NMSU Doña Ana Community College

Facilities Master Plan

FMP 2023-2030

FINAL May 2023

Architectural Research Consultants, Incorporated

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Contents

The electronic version of this report contains clickable bookmarks, hyperlinks, and interactive elements for supported PDF viewing applications. Example:

*See **Section 1.0 Introduction** for a description of document cont[illegible] and project objectives.*

List of Exhibits

List of Abbreviations and Acronyms

Acronym	Definition
ADA	Americans With Disabilities Act
ARC	Architectural Research Consultants, Incorporated
BPCE	Bridgers & Paxton Consulting Engineers
CIP	Capital Improvement Project
COVID	Coronavirus Respiratory Disease (SARS-CoV-2)
CPTED	Crime Prevention Through Environmental Design
DAAR	DACC Academic Resources
DAAU	DACC Auditorium
DAC	Doña Ana County
DACC	Doña Ana Community College
DACH	DACC Chaparral Center
DACL	DACC General Classrooms
DADM	DACC Digital Media
DAEM	DACC East Mesa Campus
DAGA	DACC Roadrunner Hall
DAGC	DACC Main Building
DAHL	DACC Health & Public Services
DALR	DACC Learning Resources
DAMA / DASH	DACC Alex Sanchez Hall
DARS	DACC Student Resources
DASP	DACC Sunland Park Center
DATS	DACC Technical Studies
DAWD	DACC Workforce Development Center
FCA	Facility Condition Assessment
FCI	Facility Condition Index
FICM	Education Facilities and Classification Manual (Codes)
FMP	Facilities Master Plan
FTE	Full-Time Equivalent

Acronym	Definition
GO	General Obligation (Bond)
GSF	Gross Square Feet
HC	Headcount; Tally of the Number of People Present
HED	(NM) Higher Education Department
HVAC	Heating, Ventilation, and Air Conditioning
I&G	Instructional and General (Square Footage)
ID	Identification
IT	Instructional Technology or Information Technology
NASF	Net Assignable Square Feet
NM	State of New Mexico
NM HED	New Mexico Department of Higher Education
NMAC	New Mexico Administrative Code
NMSU	New Mexico State University
RBC	Royal Bank of Canada
RUR	Room Utilization Rate
SF	Square Feet
SOR	Station Occupancy Ratio
SUR	Station Utilization Rate
UNM GPS	UNM Geospatial and Population Studies
US, USA	United States
VP	Vice President
WRH	Weekly Room Hours
WSCH	Weekly Student Contact Hours

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1. Introduction / Summary

Introduction

This document is a Facilities Master Plan (FMP) for New Mexico State University (NMSU) Doña Ana Community College (DACC). The FMP results from a collaborative planning effort by DACC administrators, faculty, and the DACC Advisory Board in cooperation with the NMSU Facilities and Services Department.

The plan is divided into three parts:

- Introduction
- Plan overview that discusses:
  - Background information about the mission, programs, and existing facilities
  - Expected service area and enrollment growth
  - Expected facility needs to accommodate growth
  - Implications for the future and the chosen development strategy
  - Capital needs and resources required to make the plan a reality
- Appendices that provide more detailed information regarding:
  - Sites and facilities
  - Instructional utilization
  - Stakeholder input
  - Student location
  - Demographics and economic of DACC's service area

A major goal of the plan is to develop and clearly communicate the college's long-range development strategy and capital requirements to meet expected program requirements.

Capital Strategy Summary

The Facilities Master Plan identifies specific and general needs anticipated from 2023 to 2026 and a preliminary capital strategy through 2030. This plan updates planning data and strategies first developed and adopted in 1994 and refined in 1998, 2004, 2008, 2014, and 2019. These strategies include:

- Continue to be agile and responsive to service area growth and demand for new programs.
- Provide educational opportunities to a diverse community of learners in support of workforce and economic development, in accordance with DACC's fundamental mission.
- Shift focus from facility growth to the renewal of facility and instructional technology, staying at the forefront of educational delivery in light of declining enrollment.
- Identify projects that align with state and service area priorities.

Specific projects to be implemented in the next two funding cycles include [Ex-01]:

- Area Security / Safety Upgrades: Improves Security and Surveillance access / control and camera Systems, exterior locks, and site lighting at all DACC locations guided by Crime Prevention Through Environmental Design (CPTED) principles which include natural surveillance, natural access control, and territoriality and the 2018 Technologies Systems Master Plan.
- Infrastructure Improvements: Funds for maintenance and repair, and site development to DACC sites
- Classroom Upgrades / Facility Renewal / Renovations: Renovation and repurposing to selected instructional areas at all DACC sites, including room configuration, furniture, room finishes, and instructional equipment guided by a Classroom Renovation Master Plan and other assessments to best utilize space to meet program needs.
- Information Technology (IT) / Upgrades / Equipment Acquisition: Makes improvements to IT infrastructure, IT service rooms, and audio visual spaces at all DACC locations, based on a 2018 Technologies Systems Master Plan.

- Facilities:

  In the 2023-2026 funding cycle (Cycle 7), DACC has the following priority:
  - Improvement to the Sunland Park Center to replace portables with permanent classrooms, and provision of science labs, and student areas.

  In the 2027-30 funding cycle (Cycle 8), DACC identified the following priority:
  - Physical Plant Facility: New construction to provide warehouse, shop and office facilities to support site and facility maintenance.

***Ex-01:** NMSU-DACC 2023-2030 Capital Strategy*

NMSU-DACC Capital Strategy 2023-2030						
Capital Allocations	2023-2026 Cycle 7			2027-2030 Cycle 8		
	Local Funding	Potential State Funding	Total	Local Funding	Potential State Funding	Total
Capital Projects						
Sunland Park Center Improvements	$8,100,000	$4,000,000	$12,100,000			
East Mesa Physical Plant Facility				$5,000,000	$2,200,000	$7,200,000
Fund Allocations						
Area Security / Safety Upgrades	$1,400,000	$700,000	$2,100,000	$1,400,000	$700,000	$2,100,000
Infrastructure Improvements	$1,150,000	$575,000	$1,725,000	$1,100,000	$575,000	$1,675,000
Classroom Upgrades / Facility Renewal / Renovations	$2,850,000	$1,500,000	$4,350,000	$6,000,000	$3,000,000	$9,000,000
Information Technology / Upgrades / Equipment Acquisition	$2,500,000	$1,250,000	$3,750,000	$2,500,000	$1,250,000	$3,750,000
Total	**$16,000,000**	**$8,025,000**	**$24,025,000**	**$16,000,000**	**$7,725,000**	**$23,725,000**

2. Overview

2.1 Background

History and Organization

In 1965, the New Mexico Department of Education designated Doña Ana County as an appropriate site in southern New Mexico for an area vocational-technical school. In 1971, the Boards of Education of the Gadsden, Hatch, and Las Cruces school districts requested that New Mexico State University establish a branch community college. Located in be the existing NMSU campus in Las Cruces, the new college would offer postsecondary vocational-technical education in Doña Ana County. The New Mexico State University Board of Regents approved the request in 1972, and the voters in Doña Ana County approved an operational mill levy in May 1973. The institution became an official entity on July 1, 1973. It began offering vocational training programs on September 4, 1973, as the Doña Ana County Occupational Education Branch of New Mexico State University.

NMSU Doña Ana Community College is accredited by the North Central Association of Colleges and Schools.

Governance and Funding

DACC is a branch of New Mexico State University and is governed by the Board of Regents of the university through an operating agreement between the university and the three school districts in Doña Ana County. The community college Advisory Board, comprised of representatives of the three school boards, approves the budget, initiates mill levy and bond issue elections, and advises the college on program needs. The Board of Regents sets tuition and personnel policies, determines curricula and degrees, and handles all records, funds, receipts, and disbursements for the community college.

The college pays for operating expenses from state-appropriated funds, a property tax within the three school districts in the county, federal education funds, special grants, and tuition paid by students.

Mission / Programs

DACC provides transformative educational opportunities with a mission to meet the transfer and workforce needs of Doña Ana County [Ex-02].

DACC is a responsive and accessible learning-centered community college that provides educational opportunities for a diverse community of learners in support of academic interests, workforce development, and economic growth.

DACC offers over ninety degrees and certificates, adult education, specialized workforce training, and small business assistance [Ex-03].

Ex-02: NMSU-DACC Mission / Vision / Principles

DACC Mission / Vision / Principles	
Mission	DACC is a responsive and accessible learning-centered community college that provides educational opportunities for a diverse community of learners in support of academic interests, workforce development, and economic growth
Vision	DACC will be a premier, inclusive college that is grounded in academic excellence and committed to fostering lifelong learning and active, responsible citizenship within the community
Principles	Access • Innovation • Excellence

Ex-03: NMSU-DACC Organization, Degrees, and Certificates

NMSU-DACC Programs

Health Sciences
- Dental Assisting
- Dental Hygiene
- Diagnostic Medical Sonography
- Health Care Assistant
- Nursing
- Radiologic Technology
- Respiratory Therapy

Arts, Humanities, and Social Sciences
- Arts
- Education
- English
- Humanities
- Social Sciences

Career Readiness & Economic Development
- Adult Education
- Customized Training
- Small Business Development Center

Science, Engineering, and Mathematics
- Math and Statistics
- Science

Business and Public Services
- Administrative Technologies
- Culinary Arts and Hospitality and Tourism
- Business
- Public Services

Advanced Technologies
- Architecture and Construction Technologies
- Computer and Information Technologies
- Commercial Technologies

Academic Programs and Certifications

Aerospace Technology	Diagnostic Medical Sonography	Nursing
Allied Healthcare Assistant	Drafting & Design Technologies	Office Administration Technology
Associate of Arts	Early Childhood Education	Pre-Business
Associates of Science	Education	Public Health
Automation & Manufacturing Technology	Electrical Programs	Radiologic Technology
Automotive Technology	Electronics Technology	Respiratory Therapy
Building Construction Technology	Emergency Medical Services	Water Technology
Business Management	Environmental & Energy Technologies	Welding Technology
Computer Information Technology	Fire Science Technology	
Creative Media Technology	General Engineering	
Criminal Justice & Law Enforcement	Health Information Technology	
Culinary Arts	HVAC	
Dental Assistant	Hospitality & Tourism	
Dental Hygiene	Hospitality Services Management	

Noncredit Programs
- Adult Education
- The Small Business Development Center
- Workforce Development and Career Readiness

2.3 Site and Facilities

Existing Locations

DACC offers six campus locations throughout New Mexico [Ex-04]. East Mesa Campus is DACC's primary campus. The East Mesa Campus opened in fall 2003 and occupies a 60-acre parcel on Las Cruces' east mesa. The East Mesa Campus currently has about 200,000 gross square feet (GSF) of facilities housing and about 1,300 Full-Time Equivalent (FTE) students.

See Appendix [A.2] for additional information about sites and facilities

The Espina Campus at NMSU is the oldest DACC campus, located on 15.5 acres on the southwest edge of NMSU's campus in Las Cruces. The Espina Campus has ~233,000 GSF and is at its planned capacity serving about 1,400 student FTEs. All academic divisions offer programs at this site.

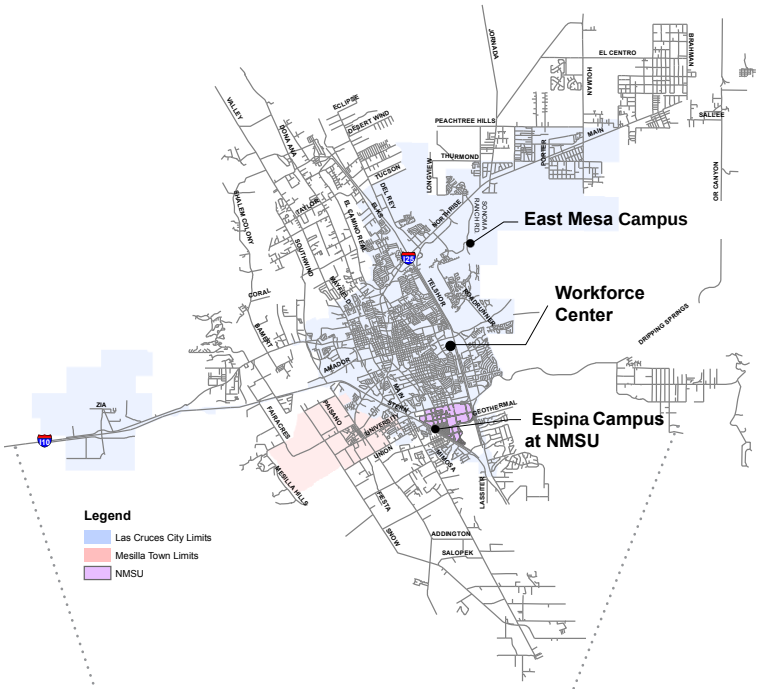
DACC is also in the process of constructing the Creative Media Technology facility—an 18,800 GSF facility within the Creative Campus on NMSU's Arrowhead Research Park that is scheduled to open in May 2024. The State Economic Development Department has recently provided funding through the New Mexico Film Office for a volumetric stage and additional classrooms that will be owned by the state and managed by DACC.

DACC's satellite centers offer occupational education and lower division university courses, including:

- Two centers in the south area:
  - Gadsden Center, first occupied in 1999 and has about 40,000 GSF of permanent facilities after a recent classroom addition.
  - Chaparral Learning Center, opened in 2012 and contains about 8,500 GSF of permanent facilities.
- The Sunland Park Center in the border area.
  - This center was completed and occupied in 1996, and has about 32,500 GSF of permanent facilities.
- The 2,000 GSF Workforce Center in Las Cruces.
  - This center predominantly offers customized training and education related to small business development.

All DACC locations and community sites throughout the county offer Adult Basic Education (ABE). Likewise, the East Mesa Campus and various other locations in Las Cruces offer a diverse range of programs for community education.

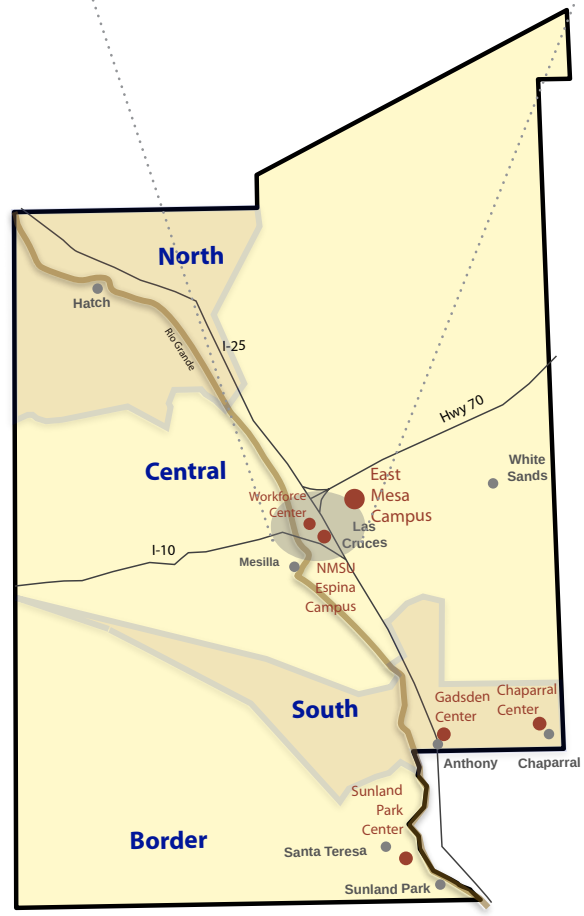
Ex-04: DACC Campus Locations



East Mesa Campus

Workforce Center

Espina Campus at NMSU



Gadsden Center

Chaparral Center

Sunland Park Center

Condition of Existing Buildings

DACC's six campuses encompass about 540,000 gross square feet with 13 permanent buildings. The oldest buildings at the Espina Campus are now 45 years old, and the newest addition — Roadrunner Hall at the Gadsden Center — is just opening this year.

See Appendix [A.3] for additional facility condition discussion

ARC conducted facilities condition assessments (FCAs) of all of DACC's facilities. The FCA process assesses the condition of all the building systems that results in an industry-standard Facility Condition Index (FCI) rating. This rating is simply the cost of noted repairs needed divided by the building replacement value. This narrow metric indicates that most of DACC's facilities are in good or fair condition. Sunland Park and Chaparral have some portable buildings which are rated in poor condition and require attention or eventual replacement.

ARC also scores the building on a broader scale that takes into account the functional adequacy of the building and condition and adequacy of the immediate site. The average rating of the permanent facilities is excellent or good.

The FCA identified $26.6 million of potential projects [Ex-05]. However, the FCA found only about $5.4 million to be of immediate or critical priority to address improvements for security (electronic access), accessibility (ADA for site and interior), environmental (heating and cooling upgrades), site (erosion and drainage), and science lab upgrades.

Ex-05: NMSU-DACC Facility Condition Assessment Summary by Category

Category	Estimated Cost	% Total
1. Immediate	$1,648,651	6.2%
2. Critical	$3,709,608	13.9%
3. Necessary - Not Yet Critical	$9,627,031	36.2%
4. Recommended - Short Term	$10,688,205	40.2%
5. Recommended - Long Term	$860,930	3.2%
6. Reasonable Accommodation	$75,346	0.3%
Total	**$26,609,770**	**100.00%**

Instructional Technology (IT) Assessment

As part of the 2019 DACC Facilities Master Plan, Bridgers & Paxton Consulting Engineers, Inc. (BPCE) assessed instructional technology (IT) needs at all DACC campuses. The examination identified existing characteristics, functionality, limitations and vulnerabilities of DACC's IT/Data/AV systems. BPCE identified capital improvements necessary to address IT Infrastructure, IT spaces, security and surveillance systems (which impact all sites and facilities), and audio-visual systems. Implementing these improvements would occur by drawing upon a dedicated capital fund, as well as integrating upgrades gradually through renovation and new construction efforts.

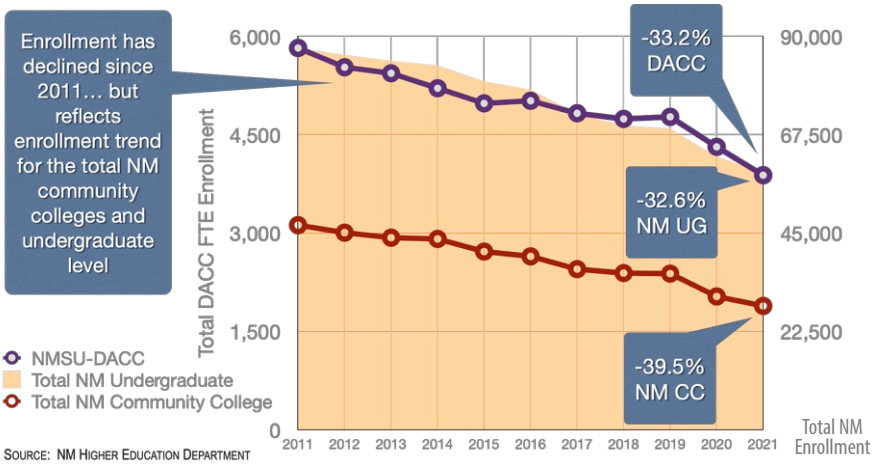
See Appendix [A.5] for a link to download further details

Historic Program / Enrollment Growth

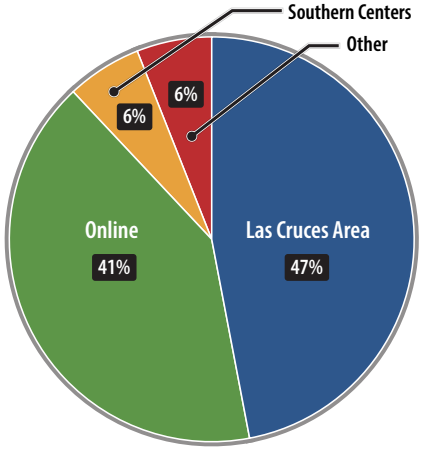
DACC has seen continuous enrollment growth until 2011, when enrollment (headcount and FTE) began to decline, reflecting both national and regional enrollment trends with concerns about the value of higher education, and since 2020 the COVID pandemic [Ex-06].

At DACC, 47% of Fall 2022 students attended classes in the Las Cruces Centers; 12% attended one of the southern centers, 6% at other locations, and 41% totally online—an increase from 18.5% in 2011 [Ex-07]. Spurring this shift was largely the increased demand for online and hybrid courses during the pandemic.

***Ex-06:** NMSU-DACC FTE Enrollment Trend 2011-2022 compared with all Undergraduate and 2-Year NM Higher Education Institutions in NM enrollment*



***Ex-07:** NMSU-DACC Enrollment by Location Type*



Demographic and Economic Scan of DACC's Service Area

Overview

Enrollment is a direct correlate to population and population growth, and economic drivers are fundamental to both the primary sources of population growth—births and migration.

Economic drivers include a range of indicators such as the health of the jobs and housing markets and the vibrancy of the business profile. In Las Cruces, these quick indicators are all pointing up. However, economic growth is tempered by broader national trends in key demographic factors that drive potential future growth in enrollment.

See Appendix [A.9] for more detailed information about service area demographics and economics

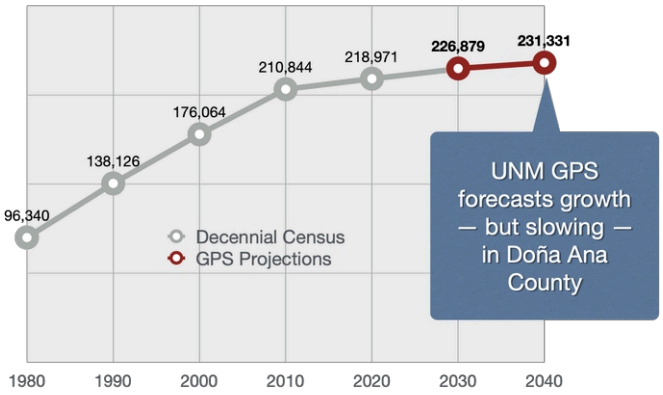
Population Trends

- UNM's Geopopulation Studies Group (UNM GPS) projects county population to continue to grow for the next two decades, but at a relative slow rate, rising by about 8,000 persons by 2040 [Ex-08].
- The number of births in relation to population (birth rate, defined as number of births per year per 1,000 total population) has been declining sharply [Ex-09]. The birth rate of Doña Ana County has fallen faster than state and national averages.

In the early 1990s, the rate peaked at just under 22, surpassing state and national averages. By 2020, the birth rate had fallen to just under 12, almost reaching the level of state and national averages. A falling birth rate results in smaller numbers of children, even if the total population increases, and where populations are declining overall, younger populations will exhibit steeper declines than other age groups.

The decline of Doña Ana County's birth rate is likely to resemble that of the overall state, beginning in 2025 and continuing at least 18 years. This rate aligns with the statewide graduation projections. The decline will persist as long as births continue to remain low.

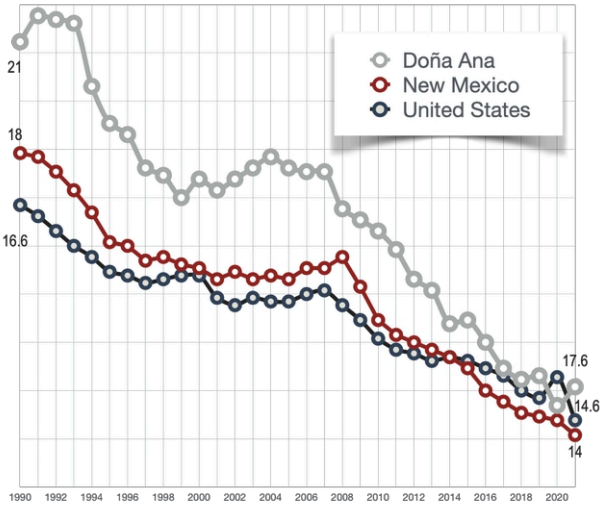
Ex-08: Doña Ana County Population Growth



Sources:
US Decennial Census (1980-2010); American Communities Survey (ACS) 5-Year Estimate, 2011-2015; and UNM Geospatial and Population Studies (GPS, formerly Bureau of Business and Economic Research/BBER)

- UNM GPS projects a general aging of the population and a declining birth rate to result in a general percentage shift of the population from younger to older age groups [Ex-10].

Ex-09: Births Per 1,000 Population, 1990-2021



Source: New Mexico Department of Health Indicator-Based Information System (NM-IBIS) for Public Health
Web site: https://ibis.doh.nm.gov

Ex-10: Projected State of New Mexico Percent Change in Age Cohorts, 2020-2040

Age	Change 2020 to 2040
0 - 4	-0.50%
5-9	-0.16%
10-14	-1.34%
15 - 19	-1.23%
20 - 24	-1.23%
25 - 29	-1.68%
30 - 34	0.12%
35 - 39	0.25%
40 - 44	0.81%
45 - 49	1.43%
50 - 54	0.94%
55 - 59	-0.13%
60 - 64	-0.88%
65 - 69	-0.78%
70 - 74	-0.24%
75 - 79	1.27%
80 - 84	1.50%
85+	1.85%

- Some 2,200 people relocated to the area each year. However, this momentum was not enough to overcome outgoing migration of some 4,600 each year, and the area saw net losses of just over 2,400 on average each year. These factors will continue to hinder population growth.

Employment and Economy

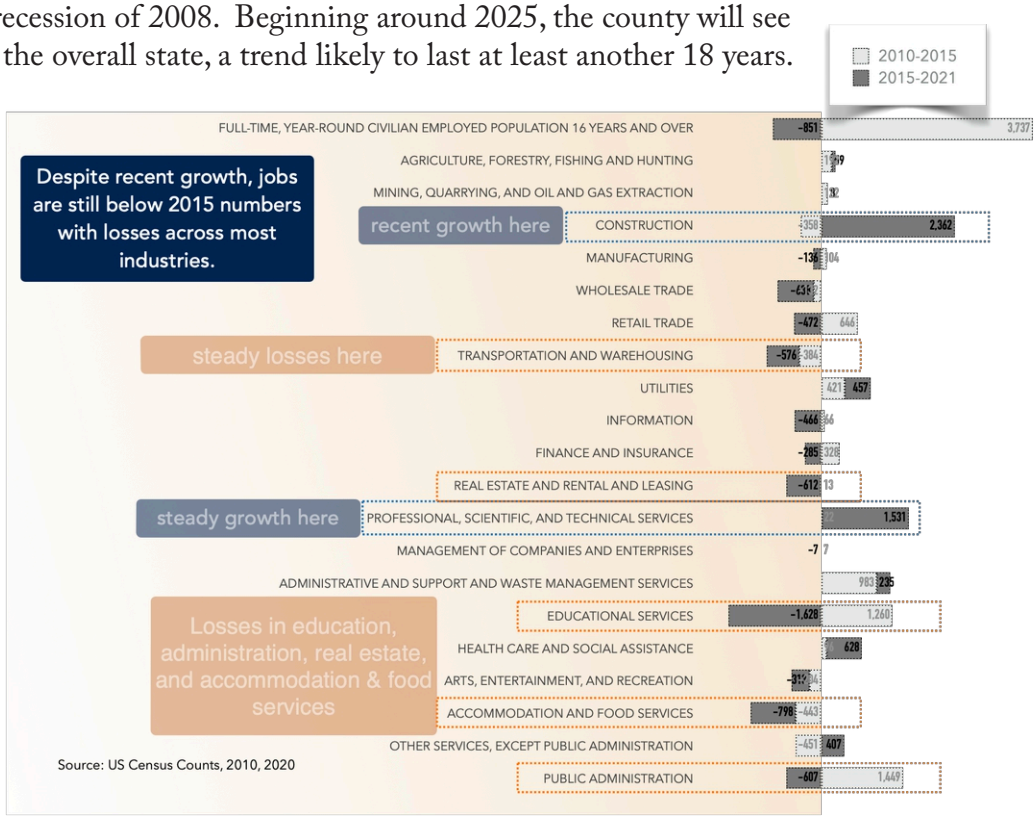
The unemployment rate of the City of Las Cruces spiked at over 10% at the height of the 2020 pandemic, then fell below pre-pandemic rates to just 3.8% by January of 2023. Nearly every category of industry in Las Cruces (except state government) had already fully recovered from the pandemic by March 2022, and more than that, most industries had surpassed pre-pandemic rates. This robust revival illustrates the resiliency of the area's economy.

Since 2015, industry trends have shown that total employment and jobs in several key industries remain below numbers from 2009. Projections also have shown continuous losses from 2015 through 2021, reflecting an overall declining trend for each industry [Ex-11].

Education trends were positive at the beginning of the decade, but turned negative in the second half, similar to the decline that administration and retail services exhibited. Utilities and waste management services defied overall trends and exhibited modest growth throughout the decade. In contrast, construction, professional, scientific, and technical services only began showing real gains in the last six years.

Growth indicators in the area suggest that Santa Teresa's economy could be poised for meaningful regional expansion. Trade appears to be rebounding and may begin climbing following its downturn during the pandemic. Well-funded transportation projects are set to begin soon with staunch state-level support.

The US Department of Education projects that graduating classes throughout the state will shrink sharply around 2026. That would be eighteen years after the birth decline that coincided with the extensive recession of 2008. Beginning around 2025, the county will see a decline similar to the overall state, a trend likely to last at least another 18 years.



Ex-11: *Doña Ana County Relative Job Growth by Industry (2010 to 2015, and 2015 to 2021)*

Projected Enrollment Growth

Actual enrollment failed to meet the projections of the 2019 DACC master plan, largely due to the massive disruption of the COVID pandemic that spread around the world in 2020.

Higher education enrollments face considerable headwinds caused in part by a declining supply of high school graduates and concerns about higher education value. Although DACC's service area shows a modest increase in population and signs of local area economic climate rebound, ARC assumes enrollment in the next five years will remain flat. By recent trends, this would be an optimistic but plausible projection.

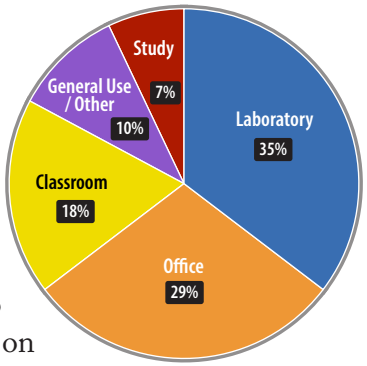
Online participation has increased from 18.5% of the FTE enrollment in 2011 to 41% in 2022. Based on this enrollment trend and general higher education patterns, ARC assumes that online participation will continue to increase. Naturally, this growth will impact the need for any additional physical general classrooms.

2.4 Instructional Utilization

Instructional Space Utilization

Facilities devoted to instructional or instructional support purposes make up 53% of total DACC square footage [Ex-12].

Ex-12: DACC Space Distribution



DACC has 177 total instructional spaces (i.e., general classrooms, and laboratories) distributed throughout its six campuses. 120 of the spaces were scheduled in Fall 2022 (68% of the total), indicating capacity to accommodate additional enrollment. Given the enrollment declines the DACC has experienced, these results are consistent with expectations.

ARC analyzed the Fall 2019 (representing pre-COVID enrollment demand) and Fall 2022 scheduled instructional use. While New Mexico has not established instructional use targets, ARC based its examination on various state utilization studies that represent the range of commonly adopted higher educational utilization standards.

Of those scheduled for use in Fall 2022, peak instructional use is on Tuesdays between 9:00 a.m. to 1:00 p.m. The average Station Occupancy Ratio (SOR) of instructional space is 53.2% for all sites, a measure that indicates the percentage of instructor-desired seats occupied when the room is scheduled. The generally-accepted target for this metric is 65 to 80% depending on the type of space, indicating that the classrooms that are scheduled are well occupied.

The blended Room Utilization Rate (RUR, the average number of hours per week an instructional room is scheduled) for is 12.2 based on 70 possible hours per week, as compared with a metric of 30-40 hours per week. The average Station Utilization Rate (SUR, the average hours per week a station is scheduled) is 6.48 hours compared to a metric of 21 to 30 hours per week, depending on when a station is scheduled.

Given the enrollment decline and the number of unscheduled rooms, DACC's existing instructional capacity at most campuses is sufficient to accommodate needs for most programs. Specialized instructional requirements for health and trades have been noted by stakeholders in those programs. General opportunities to improve instructional utilization rates include reconfiguration, renovation, or removal of some existing instructional spaces. These measures can help DACC meet changing program demands and optimize overall space use.

See Appendix [A.6] for further information about instructional utilization

One exception to the general utilization picture is Sunland Park Center, whose demand for specialized instructional space differs from other campuses due to its unique support for the health program in that area. Also, its three portables are in poor condition and may be slated for removal.

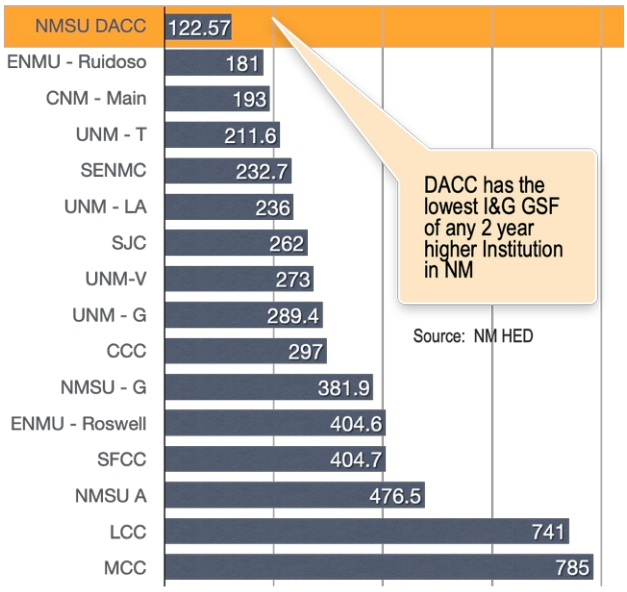
Comparison to Peer Colleges

One broad measure of space utilization is the total amount of space (square feet) divided by the total for full-time equivalent students (FTE). The lower the number, the better the space use.

NMSU-DACC has the lowest Instructional and General (I&G) Square Foot / Full Time Equivalent (GSF/FTE) student of any New Mexico higher education institution [Ex-13].

The Southern Centers (Gadsden and Sunland Park) have the lowest current and projected GSF/FTE within DACC [Ex-14].

Ex-13: I&G Square Feet / FTE of NM 2-Year Colleges, 2021



Ex-14: I&G Square Feet / FTE of DACC's Campus Regions, 2021

	DACC GSF	FTE Enrollment*	GSF / FTE
Central Area	**462,409**	3,573	129
South Area	**48,127**	444	108
Border Area	**34,266**	471	73
Total	**544,802**	**4,488**	**121**

Note: GSF / FTE = Gross Square Footage
*Not including online enrollment

2.5 Stakeholder Input

The master planning process sought input from DACC stakeholders about issues at the current college campuses and the programs and improvements needed to meet the challenges of the post-COVID world. Three separate opportunities took place for stakeholders to participate.

- Interviews with Executive Team members (27 participants)
- A web-based survey available to students, staff, and community members (55 participants)
- An online (Zoom teleconference) campus forum (39 participants)

See Appendix [A.7] for more detail about the online survey and interview participants

Some recurring themes emerged during this process that helped inform setting capital improvement priorities [Ex-15].

Ex-15: *Stakeholder Input Themes*

Interview Themes	
Repurposing / Renovation of Existing Space	Repurpose classrooms to provide flexibility for face-to-face and hybrid instruction (hyperflex)
	Provide "Hoteling" spaces for faculty who do not need permanent offices
	Provide storage space
	Continue to upgrade technology
	Provide an area for expanded testing capability
Physical and Mental Health	Improve outdoor spaces
	Provide a fitness center for student, staff, community use
	Upgrade social spaces
	Provide space for faculty gathering and collaboration
Community Engagement	Provide childcare area (DACC is currently studying options)
	Provide a professional conference center (rentable, with shared co-working space)
	Provide spaces for community gathering / events
	Expand the Food pantry
Student Engagement	Consolidate all of student services functions into one facility
Health Program	Grow dental programs (Dental clinic in the Gadsden Area, Expand space at Espina Campus)
	Provide robust simulation spaces
	Expand respiratory programs at Sunland Park / nursing at Gadsden
Trades	Expand diesel and electric vehicle program at Espina
	Provide adaptable laboratory space
	Provide / expand maker space
Science, Engineering, Math	Provide wet lab(s) at Sunland Park
	Renovate science labs at East Mesa
	Provide computer classrooms for proctored exams
	Create a true testing center

2.6 Capital Strategy

Capital Resources

DACC's capital strategy is based on a "cycling" financing approach that uses a combination of local General Obligation (GO) bond funding and assumptions about potential state funding support. Each cycle is four years long. Local GO bond debt is managed to maintain a consistent tax rate.

Statewide GO bonds are issued every two years (even years). To request state support, higher education institutions submit their capital project requests to the Higher Education Department (HED) for review and potential recommendation. The process is competitive amongst all other higher education institutions, with approval and funding priorities based on the criteria set forth in NMAC 5.3.9.8. HED's priorities typically favor projects that improve infrastructure and do not add any additional square footage. For two-year institutions, the HED requires local matching participation in the amount of 25 percent of the total cost for each project or group of projects.

DACC's Facilities Master Plan identifies capital needs for the next eight years, or for two GO bond cycles, and revisits and validates anticipated capital needs prior to the second GO bond election. DACC is in the process of completing its sixth GO bond cycle.

This current DACC master plan update will address the specific needs of GO bond Cycle 7 covering the period from 2023-2026, and in a general way, the needs of 2027-2030.

Based on analysis by DACC's Financial Advisor (RBC Capital Markets), the college plans to ask voters to approve $16 million in GO bonds in 2023 (Cycle 7), and $16 million in 2027 (Cycle 8).

2023-2030 Capital Strategy

The college originally adopted basic planning strategies in 1994 which the current master planning process validated. These strategies include:

- DACC will be agile and responsive to service area growth and demand for new programs.
- As one of its fundamental missions, DACC will continue to provide educational opportunities to a diverse community of learners, supporting the workforce and overall economic development.
- Due to declining enrollment levels, DACC will shift its focus from facility growth to facility renovation / repurposing, as well as instructional technology renewal to stay at the forefront of educational delivery.
- DACC will continue to identify projects that align with state and service area priorities.

Capital Needs

DACC will meet its capital needs by combining issuance of local General Obligation bonds (GO bonds) with requested state matching funds. The college will ask voters to approve $16 million in GO bonds in 2023 (Cycle 7) and $16 million in 2027 (Cycle 8). With potential state matches, the capital strategy encompasses $47.75 million. The plan is based on a target of about 33% state funding assistance over the course of its implementation.

The amount of capital improvement work that can be accomplished in the upcoming funding cycles has been tempered by recent escalation in the cost of construction caused in part by supply chain issues and inflation.

The capital plan continues a variety of capital 'funds' dedicated to site and facility renewal and repurposing and the highest priority capital projects selected based on their educational program impact or long-standing capital improvement need.

Specific projects to be implemented in the next two funding cycles [Ex-16] include:

- Area Security / Safety Upgrades: Improves security and surveillance access / control and camera systems, exterior locks, and site lighting at all DACC locations guided by Crime Prevention Through Environmental Design (CPTED) principles which include natural surveillance, natural access control, and territoriality and the 2018 Technologies Systems Master Plan.
- Infrastructure Improvements: Funds for maintenance and repair, and site development to DACC sites.
- Classroom Upgrades / Facility Renewal / Renovations: Renovation and repurposing to selected instructional areas at all DACC sites, including room configuration, furniture, room finishes, and instructional equipment guided by a Classroom Renovation Master Plan [A.4] and other assessment to best utilize space to meet program needs.
- Information Technology / Upgrades / Equipment Acquisition: Makes improvements to IT infrastructure, IT service rooms, and audio visual spaces at all DACC locations, based on a 2018 Technologies Systems Master Plan.
- Facilities:

  In the 2023-2026 funding cycle (Cycle 7), DACC has the following priority:
  - Improvement to the Sunland Park Center to replace portables with permanent classrooms, and provision of science labs, and student areas.

  In the 2026-30 funding cycle (Cycle 8), DACC identified the following priority:
  - Physical Plant Facility: New construction to provide warehouse, shop and office facilities to support site and facility maintenance.

DACC capital funds use the Facilities Condition Assessment to identify project priorities. See [Ex-17] for details.

DACC's capital strategy priorities for 2023-2026 align with the HED funding criteria as shown in [Ex-18].

Ex-16: NMSU-DACC 2023-2030 Capital Strategy

NMSU-DACC Capital Strategy 2023-2030						
Capital Allocations	2023-2026 Cycle 7			2027-2030 Cycle 8		
	Local Funding	Potential State Funding	Total	Local Funding	Potential State Funding	Total
Capital Projects						
Sunland Park Upgrades	$8,100,000	$4,000,000	$12,100,000			
East Mesa Physical Plant Facility				$5,000,000	$2,200,000	$7,200,000
Fund Allocations						
Area Security / Safety Upgrades	$1,400,000	$700,000	$2,100,000	$1,400,000	$700,000	$2,100,000
Infrastructure Improvements	$1,150,000	$575,000	$1,725,000	$1,100,000	$575,000	$1,675,000
Classroom Upgrades / Facility Renewal / Renovations	$2,850,000	$1,500,000	$4,350,000	$6,000,000	$3,000,000	$9,000,000
Information Technology / Upgrades / Equipment Acquisition	$2,500,000	$1,250,000	$3,750,000	$2,500,000	$1,250,000	$3,750,000
Total	**$16,000,000**	**$8,025,000**	**$24,025,000**	**$16,000,000**	**$7,725,000**	**$23,725,000**

Ex-17: NMSU-DACC Facility Condition Assessment Cost Totals Aligned with Master Plan Fund Categories

NMSU-DACC Facility FCA Totals Aligned with Master Plan Fund Categories		
DACC Fund Category	Total Identified FCA Cost	% Total Identified Cost
Area Security / Safety Upgrades	$3,883,436	12.0%
Infrastructure Improvements	$5,415,794	16.7%
Classroom Upgrades / Facility Renewal / Renovation	$17,290,440	53.4%
Information Tech / Upgrades / Equipment Acquisition (IT MP)*	$5,774,665	17.8%
Total	**$32,364,335**	**100.00%**

**Total reflects the 2018 IT Master Plan estimates escalated to 2016 at 5% / year less fund expenditures*

Ex-18: NMSU-DACC 2023-2026 (Cycle 7) Capital Strategy Aligned with HED Priorities

HED Funding Priorities Criteria	
1 Strongly related to instructional programs / support institutional mission	5 Unforeseen conditions may result in major property deterioration
2 Provide high-quality educational settings / modern technologies	6 Renovate facilities / make wise use of existing resources
3 Necessary to accommodate enrollment growth	7 Improve utility systems or building energy efficiency / result in reduction of energy costs
4 Address major health and safety problems / eliminate physical barriers for handicapped persons (ADA)	8 Projects with no other available or appropriate funding

NMSU-DACC Capital Plan Priorities (Cycle 7)

	Project Name	$ Millions			% Local Match	Year Funding Received	HED Priority Criteria							
		State Request	Local GO	Total			1	2	3	4	5	6	7	8
1	Sunland Park Center Improvements (Replace Portables with Permanent / Science Labs / Student Center)	$4.00	$8.10	$12.10	33%	2024-2025	◆	◆		◆	◆	◆	◆	
2	Area Security / Safety Upgrades	$0.70	$1.40	$2.10	33%	2024-2025				◆	◆	◆		
3	Infrastructure Improvements	$0.58	$1.15	$1.73	33%	2024-2025				◆	◆	◆	◆	
4	Classroom Upgrades / Facility Renewal / Renovations	$1.50	$2.85	$4.35	34%	2024-2025	◆	◆		◆	◆	◆	◆	
5	Information Technology / Upgrades / Equipment Acquisition	$1.25	$2.50	$3.75	33%	2024-2025	◆	◆						
	Total	**$8.03**	**$16.00**	**$24.03**	33%									

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Appendices

A.1 Facility Planning Decisions

The recommendations in this report result from a planning process involving key administrative and educational personnel with periodic briefings to the Advisory Board. A professional planning consultant facilitated this process. The capital outlay planning decision-making flow, roles, and responsibilities include:

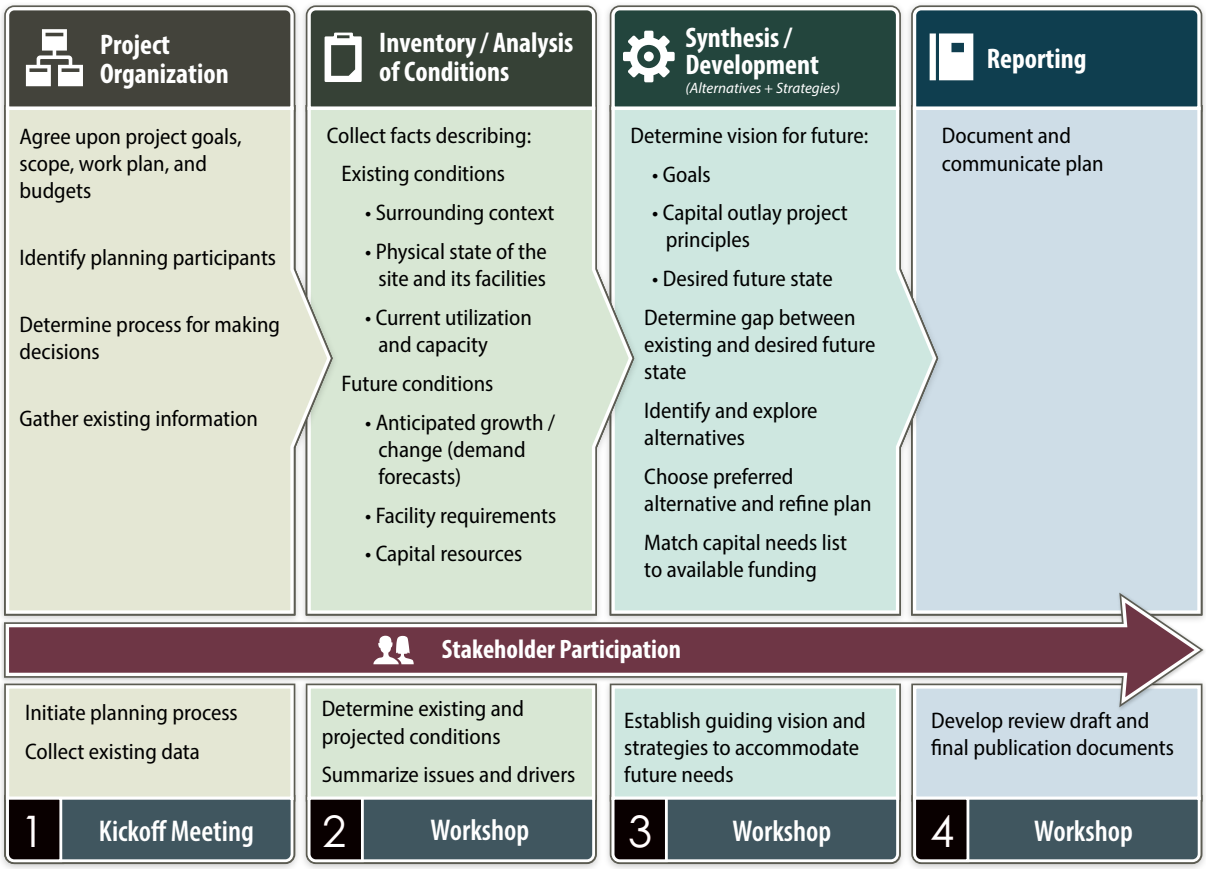
- Advisory Board – One of the roles of the advisory board is to advise and consent to capital outlay recommendations made by the administration. The board is kept informed at each board meeting regarding the progress of the planning process. A full presentation to the board presents recommended courses of action.
- Campus President – The role of the Campus President is to establish an ongoing planning process, organize the parties involved in the effort, and make recommendations to the advisory board regarding future courses of action. The campus executive officer receives assistance in this endeavor from the campus finance officer.
- Strategic Planning Committee – The Strategic Planning Committee is an ongoing committee with an advisory role to the campus executive officer and the planning consultant. The strategic planning committee prepared the Campus Strategic Plan which provides overall guidance for campus development. This committee is composed of key members of the administration, instructional and support areas. It meets periodically to review material developed by the planning consultant and advise regarding capital projects and priorities.
- NMSU Architect and Campus Planning Officer – The NMSU Architect's office participates in planning workshops and reviews master plan recommendations.
- Planning Consultant – The planning consultant acts as an advisor to the campus director. The consultant's role is to facilitate the planning process by developing a database of existing and projected conditions. The consultant also develops preliminary concepts regarding future courses of action and prepares verbal and written presentations that describe this information.

The planning consultant organized a four-step planning process [Ex-19].

1. Project Organization – During this step, the planners identified existing plans, reports, organizational charts, space allocation standards, utilization data and other data relevant to the study. The planners met with campus representatives to discuss the planning proposal and identify project goals and issues. This step identified participants in the study and a decision-making framework, and formed an agreement on the project work plan, schedule, and proposed budgets.
2. Inventory Analysis of Conditions – The planners collected information about existing and projected future conditions using questionnaires, interviews and on-site evaluations. Information included: facilities data, user data, facility conditions and use data, office and educational space utilization projections, and space requirement projections.

3. Development of Alternatives and Strategies – Participants explored various development scenarios to accommodate present and future programs. They chose an option as the basis for developing a Capital Improvement Plan. The planners developed capital project recommendations based upon the information collected in the previous steps.
4. Final Report – Participants developed the final report, which met New Mexico Higher Education Department guidelines.

Ex-19: NMSU-DACC Campus Master Planning Process



A.2 Sites and Facilities

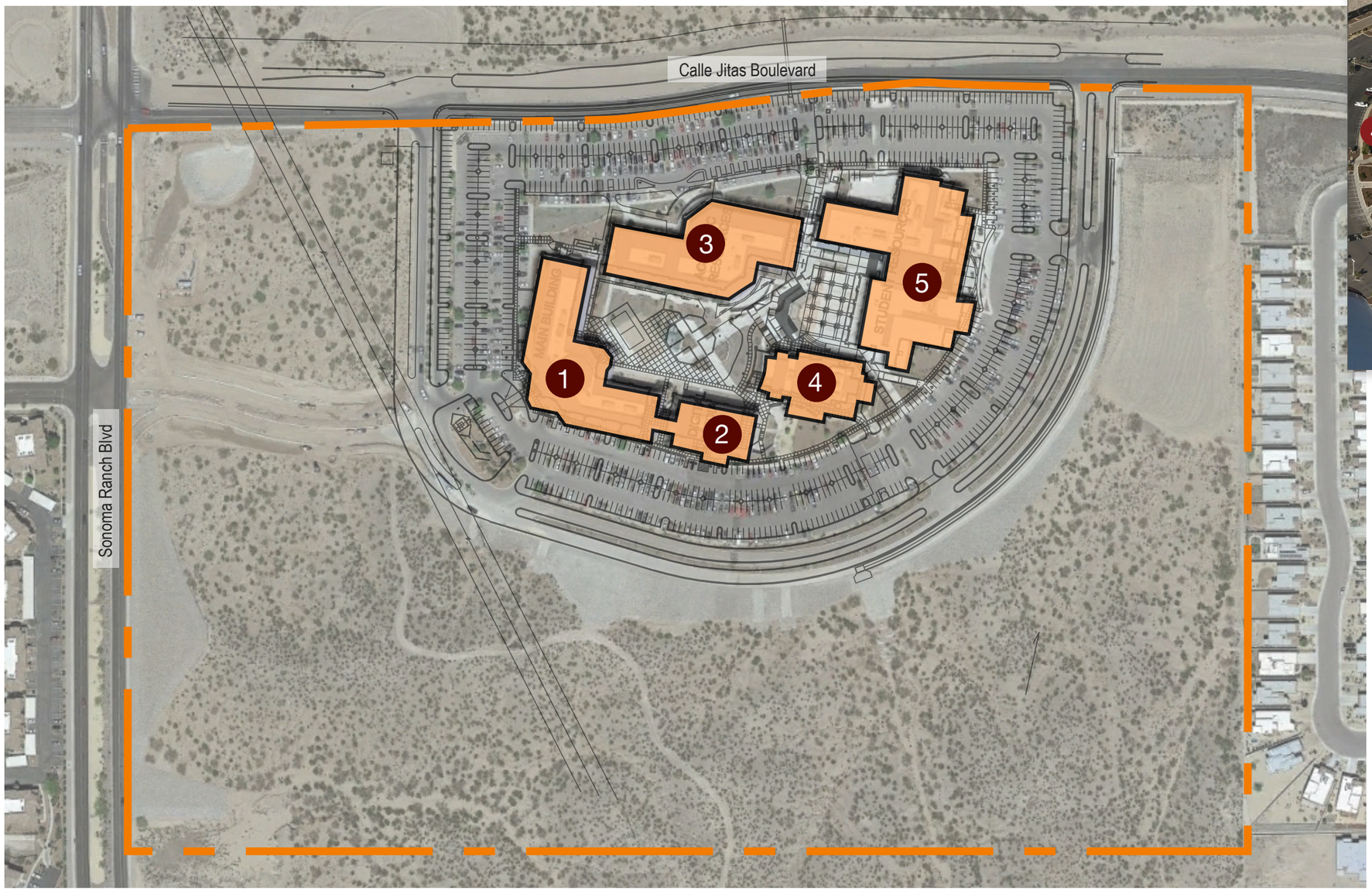
Ex-20: NMSU-DACC Building Inventory and Capital Improvement Budgets by Building and Area

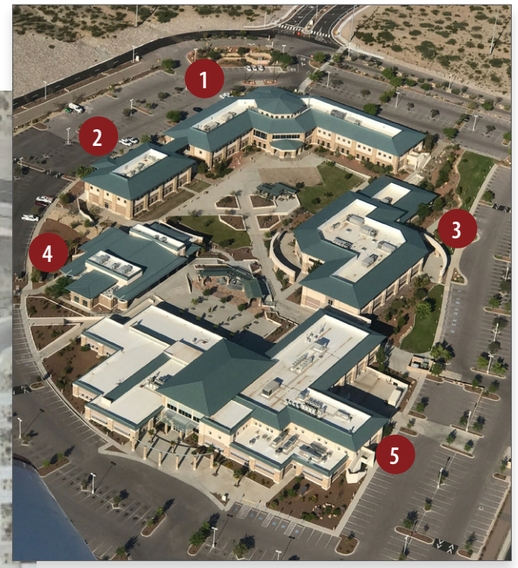
NMSU Doña Ana Community College Building Inventory						
Region	**Building**	**Building ID**	**Year Built**	**NASF (Less Non-assignable Area)**	**GSF**	**Efficiency (NASF / GSF)**
 *Central Area*	**East Mesa**			127,250	196,227	64%
	East Mesa Campus	DAEM	2003	30,198	48,997	60%
	Digital Media	DADM	2006	10,567	16,716	63%
	Academic Resources	DAAR	2008	37,080	51,209	70%
	Auditorium	DAAU	2010	6,218	10,999	54%
	Student Resources	DASR	2012	43,187	68,306	65%
	Espina Center at NMSU			153,553	232,406	66%
	Alex Sanchez Hall (Main Building)	DAMA / DASH	1978	71,740	107,644	67%
	Technical Studies	DATS	1978	31,437	39,085	80%
	Learning Resources Center	DALR	1995	14,385	23,415	60%
	Classroom Building	DACL	1995	11,473	20,578	56%
	Health and Public Services	DAHL	1996	24,518	41,684	59%
	Workforce Center			24,508	33,776	76%
	Workforce Center	DAWD	1994	24,508	33,776	76%
 *South Area*	**Gadsden Center**			27,325	39,665	70%
	Gadsden Center	DAGC	2000	20,609	30,155	68%
	Gadsden Roadrunner Hall	DAGA	2023	6,716	10,466	64%
	Chaparral Education Center			5,453	8,462	64%
	Chaparral Learning Center	DACH	2011	3,848	6,734	57%
	Portable F	DACH	1993	535	576	93%
	Portable G	DACH	1993	535	576	93%
 *Border Area*	**Sunland Park Education Center**			25,358	34,266	74%
	Sunland Park	DASP	1996	23,753	32,538	73%
	Portable C	DASP	1993	535	576	93%
	Portable D	DASP	1993	535	576	93%
	Portable E	DASP	1993	535	576	93%
			Total All Campuses	**363,447**	**544,802**	**67%**

Ex-21: NMSU-DACC Distribution of Space by FICM Category

FICM	Assignable Area	ASF	Percent Total	Percent Assignable
100	Classroom Facilities	61,832	13.5%	18%
200	Laboratory Facilities	119,240	26.1%	35%
300	Office Facilities	98,006	21.5%	29%
400	Study Facilities	24,384	5.3%	7%
500	Special Use Facilities	1,247	0.3%	0%
600	General Use Facilities	24,827	5.4%	7%
700	Support Facilities	6,823	1.5%	2%
800	Health Care Facilities	172	0.0%	0%
	Subtotals	**336,531**	**73.7%**	**100.0%**
WW	Circulation Area	85,701	19%	
XX	Building Service Area	15,242	3%	
YY	Mechanical Area	19,388	4%	
ZZ	Structural Area	-	-	
	Subtotals	**120,331**	**26%**	
	Total	**456,862**	**100%**	
	Reported Gross Square Feet	**544,802**		
		Net/Gross	**61.8%**	

Ex-22: DACC East Mesa Campus Site Plan





View looking southwest

1. DAEM – East Mesa
2. DADM – Digital Media
3. DAAR – Academic Resources
4. DAAU – Auditorium
5. DASR – Student Resources

EAST MESA CAMPUS

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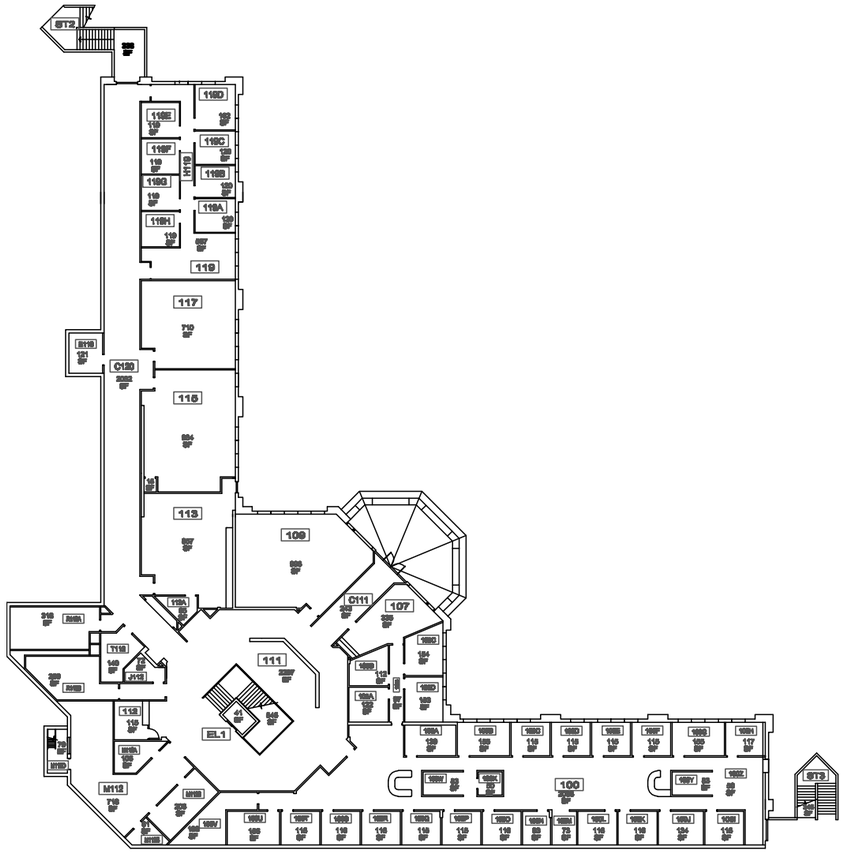

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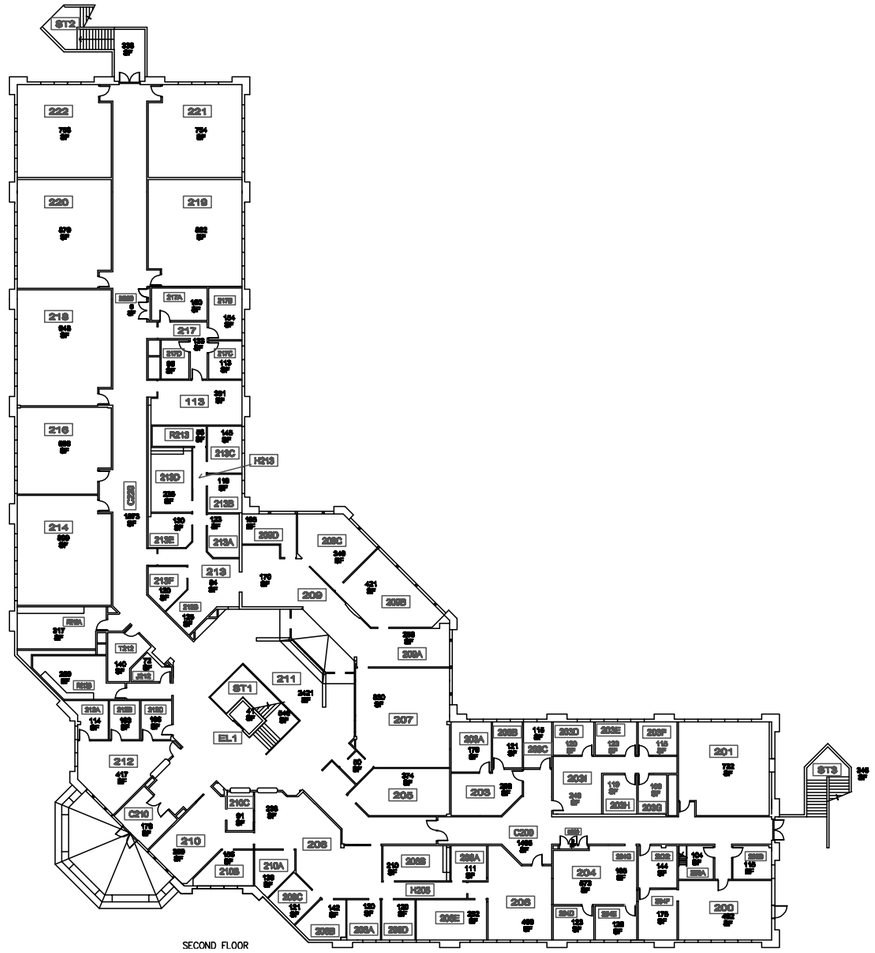

SECOND FLOOR

Main Building (DAEM)

EAST MESA CAMPUS

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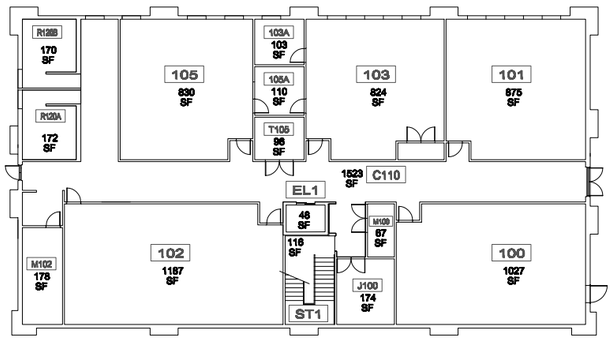
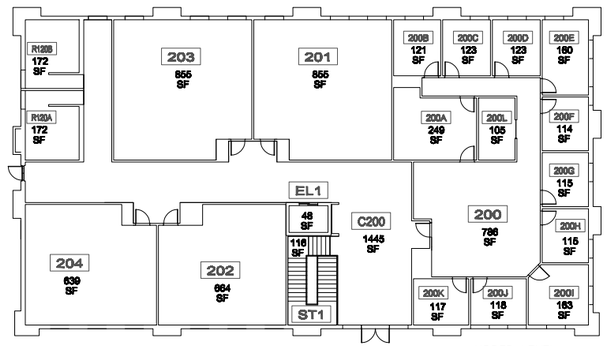
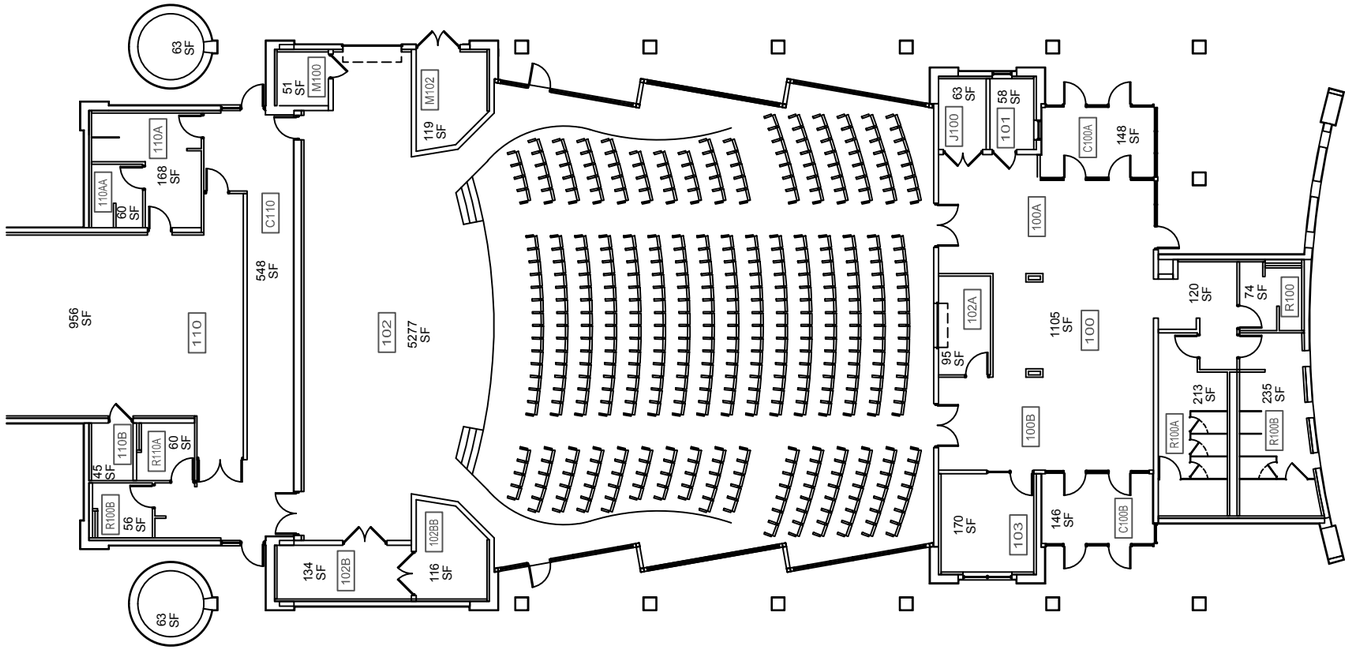


Lower Level



Upper Level



Auditorium
(DAAU)

EAST MESA CAMPUS

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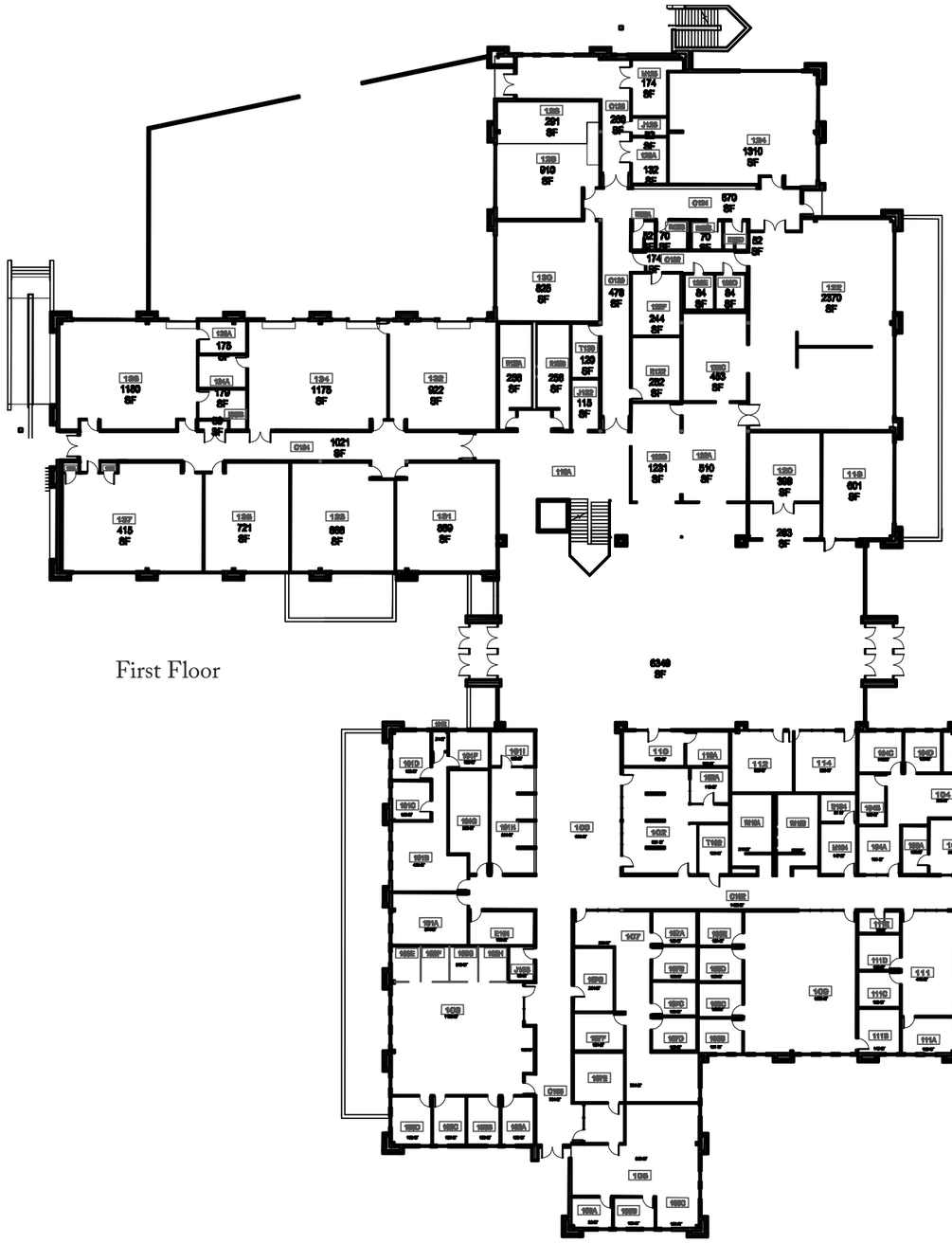

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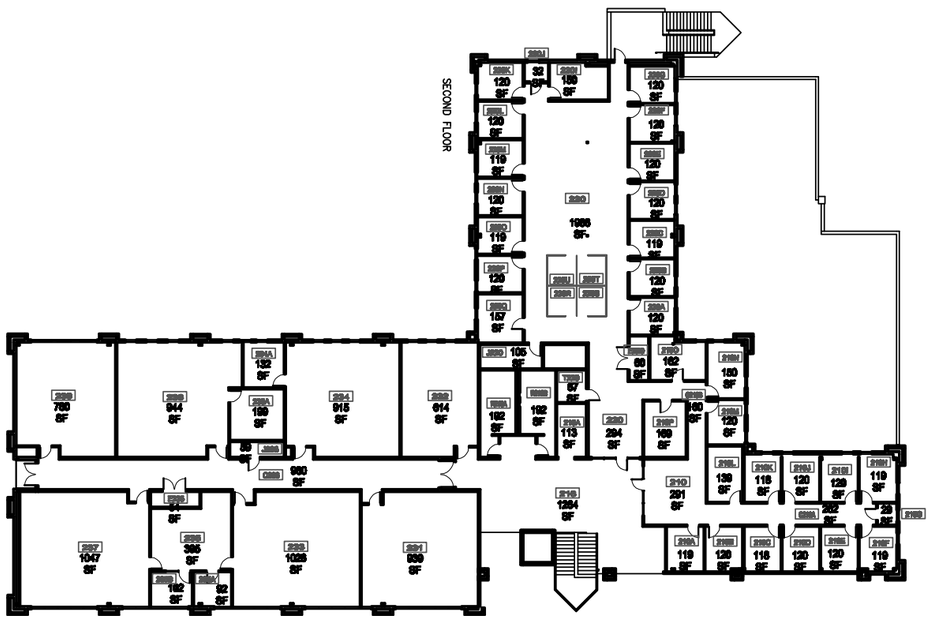

Second Floor

BUILDING

Student Resources (DASR)

EAST MESA CAMPUS

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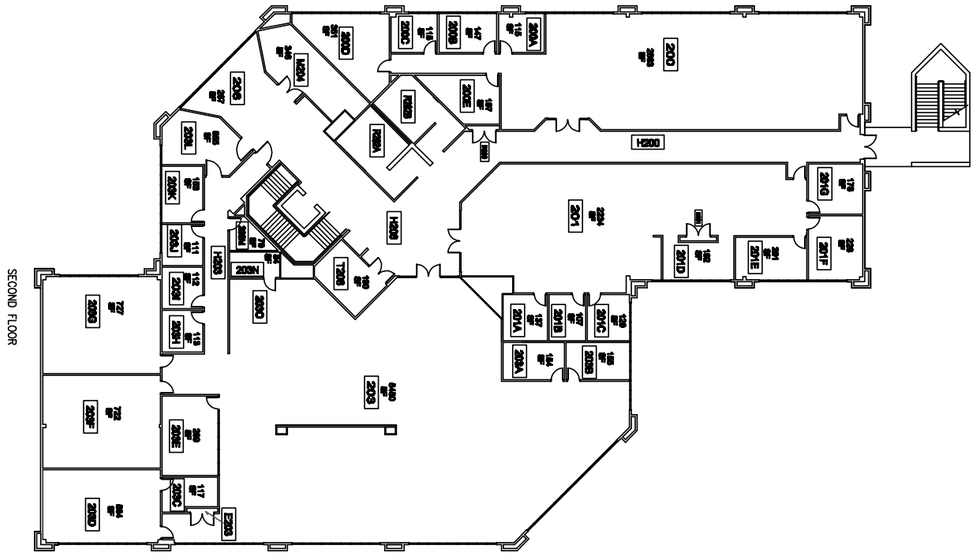
First Floor



Second Floor

Academic Resources (DAAR)

EAST MESA CAMPUS

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Ex-27: Espina Campus at NMSU

1. DAMA /DASH - Alex Sanchez Hall (Main Building)
2. DATA – Technical Studies
3. DALR – Learning Resources Center
4. DACL – Classroom Building
5. DAHL – Health and Public Services

ESPINA CAMPUS AT NMSU

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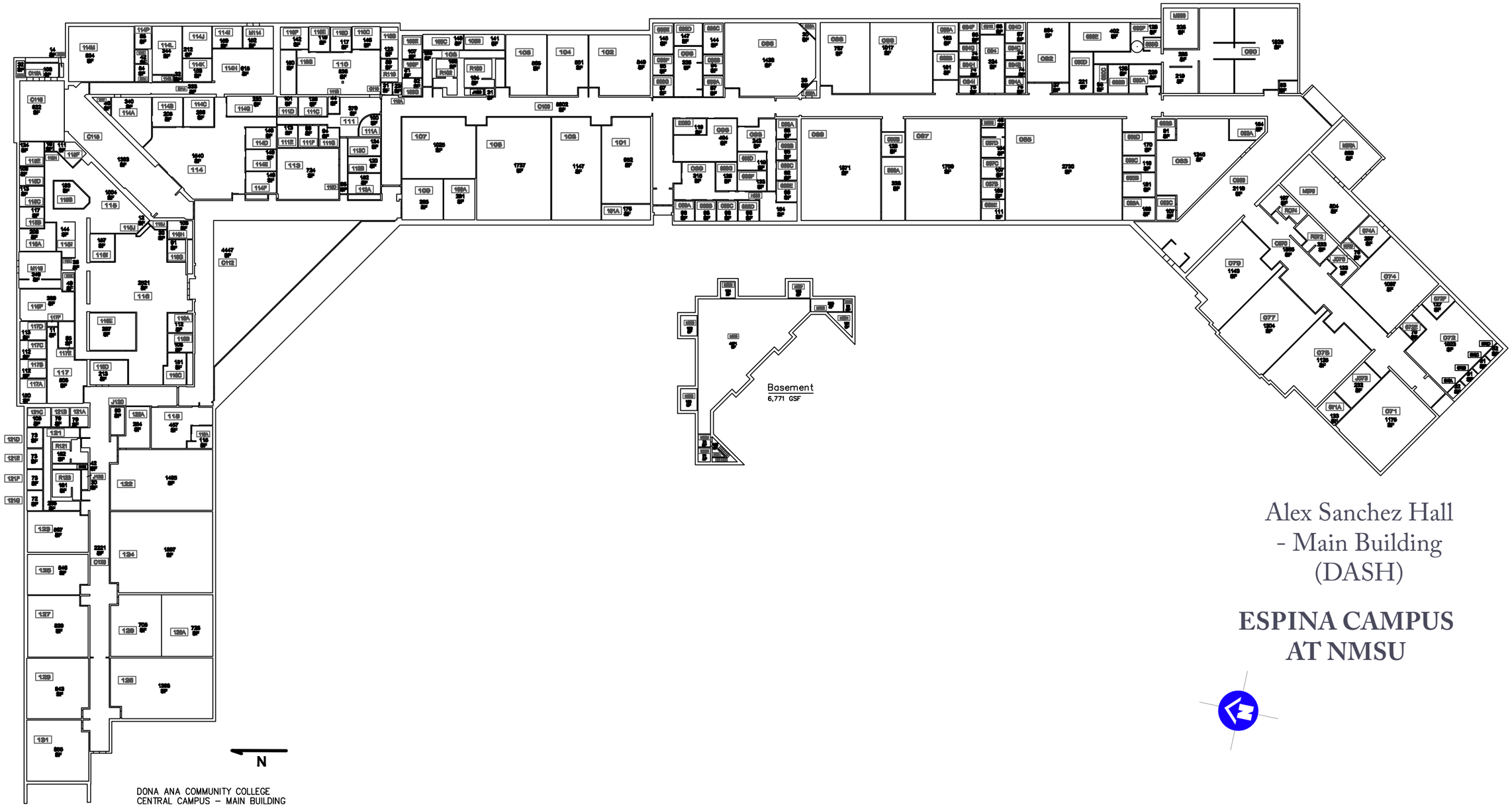

Alex Sanchez Hall
- Main Building
(DASH)

ESPINA CAMPUS AT NMSU

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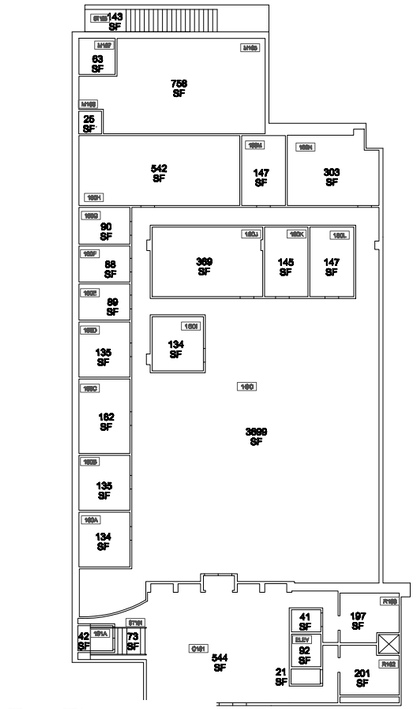

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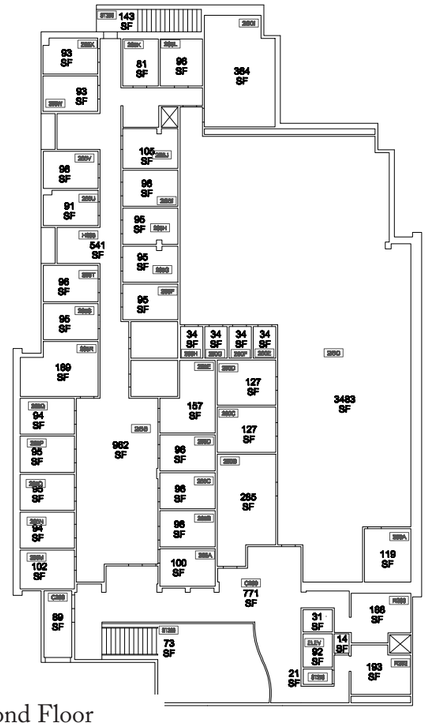

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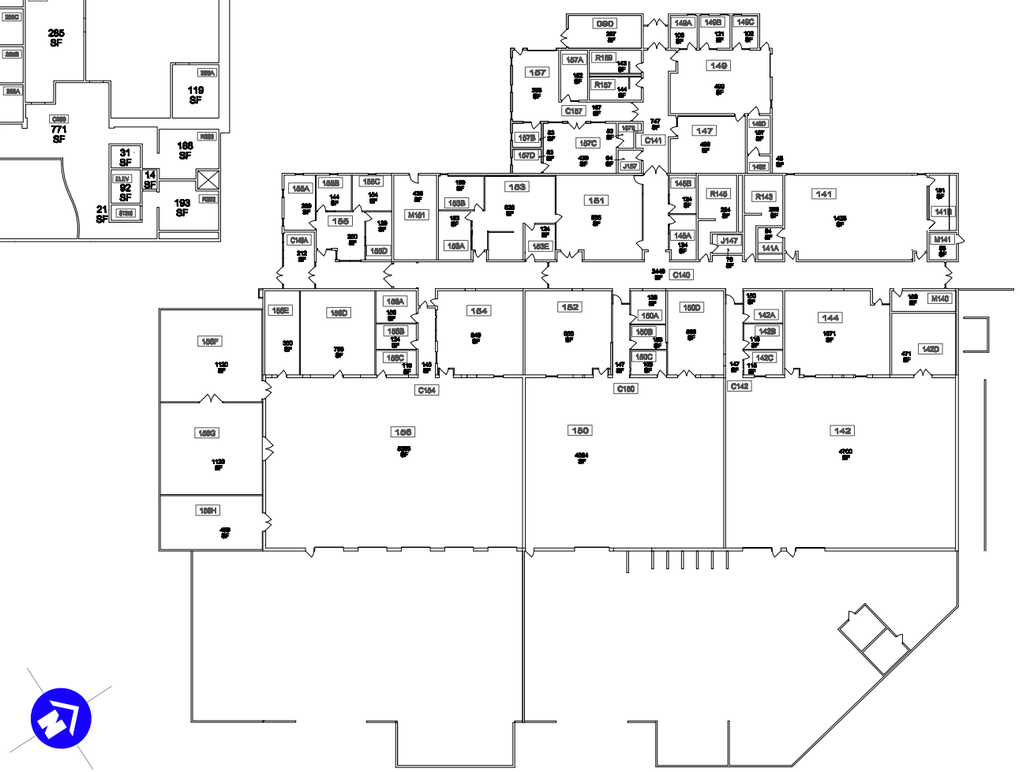

Learning Resources Center (DALR)

Technical Studies (DATS)

ESPINA CAMPUS AT NMSU

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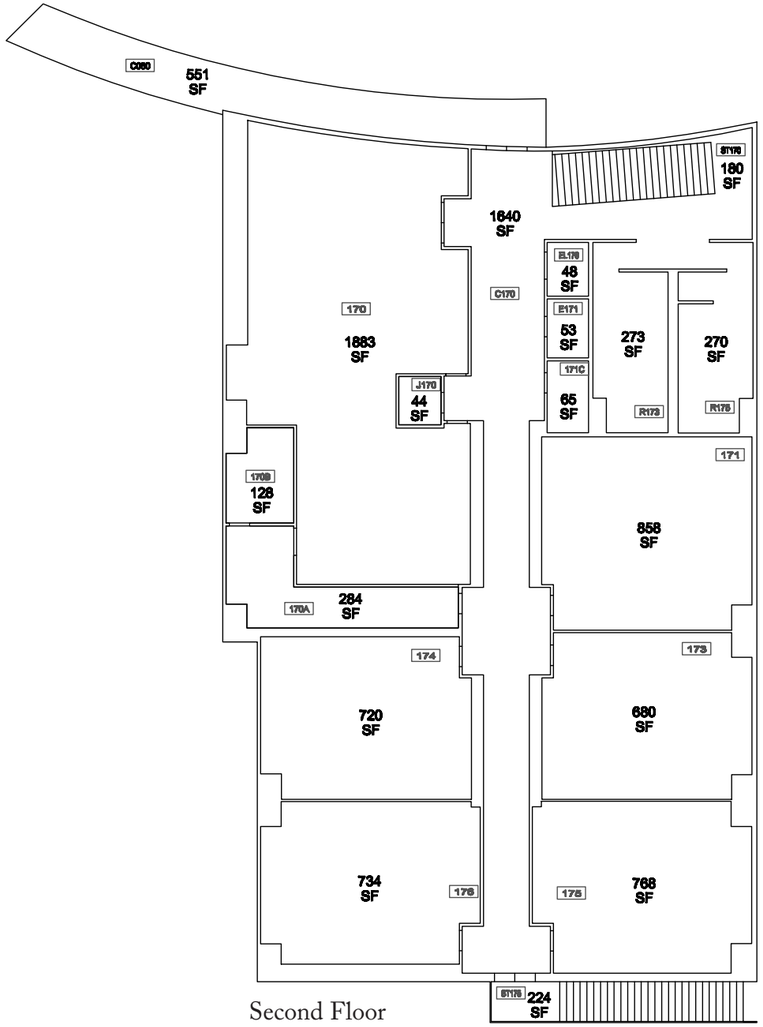

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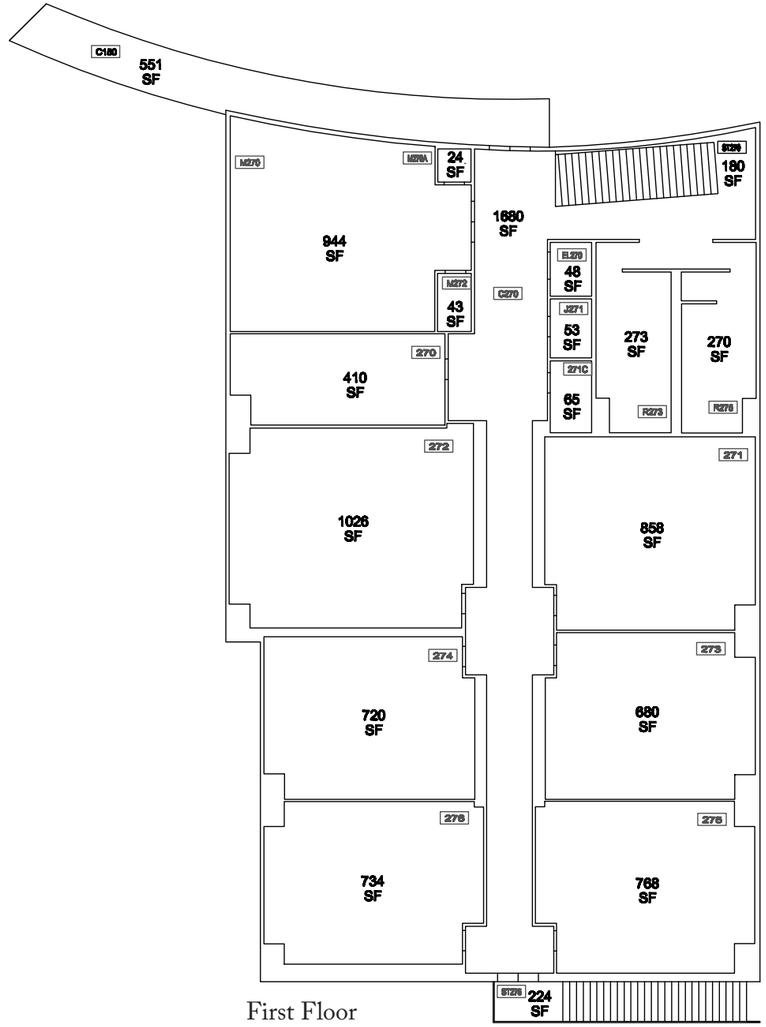

First Floor

Classroom Building (DACL)

ESPINA CAMPUS AT NMSU

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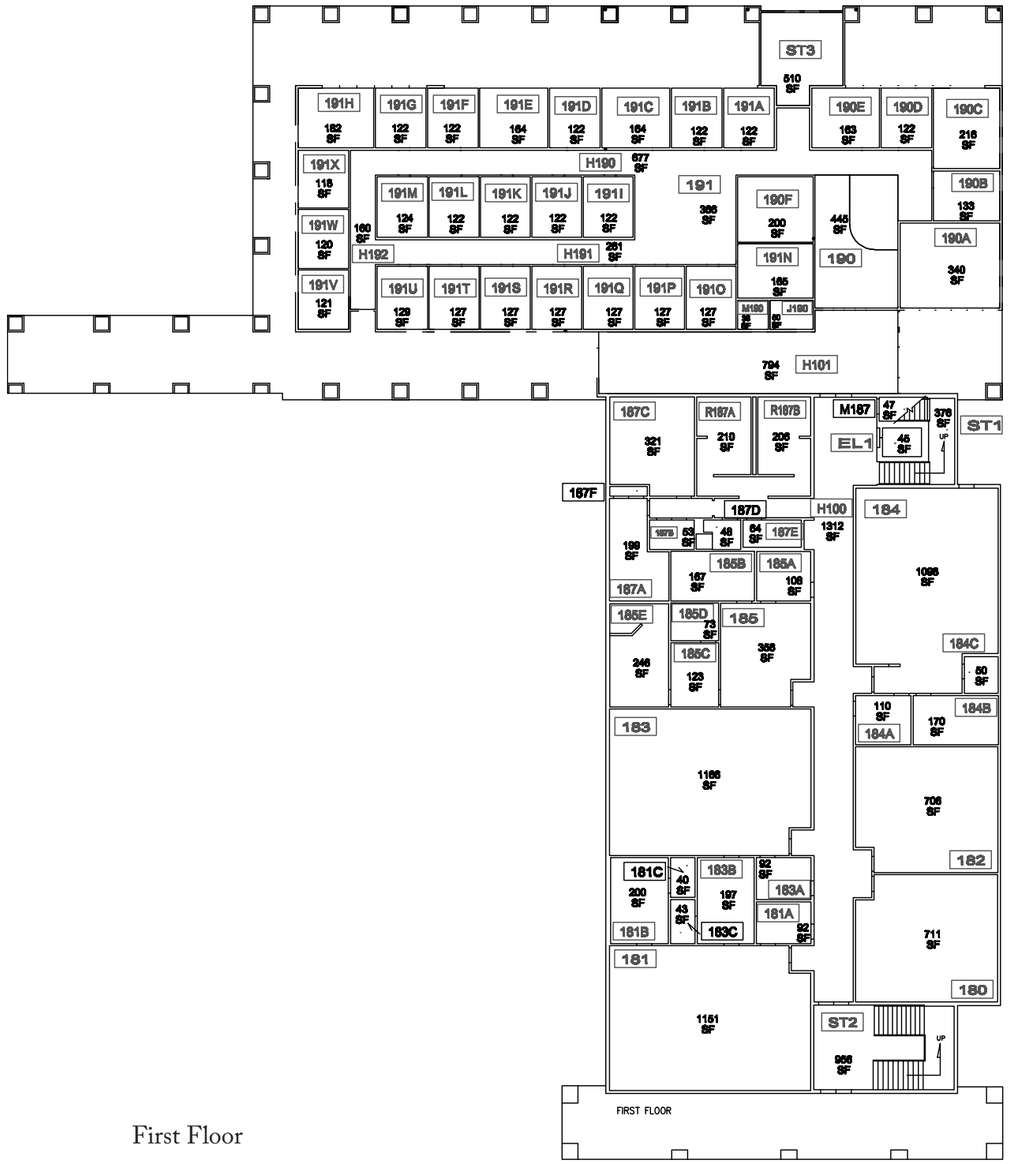

First Floor

Health and Public Services (DAHL)

ESPINA CAMPUS AT NMSU

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WORKFORCE DEVELOPMENT CENTER (DAWD)

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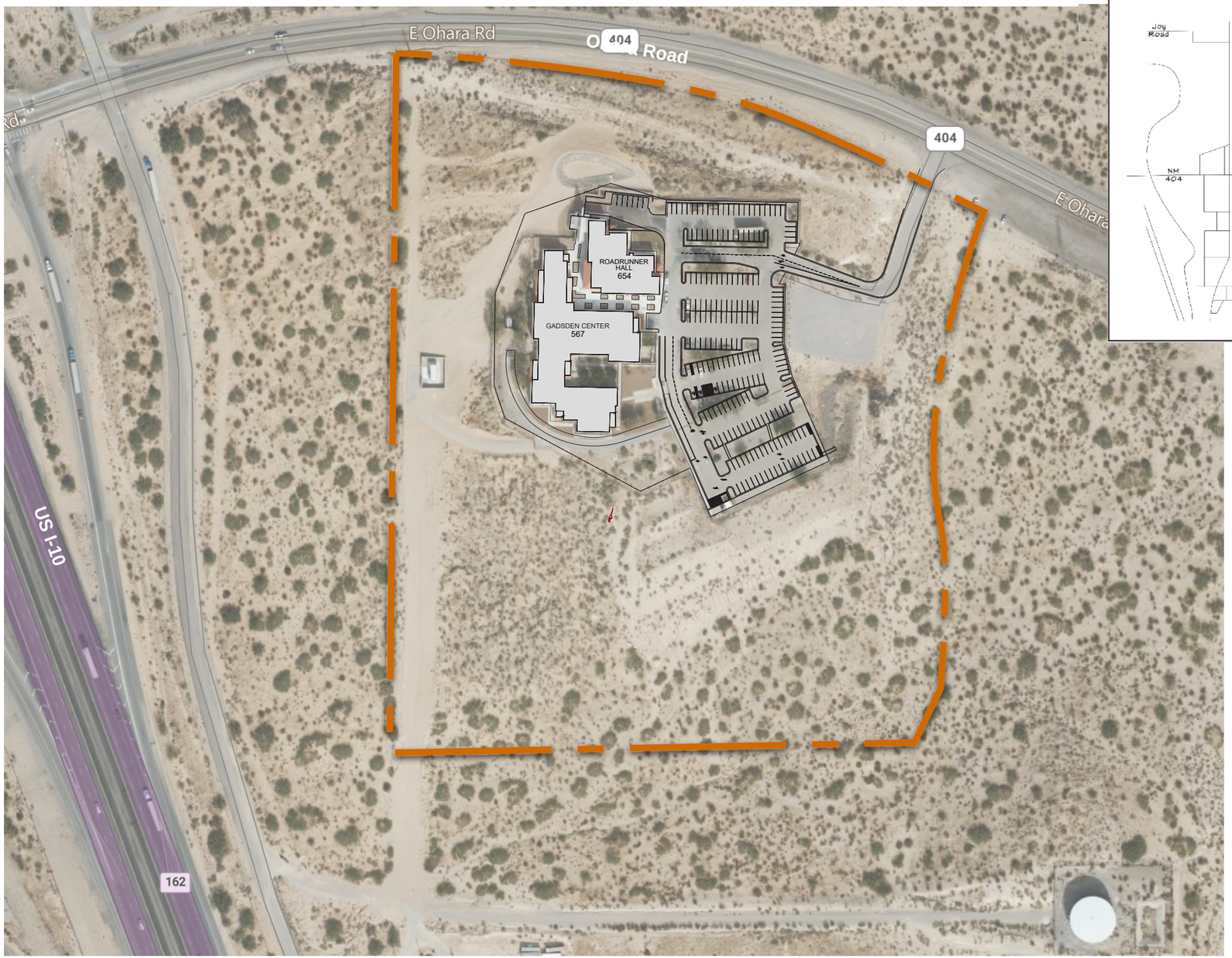

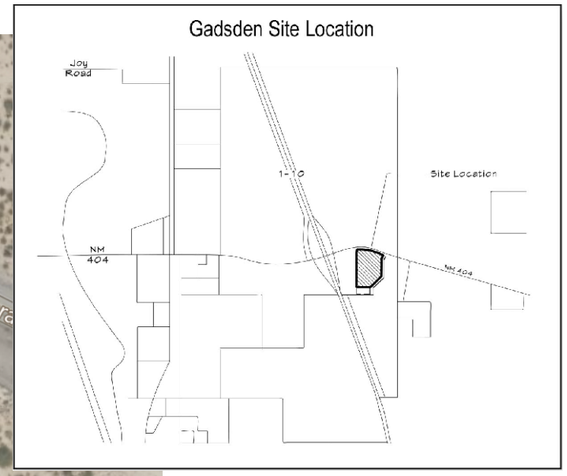

GADSDEN CENTER

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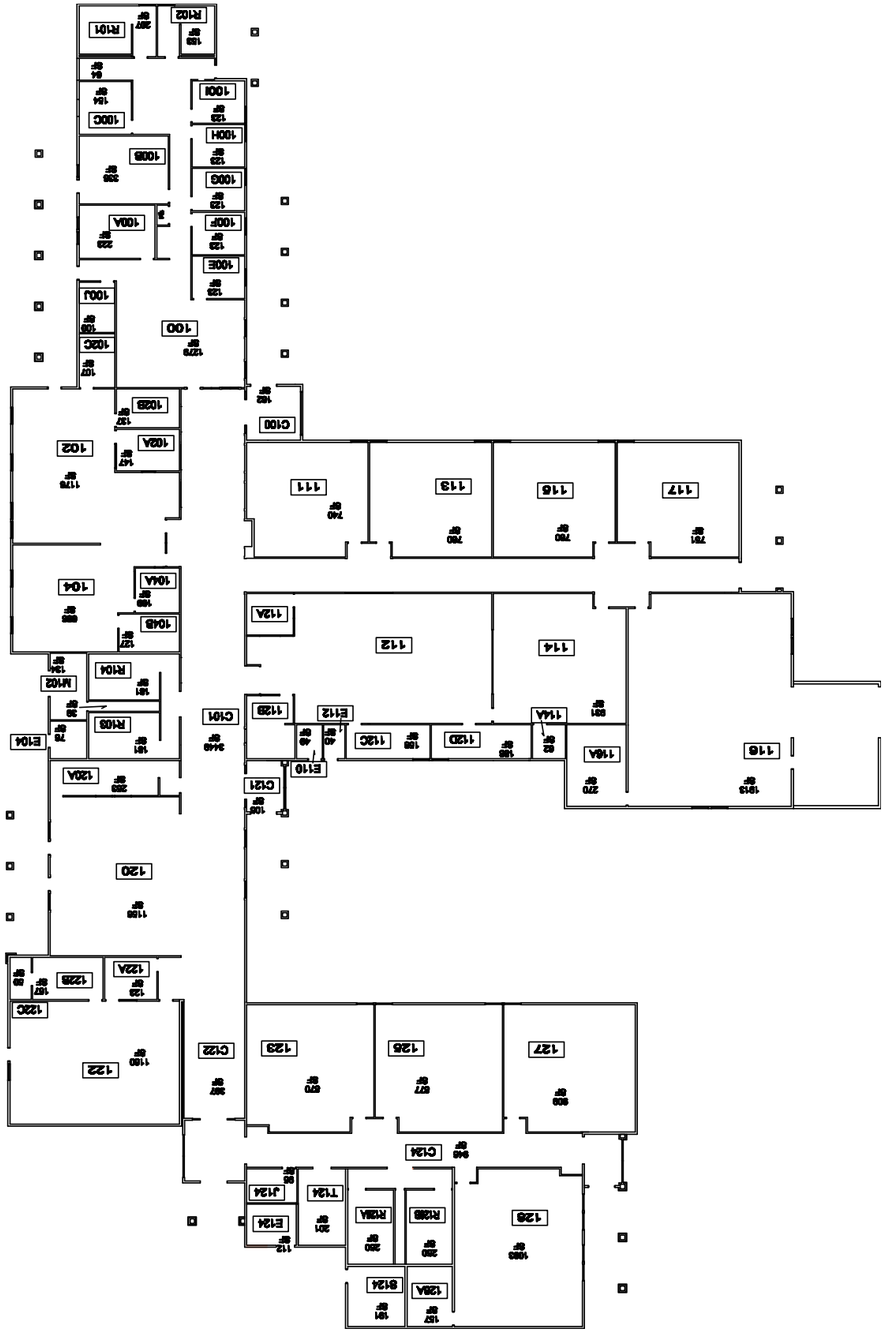

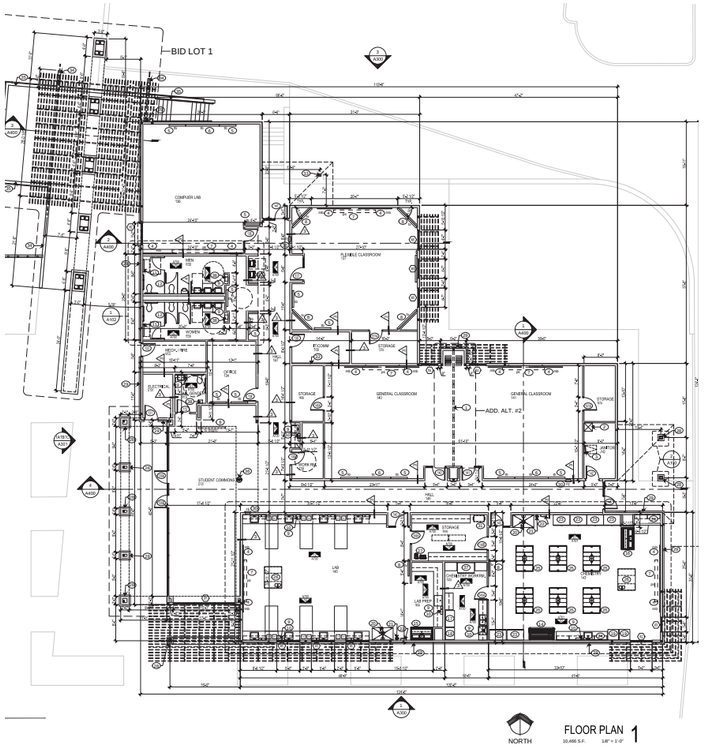

Road Runner Hall

DAGC

GADSDEN CENTER (DAGC)

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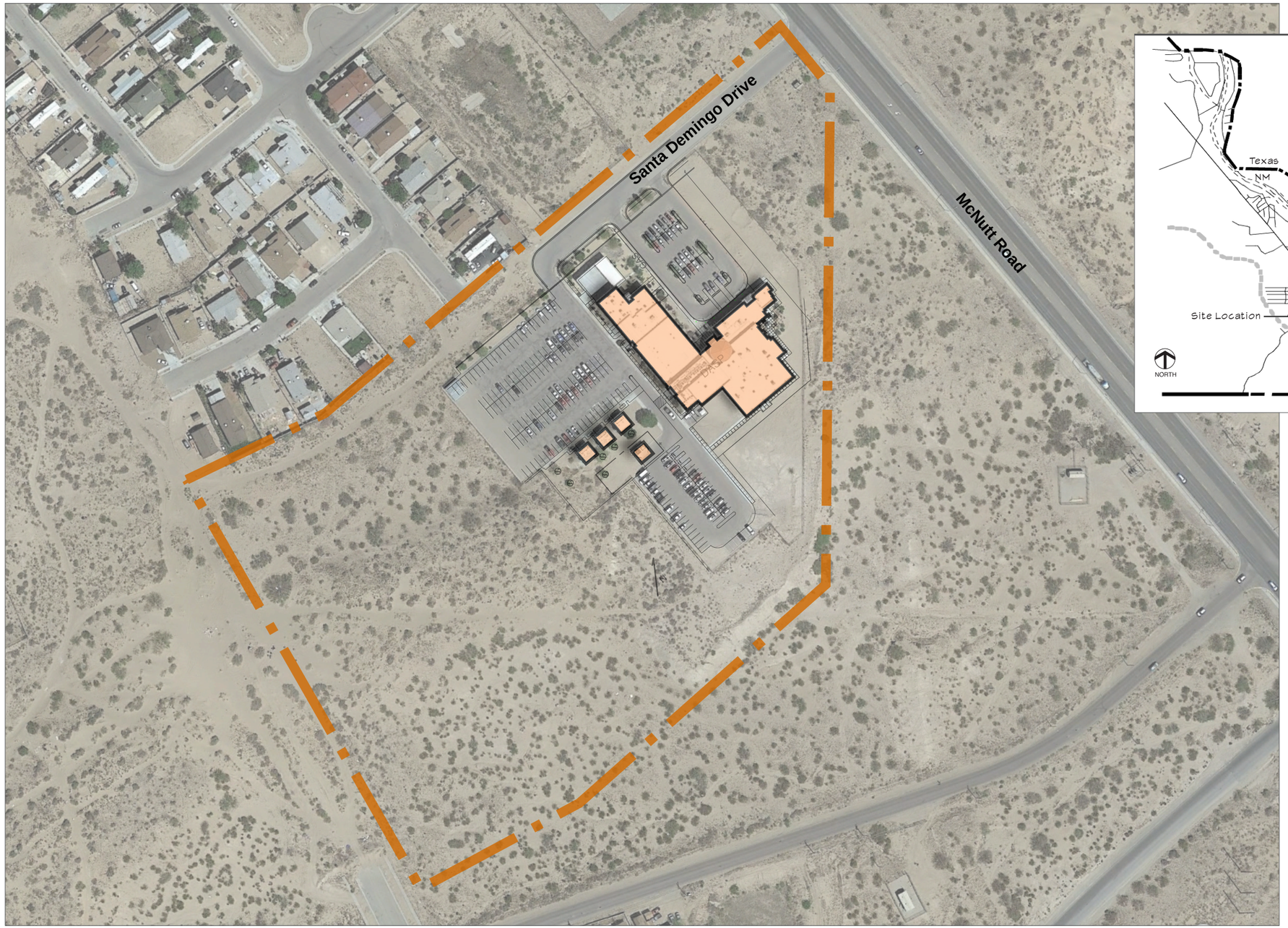

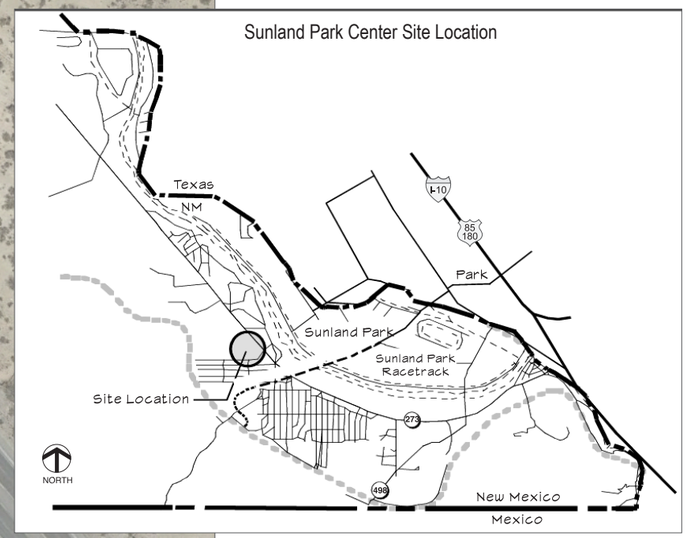

SUNLAND PARK CENTER

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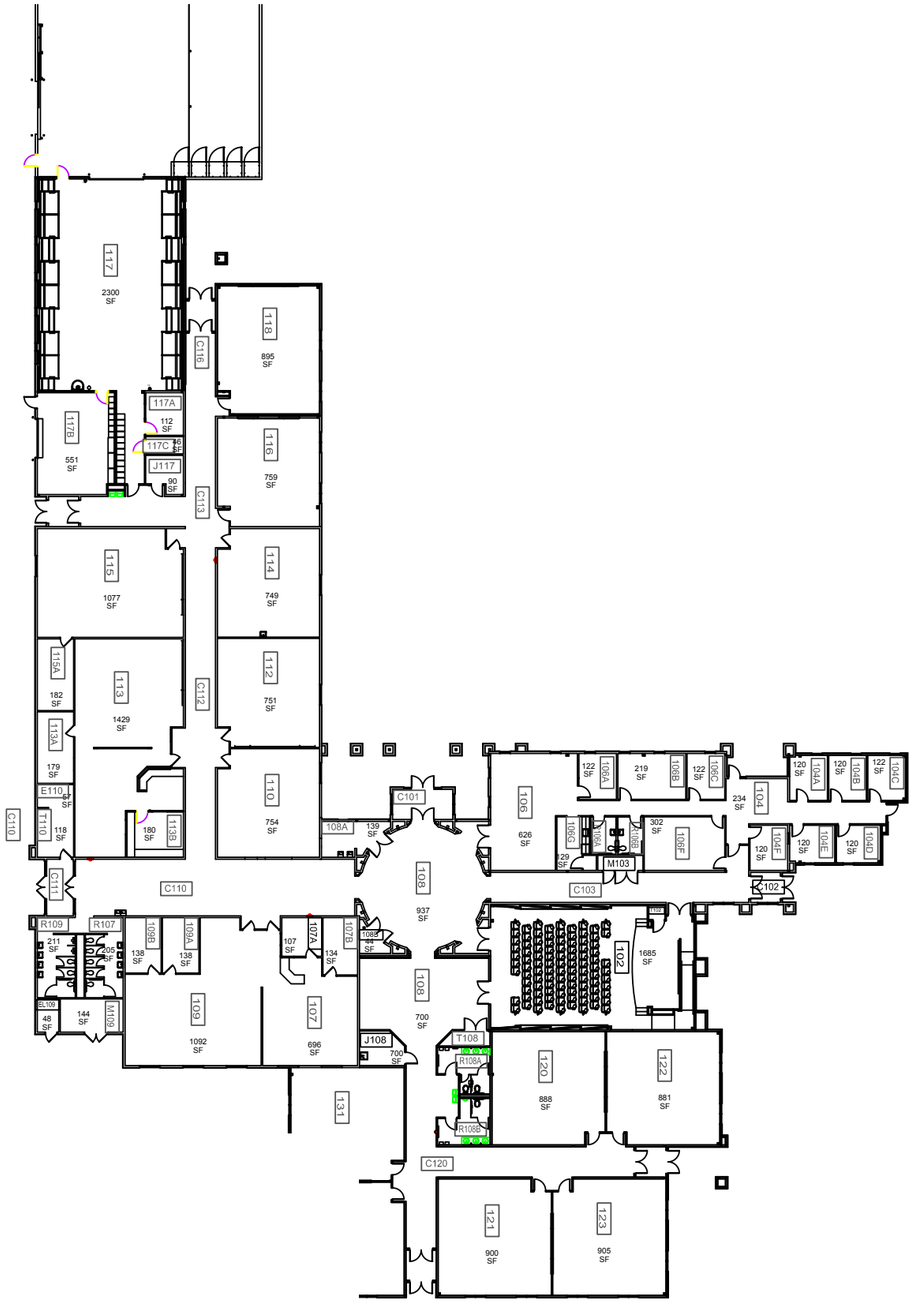

SUNLAND PARK CENTER (DASP)

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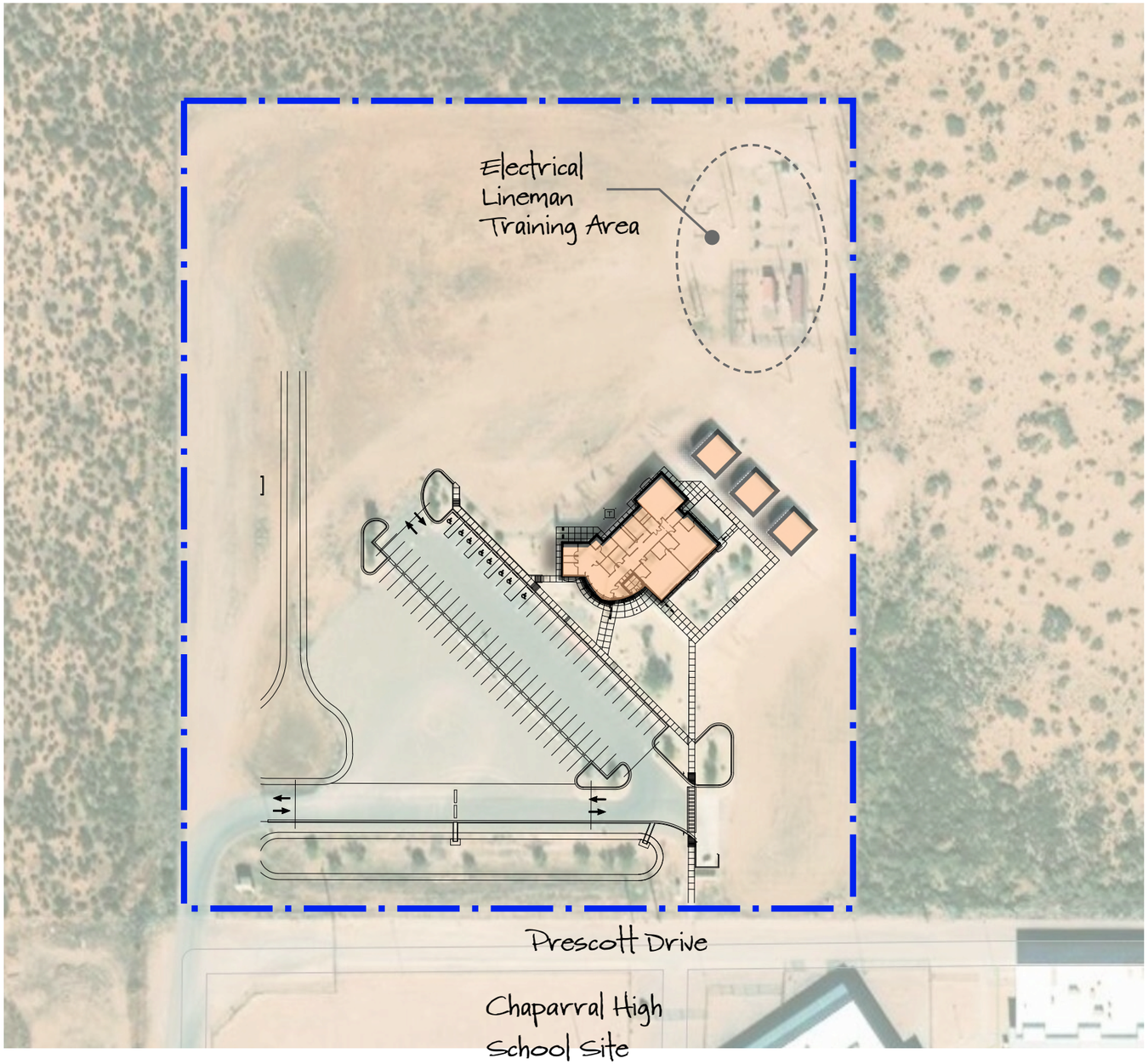

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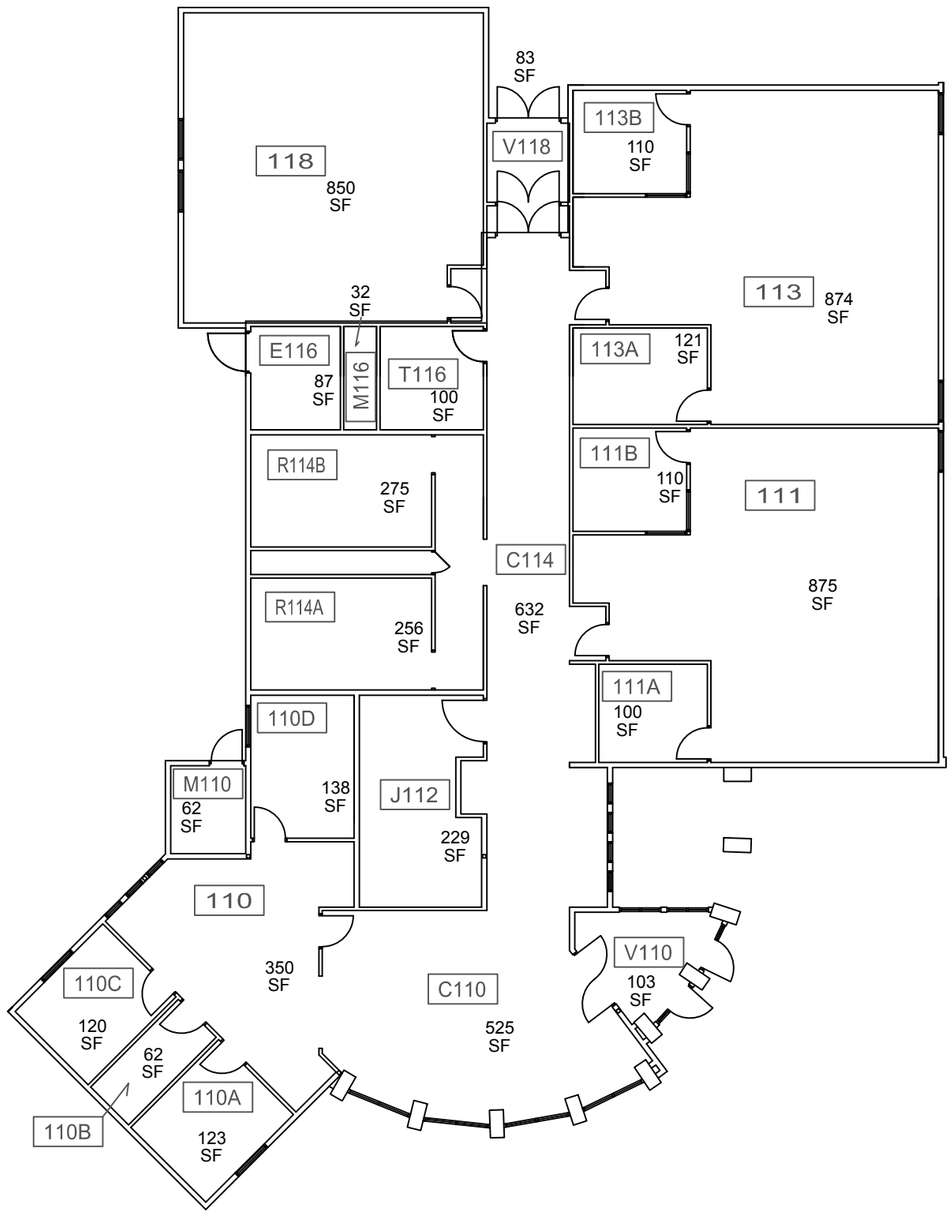

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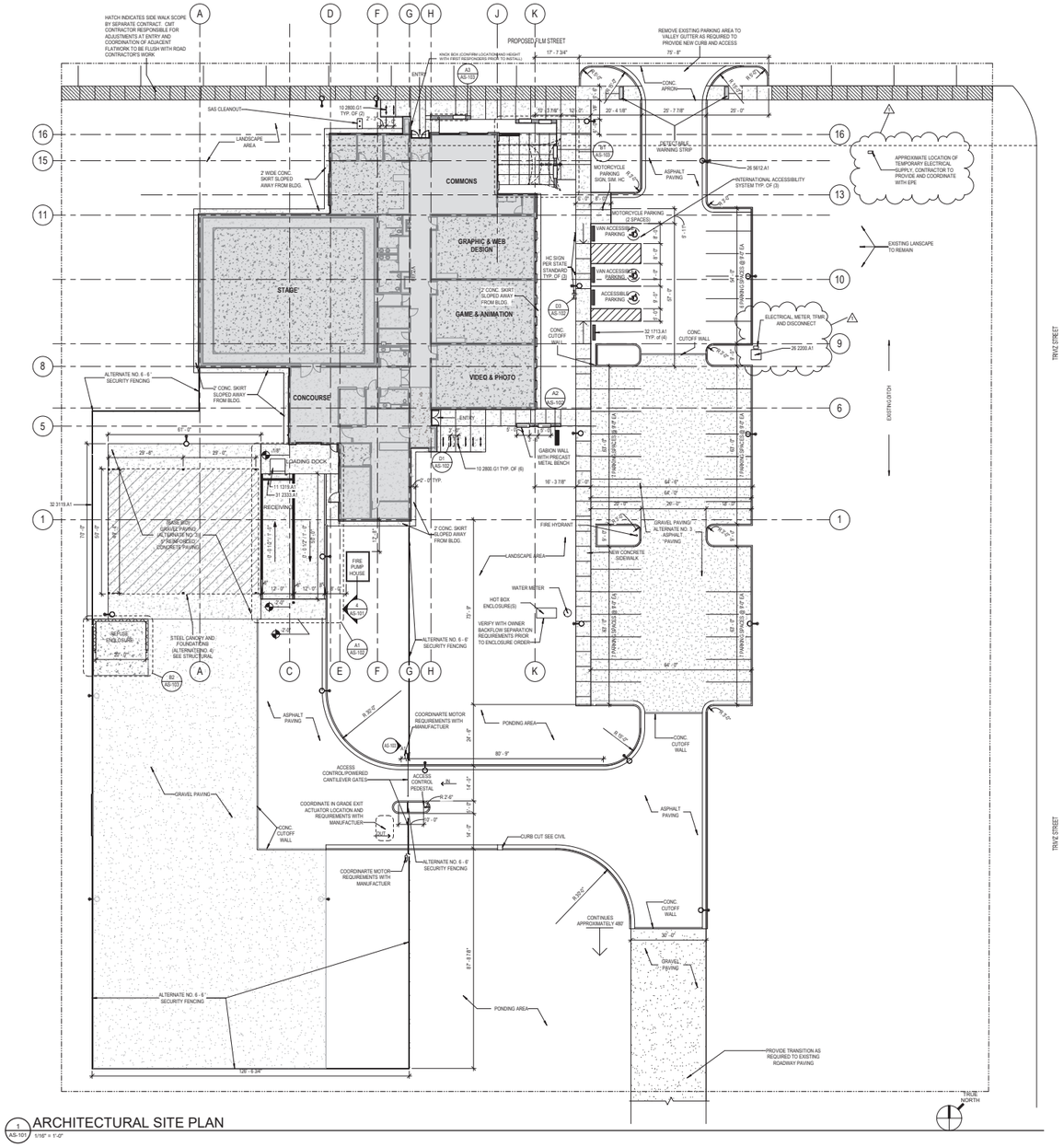

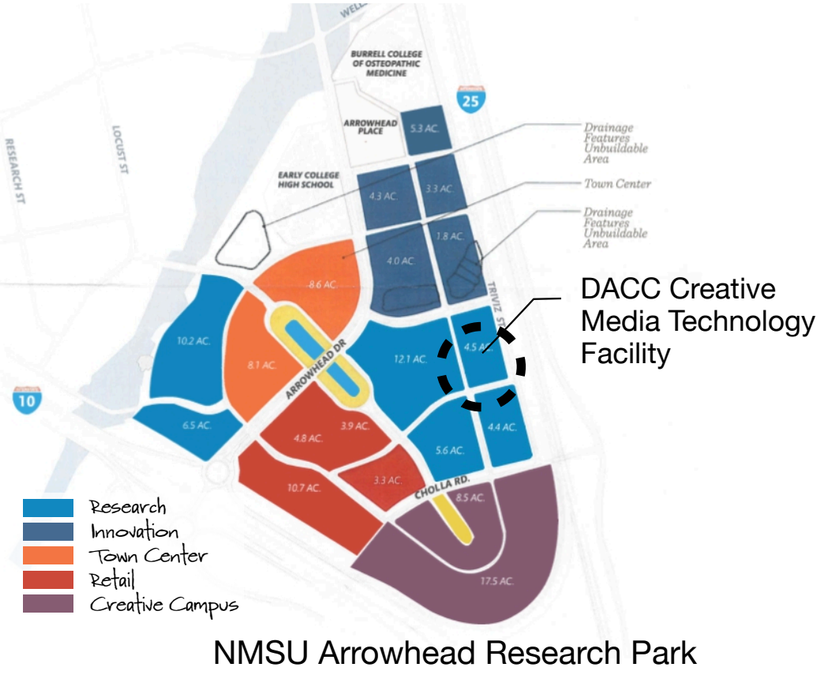

NMSU Arrowhead Research Park

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A.3 Facility Condition Assessment (A Separate Volume)

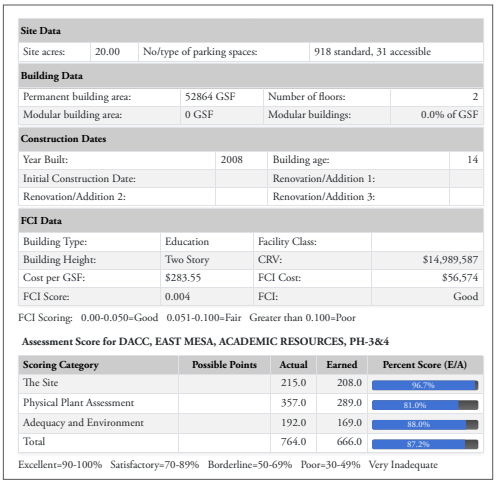
ARC conducted a condition assessment of all the buildings on DACC's six campuses totalling approximately 545,000 GSF [Ex-40].

Prior to the assessment, ARC collected and reviewed relevant information about the facilities, including: building and site plans, history of capital improvements, work order history, replacement cost data, and other relevant reports or available reports.

ARC conducted an on-site assessment that included visual inspection of all site features and building elements and spaces. The results of the assessment includes a web-based application and separate report that documents the condition for each building and site. Each report includes:

- An executive summary that describes repair, renovation, and maintenance needs for the site, building, HVAC, and roof, as well as how well the building supports its assigned activities and programs.
- An ARC condition rating score, which is a composite-weighted scoring method that reflects the observed conditions for the site, building, and functional adequacy.
- Facility condition index (FCI) scores are based on a national scoring system that applies only to building condition. The FCI score is ratio of the cost of repairs to the building within the next five years divided by the replacement cost of the building (insurance) based on the age and condition of each building system with respect to its expected life cycle.
- A list of capital improvement projects (CIPs) and associated cost to rectify observed deficiencies coded by major, secondary, and tertiary categories that describe the nature of the project to assist in information searches and the prioritization process. CIP costs are based on national cost guides adjusted to Las Cruces location conditions, and experience of DACC construction history [Ex-41] to [Ex-44].
- Digital photographs
- Composite digital site plans showing the location of recommended capital improvements

Ex-40: NMSU-DACC FCA Report Excerpts



Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible

Building Data			
Permanent building area:	52864 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	2008	Building age:	14
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	$14,989,587
Cost per GSF:	$283.55	FCI Cost:	$56,574
FCI Score:	0.004	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		215.0	208.0	96.7%
Physical Plant Assessment		357.0	289.0	81.0%
Adequacy and Environment		192.0	169.0	88.0%
Total		764.0	666.0	87.2%

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

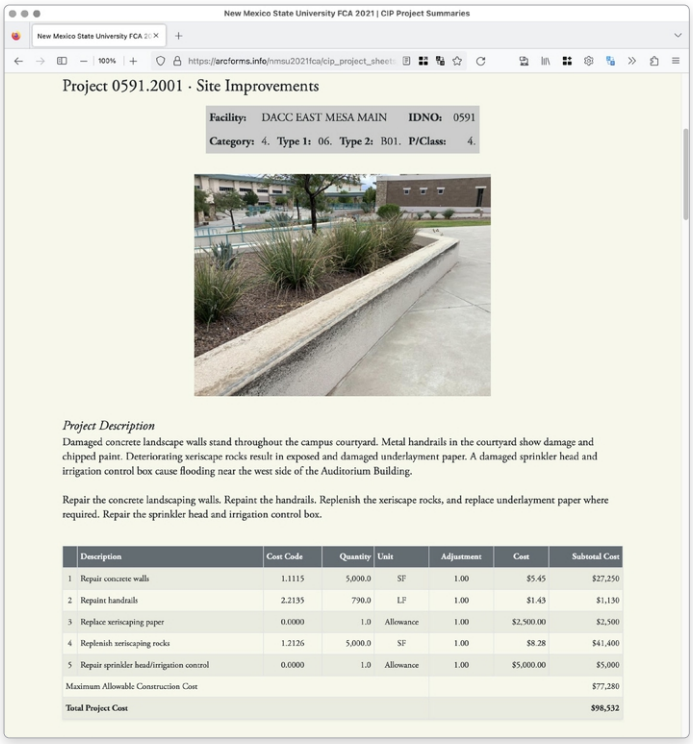
Ex-41: NMSU-DACC Facility Condition Assessment Summary by Category

Category	Estimated Cost	% Total
1. Health and Safety	$2,103,403	7.9%
2. Code Compliance	$375,019	1.4%
3. ADA Compliance	$645,792	2.4%
4. Facility Renewal	$22,695,834	85.3%
6. Programmatic	$674,402	2.5%
7. Operational Support	$20,261	0.1%
10. Sustainability	$95,060	0.4%
Total	**$26,609,770**	**100.0%**

Ex-42: NMSU-DACC Facility Condition Assessment Summary by Timing

Category	Estimated Cost	% Total
1. Immediate	$1,648,651	6.2%
2. Critical	$3,709,608	13.9%
3. Necessary - Not Yet Critical	$9,627,031	36.2%
4. Recommended - Short Term	$10,688,205	40.2%
5. Recommended - Long Term	$860,930	3.2%
6. Reasonable Accommodation	$75,346	0.3%
Total	**$26,609,770**	**100.0%**

Ex-43: NMSU-DACC Facility Condition Assessment Reporting Web Application



Download

https://tinyurl.com/dacc-fca-final-2023

Ex-44: NMSU-DACC Facility Condition Assessment Summary by Building

Campus	NMSU ID	DACC ID	Facility	Age	GSF	ARC Score	ARC Tier		FCI Score	FCI	Project Budget	Current Replacemet Value (CRV)
East Mesa Campus	591	DAEM	East Mesa Main	20	50,666	91.5%	A	Excellent	0.004	Good	$2,395,437	$14,366,344
	622	DAAR	Academic Resources	15	52,864	87.2%	B	Good	0.004	Good	$2,380,487	$14,989,587
	636	DAAU	Auditorium	13	11,593	90.1%	A	Excellent	0.000	Good	$0	$2,295,414
	606	DADM	Digital Media	18	15,000	91.5%	A	Excellent	0.434	Poor	$2,022,779	$4,253,250
	639	DARS	Student Resources	11	70,000	91.4%	A	Excellent	0.002	Good	$3,066,085	$19,848,500
Espina Campus	341	DAMA / DASH	Alex Sanchez Hall	45	107,644	90.2%	A	Excellent	0.166	Poor	$7,918,845	$30,522,456
	357	DATS	Technical Studies	45	39,485	89.3%	B	Good	0.006	Good	$394,177	$11,195,972
	479	DALR	Learning Resources	28	23,836	90.1%	A	Excellent	0.037	Good	$475,228	$6,307,006
	480	DACL	General Classrooms	28	20,578	93.0%	A	Excellent	0.039	Good	$399,728	$5,834,892
	540	DAHL	Health & Public Services	27	41,737	92.1%	A	Excellent	0.058	Fair	$1,021,494	$11,834,526
Workforce Center	476	DAWD	Workforce Development Center	29	32,132	85.2%	B	Good	0.034	Good	$351,336	$9,111,029
Gadsden Center	567	DAGC	Main Building	23	32,447	88.8%	B	Good	0.099	Fair	$3,412,592	$9,200,347
	654	DAGA	Roadrunner Hall	4	10,466	92.6%	A	Excellent	0.002	Good	$112,558	$2,967,634
Chaparral Center	637	DACH	Chaparral Center	12	8,428	90.4%	A	Excellent	0.023	Good	$117,193	$2,389,759
	477A		Portable 1	30	576	70.0%	C	Satisfactory	0.592	Poor	$53,662	$59,167
	477B		Portable 2	30	576	70.0%	C	Satisfactory	0.318	Poor	$59,060	$59,167
	477C		Portable 3	30	576	70.0%	C	Satisfactory	0.335	Poor	$53,662	$59,167
Sunland Park Center	546	DASP	Sunland Park Center	23	32,410	87.6%	B	Good	0.096	Fair	$2,192,372	$9,189,856
	477E		Portable 2	29	576	70.0%	C	Satisfactory	1.003	Poor	$60,715	$59,167
	477F		Portable 3	29	576	70.0%	C	Satisfactory	1.011	Poor	$61,180	$59,167
	477G		Portable 4	29	576	70.0%	C	Satisfactory	0.934	Poor	$61,180	$59,167
										Totals:	**$26,609,770**	**$154,661,574**

A.4 Classroom Renovation Plan (A Separate Volume)

The DACC 2019-2026 Facilities Master Plan provided $2.75 million for classroom upgrades and renovations from a successful local 2019 General Obligation and $750,000 from a subsequent state match. The 2023-2030 DACC Facilities Master Plan update also identifies an additional $4.3 million ($2.85 from the 2023 bond, and $1.5 million in potential state match) for classroom updates, facility renewal and renovations [Ex-45].

ARC assisted DACC to develop a plan that identifies priority classrooms and laboratories for renovation. The proposed strategy focuses capital dollars to improve classroom finishes and acoustics (e.g., painting, carpets, flooring), upgrade classroom furniture to provide arrangement flexibility, and implement other selected renovations prioritizing older sites and buildings. The strategy also establishes a separate fund to renovate classroom/laboratories that have specialized individual requirements.

For Further Detail

https://tinyurl.com/dacc-classroom-plan

Ex-45: NMSU-DACC Classroom Renovation Plan Excerpt

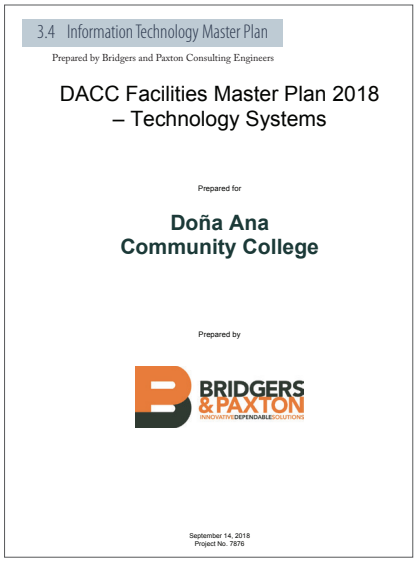
A.5 Technology Systems Master Plan

As part of the DACC 2019-2026 Facilities Master Plan, Bridgers & Paxton Consulting Engineers prepared a Technology Systems Master Plan to guide capital investments in information technology infrastructure, information technology service rooms, and audio visual spaces at all DACC locations [Ex-46].

For Further Detail

https://tinyurl.com/dacc-tech-plan

Ex-46: NMSU-DACC Technology Systems Master Plan Excerpt



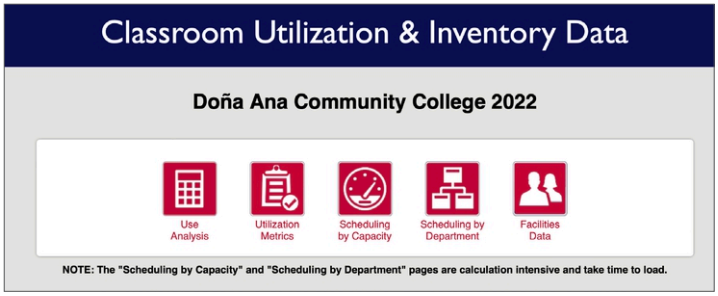
A.6 Instructional Utilization Analysis

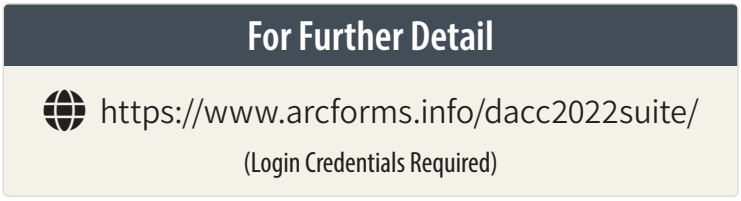
Ex-47: Instructional Utilization Metrics Used for Instructional Space Analysis

Term		Metrics (Range)		
WSCH	**Weekly Student Contact Hours** The time in which the student is involved in direct face-to-face instructional contact.			
WRH	**Weekly Room Hours** Hours a classroom is scheduled for use. *Calculation: Days in Class x Time in Class*		70 Hours	14 hours per day / 5 days per week)
RUR	**Room Utilization Rate** Average number of hours per week a group of rooms is scheduled. *Calculation: WRH / Classrooms*	Classroom	30-45 Hours	60% - 65% of available hours
		Lab	15-24 Hours	
SUR	**Station Utilization Rate** Average number of hours per week a station is scheduled. *Calculation: RUR x SOR*	Classroom	24-30 Hours	
		Lab	15-24 Hours	Depending on discipline
SOR	**Station Occupancy Ratio** Proportion of stations scheduled for use when the room is scheduled. *Calculation: (WSCH / Stations) / (WRH / Classrooms)*	Classroom	65-70%	
		Lab	80%	

Source: Architectural Research Consultants, Incorporated

Ex-48: DACC Instructional Utilization Web Application





Doña Ana Community College
Utilization Metrics - Fall 2022

Select a semester: Fall 2022

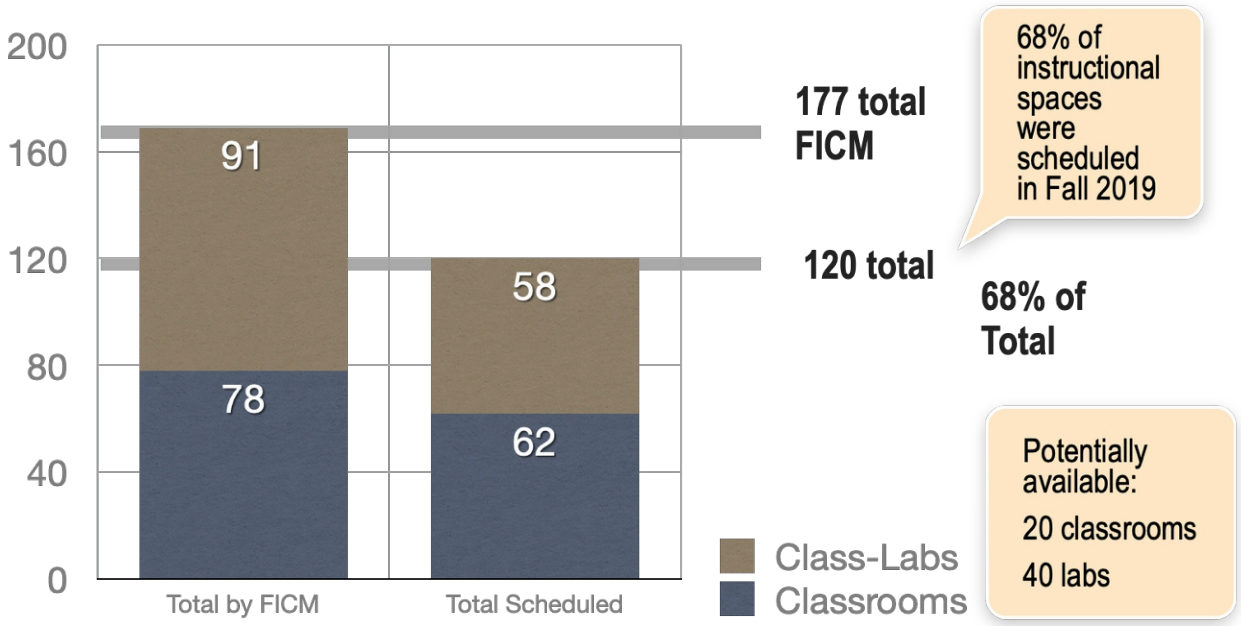
Click here to toggle on and off room type breakouts.
Abbreviation* descriptions lie in the Calculations Key below.

Campus	WRH*	WSCH*	Rooms Scheduled	Stations Available	SOR*	RUR*	SUR*
Chaparral Center	17.16	167.00	2	44	44.24%	8.58	3.80
East Mesa Campus	648.89	8,925.19	43	1159	51.03%	15.09	7.70
Espina Campus	559.68	8,184.56	49	1247	57.46%	11.42	6.56
Gadsden Center	95.10	1,327.50	11	280	54.84%	8.65	4.74
NMSU Campus	27.03	494.23	2	29	126.10%	13.52	17.04
Sunland Park Center	35.50	543.92	8	232	52.83%	4.44	2.34
Workforce Center	69.74	816.34	4	120	39.02%	17.44	6.80
All Building Totals	1,453.10	20,458.74	119	3111	53.86%	12.21	6.58

Room Type Notes
Classrooms are composed of Assembly and Classroom room types.
Class Laboratories are composed of Shop and Class Laboratory room types.
Open Laboratories are composed of Open Lab Service and Open Laboratory room types.
- Athletic or PE room type rooms are excluded from the breakout calculations above.

*Any discrepancy between a facility's totaled Rooms Scheduled or totaled Stations Available amount and the sum of line items breakouts under that room type is due to courses being offered in non-Classroom and/or non-Lab room types (Office, Physical Education, or Assembly).

Ex-49: DACC Instructional Spaces Available / Scheduled

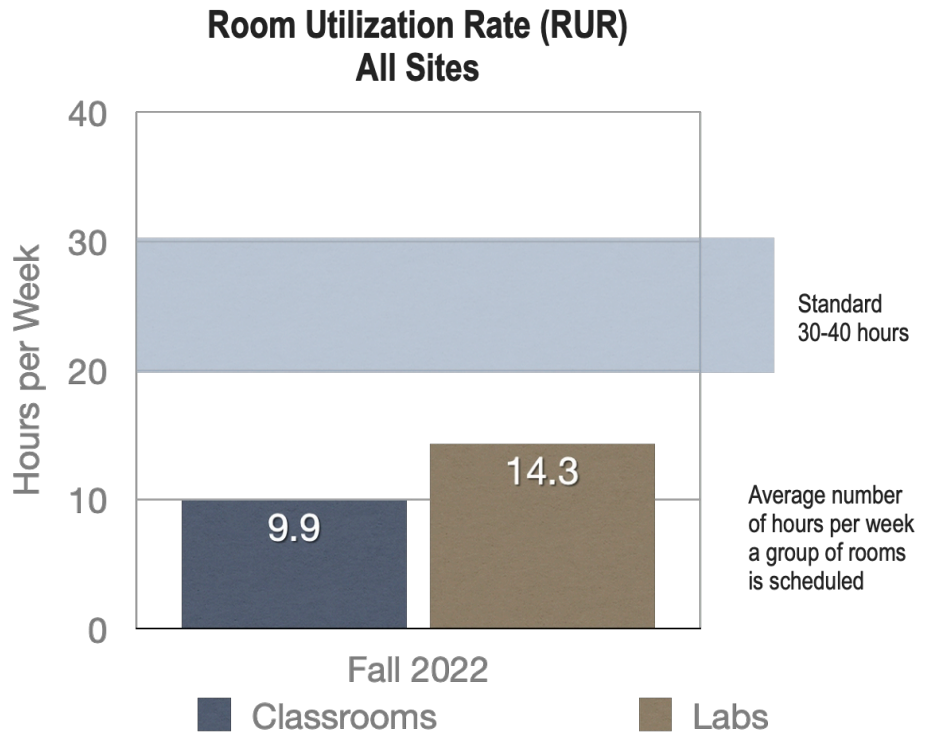


Source: NMSU AiM database, and NMSU-DACC Fall 2022 classroom scheduling data

						Fall 2022 Scheduled		Difference: FICM - Scheduled	
	ASF	Classroom 110	Lab 210	Computer Lab 220	Total Instructional	Classroom 110	Lab 210	Classroom 110	Lab 210
East Mesa	**243,469**	**27**	**48**	**2**	**77**	**18**	**28**	**9**	**20**
DACC EAST MESA MAIN	44,813	5	6	1	12			33%	42%
DACC, EAST MESA, STUDENT RESOURCES, PH-6&7	63,302	7	15	0	22			% Utilized	
DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4	46,874	6	4	1	11				
DACC, EAST MESA, AUDITORIUM, PH-5	10,105	1	0	0	1				
DACC, EAST MESA, DIGITAL MEDIA	15,073	1	8	0	9				
DACC, EAST MESA, STUDENT RESOURCES, PH-6&7	63,302	7	15	0	22				
Espina Campus	**202,638**	**35**	**41**	**3**	**79**	**34**	**25**	**1**	**16**
ALEX SANCHEZ HALL	95,246	14	20	2	36			3%	39%
DACC TECHNICAL STUDIES	36,568	5	7	0	12			% Utilized	
DACC HEALTH & PUBLIC SERVICES	33,396	7	12	0	19				
DACC GENERAL CLASSROOMS	18,637	9	2	0	11				
DACC, LEARNING RESOURCES	18,791	0	0	1	1				
Gadsden Center	**39,546**	**11**	**10**	**2**	**23**	**5**	**5**	**6**	**5**
DACC,GADSDEN CENTER	27,814	4	7	2	13			55%	50%
DACC GADSDEN - ROADRUNNER HALL	9,752	3	3	0	6			% Utilized	
DACC GADSDEN PORTABLE A	990	2	0	0	2				
DACC GADSDEN PORTABLE B	990	2	0	0	2				
DACC, WORKFORCE DEVELOPMENT CENTER	**31,905**	**7**	**9**	**0**	**16**	**6**	**2**	**1**	**7**
								14%	78%
								% Utilized	
Sunland Park Center	**32,287**	**10**	**6**	**1**	**17**	**6**	**6**	**4**	**0**
DACC SUNLAND PARK CENTER	30,682	7	6	1	14			40%	0%
DACC PORTABLE C, SUNLAND PARK	535	1	0	0	1			% Utilized	
DACC PORTABLE D, SUNLAND PARK	535	1	0	0	1				
DACC, PORTABLE E, SUNLAND PARK	535	1	0	0	1				
Chaparral Center	**7,885**	**2**	**2**	**2**	**6**	**2**	**1**	**0**	**1**
DACC CHAPARRAL CENTER	6,280	0	2	2	4			0%	50%
DACC PORTABLE F, CHAPARRAL	535	1	0	0	1			% Utilized	
DACC PORTABLE G, CHAPARRAL	535	1	0	0	1				
DACC PORTABLE H, CHAPARRAL	535	0	0	0	0				

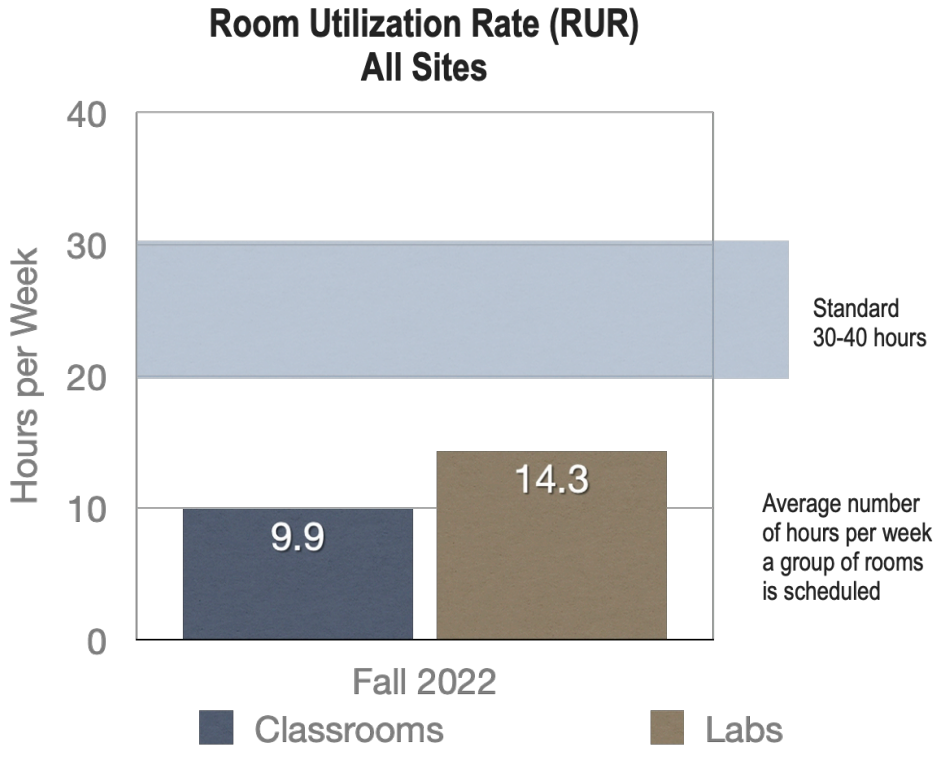
Ex-50: NMSU-DACC Instructional Utilization Metrics

Ex-50-1



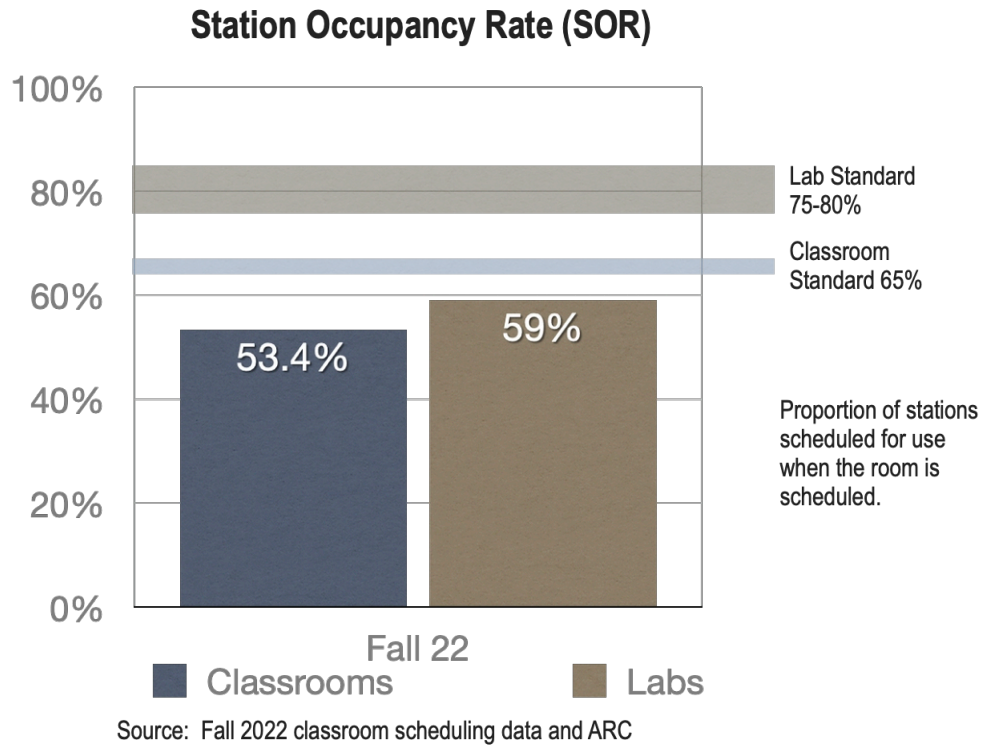
Source: Fall 2022 classroom scheduling data and ARC

Ex-50-2



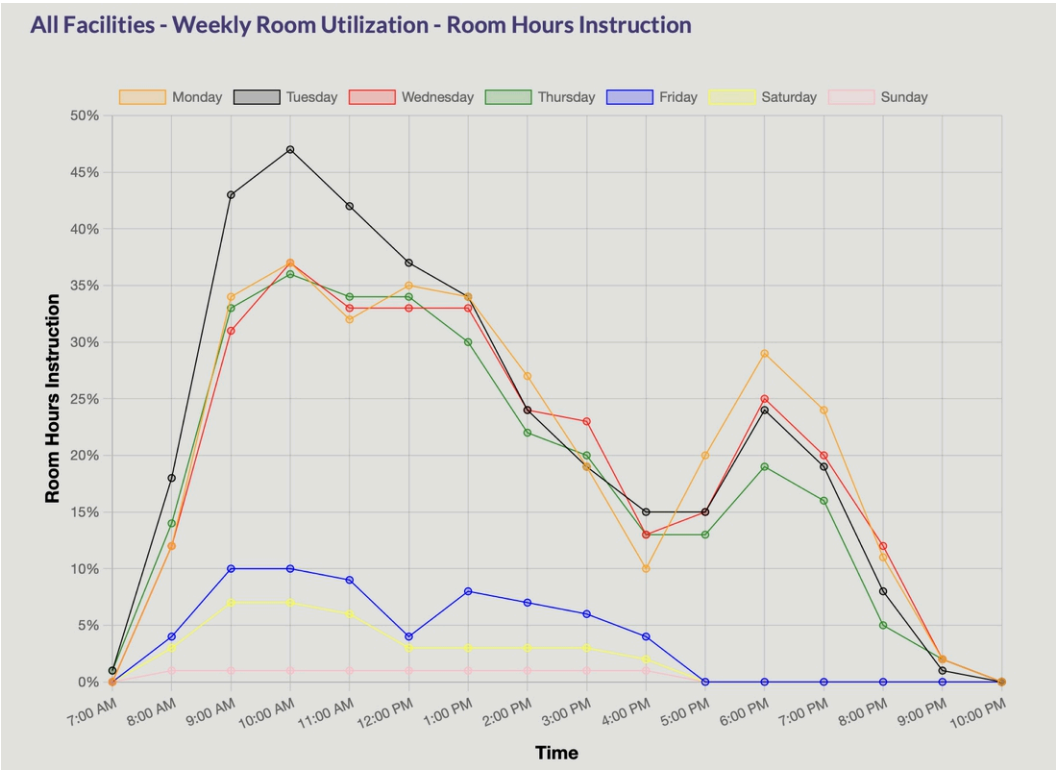
Source: Fall 2022 classroom scheduling data and ARC

Ex-50-3

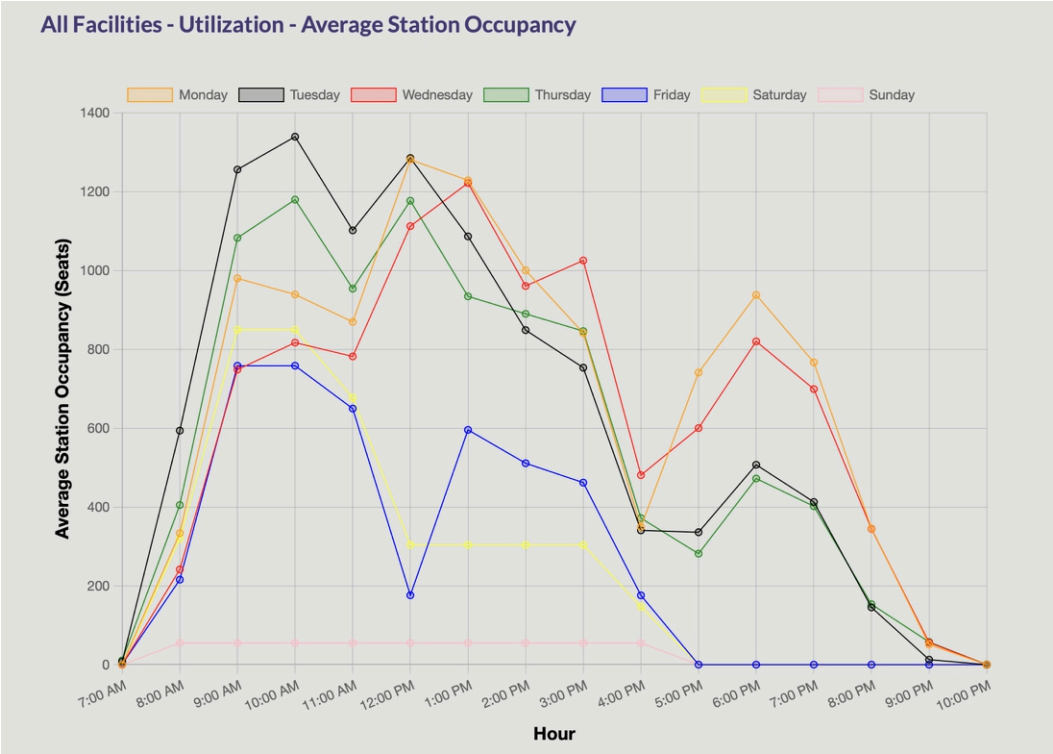


Source: Fall 2022 classroom scheduling data and ARC

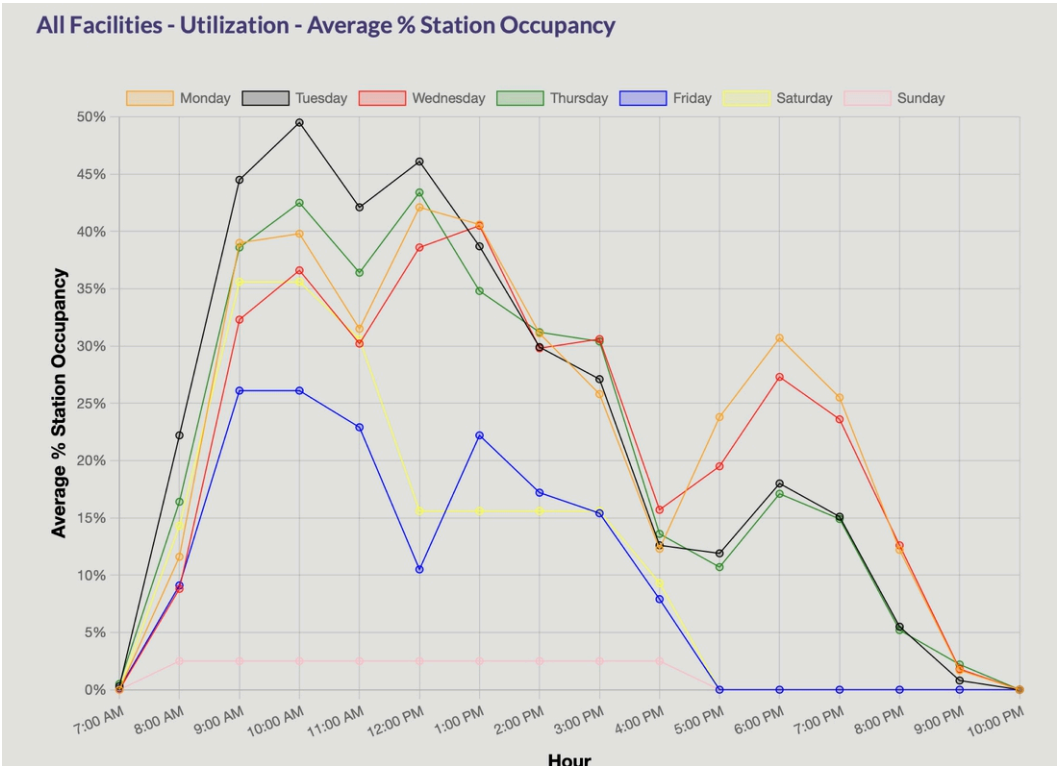
Ex-51: NMSU-DACC Weekly Room Utilization, Fall 2022 (all Spaces) Source: ARC



Ex-52: NMSU-DACC Average Station Occupancy, Fall 2022 (all Spaces) Source: ARC



Ex-53: NMSU-DACC Average Percent Station Occupancy, Fall 2022 (all Spaces) Source: ARC



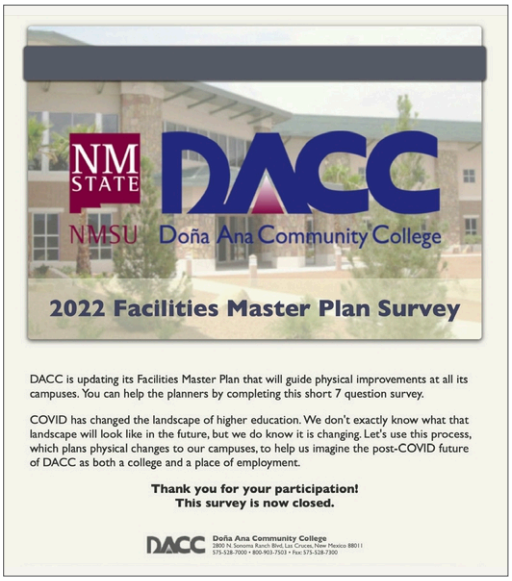
A.7 Stakeholder Input

Online Survey Response

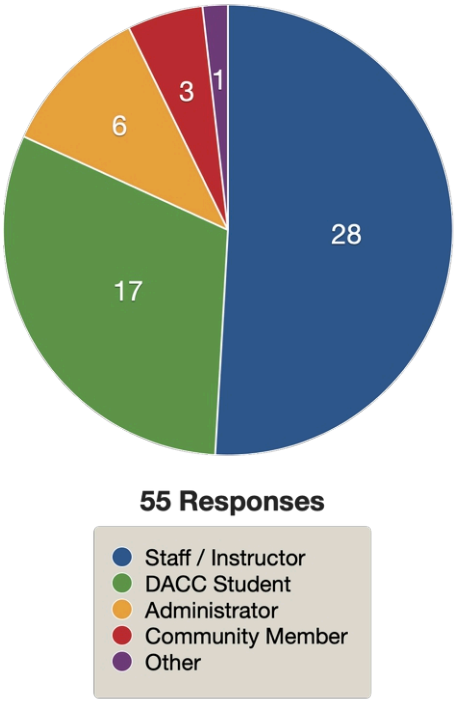
Planners solicited input from students, faculty, staff members, and administrators via an online survey [Ex-54] from December 6, 2022 to February 9, 2023. The survey received 55 verified responses [Ex-55] and posed the following questions:

1. When you think about what it means to be college of the future, what academic programs might we need to add to better serve our students and the community?
2. DACC campus facilities or spaces do you like the most (for example, certain buildings, classrooms, offices, support spaces, courtyards, etc.)?
3. What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community? (At each campus.)
4. When you think about what it means to be a college of the future, what student support services might we need to add?
5. What do you think is the one most important physical building- or site-related improvement for DACC to complete over the next 10 years?
6. How might we use existing spaces at the college differently to support employees?
7. Please provide any other comments or thoughts you have that may impact DACC's Facilities Master Plan.

Ex-54: Online Survey Introduction Screen

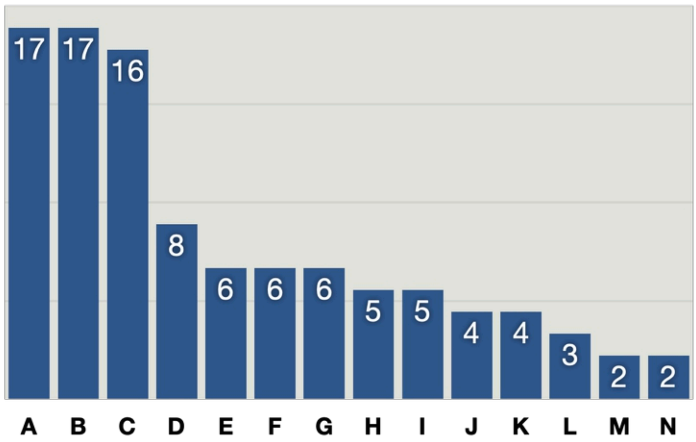


Ex-55: Online Survey Responses



Ex-56-1

1. When you think about what it means to be college of the future, what academic programs might we need to add to better serve our students and the community? *...Think 2 years out, 5 years out, and 10 years and beyond (short-, medium-, and long-term).**



A. Technology
B. Medical Programs
C. Trades Expansion
D. Accessibility
E. Business Programs
F. Architecture & Engineering
G. Facility Improvements
H. Environmental Programs
I. Core Education
J. Education Programs
K. 4-Year Programs
L. Legal programs
M. Veterinary programs
N. Language Programs

*May include multiple ideas from a single responder; Some responders did not answer all questions)

Q1: Unedited Survey Responses (Comments Presented as Received)

1. Introductory Tech, IT, 4-Year Degrees
2. Trade Schools, Law, Animals
3. Cosmetology, Massage Therapy, Physical/ Occupational Therapy Assistant
4. Programs Leading to Jobs, Future Industry, ASL Classes, Court Reporter, Message Therapist, Agriculture, Diesel Mech., Surgical Tech, Psychology
5. Coding, Graphic Design, IT, Physical Therapy
6. Dorms, Meal Plans, Places to Eat Close Together?
7. Online Safety, Physical Safety
8. Education, Tech, Trades, Architecture, Engineering
9. Language Arts and Mathematics
10. Computer Training, Financial Training
11. Hybrid Classes, Online Offerings
12. Paralegal, Veterinarian, Cosmetology, and Physical Therapy
13. Mental Health
14. Tools for Parent Students, Educate Local Families
15. Education, Technology
16. In-Person Classes
17. Immigration, Sustainability, Holistic Health and Wellness
18. Film, Data Analysis, IT Security, IT, Medical Assistant, Physical Assistant, AI and Machine Learning, Agriculture Tech, Mental Health, Sales Management
19. Education, Bachelor Program
20. Specialized Building Space for in Person Students
21. Physical Agriculture, IT Security, Coding, Fine Arts, Real Estate, Financial Advisor, CPA, Grant Writing, Trades
22. Trades, Certificate Programs,
23. Cosmetology
24. Nursing
25. Larger Cohorts of Medical Students
26. Hybrid Classes, IT
27. Tools for Parents in School

Q1: Unedited Survey Responses (Continued)

28. Updated Technology
29. Mandatory Tutoring
30. Health Certificates, STEM, Diesel Mechanic
31. Computer Training, IT, Data Analysis, Coding, Green Tech., Environmental
32. CNA, Drafting, Welding, and Medical Assistant
33. More Associate Programs, CNA, Drafting, Medical Asst., Computer Training Pre-Req.
34. IT Security, Bachelors Programs
35. CTE
36. Nursing Expansion, Mental Health
37. Health Certificates, Film, IT, Cyber Security
38. Certificate to Associate to Bachelors Programs, Chip Manufacturing, Tech Certifications
39. Trades, In-Person Classes
40. Health, Public Services, Business, AI, IT
41. I think being a college of the future means education that will stand the test of time in our ever changing world. In my opinion, I think areas of focus tat would serve students well would be a larger emphasis on computers technology and IT, as well as slowly rolling out programs for four yar degrees in popular majors.
42. maybe additional trade school programs, or more programs involving law or animals
43. Cosmetology, Massage Therapy, Physical or Occupational Therapy Assistant
44. We need to provide programs that guarantee our students a job, look for programs that are needed in this up-coming industry.
45. American Sign language - I am asked on a DAILY basis about this program and if it is offered at DACC.
46. Court Reporter - There is a HUGE shortage and court cases are being pushed back due to this shortage.
47. Massage therapist- we are a community college and should offer something related to this.
48. Agriculture - DACC is a part of NMSU which is one of the biggest Agriculture schools.
49. Diesel Mechanics - Another big and popular program that is asked about on the daily.
50. Surgical Tech- We're already sponsoring San Juan College, why not do our own Surgical Tech program.
51. Psychology- This is another HUGE and popular program, make it transferable to NMSU.
52. Physical Therapist Assistant or Occupational Therapist Assistant - Dire need for these individuals.
53. Cosmetology - another popular program
54. Software coding
55. Information graphics design specialist (think the ability to use instagram and social media for PR and Marketing)
56. Apps Creation Specialist
57. Physical Therapy Assistant
58. Have dorms/Housing available on campus. Students that have no access to transport run into a lot of circumstances when taking public transport. Instructors like to say that you have no excuses for not being in class" but public transportation is unpredictable sometimes.
59. If you are an online student living far from campus don't think that all students will be able to talk to instructors in person or via online webcam.
60. Have a small meal plan if you can. Because if I decide to try to apply for dorms (which are only on the NMSU campus) I don't want to run around a big campus to get my breakfast, lunch, and dinner.
61. When I think of college of the future, one thing that comes to mind is safety. Safety for computers in getting viruses and data leaks. Safety for faculty/students/visitors full time/part time with well lit areas and perhaps better cameras. Safety for facilities with access to buildings using ID cards or pin codes.
62. Programs: the general education, English, math etc… computer/tech for the automotive/EV and HVAC etc. Smart houses for architecture

Q1: Unedited Survey Responses (Continued)

63. Solar/wind engineering

64. Become the go-to institution in the delivery of remedial (for lack of a better term) course work, in particular language arts and mathematics; especially in consideration of preliminary legislative proposals to change the minimum requirements for high school graduation.

65. Digital Literacy Tutoring & Financial Literacy would really benefit the students.

66. I foresee more hybrid classes - not necessarily that meet once a week and work on their own once a week, but a class where there are face-to-face classes equipped cameras/mics with the ability for students to view content from their offices or homes.

67. More 100% online degrees.

68. I believe DACC could benefit from paralegal, veterinarian, cosmetology, and physical therapy programs. I often hear high school students expressing interest in these programs but struggle to find schools that are affordable for them.

69. Better pathways for students to complete 2 years of coursework that will lead to a terminal mental health degree.

70. I think of young mother's who are single and face difficulties such as childcare. I know first hand that I did not attend college earlier in life due to transportation and childcare.

71. So why not have a DACC shuttle just dedicated for single parents not just mothers but fathers as well.

72. We need to help educate our local families who have children and get the word out there that DACC cares this will set the example for future leaders of New Mexico.

73. Ed/Tech based learning: state of art online medical environments; Teleworking workspace;video and digital literacy, Project based remote learning; Outdoor learning activities to improve mental health; Real world environments no physical campuses; Able to explore nature by project based learning (ex. Math/Science/Engineering - robotics/ game coding); No test/student performance will be based on project performance

74. More face to face classes

75. To look beyond means to address concerns impacting all of society:
    - Immigration
    - Earth Sustainability
    - Holistic Health and Wellness

76. Motion picture technical guide (certificate)

77. Data analysis data scientits (certificate and associate)

78. Information Security (certificate and associate)

79. Medical Assistants (certificates and associate)

80. Physical Assistant (associate)

81. Artificial Intelligence and Machine Learning Certification

82. Agriculture technology

83. Substance Abuse, behavioral disorder technician or counselor

84. Online sales representative management

85. I think adding Bachelor's for teaching field.

86. We need physical spaces for programs like printmaking, painting, drawing, welding, building construction, hospitality, Emergency, Fire, police, film, programs that are still very hands on. Students do seem to prefer the online for almost all others.

87. Localized agriculture more than just teaching actually growing and supplying food imagine our culinary program fed by an agricultural program not only would students learn how to cultivate their craft but the work going into buying and selling

88. Cyber security and coding are the future

89. More fine arts, their are not very many arts classes and considering the retirement age of the local population offering drawing, painting, ceramics could be an attractive way to engage more folks. I know as a student I would enjoy the opportunity to take such classes.

90. Real estate certificates

91. Financial advisor/ CPA certificates

92. Grant writing programs

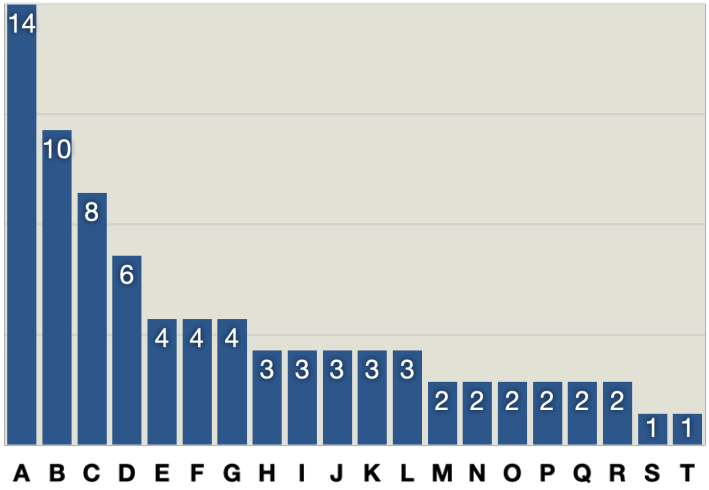
93. More trade programs teach people real skills

Q1: Unedited Survey Responses (Continued)

94. I do think we will need more short term certificates in the trades. We should also look into more internships (paid, if possible).
95. A cosmetology program. There doesn't seem to be any college related programs in this part of the state, just a few private programs.
96. Analysis of local trends and professional needs. Ex: nursing expansion
97. Increase number or students that can enroll in the medical programs. Cohorts are too small and many students leave DACC when they are not accepted or get upset when they are encouraged to take additional classes and never get into to the cohorts.
98. Courses that have integrated technology. Face to Face classes will be offered along with hybrid and online. Technology changes quickly and DACC must stay in touch with that change.
99. More family involvement as many students attending school now are parents or programs to help with childcare or work while parents are in school.
100. Having up-to-date technology for students and staff to use.
101. Make it mandatory for students that are not passing. To go to the tutoring department to bring grades up.
102. Advanced health certificates (mammography, MRI)
103. Limited x-ray program (for small doctors' offices or urgent care facilities)
104. STEM programs
105. Deiseal Mechanical
106. Computer literacy, IT technologies, data research, programming, green technology, environmental
107. CNA, Drafting, Welding, and Medical Assistant. Basic computer certificates.
108. Complete Associate programs for CNA, Drafting, and Medical Assistant at the South County Centers, as well as basic computer skills certificate; delivered via presential classes.
109. As many bachelor degrees or degree completion programs asyou can.
110. Bachelor of science in respiratory care, cyber security
111. Increased emphasis on CTE and terminal 2 year degrees that lead to increased employment opportunities and the ability to get ahead in a rapidly changing business environment.
112. Increase Nursing ADN program and expand a bridge program that allows ADN to BSN online 2 years out.
113. Create mental health tech program that can provide the much-needed staffing support in mental health services whether it be for psychiatric inpatient facilities or outpatient.
114. Short-term: expand Allied Health offerings/ programs
115. Medium-term: expand programs/courses related to film industry & computer tech, including cybersecurity
116. Long-term: consider programs focusing on environmental issues like climate control, sustainability, resource management
117. Programs that are stackable and facilitate life-long learning (certificate to associate to bachelors and beyond). Programs that can be developed quickly to respond to emerging industry needs - the new Drone cert is a good example. Education of technicians to work in the chip industry could be a future need.
118. Offer beginning face to face electrical, welding and other technical classes at the South County Campuses. As most general ed classes are not offered face to face any longer perhaps this would slowly help with student enrollment at these campuses.
119. Short-term: Health and Public Services support
120. Medium-term: Business analytics addition
121. Long-term: Artificial intelligence, supercomputing programs

Ex-56-2

2. What DACC campus facilities or spaces do you like the most (for example, certain buildings, classrooms, offices, support spaces, courtyards, etc.)?*

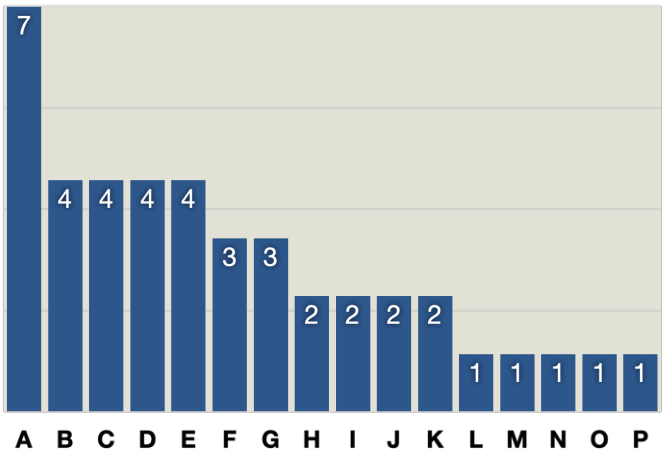


A. East Mesa
B. Espina
C. Espina Commons
D. Gadsden
E. Gadsden Roadrunner Building
F. Sunland Park
G. Library(ies)
H. East Mesa ARC
I. East Mesa Courtyard
J. Outdoor Spaces
K. Espina Alex Sanchez (DASH)
L. General Classrooms
M. Espina Courtyard
N. Gadsden Classrooms
O. Sunland Park Auditorium
P. Computer Lab(s)
Q. East Mesa Student Resources (DASR)
R. Hybrid Learning Classrooms
S. East Mesa Auditorium
T. Gadsden Labs

*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-56-3

3a. East Mesa: What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?*

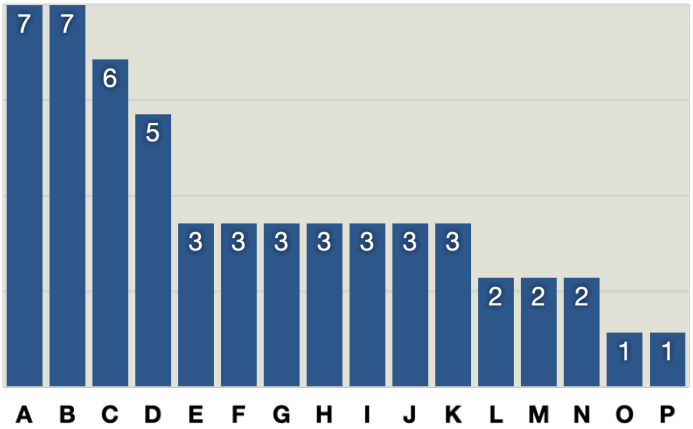


A. Upgrade Social Spaces
B. Improve Signage
C. Provide Snackbars
D. Upgrade Lab Space
E. More / Better Outdoor Spaces
F. Upgrade Study Space
G. Better Hybrid Integration
H. Increase Hours (Library, Bookstore)
I. Provide Dorms
J. Better Learning Space
K. Address ADA
L. Improve DASR
M. Provide a Community Night
N. Provide Fitness Space
O. Provide Water Station
P. Provide Maker Space

*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-56-4

3b. Espina Campus: What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?*

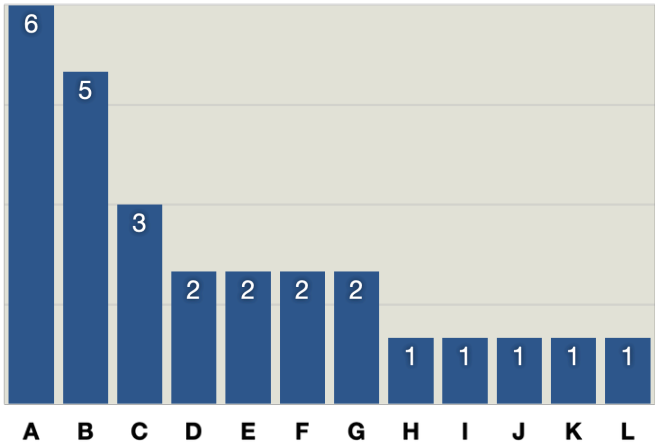


A. Upgrade labs
B. Upgrade social space
C. Upgrade / Modernize
D. Upgrade learning spaces
E. Maintenance
F. Signage
G. Fitness
H. Upgrade trade labs
I. Restrooms
J. Better hybrid integration
K. Snackbar
L. Daycare
M. Faculty spaces
N. Outdoor space
O. More classes
P. Dorms

*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-56-5

3c. South Centers (Sunland Park and Gadsden): What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?*



A. Better Learning Spaces
B. Modernize Facility
C. Provide Snackbar
D. Upgrade Library
E. Better Hybrid Integration
F. Physical Access
G. More Offerings
H. Better Reception Area
I. Water Refill Stations / Fountains
J. Outdoor Space
K. Bookstore
L. Fitness

*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-56-6

3d. Chaparral: What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?*

1. Need more classes
2. Build up the open labs with areas for students to take Zoom classes or remote meetings with instructors.
3. Some physical fitness equipment or classes
4. Outdoor Table and Chairs
5. Walking Path
6. Water fountains or water refill stations, recycling bins
7. More face to face courses at satellite campuses.
8. More outdoor seating
9. Have workforce offer classes there to the adult community.

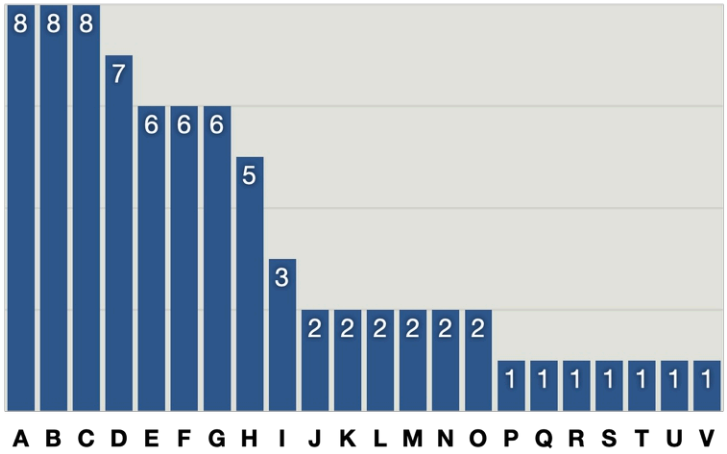
Ex-56-7

3e. Workforce Center: or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?*

1. Repave parking lot and improve lighting, i.e. sense of security is woefully weak.
2. Better security and bathroom remodeling would be great. Those are the 2 areas that seem to be lacking the most.
3. Job fairs or classes on how to write a resume, cover letter etc… Also allow people to search for employment outside of the state for those who would like to travel beyond.
4. Update floors, paint and welcome entry. Feels like it is stuck in 1970 decor
5. Some physical fitness equipment or classes
6. Water fountains or water refil stations, recycling bins
7. More face to face courses at satellite campuses.
8. More outdoor seating

Ex-56-8

4. When you think about what it means to be a college of the future, what student support services might we need to add? Think short-, medium-, and long-term.*

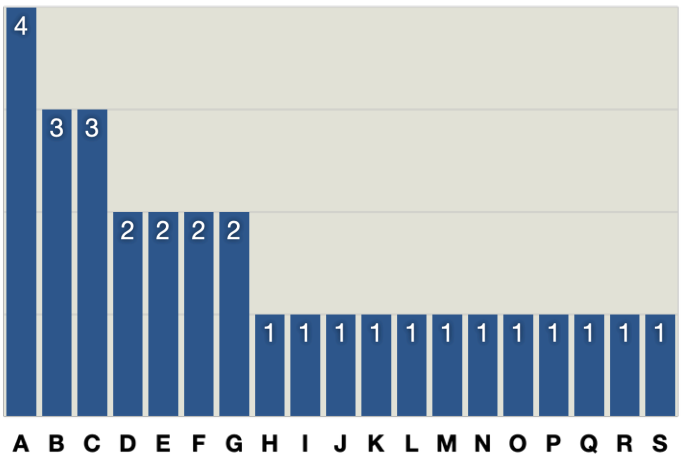


A. Childcare
B. Career Services
C. Better Advising
D. Campus Healthcare
E. Improve Technology
F. Student Groups / Spaces
G. Special Classes
H. Remote Support
I. Cultural Support
J. Fitness Space
K. Mobile App
L. Scholarship Support
M. Upgrade Social Spaces
N. More Online Learning
O. Transportation
P. 4-Year Programs
Q. Tech Emphasis
R. Introductory Courses
S. Upgrade Learning Spaces
T. More in Person Learning
U. Social Media
V. Disability Services

*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-56-9

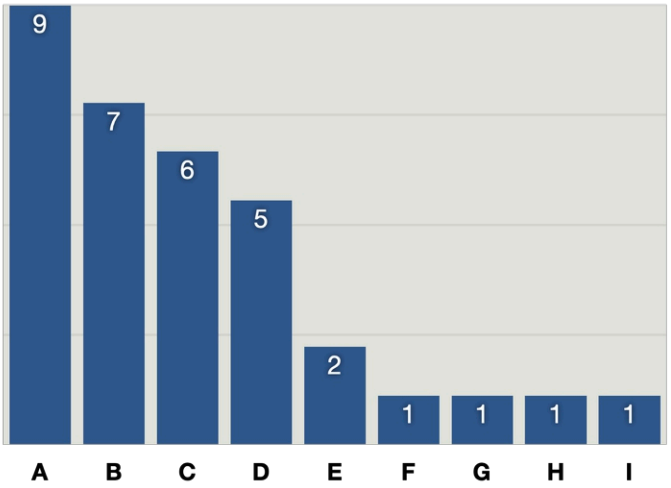
5. What do you think is the one most important physical building- or site-related improvement for DACC to complete over the next 10 years?*



A. Upgrade Tech
B. More Space
C. Proper Maintenance
D. Update HVAC
E. East Mesa Student Services
F. Snackbars
G. Student Parent Services
H. Dorms
I. Security
J. Going Green
K. Student Amenities
L. Use Auditorium
M. Better Advising
N. Espina Commons
O. Community Gardens
P. East Mesa Café
Q. Provide Healthcare
R. Early College Expansion
S. Renovate DASR Science Labs (233, 237)

Ex-56-10

6. How might we use existing spaces at the college differently to support employees?*

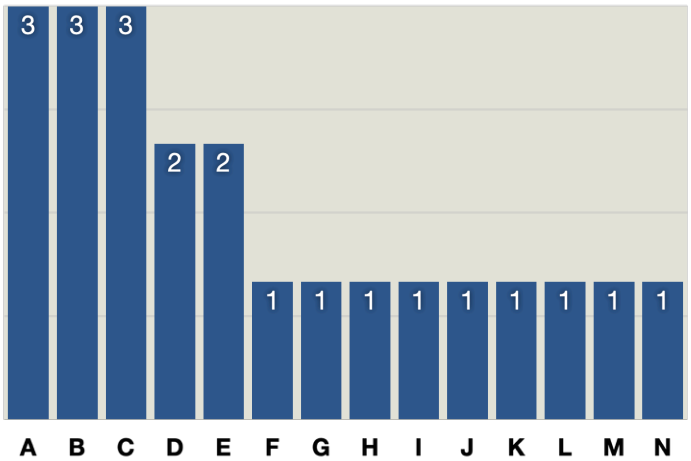


A. Employee Lounge
B. More/Improved Office Space
C. Better Integration of Tech
D. Wellness Center
E. Better Storage Solutions
F. Unused Space for Tutoring
G. Public Art
H. Childcare
I. Faculty Parking

*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-56-11

7. Please provide any other comments or thoughts you have that may impact DACC's Facilities Master Plan.*



A. Better Tech Integration
B. Improve Security
C. Improve Work Order Response
D. Better Social Spaces
E. Update Current Facilities
F. Signage
G. More Relatable Programs
H. Housing/Dorms
I. Espina Update
J. Trades Expansion
K. Natural Light
L. Expand
M. Libraries Need Attention
N. Restroom Ventilation

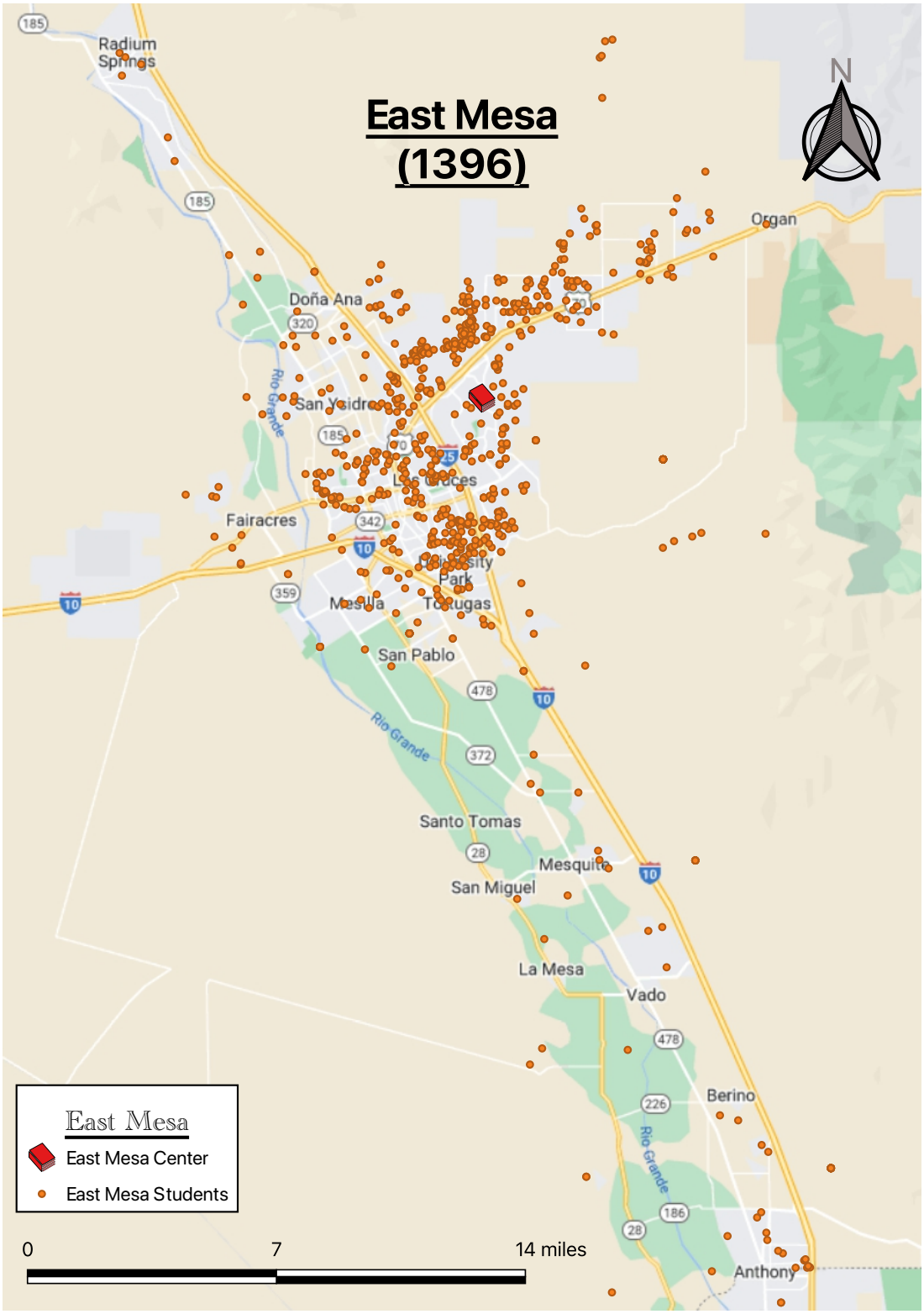
*May include multiple ideas from a single responder; some responders did not answer all questions

Administrative Interview Participants

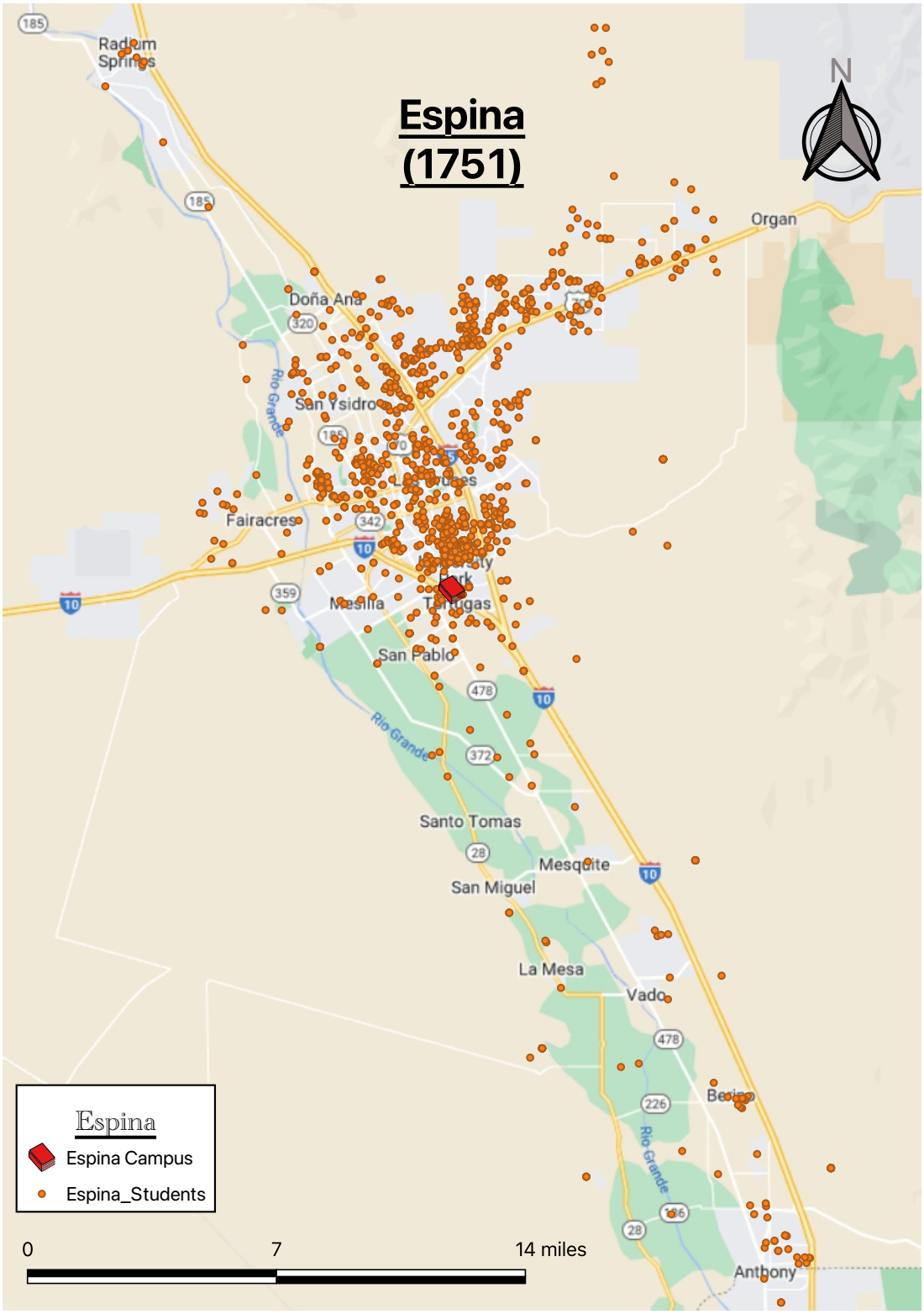
- **Student Services**
  - Ike Ledesma, *VP Student Services*
- **Career Readiness & Economic Development**
  - Fred Owensby, *Continuing Education Department; Executive Director, Workforce Development/Training*
  - Mary Ulrich, *Community Education and Customized Training Director*
- **Health Sciences**
  - Josefina Carmona, *Division Dean*
  - Elmer Gonzales, *Program Director for Dental Hygiene/Dental Assistant*
  - Sharon Lashley, *Director for Allied Healthcare*
  - Cynthia Olivas, *Director for Nursing Program*
- **Advanced Technologies**
  - Chipper Moore, *Division Dean*
  - Terry Mount, *Department Chair of Commercial Technologies*
  - Jon Juarez, *Department Chair for Computer Information and Technology*
  - Matt Byrnes, *Interim Department Chair for Architecture and Construction Technology (Arts, Humanities, & Social Sciences)*
- **Arts, Humanities, & Social Sciences**
  - Shannon Bradley, *Division Dean*
  - Matt Byrnes, *Dept. Chair for Arts, Theatre, Media, Photography*
  - Michelle Guzman-Armijo, *Dept. Chair for English*
  - Mylis Murdock, Ed Chair
- **Science, Engineering, & Math**
  - Joe Butler, *Division Dean*
  - Jimmy Chu, *Dept. Chair for Science*
  - Rita Gonzales, *Dept. Chair of Mathematics*
- **Business & Public Services**
  - Jonathan Nunley, *Division Dean*
  - Hillary Avita, *Professor, Administrative Technologies*
  - Juan Wittke, *Instructor/Dept. Chair, Public Services*
  - Laura De La Cruz, *Associate Professor, Administrative Technologies*
- **Business & Finance**
  - Kelly Brooks, *VP*
  - Michael Luchau, *Facilities*
- **DACC Cabinet**
  - Monika Torres, *President*
  - Ike Ledesma, *VP for Students Services*
  - Xeturah Woodley, *VP for Academic Affairs*
  - Kelly Brooks, *VP for Business & Finance*
  - Kristi Martin, *Lead Development Officer*

A.8 Student Location (Fall 2022)

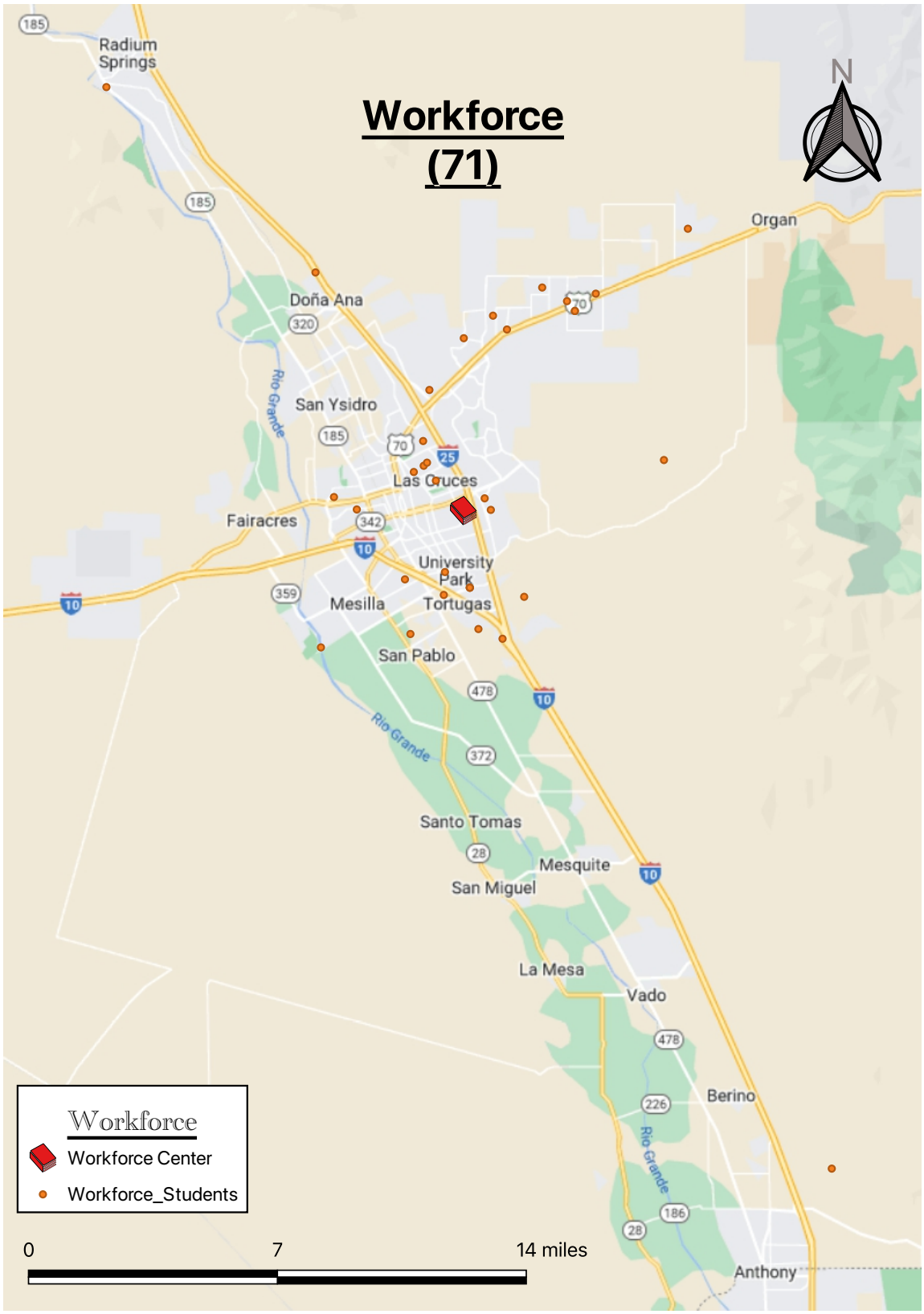
Ex-57: NMSU-DACC Student Location: East Mesa



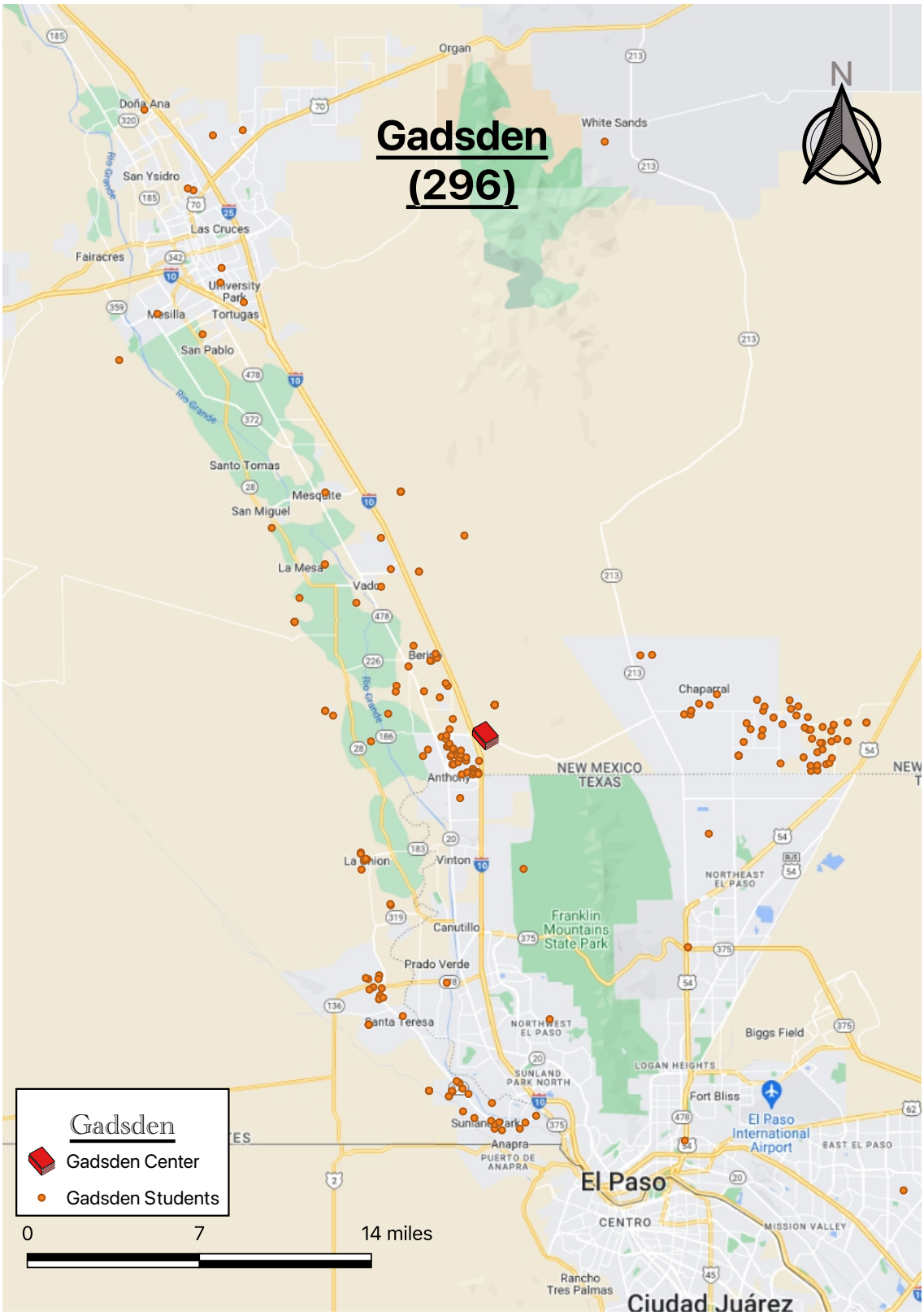
Ex-58: NMSU-DACC Student Location: Espina



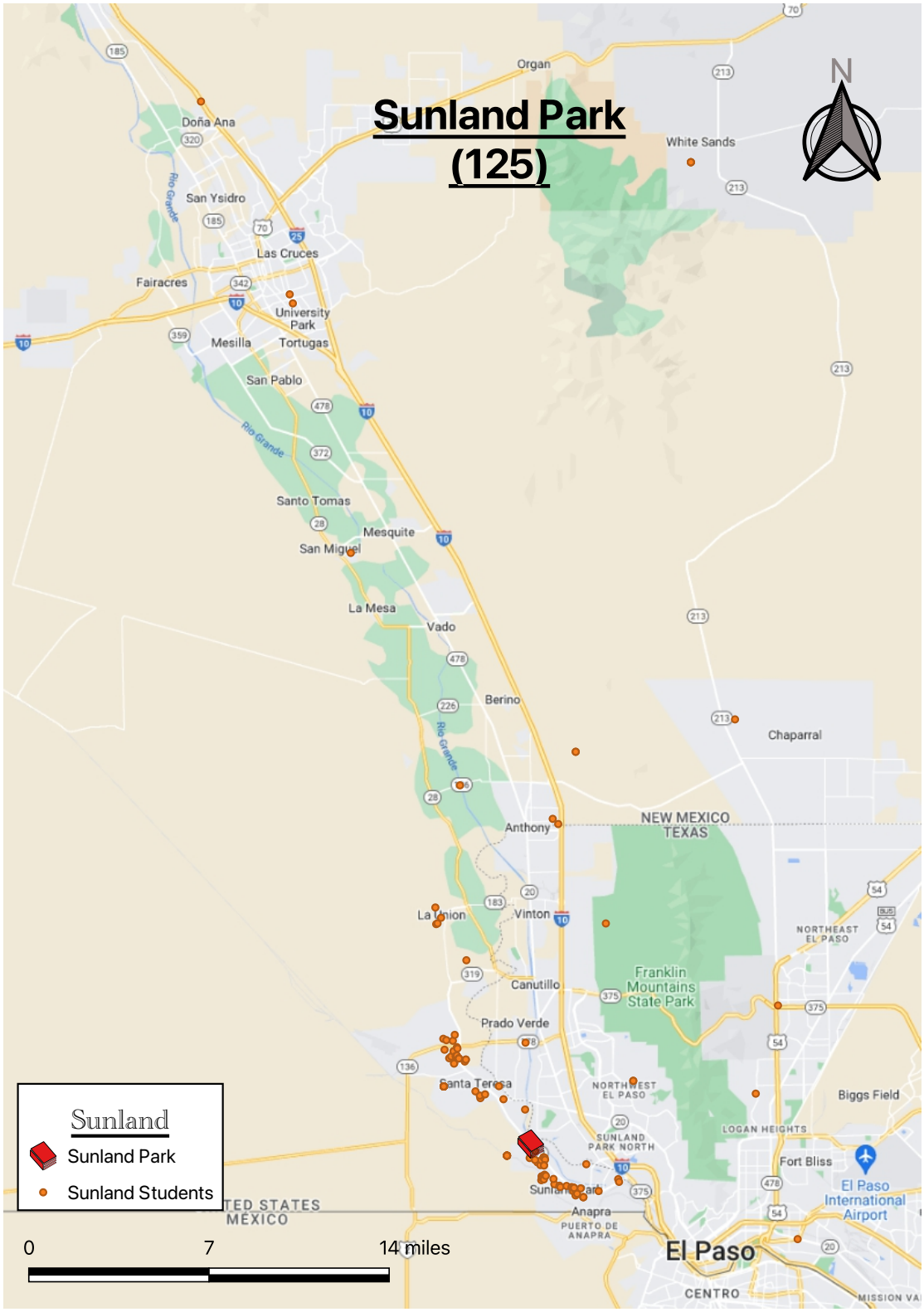
Ex-59: NMSU-DACC Student Location: Workforce Center



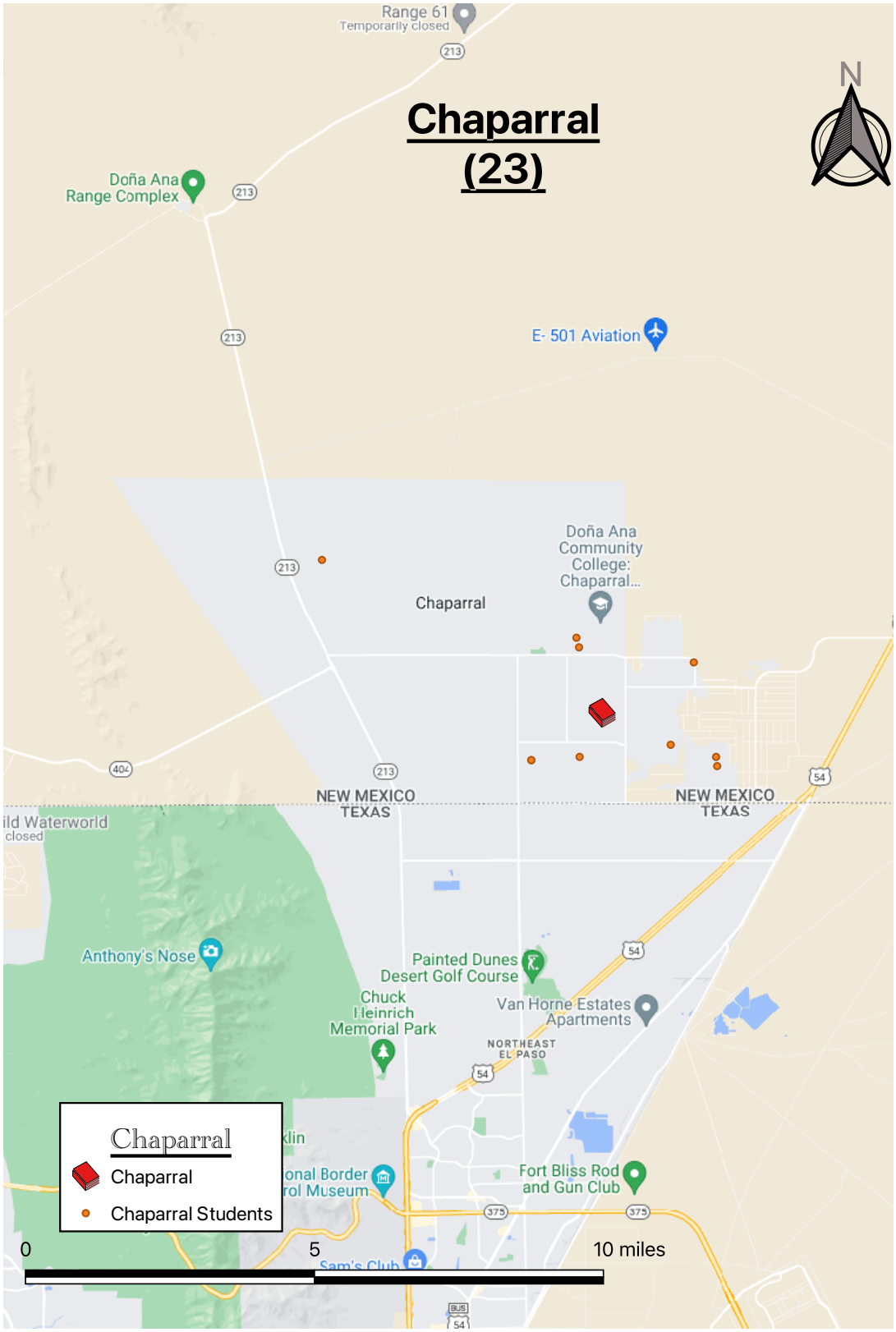
Ex-60: NMSU-DACC Student Location: Gadsden Center



Ex-61: NMSU-DACC Student Location: Sunland Park Center



Ex-62: NMSU-DACC Student Location: Chaparral Center

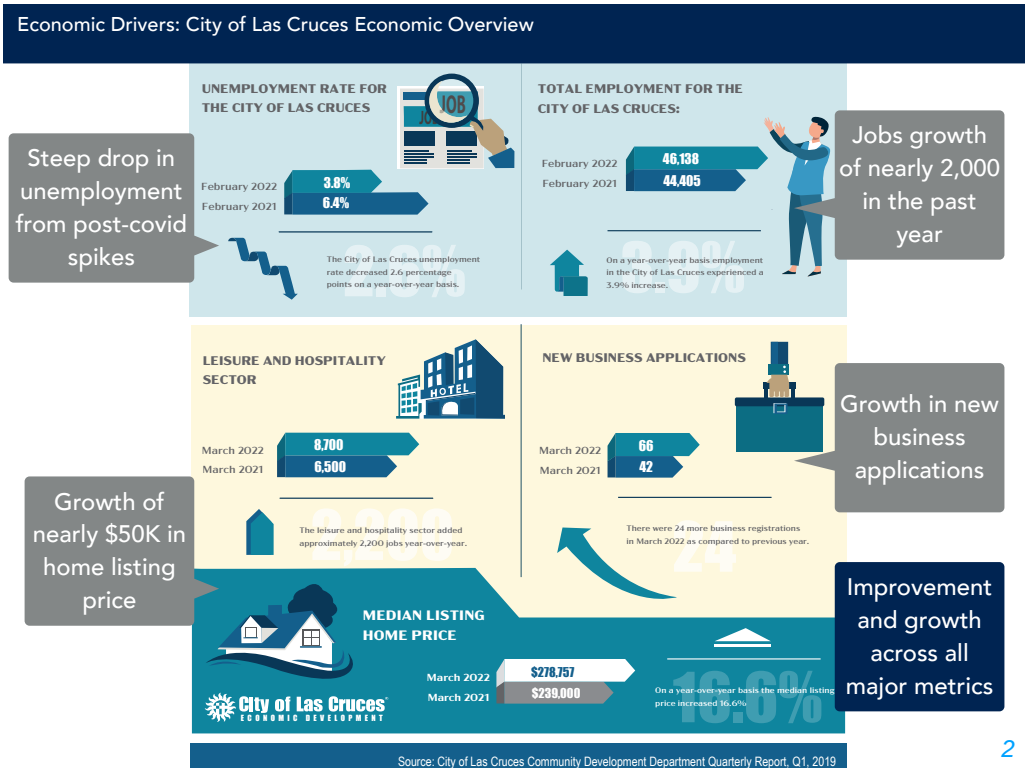


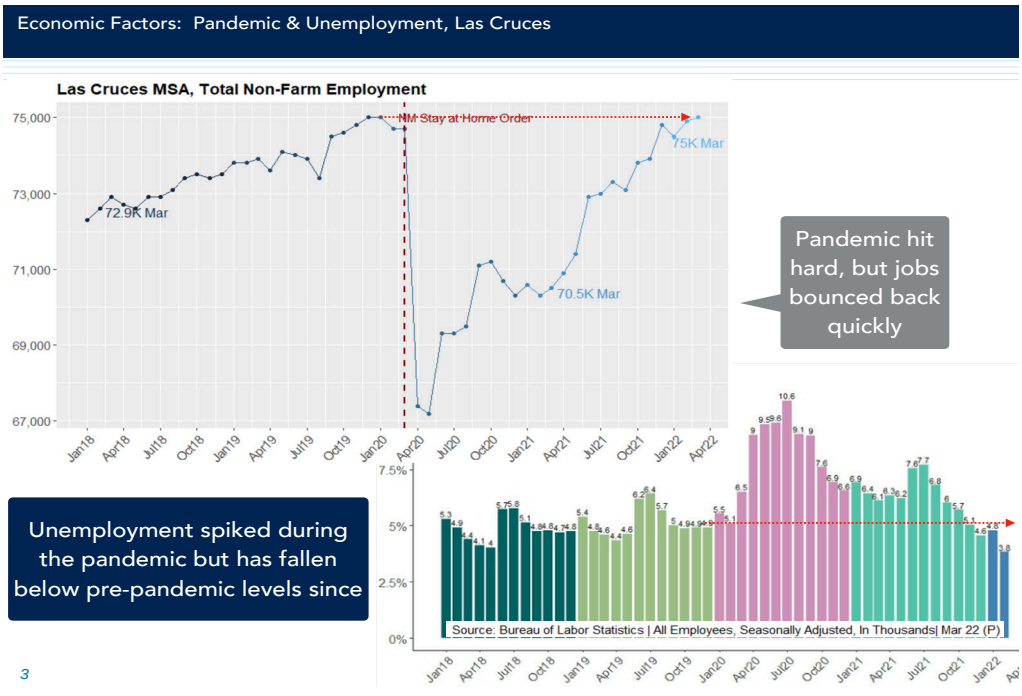
A.9 Demographic / Economic Scan

Download

https://tinyurl.com/dacc-demographics

(6 MB PDF)





Las Cruces Economic Indicators, Pre- & Post- Pandemic

The most recent data published by the City of Las Cruces shows that much of the jobs losses resulting from the pandemic have already been recovered.

Recovery from economic hit during and just after COVID in jobs and labor force. Together these metrics describe a community's economic recovery capacity, or **resiliency**.

Recovery capacity is an indicator of a healthy, resilient, and growing economy

Resiliency is a major factor supporting **birth rates** in an area.

Economic growth is a major factor supporting **in-migration.**

Region	Indicator	Month	2010	2018	2020	2021	2022	2022 vs '18	YoY change
City of Las Cruces	Employment	Feb.		44,646		44,405	46,138	3.3%	3.9%
City of Las Cruces	Labor force	Feb.		46,957		47,466	47,972	2.2%	1.1%
Las Cruces MSA	Total non-farm employment	Mar.		72,900		70,500	75,000	2.9%	6.4%
Las Cruces MSA	Leisure & hospitality	Mar.		8,300		6,500	8,700	4.8%	33.8%
City of Las Cruces	New business registrations	Mar.				42	66		57%
City of Las Cruces	New residential construction permits	Q1				241	246		2.2%
City of Las Cruces	Population		97,618		111,385				14%
City of Las Cruces	Median listing price	Mar.				239K	279K		16.7%
City of Las Cruces	Median listing days	Feb.				59	83		41%
Doña Ana County	SNAP	Dec.			30,402	34,694			14%
USA	CPI (all items)	Mar.				265.03	287.70		8.6%

Year-over-Year Decline

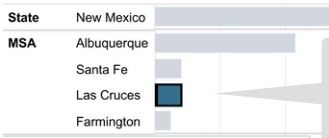
Region	Indicator	Month	2010	2018	2020	2021	2022	2022 vs '18	YoY change
City of Las Cruces	Unemployment rate	Feb.		4.9%	5.1%	6.4%	3.8%	1.1pp	2.6pp

Source: City of Las Cruces Community Development Department Quarterly Report, Q1, 2023

4

Las Cruces Economic Indicators: Post- Pandemic & Projected Growth

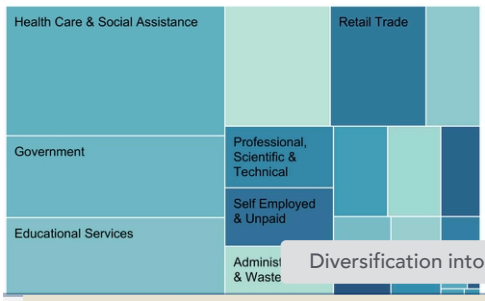
NMDWS projects continued economic growth for Las Cruces



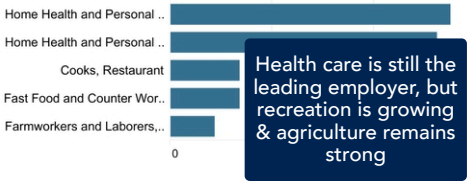
Las Cruces
Total All Industries
Projected Numeric Growth: 7,850.0
2020 Employment: 76,480
2030 Employment: 84,330

Though a distant third in the state behind Abq., and Santa Fe metro areas, Las Cruces is projected to see additional jobs growth of nearly 8,000in the coming decade.

Industry Share of Projected 2030 Employment
Current Area | Las Cruces

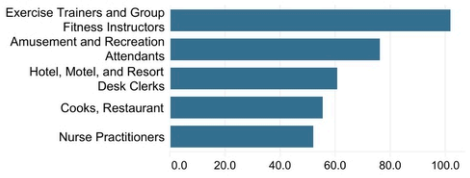


Largest Growth *Current Area | Las Cruces*



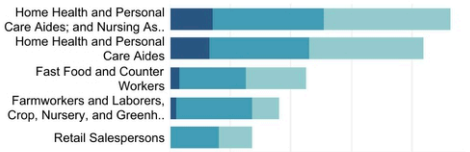
Health care is still the leading employer, but recreation is growing & agriculture remains strong

Fastest Growth (%)



Source: City of Las Cruces Community Development Department Quarterly Report, Q1, 2022

Most Annual Job Openings



Diversification into recreational industries & strong ag. base support resiliency

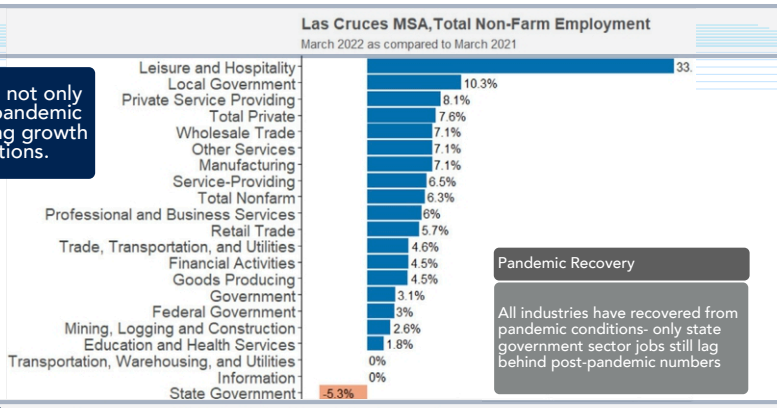
Resiliency is a product of economic diversity, stable economic base industries, effective leadership, and adequate infrastructure and workforce.

Source: NM Dept. of Workforce Solutions, Industry Employment Projections, 2023

Resiliency

Resiliency

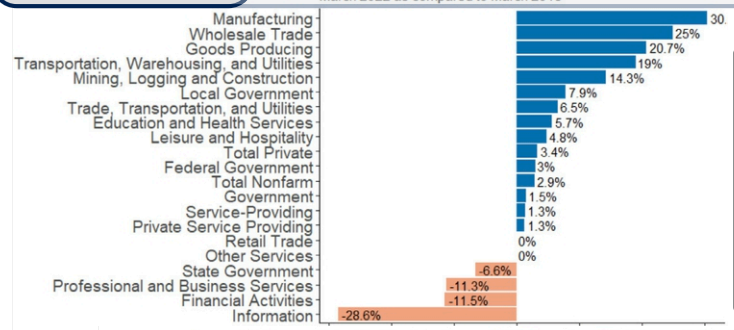
The Las Cruces economy has not only recovered completely from pandemic conditions, it has shown strong growth over pre-pandemic conditions.



Pandemic Recovery

All industries have recovered from pandemic conditions- only state government sector jobs still lag behind post-pandemic numbers

Economic growth



Growth from 2018

Measured against pre-pandemic conditions, most industries saw growth by 2022. State government still lags by over 5%, professional, financial, and information industries also still lag- with information sector jobs down by over a quarter.

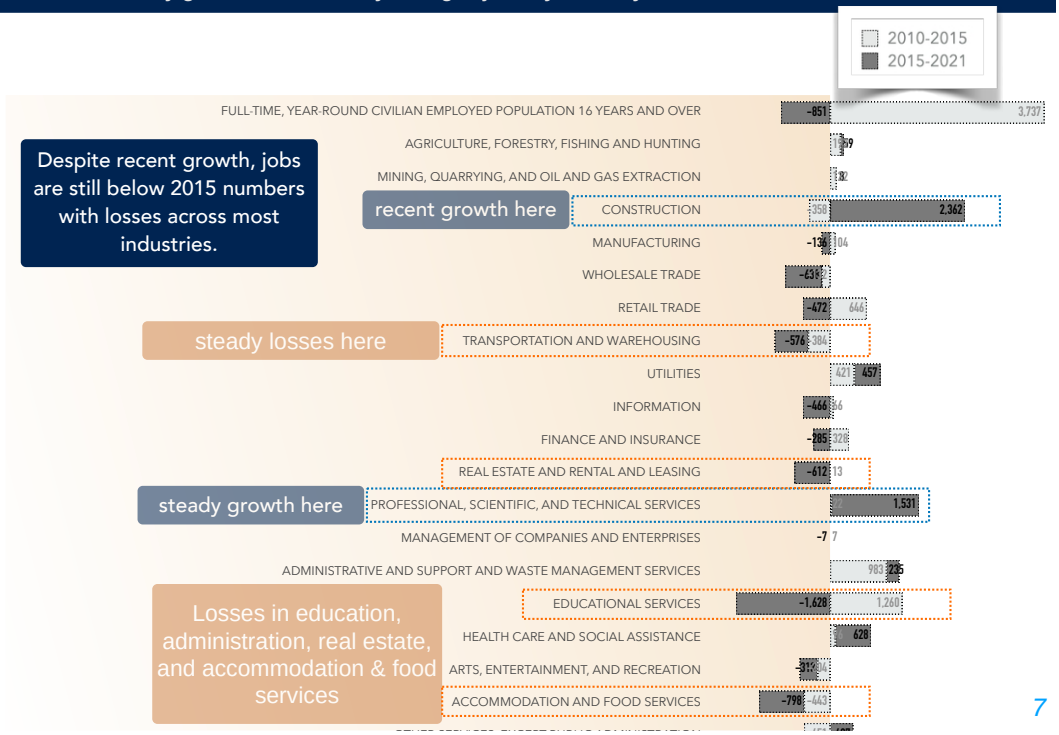
Manufacturing, wholesale, and production, all important base industries, saw the largest gains per pre-pandemic levels, both growing by over 25%

Source: U.S. Bureau of Labor Statistics | Las Cruces, MSA | All Employees, Not Seasonally Adjusted |Mar 22 (P)

6

Relative Growth: Jobs by Industry, from **2010 to 2015**, and **2015 to 2021**

Trends in industry growth described by changes jobs by industry



Despite recent growth, jobs are still below 2015 numbers with losses across most industries.

recent growth here

steady losses here

steady growth here

Losses in education, administration, real estate, and accommodation & food services

7

Regional Growth: Santa Teresa Continues to Dominate economic pull

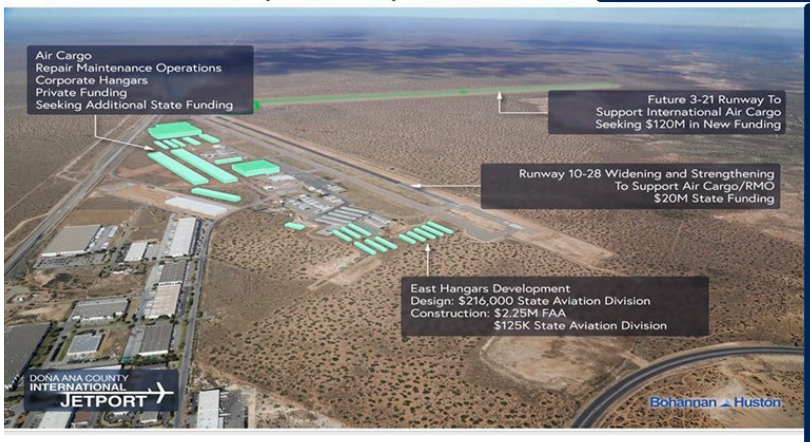
Small population produces big business, tax revenue, and growth expected go keep growing

Strong political support= infrastructure funding, including planned jetport improvements

Jobs & tax base growth not really reflected in population numbers

Certainly an important tax base resource and expanding branch of the local economy, not a huge population population growth or student producer. Well-supported by state funding & seeing good success at attracting companies.

Jetport Improvements



Though growth is expected to continue at high rates including some planned housing. However, based on existing population behaviors, the era is not expected to be a significant student producer in the immediate future;

Economic Impacts: Births & Migration

Resiliency is a major factor supporting **birth rates** in an area.

Birth Rates | Resiliency

Together, births & in-migration account for ***all possible population growth*** in any geography

Economy, Population, & Enrollment

The local economy's relationship to college enrollment is most closely* linked to population growth. Economic factors are the most influential drivers of population growth's only two sources: births and in-migration.

Population change gets broken out into "natural change," and "net migration." In Doña Ana County, natural change added while migration subtracted population.

* jobs training programs are also an important link

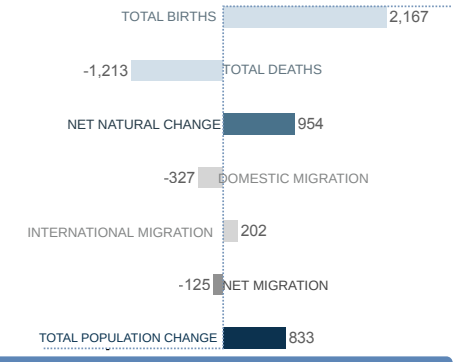
Population Growth: Sources

New population can only from from two sources: they are born or they move into an area

DAC Population Growth

In Doña Ana County, on average, total births and positive international in-migration outweigh deaths and negative out-migration to add 833 new persons a year.

Average Annual Population Change: Doña Ana County, 2010-2020

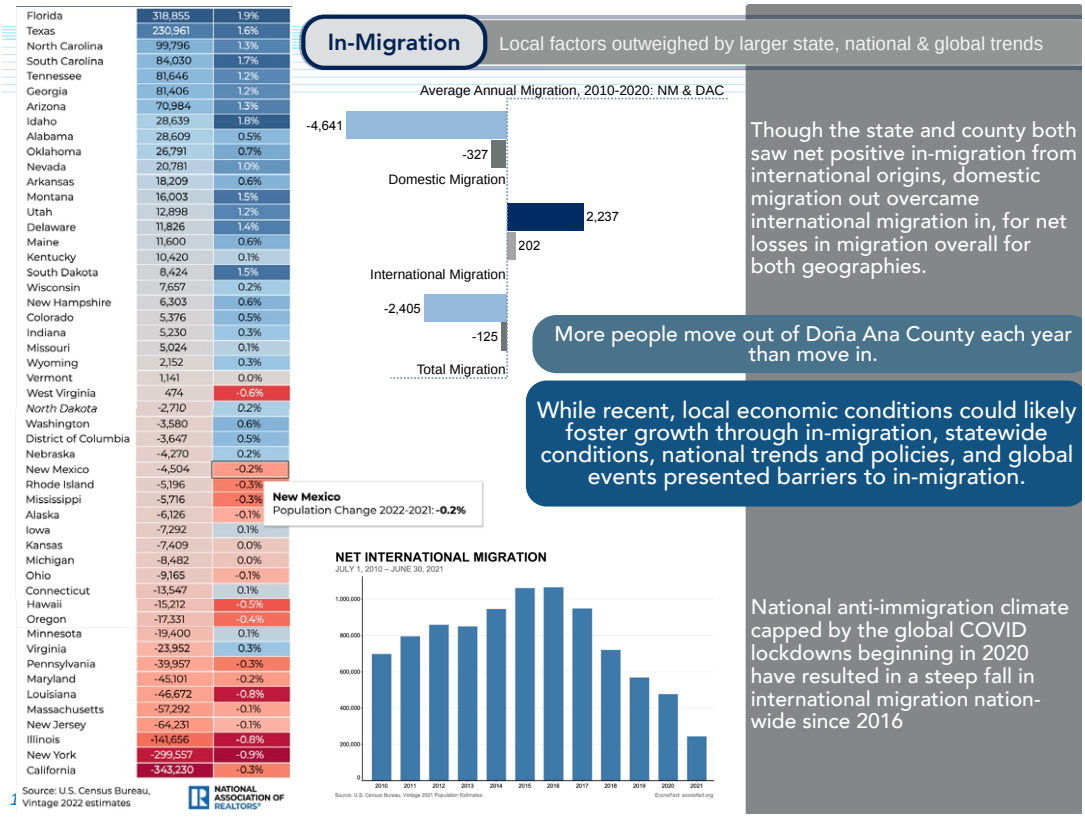


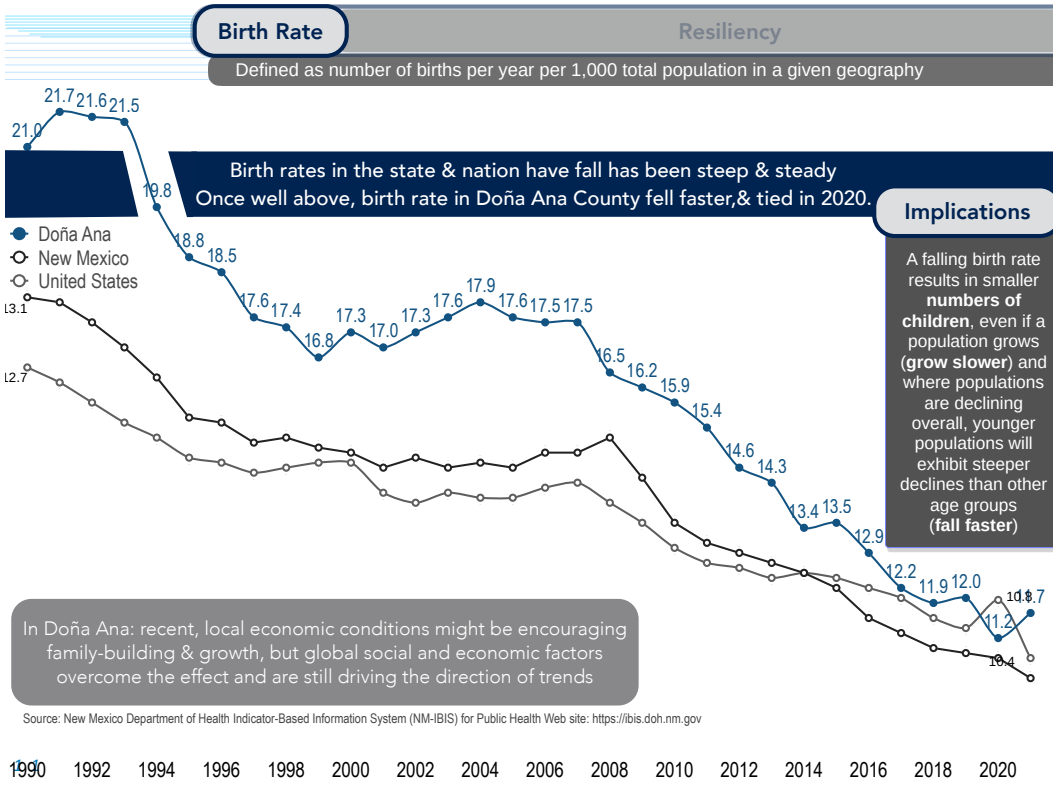
Net **positive population growth** despite negative net migration due to strong birth numbers

Economic Growth | **In-Migration**

Economic growth is a major factor supporting **in-migration.**

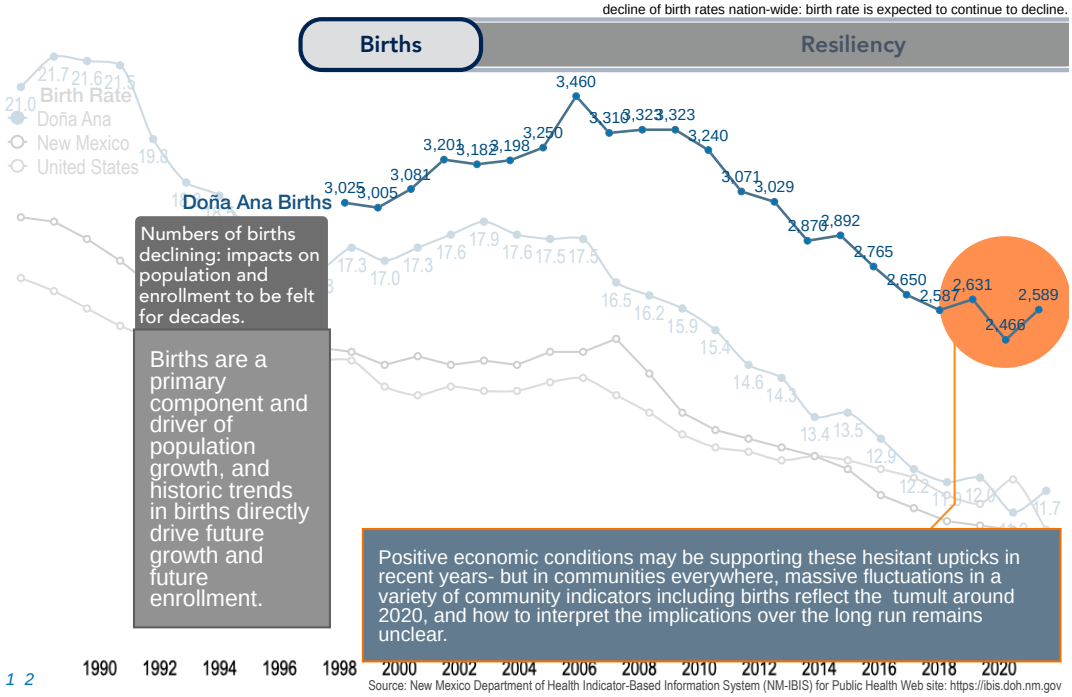
9 Data Sources: U.S. Department of Commerce. 2021. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System, headwaterseconomics.org/eps.


Florida 318,855 1.9%
Texas 230,961 1.6%
North Carolina 99,796 1.3%
South Carolina 84,030 1.7%
Tennessee 81,646 1.2%
Georgia 81,406 1.2%
Arizona 70,984 1.3%
Idaho 28,639 1.8%
Alabama 28,609 0.5%
Oklahoma 26,791 0.7%
Nevada 20,781 1.0%
Arkansas 18,209 0.6%
Montana 16,003 1.5%
Utah 12,898 1.2%
Delaware 11,826 1.4%
Maine 11,600 0.6%
Kentucky 10,420 0.1%
South Dakota 8,424 1.5%
Wisconsin 7,657 0.2%
New Hampshire 6,303 0.6%
Colorado 5,376 0.5%
Indiana 5,230 0.3%
Missouri 5,024 0.1%
Wyoming 2,152 0.3%
Vermont 1,141 0.0%
West Virginia 474 -0.6%
North Dakota -2,710 -0.2%
Washington -3,580 0.6%
District of Columbia -3,647 0.5%
Nebraska -4,270 0.2%
New Mexico -4,504 -0.2%
Rhode Island -5,196 -0.3%
Mississippi -5,716 -0.3%
Alaska -6,126 -0.1%
Iowa -7,292 0.1%
Kansas -7,409 0.0%
Michigan -8,482 0.0%
Ohio -9,165 -0.1%
Connecticut -13,547 0.1%
Hawaii -15,212 -0.5%
Oregon -17,331 -0.4%
Minnesota -19,400 0.1%
Virginia -23,952 0.3%
Pennsylvania -39,957 -0.3%
Maryland -45,101 -0.2%
Louisiana -46,672 -0.8%
Massachusetts -57,292 -0.1%
New Jersey -64,231 -0.1%
Illinois -141,656 -0.8%
New York -299,557 -0.9%
California -343,230 -0.3%
Source: U.S. Census Bureau, Vintage 2022 estimates
NATIONAL ASSOCIATION OF REALTORS®
In-Migration
Local factors outweighed by larger state, national & global trends
Average Annual Migration, 2010-2020: NM & DAC
-4,641
-327
Domestic Migration
2,237
202
International Migration
-2,405
-125
Total Migration
New Mexico
Population Change 2022-2021: -0.2%
Though the state and county both saw net positive in-migration from international origins, domestic migration out overcame international migration in, for net losses in migration overall for both geographies.
More people move out of Doña Ana County each year than move in.
While recent, local economic conditions could likely foster growth through in-migration, statewide conditions, national trends and policies, and global events presented barriers to in-migration.
NET INTERNATIONAL MIGRATION
JULY 1, 2010 – JUNE 30, 2021
1,000,000
800,000
600,000
400,000
200,000
0
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021
National anti-immigration climate capped by the global COVID lockdowns beginning in 2020 have resulted in a steep fall in international migration nation-wide since 2016


Birth Rate
Resiliency
Defined as number of births per year per 1,000 total population in a given geography
Birth rates in the state & nation have fall has been steep & steady
Once well above, birth rate in Doña Ana County fell faster,& tied in 2020.
Implications
A falling birth rate results in smaller numbers of children, even if a population grows (grow slower) and where populations are declining overall, younger populations will exhibit steeper declines than other age groups (fall faster)
Doña Ana
New Mexico
United States
21.0 21.7 21.6 21.5 19.8 18.8 18.5 17.6 17.4 16.8 17.3 17.0 17.3 17.6 17.9 17.6 17.5 17.5 16.5 16.2 15.9 15.4 14.6 14.3 13.4 13.5 12.9 12.2 11.9 12.0 11.2 10.4
In Doña Ana: recent, local economic conditions might be encouraging family-building & growth, but global social and economic factors overcome the effect and are still driving the direction of trends
Source: New Mexico Department of Health Indicator-Based Information System (NM-IBIS) for Public Health Web site: https://ibis.doh.nm.gov
1990 1992 1994 1996 1998 2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020

Despite recent fluctuations, the county's downward trend in births is likely to continue*. The immediate result of falling births is smaller cohorts of school children. Over time, low births erode the higher education student base to an extent that is extremely difficult to reverse and continues to impact enrollment for decades.

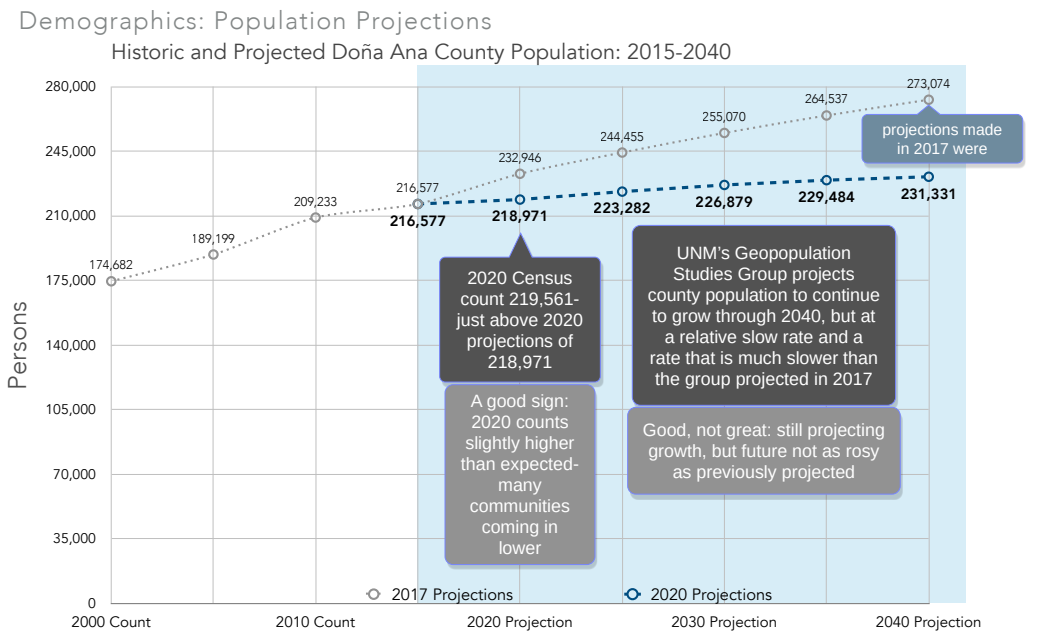
* Large scale economic shifts putting the cost of housing and raising families out of reach for many, declining child mortality and social shifts in priorities drive the continued decline of birth rates nation-wide: birth rate is expected to continue to decline.



Source: New Mexico Department of Health Indicator-Based Information System (NM-IBIS) for Public Health Web site: https://ibis.doh.nm.gov

Population Growth: Historic & Projected

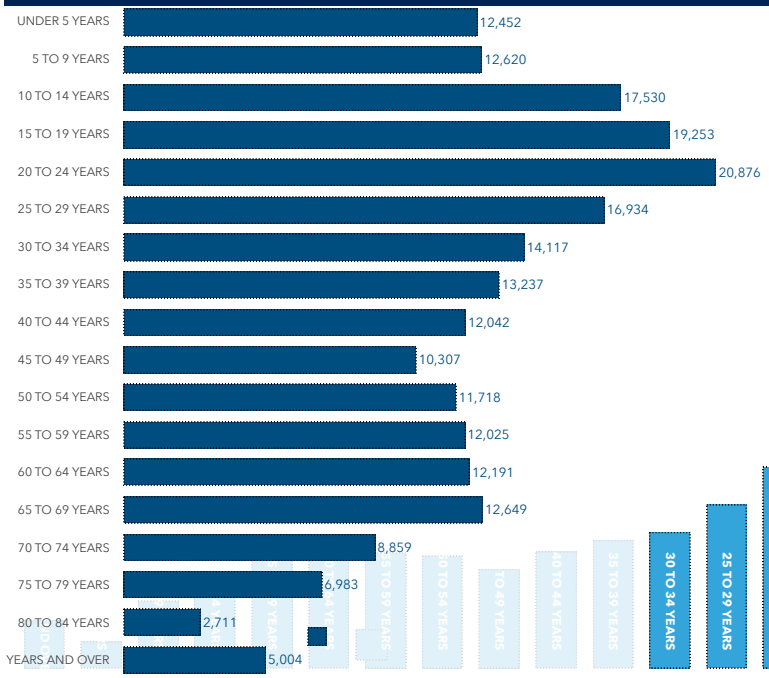
migration & births determine the rate of population growth; in Dona Ana County, the population is projected to continue growing over the in the coming decades



Source: University of New Mexico-Geospatial and Population Studies 2017 & 2020

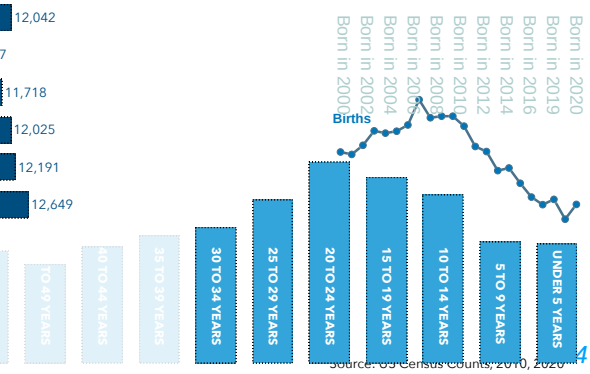
Population Growth: By Age Group

Changes in the share of **age groups** in the population from **2010 to 2020**: fewer school-age, more young adult age, fewer working age, more 60+



Population Growth & Age

The distribution of a population across different ages is a product of births, migration, & longevity. Tumbling births correlate directly to low numbers of younger people.



Source: US Census Counts, 2010, 2020

4

Population by Age, DAC 2020

The distribution of a population across different ages is a product of births, longevity, & migration.

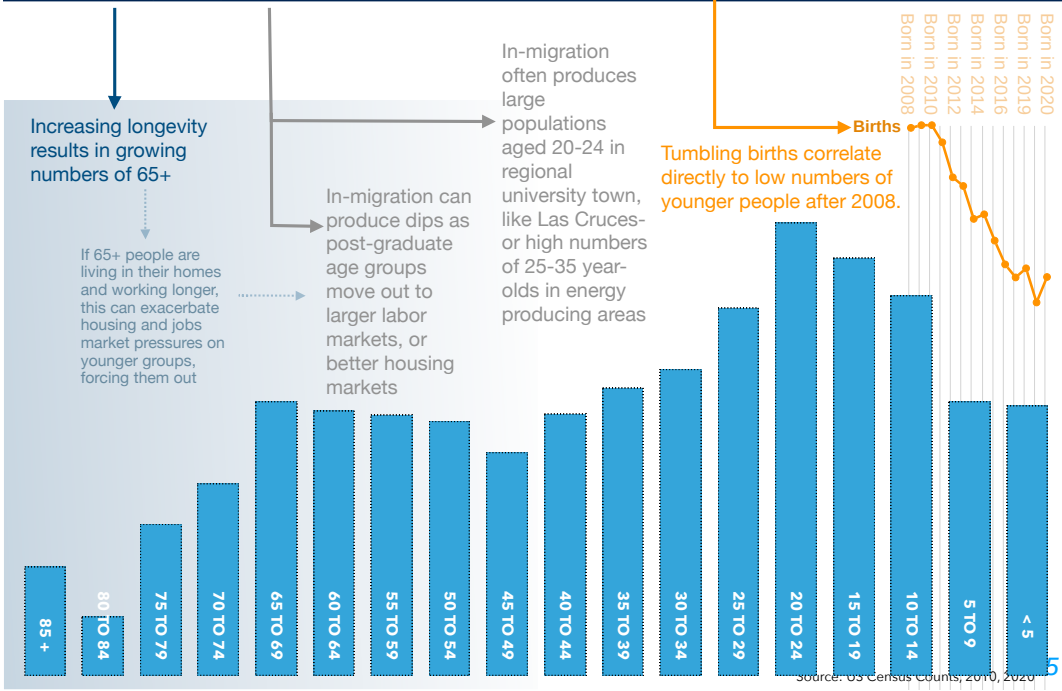
Increasing longevity results in growing numbers of 65+

If 65+ people are living in their homes and working longer, this can exacerbate housing and jobs market pressures on younger groups, forcing them out

In-migration can produce dips as post-graduate age groups move out to larger labor markets, or better housing markets

In-migration often produces large populations aged 20-24 in regional university town, like Las Cruces- or high numbers of 25-35 year-olds in energy producing areas

Tumbling births correlate directly to low numbers of younger people after 2008.



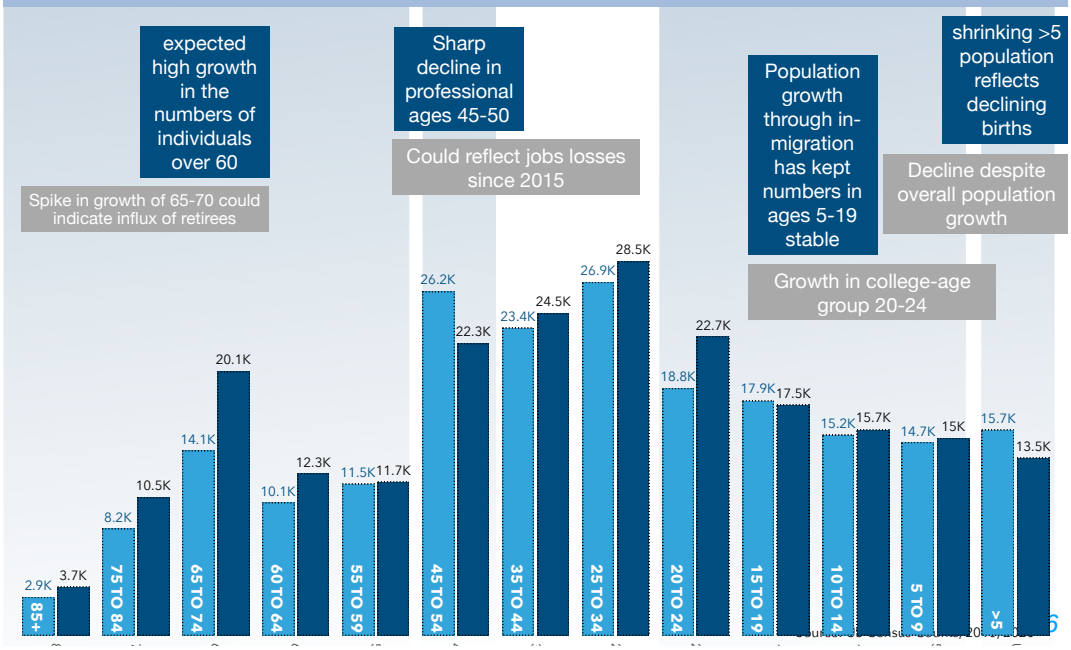
Source: US Census Counts, 2010, 2020

5

Population Change by Age, DAC 2010-2020

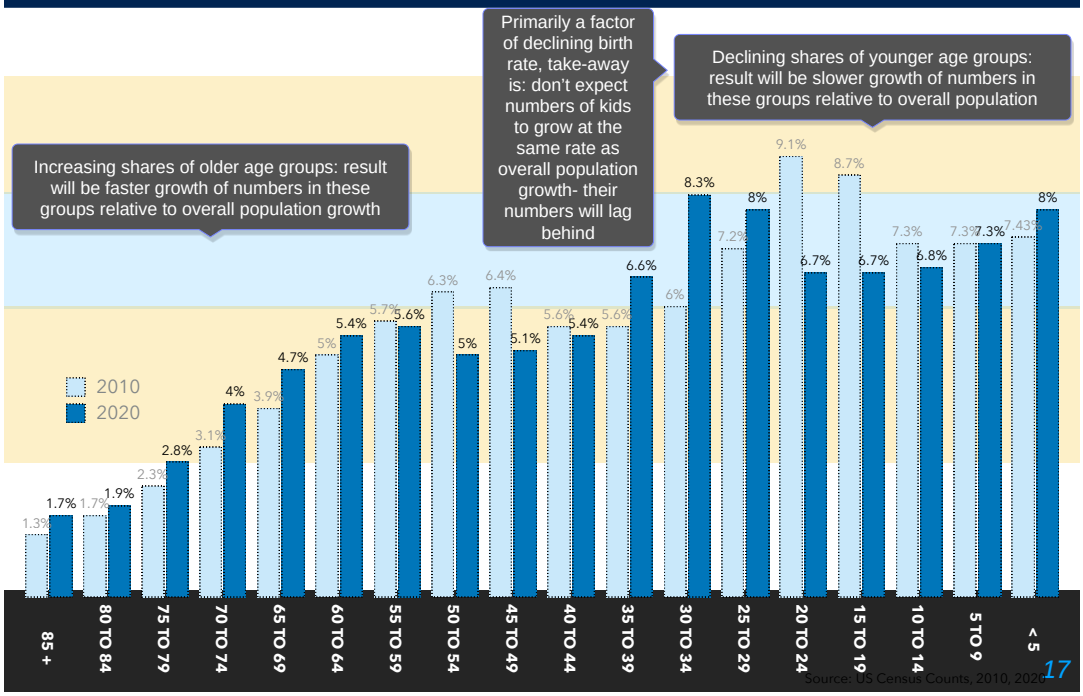
Absolute changes in the number of individuals in each age group in theist decade: overall population growth of around 10,000 in that time. If evenly distributed, each age group would see growth of about 750.

Where changes in population deviate significantly from that pattern (growth of about 750), we learn something about how outside forcers are impacting population growth in DAC.

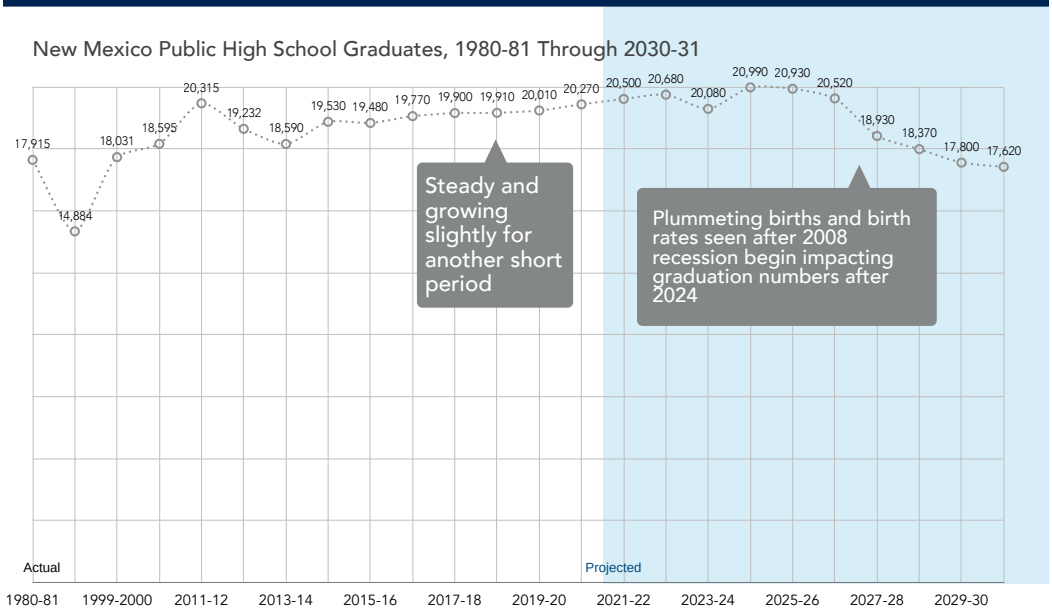


Relative Growth: By Age Group, from **2010 to 2020**

Changes in the **share** of **age groups** in the total population describe shifts in the overall population profile resulting from shifts in trends over time**- and indicates how age groups are and will respond to overall population growth**



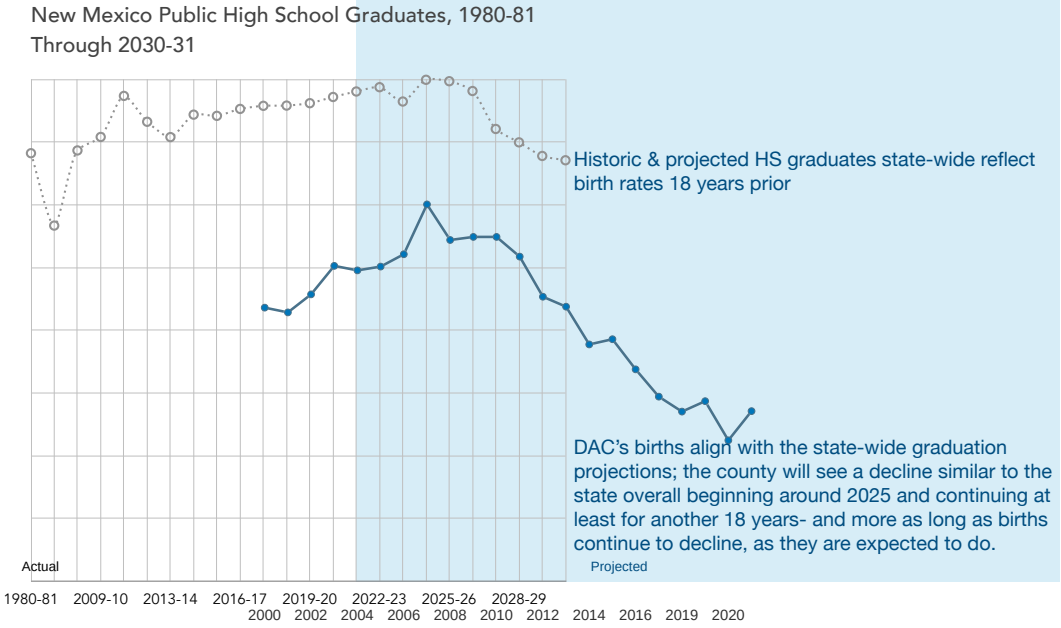
Immediate enrollment base outlook: holding steady until about 2026.



SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 1981-82 through 2005-06; "State Dropout and Completion Data File," 2005-06 through 2012-13; and State High School Graduates Projection Model, through 2030-31. (This table was prepared January 2022.)

18

Immediate enrollment base outlook: holding steady until about 2026.



SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 1981-82 through 2005-06; "State Dropout and Completion Data File," 2005-06 through 2012-13; and State High School Graduates Projection Model, through 2030-31. (This table was prepared January 2022.)

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The Take-Aways

Economic Growth a major factor supporting **in-migration,** is strong in DAC

Resiliency a major factor supporting **birth rates, is also strong**

Despite these factors, greater national and global trends remain too strong to be reversed locally, and

In-Migration does not overcome out-migration: **net migration remains negative**

Birth Rate continues to tumble- with enrollment implications reaching decades into the future

Though the local economy recovered with strength and resilience after the pandemic, it remains slow 2015 levels, and while DAC continues to be a regional higher education draw, there are losses above graduate age, and the **reserves of up-and-coming students, in primary & secondary school now, are already and will continue to dwindle in coming years.**

The first wave of hits should begin in about 3 years and are unlikely to cease for many years to come.

2 0

Population Distribution

NMSU DACC Doña Ana Community College
Facilities Master Plan Update

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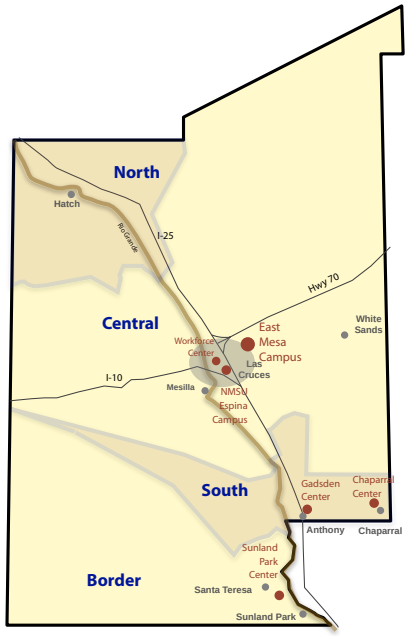
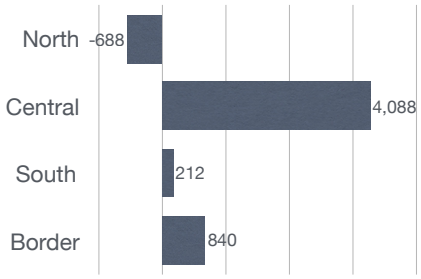


Projected Population by Subarea, 2020 - 2030

	2020	2030	Increase 2020 - 2030
North	5,315	4,627	-688
Central	183,984	188,072	4,088
South	22,921	23,133	212
Border	14,659	15,499	840
Total	**226,879**	**231,331**	**4,452**

Sources:
US Decennial Census (1980-2020); American Communities Survey (ACS) 5-Year Estimate
Population Projections Source (2020 - 2040): University of New Mexico Geospatial and Population Studies Group
ARC assumed percentage distribution by area

2030 Forecasted Growth Distribution by Subarea



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A.10 Itemized Capital Improvements (2023-2030)

NMSU-DACC Planned Funding Cycles													
Planned Funding Cycle	Area	Campus / Location	Project No.	Project No. / Title	Project Category	Years to Be Requested	Gross Square Feet (GSF)	Estimated Cost*	Proposed Funding	Percent Funding		Local GO Bond	State Appropriation	Project Narrative
										GO Bond	State			
7.	South	Sunland Park Center	1.0	Replace Portables with Permanent / Science Labs / Student Center	New Construction	2024-25	11,585	$12,100,000	Local GO Bond	66.0%	33.0%	**$8,100,000**	**$4,000,000**	New construction to replace portable classrooms with permanent facilities, and provision of science labs, and a student gathering area
7.	All Areas	All Campuses	2.0	Area Security / Safety Upgrades	Infrastructure / Security / Safety	2024-25		$2,100,000	Local GO Bond	66.6%	33.3%	**$1,400,000**	**$700,000**	Makes improvements to Security and Surveillance access / control and camera Systems, exterior locks, and site lighting guided by the 2018 Technologies Systems Master Plan
7.	All Areas	All Campuses	3.0	Infrastructure Improvements	Facility Renewal / Renovation	2024-25		$1,725,000	Local GO Bond	66.6%	33.3%	**$1,150,000**	**$575,000**	Funds for maintenance and repair and site development
7.	All Areas	All Campuses	4.0	Classroom Upgrades / Facility Renewal / Renovations	Facility Renewal / Renovation	2024-25		$4,350,000	Local GO Bond	66.6%	33.3%	**$2,850,000**	**$1,500,000**	Renovation and repurposing to selected instructional areas at all DACC sites, including room configuration, furniture, room finishes, and instructional equipment guided by a Classroom Renovation Master Plan and other assessment to best utilize space
7.	All Areas	All Campuses	5.0	Information Technology /Upgrades / Equipment Acquisition	Facility Renewal / Renovation	2024-25		$3,750,000	Local GO Bond	66.7%	33.3%	**$2,500,000**	**$1,250,000**	Makes improvements to IT infrastructure, IT service rooms, and Audio Visual Spaces based on a 2018 Technologies Systems Master Plan
8.	Central	East Mesa Campus	6.0	Physical Plant Facility	New construction	2028-29	6,896	$7,200,000	Local GO Bond	69.4%	30.6%	**$5,000,000**	**$2,200,000**	New construction to provide warehouse, shop, and office facilities to support site and facility maintenance
8.	All Areas	All Campuses	7.0	Area Security / Safety Upgrades	Infrastructure / Security / Safety	2028-29		$2,100,000	Local GO Bond	66.6%	33.3%	**$1,400,000**	**$700,000**	Makes improvements to Security and Surveillance access / control and camera Systems, exterior locks, and site lighting guided by the 2018 Technologies Systems Master Plan
8.	All Areas	All Campuses	8.0	Infrastructure Improvements	Facility Renewal / Renovation	2028-29		$1,675,000	Local GO Bond	66.6%	33.3%	**$1,100,000**	**$575,000**	Funds for maintenance and repair and site development
8.	All Areas	All Campuses	9.0	Classroom Upgrades / Facility Renewal / Renovations	Facility Renewal / Renovation	2028-29		$9,000,000	Local GO Bond	66.6%	33.3%	**$6,000,000**	**$3,000,000**	Renovation and repurposing to selected instructional areas at all DACC sites, including room configuration, furniture, room finishes, and instructional equipment guided by a Classroom Renovation Master Plan and other assessment to best utilize space
8.	All Areas	All Campuses	10.0	Information Technology /Upgrades / Equipment Acquisition	Facility Renewal / Renovation	2028-29		$3,750,000	Local GO Bond	66.6%	33.3%	**$2,500,000**	**$1,250,000**	Makes improvements to IT infrastructure, IT service rooms, and Audio Visual Spaces based on a 2018 Technologies Systems Master Plan
						Totals		**$47,750,000**				**$32,000,000**	**$15,750,000**	

NMSU-DACC Capital Improvement Project Requests Summary 2023-2030				
Funding Cycle Status			Local GO Bond	Potential State Appropriation
Cycle 7	2023-2026	*Planned*	**$16,000,000**	**$8,025,000**
Cycle 8	2027-2030	*Planned*	**$16,000,000**	**$7,725,000**
			$32,000,000	**$15,750,000**
		Total	$47,750,000	
			67%	33%

NMSU-DACC Capital Improvement Project Requests Summary 1995-2022				
Funding Cycle Status			Local GO Bond	Potential State Appropriation
Cycle 1	1995-1998	*Completed*	**$7,500,000**	**$4,700,000**
Cycle 2	1999-2002	*Completed*	**$9,000,000**	**$6,450,000**
Cycle 3	2005-2008	*Completed*	**$18,650,000**	**$6,450,000**
Cycle 4	2009-2012	*Completed*	**$20,000,000**	**$13,000,000**
Cycle 5	2015-2018	*Completed*	**$15,000,000**	**$4,000,000**
Cycle 6	2019-2022	*Completed / In Progress*	**$16,000,000**	**$8,550,000**
			$86,150,000	**$43,150,000**
		Total	$129,300,000	
			67%	33%

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A.11 Capital Strategy - DACC Sunland Park

New construction to replace portable classrooms with permanent facilities, and provision of science labs, and a student gathering area.

DACC Sunland Park: Replace Portables with Permanent / Student Common					
Room Description	**Number of Spaces**	**Area / Person**	**Space Criteria**	**Total Area**	**Total Assignable Square Feet**
Classrooms	4		800	800	3,200
Storage	1		800	800	800
Science Labs	2		1,000	1,000	2,000
				0	0
Student Gathering	1		2,000	1,500	1,500
			Net Assignable Square Feet		**7,500**
			Contingency at 5%		375
			Efficiency at 68%		
			Tare		3,710
			Gross Square Feet		**11,585**

Sunland Park
Programmatic Estimate of Probable Cost of Construction

Current Year	2023
Planned Year	2025
Inflation per Year	4.5%
Number of Years	2
Escalation Factor	1.092025

					2023 Costs	2025 Costs*
A. Construction Cost New - Finished		$725.00	/SF X	11,585	$8,400,000	$9,170,000
	Total	$725.08	/SF X	11,585	$8,400,000	$9,170,000
B. Fixed Equipment (with communications)		0.0%	(included in "A" above)		$0	$0
C. Site Development Cost		0.0%	(some included in "A")		$0	$0
D. Taxes		8.1875%	of A, B, C		$690,000	$750,000
E. TOTAL CONSTRUCTION COST (A+B+C+D)		**$784.64 /SF**			**$9,090,000**	**$9,920,000**
F. Site Acquisition Cost		N/A			$0	$0
G. Moveable Equipment		8.0%	of A+B+C		$670,000	$730,000
H. Professional Fees		7.0%	of A+B+C		$590,000	$640,000
I. Administration (NMSU)		20.0%	of H		$120,000	$130,000
J. Contingency		5.0%	of A+B+C		$420,000	$460,000
K. Construction Administration		0.8%	of A+B+C		$60,000	$70,000
L. Taxes		8.1875%	of G+ H+J		$140,000	$150,000
M. TOTAL PROJECT COST (SUM OF E TO N)		**$957.27 /SF ***			**$11,090,000**	**$12,100,000**

* Value represents inflation escalated costs per GSF.

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Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://arcplanning.com

NMSU Doña Ana Community College

New Mexico State University Doña Ana Community College

Facilities Condition Assessment

FCA 2023

FINAL May 2023

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://arcplanning.com

Acknowledgements

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Table of Contents

List of Exhibits

The electronic version of this report's Table of Contents features hyperlinks to jump directly to the subreport of a specific building.

List of Abbreviations and Acronyms

Acronym	Definition
ADA	Americans With Disabilities Act
ANSI	American National Standards Institute
ARC	Architectural Research Consultants, Incorporated
BPCE	Bridgers & Paxton Consulting Engineers
CABO	Council of American Building Officials
CIP	Capital Improvement Project
CNA	Certified Nurse Assistant
COVID	Coronavirus Respiratory Disease (SARS-CoV-2)
DAAR	DACC Academic Resources
DAAU	DACC Auditorium
DAC	Doña Ana County
DACC	Doña Ana County Community Colleges
DACH	DACC Chaparral Center
DACL	DACC General Classrooms
DADM	DACC Digital Media
DAEM	DACC East Mesa Campus
DAGA	DACC Roadrunner Hall
DAGC	DACC Main Building
DAHL	DACC Health & Public Services
DALR	DACC Learning Resources
DAMA / DASH	DACC Alex Sanchez Hall
DARS	DACC Student Resources
DASP	DACC Sunland Park Center
DATS	DACC Technical Studies
DAWD	DACC Workforce Development Center

Acronym	Definition
FCA	Facility Condition Assessment
FCI	Facility Condition Index
GSF	Gross Square Feet
HVAC	Heating, Ventilation, and Air Conditioning
ID	Identification
IT	Information Technology
MACC	Maximum Allowable Construction Cost
NM	State of New Mexico
NMBC	New Mexico Building Code
NMSU	New Mexico State University
RBC	Royal Bank of Canada
SF	Square Feet
TPC	Total Project Cost
US/USA	United States
VP	Vice President

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Appendix: Facility Condition Assessment Summaries

Introduction

This Appendix documents a facility condition assessment (FCA) of New Mexico State University Doña Ana Community College (NMSU-DACC) to help guide future planning for facilities renovation and expansion, campus infrastructure improvements, and promote efficient space utilization.

Assessment Scope

Architectural Research Consultants, Incorporated evaluated all components of the assessment in accordance with the following requirements and recommendations:

- 2015 International Building Code (IBC)
- CABO/ANSI 117.1 2009
- NMBC 2015 Accessibility Amendments to the IBC 2015
- 2010 Americans with Disabilities Act
- 2012 New Mexico Electrical Safety Code
- 2012 New Mexico Mechanical Code
- 2015 New Mexico Commercial Building Code
- 2015 New Mexico Existing Building Code
- 2015 New Mexico Residential Code
- 2017 New Mexico Electrical Code
- 2018 New Mexico Energy Conservation Code
- 2021 New Mexico Plumbing Code

Site considerations include:

- Access: pedestrian access and vehicular access
- Site development: landscaping, drainage, walkways, seating, shade
- Safety / security: fencing, lighting, site utilities, fire protection, security
- Accessibility Attributes: ADA walkways, egress routes, ramps, steps, ADA parking

Building considerations include but are not limited to:

- Exterior: foundation / slab exterior walls, exterior doors and windows, roof / roof drainage / access
- Interior: floor finishes, interior walls, interior doors, ceilings, fixtures, casework, equipment, signage / wayfinding
- Systems: HVAC, plumbing, electrical / lighting, energy conservation measures
- Safety / security: communications / security, fire detection / alarm, sprinklers and standpipes systems
- ADA and code compliance: accessible entrances / routes, tactile and Braille signage, protruding objects, ramps and stairs, restrooms.

Cost Estimates

The cost estimates are a compilation of RSMeans Cost Estimating Data, and actual costs of local construction company projects within the last two years, adjusted for local site conditions for 2021/22. Evaluators calculated these costs as a maximum allowable construction cost (MACC), or the base cost that the State would pay a contractor to perform the work. Evaluators also calculated the total project cost (TPC), which adds "soft costs," or expenses not considered direct construction costs, such as taxes, architectural fees, engineering fees, legal fees, permits, and other pre- and post-construction expenses.

Facility Assessment Report Contents

The results of the assessment includes a web-based report that documents the condition for each building and site. Each report includes:

- An executive summary that describes repair, renovation and maintenance needs for site, building, HVAC and roof, as well as how well the building is supporting the assigned activities and programs.
- Facility condition index (FCI) scores that are based on a national scoring system that applies only to building condition. The FCI score is ratio of the cost of repairs to the building within the next five years divided by the current replacement value (CRV) of the building (insurance) based on the age and condition of each building system with respect to its expected life cycle.
- An ARC condition rating score, which is a composite weighted scoring method that reflects the observed conditions for the site, building, and functional adequacy.

  The assessment rates buildings with a score of 90-100% ("A") as "excellent," indicating a recommendation for only minor upgrades or cyclical improvements. Scores of 80-89% ("B") are "good," requiring a modest increase of recommended investments. Scores of 70-79% ("C") are "satisfactory," indicating a building in need for capital investment to bring it up to current standards, building codes, current ADA requirements, and cyclical systems renewal. Scores of 60-69% ("D") are "borderline," indicating a need for major renovations and capital investments. A score of 59% and below is "poor," and a score below 50% ("F") indicates a substandard building that may represent a health hazard for occupants and should be replaced.

  These scores help prioritize facilities and projects, and assigning resources that would have the greatest impact on individual assets, state needs and available resources.
- A list of capital improvement projects (CIPs) and associated costs to rectify observed deficiencies coded by major, secondary, and tertiary categories that describe the nature of the project to assist in information searches and the prioritization process. CIP costs are based on national cost guides adjusted to Las Cruces location conditions, and experience of state construction history.
- Digital photographs.
- Composite digital site plans showing the location of recommended capital improvements.

Exhibit B-01:
Facility Condition Index Scoring

FCI Calculation Formula		
Facility Condition Index	=	Total Repair Cost / Replacement Cost

Facility Condition Index (FCI) Scoring		
Condition	**Definition**	**Percentage Value**
Good	In new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in serviceable and functioning condition.	Greater than 5% to 10%
Poor	Subjected to hard or long-term wear; Nearing the end of its useful or serviceable life.	Between 10% and 60%
Very Poor	Subjected to hard or long-term wear; Has reached the end of its useful or serviceable life; Renewal necessary.	Greater than 60%

Exhibit B-02:
ARC Capital Improvement Project (CIP) Codes

Type 1	
Category	
0	Alternative Solution
1	New Facility
2	Addition
3	Portable/Modular
4	Renovation
5	Refurbishment
6	Site Improvement
7	Special Projects
8	Cyclical Renewal
9	Replacement Facility
10	Closure
11	Site Acquisition
12	Planning/Design
13	Engineering Studies
14	Tech. Infrastructure

Type 2	
A. Code Issues	
A01	General
A02	Hazardous Materials
A03	Arch. Barriers:
A03.1	Site
A03.2	Restrooms
A03.3	Building
A04	Other
B. Site	
B01	General
B02	Landscaping
B03	Paving/Parking
B04	Fences/Walls
B05	Drainage
B06	Site Utilities
B07	Portable/Modular
B08	Playground
B09	Athletic Field
B10	Surfaced Tracks
B11	Recreational Areas
B12	Other
C. Exterior	
C01	General
C02	Surfaces
C03	Openings
C04	Canopies
C05	Roofs
C06	Other
D. Systems	
D01	General
D02	Structural
D03	Mechanical
D04	Electrical
D05	Plumbing
D06	Security
D07	Computer
D08	Energy
D09	Emergency (Fire)
D10	Other
E. Interior	
E01	General
E02	Floors
E03	Walls
E04	Ceilings
E05	Lighting
E06	Finishes
E07	Doors
E08	Windows
E09	Furnishings
E10	Hardware
E11	Restrooms
E12	Fixtures
E13	Other
F. Programmatic	
F01	Education - General:
F01.1	Core Program
F01.2	Special Program
F01.3	Fine Arts
F01.4	Vocational/ Occupational
F01.5	Ed. P/E Athletics
F01.6	Ed. Support
F01.7	Ed. Other
F02	Administration
F03	Detention
F04	Exhibition
F05	Fire
F06	Housing
F07	Judicial
F08	Maintenance
F09	Medical
F10	Police / Sheriff
F11	Recreational
F12	Shared
F13	Support Services
F14	Other
G. Miscellaneous	
G01	Various Indoor/Outdoor

Classification	
Category Code	
1	Health and Safety
2	Code Compliance
3	ADA Compliance
4	Facility Renewal
5	Growth
6	Programmatic
7	Operational Support
8	Demolition / Removal
9	Maintenance
10	Sustainability
11	Master Plan Phase
Priority Class	
1	Immediate
2	Critical (1-2 years)
3	Necessary, not yet critical (3-5 yrs)
4	Recommended Short-Term (6-10 yrs)
5	Recommended Long-Term (10+ yrs)
6	Reasonable Accommodation
FCA Class	
1	Plant Adaptation
2	Routine Maintenance
3	Deferred Maintenance
4	Capital Renewal
5	Energy Conservation
6	Design Construction Defects
Difficulty Level	
1	Readily Achievable
2	Achievable - Moderate Cost
3	Difficult - High Cost

Note: *CIPs can be sorted, or reporting by any combination of these codes. On the right is an example of a typical project code*

CIP Code Structure							
Project Identification			**Project Code**				
Building Identification		**Project Number**	**Sub-Number**	**Category**	**Type 1**	**Type 2**	**Priority**
01-001-00004		101	2001	1	15	D09	1
Examples:	0557.2001	3.06.B03.2.	*ADA Compliance: Site Upgrades*				
	110.2001	4.04.D04.1.	*Electrical Room Expansion*				
	292C.2003	4.05.C05.3.	*Roof Improvements*				

Exhibit B-03:
Facility Condition Assessment Summary by Building

Campus	NMSU ID	DACC ID	Facility	Age	GSF	ARC Score	ARC Tier		FCI Score	FCI	Project Budget	Current Replacemet Value (CRV)
East Mesa Campus	591	DAEM	East Mesa Main	20	50,666	91.5%	A	Excellent	0.004	Good	$2,395,437	$14,366,344
	622	DAAR	Academic Resources	15	52,864	87.2%	B	Good	0.004	Good	$2,380,487	$14,989,587
	636	DAAU	Auditorium	13	11,593	90.1%	A	Excellent	0.000	Good	$0	$2,295,414
	606	DADM	Digital Media	18	15,000	91.5%	A	Excellent	0.434	Poor	$2,022,779	$4,253,250
	639	DARS	Student Resources	11	70,000	91.4%	A	Excellent	0.002	Good	$3,066,085	$19,848,500
Espina Campus	341	DAMA / DASH	Alex Sanchez Hall	45	107,644	90.2%	A	Excellent	0.166	Poor	$7,918,845	$30,522,456
	357	DATS	Technical Studies	45	39,485	89.3%	B	Good	0.006	Good	$394,177	$11,195,972
	479	DALR	Learning Resources	28	23,836	90.1%	A	Excellent	0.037	Good	$475,228	$6,307,006
	480	DACL	General Classrooms	28	20,578	93.0%	A	Excellent	0.039	Good	$399,728	$5,834,892
	540	DAHL	Health & Public Services	27	41,737	92.1%	A	Excellent	0.058	Fair	$1,021,494	$11,834,526
Workforce Center	476	DAWD	Workforce Development Center	29	32,132	85.2%	B	Good	0.034	Good	$351,336	$9,111,029
Gadsden Center	567	DAGC	Main Building	23	32,447	88.8%	B	Good	0.099	Fair	$3,412,592	$9,200,347
	654	DAGA	Roadrunner Hall	4	10,466	92.6%	A	Excellent	0.002	Good	$112,558	$2,967,634
Chaparral Center	637	DACH	Chaparral Center	12	8,428	90.4%	A	Excellent	0.023	Good	$117,193	$2,389,759
	477A		Portable 1	30	576	70.0%	C	Satisfactory	0.592	Poor	$53,662	$59,167
	477B		Portable 2	30	576	70.0%	C	Satisfactory	0.318	Poor	$59,060	$59,167
	477C		Portable 3	30	576	70.0%	C	Satisfactory	0.335	Poor	$53,662	$59,167
Sunland Park Center	546	DASP	Sunland Park Center	23	32,410	87.6%	B	Good	0.096	Fair	$2,192,372	$9,189,856
	477E		Portable 2	29	576	70.0%	C	Satisfactory	1.003	Poor	$60,715	$59,167
	477F		Portable 3	29	576	70.0%	C	Satisfactory	1.011	Poor	$61,180	$59,167
	477G		Portable 4	29	576	70.0%	C	Satisfactory	0.934	Poor	$61,180	$59,167
										Totals:	**$26,609,770**	**$154,661,574**

Exhibit B-04:
DACC Campus Location Identification Map

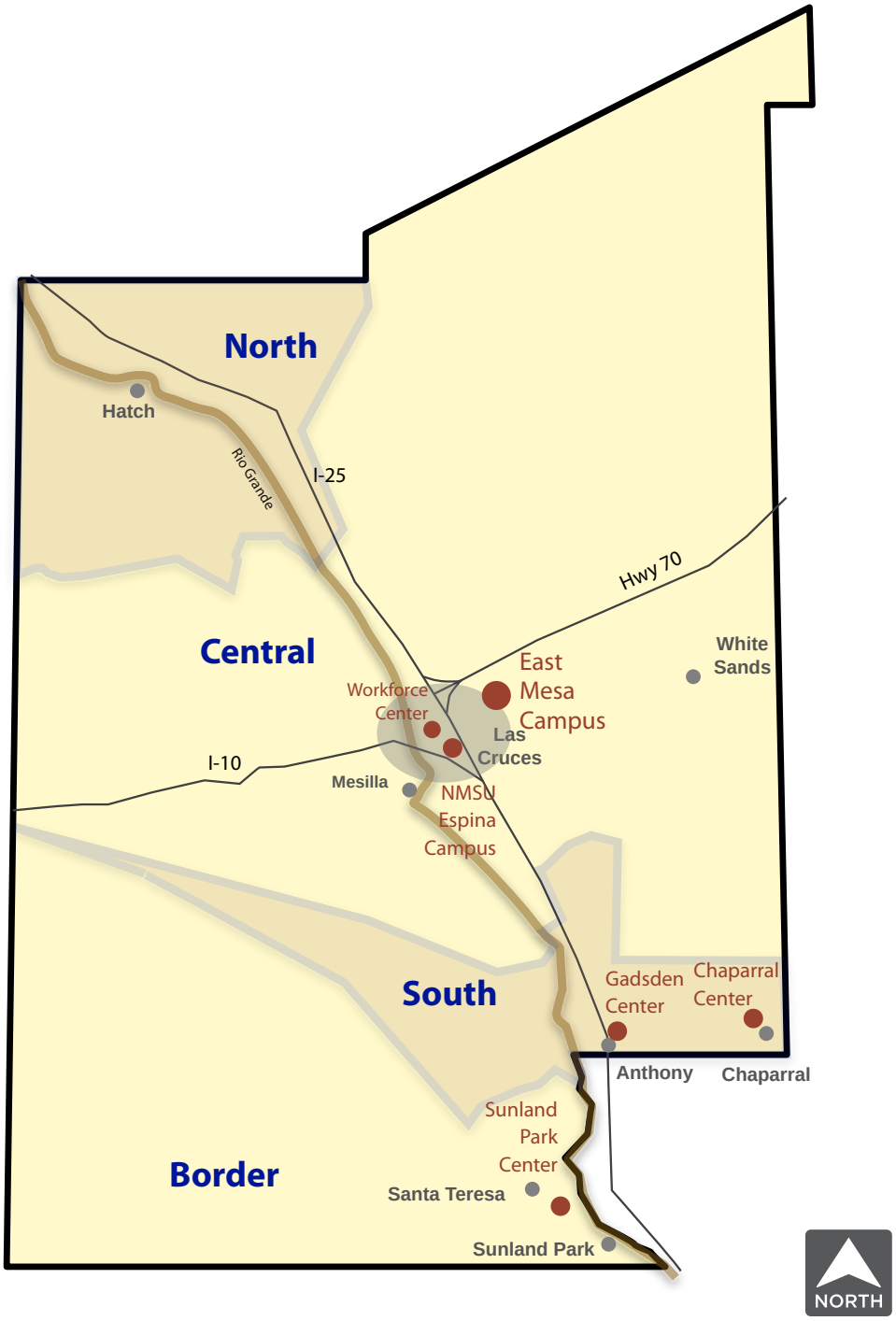


Exhibit B-05:
NMSU-DACC Building Inventory and Capital Improvement Budgets by Building and Area

NMSU Doña Ana Community College Building Inventory				
Region	**DACC Campus**	**DACC ID**	**Number**	**Budget**
 *Central Area*	**East Mesa**			
	Main	DAEM	591	$2,395,437
	Academic Resources	DAAR	622	$2,380,487
	Auditorium	DAAU	636	$0
	Digital Media	DADM	606	$2,022,779
	Student Resources	DASR	639	$3,066,085
	Espina Center			
	Alex Sanchez Hall	DAMA/DASH	341	$7,918,845
	Technical Studies	DATS	357	$394,177
	Learning Resources	DALR	479	$475,228
	General Classrooms	DACL	480	$399,728
	Health & Public Services	DAHL	540	$1,021,494
	Workforce Center			
	Workforce Development Center	DAWD	476	$351,336
 *South Area*	**Gadsden Center**			
	Main Building	DAGC	567	$3,412,592
	Roadrunner Hall	DAGA	654	$112,558
	Chaparral Center			
	Chaparral Center	DACH	637	$117,193
	Portable 1	DACH	477A	$53,662
	Portable 2	DACH	477B	$59,060
	Portable 3	DACH	477C	$53,662
 *Border Area*	**Sunland Park Center**			
	Sunland Park Center	DASP	546	$2,192,372
	Portable 2	DASP	477E	$60,715
	Portable 3	DASP	447F	$61,180
	Portable 4	DASP	447G	$61,180
			Total Projects Budget:	**$26,609,770**

DAEM (0591) · DACC EAST MESA MAIN

2800 Sonoma Ranch Boulevard, Las Cruces, NM 88011
Evaluation Date: 2022-08-17
Evaluator: Maggie Hirsch

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard/31 accessible

Building Data			
Permanent building area:	50666 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	2003	Building age:	19
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	$14,366,344
Cost per GSF:	$283.55	FCI Cost:	$62,387
FCI Score:	0.004	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC EAST MESA MAIN

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		215.0	204.0	94.9%
Physical Plant Assessment		357.0	318.0	89.1%
Adequacy and Environment		237.0	218.0	92.0%
Total		809.0	740.0	91.5%

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

Notes from Evaluation Meeting and Questionnaire

DACC East Mesa Main

* East Mesa Main is the oldest building on the East Mesa campus.

Site Assessment

Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner

enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.

The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

Safety/Security

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

Building Assessment

The Main Building occupies the southwest corner of the Doña Ana Community College's East Mesa Campus. Upon arrival to the campus from the main vehicle entrance driveway, it is the first building visitors encounter. Its main entrance sits at the corner circular drive, where the west parking lots branch to the north and the south parking lots branch to the east.

The Main Building is a two-story, steel-frame structure with concrete masonry unit (CMU) infill, stucco, and stone facades. The building's main entrance accesses the upper level, which sits at grade level between the parking lots. Its secondary entry, on the building's lower level, sits at grade level on the southwest corner of the central courtyard. The building contains a central space and two classroom/office corridor wings. The west wing branches to the north, and the south wing to the east. The building's primary and secondary entries occupy opposite corners of the central section on the upper and lower levels.

Exterior

The building's exterior shows high concrete foundation walls covered with stucco. The building facades include CMU-infill sections, stucco, and stone veneers. Notable cracks show on the foundation walls at connection joints and pilasters. The primary and secondary entries sit protected beneath sloped metal roofed porticos supported by stone veneer columns. Sloped metal roofs with wide overhangs and metal panel-covered fascia and soffits protect building entries. Roof drains along the building's west face drain into stone-lined swales. The swales run in xeriscape areas with deteriorating gravel and exposed, damaged paper underlayment. Single-ply roof systems, with some soft spots and water ponding, cover the flat roofs. Active roof leaks are present in the south corridor wing. Windows consist of tinted, fixed, double-glazed units in clear aluminum frames and storefront system units with clear aluminum frames and break-metal sections between tinted safety glazing. Exterior doors are storefront system units with clear aluminum frames and tinted safety glazing.

Interior

The upper level of the Main Building contains the building's main lobby—an ample, octagonal space with a tall roof surrounded by clerestory windows and clad with decorative wood trim. A granite-tiled elevator enclosure sits in the center of the octagonal lobby space, surrounded by an open stairwell descending to the lower level. Tinted safety-glass panels with wood handrails protect the open stairwell.

The upper level of the building contains the ENLACE Program offices; Student Government/Student Activities and Organizations offices; personnel and payroll offices; offices for the President, Vice President, and Associate Vice President for Academic Affairs; and the Vice President for External Relations office. The board room, the data offices, and restrooms are also located on the upper level of the building.

The lower level of the building contains a student lounge area, mechanical and electrical rooms, restrooms, a server room, the Business and Public Services Division offices, and the Computer and Information Technology Department.

Finishes in the Main Building are beginning to show signs of age and wear. No corner guards protect the gypsum-board walls, which show damage and chipped paint. Plastic laminate cabinets and counters throughout the building exhibit worn, damaged, and stained material; and in some locations, the laminate is peeling away from its substrate. Sinks in classrooms sit in cabinets with operable doors that open to provide accessible knee space, but drainpipes are uninsulated. Carpet tile floors show stains and water damage in the corridors, although some office suites have replaced carpet tiles. Acoustic ceiling tiles throughout the building show water stains, warping, and damage. The staff replaced or painted many tiles to address water stains from continuous roof leaks. Structural cracks show on the walls in classrooms 216 and 218 on the upper level, as well as the west corridor wing's lower level. Paint covers structural wall cracks throughout the building. The ceramic tile flooring in the elevator shows cracks and wear. Drinking fountains occupy alcoves without wet wall protective material. The accessible stall partition door in the women's lower-level restroom hangs by only one set of hinges, making the door crooked and inoperative. Wood doors are in good condition, and the building's entry doors have push-bar closers and tinted safety glass. Mini blinds on windows are in good condition.

Systems

Gas-fired boilers and roof-mounted refrigerated units, with variable air volume (VAV) boxes inside the plenums, heat and cool the building. Problems with the delivery of heat cause the lower level to remain cold through the winter months in the south corridor wing. No individual temperature controls serve the building. A network-based system centrally controls temperatures. Plumbing fixtures throughout the building have flush-valve malfunctions and suffer drain backups. The electrical supply is adequate, and the lighting is in good condition.

Safety/Security

The building has a fire suppression system, extinguishers, and a central alarm system with pull stations and strobes. The university is installing security cameras and key card access locks for exterior doors.

ADA and Code Compliance

Classroom and restroom sinks sit on counters that are Americans with Disabilities Act (ADA)-noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Vertical grab bars are missing in the accessible restroom stalls. Restroom doors have noncompliant hardware. Steel stringer and concrete pan stairs with ceramic tile treads provide access between the floor

levels. Aluminum handrails are compliant, but the stairs lack contrasting-color nosings. The elevator is outdated.

Office spaces and classrooms in the Main Building are of adequate size for the program, but some are underutilized. Unused offices and classrooms serve as storage. The upper level of the west corridor wing holds furniture awaiting placement. Classrooms and office spaces are flexible and can be easily repurposed.

Adequacy and Environment

Office spaces and classrooms in the Main Building are of adequate size for the program, but some are underutilized. Unused offices and classrooms serve as storage. The upper level of the west corridor wing holds furniture awaiting placement. Classrooms and office spaces are flexible and can be easily repurposed.

Site Plan

Review Participants

Michael Luchau, DACC Facilities Support
Arturo Ferrales, DACC Facilities Support
Maggie Hirsch, ARC Facilities Evaluatior

2021 CIP List of Projects for DACC EAST MESA MAIN

Project No.	Code	Project Name	MACC	Project Budget
0591.2001	4.06.B01.4.	Site Improvements	$77,280	**$98,532**
0591.2002	3.05.A03.3.3.	ADA Compliance: Interior Improvements	$27,969	**$37,479**
0591.2003	4.08.E13.5.	Elevator Modernization	$138,320	**$176,359**
0591.2004	4.05.E06.4.	Interior Improvements	$1,535,940	**$2,058,159**
0591.2005	4.13.D03.2.	Mechanical Study	$6,955	**$8,311**
0591.2006	4.13.D05.2.	Plumbing Study	$6,955	**$8,311**
0591.2007	4.13.D02.2.	Structural Study	$6,934	**$8,286**
		Total of Project Budgets		**$2,395,437**

Project 0591.2001 · Site Improvements

Facility:	DACC EAST MESA MAIN					**IDNO:**	0591
Category:	4.	**Type 1:**	06.	**Type 2:**	B01.	**P/Class:**	4.

Project Description

Damaged concrete landscape walls stand throughout the campus courtyard. Metal handrails in the courtyard show damage and chipped paint. Deteriorating xeriscape rocks result in exposed and damaged underlayment paper. A damaged sprinkler head and irrigation control box cause flooding near the west side of the Auditorium Building.

Repair the concrete landscaping walls. Repaint the handrails. Replenish the xeriscape rocks, and replace underlayment paper where required. Repair the sprinkler head and irrigation control box.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair concrete walls	1.1115	5,000.0	SF	1.00	$5.45	$27,250
2	Repaint handrails	2.2135	790.0	LF	1.00	$1.43	$1,130
3	Replace xeriscaping paper	0.0000	1.0	Allowance	1.00	$2,500.00	$2,500
4	Replenish xeriscaping rocks	1.2126	5,000.0	SF	1.00	$8.28	$41,400
5	Repair sprinkler head/irrigation control	0.0000	1.0	Allowance	1.00	$5,000.00	$5,000
Maximum Allowable Construction Cost							$77,280
Total Project Cost							**$98,532**

Project 0591.2002 · ADA Compliance: Interior Improvements

Facility:	DACC EAST MESA MAIN					**IDNO:**	0591
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

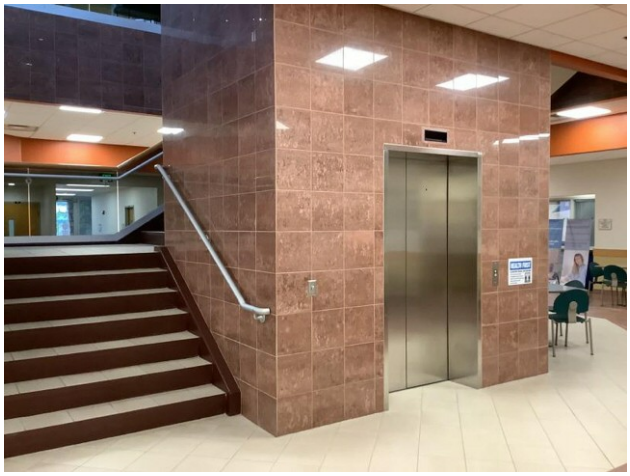
The classroom, break room, and restroom sinks sit in counters that are ADA-noncompliant in height throughout the building, and faucets sit outside of compliant reach ranges. Sinks with knee spaces have uninsulated pipes. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Vertical grab bars are missing in accessible restroom stalls. Restroom doors offer noncompliant hardware. Stairs lack contrasting colored nosings.

Install counters and sinks at compliant heights in classrooms, break rooms, and restrooms. Move restroom accessories to compliant heights. Insulate pipes. Install vertical grab bars in restrooms. Replace restroom door hardware with compliant handles. Install contrasting colored stair nosings.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install sinks and cabinets	2.3511	10.0	EA	1.00	$1,471.23	$14,712
2	Move accessories	2.3713	15.0	EA	1.00	$147.45	$2,212
3	Insulate pipes	2.3725	20.0	EA	1.00	$38.91	$778
4	Install vertical grab bars	2.3723	6.0	EA	1.00	$168.63	$1,012
5	Replace hardware	2.2116	6.0	EA	1.00	$1,182.80	$7,097
6	Install nosings	2.3222	25.0	EA	1.00	$86.33	$2,158
Maximum Allowable Construction Cost							$27,969
Total Project Cost							**$37,479**

Project 0591.2003 · Elevator Modernization

Facility:	DACC EAST MESA MAIN			**IDNO:**	0591
Category:	4.	**Type 1:**	08. **Type 2:** E13.	**P/Class:**	5.



Project Description

The elevator serving the building is original.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	$69,160.20	$138,320
Maximum Allowable Construction Cost						$138,320
Total Project Cost						**$176,359**

Project 0591.2004 · Interior Improvements

Facility:	DACC EAST MESA MAIN					**IDNO:**	0591
Category:	4.	**Type 1:**	05.	**Type 2:**	E06.	**P/Class:**	4.

Project Description

Finishes throughout the building show wear, stains, and damage. Some office suites have updated finishes.

Refresh the interior finishes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refresh finishes (adj. to exclude already-replaced finishes)	2.1116	50,666.0	SF	0.75	$40.42	$1,535,940
Maximum Allowable Construction Cost							$1,535,940
Total Project Cost							**$2,058,159**

Project 0591.2005 · Mechanical Study

Facility:	DACC EAST MESA MAIN					**IDNO:**	0591
Category:	4.	**Type 1:**	13.	**Type 2:**	D03.	**P/Class:**	2.

Project Description

Poor heat delivery results in the south corridor wing's lower level remaining cold through the winter months. No individual temperature controls serve the building.

Commission a mechanical study.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Commission a mechanical study	2.4314	1.0	Per	1.00	$6,955.00	$6,955
Maximum Allowable Construction Cost						$6,955
Total Project Cost						**$8,311**

Project 0591.2006 · Plumbing Study

Facility:	DACC EAST MESA MAIN					**IDNO:**	0591
Category:	4.	**Type 1:**	13.	**Type 2:**	D05.	**P/Class:**	2.

Project Description

Plumbing fixtures throughout the building experience flush valve malfunctions and drain backups.

Commission a plumbing study.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Commission a plumbing study	2.4314	1.0	Per	1.00	$6,955.00	$6,955
Maximum Allowable Construction Cost						$6,955
Total Project Cost						**$8,311**

Project 0591.2007 · Structural Study

Facility:	DACC EAST MESA MAIN					**IDNO:**	0591
Category:	4.	**Type 1:**	13.	**Type 2:**	D02.	**P/Class:**	2.

Project Description

Structural cracks show on the walls in upper-level classrooms 216 and 218, in the west corridor wing on the lower level, and on the building's exterior.

Repair cracks and repaint walls. Commission a structural study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair cracks, repaint	2.3323	10.0	EA	1.00	$158.39	$1,584
2	Commission a structural study	2.4316	1.0	Per	1.00	$5,350.00	$5,350
Maximum Allowable Construction Cost							$6,934
Total Project Cost							**$8,286**

DAAR (0622) · DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4

2800 SONOMA RANCH BLVD., LAS CRUCES, NM 88011
Evaluation Date: 2022-08-16
Evaluator: Maggie Hirsch

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible

Building Data			
Permanent building area:	52864 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	2008	Building age:	14
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	$14,989,587
Cost per GSF:	$283.55	FCI Cost:	$56,574
FCI Score:	0.004	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		215.0	208.0	96.7%
Physical Plant Assessment		357.0	289.0	81.0%
Adequacy and Environment		192.0	169.0	88.0%
Total		764.0	666.0	87.2%

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

Site Assessment

Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.

The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

Safety/Security

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

Building Assessment

The Academic Resources Building occupies the north edge of Doña Ana Community College's East Mesa Campus. The building forms the north border of the protected central courtyard, and its overall form is in the shape of an extended S. The building comprises a center section and two corridor sections that branch to the northeast and the southwest. The main entrances sit at either end of the center section—one on the southeast corner facing the courtyard, and the other on the northwest corner facing the north parking lot. It is a two-story, steel-frame structure with stucco, concrete panel, and stone facades. The upper level covers a portion of the building above the center section, the northeast wing, and part of the southwest wing.

Exterior

The building's exterior shows concrete foundation walls covered with stucco at the base. Puncture marks and holes in the stucco system have exposed the mesh underlayment and the rigid insulation. The lower portion of the building's façade includes concrete panels and stone- veneer-covered pilasters with a stucco edge cap. The upper portion façade is a stucco system with control joints and a stucco-covered cornice. The primary building entries sit on either side of the building's central portion, facing southeast and northwest. The main entries are well- defined by concrete plazas and feature curved archways supported by stone veneer-covered columns. Stucco covers the top wall portions of these curved archways. Sloped metal roofs with wide overhangs and metal-panel-covered fascia and soffits surround the building. Secondary entries sit at both ends of the building corridor wings on the lower level, facing east and west. A third entry sits on the east end of the upper-level corridor wing, opening into a concrete platform and walkway that provides access to the upper-level entry into the Student Resources Building.

Roof drains along the building's base drain into stone-lined and concrete swales. The swales run into xeriscape areas with deteriorating gravel and exposed damaged underlayment paper. Single-ply roof systems sit in the center of the building behind the sloped metal sections and show some soft spots and signs of water ponding. Windows consist of tinted, fixed, double-glazed units in clear aluminum frames and storefront system units with clear aluminum frames and break-metal sections between tinted safety glazing. Exterior doors are storefront system units with clear aluminum frames and tinted safety glazing. Doors to the mechanical and electrical rooms use solid metal leaves and show faded, chipped paint.

Interior
The upper level of the Academic Resources Building contains the campus Library Media Center, the Academic Readiness Center, and an open computer lab. A granite-tiled elevator enclosure sits in the center of the central lobby space, surrounded by an open stairwell with stairs that descend to the lower level.
The lower level of the building contains the campus snack bar; the bookstore; an open student lounge area; and the Arts, Humanities, and Social Sciences Division's offices and classrooms.

Finishes in the Academic Resources Building are beginning to show signs of age and wear. No corner guards protect the gypsum-board walls, which show damage and chipped paint. Plastic laminate cabinets and counters throughout the building exhibit worn, damaged, and stained material; in some locations, the laminate is peeling away from its substrate. Carpet tile floors show stains and water damage in the corridors. Some office suites exhibit replaced carpet tiles. Acoustic ceiling tiles throughout the building show water stains, warping, and damage. The staff replaced or painted many tiles to address water stains from continuous roof leaks. Structural cracks show on walls in classrooms 113, 114, 115, and 117 on the lower level; across the ceiling in classroom 112; and on the wall outside of storage room 110 in the southwest wing corridor. Cracks also show on the window wall of the computer lab on the upper level. Paint covers structural wall cracks throughout the building. The ceramic tile flooring in the elevator shows cracks and wear. Wood doors are in good condition, and the building entry doors have push-bar closers and tinted safety glass. The mini blinds on windows appear to be in good condition.

Restrooms exhibit outdated fluorescent lights with missing lenses, acoustic tile ceilings, and uneven floors with crooked ceramic tiles.

Systems
Gas-fired boilers and roof-mounted refrigerated units, with variable air volume (VAV) boxes inside the plenums, heat and cool the building. No individual temperature controls serve the building. A network-based system centrally controls temperatures. Plumbing fixtures throughout the building have flush-valve malfunctions and suffer drain backups. The electrical supply is adequate, although the administrative offices lack sufficient outlets. Pendant-style lights collect dirt and dust.

Safety/Security
The building includes a fire suppression system, extinguishers, and a central alarm system with pull stations and strobes. The university is installing security cameras and key card access locks for exterior doors.

ADA and Code Compliance
Restroom sinks sit on counters that are Americans with Disabilities Act (ADA) noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Vertical grab bars are missing in the accessible restroom stalls. Break room sinks sit in counters that are ADA noncompliant in height and lack open knee space. Pipes are uninsulated. Steel stringer and concrete pan stairs with

ceramic tile treads provide access between the floor levels. Aluminum handrails are compliant, but the stairs lack contrasting-color nosings. The elevator is outdated.

Adequacy and Environment

Office spaces and classrooms in the Academic Resources Building are of adequate size for the program. Classrooms and office spaces are flexible and can be easily repurposed.

Site Plan

Review Participants

Michael Luchau, DACC Facilities Support
Arturo Ferrales, DACC Facilities Support
Maggie Hirsch, ARC Facilities Evaluator

2021 CIP List of Projects for DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4

Project No.	Code	Project Name	MACC	Project Budget
0622.2001	4.05.C02.4.	Exterior Improvements	$81	**$108**
0622.2002	3.05.A03.3.3.	ADA Compliance: Interior Improvements	$15,562	**$20,853**
0622.2003	4.05.E06.4.	Interior Improvements	$1,602,572	**$2,147,447**
0622.2004	4.08.E13.5.	Elevator Modernization	$138,320	**$176,359**
0622.2005	4.05.D05.2.	Plumbing Upgrades	$19,061	**$25,541**
0622.2006	4.13.D02.2.	Structural Study	$8,518	**$10,179**
		Total of Project Budgets		**$2,380,487**

Project 0622.2001 · Exterior Improvements

Facility:	DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4					**IDNO:**	0622
Category:	4.	**Type 1:**	05.	**Type 2:**	C02.	**P/Class:**	4.

Project Description

Puncture marks and holes in the stucco system exposed the mesh underlayment and the rigid insulation.

Repair the stucco.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair stucco	2.2320	50.0	SF	1.00	$1.61	$81
Maximum Allowable Construction Cost						$81
Total Project Cost						**$108**

Project 0622.2002 · ADA Compliance: Interior Improvements

Facility:	DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4					**IDNO:**	0622
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

The classroom, break room, and restroom sinks sit in counters that are noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Sinks with knee spaces have uninsulated pipes. Restroom accessories hang at noncompliant heights and sit outside of reach ranges above the counters. Vertical grab bars are missing in the accessible restroom stalls. Stairs lack contrasting colored nosings.

Install counters and sinks at compliant heights in classrooms, break rooms, and restrooms. Move restroom accessories to compliant heights. Insulate the pipes. Install vertical grab bars in restrooms. Install contrasting colored stair nosings.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install sinks and cabinets	2.3511	7.0	EA	1.00	$1,471.23	$10,299
2	Move accessories	2.3713	12.0	EA	1.00	$147.45	$1,769
3	Insulate pipes	2.3725	17.0	EA	1.00	$38.91	$661
4	Install vertical grab bars	2.3723	4.0	EA	1.00	$168.63	$675
5	Install nosings	2.3222	25.0	EA	1.00	$86.33	$2,158
Maximum Allowable Construction Cost							$15,562
Total Project Cost							**$20,853**

Project 0622.2003 · Interior Improvements

Facility:	DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4					**IDNO:**	0622
Category:	4.	**Type 1:**	05.	**Type 2:**	E06.	**P/Class:**	4.

Project Description

Finishes throughout the building show wear, stains, and damage. Some office suites have updated finishes.

Refurbish the interiors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refresh finishes (adj. to exclude already-replaced finishes)	2.1116	52,864.0	SF	0.75	$40.42	$1,602,572
Maximum Allowable Construction Cost							$1,602,572
Total Project Cost							**$2,147,447**

Project 0622.2004 · Elevator Modernization

Facility:	DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4					**IDNO:**	0622
Category:	4.	**Type 1:**	08.	**Type 2:**	E13.	**P/Class:**	5.

Project Description

The elevator serving the building is original.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	$69,160.20	$138,320
Maximum Allowable Construction Cost						$138,320
Total Project Cost						**$176,359**

Project 0622.2005 · Plumbing Upgrades

Facility:	DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4					**IDNO:**	0622
Category:	4.	**Type 1:**	05.	**Type 2:**	D05.	**P/Class:**	2.

Project Description

Plumbing fixtures throughout the building experience flush valve malfunctions and suffer drain backups.

Replace flush valves throughout the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace flush valves	2.3722	28.0	EA	1.00	$680.74	$19,061
Maximum Allowable Construction Cost							$19,061
Total Project Cost							**$25,541**

Project 0622.2006 · Structural Study

Facility:	DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4					**IDNO:**	0622
Category:	4.	**Type 1:**	13.	**Type 2:**	D02.	**P/Class:**	2.

Project Description

Structural cracks show on walls in classrooms 113, 114, 115, and 117 on the lower level; across the ceiling in classroom 112; and on the wall outside of storage room 110 in the southwest wing corridor. Cracks also appear on the computer lab's window wall on the upper level.

Repair cracks and repaint walls. Commission a structural study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair cracks and repaint	2.3323	20.0	EA	1.00	$158.39	$3,168
2	Commission a structural study	2.4316	1.0	Per	1.00	$5,350.00	$5,350
Maximum Allowable Construction Cost							$8,518
Total Project Cost							**$10,179**

DAAU (0636) · DACC, EAST MESA, AUDITORIUM, PH-5

2800 SONOMA RANCH BLVD., LAS CRUCES, NM 88011
Evaluation Date: 2022-08-17
Evaluator: Maggie Hirsch

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible

Building Data			
Permanent building area:	11593 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	2010	Building age:	12
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$2,295,414
Cost per GSF:	$198.00	FCI Cost:	$0
FCI Score:	0.000	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC, EAST MESA, AUDITORIUM, PH-5

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		219.0	196.5	89.7%
Physical Plant Assessment		357.0	321.0	89.9%
Adequacy and Environment		177.0	161.0	91.0%
Total		753.0	678.5	90.1%

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

Site Assessment

Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.

The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

Safety/Security

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

The Auditorium Building is a single-story, steel-frame structure with stucco, exposed concrete masonry units (CMU), stone, and aluminum storefront system facades. The building sits on the southeast corner of the East Mesa Campus, between the Digital Arts Building to the west and the Student Resources Building to the northeast.

Exterior

A concrete slab-on-grade foundation stabilizes the single-story building. Steel posts and beams lie exposed above stone and stucco columns, which support the metal roof's deep overhangs and the covered portico at the main entrance on the south side of the building. The building comprises vertically tiered sections and multiple faceted elevations defined by glass-wall storefront systems, stucco, stone veneer, and smooth-faced CMU. Changes in facade elevation and materials clearly define the entries. Exterior materials are in good condition, free from cracks and wear, show no water damage, and show no structural damage. Building entries are protected beneath column-supported and cantilevered roof overhangs. Entry doors use tinted, tempered storefront system glass with aluminum frames and handles. Windows consist of tinted, insulated storefront system glazing in clear, anodized-aluminum frames. Service doors use painted, solid-metal leaves in painted, metal masonry frames. No operable windows serve the building.

The roof consists of pitched, standing seam metal portions and flat sections covered with single-ply material. The roofs are in good condition.

Interior

The building has two main entrance vestibules and sets of entry doors on either end of a tall lobby space with high clerestory windows. Men's restrooms and women's restrooms have access from a small vestibule on one side of this lobby, and entry doors into the main auditorium space sit on the other. The auditorium space has a gently sloped floor and seats 400 people. The concrete-floor stage is shallow and has limited wing space on the sides. Two sets of doors lie on either side of the stage's back wall and lead to a rear corridor, where dressing rooms and restrooms flank a tall scene-study classroom.

Finishes include polished concrete floors with cracks, carpet with stains, vinyl composition tile (VCT), and porcelain tile floors in restrooms. Walls include exposed smooth CMU, painted gypsum board, and

porcelain tile. Wood doors feature handles and kick plates. Ceilings include painted exposed-structure ceilings, decorative acoustic panels covered with fabric, painted gypsum board, and acoustic ceiling tiles with integral LED lighting. Some office ceilings show minor water stains from roof leaks that have been repaired. The staff report no current roof leaks. Concrete floors on either side of the audience seating area remain at ground/stage level as the audience floor slopes down to the front of the stage. Storefront systems with tinted glass define the side walls of the auditorium space. Retractable, mechanized shade systems control light. Painted, metal, decorative railings protect the edges of these walkways. Restrooms show plastic laminate counters with inset sinks and panels that allow knee space and protection from drainpipes. Phenolic partitions are in good condition. Finishes, fixtures, and equipment all appear to be in good condition.

Systems

Roof-mounted combination heating and cooling units sit on the flat roof portions of the building. Distribution is good, and the system is audible but not intrusive. The plumbing system is in good working order, and the electrical distribution is sufficient.

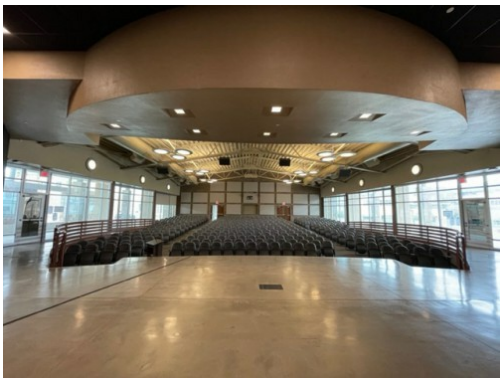
Safety/Security

A fire alarm system includes pull stations and visible strobes. Lighted signs identify exits. Fire extinguishers hang in wall cabinets in various locations. A fire suppression system protects the building. Smoke detectors hang throughout the building.

ADA and Code Compliance

The Auditorium Building is fully Americans with Disabilities Act (ADA)-compliant.

Adequacy and Environment



The Auditorium Building adequately serves its program and function.

Site Plan

Review Participants

Michael Luchau, DACC Facilities Support
Arturo Ferrales, DACC Facilities Support
Maggie Hirsch, ARC Facilities Evaluator

2021 CIP List of Projects for DACC, EAST MESA, AUDITORIUM, PH-5

There are no CIP projects associated to this facility.

DADM (0606) · DACC, EAST MESA, DIGITAL MEDIA

2800 SONOMA RANCH BLVD., LAS CRUCES, NM 88011
Evaluation Date: 2022-08-17
Evaluator: Maggie Hirsch

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible

Building Data			
Permanent building area:	15000 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	2005	Building age:	17
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	$4,253,250
Cost per GSF:	$283.55	FCI Cost:	$1,846,420
FCI Score:	0.434	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC, EAST MESA, DIGITAL MEDIA

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		205.0	192.0	93.7%
Physical Plant Assessment		352.0	315.5	89.6%
Adequacy and Environment		227.0	210.0	92.5%
Total		784.0	717.5	91.5%

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

Notes from Evaluation Meeting and Questionnaire

DACC East Mesa Digital Media

* The Digital Media Building is the second-oldest building on the East Mesa Campus

Site Assessment

Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner

enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.

The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

Safety/Security

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

The Digital Media Building stands along the south edge of the campus, directly east of the Main Building and west of the Auditorium Building. A covered walkway on the upper and lower levels connects it to the Main Building on the west end. The building acts as a retaining structure. Like the Main Building, the Digital Media Building's upper level sits at a grade level that is adjacent to the parking lots and pedestrian sidewalks to the south. In contrast, the lower level is adjacent to the grade level of the interior courtyard to the north. Exterior concrete stairs connect the two levels.

Exterior

The building's exterior shows concrete foundation walls covered with stucco. Notable cracks show on the foundation walls at the lower level. Building facades include concrete masonry unit (CMU) infill, stucco, and stone veneers. The primary entrance sits protected beneath a portico, which features a sloped metal roof and is supported by stone veneer columns. The secondary entries at the west end on the upper and lower levels of the building sit beneath covered walkways. The secondary entry on the west end of the building on the lower level stands unprotected, as is the third entry on the building's north side, facing the courtyard. Sloped metal roofs with wide overhangs, metal-panel-covered fascia, and soffits surround the building. Roof drains along the building's north face drain into stone-lined swales. The swales run between xeriscape areas and into grass lawns. Single-ply roof systems, with some soft spots and water ponding, cover the flat-roofed sections in the center of the building. Active roof leaks occur throughout the building, where the flat-roofed sections meet the high parapets that hold the top ridges of the metal roofs. Windows hold tinted, fixed, double-glazed units in clear aluminum frames and storefront system units with clear aluminum frames and tinted glazing. Exterior doors use storefront system units with clear aluminum frames and tinted safety glazing.

Interior

The primary building entrance sits in the center of the south side of the building on the upper level. An expansive lobby connects to a central building corridor that branches west. An open stair beside an elevator provides access to the lower level from the lobby's west side. The college's Advanced Technologies (AT) Division office suite has access from the east side of the building lobby. The Arts Department's offices, classrooms, and restrooms occupy the remainder of the upper level. The lower level contains a central corridor running east to west; secondary entries reside at either end, and an entry lies at the end of the restroom corridor on the north side of the building. Open computer labs

occupy the lower level, serving the campus Creative Media/Digital and Design Department.

Building finishes are outdated and worn with cracked concrete floors, stained and worn carpet, structural wall cracks, and bowed and stained acoustic ceiling tiles. Damp odors permeate most spaces in the building. No corner guards protect the gypsum-board walls, which exhibit cracks and damage. Plastic laminate cabinets and counters show chipped and damaged material. Painted metal doors and view lite frames appear chipped and damaged in many locations. Warped acoustic ceiling tiles show water damage and stains; many spaces on the upper level show active dripping leaks. Ceilings hold outdated fluorescent lights throughout the building. Metal air-distribution vents on the ceilings show rust stains. Large porcelain tiles on restroom floors are slick and exhibit stained grout. Plastic laminate counters and panels in restrooms hold sinks with ADA-noncompliant reach ranges and mounting heights. No vertical grab bars serve the restrooms, which have acoustic tile ceilings. Wall-mounted toilets have come loose from their connections, and additional reinforcement supports the bowls. In the AT suite and the drafting lab, the sinks mounted in plastic laminate cabinets are noncompliant in height and lack open knee space.

Systems

Roof-mounted combination units heat and cool the building. No individual temperature controls serve the building. A network-based system centrally controls temperatures. The electrical supply is adequate, and the lighting is in good condition.

Safety/Security

The building includes a fire suppression system, extinguishers, and a central alarm system with pull stations and strobes. The university is installing security cameras throughout the campus, as well as keycard access locks for exterior doors.

ADA and Code Compliance

Sinks sit in counters that are noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Sinks lack knee spaces and pipe insulation. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Vertical grab bars are missing in accessible restroom stalls. Steel stringer and concrete pan stairs with ceramic tile treads provide access between the floor levels. Aluminum handrails are compliant. The elevator is outdated.

Adequacy and Environment

Office spaces and classrooms in the Digital Media Building are of adequate size for the program. Classrooms and office spaces are flexible and can be easily repurposed.

Site Plan

Review Participants

Michael Luchau, DACC Facilities Support
Arturo Ferrales, DACC Facilities Support
Maggie Hirsch, ARC Facilities Evaluatior

2021 CIP List of Projects for DACC, EAST MESA, DIGITAL MEDIA

Project No.	Code	Project Name	MACC	Project Budget
0606.2001	4.05.C05.2.	Roof Repairs	$933	**$1,250**
0606.2002	4.05.E01.3.	Interior Improvements	$1,364,250	**$1,828,095**
0606.2003	3.05.A03.3.2.	ADA Compliance: Interior Improvements	$12,743	**$17,075**
0606.2004	4.08.E13.5.	Elevator Modernization	$138,320	**$176,359**
		Total of Project Budgets		**$2,022,779**

Project 0606.2001 · Roof Repairs

Facility:	DACC, EAST MESA, DIGITAL MEDIA					**IDNO:**	0606
Category:	4.	**Type 1:**	05.	**Type 2:**	C05.	**P/Class:**	2.

Project Description

Active roof leaks show on the ceilings. The ceilings exhibit damaged, stained acoustic tiles and rusted vents.

Repair roof leaks.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair the roof	2.2442	2,276.0	SF	1.00	$0.41	$933
Maximum Allowable Construction Cost						$933
Total Project Cost						**$1,250**

Project 0606.2002 · Interior Improvements

Facility:	DACC, EAST MESA, DIGITAL MEDIA					**IDNO:**	0606
Category:	4.	**Type 1:**	05.	**Type 2:**	E01.	**P/Class:**	3.

Project Description

Building finishes are outdated and worn with cracked concrete floors, stained and worn carpet, structural wall cracks, and bowed and stained acoustic ceiling tiles. No corner guards serve the gypsum-board walls, which exhibit cracks and damage. Plastic laminate cabinets and counters show chipped and damaged material. Painted metal doors and vision-lite frames appear chipped and damaged in many locations. Warped acoustic ceiling tiles show water damage and stains. The metal air-distribution vents on the ceilings have rust stains. Large porcelain tiles on restroom floors are slick and exhibit stained grout. The restrooms have acoustic tile ceilings.

Refurbish the building's interior finishes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refurbish the finishes	2.1117	15,000.0	SF	1.00	$90.95	$1,364,250
Maximum Allowable Construction Cost						$1,364,250
Total Project Cost						**$1,828,095**

Project 0606.2003 · ADA Compliance: Interior Improvements

Facility:	DACC, EAST MESA, DIGITAL MEDIA					**IDNO:**	0606
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	2.

Project Description

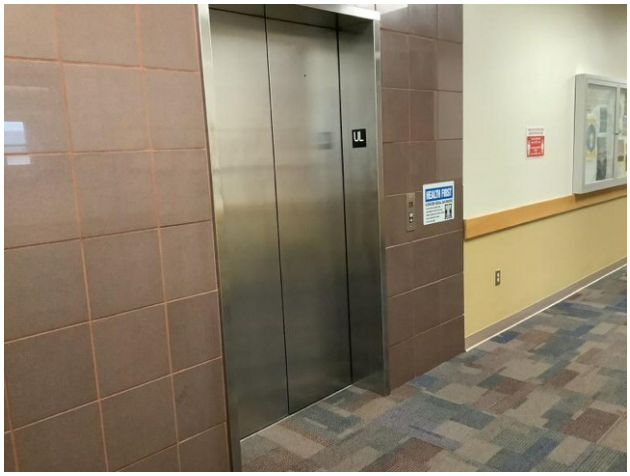
Throughout the building, sinks sit in counters that are ADA-noncompliant in height. Sink faucets sit outside of compliant reach ranges. Sinks offer no knee spaces and have uninsulated pipes. Restroom accessories hang at noncompliant heights and sit outside of reach ranges above the counters. Vertical grab bars are missing in the accessible restroom stalls.

Replace cabinets and sinks with ADA-compliant height units with open knee space and provide pipe insulation. Move restroom accessories within compliant mounting heights. Install vertical grab bars in accessible toilet stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace cabinets and sinks	2.3511	7.0	EA	1.00	$1,471.23	$10,299
2	Move accessories	2.3713	12.0	EA	1.00	$147.45	$1,769
3	Install vertical grab bars	2.3723	4.0	EA	1.00	$168.63	$675
Maximum Allowable Construction Cost							$12,743
Total Project Cost							**$17,075**

Project 0606.2004 · Elevator Modernization

Facility:	DACC, EAST MESA, DIGITAL MEDIA					**IDNO:**	0606
Category:	4.	**Type 1:**	08.	**Type 2:**	E13.	**P/Class:**	5.



Project Description

The elevator serving the building is original.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	$69,160.20	$138,320
Maximum Allowable Construction Cost						$138,320
Total Project Cost						**$176,359**

DASR (0639) · DACC, EAST MESA, STUDENT RESOURCES, PH-6&7

2800 SONOMA RANCH BLVD., LAS CRUCES, NM 88011
Evaluation Date: 2022-08-16
Evaluator: Maggie Hirsch

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible

Building Data			
Permanent building area:	70000 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	2012	Building age:	10
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	$19,848,500
Cost per GSF:	$283.55	FCI Cost:	$46,180
FCI Score:	0.002	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC, EAST MESA, STUDENT RESOURCES, PH-6&7

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		217.0	210.0	96.8%
Physical Plant Assessment		357.0	306.0	85.7%
Adequacy and Environment		197.0	189.0	95.9%
Total		771.0	705.0	91.4%

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

Site Assessment

Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.

The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

Safety/Security

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

Building Assessment

The Student Resources Building occupies the northeast corner of Doña Ana Community College's East Mesa Campus. The building forms the northeast corner of the protected central courtyard. The Student Resources Building contains a double-height center section and two corridor sections that branch to the north and the south. The main entrances sit at either end of the center section with one on the west side facing the courtyard and the other on the east side facing the east parking lot. The building is a two-story, steel-frame structure with stucco, concrete panel, and stone facades. The upper level covers a portion of the building above the north section.

Exterior

The building's exterior shows concrete foundation walls covered with stucco at the base. The lower portion of the building's facade includes concrete panels and stone-veneer pilasters with a stucco edge cap. The upper portion of the facade is a stucco system with control joints and a stucco-covered cornice. The primary entries sit on either side of the building's central portion, facing east and west. The entries are well defined by concrete plazas and have a curved archway, which is supported by stone-veneer columns on the east side. The top wall portion of this curved archway consists of a curved metal beam. Sloped metal roofs with wide overhangs, metal-panel-covered fascia, and soffits surround the building. Single-ply roof systems, with some soft spots and water ponding, cover the flat-roofed sections in the center of the building. Active roof leaks are present throughout the building, where flat roofs meet the high parapets that hold the top ridges of the metal roofs.

Secondary entries sit on the lower level at the end of the culinary arts corridor on the east facade, at the end of the emergency services classroom corridor on the west facade, and at the south side of the building serving the student services corridors. The upper level contains two additional entries on the north and west sides of the building, which open to exterior concrete stairs that descend to the courtyard level. The upper-level entry on the west side of the building opens into a concrete platform and walkway that provides access to the upper-level entry into the Academic Resources Building.

Roof drains along the building's base drain into concrete and stone-lined swales. The swales run into xeriscape areas with deteriorating gravel and exposed, damaged paper underlayment. Then, they run out into the concrete service yard. Single-ply roof systems sit in the center of the building behind the sloped metal sections and show some soft spots and signs of water ponding. Windows consist of tinted, fixed,

double-glazed units in clear aluminum frames and storefront system units with clear aluminum frames and break-metal sections between tinted safety glazing. Aluminum shade structures with open blades sit above windows on all sides of the building. Exterior doors are storefront system units with clear aluminum frames and tinted safety glazing. Doors to the mechanical and electrical rooms hold solid metal leaves and show faded, chipped paint. Four roll-up, garage-style doors open from the emergency services training classrooms into a protected service yard on the building's north side. This yard serves as the training area for the emergency services labs and as a delivery area for the culinary arts kitchens. The yard includes a set of double doors that open into the culinary arts service corridor. Six-foot-high, stucco-covered CMU walls and an electronic, solid metal gate enclose the yard. The yard contains two storage sheds, a storage container, and fire department training equipment.

Interior

The lower level of the Student Resources Building contains a central, double-height student commons space with a snack bar run by the culinary arts program and three executive conference rooms. The Culinary Arts and Hospitality Wing comprises the north portion of the building's lower level. Classrooms, a conference room, culinary arts teaching spaces, and kitchens occupy this section. A double-loaded classroom corridor branches to the west and contains the Emergency Medical Services Program training labs and an instructional TV studio. The south portion of the building is a single-story structure containing the student development suites, which include the Information Center/Admissions offices, Cashiers, Academic Advising, offices for Student Accessibility Services, a testing center, Registration, Veterans Affairs, and Financial Aid offices.

The upper level of the Student Resources Building holds classrooms and offices for the Emergency Medical Services Program; the Hospitality Services Department's offices; the Public Services/Criminal Justice Department; Fire Investigations; classrooms and offices for the Fire Science and Law Enforcement; and the Science, Engineering, and Mathematics (SEM) Division classrooms and offices. A granite-tiled elevator enclosure stands at the north side of the central lobby space, surrounded by an open stairwell with stairs descending to the lower level. Tinted glass panels with wood handrails protect the open stair.

Finishes in the Academic Resources Building are beginning to show signs of age and wear. No corner guards or wall protection serve the gypsum-board walls, which show damage and chipped paint, most notably in the lower-level teaching labs. Drinking fountains hang on walls without protective wet wall materials. Porcelain tile floors show stains, stained grout, chipped tiles, broken tiles, and vinyl transition strips that have separation between the tile and carpet. Carpet tile floors show stains and water damage in the corridors, although some office suites show replaced carpet tiles. Finished concrete floors in teaching labs show cracks, stains, and missing vinyl wall bases. Some classroom floors show static-dissipative vinyl tile, which is in good condition. The IT server closet is missing a threshold at the door, exposing mastic and a missing tile section. A floor ramp and raised platform lack a handrail or protective rail in the culinary arts demonstration kitchen. Quarry tile floors in the teaching kitchen show chemical stains and damage beneath a hand-washing sink.

Acoustic ceiling tiles and wood slat decorative ceilings are in good condition throughout the building.

Some water stains are present in the upper-level ceiling tiles. Washable ceiling tiles and fiber-reinforced plastic (FRP) wall panels are in good condition in the teaching kitchens. The ceramic tile flooring in the elevator shows cracks and wear. Wood doors are in good condition, and the building's entry doors have push-bar closers and tinted safety glass. Doors at the lower-level teaching labs have locks requiring number codes. The mini blinds on windows are in good condition. Restrooms exhibit washable acoustic tile ceilings.

Systems

Gas-fired boilers and roof-mounted refrigerated units, with variable air volume (VAV) boxes inside the plenums, heat and cool the building. No individual temperature controls serve the building. A network-based system centrally controls temperatures. The maintenance staff report that some of the recently replaced split system units are insufficient. The plumbing system includes crossed supply lines with hot water running through cold water lines and vice versa. The electrical supply is adequate.

Safety/Security

The building offers a fire suppression system, extinguishers, and a central alarm system with pull stations and strobes. Magnetic devices hold open fire-rated doors, which protect classroom and office corridors. The university is installing security cameras and key card access locks for exterior doors campus-wide.

ADA and Code Compliance

Restroom sinks sit on counters that are Americans with Disabilities Act (ADA)-noncompliant in height throughout the building, and faucets sit outside of compliant reach ranges. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Break room sinks sit in counters that are ADA noncompliant in height and lack open knee space. Pipes are uninsulated. Steel stringer and concrete pan stairs with ceramic tile treads provide access between the floor levels. Wood handrails are compliant. The elevator is outdated.

Adequacy and Environment

Office spaces and classrooms in the Student Resources Building are of adequate size for the program, but some are underutilized. Unused offices and classrooms serve as storage. Classrooms and office spaces are flexible and can be easily repurposed.

Site Plan

Review Participants

Michael Luchau, DACC Facilities Support
Arturo Ferrales, DACC Facilities Support
Maggie Hirsch, ARC Facilities Evaluator

2021 CIP List of Projects for DACC, EAST MESA, STUDENT RESOURCES, PH-6&7

Project No.	Code	Project Name	MACC	Project Budget
0639.2001	4.05.C05.3.	Roof Repairs	$1,640	**$2,198**
0639.2002	3.05.A03.3.3.	ADA Compliance: Interior Improvements	$17,702	**$23,721**
0639.2003	4.05.E06.4.	Interior Improvements	$2,122,050	**$2,843,547**
0639.2004	7.13.D05.2.	Plumbing Study	$16,955	**$20,261**
0639.2005	4.08.E13.5.	Elevator Modernization	$138,320	**$176,359**
		Total of Project Budgets		**$3,066,085**

Project 0639.2001 · Roof Repairs

Facility:	DACC, EAST MESA, STUDENT RESOURCES, PH-6&7					**IDNO:**	0639
Category:	4.	**Type 1:**	05.	**Type 2:**	C05.	**P/Class:**	3.

Project Description

Active roof leaks in the upper level caused stains and damage on the ceiling tiles.

Repair roof leaks as needed.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair TPO roofs	2.2442	4,000.0	SF	1.00	$0.41	$1,640
Maximum Allowable Construction Cost							$1,640
Total Project Cost							**$2,198**

Project 0639.2002 · ADA Compliance: Interior Improvements

Facility:	DACC, EAST MESA, STUDENT RESOURCES, PH-6&7					**IDNO:**	0639
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

Classroom, break room, and restroom sinks sit in counters that are noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Sinks with knee spaces have uninsulated pipes. Restroom accessories hang at noncompliant heights and sit outside of reach ranges above the counters.

Install counters and sinks at compliant heights in classrooms, break rooms, and restrooms. Move restroom accessories to compliant heights. Insulate the pipes.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install sinks and cabinets	2.3511	10.0	EA	1.00	$1,471.23	$14,712
2	Move accessories	2.3713	15.0	EA	1.00	$147.45	$2,212
3	Insulate pipes	2.3725	20.0	EA	1.00	$38.91	$778
Maximum Allowable Construction Cost							$17,702
Total Project Cost							**$23,721**

Project 0639.2003 · Interior Improvements

Facility:	DACC, EAST MESA, STUDENT RESOURCES, PH-6&7					**IDNO:**	0639
Category:	4.	**Type 1:**	05.	**Type 2:**	E06.	**P/Class:**	4.

Project Description

Finishes throughout the building show wear, stains, and damage. Some office suites have updated finishes.

Refresh the interior finishes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refresh finishes (adj. to exclude already-replaced finishes)	2.1116	70,000.0	SF	0.75	$40.42	$2,122,050
Maximum Allowable Construction Cost						$2,122,050
Total Project Cost						**$2,843,547**

Project 0639.2004 · Plumbing Study

Facility:	DACC, EAST MESA, STUDENT RESOURCES, PH-6&7					**IDNO:**	0639
Category:	7.	**Type 1:**	13.	**Type 2:**	D05.	**P/Class:**	2.

Project Description

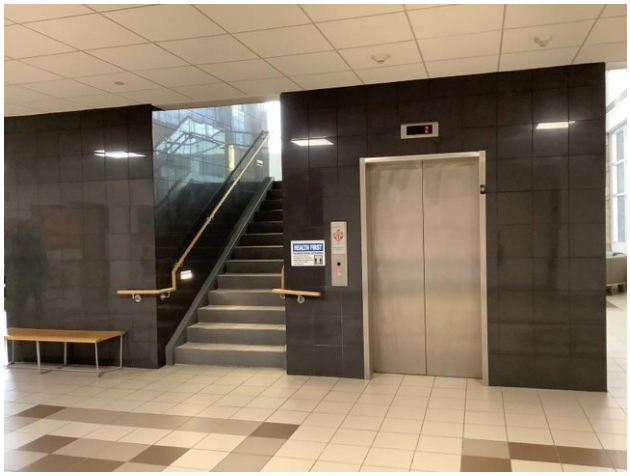
The plumbing system has crossed supply lines; hot water runs through what should be cold water lines and vice versa.

Commission a plumbing study. An allowance is added for repairs.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a plumbing study	2.4314	1.0	Per	1.00	$6,955.00	$6,955
2	Plumbing repair allowance	0.0000	1.0	allowance	1.00	$10,000.00	$10,000
Maximum Allowable Construction Cost							$16,955
Total Project Cost							**$20,261**

Project 0639.2005 · Elevator Modernization

Facility:	DACC, EAST MESA, STUDENT RESOURCES, PH-6&7					**IDNO:**	0639
Category:	4.	**Type 1:**	08.	**Type 2:**	E13.	**P/Class:**	5.



Project Description

The elevator serving the building is original.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	$69,160.20	$138,320
Maximum Allowable Construction Cost						$138,320
Total Project Cost						**$176,359**

DAMA / DASH (0341) · ALEX SANCHEZ HALL

3400 S. ESPINA ST., LAS CRUCES, NM 88003
Evaluation Date: 2022-08-16
Evaluator: Amy Smith

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	14.20	No/type of parking spaces:	575 general, 3 motorcycle, 22 ADA (includes 17 van accessible)

Building Data			
Permanent building area:	107644 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1978	Building age:	44
Initial Construction Date:	1978	Renovation/Addition 1:	1981
Renovation/Addition 2:	1985	Renovation/Addition 3:	1987

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$30,522,456
Cost per GSF:	$283.55	FCI Cost:	$5,079,883
FCI Score:	0.166	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for ALEX SANCHEZ HALL

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	340.5	92.8%
Adequacy and Environment		309.0	270.0	87.4%
Total		918.0	828.0	90.2%

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

Site Assessment

Alex Sanchez Hall is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies at the south end of Las Cruces, New Mexico, adjacent to New Mexico State University (NMSU). Gregg Street bounds the irregularly-shaped site to the north, with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides, and Interstate 10 runs on the south side of the site.

Access

Concrete-paved walkways along Gregg, Wells, and Espina Streets provide pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, concrete walkways in good condition lead to the building's entrances.

Vehicles access the site from either Gregg Street or Sam Steel Way and park in one of three asphalt-paved lots. The first small parking lot (lot 71) offers 21 spaces and lies on the north side of Alex Sanchez Hall. The second medium lot (lot 69) offers 86 spaces and sits on the north side of the Technical Studies Building. The large lot (lot 70) fills a significant portion of the south half of the site with 416 parking spaces. A fourth gravel parking lot (lot 98) serves the campus with approximately 72 spaces.

The asphalt pavement in all of the parking lots is heavily cracked, and the paint delineating the spaces has faded. However, in the small and medium parking lots, a seal coat covers the asphalt, and the large cracks are filled. DACC has a project request in progress for $1.6 million for remediation of the parking lot. DACC expects the project to start in September 2023.

An asphalt-paved driveway runs between the Technical Studies and the Learning Resources Buildings, providing vehicular access to Alex Sanchez Hall's west wing. The asphalt pavement is in poor condition, with cracks and loose aggregate.

Site Development

Grass lawns, gravel beds, mature trees, and shrubs landscape the site. Portions of the grass lawn along the east side of Alex Sanchez Hall are dead due to the steam lines running below the grass, and the lawn between the Technical Studies Building and Alex Sanchez Hall is mostly bare. Except for a few trees

with dead sections, the plants are in good condition. Weeds grow in many of the gravel beds. In some areas, especially around the Learning Resources Building, the gravel beds are thin, and the landscape fabric is tattered and visible.

Rainwater runoff flows between the buildings and drains toward the edges of the site. A culvert at the southwest corner of the site collects water from the large parking lot and directs it to a drainage channel along Sam Steel Way. Rainwater runoff is well mitigated over most of the property. However, minor ponding occurs in the courtyard surrounded by Alex Sanchez Hall, the Learning Resource Building, and the General Classroom Building, and water pools outside of the exterior door to lecture hall 96 and runs under the door.

Concrete walkways in good condition connect all of the buildings. The patio at the southeast entrance to Alex Sanchez Hall includes cracked concrete and empty planters.

Safety/Security

A rock wall surrounds the grass gathering area at the site's southern corner. The concrete on top of the wall appears to be heaving in one area, and it is cracked. Another rock wall lines a section of the grass lawn on the site's north edge, and the concrete on top of the wall is cracked and chipped. Several walls on the south and east sides of Alex Sanchez Hall are cracked, and the stucco finish is chipped. The split-face concrete masonry unit (CMU) walls between Alex Sanchez Hall and the Learning Resource Building appear to be settling, resulting in cracks running through the bricks and joints. A section of the stucco-covered CMU wall near the stairway to the basement mechanical room has settled several inches, resulting in wide gaps in the joints.

Dumpsters stand on the east side of the Technical Studies Building. No enclosure surrounds them.

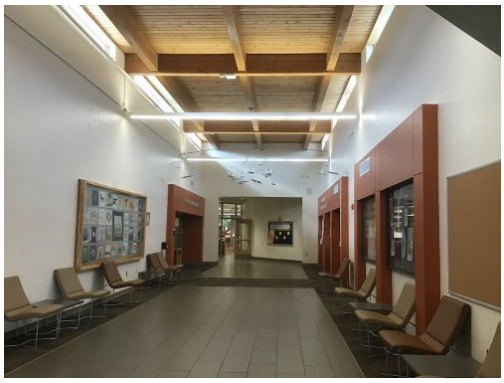
Pole and building-mounted lights illuminate the site. Site lighting appears adequate.

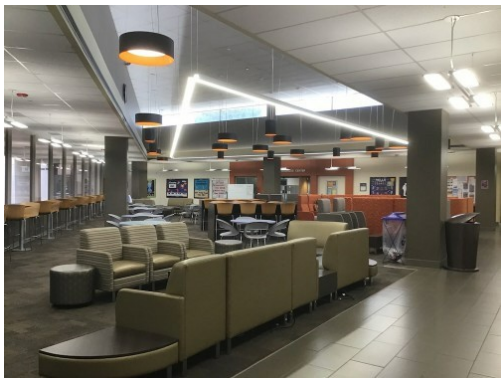
Municipal sewer and water systems serve the campus. Electrical feeds run underground.

Accessibility Attributes

The walkway leading from the small parking lot on the north side of Alex Sanchez Hall to the building's main entrance has an eight percent slope, which exceeds Americans with Disabilities Act (ADA) allowances for a walkway, and it rises over 30 inches without an intermediate landing. An alternate route is available from the parking lot to the main entrance, but it requires traveling around the corner and up another walkway and is a significantly longer route. The cross-slope on the sidewalk along the west edge of the south wing of Alex Sanchez Hall is too steep at eight percent. No accessible paths lead to the gazebo in the grass area on the south corner of the site. The handrails on the exterior stairs leading to the basement mechanical room do not meet ADA requirements, and the exterior stair to mechanical room M080 offers no handrails. A sign is missing from one of the ADA parking spaces at the east end of the medium parking lot.

Building Assessment





Alex Sanchez Hall is a large, long, L-shaped building that defines the northeast corner of the site. The building is a single story with a basement mechanical room.

DACC constructed the building in multiple phases between 1978 and 1987. The original 1978 portion of the building consisted of two wings that formed an L at the northeast corner of the site. In 1981, additions on each wing lengthened the building. Between 1985 and 1987, the college built another V-shaped addition on the south end of the structure that runs along the east edge of the site.

Exterior
A concrete foundation with CMU walls and steel frame construction compose the building's structure. Several minor wall cracks show, but the structure appears in good condition.

Thermoplastic polyolefin (TPO) installed between 2013 and 2016 covers most of the roof. Built-up roofing with asphalt cap sheets composes several small sections of the roof on the building's east side, and a standing-seam metal roof forms a tiny section of the roof on the south end. The built-up roof dates to 1989, and a silicone coating covers several large sections of the built-up roof. The TPO portion of the roof is in good condition, but several areas show patches. The built-up roof is in fair to poor condition, with bubbles, loose aggregate, and soft spots. The standing-seam metal roof is in good condition. Metal caps in good condition cover some of the parapets. Stucco covers the remaining parapets, but most of it is in poor condition with cracks and chips. Several areas of the roof have no ladder access.

Stucco covers the exterior walls. In most areas, the stucco was recently refinished and is in good condition. However, on several walls, the stucco is cracked, and the colors are mismatched, especially on the exterior walls that extend above the lower roof lines.

The exterior doors are solid metal and storefront leaves, and the doors from the corridors include panic hardware. The exterior doors are in good condition, but water runs under the door from lecture hall 96.

Single and double-glazed, fixed units compose the exterior windows. Most of the windows are in good condition. However, several windows are cracked, a few are cloudy, and some of the windows above the

roof line have rusted frames and caulk running around the edges of the glazing.

Interior

Alex Sanchez Hall is arranged around a long, double-loaded corridor with classrooms, labs, office suites, and support spaces on both sides. The building has two main entrances, one at the northeast corner of the site and another at the southeast corner.

The college refurbished most of the classrooms and labs about five years ago, and the interior finishes in those spaces are in good condition. Carpet tile finishes the classroom floors, and the labs have concrete and vinyl composition tile (VCT) flooring. Several of the refurbished computer classrooms have raised floors to facilitate flexible furniture arrangements. A mixture of carpet tile, textile composite, and VCT finish the office suite floors. The carpet tile is in good to fair condition, but in some areas, the carpet shows wear, and the edges of the tiles are frayed. The facilities department plans to replace the carpet tile in some of the office suites this winter. The textile composite flooring is new and in good condition. The snack bar has a mixture of ceramic tile, carpet tile, and VCT flooring. The tile is in good condition, but the VCT is mismatched, discolored, and damaged, and the carpet is worn and stained. The health clinic has carpet tile and linoleum tile flooring, both in good condition. Ceramic tile and carpet tile flooring in good condition cover the corridor floors. The restrooms have ceramic tile floors in good condition.

A combination of painted and textured gypsum board, painted CMU, and painted stucco finish the interior walls. Ceramic tile wainscot protects the restroom walls behind the plumbing fixtures. The interior walls are in good condition.

Suspended acoustic ceiling tiles compose most of the building's ceilings. Most ceiling tiles are in good condition, but a few show water stains from possible roof or roof drain leaks, and several classrooms, labs, and offices show mismatched tiles. The water treatment labs and some mechanical rooms have exposed-structure ceilings, the corridors near the main entrances have wood plank ceilings, and several secondary rooms have hard-lid ceilings; all are in good condition.

The interior doors include wood and metal leaves. Most doors are in good condition, but several doors to the mechanical rooms show damage.

The water treatment labs have metal cabinets with resin countertops in excellent condition. The dental clinic has wood veneer cabinets with a mixture of laminate and solid surface countertops, all in good condition. The electronics labs have wood veneer desks and metal desks with laminate table tops. The veneer and laminate finishes are worn and chipped.

The break rooms in the office suites and the snack bar have laminate cabinets and countertops. The casework in the break rooms is in good to fair condition with some minor chipping. However, the veneer on the casework in the snack bar is aged and delaminating.

Systems

The building's heating, ventilation, and air conditioning (HVAC) systems use air handlers, packaged units, chillers, and cooling towers. A portion of the building receives steam from NMSU. A network-based system controls the building's temperatures. The HVAC system works well, and the units are well-maintained and replaced at the end of their life cycles. Staff report that they will soon get a new chilling tower and chiller. Staff would like to install boilers to replace the steam lines from NMSU.

The plumbing system works well, and the staff reports no concerns. The multi-stall restrooms recently received renovations, and the fixtures and partitions are in good condition. The three-compartment sink in the snack bar prep room lacks an air gap.

The building's electrical system functions well, but it is original to the building. The college has upgraded the interior lights to LED fixtures in most spaces.

Safety/Security

The building has a voice over internet protocol (VOIP) system that replaced the original phone lines. Many of the legacy phone lines still hang in the building, but staff plans to remove them.

No security cameras serve the campus. However, a project to install security cameras is underway. A key card access system secures all of the classrooms, and key card access installation on the exterior doors is in progress.

A fire alarm system with manual pull stations and horn/strobe combination and a fire suppression system protects the building. Fire extinguisher cabinets hang in the corridors.

ADA and Code Compliance

A few exterior doors on the south wing include no landings on the exterior side of the door. Numerous rooms, especially in the unrefurbished parts of the building, lack tactile and Braille signs. None of the lockers in the dental clinic are marked as accessible, and the bench in the locker room does not have a back. Several exterior and interior doors offer doorknobs rather than lever-style hardware. The sink pipe in break room 114G lacks insulation. The sink in conference room 114M has knob faucet handles, and the casework is too tall at 36 inches.

No vertical grab bars hang in the ambulatory stalls in the women's multi-stall restrooms R072 and R100, in the accessible stall in the men's multi-stall restroom R102, or in the single-occupant restroom R110. No insulation wraps the sink pipes in women's multi-stall restroom R123. Single-occupant restroom M1 lacks grab bars, and the toilet flush control is not on the open side of the room. Single occupant restroom R116 has no vertical grab bar, the toilet flush control is not on the open side of the room, the toilet paper dispenser hangs too close to the side grab bar, and the sink encroaches on the toilet's clear floor space.

Adequacy and Environment

Alex Sanchez Hall holds classrooms, labs, and computer classrooms for general classes and various programs, including dental, nursing, electronics, and water treatment. The building also offers several office suites for faculty, departments, and student services programs, including the Academic Readiness Center, the Business and Finance department, the Student Accessibility and Resource Center, and the Admissions, Arts, Humanities, and Social Sciences Division.

The general classrooms, computer classrooms, and offices are adequate in size and meet the school's needs. They offer flexibility to serve a variety of programs. Several office suites have no occupants, but the college plans to move student programs into them.

The dental and nursing program staff expressed the need for additional space and upgrades to their spaces. The size of the dental clinic limits the number of students to 12 per class, but the staff would like a larger space so they can expand the class size. The dental clinic has a dark lab with a revolving door, but the room is no longer required, and students use it as a changing room.

The nursing program needs additional space for the Licensed Practical Nurse (LPN) program, a dual-purpose classroom lab, and additional storage. Their current nursing lab is not constructed to reflect real-life conditions, making it difficult to prepare students for the field.

The building has a health clinic that served students before the Covid-19 pandemic, but the suite is currently vacant.

Many of the classrooms and labs receive no natural light, but the interior lighting is adequate.

Site Plan

Review Participants

Mike Luchau, Facilities Services Manager
Amy Smith, ARC Facilities Evaluator

2021 CIP List of Projects for ALEX SANCHEZ HALL

Project No.	Code	Project Name	MACC	Project Budget
0341.2001	4.06.B03.3.	Parking Lot Improvements	$1,240,575	**$1,247,014**
0341.2002	4.06.B02.4.	Landscaping Improvements	$69,915	**$89,142**
0341.2003	4.06.B05.1.	Drainage Improvements	$19,027	**$24,260**
0341.2004	4.06.B04.3.	Site Wall Improvements	$75,735	**$96,562**
0341.2005	4.06.B04.4.	Dumpster Enclosure	$33,368	**$42,544**
0341.2006	3.06.A03.1.3.	ADA Compliance: Entry Access Improvements	$63,445	**$80,893**
0341.2007	3.06.A03.1.5.	ADA Compliance: Walkway Improvements	$32,453	**$41,378**
0341.2008	3.06.A03.1.3.	ADA Compliance: Minor Site Improvements	$5,704	**$7,273**
0341.2009	4.08.C05.4.	Roof Upgrades	$318,223	**$405,735**
0341.2010	4.05.C01.3.	Exterior Improvements	$48,919	**$65,551**
0341.2011	4.05.E06.4.	Interior Improvements	$198,960	**$266,607**
0341.2012	4.05.E13.4.	Casework Replacement	$55,694	**$74,629**
0341.2013	4.05.E13.4.	Snack Bar Upgrades	$326,048	**$436,904**
0341.2014	4.04.D03.3.	Boiler Upgrades	$497,338	**$666,432**
0341.2015	4.04.D04.3.	Electrical Upgrade	$2,695,406	**$3,611,844**
0341.2016	3.05.A03.3.3.	ADA Compliance: Interior Upgrades	$43,943	**$58,884**
0341.2017	3.05.A03.2.3.	ADA Compliance: Minor Restroom Improvements	$2,066	**$2,769**
0341.2018	3.04.A03.2.6.	ADA Compliance: Restroom Renovation	$19,421	**$26,023**
0341.2019	6.05.F01.4.3.	Dental Clinic Improvements	$11,824	**$15,843**
0341.2020	6.04.F01.4.3.	Nursing Lab Improvements	$491,462	**$658,559**
		Total of Project Budgets		**$7,918,845**

Project 0341.2001 · Parking Lot Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	3.

Project Description

The site includes three parking lots, which are numbered 69, 70, and 7). All parking lots exhibit heavily cracked asphalt pavement, and the paint delineating the spaces appears faded. A seal coat covers the asphalt at parking lots 69 and 71, and the larger cracks are filled. The asphalt pavement on the driveway between the Technical Studies Building and the Learning Resources Building is in poor condition with cracks and loose aggregate.

Repave and stripe parking lots 69 and 71, as well as the south and east sections of parking lot 70. At the west section of parking lot 70, repave the degraded asphalt, seal the cracks, and seal coat the asphalt surface. Resurface the driveway between the Technical Studies Building and the Learning Resources Building.

Molzen Corbin provided the repavement project costs for parking lots 69, 70, and 71.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repave parking lot 69	0.0030	1.0	Project	1.00	$227,801.98	$227,802
2	Repave parking lot 71	0.0030	1.0	Project	1.00	$78,377.55	$78,378
3	Repave the south and east sections of parking lot 70	0.0030	1.0	Project	1.00	$773,983.37	$773,983
4	Repair and seal the west section of parking lot 70	0.0030	1.0	Project	1.00	$136,997.76	$136,998
5	Resurface driveway	1.1418	4,600.0	SF	1.00	$5.09	$23,414
Maximum Allowable Construction Cost							$1,240,575
Total Project Cost							**$1,247,014**

Project 0341.2002 · Landscaping Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	4.

Project Description

Portions of the grass lawn are dead along the east side of Alex Sanchez Hall, due to the steam lines running below the grass. The lawn is mostly bare between the Technical Studies Building and Alex Sanchez Hall. Weeds grow in many of the gravel beds. In some areas, especially around the Learning Resources Building, the gravel beds are thin, and the landscape fabric is tattered and visible. The patio at the southeast entrance to Alex Sanchez Hall includes cracked concrete and empty planters.

Once the steam lines are replaced with a boiler, reseed the grass lawn on the east side of Alex Sanchez Hall (coordinate with Boiler Upgrades CIP). Reseed the lawn between the Technical Studies Building and Alex Sanchez Hall. Remove the weeds, install landscape fabric, and replenish the gravel beds where needed. Replace the concrete in the patio at the southeast entrance to Alex Sanchez Hall and fill the empty planters. NMSU main campus facility operations is responsible for site amenity refurbishment. Coordinate with NMSU Grounds for these improvements.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Reseed grass lawns	1.2134	10,750.0	SF	1.00	$0.80	$8,600
2	Remove weeds	1.2130	0.5	Acre	1.00	$5,594.71	$2,797
3	Install landscape fabric and gravel (adj. for scope)	1.2125	12,000.0	SF	0.50	$5.52	$33,120
4	Replace concrete	1.1118	1,800.0	SF	1.00	$14.11	$25,398
Maximum Allowable Construction Cost							$69,915
Total Project Cost							**$89,142**

Project 0341.2003 · Drainage Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	06.	**Type 2:**	B05.	**P/Class:**	1.

Project Description

Water pools outside the exterior door to lecture hall 96 and runs under the door. The CMU retaining wall surrounding the concrete pad outside of the door is cracked, and the stucco finish is chipped and bubbled.

Demolish the concrete pad and retaining wall outside of the door. Regrade the site to correct the ponding, install a drain, and construct a new walkway and retaining wall. Connect the walkway to the sidewalk along Espina Street to create a continuous path of travel.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish concrete pad	1.1116	310.0	SF	1.00	$3.42	$1,060
2	Demolish CMU wall	1.4123	160.0	SF	1.00	$3.53	$565
3	Correct drainage	1.2114	600.0	SF	1.00	$8.69	$5,214
4	Install drain	1.2113	50.0	LF	1.00	$21.40	$1,070
5	Construct walkway	1.1119	340.0	SF	1.00	$7.44	$2,530
6	Construct retaining wall	1.4124	160.0	SF	1.00	$53.68	$8,589
Maximum Allowable Construction Cost							$19,027
Total Project Cost							**$24,260**

Project 0341.2004 · Site Wall Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	06.	**Type 2:**	B04.	**P/Class:**	3.

Project Description

A wall surrounds the grass area at the south corner of the site; the concrete at the top of the wall appears to be heaving in one area, which shows cracked concrete. The concrete on top of the rock wall lining a section of the grass lawn on the site's north edge is cracked and chipped. Several walls have cracked, chipped stucco on the south and east sides of Alex Sanchez Hall. The split-face CMU walls between Alex Sanchez Hall and the Learning Resource Building appear to be settling, resulting in cracks running through the bricks and joints. The stucco-covered CMU wall near the stairway to the basement mechanical room has a section that dropped several inches, resulting in wide gaps in the joints.

Repair the heaving, cracked, and chipped concrete on the rock walls. Repair the cracked and chipped stucco on the walls at the south and east sides of Alex Sanchez Hall. Fog coat the stucco finish. Because the CMU walls are close to the basement mechanical room, investigate the cause of the settling and replace the settling walls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair concrete on rock walls	1.1115	300.0	SF	1.00	$5.45	$1,635
2	Repair stucco (adj. for scope)	2.2321	1,000.0	SF	0.10	$6.02	$602
3	Fog coat stucco	2.2320	1,000.0	SF	1.00	$1.61	$1,610
4	Investigate settling (adj. for scope)	2.4316	1.0	Per	0.50	$5,350.00	$2,675
5	Demolish CMU walls	1.4123	2,450.0	SF	1.00	$3.53	$8,649
6	Construct CMU walls	1.4122	2,450.0	SF	1.00	$24.72	$60,564
Maximum Allowable Construction Cost							$75,735
Total Project Cost							**$96,562**

Project 0341.2005 · Dumpster Enclosure

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	06.	**Type 2:**	B04.	**P/Class:**	4.

Project Description

No enclosure surrounds the dumpsters sitting east of the Technical Studies Building.

Construct a dumpster enclosure.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Construct dumpster enclosure (adj. for size)	1.2119	1.0	EA	1.50	$22,245.30	$33,368
Maximum Allowable Construction Cost							$33,368
Total Project Cost							**$42,544**

Project 0341.2006 · ADA Compliance: Entry Access Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	3.

Project Description

The walkway from the small parking lot on the north side of Alex Sanchez Hall leads to the main entrance and has an eight percent slope, which exceeds ADA allowances for a walkway and rises over 30 inches without an intermediate landing. An alternate route from the parking lot to the main entrance requires traveling around the corner to another walkway that is a significantly longer route.

Replace the walkway leading from the small parking lot on the north side of Alex Sanchez Hall to the building's main entrance with a ramp that meets ADA requirements.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	775.0	SF	1.00	$3.42	$2,651
2	Construct ramp	1.1219	76.0	LF	1.00	$799.93	$60,795
Maximum Allowable Construction Cost							$63,445
Total Project Cost							**$80,893**

Project 0341.2007 · ADA Compliance: Walkway Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	5.

Project Description

The sidewalk along the west edge of the south wing of Alex Sanchez Hall has a cross-slope that is too steep at eight percent. Four of the exterior doors open onto the sidewalk and lack landings on the exterior side of the door.

Replace the sidewalk along the west edge of the south wing at Alex Sanchez Hall and construct landings at the exterior doors.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace sidewalk	1.1118	2,300.0	SF	1.00	$14.11	$32,453
Maximum Allowable Construction Cost						$32,453
Total Project Cost						**$41,378**

Project 0341.2008 · ADA Compliance: Minor Site Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	3.

Project Description

No accessible paths lead to the gazebo in the grass area at the south corner of the site. The handrails do not meet ADA requirements on the exterior stair leading to the basement mechanical room. The exterior stair to mechanical room M080 lacks handrails. A sign is missing from one of the ADA parking spaces at the east end of the medium parking lot.

Construct an accessible path to the gazebo. Install ADA-compliant handrails on the exterior stair leading to the basement mechanical room. Install handrails on the exterior stair to mechanical room M080. Install an accessible parking sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Construct concrete walkway	1.1119	250.0	SF	1.00	$7.44	$1,860
2	Install handrails	1.1213	40.0	LF	1.00	$87.28	$3,491
3	Install ADA parking sign	1.1440	1.0	EA	1.00	$353.27	$353
Maximum Allowable Construction Cost							$5,704
Total Project Cost							**$7,273**

Project 0341.2009 · Roof Upgrades

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	08.	**Type 2:**	C05.	**P/Class:**	4.

Project Description

The built-up roofing passed its expected life span and is in fair to poor condition with bubbles, loose aggregate, and soft spots. Most of the stucco-covered parapets are in poor shape with cracks and chips. Several areas of the roof have no ladder access.

Replace the built-up roofing with a TPO roofing system. Repair the stucco parapets and install metal caps over all of the stucco parapets. Install roof transfer ladders where needed. Recent silicon overcoat will help delay replacement.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install TPO roof	2.2439	17,765.0	SF	1.00	$17.47	$310,355
2	Install metal parapet caps (adj. for repairs)	2.2426	975.0	LF	1.50	$4.14	$6,055
3	Install roof transfer ladders	2.2434	22.0	VLF	1.00	$82.46	$1,814
Maximum Allowable Construction Cost							$318,223
Total Project Cost							**$405,735**

Project 0341.2010 · Exterior Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	05.	**Type 2:**	C01.	**P/Class:**	3.

Project Description

Several exterior walls exhibit cracked stucco and the colors are mismatched, especially on the exterior walls that extend above the lower roof lines. Several windows are cracked, and a few are cloudy. Some of the windows above the roof line have rusted frames and caulk running around the edges of the glazing.

Repair the cracked stucco. Fog coat the stucco finish. Replace the windows that are cracked, cloudy, and rusted.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair stucco (adj. for scope)	2.2321	7,000.0	SF	0.10	$6.02	$4,214
2	Fog coat stucco	2.2320	7,000.0	SF	1.00	$1.61	$11,270
3	Replace windows	2.2227	450.0	SF	1.00	$74.30	$33,435
Maximum Allowable Construction Cost							$48,919
Total Project Cost							**$65,551**

Project 0341.2011 · Interior Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	05.	**Type 2:**	E06.	**P/Class:**	4.

Project Description

A few of the suspended acoustic ceiling tiles show water stains from possible roof or roof drain leaks. Several classrooms, labs, and offices have mismatched tiles. Several doors to the mechanical rooms are damaged. The electronics labs have wood veneer desks and metal desks with laminate table tops; the veneer and laminate finishes are worn and chipped.

Replace the stained and mismatched ceiling tiles. Replace the damaged doors. Replace the wood veneer desks and the metal desks.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace suspended acoustic ceiling tiles	2.3413	7,050.0	SF	1.00	$6.81	$48,011
2	Replace doors	2.2125	2.0	EA	1.00	$3,249.87	$6,500
3	Replace desks	3.1119	60.0	EA	1.00	$2,407.50	$144,450
Maximum Allowable Construction Cost							$198,960
Total Project Cost							**$266,607**

Project 0341.2012 · Casework Replacement

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	05.	**Type 2:**	E13.	**P/Class:**	4.

Project Description

The casework in the break rooms ranges from good to fair condition with some minor chipping. In some areas, the casework is too tall to meet ADA requirements at 36 inches.

Replace the casework in the break rooms and update them to current ADA standards.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish casework	2.3516	55.0	LF	1.00	$48.27	$2,655
2	Install casework	2.3515	55.0	LF	1.00	$964.34	$53,039
Maximum Allowable Construction Cost							$55,694
Total Project Cost							**$74,629**

Project 0341.2013 · Snack Bar Upgrades

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	05.	**Type 2:**	E13.	**P/Class:**	4.

Project Description

The finishes in the snack bar and its support spaces are dated and show wear. Ceramic tiles, carpet tiles, and VCT cover the floors. The tile is in good condition. The VCT is mismatched, discolored, and damaged. The carpet is worn and stained. The veneer on the snack bar's casework is aged and delaminating. The three-compartment sink in the snack bar prep room lacks an air gap.

Refurbish the snack bar and support spaces to update the finishes and equipment. Include an air gap at the three-compartment sink.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish snack bar and prep room	3.1137	860.0	SF	1.00	$357.27	$307,252
2	Refurbish offices, storage room, and hallway	2.1116	465.0	SF	1.00	$40.42	$18,795
Maximum Allowable Construction Cost							$326,048
Total Project Cost							**$436,904**

Project 0341.2014 · Boiler Upgrades

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	04.	**Type 2:**	D03.	**P/Class:**	3.

Project Description

The building receives steam from NMSU, and staff would like to install boilers to replace the steam lines from NMSU.

Install electric boilers to replace the steam lines from NMSU.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install electric boilers (adj. for system replacement)	2.3812	4.0	EA	2.00	$62,167.21	$497,338
Maximum Allowable Construction Cost							$497,338
Total Project Cost							**$666,432**

Project 0341.2015 · Electrical Upgrade

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	4.	**Type 1:**	04.	**Type 2:**	D04.	**P/Class:**	3.

Project Description

The building's electrical system functions well, but it is original.

Upgrade the building's secondary electrical system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Upgrade secondary electrical service	2.3923	107,644.0	SF	1.00	$25.04	$2,695,406
Maximum Allowable Construction Cost						$2,695,406
Total Project Cost						**$3,611,844**

Project 0341.2016 · ADA Compliance: Interior Upgrades

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

Numerous rooms lack tactile and Braille signs, especially in parts of the building that have not received refurbishment. None of the lockers in the dental clinic are marked as accessible, and the bench in the locker room does not have a back. Several exterior and interior doors have knobs rather than lever-style hardware. The sink pipe in break room 114G lacks insulation. The sink in conference room 114M has knob handles on the faucet .

Install tactile and Braille signs where needed. Mark a locker in the dental clinic that is marked as accessible. Install an accessible bench in the locker room. Replace the doorknobs with lever-style hardware. Install pipe insulation on the sink in break room 114G. Install lever faucet handles in conference room 114M.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs and sign locker	2.3617	120.0	EA	1.00	$102.45	$12,294
2	Install accessible bench	1.3122	1.0	EA	1.00	$1,603.33	$1,603
3	Install lever-style hardware	2.2116	25.0	EA	1.00	$1,182.80	$29,570
4	Install sink pipe insulation	2.3725	1.0	EA	1.00	$38.91	$39
5	Install lever faucet handles	2.3721	1.0	EA	1.00	$437.23	$437
Maximum Allowable Construction Cost							$43,943
Total Project Cost							**$58,884**

Project 0341.2017 · ADA Compliance: Minor Restroom Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.2.	**P/Class:**	3.

Project Description

No vertical grab bars hang in the ambulatory stalls of the women's multistall restrooms R072 and R100, the accessible stall of the men's multistall restroom R102, or the single-occupant restroom R110. No insulation wraps the sink pipes in women's multistall restroom R123. The single-occupant restroom M1 lacks grab bars, and the toilet flush control is not on the open side of the room.

Install vertical grab bars and sink pipe insulation where needed. Install grab bars in restroom M1. Relocate the toilet flush control to the open side of the room.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install vertical grab bars	2.3723	6.0	EA	1.00	$168.63	$1,012
2	Install sink pipe insulation	2.3725	1.0	EA	1.00	$38.91	$39
3	Install grab bars	2.3724	1.0	Set	1.00	$334.87	$335
4	Relocate toilet flush controls	2.3722	1.0	EA	1.00	$680.74	$681
Maximum Allowable Construction Cost							$2,066
Total Project Cost							**$2,769**

Project 0341.2018 · ADA Compliance: Restroom Renovation

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	3.	**Type 1:**	04.	**Type 2:**	A03.2.	**P/Class:**	6.

Project Description

Single-occupant restroom R116 has no vertical grab bar, the toilet flush control is not on the open side of the room, the toilet paper dispenser hangs too close to the side grab bar, and the sink encroaches on the toilet's clear floor space.

Renovate restroom R116 to meet current ADA requirements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Renovate restroom	2.3712	1.0	EA	1.00	$19,420.50	$19,421
Maximum Allowable Construction Cost						$19,421
Total Project Cost						**$26,023**

Project 0341.2019 · Dental Clinic Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	6.	**Type 1:**	05.	**Type 2:**	F01.4.	**P/Class:**	3.

Project Description

The dental clinic has a dark lab with a revolving door, but the room is no longer required and students use it as a changing room.

Remove the revolving door and refurbish the dark lab to meet the needs of the dental clinic.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refurbish dark lab	2.1117	130.0	SF	1.00	$90.95	$11,824
Maximum Allowable Construction Cost						$11,824
Total Project Cost						**$15,843**

Project 0341.2020 · Nursing Lab Improvements

Facility:	ALEX SANCHEZ HALL					**IDNO:**	0341
Category:	6.	**Type 1:**	04.	**Type 2:**	F01.4.	**P/Class:**	3.

Project Description

The nursing program's lab is not constructed to reflect real-life conditions, making it challenging to prepare students for the field.

Renovate nursing labs 72 and 74 to meet the nursing program's needs.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Renovate nursing labs	2.1122	2,660.0	SF	1.00	$184.76	$491,462
Maximum Allowable Construction Cost						$491,462
Total Project Cost						**$658,559**

DATS (0357) · DACC TECHNICAL STUDIES

3400 S. ESPINA ST., LAS CRUCES, NM 88003
Evaluation Date: 2022-08-16
Evaluator: Amy Smith

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	See Alex Sanchez Hall summary

Building Data			
Permanent building area:	39485 GSF	Number of floors:	0
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1978	Building age:	44
Initial Construction Date:	1978	Renovation/Addition 1:	1980
Renovation/Addition 2:	2008	Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$11,195,972
Cost per GSF:	$283.55	FCI Cost:	$63,315
FCI Score:	0.006	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC TECHNICAL STUDIES

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	334.5	91.1%
Adequacy and Environment		302.0	261.5	86.6%
Total		911.0	813.5	89.3%

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

Notes from Evaluation Meeting and Questionnaire

Technical Studies Building

* The Alex Sanchez Hall summary includes the site acres.

Site Assessment

The Technical Studies Building is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies, adjacent to New Mexico State University (NMSU), at the south end of Las Cruces, New Mexico. Gregg Street bounds the irregularly shaped site to the north with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides. Interstate 10 runs on the south side of the site.

Access

Concrete-paved walkways along Gregg Street, Wells Street, and Espina Street provide pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, pedestrians can cross the parking lots or the concrete walkways to reach the building's entrances.

Vehicles access the site from either Gregg Street or Sam Steel Way and may park in one of three asphalt-paved lots. Two of the site's parking lots surround three sides of the Technical Studies Building and provide an adequate number of parking spaces. Driveways allow vehicles to access the building's loading dock and the yards for the automotive, welding, and heating, ventilation, and air conditioning labs. The asphalt pavement in the lab yards shows exposed and loose aggregate.

Site Development

Gravel beds with mature trees and shrubs landscape the site immediately surrounding the building. The plants are healthy and well maintained.

Around most of the building, the site slopes away from the facility. However, rainwater from the roof gutters pools next to the building near the north corner of the facility and below the electrical equipment outside the welding lab.

Concrete walkways, stairs, and ramps are in good condition and lead to the building's entrances.

Safety/Security
Concrete masonry unit (CMU) walls with a stucco finish enclose the yards outside the labs. The stucco finish on the walls is cracked and chipped, especially at the top. A concrete retaining wall lines the ramp on the northeast side of the building. However, the concrete is spalled, and the stucco is bubbled and peeling due to water damage.

Pole lights and building-mounted lights illuminate the site. Site lighting appears to be adequate.

Municipal systems for sewer and water serve the building. Electrical feeds run underground.

Accessibility Attributes
The ramp along the northeast side of the Technical Studies Building is too steep without handrails or intermediate landings. The ramp leading to the northwest entrance of the building is also too steep to be accessible, and the handrails do not extend the entire length of the ramp.

Building Assessment

The Technical Studies Building is a single-story facility and the site's westernmost structure. Alex Sanchez Hall and the Learning Resource Building stand to the east of the facility, and parking lots surround the other sides.

DACC constructed the original portion of the building in 1978, which comprises the welding lab; the heating, ventilation, and air conditioning (HVAC) lab; several classrooms; and offices at the east corner of the building. The college added the automotive lab, additional classrooms, and offices on the south side of the original building in 1980. In 2008, the college expanded the building with three small additions on the west and south sides, including classrooms and office suites.

Exterior

A concrete slab-on-grade fountain, concrete masonry unit (CMU) walls, and steel joists compose the building's structure. The structure appears to be in good condition.

The roofing material consists of thermoplastic polyolefin (TPO), which was installed in 2018 and is in good condition. A few ceiling tiles show stains, possibly resulting from roof or mechanical system leaks. Metal caps are in good condition and cover the parapets.

Stucco finishes the exterior walls. The stucco ranges from good to fair condition, but it is discolored and cracked under the roof drain spouts. Minor cracks run through the stucco on some roof parapets. Due to possible water damage, a small section of stucco shows bubbles and cracks below the door to the exterior electrical equipment yard.

The exterior doors include solid metal leaves and metal leaves with glazing in hollow-metal frames. Large roll-up doors open the labs to their outer yards. The exterior doors are in good condition, but the paint has faded on the exterior doors to the labs.

The building includes metal-framed windows with a mixture of fixed, double-glazed, and glass block units. The exterior windows are in good condition.

Interior

Double-loaded corridors with classrooms, labs, office suites, and maintenance areas compose the T-shaped building. The building offers three main entrances on the north, west, and south sides.

Several years ago, facilities staff updated the floor finishes in many areas. The classroom flooring is in good condition and includes textile composite flooring, sealed concrete, concrete with an epoxy coating, and vinyl composition tile (VCT) flooring. The labs and their storage rooms have concrete floors that are finished with either sealant or paint. The concrete is in good condition, but the painted floors are chipped in some areas in the welding lab and HVAC lab. The office suites include carpet tile flooring, and the offices next to the labs have VCT flooring. The office flooring is in good condition. Linoleum composition tile finishes the corridor floors and is in good condition. Ceramic tile floors are in good condition and lie in the restrooms.

Painted and textured gypsum board, painted CMU, and painted stucco finish the interior walls. Fiber-reinforced plastic (FRP) panels line the walls in the automotive classrooms next to the lab. The east restrooms feature painted CMU walls, and the west restrooms use painted CMU walls with ceramic tile behind the plumbing fixtures. The interior walls remain in good condition, but the painted CMU walls exhibit dirt and grime in the automotive and welding labs. Water from a possible roof or roof drain leak caused the paint to blister and exfoliate on a section of the CMU wall in the Commercial Technologies office suite.

Suspended acoustic ceiling tiles finish most of the building's ceilings. The ceiling tiles are in good condition, but a few show water stains from possible roof, roof drain, or mechanical system leaks. Several offices show mismatched tiles. The labs have exposed-structure ceilings.

The interior doors are a mixture of wood leaves and metal leaves. The interior doors are in good condition other than some minor damage from wear and tear.

Drafting classroom 151, office 145A, break room 141B, and storage room 141A include wood cabinets with laminate countertops. The wood cabinets are in good condition, but the countertops show delamination in break room 141B and storage room 141A. The Facilities Support's office suite 153 and break/storage room 157C have laminate cabinets and countertops. The cabinets range from good to fair condition, but the cabinets in the break/storage room show minor damage from use.

Systems

Packaged rooftop units (RTUs), evaporative coolers, and overhead heaters condition the building. Some RTUs are new, and the evaporative coolers were replaced with the roof in 2018. The units appear well maintained, and the college replaces them at the end of their life cycles. A network-based system controls the building's temperatures. The four overhead heaters in the welding lab do not adequately heat the space, and the ventilation system above the welding stations does not meet the lab's needs.

The plumbing system works well, and staff report no concerns. The multistall restrooms recently received refurbishments, and the fixtures and partitions are in good condition.

The building's electrical system functions well. Electrical panels hang in the labs and hallways, and the floor space in front of the panels is clear. The college updated the interior lights to LED fixtures in most areas.

Safety/Security

No security cameras serve the building. However, a project to install security cameras is underway. A key card access system secures all classrooms. Installation is in progress for key card access on the exterior doors.

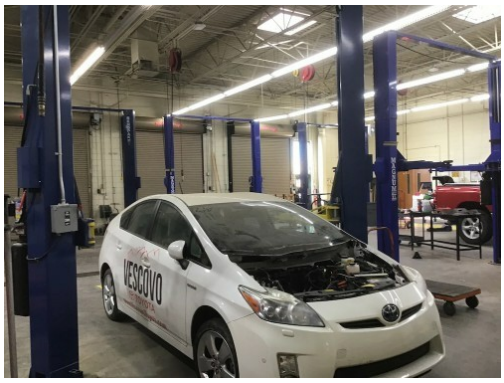
A fire alarm system with manual pull stations and horn/strobe combination and a fire suppression system protect the building. Fire extinguishers hang in the labs and hallways, and each lab offers an eye wash and shower station in case of emergencies.

ADA and Code Compliance

Many rooms lack tactile and Braille signs. Automotive storage room 156E, welding lab 150, and Facilities Support room 157C show lockers without Americans with Disabilities Act (ADA) signs. A few exterior and interior doors offer doorknobs rather than lever-style hardware.

No vertical grab bars hang in the accessible stalls in the restrooms. No insulation wraps the sink pipes in the west restrooms R157 and R159. The toilet paper dispensers hang too close to the grab bars in all restrooms, except men's restroom R159. No partitions separate the urinals in east men's restroom R145.

Adequacy and Environment



The Technical Studies Building holds classrooms, labs, computer classrooms, and offices for several Advanced Technology Division programs, including welding, automotive, and HVAC. The building also offers office suites for Commercial Technologies and Facilities Support.

The classrooms, labs, and offices are of adequate size and meet the needs of the programs. Spaces offer flexibility to serve other programs.

Manufacturing technology lab 149 includes a lab space and adjacent offices and storage rooms, but the school uses the suite for storage.

Many of the classrooms and labs receive no natural light except through open exterior doors and roll-up doors. However, the interior lighting is adequate.

Site Plan

Review Participants

Mike Luchau, Facilities Services Manager
Amy Smith, ARC Facilities Evaluator

2021 CIP List of Projects for DACC TECHNICAL STUDIES

Project No.	Code	Project Name	MACC	Project Budget
0357.2001	4.06.B03.4.	Yard Pavement Improvements	$23,701	**$30,219**
0357.2002	4.06.B05.2.	Drainage Improvements	$3,524	**$4,493**
0357.2003	3.06.A03.1.4.	ADA Compliance: Ramp Improvements	$112,191	**$143,043**
0357.2004	4.05.C03.3.	Exterior Door Improvements	$4,131	**$5,535**
0357.2005	4.05.E06.4.	Interior Improvements	$114,259	**$153,108**
0357.2006	4.05.D03.3.	Welding Lab HVAC Improvements	$35,072	**$46,996**
0357.2007	3.05.A03.3.3.	ADA Compliance: Interior Improvements	$5,951	**$7,975**
0357.2008	3.05.A03.2.3.	ADA and Code Compliance: Restroom Improvements	$2,096	**$2,809**
		Total of Project Budgets		**$394,177**

Project 0357.2001 · Yard Pavement Improvements

Facility:	DACC TECHNICAL STUDIES					**IDNO:**	0357
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	4.

Project Description

The asphalt pavement shows exposed, loose aggregate in the lab yards.

Resurface the asphalt pavement.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Resurface asphalt pavement	1.1417	6,850.0	SF	1.00	$3.46	$23,701
Maximum Allowable Construction Cost							$23,701
Total Project Cost							**$30,219**

Project 0357.2002 · Drainage Improvements

Facility:	DACC TECHNICAL STUDIES			**IDNO:**	0357
Category:	4.	**Type 1:**	06. **Type 2:** B05.	**P/Class:**	2.

Project Description

Rainwater from the roof gutters ponds next to the building near the north corner of the facility and also below the electrical equipment outside the welding lab.

Correct the ponding near the north corner, and install downspouts with extensions and splash blocks to direct water away from the building. Install downspouts to direct rainwater away from the equipment outside the welding lab.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Correct ponding	1.2114	300.0	SF	1.00	$8.69	$2,607
2	Install downspouts and gutters	2.2417	70.0	LF	1.00	$10.00	$700
3	Install downspout extensions and splash blocks	2.2415	5.0	EA	1.00	$43.31	$217
Maximum Allowable Construction Cost							$3,524
Total Project Cost							**$4,493**

Project 0357.2003 · ADA Compliance: Ramp Improvements

Facility:	DACC TECHNICAL STUDIES			**IDNO:**	0357
Category:	3.	**Type 1:**	06. **Type 2:** A03.1.	**P/Class:**	4.

Project Description

The ramp along the northeast side of the Technical Studies Building has a steep slope without handrails or intermediate landings. The concrete spalled on the retaining wall lining the ramp. The stucco bubbled and peeled due to water damage. The ramp leading to the northwest entrance is too steep and the handrails do not extend across the full length of the ramp.

Replace the ramp and the adjacent retaining wall on the building's northeast side to meet ADA requirements, including handrails, an intermediate landing, and correct drainage to direct water away from the retaining wall. Finish the wall with a cement-based stucco or stain to prevent future bubbling and peeling. Replace the ramp leading to the northwest entrance with a ramp that meets ADA slope requirements. Install new handrails that extend the full length of the ramp. Include adequate landings at the ramp and the curb cut to the accessible parking spaces.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish northeast ramp and wall	1.1116	800.0	SF	1.00	$3.42	$2,736
2	Construct northeast ramp	1.1218	70.0	LF	1.00	$678.94	$47,526
3	Install handrails on northeast ramp	1.1213	140.0	LF	1.00	$87.28	$12,219
4	Construct retaining wall	1.4124	250.0	SF	1.00	$53.68	$13,420
5	Stucco retaining wall	2.2321	500.0	SF	1.00	$6.02	$3,010
6	Demolish northwest ramp	1.1116	375.0	SF	1.00	$3.42	$1,283
7	Construct northwest ramp and handrails	1.1219	40.0	LF	1.00	$799.93	$31,997
Maximum Allowable Construction Cost							$112,191
Total Project Cost							**$143,043**

Project 0357.2004 · Exterior Door Improvements

Facility:	DACC TECHNICAL STUDIES			**IDNO:**	0357
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

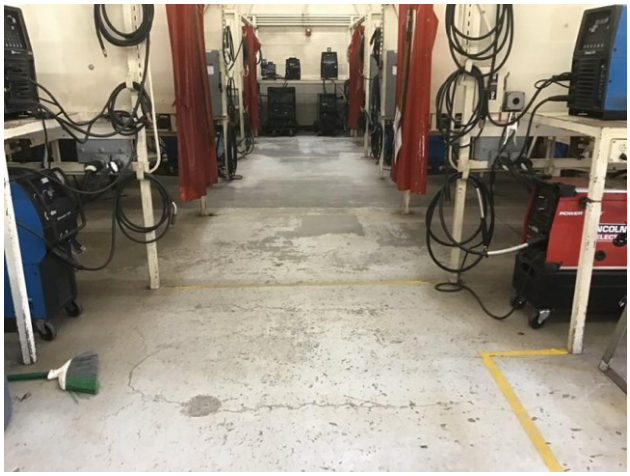
The exterior doors to the labs show faded paint.

Repaint the exterior doors where needed.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Paint exterior doors	2.2112	4.0	EA	1.00	$145.21	$581
2	Paint exterior roll-up doors	2.3319	1,250.0	SF	1.00	$2.84	$3,550
Maximum Allowable Construction Cost							$4,131
Total Project Cost							**$5,535**

Project 0357.2005 · Interior Improvements

Facility:	DACC TECHNICAL STUDIES			**IDNO:**	0357
Category:	4.	**Type 1:**	05.	**Type 2:** E06.	**P/Class:** 4.



Project Description

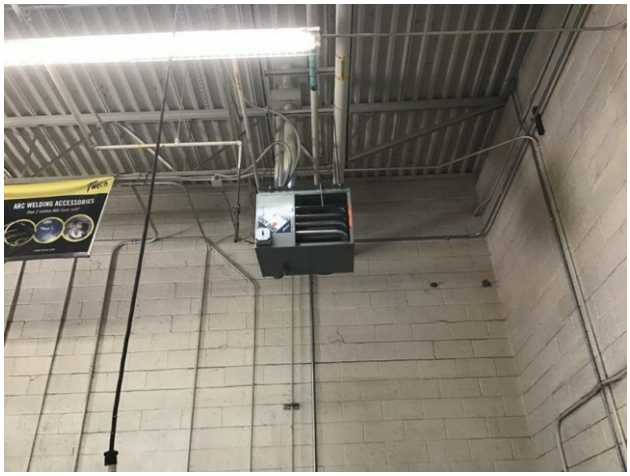
The painted concrete floors show chips in some areas of the the welding lab and the HVAC lab. The painted CMU walls exhibit dirt and grime in the automotive lab and welding lab. A few suspended acoustic ceiling tiles show water stains, possibly from the roof, roof drain, or mechanical system leaks. Several offices show mismatched tiles. The laminate countertops are delaminating in break room 141B and storage room 141A.

Clean and paint the concrete floors in the welding lab and HVAC lab. Clean and paint the walls in the automotive lab and welding lab. Replace the stained and mismatched ceiling tiles. Replace the delaminating countertops.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Clean concrete floor	2.3118	9,000.0	SF	1.00	$5.00	$45,000
2	Paint concrete floor	2.3328	9,000.0	SF	1.00	$3.17	$28,530
3	Paint walls	2.3328	10,500.0	SF	1.00	$3.17	$33,285
4	Replace suspended acoustic ceiling tiles	2.3413	760.0	SF	1.00	$6.81	$5,176
5	Replace laminate countertops	2.3518	27.0	LF	1.00	$84.03	$2,269
Maximum Allowable Construction Cost							$114,259
Total Project Cost							**$153,108**

Project 0357.2006 · Welding Lab HVAC Improvements

Facility:	DACC TECHNICAL STUDIES			**IDNO:**	0357
Category:	4.	**Type 1:**	05.	**Type 2:** D03.	**P/Class:** 3.



Project Description

The four overhead heaters in the welding lab do not adequately heat the space, and the ventilation system above the welding stations does not meet the lab's needs.

Replace the heaters in the lab, and install an improved exhaust system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install overhead heaters	2.3817	4.0	EA	1.00	$5,841.24	$23,365
2	Install exhaust fans	2.3816	7.0	EA	1.00	$1,672.41	$11,707
Maximum Allowable Construction Cost							$35,072
Total Project Cost							**$46,996**

Project 0357.2007 · ADA Compliance: Interior Improvements

Facility:	DACC TECHNICAL STUDIES					**IDNO:**	0357
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

A number of rooms lack tactile and Braille signs. No lockers include ADA signs in automotive storage room 156E, welding lab 150, or facilities support room 157C. A few exterior and interior doors offer doorknobs rather than lever-style hardware.

Install tactile and Braille signs where needed. Mark a locker in each location as accessible. Replace the doorknobs with lever-style hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3617	35.0	EA	1.00	$102.45	$3,586
2	Install lever-style hardware	2.2116	2.0	EA	1.00	$1,182.80	$2,366
Maximum Allowable Construction Cost							$5,951
Total Project Cost							**$7,975**

Project 0357.2008 · ADA and Code Compliance: Restroom Improvements

Facility:	DACC TECHNICAL STUDIES					**IDNO:**	0357
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.2.	**P/Class:**	3.

Project Description

No vertical grab bars hang in the accessible stalls in restrooms. No insulation wraps the sink pipes in west restrooms R157 and R159. In all restrooms, except men's restroom R159, the toilet paper dispensers hang too close to the grab bars. In the east men's restroom R145, no partitions separate the urinals.

Install vertical grab bars in the accessible stalls. Install sink pipe insulation where needed. Relocate the toilet paper dispensers. Install urinal partitions in restroom R145.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install vertical grab bars	2.3723	4.0	EA	1.00	$168.63	$675
2	Install sink pipe insulation	2.3725	2.0	EA	1.00	$38.91	$78
3	Relocate toilet paper dispenser	2.3713	3.0	EA	1.00	$147.45	$442
4	Install urinal partitions	2.3742	2.0	EA	1.00	$450.66	$901
Maximum Allowable Construction Cost							$2,096
Total Project Cost							**$2,809**

DALR (0479) · DACC, LEARNING RESOURCES

3400 S. ESPINA ST., LAS CRUCES, NM 88003
Evaluation Date: 2022-08-16
Evaluator: Amy Smith

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	See Alex Sanchez Hall summary

Building Data			
Permanent building area:	23836 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1995	Building age:	27
Initial Construction Date:	1995	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	$6,307,006
Cost per GSF:	$264.60	FCI Cost:	$231,365
FCI Score:	0.037	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC, LEARNING RESOURCES

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	337.5	92.0%
Adequacy and Environment		294.0	259.0	88.1%
Total		903.0	814.0	90.1%

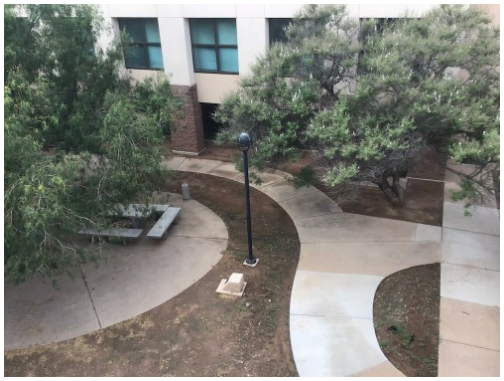
Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

Notes from Evaluation Meeting and Questionnaire

Learning Resources Building

* The Alex Sanchez Hall summary includes the site acres.

Site Assessment



The Learning Resources Building is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies adjacent to New Mexico State University (NMSU), at the south end of Las Cruces, New Mexico. Gregg Street bounds the irregularly shaped site to the north with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides. Interstate 10 runs on the south side of the site.

Access

Concrete-paved walkways lie along Gregg Street, Wells Street, and Espina Street, providing pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, pedestrians can cross the parking lots or the concrete walkways to reach the building's entrances.

Vehicles access the site from either Gregg Street or Sam Steel Way and may park in one of three asphalt-paved lots. The site's large parking lot lies south of the Learning Resources Building and provides an adequate number of parking spaces.

Site Development

Grass lawns and gravel beds with mature trees and shrubs landscape the area immediately surrounding the building. The plants are healthy and well-maintained.

The site slopes away from the building, allowing rainwater runoff to flow away from the structure.

Concrete walkways are in good condition and lead to the building's entrances.

Safety/Security

Pole lights and building-mounted lights illuminate the site. Site lighting appears adequate.

Municipal sewer and water systems serve the building. Electrical feeds run underground.

Building Assessment

The Learning Resources Building is a two-story structure on the site's northeast quadrant. Alex Sanchez Hall wraps the building on the north and east sides with the Technical Studies Building to the west, the General Classroom Building to the southeast, and the large parking lot to the south. In 1995, the college constructed the Learning Resources Building and the General Classroom Building simultaneously; an exterior, second-story walkway connects the two buildings.

Exterior

A concrete slab-on-grade foundation and steel frame construction compose the building's structure. The structure appears to be in good condition, and staff report
no concerns.

The college installed thermoplastic polyolefin (TPO) roofing in 2018. The TPO roof is in good condition. Metal caps cover the parapets and remain in good condition. Built-up roofing with asphalt cap sheets covers the roof on the elevated walkway connecting the Learning Resources and Classroom Buildings. The built-up roof is in fair condition; however, the aggregate is thinning, and the scrim shows through in some areas.

Stucco covers the exterior walls, and split-face concrete masonry unit (CMU) blocks wrap the lower portions of the columns supporting the second floor. The stucco covering the building ranges from fair to poor condition with extensive cracks and mismatched colors. Facilities staff plan to redo the building's stuccowork in the fall of 2022.

The exterior doors include solid metal leaves and metal leaves with glazing in hollow-metal frames. The exterior doors are in good condition.

The building has fixed, double-glazed, metal-framed windows that are in good condition.

Interior

The building's main entrance lies on the east side. On both floors, offices and support spaces border three sides of a large area: an adult education center on the first floor and a library on the second floor.

Carpet tile comprises most of the floor finishes in the building. Most of the carpet tile is new, but many offices have old carpet flooring. Vinyl composition tile (VCT) covers the floors in the workrooms on both floors. Ceramic tile finishes the restroom floors. The interior flooring is in good condition.

The interior painted and textured gypsum-board walls are in good condition. Ceramic tile wainscot lines the walls in the restrooms.

Most ceilings hold suspended acoustic ceiling tiles (ACT), but the restrooms and several corridors have hard-lid ceilings. The ceiling finishes are in good condition. However, several ceiling tiles show stains in the second-floor corridor of the Science, Engineering, and Math (SEM) office suite.

The interior doors include solid wood leaves and leaves with vision panels. All interior doors are in good condition.

The workrooms and break areas have laminate cabinets and countertops. The casework ranges from good to fair condition, but some units show minor wear from use and age.

Systems
Air handlers heat and cool the building, and a network-based system controls the temperatures. The system seems to work well, and staff report no concerns.

The elevator serving the building is original. Staff report that replacement parts for the elevator will soon be unavailable, making repairs impossible.

The plumbing system works well, and staff report no concerns.

The building's electrical system functions well. The college updated the interior lights to LED fixtures in most spaces.

Safety/Security
No security cameras serve the building. However, a project to install security cameras is underway. A key card access system secures some interior spaces. Installation is in progress for key card access on the exterior doors.

A fire alarm system with manual pull stations and a horn/strobe combination protects the building, but the system is aging. The building does not offer a fire sprinkler system. Fire extinguisher cabinets hang in the corridors.

ADA and Code Compliance
Most rooms lack tactile and Braille signs. The men's restrooms and women's restrooms on the first and second floors lack vertical grab bars, and the toilet paper dispensers hang too far from the toilets. The sinks in the second-floor restrooms lack pipe insulation. No partitions separate the urinals in the men's restrooms.

Adequacy and Environment

The Learning Resources Building houses the library, the Quintana Learning Center, offices and support spaces for the Library and Learning Technology Division, the SEM Division, and adult education services.

The offices, the library, the learning center, and support spaces are of adequate size to meet the school's needs. The rooms offer flexibility to serve other functions.

The Learning Resources Building sits at a central location on campus, making the library and learning center easily accessible to students.

Large storefront windows provide ample natural light in the library and learning center. Smaller windows allow natural light into the exterior offices.

Site Plan

Review Participants

Mike Luchau, Facilities Services Manager
Amy Smith, ARC Facilities Evaluator

2021 CIP List of Projects for DACC, LEARNING RESOURCES

Project No.	Code	Project Name	MACC	Project Budget
0479.2001	4.08.C05.5.	Roof Improvements	$11,792	**$15,035**
0479.2002	4.05.E06.4.	Interior Improvements	$29,530	**$39,570**
0479.2003	4.08.E13.1.	Elevator Modernization	$138,320	**$176,359**
0479.2004	4.08.D09.2.	Fire Alarm Upgrades	$34,324	**$43,763**
0479.2005	2.05.D09.4.	Fire Suppression System Installation	$141,237	**$189,258**
0479.2006	3.05.A03.3.3.	ADA Compliance: Sign Improvements	$6,147	**$8,237**
0479.2007	3.05.A03.2.3.	ADA and Code Compliance: Restroom Improvements	$2,243	**$3,006**
		Total of Project Budgets		**$475,228**

Project 0479.2001 · Roof Improvements

Facility:	DACC, LEARNING RESOURCES					**IDNO:**	0479
Category:	4.	**Type 1:**	08.	**Type 2:**	C05.	**P/Class:**	5.

Project Description

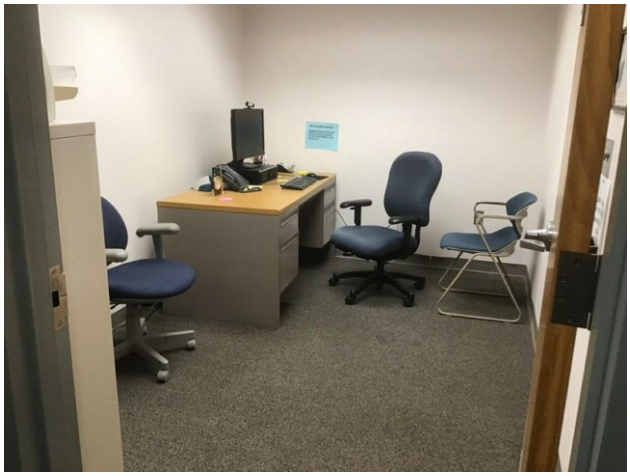
A built-up roof covers the elevated walkway connecting the Learning Resources and Classroom Buildings. This built-up roof is in fair condition; however, the aggregate is thinning and the scrim shows through in some areas.

Replace the built-up roof with a TPO roof.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install TPO roof	2.2439	675.0	SF	1.00	$17.47	$11,792
Maximum Allowable Construction Cost							$11,792
Total Project Cost							**$15,035**

Project 0479.2002 · Interior Improvements

Facility:	DACC, LEARNING RESOURCES					**IDNO:**	0479
Category:	4.	**Type 1:**	05.	**Type 2:**	E06.	**P/Class:**	4.



Project Description

Many of the offices include old carpet. Several ceiling tiles show stains in the Science, Engineering, and Math Office Suite's corridor on the second floor.

Replace the carpet tile in the offices. Replace the stained ceiling tiles.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install carpet tile	2.3113	5,100.0	SF	1.00	$5.69	$29,019
2	Replace ceiling tiles	2.3413	75.0	SF	1.00	$6.81	$511
Maximum Allowable Construction Cost							$29,530
Total Project Cost							**$39,570**

Project 0479.2003 · Elevator Modernization

Facility:	DACC, LEARNING RESOURCES					**IDNO:**	0479
Category:	4.	**Type 1:**	08.	**Type 2:**	E13.	**P/Class:**	1.

Project Description

The building's elevator is original. Replacement parts for the elevator will soon be unavailable, making repairs impossible.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	$69,160.20	$138,320
Maximum Allowable Construction Cost						$138,320
Total Project Cost						**$176,359**

Project 0479.2004 · Fire Alarm Upgrades

Facility:	DACC, LEARNING RESOURCES					**IDNO:**	0479
Category:	4.	**Type 1:**	08.	**Type 2:**	D09.	**P/Class:**	2.

Project Description

The fire alarm system is aging.

Upgrade the fire alarm system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Upgrade fire alarm system	2.4018	23,836.0	SF	1.00	$1.44	$34,324
Maximum Allowable Construction Cost						$34,324
Total Project Cost						**$43,763**

Project 0479.2005 · Fire Suppression System Installation

Facility:	DACC, LEARNING RESOURCES					**IDNO:**	0479
Category:	2.	**Type 1:**	05.	**Type 2:**	D09.	**P/Class:**	4.

Project Description

The building does not have a fire suppression system.

Install a fire suppression system to protect the physical asset and its occupants, improve safe egress routes, and reduce the spread of airborne contaminants in case of a fire. Tap the line to the city's main water supply and provide water to the automatic fire sprinkler system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install fire suppression system	2.4020	23,836.0	SF	1.00	$4.04	$96,297
2	Tap the city's water main and set up valve room	2.4021	1.0	EA	1.00	$44,940.00	$44,940
Maximum Allowable Construction Cost							$141,237
Total Project Cost							**$189,258**

Project 0479.2006 · ADA Compliance: Sign Improvements

Facility:	DACC, LEARNING RESOURCES					**IDNO:**	0479
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description
Most rooms lack tactile and Braille signs.

Install tactile and Braille signs where needed.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3617	60.0	EA	1.00	$102.45	$6,147
Maximum Allowable Construction Cost							$6,147
Total Project Cost							**$8,237**

Project 0479.2007 · ADA and Code Compliance: Restroom Improvements

Facility:	DACC, LEARNING RESOURCES					**IDNO:**	0479
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.2.	**P/Class:**	3.

Project Description

The first- and second-floor restrooms lack vertical grab bars and have toilet paper dispensers hanging too far from the toilets; both of these occur in the men's restrooms and the women's restrooms. Sinks lack pipe insulation in the second-floor restrooms. No partitions separate urinals in the men's restrooms.

Install vertical grab bars in the accessible stalls. Relocate the toilet paper dispensers within reach range. Install sink pipe insulation. Install urinal partitions.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install vertical grab bars	2.3723	4.0	EA	1.00	$168.63	$675
2	Relocate toilet paper dispensers	2.3713	4.0	EA	1.00	$147.45	$590
3	Install sink pipe insulation	2.3725	2.0	EA	1.00	$38.91	$78
4	Install urinal partitions	2.3742	2.0	EA	1.00	$450.66	$901
Maximum Allowable Construction Cost							$2,243
Total Project Cost							**$3,006**

DACL (0480) · DACC GENERAL CLASSROOMS

3400 S. ESPINA ST., LAS CRUCES, NM 88003
Evaluation Date: 2022-08-16
Evaluator: Amy Smith

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	See Alex Sanchez Hall summary

Building Data			
Permanent building area:	20578 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1995	Building age:	27
Initial Construction Date:	1995	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	$5,834,892
Cost per GSF:	$283.55	FCI Cost:	$224,971
FCI Score:	0.039	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC GENERAL CLASSROOMS

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	349.0	95.1%
Adequacy and Environment		309.0	287.0	92.9%
Total		918.0	853.5	93.0%

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

Notes from Evaluation Meeting and Questionnaire

* The Alex Sanchez Hall summary includes the site acres.

Site Assessment

The General Classroom Building is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies at the south end of Las Cruces, New Mexico, adjacent to New Mexico State University (NMSU). Gregg Street bounds the irregularly-shaped site to the north, with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides, and Interstate 10 runs on the south side of the site.

Access

Concrete-paved walkways along Gregg, Wells, and Espina Streets provide pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, pedestrians can cross the parking lots or the concrete walkways to reach the building's entrances.

Vehicles access the site from Gregg Street and Sam Steel Way and park in one of three asphalt-paved lots. The site's large parking lot lies west of the General Classroom Building and supplies an adequate number of parking spaces.

Site Development

Grass lawns and gravel beds with mature trees and shrubs landscape the site immediately surrounding the building. The plants are healthy and well-maintained.

The site slopes away from the building, allowing rainwater runoff to flow away from the structure.

Concrete walkways in good condition lead to the building's entrances.

Safety/Security

Pole and building-mounted lights illuminate the site. Site lighting appears adequate.

Municipal sewer and water systems serve the building. Electrical feeds run underground.

Building Assessment

The General Classroom Building is a two-story structure on the site's east side. The Learning Resources Building sits northwest of the General Classroom Building, with the Health and Public Services Building to the south, Alex Sanchez Hall to the east, and the Technical Studies Building, and the school's large parking lot to the west. In 1995, the college constructed the General Classroom Building and the Learning Resources Building simultaneously. An exterior, second-story walkway connects the two buildings.

Exterior

A concrete slab-on-grade foundation and steel frame construction compose the building's structure. The structure appears in good condition, and the staff reports no concerns.

Thermoplastic polyolefin (TPO) installed in 2018 covers the roof and is in good condition. Metal caps in good condition cover the parapets.

Stucco covers the exterior walls, and split-face concrete masonry unit (CMU) blocks wrap the lower portions of the columns at the entrances. The stucco covering the building received refinishing about three years ago and is in good condition.

The exterior doors comprise metal leaves with glazing in hollow metal frames. The Internal Services suite has an exterior roll-up door. All of the exterior doors are in good condition.

The building offers fixed, double-glazed, metal-framed windows. The windows are in good condition, but several window panes have trapped condensation.

Interior

A double-loaded corridor with classrooms, computer classrooms, and support spaces on both sides organizes both building floors. The main entrances lie on the north and south ends.

The college recently refurbished the interior classroom finishes, which are in good condition. Textile composite flooring covers the classroom and game room floors. Carpet tiles finish the corridor floors, and the Internal Services suite uses carpet and linoleum composition tiles. The restrooms and custodial

closet show ceramic tile floors in good condition.

Painted and textured gypsum board in good condition covers the interior walls. Ceramic tile wainscot lines the walls in the restrooms and custodial closets.

Most of the ceilings hold suspended acoustic tiles. However, the restrooms, portions of the corridors, and the elevator and custodial closets use hard-lid ceilings, and the mechanical room shows an exposed-structure ceiling. The ceiling finishes are in good condition.

Most interior doors hold solid wood leaves or wood leaves with vision panels. A metal storefront door leads to the Internal Services suite. All interior doors are in good condition.

Systems

Air handlers heat and cool the building, and a network-based system controls the temperatures. The system seems to work well, and the staff reports no concerns.

The elevator serving the building is original. Staff reports that replacement parts for the elevator will soon be unavailable, making repairs impossible.

The plumbing system works well, and the staff reports no concerns.

The building's electrical system functions well. The college updated the interior lights to LED fixtures in most spaces.

Safety/Security

No security cameras serve the building. However, a project to install security cameras is underway. A key card access system secures all classrooms, and key card access installation on the exterior doors is in progress.

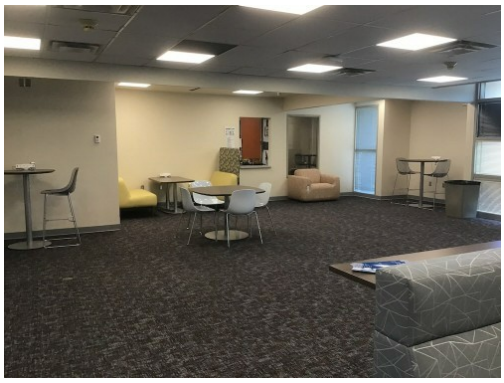
A fire-alarm system with manual pull stations and a horn/strobe combination protects the building, but the system is aging. The building does not offer a fire-suppression system. Fire extinguisher cabinets hang in the corridors.

ADA and Code Compliance

Several rooms lack tactile and Braille signs. None of the lockers in room 270 hold Americans with Disabilities Act (ADA) signs.

The men's and women's restrooms include no vertical grab bars in the accessible and ambulatory stalls, and the toilet paper dispensers hang too high. No insulation wraps the sink pipes except in the women's restroom on the second floor. No partitions separate the urinals in the men's restrooms. In the second-floor women's restroom, the toilet's flush control is on the wrong side of the stall.

Adequacy and Environment



The General Classroom Building houses general classrooms, computer classrooms, a game room and lounge, and the Internal Services suite.

The general and computer classrooms are adequate in size and meet the school's needs. They offer flexibility to serve a variety of programs. The small room 270 on the second floor is vacant. The college plans to convert classroom 272 into a collaboration space.

The category five cables serving the building are outdated. The college has the funds to replace the wires but finds no one available to perform the work.

Windows provide ample natural light in the classrooms, computer classrooms, and game rooms.

Site Plan

Review Participants

Mike Luchau, Facilities Services Manager
Amy Smith, ARC Facilities Evaluator

2021 CIP List of Projects for DACC GENERAL CLASSROOMS

Project No.	Code	Project Name	MACC	Project Budget
0480.2001	4.05.C03.4.	Exterior Window Improvements	$2,341	**$3,136**
0480.2002	4.08.E13.1.	Elevator Modernization	$138,320	**$176,359**
0480.2003	4.08.D09.2.	Fire Alarm Upgrades	$29,632	**$37,781**
0480.2004	2.05.D09.4.	Fire-Suppression System Installation	$128,075	**$171,621**
0480.2005	3.05.A03.3.3.	ADA Compliance: Sign Improvements	$1,742	**$2,334**
0480.2006	3.05.A03.2.3.	ADA and Code Compliance: Restroom Improvements	$6,342	**$8,498**
		Total of Project Budgets		**$399,728**

Project 0480.2001 · Exterior Window Improvements

Facility:	DACC GENERAL CLASSROOMS					**IDNO:**	0480
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	4.

Project Description

The double-glazed windows are in good condition, but several window panes show trapped condensation.

Replace the windows with trapped condensation.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace window panes	2.2219	50.0	SF	1.00	$46.81	$2,341
Maximum Allowable Construction Cost						$2,341
Total Project Cost						**$3,136**

Project 0480.2002 · Elevator Modernization

Facility:	DACC GENERAL CLASSROOMS					**IDNO:**	0480
Category:	4.	**Type 1:**	08.	**Type 2:**	E13.	**P/Class:**	1.

Project Description

The elevator serving the building is original. Replacement parts for the elevator will soon be unavailable, making repairs impossible.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	$69,160.20	$138,320
Maximum Allowable Construction Cost						$138,320
Total Project Cost						**$176,359**

Project 0480.2003 · Fire Alarm Upgrades

Facility:	DACC GENERAL CLASSROOMS					**IDNO:**	0480
Category:	4.	**Type 1:**	08.	**Type 2:**	D09.	**P/Class:**	2.

Project Description

The fire alarm system is aging.

Upgrade the fire alarm system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Upgrade fire alarm system	2.4018	20,578.0	SF	1.00	$1.44	$29,632
Maximum Allowable Construction Cost						$29,632
Total Project Cost						**$37,781**

Project 0480.2004 · Fire-Suppression System Installation

Facility:	DACC GENERAL CLASSROOMS					**IDNO:**	0480
Category:	2.	**Type 1:**	05.	**Type 2:**	D09.	**P/Class:**	4.

Project Description

The building does not have a fire suppression system.

Install a fire suppression system to protect the physical asset and its occupants, improve safe egress routes, and reduce the spread of airborne contaminants in case of fire. Tap the line to the city's main water supply and provide water to the system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install fire suppression system	2.4020	20,578.0	SF	1.00	$4.04	$83,135
2	Tap the city's water main and set up valve room	2.4021	1.0	EA	1.00	$44,940.00	$44,940
Maximum Allowable Construction Cost							$128,075
Total Project Cost							**$171,621**

Project 0480.2005 · ADA Compliance: Sign Improvements

Facility:	DACC GENERAL CLASSROOMS					**IDNO:**	0480
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

Several rooms lack tactile and Braille signs. None of the lockers in room 270 are marked as accessible.

Install tactile and Braille signs where needed. Mark a locker in room 270 as accessible.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3617	17.0	EA	1.00	$102.45	$1,742
Maximum Allowable Construction Cost							$1,742
Total Project Cost							**$2,334**

Project 0480.2006 · ADA and Code Compliance: Restroom Improvements

Facility:	DACC GENERAL CLASSROOMS					**IDNO:**	0480
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.2.	**P/Class:**	3.

Project Description

The men's restrooms and women's restrooms lack vertical grab bars in the accessible and ambulatory stalls. The toilet paper dispensers hang too high to be ADA compliant in the accessible stalls. No insulation wraps the sink pipes in restrooms, except in the women's second-floor restroom. No partitions separate the urinals in the men's restrooms. In the women's second-floor restroom, the toilet's flush control is not on the open side of the stall.

Install vertical grab bars in the accessible and ambulatory stalls. Lower the toilet paper dispensers. Install sink pipe insulation where needed. Install urinal partitions. Relocate the toilet's flush control.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install vertical grab bars	2.3723	8.0	EA	1.00	$168.63	$1,349
2	Lower toilet paper dispensers	2.3713	4.0	EA	1.00	$147.45	$590
3	Install sink pipe insulation	2.3725	3.0	EA	1.00	$38.91	$117
4	Install urinal partitions	2.3742	8.0	EA	1.00	$450.66	$3,605
5	Relocate flush control	2.3722	1.0	EA	1.00	$680.74	$681
Maximum Allowable Construction Cost							$6,342
Total Project Cost							**$8,498**

DAHL (0540) · DACC HEALTH & PUBLIC SERVICES

3400 S. ESPINA ST., LAS CRUCES, NM 88003
Evaluation Date: 2022-08-16
Evaluator: Amy Smith

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	See Alex Sanchez Hall summary

Building Data			
Permanent building area:	41737 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1996	Building age:	26
Initial Construction Date:	1996	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	$11,834,526
Cost per GSF:	$283.55	FCI Cost:	$686,004
FCI Score:	0.058	FCI:	Fair

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC HEALTH & PUBLIC SERVICES

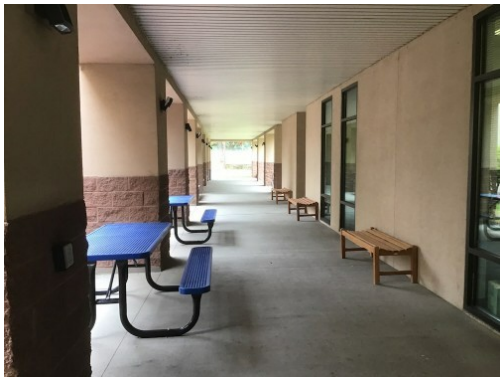
Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	343.5	93.6%
Adequacy and Environment		309.0	284.5	92.1%
Total		918.0	845.5	92.1%

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

Notes from Evaluation Meeting and Questionnaire

* The site acres are included in the Alex Sanchez Hall summary.

Site Assessment



The Health and Public Services Building is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies adjacent to New Mexico State University (NMSU), at the south end of Las Cruces, New Mexico. Gregg Street bounds the irregularly shaped site to the north with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides. Interstate 10 runs on the site's south side.

Access

Concrete-paved walkways along Gregg Street, Wells Street, and Espina Streets provide pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, pedestrians can cross the parking lots or the concrete walkways to reach the building's entrances.

Vehicles access the site from either Gregg Street or Sam Steel Way and may park in one of three asphalt-paved lots. The site's large parking lot lines the west and south sides of the Health and Public Services Building and provides an adequate number of parking spaces.

Site Development

Grass lawns and gravel beds with mature trees and shrubs landscape the site that is immediately around the building. The plants are healthy and well maintained, but weeds grow in the gravel beds.

The site slopes away from the building, allowing rainwater runoff to flow away from the structure.

Concrete walkways, stairs, and ramps appear to be in good condition and lead to the building's entrances.

Safety/Security

Pole lights and building-mounted lights illuminate the site. Site lighting appears adequate.

Municipal sewer and water systems serve the building. Electrical feeds run underground.

Building Assessment

The Health and Public Services Building is a two-story facility on the site's south corner. A colonnade connects the structure to the south end of Alex Sanchez Hall, which stands east of the building. The Classroom Building sits north of the Health and Public Services Building, and parking lots border the west and south sides. DACC constructed the building in 1996, and it holds classrooms, labs, and offices.

Exterior

A concrete slab-on-grade foundation and steel frame construction compose the building's structure. The structure appears in good condition, and staff report no concerns.

The college installed thermoplastic polyolefin (TPO) in 2020. TPO covers most of the roof, except for a tiny section of standing seam metal roofing over the internal stairway and elevator. Both roofs are in good condition. No ladder leads to the lower section of the roof. Accessing the roof from Alex Sanchez Hall is possible, but it requires traveling over or under large pipes.

Stucco covers most of the exterior wall surface and split-face concrete masonry unit (CMU) blocks wrap the lower portion of the building. The CMU is in good condition. The stucco is in fair condition, and it shows numerous small cracks on most sides of the building.

The exterior doors are storefront leaves in hollow-metal frames. The exterior doors are in good condition.

The building has fixed, double-glazed, metal-framed windows, which are in good condition.

Interior

A single-story office wing and a two-story classroom wing compose the L-shaped building. Offices and support spaces organized around a circular corridor form the office wing. A double-loaded corridor with classrooms and labs on either side comprises the classroom wing. The building's main entrances lie between the office and classroom wings on the building's west side.

Depending on the room's function, most classrooms, labs, and support spaces have vinyl composition

tile (VCT), textile composite, or carpet tile flooring. Radiologic technology lab 185 uses linoleum tiles. Textile composite and carpet finish the floors in the office wing. The corridors in the classroom wing have carpet tile, and the corridor at the building's main entrance has ceramic tile flooring. Ceramic tile covers the floors in the multistall restrooms, while vinyl sheet flooring overlays the floors in the single-occupant restrooms. The flooring is in good condition in most of the building, and facilities staff replace the flooring as it ages. However, in science labs 181 and 183, the VCT flooring has some minor wear, scuffs, and cracks. And the VCT has a few stained areas in IT room 187B.

The interior walls hold painted and textured gypsum board, which is in good condition. Fiber-reinforced plastic (FRP) panels line the walls in the multistall restrooms.

Suspended acoustic tiles comprise most of the ceilings, while some service rooms have hard-lid ceilings. The ceiling finishes are in good condition.

The interior doors are in good condition and consist of solid wood leaves, wood leaves with vision panels, and metal leaves with vision panels.

The building uses laminate cabinets in the office wing, wood cabinets with laminate countertops in the nursing labs, and wood cabinets with resin countertops in the science labs. The laminate countertops exhibit delamination in some of the nursing labs. The wood cabinets show some wear and damage but are in good condition.

Systems

Air handlers condition the building, and a network-based system controls the temperatures. The system works well; however, the equipment in sonography lab 291 generates a lot of heat, and the instructors need to keep the room cool. This requires lowering the temperature for the whole building.

The elevator serving the building is original. Staff report that replacement parts for the elevator will soon be unavailable, making repairs impossible.

The plumbing system works well, and staff report no concerns.

The building's electrical system functions well. However, the hot plates in science lab 183 trip the circuits. The college updated the interior lights to LED fixtures in most spaces.

Safety/Security

No security cameras serve the building. However, a project to install cameras is underway. A key card access system secures all classrooms. Installation is in progress for key card access on the exterior doors.

A fire alarm system with manual pull stations and a horn/strobe combination protects the building, but the system is aging and requires upgrades. The building does not have a fire suppression system. Fire extinguishers hang in the labs and hallways.

ADA and Code Compliance

Many rooms lack tactile and Braille signs. The first- and second-floor multistall restrooms offer no sink pipe insulation or vertical grab bars. The restrooms in classrooms 184 and 291 lack a vertical grab bar. The toilet paper dispenser hangs too close to the side grab bar in the women's first-floor restroom. The transfer shower in shower room 187D has a threshold that is too high to be compliant, and the shower does not offer the required clearance at the seat wall. The transfer shower in restroom 291C does not offer the required clearance on the seat wall.

Adequacy and Environment

The Health and Public Services Building holds classrooms, labs, computer classrooms, and offices for several programs, including radiologic technology, respiratory therapy, nursing, and diagnostic medical sonography. The building includes an office suite for the Health Sciences Division.

Most classrooms, labs, computer classrooms, and offices are of adequate size to serve the programs. However, several programs are limited by the size of their spaces. Radiologic technology lab 185 and its support spaces received recent renovations to support the program, but the program needs additional space to grow. The sonography staff expressed a desire to expand the program housed in lab 291.

The health programs would like a simulation lab and makerspace to keep up with modern practices and programs. The Health Sciences Division wants to convert the office wing into a simulation lab and replace the faculty offices with hoteling spaces. The school is considering converting classroom 293 into a makerspace.

Science lab 183 requires upgrades, including vacuum lines to each desk and an updated fume hood with vacuum and gas connections. No drains collect water at the emergency showers in science labs 181 and 183.

Windows provide ample natural light in the classroom, labs, and offices.

Site Plan

Review Participants

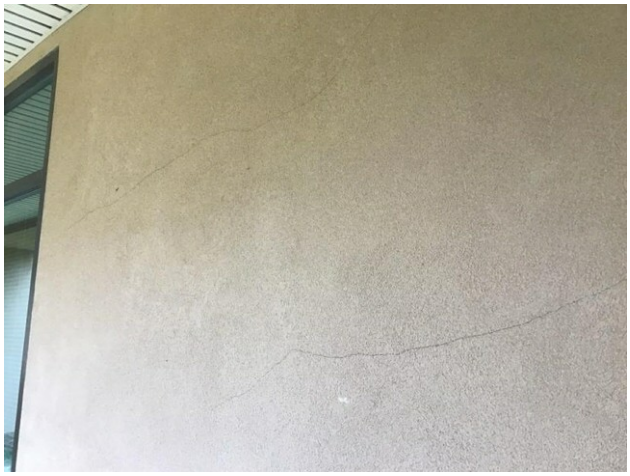
Mike Luchau, Facilities Services Manager
Amy Smith, ARC Facilities Evaluator

2021 CIP List of Projects for DACC HEALTH & PUBLIC SERVICES

Project No.	Code	Project Name	MACC	Project Budget
0540.2001	4.05.C01.3.	Exterior Improvements	$45,230	**$60,608**
0540.2002	4.05.D03.1.	HVAC Improvements	$3,160	**$4,235**
0540.2003	4.08.E13.1.	Elevator Modernization	$138,320	**$176,359**
0540.2004	4.08.D09.2.	Fire Alarm Upgrade	$60,101	**$76,629**
0540.2005	4.05.D09.4.	Fire Suppression System Installation	$213,557	**$286,167**
0540.2006	3.05.A03.3.3.	ADA Compliance: Sign Improvements	$3,586	**$4,805**
0540.2007	3.05.A03.2.3.	ADA Compliance: Restroom Improvements	$1,315	**$1,762**
0540.2008	3.04.A03.2.6.	ADA Compliance: Shower Room Improvements	$36,808	**$49,323**
0540.2009	4.05.D01.2.	Science Lab Upgrades	$269,856	**$361,607**
		Total of Project Budgets		**$1,021,494**

Project 0540.2001 · Exterior Improvements

Facility:	DACC HEALTH & PUBLIC SERVICES					**IDNO:**	0540
Category:	4.	**Type 1:**	05.	**Type 2:**	C01.	**P/Class:**	3.



Project Description

No ladder leads to the lower section of the roof. Accessing the roof from Alex Sanchez Hall is possible, but it requires traveling over or under large pipes. The stucco covering the exterior walls is in fair condition and shows numerous small cracks on most sides of the building.

Install a roof transition ladder to the lower section of the roof. Repair the cracked stucco and fog coat the stucco finish.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install roof transition ladder	2.2434	12.0	VLF	1.00	$82.46	$990
2	Repair stucco (adj. for scope)	2.2321	20,000.0	SF	0.10	$6.02	$12,040
3	Fog coat stucco	2.2320	20,000.0	SF	1.00	$1.61	$32,200
Maximum Allowable Construction Cost							$45,230
Total Project Cost							**$60,608**

Project 0540.2002 · HVAC Improvements

Facility:	DACC HEALTH & PUBLIC SERVICES					**IDNO:**	0540
Category:	4.	**Type 1:**	05.	**Type 2:**	D03.	**P/Class:**	1.

Project Description

The equipment in sonography lab 291 generates a lot of heat. The instructors need to keep the room cool, which requires lowering the temperature for the whole building.

Install a split system in sonography lab 291 to supplement the cooling system. Scheduled for work in 2023.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install split system	2.3826	1.0	EA	1.00	$3,160.49	$3,160
Maximum Allowable Construction Cost						$3,160
Total Project Cost						**$4,235**

Project 0540.2003 · Elevator Modernization

Facility:	DACC HEALTH & PUBLIC SERVICES					**IDNO:**	0540
Category:	4.	**Type 1:**	08.	**Type 2:**	E13.	**P/Class:**	1.

Project Description

The elevator serving the building is original. Replacement parts for the elevator will soon be unavailable, making repairs impossible.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	$69,160.20	$138,320
Maximum Allowable Construction Cost						$138,320
Total Project Cost						**$176,359**

Project 0540.2004 · Fire Alarm Upgrade

Facility:	DACC HEALTH & PUBLIC SERVICES					**IDNO:**	0540
Category:	4.	**Type 1:**	08.	**Type 2:**	D09.	**P/Class:**	2.

Project Description

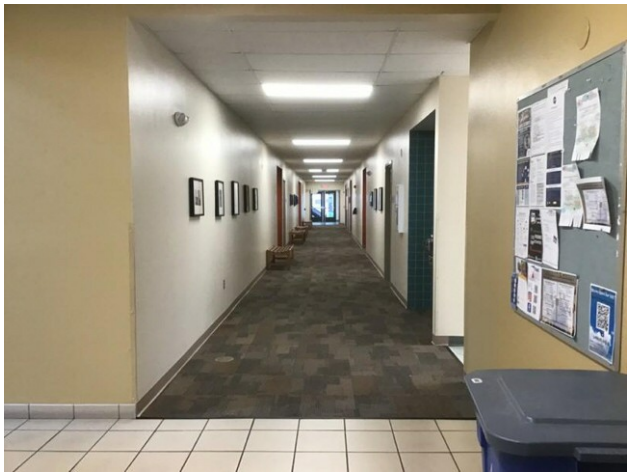
The fire alarm system is aging.

Upgrade the fire alarm system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Upgrade fire alarm system	2.4018	41,737.0	SF	1.00	$1.44	$60,101
Maximum Allowable Construction Cost						$60,101
Total Project Cost						**$76,629**

Project 0540.2005 · Fire Suppression System Installation

Facility:	DACC HEALTH & PUBLIC SERVICES					**IDNO:**	0540
Category:	4.	**Type 1:**	05.	**Type 2:**	D09.	**P/Class:**	4.



Project Description

The building does not have a fire suppression system.

Install a fire suppression system to protect the physical asset and its occupants, improve safe egress routes, and reduce the spread of airborne contaminants in case of fire. Tap the line to the city's main water supply and provide water to the automatic fire sprinkler system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install fire sprinkler system	2.4020	41,737.0	SF	1.00	$4.04	$168,617
2	Tap the city's water main and set up valve room	2.4021	1.0	EA	1.00	$44,940.00	$44,940
Maximum Allowable Construction Cost							$213,557
Total Project Cost							**$286,167**

Project 0540.2006 · ADA Compliance: Sign Improvements

Facility:	DACC HEALTH & PUBLIC SERVICES					**IDNO:**	0540
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

A number of rooms lack tactile and Braille signs.

Install tactile and Braille signs where needed.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3617	35.0	EA	1.00	$102.45	$3,586
Maximum Allowable Construction Cost							$3,586
Total Project Cost							**$4,805**

Project 0540.2007 · ADA Compliance: Restroom Improvements

Facility:	DACC HEALTH & PUBLIC SERVICES					**IDNO:**	0540
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.2.	**P/Class:**	3.

Project Description

The first- and second-floor multistall restrooms have no sink pipe insulation and no vertical grab bars. The restrooms in classrooms 184 and 291 lack vertical grab bars. The toilet paper dispenser hangs too close to the side grab bar in the women's first-floor restroom.

Install sink pipe insulation. Install vertical grab bars in the accessible stalls and single-occupant restrooms. Relocate the toilet paper dispenser in the women's first-floor restroom.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install sink pipe insulation	2.3725	4.0	EA	1.00	$38.91	$156
2	Install vertical grab bars	2.3723	6.0	EA	1.00	$168.63	$1,012
3	Relocate toilet paper dispenser	2.3713	1.0	EA	1.00	$147.45	$147
Maximum Allowable Construction Cost							$1,315
Total Project Cost							**$1,762**

Project 0540.2008 · ADA Compliance: Shower Room Improvements

Facility:	DACC HEALTH & PUBLIC SERVICES					**IDNO:**	0540
Category:	3.	**Type 1:**	04.	**Type 2:**	A03.2.	**P/Class:**	6.

Project Description

The transfer shower in shower room 187D has a threshold that is too high. Room 187D does not offer the required clearance on the seat wall. The transfer shower in restroom 291C does not provide the necessary clearance on the seat wall.

Renovate shower room 187D and restroom 291C to meet ADA requirements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Renovate shower room and restroom	2.1120	2.0	EA	1.00	$18,404.00	$36,808
Maximum Allowable Construction Cost						$36,808
Total Project Cost						**$49,323**

Project 0540.2009 · Science Lab Upgrades

Facility:	DACC HEALTH & PUBLIC SERVICES					**IDNO:**	0540
Category:	4.	**Type 1:**	05.	**Type 2:**	D01.	**P/Class:**	2.

Project Description

Science labs 181 and 183 have not been updated since the building's construction in 1996. The finishes and casework range from good to fair condition. The VCT flooring shows minor wear, scuffs, and cracks. In science lab 183, no vacuum lines run to the desk; the fume hood requires an update, including vacuum and gas connections. The hot plates in science lab 183 can trip the circuits. No drains collect water at the emergency showers in science labs 181 and 183.

Refurbish science labs 181 and 183 and their support spaces. Include new flooring, updated finishes where needed, and drains at the emergency showers. In science lab 181, include vacuum lines to each desk (the building has a vacuum pump) and a new fume hood with vacuum and gas lines. Improve the electrical system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish science labs	2.1117	2,800.0	SF	1.00	$90.95	$254,660
2	Improve electrical service	2.3922	2,320.0	SF	1.00	$6.55	$15,196
Maximum Allowable Construction Cost							$269,856
Total Project Cost							**$361,607**

DAWD (0476) · DACC, WORKFORCE DEVELOPMENT CENTER

2345 E. NEVADA AVE., LAS CRUCES, NM 88001
Evaluation Date: 2022-08-16
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	4.93	No/type of parking spaces:	76 general, including 4 accessible

Building Data			
Permanent building area:	32132 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1994	Building age:	28
Initial Construction Date:	1994	Renovation/Addition 1:	2006
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	$9,111,029
Cost per GSF:	$283.55	FCI Cost:	$243,414
FCI Score:	0.027	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC, WORKFORCE DEVELOPMENT CENTER

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		224.0	192.5	85.9%
Physical Plant Assessment		367.0	319.0	86.9%
Adequacy and Environment		249.0	204.0	81.9%
Total		840.0	715.5	85.2%

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

Notes from Evaluation Meeting and Questionnaire

DACC Workforce Development Center

* The following associate degree and certificate programs are offered at this site: aerospace technology, automation and manufacturing technology, building construction technology, and environmental and energy technologies. The Truck Driving Academy currently occupies the Workforce Development Center.

Site Assessment

The Doña Ana Community College (DACC) Workforce Development Center resides on two parcels comprising 4.93 acres, centrally located in Las Cruces, New Mexico. A mixed-use, multifamily residential neighborhood lies to the south and west, and commercial businesses stand to the north and east. Nevada Avenue bounds the campus to the south with Entrada Del Sol to the north and a building supply company on the eastern edge.

Access

An illuminated, stucco monument sign along Nevada Ave. announces the building name and address.

No city sidewalk runs along Nevada Ave. However, the campus landscaping provides a crusher-fine walkway, which joins the sidewalks from the adjacent properties. A green designated bike lane travels along the street, and a bike rack stands at the building's entrance.

To the east of the sign, a curb cut provides entry into the parking lot. A second curb cut to the west provides an entry to the Truck Driving Academy's practice lot. Motorized, tubular, rolling gates secure both entrances. Entrada Del Sol provides two entries at the rear of the building. The entry for the north lot has a motorized, rolling gate, which is seven feet tall with chain link material. This gate secures the Truck Driving Academy's vehicle storage and the outdoor construction-technology space. A tubular swing gate secures the second entrance, which leads to the truck-driving practice lot.

Signs and gates are in good appearance and good operating condition. Staff report that trucks frequently break off the remote reflector for the chain-link gate when they turn into the storage space.

The asphalt road, parking surfaces, and markings are in excellent condition. Seventy-six general parking stalls are available, including the four accessible stalls. All parking stalls follow Americans with Disability Act (ADA) requirements and are adequate for current enrollment numbers.

Site Development

Xeriscape areas with native plants, boulders, crusher fines, and decorative gravel surround the school and line the street. Overgrown weeds appear in the easement between campus and the building supply company.

The site drains from the northeast to the west and south. Parking lots carry stormwater to the west edge of the campus, a retention pond on the building's northwest corner, and Nevada Ave. A storm grate lies along the east lot line, between the college and the building supply company, and collects runoff water from the site and the roof. The storm grate contains dirt and debris, causing water to pond and flooding a portion of the outdoor pottery space and the east corridor exit. Water infiltrated the building and damaged the floor finish in the administrative conference room.

Building Assessment

The facility lies north of the site's midpoint. The Workforce Development Center comprises a single structure, operating on one floor. Roof access and mechanical and storage space resides on the second level, which is not open to the public. This facility offers degree programs and certifications in trades and technologies, serving as a business-solution partner for Doña Ana County's business community.

Exterior

The structure stands on a concrete slab which appears sound.

The second-story penthouse gives access to the main roof, and fixed roof ladders reach the second-story roof and over the walls. the access ladder to the penthouse roof is surrounded by a safety cage which are no longer acceptable per current OSHA requirments. A crane lift stands in the penthouse for large equipment. Membrane-capped parapets with metal drip edges surround the perimeter and the roof firewalls. The parapets are in good general condition. Membranes cover the flat roofs and generally appear in good condition—exhibiting minimal ponding and sandy deposits near seams, roof drains, scuppers, and corners. Roofs slope to internal drains with scuppers and roof gutters with downspouts, all of which appear clear of debris. Splash guards protect the roof membrane from the second story's drain runoff. Drains lead to the ground and empty to splash guards, storm grates, and landscape drains. Walkway pads surround mechanical systems. The elevated gas lines have yellow paint. Metal-panel canopies are in good condition over the entrance and the outdoor pottery space.

Exterior walls are stucco with two-tone color and expansion joints, which create a decorative finish. The stucco exhibits impact damage near the administrative windows. Bulging and cracked stucco appears at the east façade on the second story.

Building identification signs hang on the south and north facades. The signs on the north side are warped and missing decorative panels.

The concrete loading docks at the construction technology classrooms exhibit peeling paint. The loading docks lack visual barriers and fall protection, as per Occupational Safety and Health Administration (OSHA) standards. The soffits on the roof overhangs display peeling paint, and makeshift shelving clutters the dock's work area.

Fixed, double-glazed windows are in good condition and hang in the south-facing administrative rooms. The windows include a tint to reduce heat gain. Architectural overhangs adorn the offices on the southwest side of the building and provide additional protection from the elements.

The window walls at the south and west lobbies have aluminum, storefront swing doors. These doors include panic bars, closers, swipe card access, and tinting for heat gain reduction. Canopies protect the entries from the elements. All components are in good appearance and working order. Exterior-access mechanical rooms have solid metal panel doors; the exterior classroom doors are similar and contain lites. Doors offer panic bars, closers, and keyed locks with lever handles. Several doors exhibit wear and oxidation. Insulated-panel garage doors hang in the construction technology labs and operate with industrial garage door openers. No canopy stands outside the manufacturing lab. The door is subject to wind and rain, which enter the room at the floor seal. Doors and openers are in good appearance and operating condition.

Interior

Central to the floor plan are an open commons area and five general classrooms. The administrative office corridor lies to the south; the pottery and truck-driving classrooms is to the west; building construction, automation, and manufacturing technology classrooms are to the north; and the aerospace technology classroom lies to the east.

Ceramic tile covers the floors in the south and east lobbies with floor mats lying at the doors; all are in good condition. The aged vinyl composition tile (VTC) is in fair condition and blankets most of the facility. The corridors floors are polished while lab floors appear worn. The lab floors have OSHA markings around all equipment, and the plumbing lab includes grate drains in the floor. The carpet acts as a sound insulator in classrooms. The carpet is in good condition, except for the water infiltration damage in the administrative conference room. The restrooms' ceramic tile floors are clean and in good condition, although tile styles differ between the public restrooms. The VTC floor near the water heater in the janitorial closet near the commons is damaged, with large areas missing. Exterior mechanical rooms exhibit concrete floors, and those with a painted finish are worn and peeling.

Walls have painted gypsum board with corner guards throughout most of the building. The construction technology labs feature painted CMU walls. Acoustic panels hang in the automation and manufacturing lab. Fiber-reinforced panels (FRP) hang in all the labs' wet areas, except the pottery classroom sink. Metal surrounds protect the walls at the mop sinks in the janitorial closets. Centralized classrooms have acoustic sliding partitions between rooms. The various wall systems are in good condition but show wear near sinks in lab classrooms.

Acoustic ceiling tiles (ACT) hang in offices, general classrooms, corridors, and lobbies. Tiles are generally in good condition. However, water stains appear near fire risers, sprinklers, and the east corridor's exit door, which is adjacent to the administrative conference room. The construction technology labs have exposed-structure ceilings and show no damage.

The lobby's airlock doors include storefront glass doors in window walls. Typical interior doors are wood panel leaves with door lites in offices, classrooms, and labs. High-traffic doors include kick plates. Doors offer lever-handle hardware and swipe card access, except for restroom push/pull doors.

The college is in the process of changing out swipe card locks to electronic key locks.

New casework stands in renovated classrooms, and the casework in the break rooms remains in good condition. The school replaces furniture as classrooms are updated.

Wayfinding and room program identification are minimal in the facility; however, tactile and Braille signs with room numbers hang next to doors. Restroom signs hang in alcoves.

Systems

Rooftop combination units temper the facility, and temperature control is off-site. The structure lacks mechanical ventilation, and doors are the only source of passive ventilation. Staff reports hot and cold rooms and a lack of airflow in offices. Evaporative cooling units hang in construction labs that utilize garage doors. Air-circulation fans are missing in the construction lab rooms, docks, and the outdoor pottery learning space.

Dust and debris clog air vents throughout the facility.

The pottery glazing storage room contains a direct exhaust vent, but the rest of the room does not offer mechanical ventilation or filtration. The school has placed minimum efficiency reporting values (MERV) 13 filters in the return ducts to prevent particulates and other contaminants from infiltrating the rest of the duct system.

Mini splits in mechanical, electrical, and the main distribution frame (MDF) rooms maintain operating temperatures for equipment. The mini splits are in good condition.

Aged, energy-inefficient domestic water heaters deliver hot water from uninsulated copper pipes to insulated hot-water-distribution lines. Legacy vent ducts remain from old equipment.

Restrooms, janitorial closets, and drinking fountains lie conveniently spaced in the instructional area of the facility; however, the administrative corridor does not have a dedicated restroom.

Toilets hang from the wall, and faucets offer levered handles. All restroom fixtures appear in good condition. Restrooms include hose bibs and floor drains. Stall panels in the east restrooms exhibit damage and legacy holes.

The pottery classroom include sink drain traps, but the construction technology labs do not.

The school upgrades lighting to LED with motion sensors when replacing old, broken ballasts and lamps. The school installs additional electrical outlets when developing computer-based general

classrooms.

Electrical panels hang in mechanical rooms, construction technology labs, and the pottery classroom. Rolling drying racks for the pottery stand in front of electrical panels.

Each electric kiln includes a shutoff; however, staff state that several of the outlets in the pottery room trip the ground fault circuit interrupters (GFCIs).

Ceiling-mounted projectors hang in classrooms as required for program needs.

Safety/Security
Wi-Fi routers hang dotted throughout offices, labs, and classrooms in the building. Staff report dead spots in some lab offices. Cameras do not surveil the facility; however, the facility has an on-site security officer with a dedicated office, and the doors have alarms.

A working fire alarm system with manual pull stations and horn/strobe combination, smoke detectors, and fire suppression system protect the school. Fire extinguishers hang in corridors and lab classrooms. Safety data sheets and wash stations hang in lab classrooms. Emergency lighting and emergency exit signs are present and illuminated. The outdoor kiln area lacks a carbon monoxide detector.

The building construction and manufacturing technology labs provide floor-mounted emergency combination eyewash stations, which include a shower.

ADA and Code Compliance
The facility is mainly accessible with a few exceptions. The storage in the rooftop penthouse and the mechanical rooms do not offer an accessible route. The dock ramp and one set of dock stairs lack handrail extensions. Sinks and woodworking machines in labs and pottery classrooms do not offer accommodations for accessible heights within reach range.

Vertical grab bars are missing in the west restroom. Grab bars and toilet paper dispensers hang too high in the east women's restrooms.

Adequacy and Environment

Adequacy of Size
Classrooms are adequate in size and height. Labs have good circulation around equipment, and tool storage rooms are well organized. However, building materials and large construction equipment sit unsecured; some are stored in makeshift shelves, typically under canopies, while others lie exposed to the elements.

The pottery classroom, outdoor kiln space, and janitorial closets are crowded and lack organizational shelving for equipment and supplies.

Special/Unique Features
The motor for the dust collection system in the construction lab is not large enough to provide adequate suction for all the shop equipment.

Staff lacks after-hour access to pottery kilns for firing events. The kiln's gas flame extinguishes in windy conditions and lacks a remote alert system for when this happens. The firing area lacks a carbon monoxide alarm.

Staff report that markings for the Truck Driving Academy do not conform to the program's needs.

Flexibility
Space alterations are in progress to provide additional computer-based general classrooms.

Natural Light
Administrative offices have natural and artificial light. General classrooms rely on artificial light. The labs with operable garage doors can achieve partial natural light when the doors are open.

Pests
The evaluator encountered spiders and bats in outside areas and observed mousetraps near the docks. Staff did not report encounters with pests.

1. Workforce Development Center

Constructed:	1994
Square Feet:	36,597 GSF
Foundation/Slab/Structure:	Slab on grade
Roof:	Membrane roof system
Exterior Walls:	Stucco
HVAC:	Rooftop combination units
Fire Protection:	Fire alarms and sprinkler system

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC, WORKFORCE DEVELOPMENT CENTER

Project No.	Code	Project Name	MACC	Project Budget
0476.2001	4.06.B01.4.	Site Access and Marking Improvements	$7,215	**$9,200**
0476.2002	4.06.B05.1.	Site Drainage Improvement and Damage Remediation	$503	**$641**
0476.2003	4.05.D06.1.	Security Improvements	$71,280	**$95,515**
0476.2004	4.06.A01.1.	Safety Improvements	$2,527	**$3,222**
0476.2005	1.06.C05.5.	Roof Ladder and Cage Replacement	$4,545	**$5,795**
0476.2006	3.06.A03.3.3.	ADA Compliance: Loading Dock Stairs and Ramp Improvements	$2,194	**$2,797**
0476.2007	4.05.C02.3.	Exterior Surface Improvements	$14,128	**$18,931**
0476.2008	4.05.E02.3.	Interior Floor Improvements	$1,515	**$2,029**
0476.2009	4.05.E03.3.	Interior Wall Improvements	$170	**$227**
0476.2010	4.05.E04.3.	Ceiling Improvements and Fire Suppression Leak Inspection	$1,724	**$2,311**
0476.2011	4.05.E06.4.	Casing Improvements	$3,861	**$5,174**
0476.2012	4.05.E01.4.	Wayfinding Improvements	$1,318	**$1,766**
0476.2013	4.05.D03.3.	Heating, Ventilation, and Air Conditioning Upgrades	$50,536	**$67,718**
0476.2014	4.05.D05.4.	Hot Water System Improvements	$47,324	**$63,414**
0476.2015	4.04.A03.2.3.	ADA Compliance: Restroom Upgrades	$38,650	**$51,791**
0476.2016	4.05.E09.4.	Organizational Storage Improvements	$11,875	**$15,913**
0476.2017	4.05.D03.3.	Dust Collection Upgrade	$3,651	**$4,892**
		Total of Project Budgets		**$351,336**

Project 0476.2001 · Site Access and Marking Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	06.	**Type 2:**	B01.	**P/Class:**	4.

Project Description

Staff report that trucks frequently break off the remote reflector for the chain-link gate when they turn into the storage space. Staff say that the Truck Driving Academy's markings are insufficient for the program's needs. The north lot lacks fire lane markings.

Relocate the reflector and install it on a post protected by bollards. Remark the truck practice markings. Mark the fire lane in the north lot.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install bollards (adj. for remounting reflectors)	1.4111	2.0	EA	1.20	$642.00	$1,541
2	Repaint markings	1.1428	200.0	LF	1.00	$12.61	$2,522
3	Mark fire lane	1.1428	250.0	LF	1.00	$12.61	$3,153
Maximum Allowable Construction Cost							$7,215
Total Project Cost							**$9,200**

Project 0476.2002 · Site Drainage Improvement and Damage Remediation

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	06.	**Type 2:**	B05.	**P/Class:**	1.

Project Description

The storm grate along the east lot, between the college and the adjacent building supply company, collects water directed from the roof and site. Dirt and debris fill the grate, causing water to pond and flood a portion of the outdoor pottery space and the east corridor exit. Water infiltrated the building and caused damage to the floor finish in the administrative conference room.

Clean out drain pipes and storm drains. Replace damaged carpet tiles in the administrative conference room.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Clean out drain pipes and storm drains	1.2114	50.0	SF	1.00	$8.69	$435
2	Replace carpet tiles	2.3113	12.0	SF	1.00	$5.69	$68
Maximum Allowable Construction Cost							$503
Total Project Cost							**$641**

Project 0476.2003 · Security Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER			**IDNO:**	0476
Category:	4.	**Type 1:**	05. **Type 2:**	D06.	**P/Class:** 1.

Project Description

Concertina wire sits along the eastern chain-link fence and the retaining wall standing to the east of the outdoor pottery/construction space. Staff report that this area is an access point for the theft of materials and equipment from the outdoor learning spaces. Wind gusts in the area will blow out the flame on the gas kiln. Building materials lack secure storage. Some building materials sit in makeshift organizational shelves, typically under dock canopies; however, some materials lie in the open, exposed to the elements. There is no after-hour access to pottery kilns for firing events extending past business hours. Minimal lighting is provided at the outdoor learning spaces for construction technologies and the Truck Driving Academy. Building lighting is aging and broken in some areas. No security cameras are supplied on the exterior and interior of the building.

Extend chainlink fence and privacy/wind screen to roof canopy. Provide organizational shelving and an after-hours entry system to enclose and secure the equipment and materials in the outdoor learning spaces. Install pole lighting at the outdoor learning spaces for construction technologies and the Truck Driving Academy. Replace aged, broken building lighting. Install exterior and interior surveillance cameras.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Extend chain-link fence (adj. for screen inserts)	1.4112	90.0	SF	1.20	$28.07	$3,032
2	Install after-hour entry access	2.4012	2.2	EA	1.00	$1,098.71	$2,428
3	Install pole lights	1.1438	3.0	EA	1.00	$8,899.97	$26,700
4	Replace wall lights	1.4121	6.0	EA	1.00	$972.92	$5,838
5	Install security camera system	2.4023	1.0	EA	1.00	$23,773.26	$23,773
6	Install additional cameras	2.4024	8.0	EA	1.00	$1,188.66	$9,509
Maximum Allowable Construction Cost							$71,280
Total Project Cost							**$95,515**

Project 0476.2004 · Safety Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	06.	**Type 2:**	A01.	**P/Class:**	1.

Project Description

The loading docks at the construction lab are too tall, lack visual barriers, and lack fall protection—as required by Occupational Safety and Health Administration (OSHA) standards. The pottery kilns lack a carbon monoxide detector.

Install a retractable fall barrier and a carbon monoxide detector.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install fall barrier	1.4118	1.0	EA	1.00	$1,728.33	$1,728
2	Install carbon monoxide detector	2.4032	1.0	EA	1.00	$799.11	$799
Maximum Allowable Construction Cost							$2,527
Total Project Cost							**$3,222**

Project 0476.2005 · Roof Ladder and Cage Replacement

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	1.	**Type 1:**	06.	**Type 2:**	C05.	**P/Class:**	5.

Project Description

The access ladder to the penthouse roof is surrounded by a safety cage, which is no longer acceptable per current OSHA requirements.

Replace the roof ladder and safety cage with an OSHA-compliant roof ladder, equipped with a ladder safety system or personal fall arrest system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install ladder safety system	2.2433	25.0	VLF	1.00	$181.79	$4,545
Maximum Allowable Construction Cost						$4,545
Total Project Cost						**$5,795**

Project 0476.2006 · ADA Compliance: Loading Dock Stairs and Ramp Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

The loading dock's stairs and ramp lack handrail extensions and contrasting tread strips.

Install handrails extensions and contrasting tread strips.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install handrail extensions	1.1211	2.0	Pair	1.00	$406.25	$813
2	Install stair contrast	2.3222	16.0	EA	1.00	$86.33	$1,381
Maximum Allowable Construction Cost							$2,194
Total Project Cost							**$2,797**

Project 0476.2007 · Exterior Surface Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER			**IDNO:**	0476
Category:	4.	**Type 1:**	05. **Type 2:** C02.	**P/Class:**	3.

Project Description

On the north side of the building, identification signs are warped and missing decorative panels. The stucco is dirty and exhibits impact damage near the administrative windows. The east facade shows bulging, cracked stucco on the second story. The overhang's soffits and the concrete walls at the loading docks exhibit peeling paint. Several exterior doors exhibit wear and oxidation.

Replace identification signs. Power wash and repair damaged stucco. Fog coat the stucco to match the remaining stucco. Repaint soffits, walls, and doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sign (adj. for larger size)	2.3614	1.0	EA	3.00	$291.60	$875
2	Repair stucco	2.2321	60.0	SF	1.00	$6.02	$361
3	Fog coat	2.2320	2,500.0	SF	1.00	$1.61	$4,025
4	Power wash surfaces	2.2318	2,400.0	SF	1.00	$1.82	$4,368
5	Paint soffits and walls	2.2313	2,400.0	SF	1.00	$1.33	$3,192
6	Repaint doors	2.2112	9.0	EA	1.00	$145.21	$1,307
Maximum Allowable Construction Cost							$14,128
Total Project Cost							**$18,931**

Project 0476.2008 · Interior Floor Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	05.	**Type 2:**	E02.	**P/Class:**	3.

Project Description

The aged vinyl composition tile (VTC) is in fair condition and covers most of the facility. Corridors floors are polished, and lab floors appear worn and dull. The VTC floor near the water heater is broken in the janitorial closet by the commons, and large areas of the VTC are missing. Exterior mechanical rooms are typically concrete, and those with a painted finish are worn and peeling.

Replace VTC in the janitorial closet and repaint the concrete floors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Remove VTC	2.3119	150.0	SF	1.00	$0.85	$128
2	Install VCT	2.3125	150.0	SF	1.00	$7.03	$1,055
3	Repaint concrete floors	2.2313	250.0	SF	1.00	$1.33	$333
Maximum Allowable Construction Cost							$1,515
Total Project Cost							**$2,029**

Project 0476.2009 · Interior Wall Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	05.	**Type 2:**	E03.	**P/Class:**	3.

Project Description

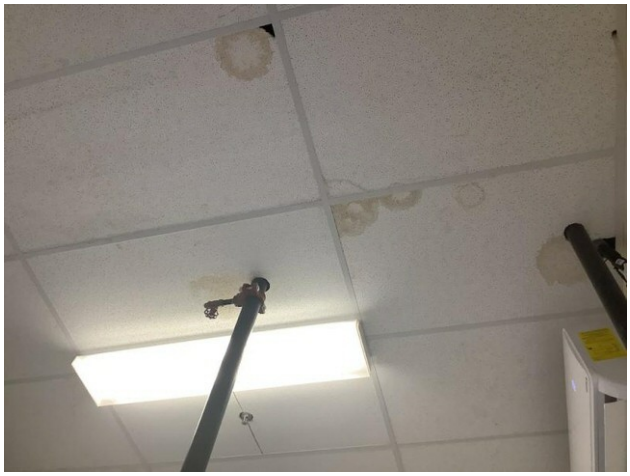
Fiber-reinforced panels (FRP) hang in the wet areas of all the labs, except at the sinks in the pottery classroom.

Install FRP at sinks in pottery classroom.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install FRP	2.3317	30.0	SF	1.00	$5.65	$170
Maximum Allowable Construction Cost							$170
Total Project Cost							**$227**

Project 0476.2010 · Ceiling Improvements and Fire Suppression Leak Inspection

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	05.	**Type 2:**	E04.	**P/Class:**	3.



Project Description

Water stains appear on the ACT near the fire risers in room E124, various sprinklers throughout the building, and the east corridor's exit door that is adjacent to the administrative conference room.

Replace stained ACT and schedule a service call for leaks in the fire suppression lines.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace ACT	2.3413	100.0	SF	1.00	$6.81	$681
2	Fire sprinkler service call (adj. allowance for repairs)	2.3825	1.0	EA	1.50	$695.50	$1,043
Maximum Allowable Construction Cost							$1,724
Total Project Cost							**$2,311**

Project 0476.2011 · Casing Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	05.	**Type 2:**	E06.	**P/Class:**	4.

Project Description

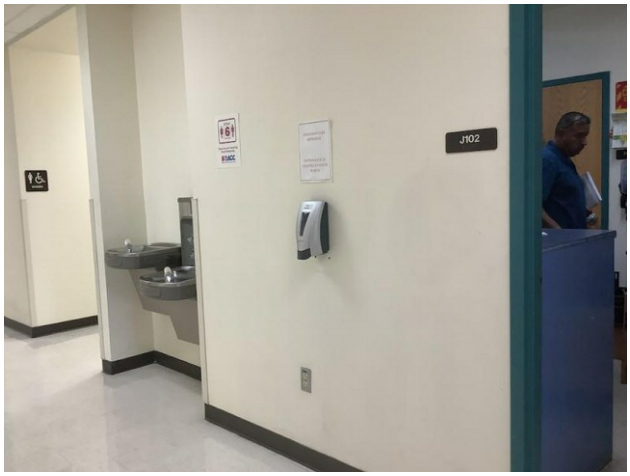
The countertop and sink in the construction lab are aged and worn. The drain lacks a paint trap. The pottery classroom does not provide a sink with an ADA-compliant reach range.

Install compliant cabinets, countertops, sinks, and drain traps.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install cabinet, counter, and sink	2.3511	2.0	EA	1.00	$1,471.23	$2,942
2	Install drain traps	2.3715	2.0	EA	1.00	$459.27	$919
Maximum Allowable Construction Cost							$3,861
Total Project Cost							**$5,174**

Project 0476.2012 · Wayfinding Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	05.	**Type 2:**	E01.	**P/Class:**	4.



Project Description

Wayfinding and program identification are minimal in the facility; however, tactile and Braille signs with room numbers hang next to doors. Restroom signs hang in alcoves.

Install a comprehensive wayfinding system, including a directory, facility map, and classroom program. Coordinate with existing tactile and Braille signs. Relocate the restroom signs to the circulation hallway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install directory	2.3612	1.0	EA	1.00	$801.43	$801
2	Install facility map	2.3615	1.0	EA	1.00	$411.94	$412
3	Relocate signs	2.3621	4.0	EA	1.00	$26.13	$105
Maximum Allowable Construction Cost							$1,318
Total Project Cost							**$1,766**

Project 0476.2013 · Heating, Ventilation, and Air Conditioning Upgrades

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	05.	**Type 2:**	D03.	**P/Class:**	3.

Project Description

Staff report hot and cold rooms in the administrative wing with a lack of airflow in offices. Air vents are clogged with dust and debris throughout the facility. Air circulation fans are not available in lab rooms and outdoor learning spaces. The pottery classroom does not contain mechanical ventilation or filtration. The staff placed MERV 13 filters in the return ducts to prevent particulates and other contaminates from infiltrating the rest of the duct system.

Balance heating, ventilation, and air conditioning system (HVAC) in the administrative wing. Clean ducts throughout the structure. Install ceiling fans in the lab classrooms and outdoor learning spaces. Install an energy recovery ventilation (ERV) system in the pottery classroom.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	HVAC rebalance	2.3823	5,000.0	PSFB	1.00	$2.89	$14,450
2	Clean ducts	2.3820	32,132.0	PSFB	1.00	$0.50	$16,066
3	Install ceiling fans	0.0000	7.0	EA	1.00	$2,000.00	$14,000
4	Install an ERV system (adj. to include 1 unit per 3000 sf)	2.3822	250.0	LF	1.10	$21.89	$6,020
Maximum Allowable Construction Cost							$50,536
Total Project Cost							**$67,718**

Project 0476.2014 · Hot Water System Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	05.	**Type 2:**	D05.	**P/Class:**	4.

Project Description

Aged, energy-inefficient domestic water heaters supply hot water. Copper hot-water pipes near the water heaters are uninsulated. Legacy vent ducts remain from old equipment.

Replace water heaters with energy-efficient models that have recirculating pumps. Insulate the copper pipes. Remove legacy vent ducts. Repair and paint the gypsum board.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace water heaters	2.3831	2.0	EA	1.00	$13,591.00	$27,182
2	Install recirculating pump	0.0000	2.0	EA	1.00	$600.00	$1,200
3	Install pump timer	0.0000	2.0	EA	1.00	$250.00	$500
4	Insulate copper pipes at tank	0.0000	50.0	LF	1.00	$350.00	$17,500
5	Remove ducts	2.1121	30.0	SF	1.00	$6.12	$184
6	Repair gypsum board	2.3316	30.0	SF	1.00	$1.61	$48
7	Paint gypsum board	2.3319	250.0	SF	1.00	$2.84	$710
Maximum Allowable Construction Cost							$47,324
Total Project Cost							**$63,414**

Project 0476.2015 · ADA Compliance: Restroom Upgrades

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	04.	**Type 2:**	A03.2.	**P/Class:**	3.

Project Description

The administrative corridor does not have a dedicated restroom. Stall panels in the east restroom exhibit damage and holes from legacy fixtures. Vertical grab bars are missing in the west restroom. In the east women's restrooms, the grab bars and toilet paper dispensers hang too high to be ADA compliant.

Renovate one of the smaller offices as an ADA-compliant, single-occupant restroom in the administrative corridor. Install vertical grab bars in the west restrooms. Replace stall panels, hardware, and ADA fixtures in the east restrooms.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Create restroom (adj. for add'l plumbing)	2.1120	1.0	EA	1.50	$18,404.00	$27,606
2	Install vertical grab bars	2.3723	2.0	EA	1.00	$168.63	$337
3	Remove existing stall panels	2.3740	6.0	EA	1.00	$77.77	$467
4	Install new stall partitions	2.3739	4.0	Stall	1.00	$1,011.94	$4,048
5	Install urinal partitions	2.3742	2.0	EA	1.00	$450.66	$901
6	Install ADA-compliant stall partitions	2.3738	2.0	Stall	1.00	$1,743.63	$3,487
7	Install grab bars	2.3724	2.0	Set	1.00	$334.87	$670
8	Install tissue dispensers and sanitary disposal boxes	2.3737	10.0	EA	1.00	$113.41	$1,134
Maximum Allowable Construction Cost							$38,650
Total Project Cost							**$51,791**

Project 0476.2016 · Organizational Storage Improvements

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	05.	**Type 2:**	E09.	**P/Class:**	4.

Project Description

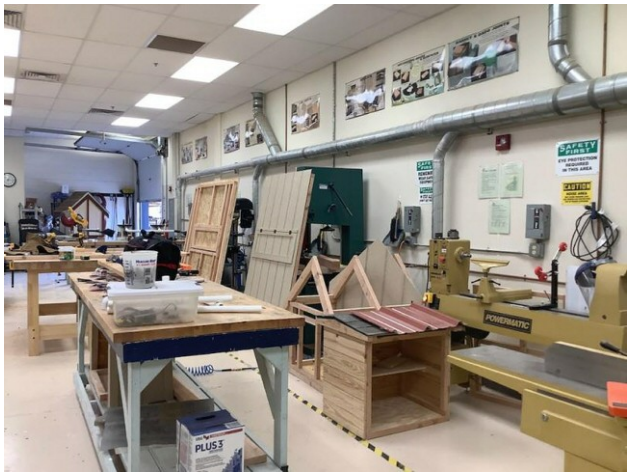
The pottery classroom, the outdoor pottery space, and janitorial closets are crowded, lacking organizational shelving for equipment and supplies.

Provide shelving in pottery spaces and janitorial closets.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Supply storage shelving	0.0000	7.0	EA	1.00	$1,696.47	$11,875
Maximum Allowable Construction Cost						$11,875
Total Project Cost						**$15,913**

Project 0476.2017 · Dust Collection Upgrade

Facility:	DACC, WORKFORCE DEVELOPMENT CENTER					**IDNO:**	0476
Category:	4.	**Type 1:**	05.	**Type 2:**	D03.	**P/Class:**	3.



Project Description

The motor for the dust collection system in the construction lab does not provide adequate suction for all the shop equipment.

Upgrade the dust collection motor in the construction lab.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Dust collection (adj. for motor upgrade only)	3.1157	1.0	EA	0.50	$7,301.92	$3,651
Maximum Allowable Construction Cost							$3,651
Total Project Cost							**$4,892**

DAGC (0567) · DACC MAIN BUILDING, GADSDEN

1700 E. O'HARA RD., ANTHONY, NM 88021
Evaluation Date: 2022-08-18
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	124 general, including 6 accessible

Building Data			
Permanent building area:	32447 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	2000	Building age:	22
Initial Construction Date:	2000	Renovation/Addition 1:	2010
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$9,200,347
Cost per GSF:	$283.55	FCI Cost:	$908,934
FCI Score:	0.099	FCI:	Fair

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC MAIN BUILDING, GADSDEN

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		240.0	204.5	85.2%
Physical Plant Assessment		347.0	318.0	91.6%
Adequacy and Environment		274.0	242.0	88.3%
Total		861.0	764.5	88.8%

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

Notes from Evaluation Meeting and Questionnaire

Main Building

* The interstate frontage road will be undergoing major construction, including a curb cut to provide west access to the campus. A new west access road will be needed in the master plan.
* The Gadsden Campus operates with two propane tanks. Staff report that DACC has looked to natural gas; however, the nearest hookup is near the interstate and cost prohibitive. Therefore, a propane tank expansion is needed. DACC would like an additional 2000-gallon tank to reduce the weekly scheduled refills in the heating season; however, none are available due to a tank supply issue.
* A project to include security at all campuses is underway.
* DACC removed two portables since the addition of Roadrunner Hall. The legacy pad, walkway, and stairs remain.
* Funding for a new roof is waiting for approval.

Site Assessment

Located on the New Mexico–Texas state line in the Upper Mesilla Valley of Doña Ana County, the Doña Ana Community College (DACC) Gadsden Center Campus sits on a 20-acre parcel just outside the city of Anthony, New Mexico. The Gadsden Center Campus lies east of Interstate 10 and south of East Ohara Road, also called New Mexico State Road 404 (NM-404). Undeveloped land stands to the south and east of campus.

The Gadsden Center Campus includes two permanent buildings—the Main Building and Roadrunner Hall.

Access

The campus has access from NM-404 with a private drive marked by a stucco monument sign with the campus's name and logo. No pathways or sidewalks are available for pedestrians and bicycles on the state road or the private drive.

Concrete curbs border the asphalt drive, and xeric landscaping on either side extends to the parking lot. An overflow parking lot has access at the drive's mid-point, and a tubular swing gate secures the lot. The asphalt creates a ramp into the lot, and the access point lacks a curb cut. The drive continues to the parking lot, secured by a rolling chain-link gate and pedestrian-access gates. However, the overflow lot lacks a walking path leading to the pedestrian gate and does not have an ADA-compliant curb ramp

into the parking lot.

The parking lot slopes from a high point on the north to the south, creating an upper and lower lot. The tree-lined drive stretches to a drop-off zone, a transit bus stop, and the ribbon bike rack that stands adjacent to the sidewalk entrance of both building. The drive then continues to access both lots. The asphalt is in good condition; however, grass grows in some long cracks, which cross the parking lots in the drive lane swales. Crosswalks from the parking lot lead to the concrete sidewalks accessing the entrances of the Main Building and Roadrunner Hall. Directional markings appear faded. The markings are also faded on the crosswalk, fire lane, drop-off zone, and parking stalls.

A crusher-fine service drive extends from the south parking lot to a chain-link swing gate for the water station. The service drive then wraps around to the west of the Main Building and leads to the propane tanks, exterior-access mechanical rooms, and roof-access rooms. While the service road is in good condition, the access area lacks a paved parking area. Service -vehicle traffic damages the cleanouts and other in-ground systems.

Site Development

Xeriscape covers much of the campus with decorative rock, boulders, small shrubs, native trees, and small nonnative trees. They appear in good health, although many unpruned trees stand in the parking lot medians. Well-maintained turf grass grows in the northeast corner near Roadrunner Hall, and it exhibits browning within the lawn. Reclaimed water supplies irrigation, but no signs alert the public that the water is not potable.

Timers and valve boxes control the drip and spray irrigation, which lie interspersed throughout the landscaped areas.

The campus sits at a high point; a steep slope goes to the west and north, and a gradual slope goes to the south and east. Storm drains move water underground to the undeveloped land towards the west and to a holding pond towards the north. Storm drains in the parking lot lead to medians with trees that act as holding ponds. All holding ponds contain well-maintained erosion control.

Concrete retaining walls create a flat site at the high point. Walls along the south side start at ground level and increase in height as they wrap around the buildings, and the land contour drops. The highest point is on the north side of Roadrunner Hall.

A stone veneer covers the east- and south-facing retaining walls near the parking lots and service road. Exposed concrete walls stand to the north and west, and one painted area exhibits cracked and peeling paint. Although drains lie at the base of the retaining walls, efflorescence shows near irrigation areas and within the stone veneer near the grass turf.

Sidewalks surrounding both buildings lie on a level surface. The stairs from the northeastern section of the parking lot and fire lane rise to meet the sidewalk and patios. All surfaces are in good condition.

At the exterior entrance of the west mechanical room, the sidewalk lacks a curb ramp from the parking area; drainage from the mechanical room erodes the sidewalk, creating cracks in the surface.

The pedestrian gate at the driveway entrance lacks a sidewalk into the parking lot.

Weatherproof benches and picnic tables stand between the Main Building and Roadrunner Hall, under the covered porches outside the Main Building's commons, and in the landscaped area between the parking lot and main entrance. Various materials comprise the benches and picnic tables, all of which appear to be in good condition.

Safety/Security

A six-foot-tall fence with knuckled chain-link material surrounds the parking lots and buildings, separating the campus from undeveloped land. The fence's fabric and posts are in good condition; however, paint is faded and missing along the fence and the entry gate. The gate wheels roll on uneven dirt.

Pole-mounted lights illuminate the parking lots and walkways between the buildings. Ceiling-mounted fixtures illuminate the covered porches and entrances. Various models of wall packs hang at the building's exterior on ceramic tile accents. The older wall packs exhibit yellowing and cracking.

Two propane tanks provide heating fuel for the campus. The gated and screened propane tanks sit to the west of the Main Building's electric transformer, exterior-access mechanical room, and exterior-access electrical room. Roadrunner Hall's electric transformer stands north of the building.

A water tank stands outside the fenced area to the southeast and supplies water to the campus. The pump house station lies to the west of campus, and the crusher-fine service road provides access. Water and septic line cleanouts are typically set in concrete and lie dotted around the buildings.

A concrete masonry unit (CMU) wall with a stone veneer and iron swing gates surrounds the pump house station. The pump house is a small metal panel portable structure set on I-beams on a concrete pad and with a metal roof with a gutter and a downspout. An 8-foot-wide insulated rolling garage door faces west, and a metal panel door with a lever keylock faces south. Entries do not include steps, ramps, or landings. Motion sensor LED security lights hang over each door. A heat pump mechanical unit hangs on the south exterior wall, and a small gas heater hangs from the ceiling. A large backdraft damper on the east and a small exhaust fan damper on the north ventilate the structure. Fire department connections hang on the east exterior wall. Grounded power arrives on the north side of the building. Compact fluorescent light (CFL) tube lighting and emergency lights illuminate the structure. The structure houses the water pump and fire risers. The equipment appears to be in excellent condition. However, significant mineral build-up shows at the south base of the pump.

On the southwest edge of the lower south parking lot, a dumpster and small storage shed stand unscreened without protective bollards.

Four fire hydrants stand to the buildings' south, west, and east sides. Fire lanes show faded markings along the east entrance of the Main Building and at the parking lot north of Roadrunner Hall.

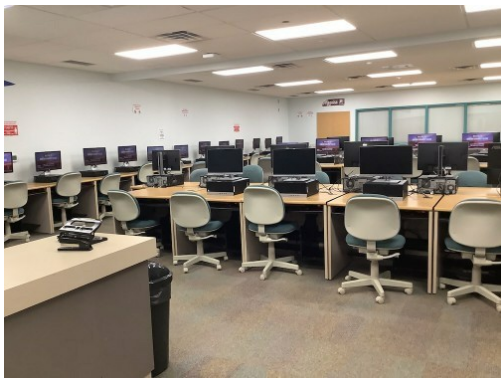
Security cameras do not hang on the exterior of the buildings.

Accessibility Attributes

The campus is mostly American with Disability Act (ADA) compliant; however, some areas do not fully comply. No detectable warnings serve the curb ramps at the campus's east sidewalk that leads to the south parking. Two picnic tables and a bike rack stand in the landscape with decorative rocks, lacking accessible paths and pads.

The parking lots lack the two required accessible stalls, and No Parking verbiage is missing from the van-access aisles.

Building Assessment



The Main Building is one of two permanent buildings, standing on the southwest corner of campus. The Main Building comprises a single-story structure with a rooftop bell tower. DACC constructed the building in two phases between 2000 and 2010.

Exterior

A concrete foundation with steel-frame construction composes the building's structure and appears in good condition. A concrete apron encircles the building and is cracked and sinking on the building's south side; this does not appear to affect the structure.

Ship ladders at the west mechanical room and the bell tower rise to roof hatches. The ship ladders lack safety railings. A secondary roof ladder rises from the north mechanical room and offers a safety post. Stucco-capped parapets surround the roof's perimeter and are in good condition. One area over the computer office exhibits caulked, cracked stucco. The membrane roof is original to the building, and it ranges from fair to poor condition with patches, wrinkling, and peeled coating. Walkway pads leading to mechanical units are aged, cracked, and peeling away. Several roof drain grates are broken and filled with debris. Roof vents are short, and some are broken. Scuppers pour out onto sidewalks and building aprons. The runoff undermines the courtyard sidewalk.

The roof includes a crane, a water spigot, and yellow-painted gas lines raised on wood blocks. Solar tubes are in good condition and illuminate the classrooms in the building's 2010 portion. Antennas hang on wood panels, mounted inside the roof parapets.

Clay tiles cover the bell tower roof and patio awnings; some tiles are broken. The bell tower is a steel stud structure and serves as storage for mechanical equipment supplies. Netting covers the arches to prevent birds from roosting.

Metal letters identify the building, hanging at the main and administrative entries. Two-tone stucco with a protruding wainscot covers the exterior walls, and a third color of stucco frames the windows. The recently refinished stucco is in good condition.

Exterior doors use metal storefronts at public entrances and metal, six-panel leaves at the exterior

mechanical rooms and storage rooms. Doors offer lever handles, door openers, panic bars, closers, kick plates, and access key cards. Doors are in good condition, except for those exhibiting oxidation from direct sunlight. Panel doors include latch guards, and tubular door stops protect the wall from doors swinging into walkways. The door frame of the west mechanical room exhibits deterioration from rust, and water stains from a leaking pipe drain appear along the concrete.

Bollards protect the manual, rolling security gate, which secures the outside learning area at the construction technology lab. An insulated, rolling garage door appears to be in good condition. A metal-panel door with a narrow vision lite opens to the outdoor learning area and is also in good condition. However, the rails on the garage door are out of adjustment, and the bottom does not seal correctly, which allows water and dirt to infiltrate the classroom.

The fixed, double-glazed, divided-lite windows have metal frames and are in good condition.

Interior

The Main Building offers a central courtyard with the administrative wing tied to the north end of the north-south corridor. Double-loaded corridors hold classrooms, construction technology labs, computer labs, and support spaces on both sides.

The interior finishes are in good condition. Ceramic tile and protective floor mats lie in the vestibules. The corridors alternate between ceramic and carpet floor tiles. Carpeting finishes the classrooms, media room, and offices. Vinyl composition tile (VCT) is polished and in good condition in the science and health lab. The storage rooms and janitorial closets have worn VCT, which exhibits layers of dirt, grime, and water damage. The polished concrete floor remains in good condition in the construction technology lab, and the floor contains a drainage grate for cleaning.

Painted gypsum board finishes the interior walls with a two-tone wainscot in the corridors and accent colors around classroom doors. Ceramic tile wainscot protects the restroom walls behind plumbing fixtures. Acoustical panels hang in the construction technology lab. The interior wall finishes are in good condition; however, the building lacks corner guards.

Acoustic ceiling tiles (ACT) hang from most ceilings and are in good condition except for staining from a possible roof leak in the computer lab office. The construction technology lab has an exposed-structure ceiling, and secondary rooms and restrooms have hard-lid ceilings; all are in good condition.

Typical interior doors hold fire-rated wood panels with narrow vision lites, and these can be found in classrooms and offices. Doors in secondary rooms and storage rooms have panels without lites. Doors offer level-handle hardware, swipe card and keypad locks, and kick plates. The doors and hardware are in good condition.

Casework is typically laminate with laminate countertops that are in good condition. The science lab casework offers chemical-resistant countertops. Finishes are dated yet in fair condition.

Room identification hangs in all rooms and is ADA-compliant; however, the building lacks a directory and facility map.

Systems

Rooftop combination units (RTU) heat and cool the facility with a network-based system for controlling temperatures that allows instructors to adjust thermostats. Diffusers hang from the ceilings, and additional floor grates lie in classrooms. Exhaust vents hang in restrooms. Diffusers and registers are clean without debris and damage. Mini splits regulate the temperature in the mechanical, electrical, and server rooms. RTUs and mini splits are original to the building and appear to be in good condition.

A portable unit conditions the dental lab clinic, which was once the health lab storage room. The science lab maintains higher temperatures due to several heat-producing appliances and equipment. The construction technology lab lacks air-circulation fans. Staff report that, due to fuel costs and limited on-site supply, temperatures are lowered outside of business hours and during breaks. Interior spaces are cold in the mornings and take a long time to reach warm temperatures.

The plumbing systems work well, and the staff report no concerns. The multistall restroom near the commons received refurbishments; however, the other two restrooms' finishes and fixtures are aged, show wear, and have legacy holes from dispenser upgrades. Toilets mount to the floor and include sensor flush valves. Sinks offer low-water-use, lever-push-action fixtures.

Drinking fountains hang in each corridor, and the fountain near the administrative office shows heavy mineral buildup at the spout and on the tile surround. The science lab sink also exhibits heavy mineral buildup. The janitorial closet offers a mop sink and water-resistant backsplash and is in good condition.

The domestic water heaters are Energy Star rated and appear in good condition. However, uninsulated copper pipes travel from the water heaters to the insulated distribution lines, and the system lacks a recalculating pump, timer, and water softener.

The building's electrical system is original and functions well. Recessed panel fluorescent fixtures and LED troffer fixtures illuminate the classrooms, offices, and support spaces well. Motion-sensor dimmers control the lights, and remote controls operate the skylight baffles.

Safety/Security

Wi-Fi routers hang throughout the building. Staff report that the internet connection is good. No security cameras serve the campus; however, a project to install security cameras is underway.

A working fire alarm system with manual pull stations, horn/strobe combinations, and smoke detectors protects the school. Fire extinguishers hang in the commons, corridors, vestibules, and mechanical rooms. A fire department connection (FDC) hangs at the main entrance; however, no fire suppression system protects the building.

The construction technology lab offers a fire extinguisher, fire blanket, first aid kit, and floor-mounted

combination eyewash/shower station.

Emergency exit signs are present and illuminated yet lack emergency lighting.

ADA and Code Compliance

The building is mainly ADA-compliant. However, counter have ADA-noncompliant heights in the administrative office. Faucets in the science lab have twist handles. Drinking fountains protrude into the walkways at the corridor outside the administrative office and at the vending machines in the commons. The restrooms that have not received refurbishments lack vertical grab bars.

Adequacy and Environment

This facility offers first- and second-year student coursework in vocations, technology, developmental, and general education, for certificates and associate degrees through DACC. The Gadsden Center Campus also offers a concurrent enrollment program for the Gadsden School District. The Adult Education Program offers English as a Second Language (ESL), the General Educational Development Test (GED), and citizenship classes.

Special/Unique Programs

The construction technology lab is well-equipped; however, it lacks a dust collector, and storage is filling the room due to it not being in use. The library break room, once a storage room, offers a microwave and refrigerator. However, the library break room lacks casework, counters, and a sink. The administrative copy room uses old tables and shelving, lacking casework and counters.

Flexibility

Classroom spaces are spacious and well equipped to accommodate a variety of academic courses. Many of the storage rooms throughout the building hold outdated technology.

Janitorial carts sit in the vestibule and outside on the patios. The janitorial closet in the construction technology lab lacks a mop sink.

Natural Light

Natural and artificial light illuminates the administrative offices, classrooms, labs, and support rooms.

Pests

Rattlesnake activity is common in the area, and advisory signs hang throughout campus. The evaluator observed a rattlesnake at the transformer near the west commons and a small infestation of winged insects on the roof over the health lab.

1. Main Building, Gadsden

Constructed:	2000
Square Feet:	32447 GSF
Foundation/Slab/Structure:	Slab on grade
Roof:	Membrane roof system and clay tile
Exterior Walls:	Stucco
HVAC:	Rooftop combination units (propane)
Fire Protection:	Fire alarms and fire extinguishers

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC MAIN BUILDING, GADSDEN

Project No.	Code	Project Name	MACC	Project Budget
0567.2001	4.06.B03.4.	Overflow Parking Lot Improvements	$5,720	**$7,293**
0567.2002	4.06.B03.4.	Service Parking Lot	$209,271	**$266,820**
0567.2003	4.06.B04.4.	Retaining Wall Improvements	$901	**$1,149**
0567.2004	4.06.C06.4.	Exterior Lighting Improvements	$10,702	**$13,645**
0567.2005	4.06.B03.3.	ADA Compliance: Parking Lot Improvements	$14,139	**$18,027**
0567.2006	3.06.A03.1.3.	ADA Compliance: Site Improvements	$4,948	**$6,308**
0567.2007	4.08.C05.2.	Roof Upgrades	$683,132	**$870,994**
0567.2008	4.05.E01.4.	Interior Improvements	$6,524	**$8,742**
0567.2009	4.05.E12.5.	Casework Upgrades	$29,895	**$40,059**
0567.2010	4.05.D03.4.	HVAC Distribution Improvements	$24,529	**$32,868**
0567.2011	4.15.B06.3.	Propane Tank Expansion	$20,000	**$23,900**
0567.2012	4.05.D05.4.	Water Treatment Upgrade	$8,313	**$11,139**
0567.2013	3.05.A03.3.	ADA Compliance: Interior Improvements	$10,478	**$14,040**
0567.2014	1.06.B03.2.	New Gadsden Campus West Entrance Drive	$2,097,608	**$2,097,608**
		Total of Project Budgets		**$3,412,592**

Project 0567.2001 · Overflow Parking Lot Improvements

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	4.

Project Description

A tubular swing gate secures the overflow parking lot and swings into the street when opened. The asphalt creates a ramp leading into the overflow parking lot; however, the access point requires a curb cut. The pedestrian gate lacks an ADA-compliant curb ramp into the parking lot. No walking path leads to the overflow lot. A rolling chain-link gate opens on uneven dirt.

Create a curb cut and entry drive into the overflow parking lot. Install an ADA-compliant concrete sidewalk from the overflow parking lot to the main parking lot. Install a smooth concrete surface for the rolling gate.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Create a curb cut and drive (adj. for additional crusher fines)	1.1312	1.0	EA	1.20	$426.70	$512
2	Install an ADA-compliant walkway and a smooth rolling surface	1.1119	700.0	SF	1.00	$7.44	$5,208
Maximum Allowable Construction Cost							$5,720
Total Project Cost							**$7,293**

Project 0567.2002 · Service Parking Lot

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	4.

Project Description

The service parking area lacks a paved surface. Traffic from service and delivery vehicles damages the cleanouts and other in-ground systems. The sidewalk entrance to the mechanical room lacks a curb ramp. One of the drain outlets is eroding and cracking the sidewalk.

Develop a service parking lot. Include the propane tanks, and create a curb ramp with a detectible warning at the sidewalk. Determine the cause of leaking from the drain outlet and make repairs.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Develop a parking lot	1.1437	4,000.0	SF	1.00	$51.99	$207,960
2	Create a curb ramp	1.1313	1.0	EA	1.00	$472.55	$473
3	Install detectable warning	1.1316	6.0	SF	1.00	$23.75	$143
4	Service call for drain leak	2.3825	1.0	EA	1.00	$695.50	$696
Maximum Allowable Construction Cost							$209,271
Total Project Cost							**$266,820**

Project 0567.2003 · Retaining Wall Improvements

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	06.	**Type 2:**	B04.	**P/Class:**	4.

Project Description

Retaining walls are typically exposed concrete, and one painted area exhibits cracked and peeling paint. Although drains serve the base, efflorescence shows near areas of irrigation and on the stone veneer near the grass turf.

Remove paint and power wash the areas with efflorescence. Relocate landscape irrigation heads.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Power wash surfaces (adj. for relocation of irrigation heads)	2.2318	450.0	SF	1.10	$1.82	$901
Maximum Allowable Construction Cost							$901
Total Project Cost							**$1,149**

Project 0567.2004 · Exterior Lighting Improvements

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	06.	**Type 2:**	C06.	**P/Class:**	4.

Project Description

Wall pack light fixtures hang around the buildings on ceramic tile accents. The older wall packs exhibit yellowing and cracking.

Replace aged wall packs.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace wall packs	1.4121	11.0	EA	1.00	$972.92	$10,702
Maximum Allowable Construction Cost						$10,702
Total Project Cost						**$13,645**

Project 0567.2005 · ADA Compliance: Parking Lot Improvements

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	3.

Project Description

The parking lots lack two of the required accessible stalls. The aisles for van access lack No Parking markings. The asphalt is in good condition; however, grass grows in some long cracks, which cross the parking lots in the lane swales. Directional markings appear faded. The markings are also faded on the crosswalk, fire lane, drop-off zone, and parking stalls.

Clean and seal the cracks in the asphalt. Restripe and repaint markings, including eight ADA-compliant accessible spaces and two van-accessible spaces.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Clean and seal cracks	1.1420	1,300.0	LF	1.00	$3.32	$4,316
2	Provide accessible parking stalls (adj. for van accessible)	1.1412	8.0	Stall	1.10	$365.86	$3,220
3	Restripe parking stalls	1.1439	116.0	Stall	1.00	$41.95	$4,866
4	Repaint fire lanes	1.1445	100.0	LF	1.00	$4.76	$476
5	Repaint crosswalk and directional markings	1.1428	100.0	LF	1.00	$12.61	$1,261
Maximum Allowable Construction Cost							$14,139
Total Project Cost							**$18,027**

Project 0567.2006 · ADA Compliance: Site Improvements

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	3.

Project Description

The east sidewalk leading to the south parking lot lacks detectable warnings at the curb ramps. Reclaimed water supplies irrigation, but no signs alert the public that the water is not potable. Two picnic tables and a bike rack stand in the landscape with decorative rocks. No accessible paths and pads serve the area with the picnic tables and the bike rack.

Install detectable warning at the curb ramps. Install advisory signs for reclaimed water use in the landscape. Relocate picnic tables and the bike rack to areas with hard landscape surfaces and accessible routes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install detectable warning	1.1316	120.0	SF	1.00	$23.75	$2,850
2	Post reclaimed water use signs	1.1440	2.0	EA	1.00	$353.27	$707
3	Relocate picnic tables and bike rack	2.3825	2.0	EA	1.00	$695.50	$1,391
Maximum Allowable Construction Cost							$4,948
Total Project Cost							**$6,308**

Project 0567.2007 · Roof Upgrades

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	08.	**Type 2:**	C05.	**P/Class:**	2.

Project Description

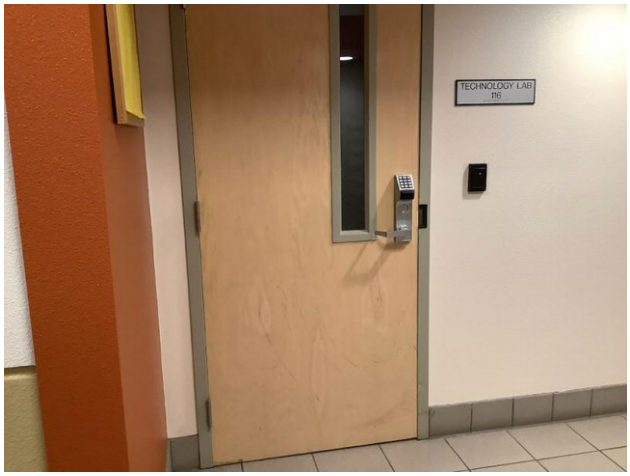
The original membrane roof ranges from fair to poor condition with patches, wrinkling, and a peeling coat. Walk pads are aged, cracked, and peeling away. The roof hatch at the west mechanical room lacks a safety railing. Several roof drain grates are broken. The roof vents are low and some are broken. Scuppers pour out to the sidewalks and building aprons, and runoff undermines the courtyard sidewalk. Several clay tiles are broken on the patio covers.

Replace the roof and include safety railings, drain grates, pipe vents, and walk pads. Provide splash blocks at scuppers. Replace broken clay roof tiles.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace single-ply membrane roof	2.2440	32,447.0	SF	1.00	$19.96	$647,642
2	Install roof hatch safety rail	2.2428	1.0	EA	1.00	$1,765.50	$1,766
3	Replace roof drain grates covers and pipe vents	2.2449	15.0	EA	1.00	$31.35	$470
4	Install walk pads	2.2451	1,650.0	SF	1.00	$19.87	$32,786
5	Install scuppers and splash blocks.	2.2415	5.0	EA	1.00	$43.31	$217
6	Replace clay roof tiles	2.2441	15.0	SF	1.00	$16.82	$252
Maximum Allowable Construction Cost							$683,132
Total Project Cost							**$870,994**

Project 0567.2008 · Interior Improvements

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	05.	**Type 2:**	E01.	**P/Class:**	4.



Project Description

The interior wall finishes are in good condition; however, the building lacks corner guards and a facility map.

Install corner guards and facility map.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install corner guards	2.3313	150.0	LF	1.00	$38.00	$5,700
2	Install a facility map	2.3615	2.0	EA	1.00	$411.94	$824
Maximum Allowable Construction Cost							$6,524
Total Project Cost							**$8,742**

Project 0567.2009 · Casework Upgrades

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	05.	**Type 2:**	E12.	**P/Class:**	5.

Project Description

The library's break room was once a storage room and offers a microwave and refrigerator; however, it lacks casework, counters, and a sink. The administrative copy room uses old tables and shelving, but it lacks casework and a counter.

Install ADA-compliant casework in the library break room and the administrative copy room.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install breakroom casework (adj. for sink)	2.3515	10.0	LF	1.10	$964.34	$10,608
2	Install copy room casework	2.3515	20.0	LF	1.00	$964.34	$19,287
Maximum Allowable Construction Cost							$29,895
Total Project Cost							**$40,059**

Project 0567.2010 · HVAC Distribution Improvements

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	05.	**Type 2:**	D03.	**P/Class:**	4.

Project Description

The dental lab clinic was once a health lab storage room and uses a portable HVAC unit to condition the room. The science lab maintains higher temperatures due to several heat-producing appliances and equipment. The construction technology lab lacks air circulation fans.

Install a mini split in the dental lab clinic. Install a dedicated sensor thermostat in the science lab and rebalance the ductwork in that zone. Install high-volume low-speed (HVLS) circulation fans in the construction technology lab.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install mini split	2.3826	1.0	EA	1.00	$3,160.49	$3,160
2	Install sensor thermostat	2.3819	1.0	EA	1.00	$368.18	$368
3	Rebalance HVAC	2.3824	3,000.0	PSFB	1.00	$2.00	$6,000
4	Install HVLS in the construction technology lab	0.0000	2.0	EA	1.00	$7,500.00	$15,000
Maximum Allowable Construction Cost							$24,529
Total Project Cost							**$32,868**

Project 0567.2011 · Propane Tank Expansion

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	15.	**Type 2:**	B06.	**P/Class:**	3.

Project Description

The Gadsden Center Campus operates with two propane tanks. Staff report that temperatures are lowered outside business hours and during school breaks in the heating season, due to fuel costs, limited on-site supply, and delivery schedules. Interior spaces are cold in the mornings and take a long time to reach warm temperatures.

Expand propane storage with an additional 2,000-gallon tank.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install propane tank	0.0000	1.0	Ea	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost						$20,000
Total Project Cost						**$23,900**

Project 0567.2012 · Water Treatment Upgrade

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	4.	**Type 1:**	05.	**Type 2:**	D05.	**P/Class:**	4.

Project Description

The science lab sink and the drinking fountain near the administrative office show heavy mineral buildup, which is visible on plumbing fixtures and the tile surround at the drinking fountain. Uninsulated copper pipes travel from the water heaters to the insulated distribution lines; the system lacks a recirculating pump, timer, and water softener system.

Install a water softener system, a recirculating pump, a timer, and pipe insulation.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install a water softener system	2.3749	1.0	EA	1.00	$7,163.01	$7,163
2	Install a recirculating pump and timer	0.0000	1.0	EA	1.00	$1,000.00	$1,000
3	Install pipe insulation	0.0000	50.0	LF	1.00	$3.00	$150
Maximum Allowable Construction Cost							$8,313
Total Project Cost							**$11,139**

Project 0567.2013 · ADA Compliance: Interior Improvements

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.	**P/Class:**	3.

Project Description

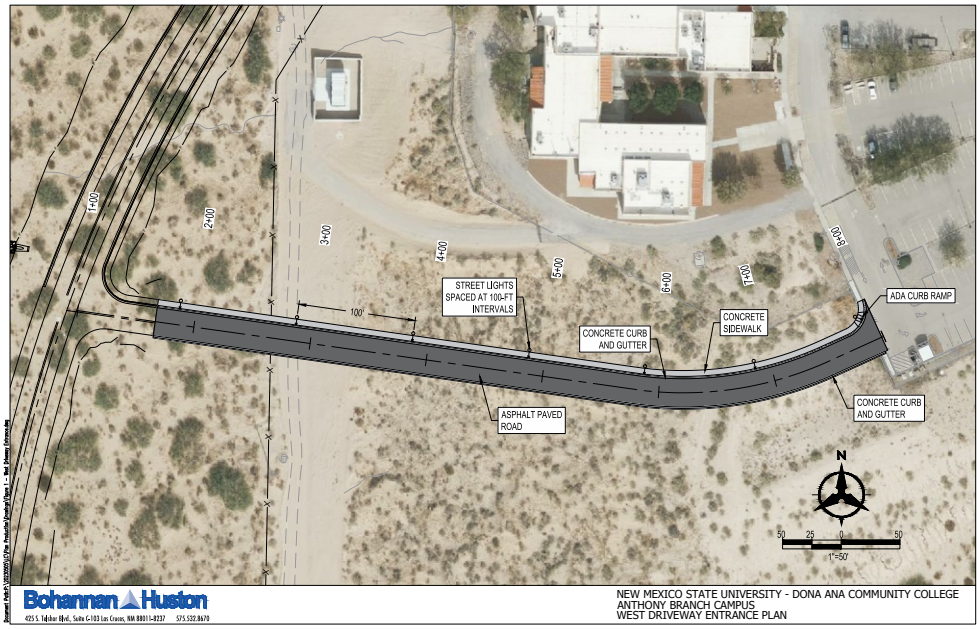
The administrative counters lack an ADA-compliant section. Faucets in the science lab have twist handles. Drinking fountains protrude into the corridor outside the administrative office and the walkway near the commons vending machines. Unrefurbished restrooms lack vertical grab bars.

Install ADA-compliant counters in the administrative office. Replace twist-handle sink fixtures with lever handles. Install sidewall detection at drinking fountains. Install vertical grab bars in restrooms.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install ADA-compliant counters	2.3513	4.0	LF	1.00	$617.24	$2,469
2	Install lever-style plumbing fixtures	2.3721	12.0	EA	1.00	$437.23	$5,247
3	Install sidewall detection	2.3718	4.0	EA	1.00	$521.89	$2,088
4	Install vertical grab bars	2.3723	4.0	EA	1.00	$168.63	$675
Maximum Allowable Construction Cost							$10,478
Total Project Cost							**$14,040**

Project 0567.2014 · New Gadsden Campus West Entrance Drive

Facility:	DACC MAIN BUILDING, GADSDEN					**IDNO:**	0567
Category:	1.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	2.



Project Description

The DACC Gadsden Campus has one access point from State Highway 404 also known as O'Hara Road. Road closures restrict access several times each year, resulting in delays entering and leaving the campus for up to five hours.

NMDOT is widening State Highway 404 to four lanes, in order to create a truck bypass around the City Of El Paso. The bypass will increase traffic, especially semi-truck traffic, along State Highway 404; thereby, worsening the access and egress for the DACC Gadsden Campus.

NMDOT is also completing a new frontage road on the east side of Interstate 10 from State Highway 404 to the Anthony Texas I-10 exit. Provisions include include a new entry along the frontage road for the DACC Gadsden Campus. Development of a new campus entrance on the west side of Campus to the new frontage road would improve access into and out of the campus.

Bohannon-Huston engineers completed a conceptual design for the new roadway and parking lot improvements. NMSU's Facilities & Services, Project Development and Engineering staff completed a preliminary budgetary cost estimate which is used here.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Construct a new campus entry roadway from the I-10 Frontage Road up to the DACC Gadsden campus.	0.0030	1.0	project	1.00	$2,097,608.00	$2,097,608
Maximum Allowable Construction Cost							$2,097,608
Total Project Cost							**$2,097,608**

DAGA (0654) · DACC ROADRUNNER HALL, GADSDEN

1700 E. O'HARA RD., ANTHONY, NM 88021
Evaluation Date: 2022-08-18
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	Included in Gadsden Center Campus Main Building

Building Data			
Permanent building area:	10466 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	2019	Building age:	3
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$2,967,634
Cost per GSF:	$283.55	FCI Cost:	$4,412
FCI Score:	0.001	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC ROADRUNNER HALL, GADSDEN

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		240.0	206.5	86.0%
Physical Plant Assessment		347.0	336.5	97.0%
Adequacy and Environment		274.0	254.0	92.7%
Total		861.0	797.0	92.6%

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

Notes from Evaluation Meeting and Questionnaire

Roadrunner Hall

* The Gadsden Center Campus Main Building summary and CIPs provide a complete campus site assessment.

Site Assessment

Located on the New Mexico–Texas state line in the Upper Mesilla Valley of Doña Ana County, the Doña Ana Community College (DACC) Gadsden Center Campus sits on a 20-acre parcel just outside Anthony, New Mexico. The Gadsden Center Campus lies east of Interstate 10 and south of East Ohara Road, also called New Mexico State Road 404 (NM-404). Undeveloped land stands to the south and east of campus.

The Gadsden Center Campus includes two permanent buildings—Main Building and Roadrunner Hall.

Access

Crosswalks from the parking lot lead to concrete sidewalks, which access the entrances of the Main Building and Roadrunner Hall.

The campus has access from NM-404 with a private drive marked by a stucco monument sign with the campus's name and logo. The drive continues to the parking lot, secured by a rolling chain-link gate and a pedestrian access gate.

The parking lot slopes from a high point on the north to the south, creating an upper and lower lot. The tree-lined drive stretches to a drop-off zone, a transit bus stop, and the ribbon bike rack that stands adjacent to the sidewalk entrance of both building. The drive then continues to access both lots.

Site Development

Concrete walkways and patios surround Roadrunner Hall to the north, south, and west. A browning, yet well-maintained, grass lawn and a xeriscape border Road Runner Hall to the north. The irrigation system uses reclaimed water. Timers and valve boxes control the system outfitted with various drip and spray heads dotted throughout the landscaping.

The campus sits at a high point; a steep slope goes to the west and north, and a gradual slope goes to the south and east. Storm drains lie in the walkway between Roadrunner Hall and the Main Building and flow to the parking lot. The patio outside the commons drains to the undeveloped land to the east and the holding pond to the north.

Concrete retaining walls create a flat site at the high point of the campus, and Roadrunner Hall sits north of the Main Building. Walls along the south side of campus start at ground level, then increase in height as they wrap around the buildings and as the land contour drops. The site's highest point is on the north side of Roadrunner Hall. Stairs from the northeastern section of the parking lot and fire lane rise to meet Roadrunner Hall's north entry and patio. All surfaces are in good condition; however, efflorescence shows near irrigation areas and within the stone veneer near the grass turf.

Weatherproof benches and picnic tables stand between the buildings and under the slat-awning patio that lies west of Roadrunner Hall's entrance to the commons. Various materials comprise the benches and picnic tables, all of which appear to be in good condition.

Safety/Security

A six-foot-tall fence with knuckled chain-link material surrounds the parking lots and buildings, separating the campus from undeveloped land with the fabric and posts.

Pole-mounted lights illuminate the parking lots and walkways between the buildings. LED ceiling- and wall-mounted fixtures illuminate the covered porches, north walkways, and entrances.

Two propane tanks provide heating fuel for the campus. The gated and screened propane tanks sit west of the Main Building. Roadrunner Hall's electric transformer stands north of the building.

A water tank stands outside the fenced area to the southeast and supplies water to the campus with the pump station, also outside the fenced area, west of the campus. Water and septic line cleanouts are typically set in concrete and dotted around the buildings.

No bollards protect the dumpster and small storage shed, which stand unscreened on the southwest edge of the lower south parking lot.

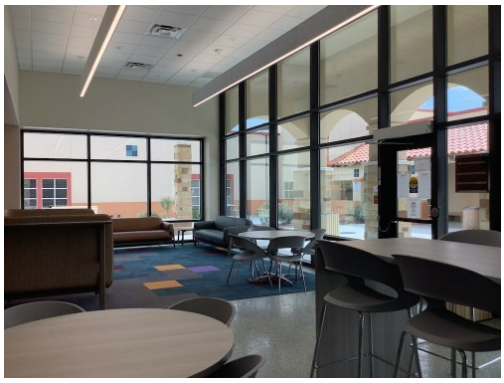
Four fire hydrants stand to the south, west, and east. A fire department connection (FDC) and fire lane markings lie along the east entrance of the Main Building and the parking lot north of Roadrunner Hall.

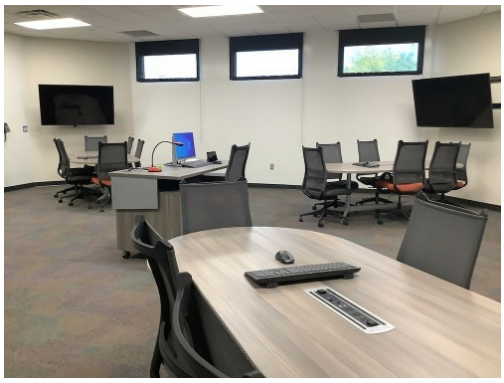
Security cameras do not surveil the exterior of the buildings.

Accessibility Attributes

The campus is mainly American with Disability Act (ADA) compliant. The Gadsden Center Main Building facility summary and capital improvement projects (CIP) address the deficiencies.

Building Assessment





Roadrunner Hall comprises a single-story building on the northwest corner of campus. DACC constructed the building in 2019 to replace two portable classrooms.

Exterior

A concrete foundation with steel-frame construction composes the building structure and appears in good condition. The roof is accessed through the janitorial closet and rises to a hatch that lacks a safety railing.

A combination of metal-capped and stucco-capped parapets surround the perimeter of the building and are in good condition. The original 2019 membrane protects the flat area of the roof and is in good condition; however, bubbling and wrinkling show at parapets, and patching shows where equipment was moved. Some walkway exhibit cracking and lifting. The roof slopes to roof drains, which appear clear of debris. The pitched roof and covered entries have clay tiles; the gutters and drains lead down to ground drains in the surrounding concrete sidewalks. Painted, metal slat awnings are in good condition and shade the windows and window walls.

Yellow-painted gas lines sit raised on mounts, and the roof provide a water spigot. Solar tubes are in good condition, illuminating classrooms and labs. Antennas hang on metal mounts attached to the inside of the parapets. The roof hatch lacks a safety railing. The access panels for the large, east-facing campus logo sign cross the metal awning and lack a safe path of access. Staff report they do not access the space.

Metal letters identify the building and hang at the main entrance. Stucco with a faux stone wainscot covers the exterior walls and is in good condition.

Exterior doors are storefront units, and the entrance at the west commons is set in a floor-to-ceiling window wall. Metal-panel doors hang at exterior-access mechanical and electrical rooms. Doors are in good condition and offer pull handles, door openers, panic bars, closers, and key locks.

Fixed, double-glazed, divided-lite windows go from floor to ceiling in the classrooms; the windows are in good condition.

Interior

Roadrunner Hall is an L-shaped building of double-loaded corridors with classrooms and labs on either side. A two-story atrium serves as the commons and lies at the junction.

The interior finishes are in excellent condition. Epoxy with flake texture covers floors in the corridors, chemistry classroom, lab, server room, janitorial closet, and storage room. Protective mats lie at entry doors. Metal plates cover the access trenches that deliver gas, electricity, water, and air. Metal plates also cover the drains to student stations in the chemistry classrooms. Carpet finishes general classrooms, the commons, and offices. Ceramic tile protects the restroom floors.

Painted gypsum board finishes the interior walls with dry-erase paint used in the flexible classroom. A ceramic tile wainscot protects the restroom walls. Reinforced fiberglass panels (RFP) surround the mop sink in the janitorial closet. The interior wall finishes are in excellent condition and include protective corner guards.

Acoustic ceiling tiles (ACT) comprise most of the building's ceiling. Mechanical rooms have exposed-structure ceilings, and restroom have hard-lid ceilings. All ceilings are in excellent condition.

Typical interior doors feature wood panels, narrow vision lites, and metal frames. Offices, secondary rooms, janitorial closets, and storage rooms have wood-panel doors with sidelites. Doors offer lever-handle hardware, swipe card locks, and keypad locks. The doors and hardware are in excellent condition.

Laminate casework and counters throughout the building are in excellent condition. Casework in the chemistry rooms is in excellent condition with metal tables and chemical-resistant counters; each station includes gas, water, and power.

Room identification hangs at all rooms and is ADA compliant. The building has a room directory but no facility map.

Systems

Rooftop combination units (RTU) heat and cool the building with a network-based system controlling temperatures. Instructors can control thermostats. Diffusers hang from ceilings, and restrooms include exhaust vents. Diffusers and registers are clear of debris and in good condition. A mini split unit tempers the electrical and server rooms. Inset wall heaters hang in the janitorial closet and mechanical room. All mechanical equipment is in good working order.

Like the Main Building, staff report that due to fuel costs and limited on-site supply, temperatures are lowered outside of business hours and during breaks in the heating season. Interior spaces are cold in the mornings and take a long time to bring to warm temperatures.

The plumbing systems work well, and the staff report no concerns. Toilets are floor mounted, and sinks

use low-water-use, push-lever fixtures. Drinking fountains hang near the multistall restrooms and are in excellent condition. Chemistry sinks include dilution tanks and traps for corrosive chemical waste.

The domestic water heater is a high-efficiency, modulating unit and supplies insulated distribution lines; however, the system lacks a recirculating pump, timer, and water softener.

The building's electric system is in good condition, but staff report that power surges from the local provider trip the circuits in the chemical classroom and lab. LED troffer fixtures and natural light from solar tubes provide good illumination to the classrooms, labs, offices, commons, and support rooms. Motions-sensor switch dimmers control the lights, and remotes operate the skylight baffles.

Safety/Security

Wi-Fi routers hang throughout the building, and staff report that the internet connection is good. No security cameras serve the campus; however, a project to install security cameras is underway.

A working fire alarm system with manual pull stations, horn/strobe combinations, and smoke detectors protects the school. Fire extinguishers hang in corridors, and the school has a fire suppression system with fire risers located in the west exterior access mechanical room and a fire department connection (FDC) hanging at the east front entry.

The chemistry lab offers a science lab utility controller and shut-off, a combination eyewash/shower station, a fire blanket, a first aid kit, and a fire extinguisher and telephone. Emergency exit signs are present and illuminated yet lack emergency lighting.

Adequacy and Environment

This facility offers first- and second-year student coursework in vocations, technology, developmental, and general education, for certificates and associate degrees through DACC. The Gadsden Center Campus also offers a concurrent enrollment program for the Gadsden School District.

Flexibility

The spacious building can accommodate a variety of academic courses with general, flexible classrooms and well-equipped labs. The two general classrooms have an operable center wall to allow the space to grow or shrink. The chemistry classroom and lab share a storage workroom, yet the casework lacks an office/desk space for the instructor.

The three entryways in Roadrunner Hall lack vestibules, allowing debris to blow in and the building to lose heat when the doors are open in the fall and winter.

Natural Light

Natural light flows from windows and solar tubes into classrooms artificial light provide bright classroom illumination.

Pests

Rattlesnake activity is common in the area, and advisory signs hang throughout the campus.

1. Roadrunner Hall, Gadsden

Constructed:	2019
Square Feet:	10466 GSF
Foundation/Slab/Structure:	Slab on grade
Roof:	Combination membrane roof system and clay tiles
Exterior Walls:	Stucco and stone veneer
HVAC:	Rooftop combination units (propane)
Fire Protection:	Fire alarms and fire sprinklers

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC ROADRUNNER HALL, GADSDEN

Project No.	Code	Project Name	MACC	Project Budget
0654.2001	2.05.A01.4.	Roof Safety Improvements	$9,766	**$13,086**
0654.2002	10.04.C06.4.	Vestibule Additions	$70,940	**$95,060**
0654.2003	3.05.A03.3.3.	ADA Compliance: Interior Improvements	$3,293	**$4,412**
		Total of Project Budgets		**$112,558**

Project 0654.2001 · Roof Safety Improvements

Facility:	DACC ROADRUNNER HALL, GADSDEN					**IDNO:**	0654
Category:	2.	**Type 1:**	05.	**Type 2:**	A01.	**P/Class:**	4.

Project Description

The roof hatch lacks a safety railing. The access panels to the campus's large logo sign cross the metal awning and do not have a safe access path of. Staff report that they do not access the space.

Install a safety railing at the roof hatch. Install an OSHA-compliant crossover platform at the sign's access doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install a roof hatch safety rail system	2.2428	1.0	EA	1.00	$1,765.50	$1,766
2	Install a safe crossover platform	0.0000	1.0	Ea	1.00	$8,000.00	$8,000
Maximum Allowable Construction Cost							$9,766
Total Project Cost							**$13,086**

Project 0654.2002 · Vestibule Additions

Facility:	DACC ROADRUNNER HALL, GADSDEN					**IDNO:**	0654
Category:	10.	**Type 1:**	04.	**Type 2:**	C06.	**P/Class:**	4.

Project Description

Three entryways in Roadrunner Hall lack vestibules, allowing debris to blow in and the building to lose heat when the doors are open in the fall and winter.

Construct exterior vestibules at the west and east entries. Install an air curtain at the north entry.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Construct exterior vestibules	3.2112	200.0	SF	1.00	$300.70	$60,140
2	Install an air curtain	0.0000	6.0	LF	1.00	$1,800.00	$10,800
Maximum Allowable Construction Cost							$70,940
Total Project Cost							**$95,060**

Project 0654.2003 · ADA Compliance: Interior Improvements

Facility:	DACC ROADRUNNER HALL, GADSDEN					**IDNO:**	0654
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

The casework in the chemistry classroom lacks an office/desk space for the instructor. A facility directory hangs at the entry; however, the building lacks a facility map.

Create an ADA-compliant desk space at the casework in the chemistry storage/workroom. Install a facility map.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Create an ADA-compliant desk space	2.3513	4.0	LF	1.00	$617.24	$2,469
2	Install a facility map	2.3615	2.0	EA	1.00	$411.94	$824
Maximum Allowable Construction Cost							$3,293
Total Project Cost							**$4,412**

DACH (0637) · DACC CHAPARRAL CENTER

755 PRESCOTT ANTHONY DR., CHAPARRAL, NM 88081
Evaluation Date: 2022-08-17
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	320.00	No/type of parking spaces:	81 general, including 8 accessible

Building Data			
Permanent building area:	6700 GSF	Number of floors:	1
Modular building area:	1728 GSF	Modular buildings:	20.5% of GSF

Construction Dates			
Year Built:	2011	Building age:	11
Initial Construction Date:	2011	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$2,389,759
Cost per GSF:	$283.55	FCI Cost:	$55,947
FCI Score:	0.023	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC CHAPARRAL CENTER

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		255.0	226.5	88.8%
Physical Plant Assessment		357.0	323.0	90.5%
Adequacy and Environment		259.0	238.0	91.9%
Total		871.0	787.5	90.4%

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

Notes from Evaluation Meeting and Questionnaire

Chaparral Center

* This location hosts El Paso Electric's Lineworker Certification Program and includes an outdoor electrical lineman training area.
* Three portables, numbered 1, 2, and 3, sit on the campus; no classes are assigned to portables 1 and 3, and portable 2 houses the lineman training classroom.

Site Assessment

Officially part of the Las Cruces Metropolitan Statistical Area, the Doña Ana Community College (DACC) Chaparral Center stands in the unincorporated community of Chaparral, New Mexico. The campus is geographically isolated from the rest of Doña Ana County by the Franklin Mountains. Chaparral a bedroom community for the White Sands Missile Range, the Fort Bliss military installations, and the neighboring city of El Paso, Texas.

The 20-acre campus stands on a 320-acre parcel, just north of Chapparal High School and a residential neighborhood. The campus lies to the west of Sunrise Elementary School. Prescott Anthony Drive lies along the south edge of the campus. Undeveloped land surrounds the east, west, and north edges.

Access

A stucco monument sign stands at the intersection of Prescott Anthony Drive and the private campus road leading to the parking lot. The campus primarily offers vehicular access. The sign is in good condition and announces the campus. The community college and campus name and logo adorn the monument.

The location is semirural, and no sidewalks line the streets.

A private drive extending from Prescott Anthony Drive enters the campus, turns east, and continues around an aggregate overflow parking area to the parking lot. The asphalt is in fair condition, exhibiting long cracks from east to west and faded markings. Painted asphalt bumps act as wheel stops to separate the parking lot from the overflow parking. Concrete wheel stops lie at accessible stalls, yet general parking lacks wheel stops, which allows vehicles to protrude into the sidewalk and narrow the walkable area.

A regional transit bus stop lies across the parking lot from the main entrance with no shelter or seating.

Site Development
Ornamental rock lies in the parking medians and between the surrounding sideways and the building, with river rock decoratively interlaced, marking drainage runoff from roof scuppers. Rock beds hold sand, weeds, and tree debris. Landscaping consists of small, untrimmed, deciduous, low-water-use trees; trimmed native shrubs; and small boulders. A timer-controlled irrigation system with irrigation valves stands on the northeast side of the building.

Rattlesnakes are common in the area; thus, staff remove vegetation within the fenced campus. Native vegetation grows beyond the boundary of the site.

The site drains to the north and east. The undeveloped field to the northeast of campus acts as a stormwater holding pond, and it exhibits erosion channels in the field when dry.

Walkways surrounding the building, parking lot, and portables are in good condition; however, some cracks show on the south side.

The yard for the Lineworker Certification Program contains training poles replicating the field environment and stands northwest of the building. A six-foot-tall fence with chain-link material and barbed wire protects the lower poles, hands-on training transformers, and shipping storage containers. The fencing and equipment are in good condition. However, the training yard lacks shade and seating.

Safety/Security
A six-foot-tall chain-link fence is in good condition. The fence protects the campus and delineates the line between campus and undeveloped land, which is thickly covered with native vegetation.

Yellow, oxidized, cracked wall lights surround the building and illuminate the walk. Pole lights illuminate the parking lot and open field. Training equipment illuminates the yard for the Lineworker Certification Program.

Natural gas and electricity run underground with a pad-mounted transformer on the northeast side of the building, near the exterior-access electrical room. Gas enters the southwest corner of the building. Both utilities lack protection and screening.

The building connects to the local water supply. The sewer main lies southwest of the building, and the cleanouts are set in concrete pads south of the building.

Decorative concrete masonry units (CMU) walls screen the dumpsters southwest of the parking lot. A concrete sidewalk and crosswalk markings at the driveway lead from the building to the dumpsters.

A fire hydrant and faded fire lane markings stand at the sidewalk separating the parking lot from the building's main entrance. Legacy sign poles remain in the fire lane sidewalk.

No security cameras surveil the exterior of the building.

Accessibility Attributes

The campus is mainly American with Disability Act (ADA) compliant. However, the accessible parking stalls do not lie at the shortest path to the front door, the markings appear faded, pathways lack No Parking markings, and posts lack signs for van accessibility. The sidewalk curb ramp lacks detectable warnings, and the Lineworker Certification Program yard lacks an accessible path from the campus.

Building Assessment

The facility lies on the west midpoint of the site. The Chaparral Center comprises a permanent building with three portable classrooms to the north, a parking lot to the south, and a yard for the Lineworker Certification Program that lies to the north of the portables.

The single-story building dates from 2011—housing the administrative area, a commons area, and three large general classrooms.

Exterior

The building stands on a concrete slab and appears sound. A concrete apron surrounds the building and acts as a splash guard for the roof drains.

The roof access ladder rises from the janitorial closet and includes an extending safety post mounted to the rungs. The roof holds a painted, metal crossover ladder, a hose bib with an unattached garden hose, and two antennas. CMU blocks anchor one antenna. The other antenna is mounted with plywood onto the roof parapets.

Stucco-capped parapets surround the perimeter and are in good condition. The membrane roofing is in good condition and protects the flat roof; however, walk pads exhibit oxidation, cracking, and lifting. Roofs slope to the northeast and southwest. Roofs incorporate crickets leading to roof drains with scuppers that appear clear of debris.

Gas lines emerge from the roof near mechanical equipment and lack yellow paint.

The exterior walls are in good condition with two-tone stucco and a protruding, decorative CMU wainscotting that carries through to pillar accents. A stucco break and a CMU cap with a painted, metal drip edge separate the two finish materials.

Storefront swing doors in window walls stand at both the main entrance and the rear corridor vestibule. The storefront swing doors include deadbolt locks with lever pull handles, door openers, closers, panic bars, door kicks, and wall protection. All exterior doors have metal-panel leaves, lever hardware, closers, panic bars, latch guards, and drip edges.

A curved, double-glazed window wall adorns the south-facing lobby. Fixed, double-glazed, divided-lite windows serve classrooms and offices. All glazing includes low-emittance tint. Decorative, fixed metal awnings shade the windows. All doors and windows are in good condition.

Interior

Southeast vestibule doors lead to a two-story commons for students, and the administrative offices lie east of the space. A double-loaded, north-south classroom corridor extends from the north midpoint of the commons to the north vestibule exit.

Ceramic tiles cover the floors in the commons, administrative counter area, restrooms, drinking fountains, vending machine corridor niches, and vestibules. Vestibules feature protective floor mats. Carpet tiles lie in the administrative offices, classrooms, and corridors. Vinyl composition tile (VTC) covers floors in the custodial closet, storage rooms, and server room. Mechanical rooms use concrete slab. Floor finishes throughout the building are well maintained and in good condition.

Painted gypsum board covers typical walls. Ceramic wainscot appears in the restrooms and corridor niches, and fiber-reinforced panels (FRP) surround the mop sink. Rubber baseboard trim protects the base of the walls and guards preserve corners along corridor niches. A crack appears over the custodial closet doorway; otherwise, the walls are in good condition.

The commons area has an exposed-structure ceiling. Acoustic ceiling tiles (ACT) hang from the ceiling in the administrative area, classrooms, storage rooms, and custodial closets. Water-resistant, painted gypsum board hangs in the vestibules and restrooms. Staining shows in the ACT near the mini split cassette in the server room; otherwise, the ceilings are in good condition.

Typical interior doors hold fire-rated wood panels with narrow vision lites on the classroom doors. Doors offer lever-handle hardware, swipe card and keypad locks, and kickplates in the mechanical and custodial rooms. The doors and hardware are in good condition.

Casework, counters, appliances, kitchenette plumbing fixtures, and furnishings are in good condition and meet ADA requirements.

A room directory hangs in the commons; however, it lacks a facility map. Tactile and Braille signs comply with ADA requirements and hang at all rooms and doors.

Systems

Rooftop combination units heat and cool the facility with a network-based system controlling temperatures. Diffusers hang from ceilings in the administrative office and corridors, wall registers lie in the commons, floor grates sit in classrooms, and an exhaust vent lies in the restroom; all appear clean without debris and damage. A mini split regulates the temperature in the server room. The rooftop units are original to the building and in good condition. The mini split is also in good condition, apart from the deteriorated insulation and the gaps in the sealant at the conduit roof penetrations. The staff

report no temperature deficiencies.

The structure lacks mechanical ventilation, and doors are the only sources of passive ventilation.

The domestic water heater is original to the building and stands in an exterior-access mechanical room, which is warmed with a ceiling-mounted gas heater. Insulated pipes deliver hot water; however, the system lacks a recirculating pump, timer, and water softener.

The multistall restroom and drinking fountain lie centrally in the building. Toilets are floor mounted, and faucets have lever handles. All plumbing fixtures, stalls, grab bars, and accessories are in good condition and comply with ADA requirements.

The interior is well illuminated. Energy-efficient troffer fixtures hang in rooms with ACT. Pendant light fixtures, recessed can light fixtures, and wall-mounted light fixtures adorn the commons and the vestibules. Motion-sensor switch dimmers control the lighting.

Outlets hang in convenient locations; however, computer-based classrooms use surge-protected power strips to supply electricity to multiple stations. This system is adequate.

Safety/Security

Wi-Fi routers hang throughout the building, and staff report that the internet connection is good. The facility does not include surveillance cameras; however, doors have alarms, and the facility retains an on-site security officer. Staff report that the college intends to install surveillance cameras.

A working fire alarm system with manual pull stations, horn/strobe combinations, and smoke detectors protects the school, which lacks a fire suppression system. Fire extinguishers hang in the commons, corridor, and mechanical room.

ADA and Code Compliance

The building meets ADA code requirements.

Adequacy and Environment

The campus offers freshman- and sophomore-level coursework, including dual-credit courses for high school students, the Chapparal Adult Education Program, and the Lineworker Certification Program for El Paso Electric.

Administrative offices and classrooms are adequate in size, height, and space. Janitorial carts stand throughout the building for convenience, yet the custodial closet provides adequate storage space to accommodate janitorial equipment.

Special/Unique Programs
Classes for the Lineworker Certification Program occur in one of the portables north of the building.

The workroom for adult education also functions as a breakroom, and it is furnished with kitchen plumbing fixtures and appliances. Carpet covers the floor in this room. Although the carpet is in good condition, it is an inappropriate material for a food area.

Flexibility
Classroom spaces are spacious and well-equipped to accommodate a variety of academic courses.

Natural light
Natural and artificial light is present in administrative offices and classrooms.

Pests
Several rattlesnake warning signs hang on campus grounds. However, the evaluator observed no snakes, and the staff did not report any pests.

1. Chaparral Center

Constructed:	2011
Square Feet:	9662 GSF
Foundation/Slab/Structure:	Slab on grade
Roof:	Membrane roof system
Exterior Walls:	Stucco and window walls
HVAC:	Rooftop combination units
Fire Protection:	Fire alarms and fire extinguishers

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC CHAPARRAL CENTER

Project No.	Code	Project Name	MACC	Project Budget
0637.2001	4.06.B03.5.	Parking Lot Improvements	$3,328	**$4,243**
0637.2002	3.06.A03.1.4.	ADA Compliance: Site Improvements	$10,098	**$12,875**
0637.2003	4.06.B12.5.	Outdoor Shelter Upgrades	$21,019	**$26,800**
0637.2004	4.06.D01.1.	Utility Protection Upgrades	$6,252	**$7,971**
0637.2005	4.05.C05.4.	Roof Improvements	$6,983	**$9,357**
0637.2006	4.05.E04.2.	Ceiling Improvement	$148	**$199**
0637.2007	4.05.D06.1.	Security Upgrades	$41,603	**$55,748**
		Total of Project Budgets		**$117,193**

Project 0637.2001 · Parking Lot Improvements

Facility:	DACC CHAPARRAL CENTER					**IDNO:**	0637
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	5.

Project Description

The parking lot is in fair condition with the asphalt exhibiting long cracks from east to west. Concrete wheel stops lie at accessible stalls. Yet general parking lacks wheel stops, allowing vehicles to protrude into the sidewalk and narrowing the walkable area. Paint is fading on the fire lane curb, and legacy sign poles remain in the sidewalk.

Fill cracks and install wheel stops at stalls along sidewalks. Repaint the fire lane curb. Remove the legacy sign poles.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Fill asphalt cracks	1.1420	500.0	LF	1.00	$3.32	$1,660
2	Install wheel stops	1.1435	12.0	EA	1.00	$118.76	$1,425
3	Repaint fire lane curb	1.1445	40.0	LF	1.00	$4.76	$190
4	Remove sign poles	2.3621	2.0	EA	1.00	$26.13	$52
Maximum Allowable Construction Cost							$3,328
Total Project Cost							**$4,243**

Project 0637.2002 · ADA Compliance: Site Improvements

Facility:	DACC CHAPARRAL CENTER			**IDNO:**	0637
Category:	3.	**Type 1:**	06. **Type 2:** A03.1.	**P/Class:**	4.

Project Description

The markings are fading on the accessible parking stalls. Stalls lack signs for van accessibility, and pathways lack No Parking markings. The sidewalk curb ramp lacks detectable warning tiles. The Lineworker Certification Program yard lacks an accessible path from campus.

Repaint the accessible stalls; include No Parking markings in pathways and van-accessibility signs. Install detectable warning tiles on the curb ramp. Extend the portable classroom sidewalk to the Lineworker Certification Program yard.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repaint accessible stall markings, include van-accessibility signs	1.1412	8.0	Stall	1.00	$365.86	$2,927
2	Install detectable warning tiles	1.1317	60.0	SF	1.00	$63.72	$3,823
3	Extend sidewalk	1.1119	450.0	SF	1.00	$7.44	$3,348
Maximum Allowable Construction Cost							$10,098
Total Project Cost							**$12,875**

Project 0637.2003 · Outdoor Shelter Upgrades

Facility:	DACC CHAPARRAL CENTER			**IDNO:**	0637
Category:	4.	**Type 1:**	06.	**Type 2:**	B12.	**P/Class:**	5.

Project Description

A regional-transit bus stop lies across the parking lot from the main entrance. The bus stop lacks shelter and seating. The Lineworker Certification Program yard lacks shade and seating.

Install a bus shelter with lighting at the bus stop. Create an ADA-compliant shade and a seating area near the Lineworker Certification Program's yard.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install a bus shelter with lighting	0.0000	1.0	EA	1.00	$10,000.00	$10,000
2	Install a metal shade structure with concrete pad	1.2129	100.0	SF	1.00	$94.16	$9,416
3	Supply an outdoor bench	1.3122	1.0	EA	1.00	$1,603.33	$1,603
Maximum Allowable Construction Cost							$21,019
Total Project Cost							**$26,800**

Project 0637.2004 · Utility Protection Upgrades

Facility:	DACC CHAPARRAL CENTER			**IDNO:**	0637
Category:	4.	**Type 1:** 06.	**Type 2:** D01.	**P/Class:**	1.

Project Description

A pad-mounted transformer sits on the building's northeast side, near the exterior access electrical room with electric boxes mounted on exterior walls. Gas enters at the southwest corner of the building. Both utilities lack security screens and protection.

Install security screens and bollards at gas and electric utilities.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install metal grate screens at the electric panels and gas regulator	0.0000	2.0	EA	1.00	$1,200.00	$2,400
2	Install bollards at the electric transformer and gas regulator	1.4111	6.0	EA	1.00	$642.00	$3,852
Maximum Allowable Construction Cost							$6,252
Total Project Cost							**$7,971**

Project 0637.2005 · Roof Improvements

Facility:	DACC CHAPARRAL CENTER			**IDNO:**	0637
Category:	4.	**Type 1:**	05.	**Type 2:** C05.	**P/Class:** 4.

Project Description

Roof walk pads exhibit oxidation, cracking, and lifting. Gas lines emerge from the roof near mechanical equipment and lack yellow paint.

Replace walk pads and paint the gas lines yellow.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace walk pads	2.2451	350.0	SF	1.00	$19.87	$6,955
2	Paint gas lines	2.2135	20.0	LF	1.00	$1.43	$29
Maximum Allowable Construction Cost							$6,983
Total Project Cost							**$9,357**

Project 0637.2006 · Ceiling Improvement

Facility:	DACC CHAPARRAL CENTER			**IDNO:**	0637
Category:	4.	**Type 1:**	05. **Type 2:** E04.	**P/Class:**	2.

Project Description

Insulation at the rooftop mini split condenser exhibits deterioration and gaps in the roof-penetration sealant. Stains show in the acoustic ceiling tiles (ACT) near the indoor cassette in the server room.

Replace insulation, sealant, and ceiling tiles.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace insulation and sealant at condenser (adj. for interior and exterior application)	0.0000	5.0	LF	2.00	$7.00	$70
2	Replace ACT	2.3311	6.0	SF	1.00	$13.06	$78
Maximum Allowable Construction Cost							$148
Total Project Cost							**$199**

Project 0637.2007 · Security Upgrades

Facility:	DACC CHAPARRAL CENTER					**IDNO:**	0637
Category:	4.	**Type 1:**	05.	**Type 2:**	D06.	**P/Class:**	1.

Project Description

Staff report that the college intends to install surveillance cameras.

Install a surveillance system and provide additional cameras.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4023	1.0	EA	1.00	$23,773.26	$23,773
2	Provide additional surveillance cameras	2.4024	15.0	EA	1.00	$1,188.66	$17,830
Maximum Allowable Construction Cost							$41,603
Total Project Cost							**$55,748**

DACH (477A) · DACC PORTABLE 1, CHAPARRAL

755 PRESCOTT ANTHONY DR., CHAPARRAL, NM 88081
Evaluation Date: 2022-08-18
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	81 general, including 8 accessible

Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF

Construction Dates			
Year Built:	1993 *	Building age:	29 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$59,167
Cost per GSF:	$102.72	FCI Cost:	$35,033
FCI Score:	0.592	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC PORTABLE 1, CHAPARRAL

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

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

Notes from Evaluation Meeting and Questionnaire

Portable 1, Chaparral Center

* The Chaparral Center Summary and CIPs provide a complete campus site assessment.
* The campus holds three portables numbered 1, 2, and 3. Each is the same age, floor plan, and condition.
* Portable 1 does not have assigned classes and currently serves as overflow meeting space.

Site Assessment

Portable 1 sits to the north of the Main Building on the Doña Ana County Community College Chaparral Campus in Chaparral, New Mexico. Portable 1 is the westernmost of three portables, standing in a row with two other portables. The portable has access via a sidewalk from the parking lot and a secondary sidewalk exiting the north corridor of the Main Building.

Site Development

Signs stand in front of the portables, announcing rattlesnake activity in the area. Staff removed vegetation from the surrounding area, although weeds are growing with recent rainfall.

The site drains west to east, and runoff quickly drains to a holding field east of the campus buildings.

A sidewalk wraps around the Main Building. Another walkway leads to the portables, with metal ramps rising to each entrance. The concrete sidewalks are in good condition; however, the ramp at Portable 1 has rusted with worn, chipped, and oxidized paint, and there is more than a half-inch rise between the landing and door jamb.

Safety/Security

The lighting near the portables is minimal. A single pole light stands between portables 2 and 3, illuminating the sidewalk. The portable's entrance has no lighting.

Power runs underground and enters the east side of the structure. The portable receives no service for water, sewer, and gas.

A fire hydrant stands between the entrance of the Main Building and the parking lot.

Cameras do not surveil the exterior of the campus or portables. However, the college plans to install security cameras at all campuses.

Building Assessment

Portable 1 is the westernmost of the three portables north of the Main Building. The portable serves as a single-room classroom and does not contain a restroom. The structure dates from 1993 and is past its expected service life.

Exterior

The prefabricated building sits elevated from the exposed ground with vinyl skirting insulating and deterring animals from the underside of the structure. Ponding occurs at the corners of the building. The skirting exhibits dents, holes, and twisting—exposing the structure's underside.

The metal-panel pitched roof is in poor condition and shows dents, oxidation, and layers of old and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The drip edge is bent and does not provide a continuous protective surface.

The metal-panel sheathing exhibits denting, oxidation, and rust. The sheathing is in poor condition with some misaligned panels and gaps in the seams. The building's identification has several unrelated legacy numbers and letters mounted around the entry door.

The metal-panel door includes a narrow lite, code lock, panic bar, and door closer. It is in fair condition with oxidized paint and tape remnants covering the exterior. The threshold is bent with the metal panel sheathing below pulling away and exposing the wall cavity. The door sweep is in good condition and seals the bottom of the door.

Single-pane, energy-inefficient windows with sand-filled frames do not slide open. The windows sit in painted wood sills that exhibit gaps, warping, and layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

Interior

The aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Painted wood panels cover the interior walls and are in fair condition. The matching trims on the door and windows exhibits wear and weather damage.

Aged textured and painted panels hang from the ceiling and are in fair condition, exhibiting uneven paint and cracks.

The classroom offers a whiteboard, ceiling-mounted projector, and phone. Furnishings include aged, but well-maintained, metal frame plastic chairs and lecture hall tables.

Systems

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. A manual thermostat controls it. The portable receives no mechanical ventilation, and the door is the only opening for passive ventilation.

Aged, ceiling-mounted light fixtures illuminate the room and have a variety of color-temperature tube lights, which range from yellow to blue. Toggle light switches hanging near the door operate the lights. An electric panel hangs in the room's northeast corner, and the outlets are adequate.

Safety/Security

Staff reports that the Wi-Fi connection is poor. While the main campus includes an alarm system, the portables do not. Security bars protect the windows. An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

ADA and Code Compliance

The interior of the portable is Americans with Disabilities Act (ADA) compliant.

Adequacy and Environment

Adequacy of Size

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

Flexibility

The 1993 structure is past the average serviceable lifespan of a portable classroom and is heavily aged and worn: however, the space can accommodate a variety of academic disciplines.

Natural Light

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

Pests

The interior of the classroom exhibits no signs of infestation.

1. DACC Portable 1, Chaparral

Constructed:	1993
Square Feet:	576 GSF
Foundation/Slab/Structure:	Concrete pier
Roof:	Metal panel
Exterior Walls:	Metal panel
HVAC:	Outdoor wall-mounteded electric heat pump
Fire Protection:	Fire extinguishers

Site Plan

Review Participants

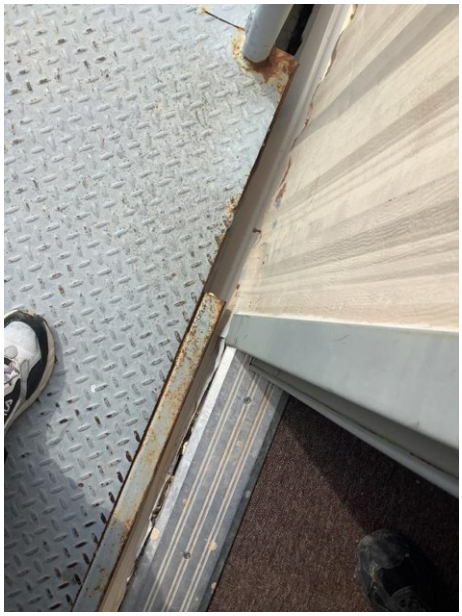
Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC PORTABLE 1, CHAPARRAL

Project No.	Code	Project Name	MACC	Project Budget
477A.2001	3.06.A03.3.3.	ADA Compliance: Ramps	$189	**$241**
477A.2002	4.03.C06.4.	Exterior Lighting Improvements	$973	**$1,240**
477A.2003	4.03.C05.3.	Roof Replacement	$8,487	**$10,820**
477A.2004	4.03.C02.4.	Exterior Surface Improvements	$6,387	**$8,144**
477A.2005	4.03.C03.3.	Door and Window Upgrades	$12,897	**$16,443**
477A.2006	4.03.E02.5.	Carpet Replacement	$3,277	**$4,179**
477A.2007	4.03.D03.3.	Heating and Cooling Upgrades	$4,037	**$5,148**
477A.2008	4.03.E05.5.	Lighting Improvements	$3,785	**$4,826**
477A.2009	4.03.D06.1.	Security and Safety Upgrades	$2,056	**$2,621**
477A.2010	4.00.B01.5.	Alternative Solution: Portable Replacement	$0	**$0**
		Total of Project Budgets		**$53,662**

Project 477A.2001 · ADA Compliance: Ramps

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.3.	**P/Class:**	3.



Project Description

The ramp is rusted with worn, chipped, oxidized paint on the landing. The rise between the landing and the doorjamb is more than half an inch high, and it does not meet ADA threshold requirements.

Prepare and paint the ramp and handrails. Adjust the connection of the ramp to the building to meet ADA threshold requirements.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Prepare and paint ramp and handrails (adj. for ramp connection)	2.2135	120.0	LF	1.10	$1.43	$189
Maximum Allowable Construction Cost							$189
Total Project Cost							**$241**

Project 477A.2002 · Exterior Lighting Improvements

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	4.	**Type 1:**	03.	**Type 2:**	C06.	**P/Class:**	4.

Project Description

The portable lacks lighting at the entrance door.

Install a light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install a light fixture	1.4121	1.0	EA	1.00	$972.92	$973
Maximum Allowable Construction Cost						$973
Total Project Cost						**$1,240**

Project 477A.2003 · Roof Replacement

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	4.	**Type 1:**	03.	**Type 2:**	C05.	**P/Class:**	3.

Project Description

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged, weather-damaged liquid roof sealant. The roof lacks gutters and roof drains, and the drip edge is bent and does not provide a continuous protective surface.

Replace the roof. Install gutters, downspouts, drip edges, and splash blocks.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace roof	2.2448	576.0	SF	1.00	$12.00	$6,912
2	Install gutters and downspouts	2.2417	125.0	LF	1.00	$10.00	$1,250
3	Install drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Install splash blocks	2.2415	2.0	EA	1.00	$43.31	$87
Maximum Allowable Construction Cost							$8,487
Total Project Cost							**$10,820**

Project 477A.2004 · Exterior Surface Improvements

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	4.	**Type 1:**	03.	**Type 2:**	C02.	**P/Class:**	4.

Project Description

The metal-panel sheathing exhibits denting, oxidation, and rust. Some misaligned panels show gaps in the seams. The skirting and drip edge exhibit dents, holes, and twisting—exposing the underside of the portable. The building identification has several unrelated legacy numbers and letters mounted around the entry doors.

Power wash the exterior surface. Replace damaged panels and drip edge. Paint the surface and install building identification.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Power wash sheathing	2.2318	1,000.0	SF	1.00	$1.82	$1,820
2	Replace metal panels and skirting	2.2322	400.0	SF	1.00	$7.30	$2,920
3	Replace drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Seal and paint	2.2313	1,000.0	SF	1.00	$1.33	$1,330
5	Install building identification	2.3611	1.0	EA	1.00	$79.13	$79
Maximum Allowable Construction Cost							$6,387
Total Project Cost							**$8,144**

Project 477A.2005 · Door and Window Upgrades

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	4.	**Type 1:**	03.	**Type 2:**	C03.	**P/Class:**	3.

Project Description

The metal-panel door shows oxidized paint and tape remnants. The threshold is bent with the metal-panel sheathing below pulling away and exposing the wall cavity. The single-pane, energy-inefficient windows have sand-filled frames. The windows do not slide open and sit in painted wood sills, which exhibit gaps and warping. The windowsills are covered in layers of blown-in sand. Window screens are threadbare. The pull cords are dry, weak, and do not operate the venetian blinds.

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the windowsills. Replace door and window trims.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repaint door and frame	2.2112	1.0	EA	1.00	$145.21	$145
2	Replace weather stripping	2.2134	1.0	EA	1.00	$242.02	$242
3	Replace threshold	2.2133	1.0	EA	1.00	$224.54	$225
4	Replace windows	2.2226	100.0	SF	1.00	$98.85	$9,885
5	Install screens	2.2223	100.0	SF	1.00	$9.29	$929
6	Install blinds	2.2211	100.0	SF	1.00	$13.28	$1,328
7	Replace trim	2.2135	100.0	LF	1.00	$1.43	$143
Maximum Allowable Construction Cost							$12,897
Total Project Cost							**$16,443**

Project 477A.2006 · Carpet Replacement

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	4.	**Type 1:**	03.	**Type 2:**	E02.	**P/Class:**	5.

Project Description

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Replace carpet.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace carpet	2.3113	576.0	SF	1.00	$5.69	$3,277
Maximum Allowable Construction Cost							$3,277
Total Project Cost							**$4,179**

Project 477A.2007 · Heating and Cooling Upgrades

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	4.	**Type 1:**	03.	**Type 2:**	D03.	**P/Class:**	3.

Project Description

An electric heat pump hangs on the west exterior wall, and it heats and cools the interior through a single vent on the west side of the room. The electric heat pump is original to the building and past its expected serviceable lifes. A manual thermostat controls it. The portable receives no mechanical ventilation. The door is the only opening for passive ventilation.

Replace the heat pump with an energy-efficient model and a programmable thermostat.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace heat pump	2.3826	1.0	EA	1.00	$3,160.49	$3,160
2	Install thermosat	2.3819	2.4	EA	1.00	$368.18	$877
Maximum Allowable Construction Cost							$4,037
Total Project Cost							**$5,148**

Project 477A.2008 · Lighting Improvements

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	4.	**Type 1:**	03.	**Type 2:**	E05.	**P/Class:**	5.

Project Description

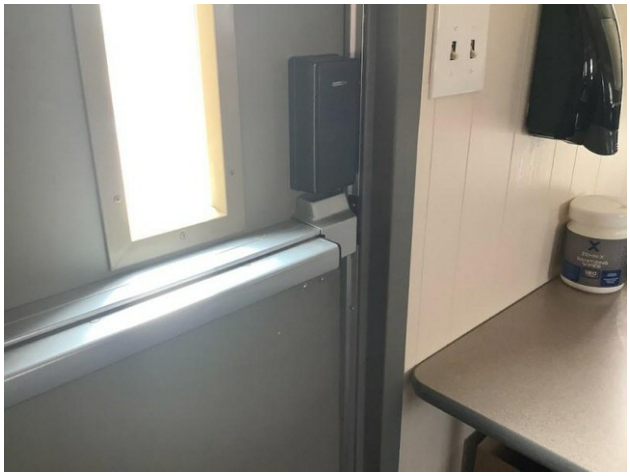
Aged, ceiling-mounted light fixtures illuminate the interior of the room. The fixtures use a variety of color-temperature tube lights, ranging from yellow to blue. The fixtures operate via toggle switches hanging near the door.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor switch.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace light fixtures	2.3915	14.0	EA	1.00	$254.67	$3,565
2	Install motion-sensor light switch	2.3919	1.0	EA	1.00	$219.50	$220
Maximum Allowable Construction Cost							$3,785
Total Project Cost							**$4,826**

Project 477A.2009 · Security and Safety Upgrades

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	4.	**Type 1:**	03.	**Type 2:**	D06.	**P/Class:**	1.



Project Description

While the main campus includes an alarm system, the portables do not. Staff report that the Wi-Fi connection is poor. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

Install an intrusion alarm, upgrade Wi-Fi, and include a smoke detector.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4029	1.0	EA	1.00	$765.62	$766
2	Upgrade Wi-Fi	2.4027	1.0	EA	1.00	$1,049.50	$1,050
3	Install a smoke detector	2.4026	1.0	EA	1.00	$240.75	$241
Maximum Allowable Construction Cost							$2,056
Total Project Cost							**$2,621**

Project 477A.2010 · Alternative Solution: Portable Replacement

Facility:	DACC PORTABLE 1, CHAPARRAL					**IDNO:**	477A
Category:	4.	**Type 1:**	00.	**Type 2:**	B01.	**P/Class:**	5.

Project Description

The portable dates to 1993. The structure is past the average serviceable lifespan of a portable classroom. It is energy inefficient, heavily aged, and worn. The renovation estimate is $53,662.

The estimated total project cost is $223,7703.65

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Remove old portable	2.4223	1.0	EA	0.00	$9,699.55	$0
2	Install replacement portable, adj for restroom, delivery and utility hook ups	3.2130	576.0	SF	0.00	$102.72	$0
Maximum Allowable Construction Cost							$0
Total Project Cost							**$0**

DACH (477B) · DACC PORTABLE 2, CHAPARRAL

755 PRESCOTT ANTHONY DR., CHAPARRAL, NM 88081
Evaluation Date:
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	81 general, including 8 accessible

Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF

Construction Dates			
Year Built:	1993 *	Building age:	29 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$59,167
Cost per GSF:	$102.72	FCI Cost:	$18,840
FCI Score:	0.318	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC PORTABLE 2, CHAPARRAL

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

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

Notes from Evaluation Meeting and Questionnaire

Portable 2, Chaparral Center

* The Chaparral Center Summary and CIPs provide a complete campus site assessment.
* The campus holds three portables numbered 1, 2, and 3. Each is the same age, floor plan, and condition.
* Portable 2 serves as a classroom for the Lineworker Certification Program.

Site Assessment

Portable 2 sits north of the Main Building on the Doña Ana County Community College Chaparral Campus in Chaparral, New Mexico. Portable 2 is the middle portable, standing in a row with two other portables. The portable has access via a sidewalk from the parking lot and a secondary sidewalk exiting the north corridor of the Main Building.

Site Development

Signs stand in front of the portables, announcing rattlesnake activity in the area. Staff removed vegetation from the surrounding area, although weeds are growing with recent rainfall.

The site drains west to east, and runoff quickly drains to a holding field east of the campus buildings.

A sidewalk wraps around the Main Building. Another walkway leads to the portables, with metal ramps rising to each entrance. The concrete sidewalks are in good condition; however, the ramp at Portable 2 has rusted with worn, chipped, and oxidized paint, and there is more than a half-inch rise between the landing and door jamb.

Safety/Security

The lighting near the portables is minimal. A single pole light stands between portables 2 and 3, illuminating the sidewalk. The portable's entrance has no lighting.

Power runs underground and enters the east side of the structure. The portable receives no service for water, sewer, and gas.

A fire hydrant stands between the entrance of the Main Building and the parking lot.

Cameras do not surveil the exterior of the campus or portables. However, the college plans to install security cameras at all campuses.

Building Assessment

Portable 2 is the middle of the three portables sitting north of the Main Building. Portable 2 serves as a single-room classroom and does not contain a restroom. The structure dates to 1993 and is past its expected service life.

Exterior

The prefabricated building sits elevated from the exposed ground with vinyl skirting insulating and deterring animals from the underside of the structure. Ponding occurs at the corners of the building. The skirting exhibits dents, holes, and twisting—exposing the structure's underside.

The metal-panel pitched roof is in poor condition and shows dents, oxidation, and layers of old and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The drip edge is bent and does not provide a continuous protective surface. The roof leaks in the interior of the classroom.

The metal-panel sheathing exhibits denting, oxidation, and rust. The sheathing is in poor condition with some misaligned panels and gaps in the seams. The building's identification has several unrelated legacy numbers and letters mounted around the entry door.

The metal-panel door includes a narrow lite, code lock, panic bar, and door closer. It is in fair condition with oxidized paint and tape remnants covering the exterior. The threshold is bent with the metal panel sheathing below pulling away and exposing the wall cavity. The door sweep is in good condition and seals the bottom of the door.

Single-pane, energy-inefficient windows with sand-filled frames do not slide open. The windows sit in painted wood sills that exhibit gaps, warping, and layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

Interior

The aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Painted wood panels cover the interior walls and are in fair condition. The matching trims on the door and windows exhibits wear and weather damage.

Aged textured and painted panels hang from the ceiling and are in fair condition, exhibiting uneven paint and cracks.

The classroom offers a whiteboard, ceiling-mounted projector, and phone. Furnishings include aged, but well-maintained, metal frame plastic chairs and lecture hall tables.

Systems

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. A manual thermostat controls it. The portable receives no mechanical ventilation, and the door is the only opening for passive ventilation.

Aged, ceiling-mounted light fixtures illuminate the room and have a variety of color-temperature tube lights, which range from yellow to blue. Toggle light switches hanging near the door operate the lights. An electric panel hangs in the room's northeast corner, and the outlets are adequate.

Safety/Security

Staff reports that the Wi-Fi connection is poor. While the main campus includes an alarm system, the portables do not. Security bars protect the windows. An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

ADA and Code Compliance

The interior of the portable is Americans with Disabilities Act (ADA) compliant.

Adequacy and Environment

Adequacy of Size and Environment

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is adequate for small class instruction. However, the portable lacks restrooms, drinking fountains, storage space, and organizational equipment. The roof; ceiling; windows; and heating, ventilation, and air conditioning (HVAC) system are in poor condition. The portable does not support the lineworker certification program equitably to classes held in the Main Building.

Classes occur outside of business hours when the Main Building is locked and users do not have access to a restroom.

Flexibility

The 1993 structure is past the average serviceable lifespan of a portable classroom and is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

Natural Light

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

Pests

The interior of the classroom exhibits no signs of infestation.

1. DACC Portable 2, Chaparral

Constructed:	1993
Square Feet:	576 GSF
Foundation/Slab/Structure:	Concrete pier
Roof:	Metal panel
Exterior Walls:	Metal panel
HVAC:	Outdoor wall-mounted electric heat pump
Fire Protection:	Fire extinguisher

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC PORTABLE 2, CHAPARRAL

Project No.	Code	Project Name	MACC	Project Budget
477B.2001	3.06.A03.3.3.	ADA Compliance: Ramps	$189	**$241**
477B.2002	4.03.C06.4.	Exterior Lighting Improvements	$973	**$1,240**
477B.2003	4.03.C05.2.	Roof Replacement	$8,487	**$10,820**
477B.2004	4.03.C02.4.	Exterior Surface Improvements	$6,387	**$8,144**
477B.2005	4.03.C03.4.	Door and Window Upgrades	$12,897	**$16,443**
477B.2006	4.03.E02.5.	Carpet Replacement	$3,277	**$4,179**
477B.2007	4.03.E04.1.	Ceiling Improvements	$4,234	**$5,398**
477B.2008	4.03.D03.4.	Heating and Cooling Upgrades	$4,037	**$5,148**
477B.2009	4.03.E05.5.	Lighting Improvements	$3,785	**$4,826**
477B.2010	4.03.D06.1.	Security and Safety Upgrades	$2,056	**$2,621**
477B.2011	4.00.B01.5.	Alternative Solution: Portable Replacement	$0	**$0**
		Total of Project Budgets		**$59,060**

Project 477B.2001 · ADA Compliance: Ramps

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

The ramp is rusted with worn, chipped, and oxidized paint on the landing. The rise between the landing and the doorjamb is more than half an inch high, and it does not meet ADA threshold requirements.

Prepare and paint the ramp and handrails. Adjust the connection of the ramp to the building to meet ADA threshold requirements.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Prepare and paint ramp and handrails (adj. for ramp connection)	2.2135	120.0	LF	1.10	$1.43	$189
Maximum Allowable Construction Cost							$189
Total Project Cost							**$241**

Project 477B.2002 · Exterior Lighting Improvements

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	03.	**Type 2:**	C06.	**P/Class:**	4.

Project Description

The portable lacks lighting at the entrance door.

Install a light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install a light fixture	1.4121	1.0	EA	1.00	$972.92	$973
Maximum Allowable Construction Cost						$973
Total Project Cost						**$1,240**

Project 477B.2003 · Roof Replacement

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	03.	**Type 2:**	C05.	**P/Class:**	2.

Project Description

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains, and the drip edge is bent and does not provide a continuous protective surface. The roof leaks.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace roof	2.2448	576.0	SF	1.00	$12.00	$6,912
2	Install gutters and downspouts	2.2417	125.0	LF	1.00	$10.00	$1,250
3	Install drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Install splash blocks	2.2415	2.0	EA	1.00	$43.31	$87
Maximum Allowable Construction Cost							$8,487
Total Project Cost							**$10,820**

Project 477B.2004 · Exterior Surface Improvements

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	03.	**Type 2:**	C02.	**P/Class:**	4.

Project Description

The metal-panel sheathing exhibits denting, oxidation, and rust. Some misaligned panels show gaps in the seams. The skirting and drip edge exhibit dents, holes, and twisting—exposing the underside of the portable. The building identification includes several unrelated legacy numbers and letters around the entry doors.

Power wash the exterior surface and replace damaged panels. Paint the surface and install building identification.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Power wash sheathing	2.2318	1,000.0	SF	1.00	$1.82	$1,820
2	Replace metal panels and skirting	2.2322	400.0	SF	1.00	$7.30	$2,920
3	Replace drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Seal and paint	2.2313	1,000.0	SF	1.00	$1.33	$1,330
5	Install building identification	2.3611	1.0	EA	1.00	$79.13	$79
Maximum Allowable Construction Cost							$6,387
Total Project Cost							**$8,144**

Project 477B.2005 · Door and Window Upgrades

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	03.	**Type 2:**	C03.	**P/Class:**	4.

Project Description

The metal-panel door shows oxidized paint and tape remnants. The threshold is bent with the metal-panel sheathing below pulling away and exposing the wall cavity. The single-pane, energy-inefficient windows have sand-filled frames filled. The windows do not slide open and sit in painted wood sills, which exhibit gaps and warping. The windowsills are covered in layers of blown-in sand. Window screens are threadbare. The pull cords are dry, weak, and do not operate the venetian blinds.

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the windowsills. Replace door and window trims.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repaint door and frame	2.2112	1.0	EA	1.00	$145.21	$145
2	Replace weather stripping	2.2134	1.0	EA	1.00	$242.02	$242
3	Replace threshold	2.2133	1.0	EA	1.00	$224.54	$225
4	Replace windows	2.2226	100.0	SF	1.00	$98.85	$9,885
5	Install screens	2.2223	100.0	SF	1.00	$9.29	$929
6	Install blinds	2.2211	100.0	SF	1.00	$13.28	$1,328
7	Replace trim	2.2135	100.0	LF	1.00	$1.43	$143
Maximum Allowable Construction Cost							$12,897
Total Project Cost							**$16,443**

Project 477B.2006 · Carpet Replacement

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	03.	**Type 2:**	E02.	**P/Class:**	5.

Project Description

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Replace carpet.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace carpet	2.3113	576.0	SF	1.00	$5.69	$3,277
Maximum Allowable Construction Cost							$3,277
Total Project Cost							**$4,179**

Project 477B.2007 · Ceiling Improvements

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	03.	**Type 2:**	E04.	**P/Class:**	1.

Project Description

The textured, painted ceiling panels are in poor condition; they exhibit uneven paint, cracks along the seams, and mold. The roof leaks.

Replace ceiling panels. Coordinate with the Roof Replacement CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ceiling panels	2.3415	576.0	SF	1.00	$7.35	$4,234
Maximum Allowable Construction Cost						$4,234
Total Project Cost						**$5,398**

Project 477B.2008 · Heating and Cooling Upgrades

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	03.	**Type 2:**	D03.	**P/Class:**	4.

Project Description

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The pump heats and cools the interior through a single vent. A manual thermostat controls it. The portable receives no mechanical ventilation. The door is the only opening for passive ventilation.

Replace the heat pump with an energy-efficient model and a programable thermostat.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace heat pump	2.3826	1.0	EA	1.00	$3,160.49	$3,160
2	Install thermosat	2.3819	2.4	EA	1.00	$368.18	$877
Maximum Allowable Construction Cost							$4,037
Total Project Cost							**$5,148**

Project 477B.2009 · Lighting Improvements

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	03.	**Type 2:**	E05.	**P/Class:**	5.

Project Description

Aged, ceiling-mounted light fixtures illuminate the interior of the room. The fixtures use a variety of color-temperature tube lights, ranging from yellow to blue. The fixtures operate via toggle switches hanging near the door.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor switch.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace light fixtures	2.3915	14.0	EA	1.00	$254.67	$3,565
2	Install motion-sensor light switch	2.3919	1.0	EA	1.00	$219.50	$220
Maximum Allowable Construction Cost							$3,785
Total Project Cost							**$4,826**

Project 477B.2010 · Security and Safety Upgrades

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	03.	**Type 2:**	D06.	**P/Class:**	1.

Project Description

While the main campus includes an alarm system, the portables do not. Staff report the Wi-Fi connection is poor. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

Install an intrusion alarm, upgrade Wi-Fi, and include a smoke detector.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4029	1.0	EA	1.00	$765.62	$766
2	Upgrade Wi-Fi	2.4027	1.0	EA	1.00	$1,049.50	$1,050
3	Install a smoke detector	2.4026	1.0	EA	1.00	$240.75	$241
Maximum Allowable Construction Cost							$2,056
Total Project Cost							**$2,621**

Project 477B.2011 · Alternative Solution: Portable Replacement

Facility:	DACC PORTABLE 2, CHAPARRAL					**IDNO:**	477B
Category:	4.	**Type 1:**	00.	**Type 2:**	B01.	**P/Class:**	5.

Project Description

The 1993 structure is past the average serviceable lifespan of a portable classroom. The portable is energy inefficient, heavily aged, and worn. The portable's footprint and height are smaller than classrooms in the Main Building. It lacks a restroom, a drinking fountain, storage space, and organizational equipment to support the Lineworker Certification Program. The renovation estimate is $59,060.

The estimated total project cost is $223,703.65

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Remove old portable	2.4223	1.0	EA	0.00	$9,699.55	$0
2	Install replacement portable, adj to 3.0 for restroom, moving, and utilities	3.2130	576.0	SF	0.00	$102.72	$0
Maximum Allowable Construction Cost							$0
Total Project Cost							**$0**

DACH (477C) · DACC PORTABLE 3, CHAPARRAL

755 PRESCOTT ANTHONY DR., CHAPARRAL, NM 88081
Evaluation Date: 2022-08-18
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	81 general, including 8 accessible

Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF

Construction Dates			
Year Built:	1993 *	Building age:	29 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$59,167
Cost per GSF:	$102.72	FCI Cost:	$19,830
FCI Score:	0.335	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC PORTABLE 3, CHAPARRAL

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

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

Notes from Evaluation Meeting and Questionnaire

Portable 3, Chaparral Center

* The Chaparral Center Summary and CIPs provide a complete campus site assessment.
* Portable 3 does not have assigned classes and currently serves as overflow meeting space.
* The campus holds three portables numbered 1, 2, and 3. Each is the same age, floor plan, and condition.

Site Assessment

Portable 3 sits north of the main building on the Doña Ana County Community College Chaparral Campus in Chaparral, New Mexico. Portable 3 is the easternmost portable, sitting in a row with two other portables. The portable is accessed via a sidewalk from the parking lot and a secondary sidewalk exiting the north corridor of the main building.

Site Development

Signs stand in front of the portables, announcing rattlesnake activity in the area. Staff removed vegetation from the surrounding area, although weeds are growing with recent rainfall.

The site drains west to east, and runoff quickly drains to a holding field east of the campus buildings.

A sidewalk wraps around the Main Building. Another walkway leads to the portables, with metal ramps rising to each entrance. The concrete sidewalks are in good condition; however, the ramp at portable 3 has rusted with worn, chipped, and oxidized paint, and there is more than a half-inch rise between the landing and door jamb.

Safety/Security

The lighting near the portables is minimal. A single pole light stands between portables 2 and 3, illuminating the sidewalk. The portable's entrance has no lighting.

Power runs underground and enters the east side of the structure. The portable receives no service for water, sewer, and gas.

A fire hydrant stands between the entrance of the Main Building and the parking lot.

Cameras do not surveil the exterior of the campus or portables. However, the college plans to install security cameras at all campuses.

Building Assessment

Exterior

The prefabricated building sits elevated from the exposed ground with vinyl skirting insulating and deterring animals from the underside of the structure. Ponding occurs at the corners of the building. The skirting exhibits dents, holes, and twisting—exposing the structure's underside.

The metal-panel pitched roof is in poor condition and shows dents, oxidation, and layers of old and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The drip edge is bent and does not provide a continuous protective surface. The evaluator observed an active roof leak in the interior of the classroom.

The metal-panel sheathing exhibits denting, oxidation, and rust. The sheathing is in poor condition with some misaligned panels and gaps in the seams. The building's identification has several unrelated legacy numbers and letters mounted around the entry door.

The metal-panel door includes a narrow lite, code lock, panic bar, and door closer. It is in fair condition with oxidized paint and tape remnants covering the exterior. The threshold is bent with the metal panel sheathing below pulling away and exposing the wall cavity. The door sweep is in good condition and seals the bottom of the door.

Single-pane, energy-inefficient windows with sand-filled frames do not slide open. The windows sit in painted wood sills that exhibit gaps, warping, and layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

Interior

The aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Painted wood panels cover the interior walls and are in fair condition. The matching trims on the door and windows exhibits wear and weather damage.

Aged textured and painted panels hang from the ceiling and are in fair condition, exhibiting uneven paint and cracks.

The classroom offers a whiteboard, ceiling-mounted projector, and phone. Furnishings include old, but well-maintained, metal frame plastic chairs and lecture hall tables.

Systems

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. A manual thermostat controls it. The portable receives no mechanical ventilation, and the door is the only opening for passive ventilation.

Aged, ceiling-mounted light fixtures illuminate the room and have a variety of color-temperature tube lights, which range from yellow to blue. Toggle light switches hanging near the door operate the lights. An electric panel hangs in the room's northeast corner, and the outlets are adequate.

Safety/Security

Staff reports that the Wi-Fi connection is poor. While the main campus includes an alarm system, the portables do not. Security bars protect the windows. An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

ADA and Code Compliance

The interior of the portable is Americans with Disabilities Act (ADA) compliant.

Adequacy and Environment

Adequacy of Size

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

Flexibility

The 1993 structure is past the average serviceable lifespan of a portable classroom and is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

Natural Light

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

Pests

The interior of the classroom exhibits no signs of infestation.

1. DACC Portable 3, Chaparral

Constructed:	1993
Square Feet:	576 GSF
Foundation/Slab/Structure:	Concrete pier
Roof:	Metal panel
Exterior Walls:	Metal panel
HVAC:	outdoor wall-mounted electric heat pump
Fire Protection:	Fire extinguisher

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC PORTABLE 3, CHAPARRAL

Project No.	Code	Project Name	MACC	Project Budget
477C.2001	3.06.A03.3.3.	ADA Compliance: Walkways	$189	**$241**
477C.2002	4.03.C06.3.	Exterior Lighting Improvements	$973	**$1,240**
477C.2003	4.03.C05.3.	Roof Replacement	$8,487	**$10,820**
477C.2004	4.03.C02.4.	Exterior Surface Improvements	$6,387	**$8,144**
477C.2005	4.03.C03.4.	Door and Window Upgrades	$12,897	**$16,443**
477C.2006	4.03.E02.5.	Carpet Replacement	$3,277	**$4,179**
477C.2007	4.03.D03.3.	Heating and Cooling Upgrades	$4,037	**$5,148**
477C.2008	4.03.E05.4.	Lighting Improvements	$3,785	**$4,826**
477C.2009	4.03.D06.1.	Security and Safety Upgrades	$2,056	**$2,621**
477C.2010	4.00.B01.5.	Alternative Solution: Portable Replacement	$0	**$0**
		Total of Project Budgets		**$53,662**

Project 477C.2001 · ADA Compliance: Walkways

Facility:	DACC PORTABLE 3, CHAPARRAL					**IDNO:**	477C
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.3.	**P/Class:**	3.

Project Description

The ramp is rusted with worn, chipped, and oxidized paint on the landing. The rise between the landing and the doorjamb is more than half an inch high, and it does not meet ADA threshold requirements.

Prepare and paint the ramp and handrails. Adjust the connection of the ramp to the building to meet ADA threshold requirements.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Prepare and paint ramp and handrails (adj. for ramp connection)	2.2135	120.0	LF	1.10	$1.43	$189
Maximum Allowable Construction Cost							$189
Total Project Cost							**$241**

Project 477C.2002 · Exterior Lighting Improvements

Facility:	DACC PORTABLE 3, CHAPARRAL					**IDNO:**	477C
Category:	4.	**Type 1:**	03.	**Type 2:**	C06.	**P/Class:**	3.

Project Description

The portable lacks lighting at the entrance door.

Install a light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixture	1.4121	1.0	EA	1.00	$972.92	$973
Maximum Allowable Construction Cost						$973
Total Project Cost						**$1,240**

Project 477C.2003 · Roof Replacement

Facility:	DACC PORTABLE 3, CHAPARRAL					**IDNO:**	477C
Category:	4.	**Type 1:**	03.	**Type 2:**	C05.	**P/Class:**	3.

Project Description

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The drip edge is bent and does not provide a continuous protective surface.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace roof	2.2448	576.0	SF	1.00	$12.00	$6,912
2	Install gutters and downspouts	2.2417	125.0	LF	1.00	$10.00	$1,250
3	Install drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Install splash blocks	2.2415	2.0	EA	1.00	$43.31	$87
Maximum Allowable Construction Cost							$8,487
Total Project Cost							**$10,820**

Project 477C.2004 · Exterior Surface Improvements

Facility:	DACC PORTABLE 3, CHAPARRAL					**IDNO:**	477C
Category:	4.	**Type 1:**	03.	**Type 2:**	C02.	**P/Class:**	4.

Project Description

The metal-panel sheathing exhibits denting, oxidation, and rust. Some misaligned panels show gaps in the seams. The skirting and drip edge exhibit dents, holes, and twisting—exposing the underside of the portable. The building identification has several unrelated legacy numbers and letters mounted around the entry doors.

Power wash the exterior surface and replace damaged panels. Replace the drip edge. Paint the surface and install building identification.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Power wash sheathing	2.2318	1,000.0	SF	1.00	$1.82	$1,820
2	Replace metal panels and skirting	2.2322	400.0	SF	1.00	$7.30	$2,920
3	Replace drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Seal and paint	2.2313	1,000.0	SF	1.00	$1.33	$1,330
5	Install building identification	2.3611	1.0	EA	1.00	$79.13	$79
Maximum Allowable Construction Cost							$6,387
Total Project Cost							**$8,144**

Project 477C.2005 · Door and Window Upgrades

Facility:	DACC PORTABLE 3, CHAPARRAL					**IDNO:**	477C
Category:	4.	**Type 1:**	03.	**Type 2:**	C03.	**P/Class:**	4.

Project Description

The metal-panel door shows oxidized paint and tape remnants. The threshold is bent with the metal-panel sheathing below pulling away and exposing the wall cavity. The single-pane, energy-inefficient windows have sand-filled frames. The windows do not slide open and sit in painted wood sills, which exhibit gaps and warping. The windowsills are covered in layers of blown-in sand. Window screens are threadbare. The pull cords are dry, weak, and do not operate the venetian blinds.

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the windowsills. Replace door and window trims.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repaint door and frame	2.2112	1.0	EA	1.00	$145.21	$145
2	Replace weather stripping	2.2134	1.0	EA	1.00	$242.02	$242
3	Replace threshold	2.2133	1.0	EA	1.00	$224.54	$225
4	Replace windows	2.2226	100.0	SF	1.00	$98.85	$9,885
5	Install screens	2.2223	100.0	SF	1.00	$9.29	$929
6	Install blinds	2.2211	100.0	SF	1.00	$13.28	$1,328
7	Replace trim	2.2135	100.0	LF	1.00	$1.43	$143
Maximum Allowable Construction Cost							$12,897
Total Project Cost							**$16,443**

Project 477C.2006 · Carpet Replacement

Facility:	DACC PORTABLE 3, CHAPARRAL					**IDNO:**	477C
Category:	4.	**Type 1:**	03.	**Type 2:**	E02.	**P/Class:**	5.

Project Description

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Replace carpet.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace carpet	2.3113	576.0	SF	1.00	$5.69	$3,277
Maximum Allowable Construction Cost							$3,277
Total Project Cost							**$4,179**

Project 477C.2007 · Heating and Cooling Upgrades

Facility:	DACC PORTABLE 3, CHAPARRAL			**IDNO:**	477C
Category:	4.	**Type 1:**	03. **Type 2:** D03.	**P/Class:**	3.

Project Description

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The pump heats and cools the interior through a single vent. A manual thermostat controls it. The portable receives no mechanical ventilation. The door is the only opening for passive ventilation.

Replace the heat pump with an energy-efficient model and a programable thermostat.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace heat pump	2.3826	1.0	EA	1.00	$3,160.49	$3,160
2	Install thermosat	2.3819	2.4	EA	1.00	$368.18	$877
Maximum Allowable Construction Cost							$4,037
Total Project Cost							**$5,148**

Project 477C.2008 · Lighting Improvements

Facility:	DACC PORTABLE 3, CHAPARRAL					**IDNO:**	477C
Category:	4.	**Type 1:**	03.	**Type 2:**	E05.	**P/Class:**	4.

Project Description

Aged, ceiling-mounted light fixtures illuminate the interior of the room. The fixtures use a variety of color-temperature tube lights, ranging from yellow to blue. The fixtures operate via toggle switches hanging near the door.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor switch.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace light fixtures	2.3915	14.0	EA	1.00	$254.67	$3,565
2	Install motion sensor light switch	2.3919	1.0	EA	1.00	$219.50	$220
Maximum Allowable Construction Cost							$3,785
Total Project Cost							**$4,826**

Project 477C.2009 · Security and Safety Upgrades

Facility:	DACC PORTABLE 3, CHAPARRAL					**IDNO:**	477C
Category:	4.	**Type 1:**	03.	**Type 2:**	D06.	**P/Class:**	1.

Project Description

While the main campus includes an alarm system, the portables do not. Staff report that the Wi-Fi connection is poor. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

Install an intrusion alarm, upgrade Wi-Fi, and include a smoke detector.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4029	1.0	EA	1.00	$765.62	$766
2	Upgrade Wi-Fi	2.4027	1.0	EA	1.00	$1,049.50	$1,050
3	Install a smoke detector	2.4026	1.0	EA	1.00	$240.75	$241
Maximum Allowable Construction Cost							$2,056
Total Project Cost							**$2,621**

Project 477C.2010 · Alternative Solution: Portable Replacement

Facility:	DACC PORTABLE 3, CHAPARRAL					**IDNO:**	477C
Category:	4.	**Type 1:**	00.	**Type 2:**	B01.	**P/Class:**	5.

Project Description

The 1993 structure is past the average serviceable lifespan of a portable classroom. The portable is energy inefficient, heavily aged, and worn. The portable's footprint and height are smaller than classrooms in the Main Building. It lacks a restroom, a drinking fountain, storage space, and organizational equipment. The renovation estimate is $53,662.

The estimated total project cost is $223,703.65.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Remove old portable	2.4223	1.0	EA	0.00	$9,699.55	$0
2	Install replacement portable, adj to 3.0 for restroom, moving new portable and utilities	3.2130	576.0	SF	0.00	$102.72	$0
Maximum Allowable Construction Cost							$0
Total Project Cost							**$0**

DASP (0546) · DACC SUNLAND PARK CENTER

3365 MCNUTT RD., SUNLAND PARK, NM 88063
Evaluation Date: 2022-08-17
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	17.26	No/type of parking spaces:	209 general, including 14 accessible

Building Data			
Permanent building area:	30682 GSF	Number of floors:	1
Modular building area:	1728 GSF	Modular buildings:	5.3% of GSF

Construction Dates			
Year Built:	2000	Building age:	22
Initial Construction Date:	2000	Renovation/Addition 1:	2005
Renovation/Addition 2:	2014	Renovation/Addition 3:	

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$9,189,856
Cost per GSF:	$283.55	FCI Cost:	$878,018
FCI Score:	0.096	FCI:	Fair

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC SUNLAND PARK CENTER

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		234.0	193.5	82.7%
Physical Plant Assessment		357.0	315.0	88.2%
Adequacy and Environment		249.0	227.0	91.2%
Total		840.0	735.5	87.6%

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

Notes from Evaluation Meeting and Questionnaire

Sunland Park Center

* Doña Ana Community College has approved funding for a new roof and looking into stucco repairs.
* Three portables, numbered 2, 3, and 4, sit on the campus and have not been used in three years with low priority to refurbish. Master plan should include if portables should be removed and justify expansion once enrollment increases.
*A project to include security at all campuses is underway.

Site Assessment

The Doña Ana County Community College (DACC) Sunland Park Campus lies in Sunland Park, New Mexico, which is part of the Las Cruces metropolitan area. The campus lies on a border-locked peninsula at the foot of Mount Cristo Rey between two major cities; Ciudad Juarez in Chihuahua, Mexico, lies to the west, and El Paso, Texas, lies to the east. The campus occupies three parcels totaling 17.26 acres. Residential neighborhoods border the campus to the north and south. Undeveloped land lies to the west and east. McNutt Road bounds the campus to the east, and Ross Street lies to the south. Access is available via Santa Demingo Drive, a private asphalt road leading to the parking lots from McNutt Rd.

Access

An illuminated stucco monument sign stands on McNutt Rd. and announces the college's building name and address.

The area is semirural, and no city sidewalks line the streets. Students access campus the from surrounding neighborhoods, using trails worn into the undeveloped land to. Concrete sidewalks surround the building and access the parking lots.

Northern entries along Santa Demingo Dr. lead to a small parking lot at the main entrance and to a large secondary parking lot at the building's west side. The secondary lot adjoins an overflow parking lot to the south. The main parking lot has two gated entrances with directional traffic flow for entering and exiting traffic, accommodating the drop-off zone at the main entrance. Landscaped medians bookend the parking stalls, and parking blocks line two of the three parking lanes. The asphalt is in fair condition, exhibiting cracks with faded markings on the crosswalks and parking stalls. The curb paint appears faded and worn on the fire lane and drop-off zone. A single gate provides entry into the western

parking lots. The Main Building lies to the south and the parking stalls are to the west, separating the drop-off zone from the parking. The road leads past portable buildings to an overflow parking lot. Both lots are in fair condition with cracks, faded markings, worn curb paint, and no crosswalk markings leading to the portable's sidewalk. The site offers 219 general parking stalls, including 14 accessible stalls. The parking stalls follow Americans with Disability Act (ADA) requirements and are adequate for current enrollment numbers.

The driveway into the outdoor welding space has broken and missing concrete.

Site Development

Native and nonnative plants and trees stand in areas covered with sand and crusher fines, filling parking medians and bordering the building's west, north, and east edge. Natural vegetation covers the undeveloped land surrounding the facility. Soil is stripped of vegetation in the south courtyard and along the parking lot from the northeast edge to the south edge. The soil appears scarred from significant wind and water erosion, which undermine the sidewalks adjacent to the building. An automatic irrigation system winds around landscape vegetation. Staff did not report any deficiencies with the system, although the irrigation pipe and the low-voltage wiring lie exposed in the western landscape.

The site drains quickly, from west to east, into the parking lots. Erosion channels flow through wind-blown sand in the undeveloped landscape, which lies behind the portables and to the south and east of the Main Building. Water from the overflow parking lot drains off-site, running through a crock channel. Water ponds and flows to the adjoining property.

Concrete sidewalks are generally in good condition. At the building's southeast corner, sections of the sidewalk are broken and beginning to collapse where water flow undermined the soil beneath. Wind-blown dunes are encroaching onto the sidewalks on the building's east side.

The eastern concrete patio features steel benches with a thermoplastic coating and an ADA-compliant picnic table with an open-air metal umbrella. Concrete benches sit outside the west entrance. All outdoor furnishing is in good condition.

Safety/Security

A six-foot-tall fence with knuckled chain-link material forms a perimeter around the parking lots, building, and portables. The fence follows the property line on the east side, separating natural vegetation from the site. Swing gates secure the parking lots and remain open during business hours. The fencing is in good condition, but moving dunes unearthed the footings and bury the fence in some areas.

A yellow metal-pipe fence with swing gates stands at the end of Santa Demingo Dr. The fence directs vehicles to the second parking lot entrance, and it protects the dirt road in the undeveloped from unauthorized traffic. Staff report that this land often serves for illegal trash dumping.

Site lighting is good. Pole-mounted LED lights illuminate the parking lot. Wall-mounted light fixtures are interspersed around the building, at doorways, and under covered entries. The staff replaced several wall-mounted lights with LEDs; however, aged and yellow lights hang over the outdoor welding space. Bollard lights illuminate the entry walkway along the drop-off lane and the east seating patio. Parking lot lighting illuminates the portable walkway. However, only one portable includes a wall-mounted light at the door; the light is aged and yellowed.

Utilities run underground. Electric transformers stand unprotected and unscreened at the west entrance; one transformer sits on a crumbling, elevated concrete pad. Natural gas stands unprotected on the building's southwest side, near the outside mechanical room and roof access.

The building connects to the local water supply, and sewer cleanouts lie dotted around the building. Wind-blown sand covers one on the east side. Garbage dumpsters stand in an ungated concrete masonry unit (CMU) enclosure on the building's west side, south of the portables.

Fire hydrants stand at the northeast and southwest corners of the building and in front of the middle portable. Bollards protect only the hydrant nearest the overflow parking.

Security cameras do not hang on the exterior of the building.

Accessibility Attributes

The campus is mainly accessible. Only the outdoor welding area's stairs on the building's west side lack handrails and contrasting tread strips.

Parking lots comply with ADA requirements; however, markings are fading, and asphalt repairs partially cover some of the markings. In some areas, markings are out of compliance for van-accessible stalls and ramp routes.

Building Assessment

The Sunland Park Campus comprises a permanent Main Building and three portables on a three-plot site. The Main Building, portables, and parking cover the two eastern plots, and the third remains undeveloped.

The original structure dates to 2000. The district added a lobby, administration, and classroom addition in 2005. In 2014, the district provided additional general classrooms, vocational classrooms, and a theater.

Exterior

The Main Building stands on a concrete slab which appears sound; however, a long crack in the tile runs along the 2014 addition where it meets the original structure. The southwest stem wall lies exposed, and the rigid insulation is degrading and missing in some areas leaving the underside of the exterior wall's sill plate unprotected.

A ship's ladder stairway leads from the exterior mechanical room to the roof hatch and lacks a safety railing. The paint on the roof crossover ladders and doors is faded and chipped. Makeshift roof ramps have significant gaps between weathered wood slats and do not offer landings at doorways.

An aged lift crane stands at the southwest corner over the mechanical room, and a rooftop pedestal hydrant stands at the end of the east wing. Stucco-capped parapets surround the roof's perimeter and exhibit cracks, some filled with caulk and others unsealed, with at least one leaking into the interior from rainwater. A membrane in fair condition covers the roof and exhibits wrinkling, ponding, and dirt and debris collecting in corners and pockets near the lobby tower. Slashes in the membrane near the mechanical equipment over the administrative wing are unrepaired. Numerous repairs, including rippled liquid roof coating, cover various roof areas— mainly over the 2014 addition and around the lobby tower. Roofs slope and incorporate crickets to internal drains with scuppers leading to the ground, some with splash guards. Those without splash guards create erosion in the landscape and soil. Several drains exhibit dirt and debris around the grates. The roof drain grate near the south lobby roof tower is missing; the water does not flow out of the scupper, but it leaks inside the building in this area. Walkway pads lie inconsistently around mechanical equipment. Pads over the administrative wing are torn with dirt and debris collecting under the damage. Gas lines are not painted yellow and sit elevated

on wood blocks; several blocks are dislodged, and some are missing. The painted, metal rafters on the entry pergolas are fading and chipping. Skylights appear in good condition. Plumbing vent pipes rise above the roof line. Antennas mount to the wall, along the parapets. One antenna anchors to the roof with CMU blocks. Antenna cables are unsecured. A metal-panel canopy is in good condition and covers the outdoor learning space for welding.

Exterior walls are stucco with a two-tone finish. A protruding wainscot creates an accent below the line framing the windows. The parapet cap matches the stucco on the protruding wainscot. Glazed tile accents frame the smaller secondary entries. Replaced lights and equipment leave shadows in the stucco. A section of the west facade appears to have heavy grime near the garage door. The stucco at the 2014 addition is bubbling and peeling along the east wall and the roof firewalls. The bottom of the exterior stucco wall lacks a drip edge and is chipping, exposing the building wrap.

The fixed, double-glazed, divided-lite windows are in good condition. However, the metal mullions show fading paint. The mullions in the front entrance window wall exhibit extensive rust. Full-length windows hang in public rooms, and half windows hang in classrooms and offices.

Storefront swing doors stand in window walls at all entries; they all include pull handles, door openers, panic bars, closers, and key card access. Doors remain unlocked during business hours. Airlocks are standard at all public exterior doors. Exterior-access mechanical rooms have solid metal panel doors with panic bars, closers, and keyed locks with lever handles. Door vents include filters to reduce sand and dust infiltration into the space. Doors and door frames exhibit paint oxidation.

An insulated garage door with an industrial door opener hangs in the welding classroom. The door is in good condition but displays some dents on the exterior. Bollards protect the garage door and the rolling chain-link gate at the outdoor welding space; the rolling gate and the garage door are in good condition.

Interior

The main entry doors lead to a rotunda lobby, which disperses to the east, south, and west wings and serves as the entrance to the lecture hall. Vestibules lie at the end of all major corridors.

The east wing houses administrative offices on the north side of the corridor and a secondary backstage entrance to the lecture hall on the south side. The administrative offices also include two exits with one to the north and one to the east.

The south wing leads to a student lounge, general classrooms, and computer classrooms. The south wing includes a secondary east corridor at the midpoint, containing additional classrooms.

The west wing opens to a generous lobby corridor and the entrance to the library. A secondary north-south corridor adjoins the midpoint and serves the technical and welding labs, science, and general classrooms. An additional vestibule lies at the western midpoint.

Slip-resistant tile with inset carpet accents covers the lobby and corridors; Floor mats lie at the exterior doors. Carpet tiles act as sound insulators in the administrative wing, classrooms, and library. Vinyl composition tile (VCT) lies in the library research assistant's office and storage room; all other library offices include carpet tiles. Luxury vinyl tiles (LVT) cover the floors in the health lab and science lab. The welding lab and mechanical rooms use the exposed concrete slab. Carpet lines the walkway of the lecture hall, VCT covers the seating area, and a raised wood floor create the stage. The restroom's ceramic tile floors are clean. All floor finishes are in good condition.

Painted gypsum board covers the walls and is generally in good condition. The welding lab's walls show expected wear. The west wing's technical classroom corridor includes wooden wall guards; however, no other wall or corner protection exists in the building. Fiber-reinforced panels (FRP) hang at the mop sinks in janitorial closets but not in the wet areas of the health lab. Water damage appears on the south rotunda wall. Acoustic panels hang along the side wall of the lecture hall.

Metal decking adorns the rotunda's ceiling. The library's lobby corridor features a painted, gypsum-board cove ceiling with up-lighting. Both ceilings are in good condition. Acoustic ceiling tiles (ACT) hang in offices, general classrooms, and corridors. Water stains appear in the main entry's airlock and the south classrooms. The welding lab has an exposed-structure ceiling and shows no damage.

The lobby vestibule includes storefront glass doors in a window wall. Typical interior doors hold fire-rated wood panels in the offices and classrooms. Lab doors include lites and privacy blinds. Doors offer kick plates in mechanical rooms. Doors include lever hardware, swipe card access, and key access —except for the push/pull doors in the restrooms. The doors and their hardware appear to be in good condition.

The college is in the process of changing the swipe card locks to electronic key locks.

The casework and furnishings are primarily new and in excellent condition. The counters, cabinets, and appliances are in good condition in the break room and health lab.

A wayfinding directory and facility map do not hang in the lobby. Tactile and Braille signs comply with ADA requirements and hang in all rooms and doors.

Systems

Rooftop combination units heat and cool the facility. The staff can currently, but temporarily, control them on-site, but the center will return to the network-based system. Mini splits provide conditioning to the 2014 administrative addition. Thick, cracking mastic covers rooftop ductwork connecting to mechanical units. The insulation on the mini-split lines is deteriorating. The structure lacks mechanical ventilation, and doors are the only sources of passive ventilation. Air-circulation fans and filtered ventilation are not available in the welding lab or the outdoor welding learning space.

Air vents exhibit dust and debris throughout the facility.

Two dated, energy-inefficient domestic water heaters deliver hot water through insulated pipes. The system lacks recirculating pumps and timers. The copper drainpipes exhibit corrosion. Restrooms, janitorial closets, and drinking fountains lie conveniently spaced throughout the building.

Toilets mount to the floor, and sink faucets include levered handles. All fixtures, including sinks and countertops, appear in good condition. Staff voiced no concerns. The panels and hardware are in good condition on the stalls on urinals.

Recessed LED lights and pendant LED lights hang throughout the building. The college is changing compact fluorescent light (CFL) fixtures to LED as rooms get upgraded. Additional outlets exist in computer labs. Rooms include energy-efficient motion-sensor dimmers with regulated light controls. General and computer classrooms include projectors. The college is upgrading the pull-down screens to inset electric screens. Electrical panels hang in dedicated electrical closets; however, janitorial carts stored in the electrical closets block access to the panels.

Safety/Security

Wi-Fi routers hang throughout offices, labs, and classrooms. Staff report that the internet connection is good. The building does not include surveillance cameras; however, doors have a locking alarm network system, public-safety radio antennas sit on the roof, and the facility retains an on-site security officer with a dedicated office in the administrative wing. Staff report that the college intends to install surveillance cameras and relocate the security officer to the front lobby, possibly near the vending machines.

A working fire alarm system with manual pull stations and horn/strobe combination, smoke detectors, and a fire suppression system protects the school. Fire risers stand in the south exterior mechanical room, and fire extinguishers hang in corridors and lab classrooms; all have current inspection tags. Emergency lighting and emergency exit signs are present and illuminated. The mechanical, electrical, and communication rooms lack fire stop sealant.

The welding lab offers a floor-mounted combination eyewash/shower.

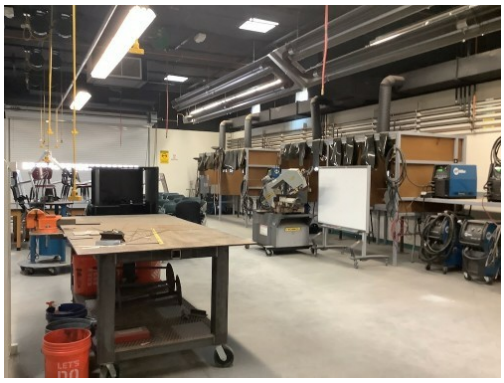
ADA and Code Compliance

The facility is mainly accessible; however, vertical grab bars are missing in the administrative single-occupant restrooms, and the health lab sinks lack pipe insulation.

The lecture hall stage lacks handrails, which is required by the building code and the ADA. The lecture hall provides an amplification system yet lacks an assistive listening system (ALS).

A protective bollard narrows the walkway and ramp at the outdoor welding space, making the walkway and ramp ADA noncompliant. Drinking fountains project into the walking path in the library lobby.

Adequacy and Environment



Adequacy of Size

The offices, classrooms, lecture hall, and technical labs are adequate in size, height, and space. Electrical rooms and the open student lounge store janitorial equipment and carts, indicating a lack of storage space.

Special/Unique Features

The science lab contains chemical-resistant tables but lacks storage cabinets, sinks, gas, and other laboratory equipment.

Flexibility

The well-maintained, well-equipped classroom spaces can accommodate a variety of academic disciplines and courses.

Natural Light

Natural and artificial light are present in the administrative offices, classrooms, and labs. The lecture hall relies exclusively on artificial light.

Pests

Several rattlesnake warning signs hang on the grounds, yet the evaluator observed none. Small rodents live under the portables, but the staff did not report any pests.

1. Main Building

Constructed:	2000
Square Feet:	35452 GSF
Foundation/Slab /Structure:	Slab on grade
Roof:	Membrane roof system
Exterior Walls:	Stucco
HVAC:	Rooftop combination units and mini splits
Fire Protection:	Smoke detectors, fire alarms, fire suppression, and fire extinguishers

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC SUNLAND PARK CENTER

Project No.	Code	Project Name	MACC	Project Budget
0546.2001	4.06.B03.4.	Parking Lot Improvements	$350,301	**$446,633**
0546.2002	3.06.A03.1.3.	ADA Compliance: Parking Lot Improvements	$5,122	**$6,531**
0546.2003	4.06.B03.3.	Driveway Improvements	$3,751	**$4,783**
0546.2004	4.06.B05.3.	Soils and Drainage Upgrades	$422,202	**$538,307**
0546.2005	4.06.B02.3.	Terracing, Walkway, and Landscape Upgrades	$96,365	**$122,866**
0546.2006	4.06.D06.3.	Site Lighting Upgrades	$4,865	**$6,202**
0546.2007	4.06.B04.3.	Utility Protection Upgrades	$9,260	**$11,806**
0546.2008	3.06.A03.1.1.	ADA Compliance: Site Walkways	$2,264	**$2,886**
0546.2009	4.05.C02.4.	Stem Wall and Stucco Drip Edge Improvements	$5,744	**$7,696**
0546.2010	3.05.A03.3.1.	ADA Compliance: Roof Access Upgrades	$25,766	**$34,526**
0546.2011	4.08.C05.1.	Roof Upgrades and Replacement	$635,904	**$810,778**
0546.2012	4.05.C05.1.	Roof Improvements	$6,405	**$8,583**
0546.2013	4.04.C02.3.	Stucco Repair	$10,940	**$14,660**
0546.2014	4.05.C03.3.	Door and Window Improvements	$715	**$958**
0546.2015	4.05.E03.4.	Slab Crack Repair	$308	**$412**
0546.2016	4.05.E02.4.	Library Office Flooring	$1,138	**$1,525**
0546.2017	4.05.E03.4.	Wall Improvements	$14,968	**$20,057**
0546.2018	4.05.E04.4.	Ceiling Improvements	$409	**$548**
0546.2019	4.05.E13.4.	Wayfinding Improvements	$1,213	**$1,626**
0546.2020	4.05.D03.4.	Indoor Air Quality Improvements	$29,908	**$40,077**
0546.2021	4.05.D05.4.	Domestic Water Heater Improvements	$36,045	**$48,300**
0546.2022	2.05.A01.1.	Fire Safety Improvements	$787	**$1,055**
0546.2023	4.06.D06.1.	Security Upgrades	$41,603	**$53,044**
0546.2024	3.05.A03.2.2.	ADA Compliance: Restroom and Plumbing Improvements	$1,420	**$1,903**
0546.2025	3.05.A03.3.2.	ADA Compliance: Lecture Hall	$4,934	**$6,611**
		Total of Project Budgets		**$2,192,372**

Project 0546.2001 · Parking Lot Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	4.

Project Description

The asphalt in all three parking lots is in fair condition, exhibiting cracks. The crosswalks and the general parking stall markings appear faded or are missing. The paint is faded and worn on the fire lane and the drop-off zone curb.

Clean and seal cracks. Seal coat asphalt. Restripe the crosswalks and the general parking stalls. Paint fire lanes and curbs. Coordinate with ADA Compliance: Parking Lot Improvements.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Clean and seal cracks	1.1420	2,500.0	LF	1.00	$3.32	$8,300
2	Seal coat asphalt	1.1420	100,000.0	LF	1.00	$3.32	$332,000
3	Repaint crosswalks	1.1428	50.0	LF	1.00	$12.61	$631
4	Restripe parking stalls	1.1439	195.0	Stall	1.00	$41.95	$8,180
5	Paint fire lanes and curbs	1.1445	250.0	LF	1.00	$4.76	$1,190
Maximum Allowable Construction Cost							$350,301
Total Project Cost							**$446,633**

Project 0546.2002 · ADA Compliance: Parking Lot Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	3.

Project Description

ADA parking stall signs and markings are fading, and asphalt repairs partially cover some of the markings. In some areas, markings are out of compliance for van-accessible stalls and ramp routes.

Restripe stalls and install ADA-compliant signs and posts. Coordinate with Parking Improvement CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Restripe stalls and install posts and signs	1.1412	14.0	Stall	1.00	$365.86	$5,122
Maximum Allowable Construction Cost						$5,122
Total Project Cost						**$6,531**

Project 0546.2003 · Driveway Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	06.	**Type 2:**	B03.	**P/Class:**	3.

Project Description

A driveway leads into the outdoor learning space for welding and exhibits areas of concrete with broken and missing material.

Remove broken sections and replace concrete.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace concrete	1.1426	85.0	SF	1.00	$44.13	$3,751
Maximum Allowable Construction Cost						$3,751
Total Project Cost						**$4,783**

Project 0546.2004 · Soils and Drainage Upgrades

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	06.	**Type 2:**	B05.	**P/Class:**	3.

Project Description

Soil is stripped of vegetation and scarred with significant wind and water erosion, which undermines the sidewalks adjacent to the building; this problem occurs to the south of the portables and along the northeast to south edge of the parking lots. Windblown sand dunes are encroaching and covering the sidewalks on the east side of the building; a few sections of the sidewalk are broken at the southeast corner. While the fencing itself is in good condition, moving sand dunes unearthed the footings and are burying the fence in some areas.

Install tree windbreaks with temporary irrigation. Regrade around fencing and the building. Install rock slope stabilization. Coordinate with the Terracing, Walkway, and Landscape Upgrades CIP.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscape windbreak	1.2132	501.2	EA	1.00	$617.19	$309,342
2	Install irrigation lines	1.2123	1,000.0	SF	1.00	$3.91	$3,910
3	Correct drainage	1.2114	11,000.0	SF	1.00	$8.69	$95,590
4	Install slope stabilization	1.2115	1,000.0	SF	1.00	$13.36	$13,360
Maximum Allowable Construction Cost							$422,202
Total Project Cost							**$538,307**

Project 0546.2005 · Terracing, Walkway, and Landscape Upgrades

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.

Project Description

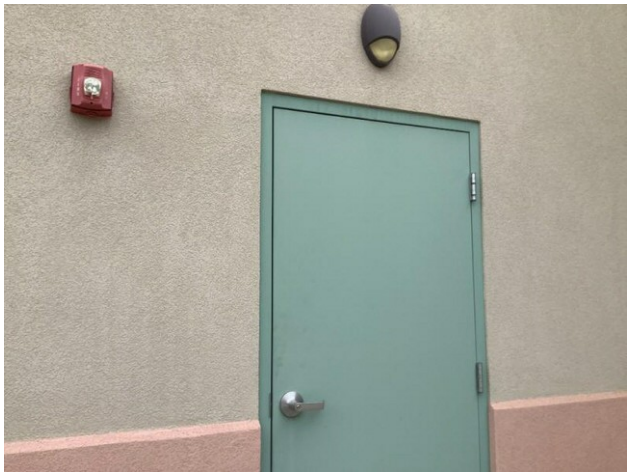
At the south and east edges of the building, sidewalk sections include some broken areas that are beginning to collapse where water flow undermined the soil beneath.

Regrade and engineer the soil around the south and east edges of the building. Install terraced retaining walls and French drains around sidewalks. Install irrigation and soil-stabilizing landscaping along the south walls and in the terracing. Replace sidewalk sections. Coordinate with the Soils and Drainage Upgrades CIP.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Correct soil around building	1.2114	1,000.0	SF	1.00	$8.69	$8,690
2	Install terraced retaining walls	1.4124	1,000.0	SF	1.00	$53.68	$53,680
3	Install French drains	1.2113	1,000.0	LF	1.00	$21.40	$21,400
4	Install landscaping with irrigation	1.2126	1,000.0	SF	1.00	$8.28	$8,280
5	Replace sidewalk sections	1.1119	580.0	SF	1.00	$7.44	$4,315
Maximum Allowable Construction Cost							$96,365
Total Project Cost							**$122,866**

Project 0546.2006 · Site Lighting Upgrades

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	06.	**Type 2:**	D06.	**P/Class:**	3.



Project Description

Aged and yellowed lights hang over the outdoor learning space for welding.

Replace aged lights.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace lights	1.4121	5.0	EA	1.00	$972.92	$4,865
Maximum Allowable Construction Cost							$4,865
Total Project Cost							**$6,202**

Project 0546.2007 · Utility Protection Upgrades

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	06.	**Type 2:**	B04.	**P/Class:**	3.

Project Description

Electric transformers stand unprotected and unscreened at the west entrance. One transformer sits on a broken, elevated concrete pad. The natural gas meter stands unprotected at the southwest of the building, near the exterior access mechanical room.

Clean rebar and patch concrete pad. Install bollards and chain-link fence around the transformers and gas meter.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Patch concrete pad	1.1115	25.0	SF	1.00	$5.45	$136
2	Install bollards	1.4111	8.0	EA	1.00	$642.00	$5,136
3	Install chain-link fence	1.4113	35.0	LF	1.00	$44.85	$1,570
4	Install chain-link gate	1.4116	3.0	EA	1.00	$805.84	$2,418
Maximum Allowable Construction Cost							$9,260
Total Project Cost							**$11,806**

Project 0546.2008 · ADA Compliance: Site Walkways

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	1.

Project Description

Handrails and step contrast are missing at the ramped entrance and outdoor welding stairs on the west side of the building. A protective bollard at the outdoor welding learning space narrows the walkway and ramp out of ADA compliance.

Install handrails on either side of the stairs and contrasting grip strips on the treads. Extend the landing of the walkway and ramp to meet an ADA-compliant width.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install handrails	1.1212	14.0	LF	1.00	$79.41	$1,112
2	Install tread contrast	2.3222	3.0	EA	1.00	$86.33	$259
3	Extend concrete walk and ramp	1.1119	120.0	SF	1.00	$7.44	$893
Maximum Allowable Construction Cost							$2,264
Total Project Cost							**$2,886**

Project 0546.2009 · Stem Wall and Stucco Drip Edge Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	C02.	**P/Class:**	4.

Project Description

The southwest stem wall is exposed, and the rigid insulation is degraded and missing in some areas, leaving the underside of the exterior wall's sill plate unprotected. The bottom of the exterior stucco wall lacks a drip edge and is chipping, exposing the building wrap material.

Replace rigid insulation. Install a French drain with a six-inch separation from the earth to the sill, sloping it away from the structure. Install a drip edge and stucco it with a fog coat to match. Apply a separate coat of stucco over the sill and insulation, and extend it below grade.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install rigid insulation (adj. for soil removal)	2.2421	200.0	SF	2.00	$2.24	$896
2	Install French drain	1.2113	100.0	LF	1.00	$21.40	$2,140
3	Install drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Color coat stucco above drip edge	2.2319	150.0	SF	1.00	$3.21	$482
5	Fog coat to match existing stucco	2.2320	300.0	SF	1.00	$1.61	$483
6	Apply stucco to sill and stem insulation	2.2321	250.0	SF	1.00	$6.02	$1,505
Maximum Allowable Construction Cost							$5,744
Total Project Cost							**$7,696**

Project 0546.2010 · ADA Compliance: Roof Access Upgrades

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	1.

Project Description

The roof hatch lacks a safety railing. Makeshift roof ramps show large gaps between weathered wood slats and lack landings at the doorways.

Install a safety hatch rail system and OSHA/ADA-compliant crossover ramps. Scheduled for Fall 2023.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install roof hatch safety rail	2.2428	1.0	EA	1.00	$1,765.50	$1,766
2	Install ramp crossover with handrails	0.0000	3.0	EA	1.00	$8,000.00	$24,000
Maximum Allowable Construction Cost							$25,766
Total Project Cost							**$34,526**

Project 0546.2011 · Roof Upgrades and Replacement

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	08.	**Type 2:**	C05.	**P/Class:**	1.

Project Description

Stucco-capped parapets surround the perimeter and exhibit cracks, some filled with caulk and others unsealed. Slashes in the membrane are not repaired near the mechanical equipment over the administrative wing; other areas have numerous repairs, including rippled liquid roof coating. Walkway pads lie inconsistently around mechanical equipment. Pads over the administrative wing are slashed with dirt and debris collecting under the damage. Roof drains with scuppers lead to the ground; some include splash guards and those without create erosion in the landscape and soil. The evaluator observed clogged drains and active roof leaks.

Install metal-capped parapets. Replace the roof membrane and walk pads. Clean the roof drains, replace missing and broken grates, and provide splash guards. Coordinate with the Roof Improvements CIP. Scheduled for Fall 2023.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install metal-capped parapet	2.2426	1,500.0	LF	1.00	$4.14	$6,210
2	Replace membrane roof	2.2440	30,628.0	SF	1.00	$19.96	$611,335
3	Install walk pads	2.2451	900.0	SF	1.00	$19.87	$17,883
4	Replace grates	2.2415	3.0	EA	1.00	$43.31	$130
5	Install splash guards	2.2415	8.0	EA	1.00	$43.31	$346
Maximum Allowable Construction Cost							$635,904
Total Project Cost							**$810,778**

Project 0546.2012 · Roof Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	C05.	**P/Class:**	1.

Project Description

Gas lines are not painted yellow and lie elevated on wood blocks. Several blocks are dislodged, and some are missing. Painted metal rafters on the pergola entries appear chipped and faded. The doors exhibit faded, chipped paint on the roof crossover.

Install gas line supports. Paint gas lines, pergola metal rafters, and crossover doors. Coordinate with the Roof Upgrades and Replacement CIP and the Door and Window Improvements CIP. Scheduled for Fall 2023.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install gas pipe supports	0.0000	650.0	Ea	1.00	$7.50	$4,875
2	Paint gas pipes	2.2135	650.0	LF	1.00	$1.43	$930
3	Paint metal rafters	2.2135	400.0	LF	1.00	$1.43	$572
4	Paint crossover doors	2.2135	20.0	LF	1.00	$1.43	$29
Maximum Allowable Construction Cost							$6,405
Total Project Cost							**$8,583**

Project 0546.2013 · Stucco Repair

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	04.	**Type 2:**	C02.	**P/Class:**	3.

Project Description

At the 2014 north addition, the stucco is bubbling and peeling along the east wall and the roof fire walls. Shadows remain from legacy fixtures in areas where lights and equipment have been replaced. One section of the west facade appears to have heavy grime near the garage door.

Apply new stucco to the east wall and roof fire walls. Power wash the stucco on the west facade and fog coat the shadows left from legacy fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Apply new stucco	2.2321	1,390.0	SF	1.00	$6.02	$8,368
2	Power wash west wall	2.2318	750.0	SF	1.00	$1.82	$1,365
3	Fog coat stucco	2.2320	750.0	SF	1.00	$1.61	$1,208
Maximum Allowable Construction Cost							$10,940
Total Project Cost							**$14,660**

Project 0546.2014 · Door and Window Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.

Project Description

Mullions exhibit severe rust on the front entry's window wall. The exterior doors and door frames exhibit paint oxidation.

Paint window mullions, exterior doors, and door frames. Coordinate with Roof Improvements CIP.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Paint mullions, doors, and frames	2.2135	500.0	LF	1.00	$1.43	$715
Maximum Allowable Construction Cost							$715
Total Project Cost							**$958**

Project 0546.2015 · Slab Crack Repair

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	E03.	**P/Class:**	4.

Project Description

A long crack in the ceramic tile runs along the north 2014 Addition where it meets the Main Building.

Repair cracks in the slab and replace the ceramic tile.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair crack	2.3115	15.0	LF	1.00	$1.85	$28
2	Replace tile	2.3114	30.0	SF	1.00	$9.33	$280
Maximum Allowable Construction Cost							$308
Total Project Cost							**$412**

Project 0546.2016 · Library Office Flooring

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	E02.	**P/Class:**	4.

Project Description

The library research assistant's office is the only library office with vinyl composite tile (VCT) flooring; all others include carpet tiles.

Install carpet tiles to match the library.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install carpet tiles	2.3113	200.0	SF	1.00	$5.69	$1,138
Maximum Allowable Construction Cost						$1,138
Total Project Cost						**$1,525**

Project 0546.2017 · Wall Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	E03.	**P/Class:**	4.

Project Description

Painted walls shows wear in the welding lab. Water damage appears on the south rotunda wall. Corner protection does not protect the corridor walls. The wet areas of the health lab lack a water-resistant surround.

Paint the walls in the welding lab and rotunda. Install corner protection in corridors and FRP in wet areas of the health lab. Coordinate with ADA Compliance: Restroom and Plumbing Improvements CIP.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Paint walls	2.3319	2,000.0	SF	1.00	$2.84	$5,680
2	Install corner protection	2.3314	180.0	LF	1.00	$49.09	$8,836
3	Install FRP	2.3317	80.0	SF	1.00	$5.65	$452
Maximum Allowable Construction Cost							$14,968
Total Project Cost							**$20,057**

Project 0546.2018 · Ceiling Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	E04.	**P/Class:**	4.

Project Description

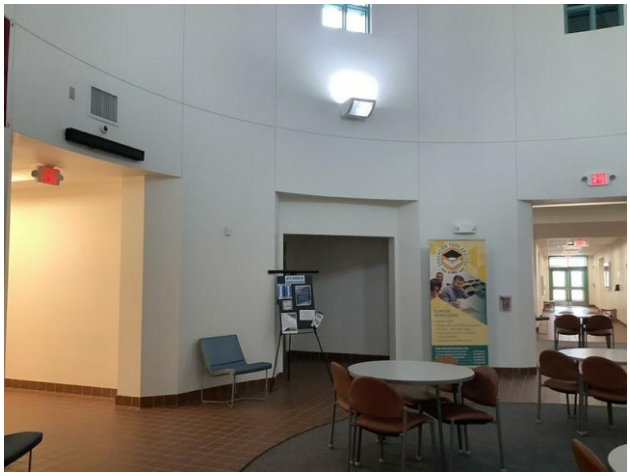
Water stains appear on the ceilings in the main entrance vestibule and the south classroom.

Replace acoustic ceiling tiles (ACT).

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace ACT	2.3413	60.0	SF	1.00	$6.81	$409
Maximum Allowable Construction Cost							$409
Total Project Cost							**$548**

Project 0546.2019 · Wayfinding Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	E13.	**P/Class:**	4.



Project Description

The lobby lacks a wayfinding directory and facility map.

Install a building directory and facility map.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install building directory	2.3612	1.0	EA	1.00	$801.43	$801
2	Install facility map	2.3615	1.0	EA	1.00	$411.94	$412
Maximum Allowable Construction Cost							$1,213
Total Project Cost							**$1,626**

Project 0546.2020 · Indoor Air Quality Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	D03.	**P/Class:**	4.

Project Description

Thick, cracking mastic covers the rooftop ductwork connecting to mechanical units. Air circulation fans and filtered ventilation are not available in the welding lab or the outdoor welding learning space. Air vents exhibit dust and debris throughout the facility.

Replace rooftop ductwork with insulated ductwork. Install circulation fans in the indoor and outdoor welding learning spaces. Install an energy recovery ventilation (ERV) system in the welding lab. Clean ductwork throughout the facility.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace exterior ductwork	2.3822	80.0	LF	1.00	$21.89	$1,751
2	Install circulation fans	0.0000	4.0	Ea	1.00	$2,000.00	$8,000
3	Install ERV (adj. for one ERV unit)	2.3822	200.0	LF	1.10	$21.89	$4,816
4	Clean ductwork	2.3820	30,682.0	PSFB	1.00	$0.50	$15,341
Maximum Allowable Construction Cost							$29,908
Total Project Cost							**$40,077**

Project 0546.2021 · Domestic Water Heater Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	05.	**Type 2:**	D05.	**P/Class:**	4.

Project Description

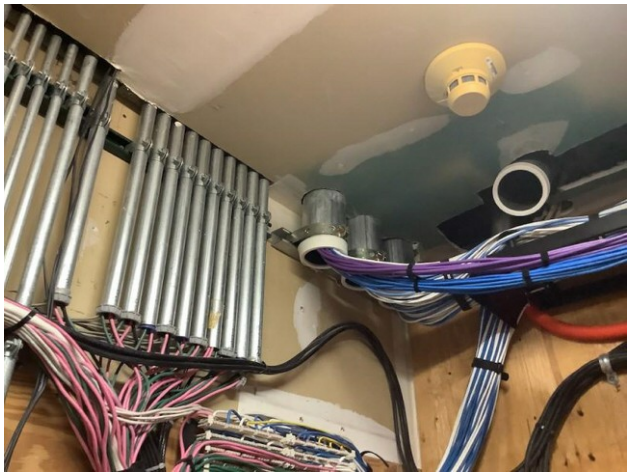
Two aged, energy-inefficient domestic water heaters deliver hot water through insulated pipes. The system lacks recirculating pumps, timers, and a water softener.

Replace the domestic water heaters and install recirculating pumps, timers, and a water softener.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace water heaters	2.3831	2.0	EA	1.00	$13,591.00	$27,182
2	Install recirculating pump	0.0000	2.0	Ea	1.00	$600.00	$1,200
3	Install timer	0.0000	2.0	EA	1.00	$250.00	$500
4	Install water softener treatment system	2.3749	1.0	EA	1.00	$7,163.01	$7,163
Maximum Allowable Construction Cost							$36,045
Total Project Cost							**$48,300**

Project 0546.2022 · Fire Safety Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	2.	**Type 1:**	05.	**Type 2:**	A01.	**P/Class:**	1.



Project Description

The mechanical, electrical, and communication rooms lack fire stop sealant.

Install fire stop sealant.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install fire stop sealant	2.3821	20.0	EA	1.00	$39.35	$787
Maximum Allowable Construction Cost							$787
Total Project Cost							**$1,055**

Project 0546.2023 · Security Upgrades

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	4.	**Type 1:**	06.	**Type 2:**	D06.	**P/Class:**	1.

Project Description

Doors remain unlocked during business hours. Trespassing occurs in the parking lot and surrounding undeveloped areas. No surveillance system protects the campus.

Install a surveillance system to monitor the interior of the building and the campus.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4023	1.0	EA	1.00	$23,773.26	$23,773
2	Provide additional surveillance cameras	2.4024	15.0	EA	1.00	$1,188.66	$17,830
Maximum Allowable Construction Cost							$41,603
Total Project Cost							**$53,044**

Project 0546.2024 · ADA Compliance: Restroom and Plumbing Improvements

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.2.	**P/Class:**	2.

Project Description

The administrative single-occupant restrooms lacks vertical grab bars. Drinking fountains project into the walking path in the library lobby. The sink lacks pipe insulation in the health lab.

Install vertical grab bars in the restrooms, sidewall detection at the drinking fountains, and pipe insulation at the sink. Coordinate with the Wall Improvements CIP.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install vertical grab bars	2.3723	2.0	EA	1.00	$168.63	$337
2	Install sidewall detection	2.3718	2.0	EA	1.00	$521.89	$1,044
3	Install pipe insulation	2.3725	1.0	EA	1.00	$38.91	$39
Maximum Allowable Construction Cost							$1,420
Total Project Cost							**$1,903**

Project 0546.2025 · ADA Compliance: Lecture Hall

Facility:	DACC SUNLAND PARK CENTER					**IDNO:**	0546
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3.	**P/Class:**	2.

Project Description

The lecture hall stage lacks handrails and contrasting tread strips, which are required by both the building code and the ADA. The lecture hall seats 100 people and provides amplification, yet lacks an assistive listening system (ALS).

Install handrails and contrasting tread strips at the stairs. Install an ALS and include an availability sign. The number of receivers required for seating between 51 and 200 people is two receivers, plus one per every 25 seats over 50; two of the receivers are required to be hearing aid compatible.

ALS receivers: (2 + (100 - 50) / 25) = 2 + 2 = 4 (including 2 hearing aid compatible)

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install handrails	1.1214	16.0	LF	1.00	$76.90	$1,230
2	Install tread contrast	2.3222	6.0	EA	1.00	$86.33	$518
3	Install ALS	3.1112	4.0	EA	1.00	$776.52	$3,106
4	Install ALS sign	2.3611	1.0	EA	1.00	$79.13	$79
Maximum Allowable Construction Cost							$4,934
Total Project Cost							**$6,611**

DASP (477E) · DACC PORTABLE 2, SUNLAND PARK

3365 MCNUTT RD., SUNLAND PARK, NM 88063
Evaluation Date: 2022-08-17
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	17.26	No/type of parking spaces:	209 general, including 14 accessible

Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF

Construction Dates			
Year Built:	1994 *	Building age:	28 *
Initial Construction Date:	1994	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$59,167
Cost per GSF:	$102.72	FCI Cost:	$59,367
FCI Score:	1.003	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC PORTABLE 2, SUNLAND PARK

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

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

Notes from Evaluation Meeting and Questionnaire

Portable 2, Sunland Park

* The Sunland Park Center Summary and CIPs provide a complete campus site assessment.
* Portables do not have assigned classes and currently serve for overflow storage.
* The campus holds three portables numbered 2, 3, and 4. Each is the same age, floor plan, and condition.

Site Assessment

Portable 2 sits on the Doña Ana County Community College Sunland Park Campus in Sunland Park, New Mexico. Direct access is available from the parking lot and via a sidewalk from the Main Building. It sits in a row with two other portables.

Site Development

Four small deciduous trees line the south rear of the portables, and a small evergreen shrub decorates the front of portable 2. Irrigation lines lead to the trees but not the shrub.

The site slopes west to east. Water drains along the asphalt parking lot in front of the portables. Unmanaged runoff causes soil erosion in the undeveloped landscape towards the rear pf the portables.

A concrete sidewalk runs along the north entrance side of the portable. Concrete steps and a ramp rise to the entrance's landing. The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the step treads lack contrast.

Safety/Security

Pole lights stand at either end of the row of portables, illuminating the sidewalk. A cracked and yellowing wall-mounted light fixture hangs next to the door.

Power runs underground to a transformer box hanging on the east side of the structure.

A fire hydrant stands on the sidewalk between portables 2 and 3.

Cameras do not surveil the exterior of the campus or the portables.

Portable 2 stands the furthest west and is nearest to the Main Building. The portable serves as a single-room classroom and does not contain a restroom. The data plate states the modular building is constructed to the 1988 Uniform Building Code and falls under Seismic Zone 1; however, Sunland Park lies in Seismic Zone 2.

Exterior

The prefabricated structure sits elevated from the exposed ground on a concrete masonry unit (CMU) stem wall. Other than a bent and mangled metal drip edge, it is in good condition. However, water runoff undermines the concrete footing on the stem wall and exhibits spalling. The stem wall extends out to provide access to a crawl space, which is covered with a loose-fitting metal lid.

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge appears misaligned and bent, and it does not provide a continuous protective surface.

The metal-panel sheathing exhibits denting, oxidation and rust. The sheathing is in poor condition. The adhesive vinyl numbers identifying the building are cracking and peeling off.

The metal-clad wood door includes a window, swipe card lock, panic bar, and door closer. The door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door.

Single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals show incorrect repairs and are filled with aging and peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion and covered in layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

Interior

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Interior walls have wood panels. The matching trim on the door and windows exhibits wear and damage.

Textured and painted panels hang from the ceiling. The panels are in poor condition with uneven paint, cracks along the seams, and heavy water stains.

The classroom offers a whiteboard, ceiling-mounted projector, pull-down screen, computer, pencil sharpener, and an outdated overhead projector. Furnishings include old but well-maintained metal-frame plastic chairs and lecture hall tables.

Systems
An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. It is controlled by a manual thermostat. The portable receives no mechanical ventilation, and the door is the only option for passive ventilation.

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and mechanical equipment.

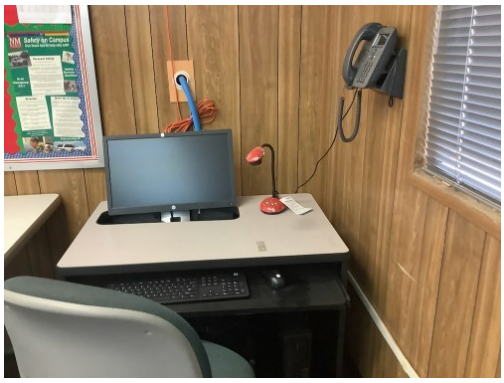
In addition to the built-in outlets, electric conduit enters at the southeast corner of the classroom and uses surface-mounted raceways to fulfill current outlet requirements on all walls. One outlet cover is broken, exposing the box. An electric panel hangs in the southwest corner of the room.

Safety/Security
The classroom has Wi-Fi and a telephone. While the main campus includes an alarm system, the portables do not.

An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher mounts next to the door. The room does not include a smoke detector.

ADA and Code Compliance
The portable is ADA-compliant.

Adequacy and Environment



Adequacy of Size

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

Flexibility

Constructed to meet building codes from 1988 and dated by the district to 1994, the structure is past the average serviceable lifespan of a portable classroom. The structure is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

Natural Light

Blinds remain closed for security and protection from thermal transfer, which maintains a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

Pests

Staff report that small animals reside in the crawlspace; however, the interior of the classroom exhibits no signs of infestation.

1. DACC Portable 2, Sunland Park

Constructed:	1994
Square Feet:	GSF
Foundation/Slab/Structure:	CMU stem wall
Roof:	Metal panel
Exterior Walls:	Metal panel
HVAC:	Outdoor wall-mounted electric heat pump
Fire Protection:	Fire extinguisher

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC PORTABLE 2, SUNLAND PARK

Project No.	Code	Project Name	MACC	Project Budget
477E.2001	3.06.A03.1.3.	ADA Compliance: Walkways	$1,057	**$1,347**
477E.2002	4.03.D06.3.	Exterior Lighting Improvements	$973	**$1,240**
477E.2003	4.03.D02.3.	Foundation Repairs and Drainage	$4,638	**$5,913**
477E.2004	4.03.C05.2.	Roof Replacement	$8,487	**$10,820**
477E.2005	4.03.C02.3.	Exterior Surface Improvements	$3,229	**$4,117**
477E.2006	4.03.C03.2.	Door and Window Upgrades	$12,897	**$16,443**
477E.2007	4.03.E02.3.	Carpet Replacement	$3,277	**$4,179**
477E.2008	4.03.E04.2.	Ceiling Improvements	$4,234	**$5,398**
477E.2009	4.03.D03.3.	Heating and Cooling Upgrades	$4,037	**$5,148**
477E.2010	4.03.E05.3.	Lighting Improvements	$3,785	**$4,826**
477E.2011	4.03.D06.1.	Security and Safety Upgrades	$1,006	**$1,283**
477E.2012	4.00.B01.4.	Alternative Solution: Portable Replacement	$0	**$0**
		Total of Project Budgets		**$60,715**

Project 477E.2001 · ADA Compliance: Walkways

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	3.

Project Description

The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the stairs lack tread nosing contrast.

Install handrails extensions and paint handrails. Provide stair tread nosing contrast.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install handrail extensions	1.1211	2.0	Pair	1.00	$406.25	$813
2	Paint handrails	2.2135	50.0	LF	1.00	$1.43	$72
3	Install stair tread nosing contrast	2.3222	2.0	EA	1.00	$86.33	$173
Maximum Allowable Construction Cost							$1,057
Total Project Cost							**$1,347**

Project 477E.2002 · Exterior Lighting Improvements

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	D06.	**P/Class:**	3.

Project Description

A cracked, yellowing, wall-mounted light fixture hangs next to the door.

Replace the light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixture	1.4121	1.0	EA	1.00	$972.92	$973
Maximum Allowable Construction Cost						$973
Total Project Cost						**$1,240**

Project 477E.2003 · Foundation Repairs and Drainage

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	D02.	**P/Class:**	3.

Project Description

The concrete masonry unit (CMU) stem wall has a bent, damaged metal drip edge. Water runoff undermines the concrete footing that the stem wall rests on. The concrete footing exhibits spalling.

Replace the metal drip edge. Patch the spalling concrete. Correct the drainage.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace drip edge	2.2416	100.0	LF	1.00	$2.38	$238
2	Patch concrete	1.1115	10.0	SF	1.00	$5.45	$55
3	Correct drainage	1.2114	500.0	SF	1.00	$8.69	$4,345
Maximum Allowable Construction Cost							$4,638
Total Project Cost							**$5,913**

Project 477E.2004 · Roof Replacement

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	C05.	**P/Class:**	2.

Project Description

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge is misaligned and bent, and it does not provide a continuous protective surface.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace roof	2.2448	576.0	SF	1.00	$12.00	$6,912
2	Install gutters and downspouts	2.2417	125.0	LF	1.00	$10.00	$1,250
3	Install drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Install splash blocks	2.2415	2.0	EA	1.00	$43.31	$87
Maximum Allowable Construction Cost							$8,487
Total Project Cost							**$10,820**

Project 477E.2005 · Exterior Surface Improvements

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	C02.	**P/Class:**	3.

Project Description

The metal-panel sheathing exhibits minor denting, oxidation, and rust. The sheathing is in poor condition. The adhesive vinyl numbers for building identification are cracking and peeling off.

Power wash, seal gaps, and paint the sheathing. Replace building identification.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Power wash sheathing	2.2318	1,000.0	SF	1.00	$1.82	$1,820
2	Seal and paint	2.2313	1,000.0	SF	1.00	$1.33	$1,330
3	Install building identification	2.3611	1.0	EA	1.00	$79.13	$79
Maximum Allowable Construction Cost							$3,229
Total Project Cost							**$4,117**

Project 477E.2006 · Door and Window Upgrades

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	C03.	**P/Class:**	2.

Project Description

The metal-clad wood door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door. The single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals exhibit incorrect repairs and are filled with aging, peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion; they are covered in layers of blown-in sand. Window screens are threadbare. Pull cords appear dry and weak, and they do not operate the venetian blinds. Interior door and window trim exhibit wear and damage

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the sills. Replace the interior door and window trim.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repaint door and frame	2.2112	1.0	EA	1.00	$145.21	$145
2	Replace weather stripping	2.2134	1.0	EA	1.00	$242.02	$242
3	Replace threshold	2.2133	1.0	EA	1.00	$224.54	$225
4	Replace windows	2.2226	100.0	SF	1.00	$98.85	$9,885
5	Install screens	2.2223	100.0	SF	1.00	$9.29	$929
6	Install blinds	2.2211	100.0	SF	1.00	$13.28	$1,328
7	Replace trim and sills	2.2135	100.0	LF	1.00	$1.43	$143
Maximum Allowable Construction Cost							$12,897
Total Project Cost							**$16,443**

Project 477E.2007 · Carpet Replacement

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	E02.	**P/Class:**	3.

Project Description

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Replace carpet.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace carpet	2.3113	576.0	SF	1.00	$5.69	$3,277
Maximum Allowable Construction Cost						$3,277
Total Project Cost						**$4,179**

Project 477E.2008 · Ceiling Improvements

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	E04.	**P/Class:**	2.

Project Description

The ceilings are in poor condition with uneven paint, cracks along the seams, and heavy water staining.

Replace ceiling panels.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ceiling panels	2.3415	576.0	SF	1.00	$7.35	$4,234
Maximum Allowable Construction Cost						$4,234
Total Project Cost						**$5,398**

Project 477E.2009 · Heating and Cooling Upgrades

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	D03.	**P/Class:**	3.

Project Description

An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single wall vent. A manual thermostat controls the unit. The portable lacks mechanical ventilation; thus, opening the door is the only option for passive ventilation.

Replace the heat pump with an energy-efficient model and a programmable thermostat.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace heat pump	2.3826	1.0	EA	1.00	$3,160.49	$3,160
2	Install thermosat	2.3819	2.4	EA	1.00	$368.18	$877
Maximum Allowable Construction Cost							$4,037
Total Project Cost							**$5,148**

Project 477E.2010 · Lighting Improvements

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	E05.	**P/Class:**	3.

Project Description

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and the mechanical equipment.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor light switch.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace light fixtures	2.3915	14.0	EA	1.00	$254.67	$3,565
2	Install motion-sensor light switch	2.3919	1.0	EA	1.00	$219.50	$220
Maximum Allowable Construction Cost							$3,785
Total Project Cost							**$4,826**

Project 477E.2011 · Security and Safety Upgrades

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	03.	**Type 2:**	D06.	**P/Class:**	1.

Project Description

The main campus includes an alarm, but the portables do not. The portable lacks a smoke detector.

Install an intrusion alarm and a smoke detector.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4029	1.0	EA	1.00	$765.62	$766
2	Install a smoke detector	2.4026	1.0	EA	1.00	$240.75	$241
Maximum Allowable Construction Cost							$1,006
Total Project Cost							**$1,283**

Project 477E.2012 · Alternative Solution: Portable Replacement

Facility:	DACC PORTABLE 2, SUNLAND PARK					**IDNO:**	477E
Category:	4.	**Type 1:**	00.	**Type 2:**	B01.	**P/Class:**	4.

Project Description

Constructed to meet building codes from 1988 and dated by the district from 1996, the structure is past the average serviceable lifespan. The portable is heavily aged and worn. A replacement portable would be more energy efficient and space efficient, meet current building and safety codes, and meet ADA requirements. The cost includes the removal of the old portable.

The estimated total project cost is $223,703.65.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Remove old portable	2.4223	1.0	EA	0.00	$9,699.55	$0
2	Install replacement portable, adj to 3.0 for restroom, moving, and utilities	3.2130	576.0	SF	0.00	$102.72	$0
Maximum Allowable Construction Cost							$0
Total Project Cost							**$0**

DASP (477F) · DACC PORTABLE 3, SUNLAND PARK

3365 MCNUTT RD., SUNLAND PARK, NM 88063
Evaluation Date: 2022-08-17
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	17.26	No/type of parking spaces:	209 general, including 14 accessible

Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF

Construction Dates			
Year Built:	1994 *	Building age:	28 *
Initial Construction Date:	1994	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$59,167
Cost per GSF:	$102.72	FCI Cost:	$59,833
FCI Score:	1.011	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC PORTABLE 3, SUNLAND PARK

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

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

Notes from Evaluation Meeting and Questionnaire

Portable 3, Sunland Park

* The Sunland Park Center Summary and CIPs provide a complete campus site assessment.
* Portables do not have assigned classes and serve as overflow storage.
* The campus holds three portables numbered 2, 3, and 4. Each is the same age, floor plan, and condition.

Site Assessment

Portable 4 sits on the Doña Ana County Community College Sunland Park Campus in Sunland Park, New Mexico. Direct access is available from the parking lot and via a sidewalk from the Main Building. It sits in a row with two other portables.

Site Development

Four small deciduous trees line the south rear of the portables, and a small evergreen shrub decorates the front of portable 4. Irrigation lines lead to the trees but not the shrub.

The site slopes west to east. Water drains along the asphalt parking lot in front of the portables. Unmanaged runoff causes soil erosion in the undeveloped landscape towards the rear pf the portables.

A concrete sidewalk runs along the north entrance side of the portable. Concrete steps and a ramp rise to the entrance's landing. The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the step treads lack contrast.

Safety/Security

Pole lights stand at either end of the row of portables, illuminating the sidewalk. A cracked and yellowing wall-mounted light fixture hangs next to the door.

Power runs underground to a transformer box hanging on the east side of the structure.

A fire hydrant stands on the sidewalk between portables 2 and 3.

Cameras do not surveil the exterior of the campus or the portables.

Portable 3 stands between portables 2 and 4. The portable serves as a single-room classroom and does not contain a restroom. The data plate states that the modular building was constructed to the 1988 Uniform Building Code and falls under Seismic Zone 1; however, Sunland Park is in Seismic Zone 2.

Exterior

The prefabricated structure sits elevated from the exposed ground on a concrete masonry unit (CMU) stem wall. Other than a bent and mangled metal drip edge, it is in good condition. However, water runoff undermines the concrete footing on the stem wall and exhibits spalling. The stem wall extends out to provide access to a crawl space, which is covered with a loose-fitting metal lid.

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge appears misaligned and bent, and it does not provide a continuous protective surface.

The metal-panel sheathing exhibits denting, oxidation and rust. The sheathing is in poor condition. The adhesive vinyl numbers identifying the building are cracking and peeling off.

The metal-clad wood door includes a window, swipe card lock, panic bar, and door closer. The door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door.

Single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals show incorrect repairs and are filled with aging and peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion and covered in layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

Interior

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Interior walls have wood panels. The matching trim on the door and windows exhibits wear and

damage.

Textured and painted panels hang from the ceiling. The panels are in poor condition with uneven paint, cracks along the seams, and heavy water stains.

The classroom offers a whiteboard, ceiling-mounted projector, pull-down screen, computer, pencil sharpener, and an outdated overhead projector. Furnishings include old but well-maintained metal-frame plastic chairs and lecture hall tables.

Systems
An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. It is controlled by a manual thermostat. The portable receives no mechanical ventilation, and the door is the only option for passive ventilation.

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and mechanical equipment.

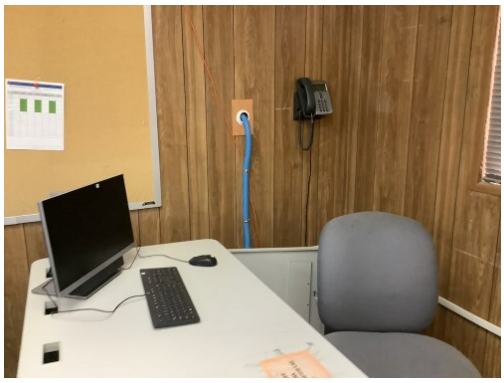
In addition to the built-in outlets, electric conduit enters at the southeast corner of the classroom and uses surface-mounted raceways to fulfill current outlet requirements on all walls. One outlet cover is broken, exposing the box. An electric panel hangs in the southwest corner of the room.

Safety/Security
The classroom has Wi-Fi and a telephone. While the main campus includes an alarm system, the portables do not.

An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher mounts next to the door. The room does not include a smoke detector.

ADA and Code Compliance
The portable is ADA-compliant.

Adequacy and Environment



Adequacy of Size

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

Flexibility

Constructed to meet building codes from 1988 and dated by the district to 1994, the structure is past the average serviceable lifespan of a portable classroom. The structure is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

Natural Light

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

Pests

The evaluator observed squirrels in the portable's crawlspace. However, the interior of the classroom shows no signs of infestation.

1. DACC Portable 3, Sunland Park

Constructed:	1994
Square Feet:	576 GSF
Foundation/Slab/Structure:	CMU stem wall
Roof:	Metal panel
Exterior Walls:	Metal panel
HVAC:	Outdoor wall-mounted electric heat pump
Fire Protection:	Fire extinguisher

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC PORTABLE 3, SUNLAND PARK

Project No.	Code	Project Name	MACC	Project Budget
477F.2001	3.06.A03.1.3.	ADA Compliance: Walkways	$1,057	**$1,347**
477F.2002	4.03.D06.3.	Exterior Lighting Improvements	$973	**$1,240**
477F.2003	4.03.D02.3.	Foundation Repairs and Drainage	$4,638	**$5,913**
477F.2004	4.03.C05.2.	Roof Replacement	$8,487	**$10,820**
477F.2005	4.03.C02.3.	Exterior Surface Improvements	$3,594	**$4,583**
477F.2006	4.03.C03.2.	Door and Window Upgrades	$12,897	**$16,443**
477F.2007	4.03.E02.3.	Carpet Replacement	$3,277	**$4,179**
477F.2008	4.03.B04.2.	Ceiling Improvements	$4,234	**$5,398**
477F.2009	4.03.D03.3.	Heating and Cooling Upgrades	$4,037	**$5,148**
477F.2010	4.03.E05.3.	Lighting Improvements	$3,785	**$4,826**
477F.2011	4.03.D06.1.	Security and Safety Upgrades	$1,006	**$1,283**
477F.2012	4.00.B01.4.	Alternative Solution: Portable Replacement	$0	**$0**
		Total of Project Budgets		**$61,180**

Project 477F.2001 · ADA Compliance: Walkways

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	3.

Project Description

The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the stairs lack tread nosing contrast.

Install handrails extensions and paint handrails. Provide stair tread nosing contrast.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install handrail extensions	1.1211	2.0	Pair	1.00	$406.25	$813
2	Paint handrails	2.2135	50.0	LF	1.00	$1.43	$72
3	Install stair contrast	2.3222	2.0	EA	1.00	$86.33	$173
Maximum Allowable Construction Cost							$1,057
Total Project Cost							**$1,347**

Project 477F.2002 · Exterior Lighting Improvements

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	03.	**Type 2:**	D06.	**P/Class:**	3.

Project Description

The entrance lacks lighting.

Install light fixture.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install light fixture	1.4121	1.0	EA	1.00	$972.92	$973
Maximum Allowable Construction Cost							$973
Total Project Cost							**$1,240**

Project 477F.2003 · Foundation Repairs and Drainage

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	03.	**Type 2:**	D02.	**P/Class:**	3.

Project Description

The concrete masonry unit (CMU) stem wall has a bent, damaged metal drip edge. Water runoff undermines the concrete footing that the stem wall rests on. The concrete footing exhibits spalling.

Replace the metal drip edge. Patch the spalling concrete. Correct the drainage.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace drip edge	2.2416	100.0	LF	1.00	$2.38	$238
2	Patch concrete	1.1115	10.0	SF	1.00	$5.45	$55
3	Correct drainage	1.2114	500.0	SF	1.00	$8.69	$4,345
Maximum Allowable Construction Cost							$4,638
Total Project Cost							**$5,913**

Project 477F.2004 · Roof Replacement

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	03.	**Type 2:**	C05.	**P/Class:**	2.

Project Description

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge is misaligned and bent, and it does not provide a continuous protective surface.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace roof panels	2.2448	576.0	SF	1.00	$12.00	$6,912
2	Install gutters and downspouts	2.2417	125.0	LF	1.00	$10.00	$1,250
3	Install drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Install splash blocks	2.2415	2.0	EA	1.00	$43.31	$87
Maximum Allowable Construction Cost							$8,487
Total Project Cost							**$10,820**

Project 477F.2005 · Exterior Surface Improvements

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	03.	**Type 2:**	C02.	**P/Class:**	3.

Project Description

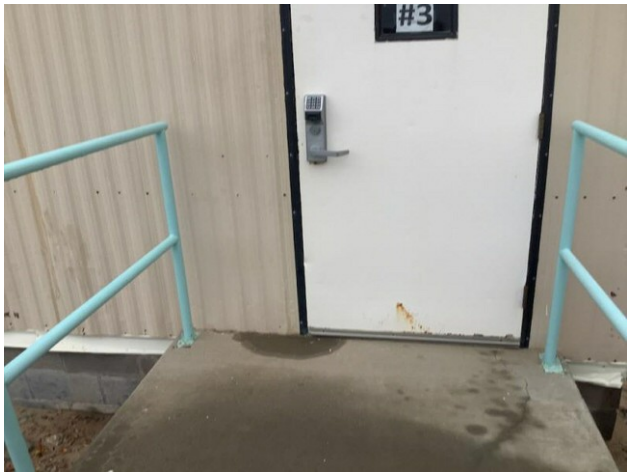
The metal-panel sheathing exhibits significant denting, oxidation and rust. The sheathing is in poor condition. The adhesive vinyl numbers for building identification are cracking and peeling off.

Power wash the building. Replace damaged panels. Seal the gaps and paint the sheathing. Replace building identification.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Power wash sheathing	2.2318	1,000.0	SF	1.00	$1.82	$1,820
2	Replace metal panels	2.2322	50.0	SF	1.00	$7.30	$365
3	Seal and paint	2.2313	1,000.0	SF	1.00	$1.33	$1,330
4	Install building identification	2.3611	1.0	EA	1.00	$79.13	$79
Maximum Allowable Construction Cost							$3,594
Total Project Cost							**$4,583**

Project 477F.2006 · Door and Window Upgrades

Facility:	DACC PORTABLE 3, SUNLAND PARK			**IDNO:**	477F
Category:	4.	**Type 1:**	03. **Type 2:** C03.	**P/Class:**	2.



Project Description

The metal-clad wood door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door. The single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals exhibit incorrect repairs and are filled with aging, peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion; they are covered in layers of blown-in sand. Window screens are threadbare. Pull cords appear dry and weak, and they do not operate the venetian blinds. Interior door and window trim exhibit wear and damage

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the sills. Replace the interior door and window trim.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repaint door and frame	2.2112	1.0	EA	1.00	$145.21	$145
2	Replace weather stripping	2.2134	1.0	EA	1.00	$242.02	$242
3	Replace threshold	2.2133	1.0	EA	1.00	$224.54	$225
4	Replace windows	2.2226	100.0	SF	1.00	$98.85	$9,885
5	Install screens	2.2223	100.0	SF	1.00	$9.29	$929
6	Install blinds	2.2211	100.0	SF	1.00	$13.28	$1,328
7	Replace trim and sills	2.2135	100.0	LF	1.00	$1.43	$143
Maximum Allowable Construction Cost							$12,897
Total Project Cost							**$16,443**

Project 477F.2007 · Carpet Replacement

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	03.	**Type 2:**	E02.	**P/Class:**	3.

Project Description

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Replace carpet.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace carpet	2.3113	576.0	SF	1.00	$5.69	$3,277
Maximum Allowable Construction Cost						$3,277
Total Project Cost						**$4,179**

Project 477F.2008 · Ceiling Improvements

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	03.	**Type 2:**	B04.	**P/Class:**	2.

Project Description

Textured and painted panels hang from the ceiling. The panels are in fair condition with uneven paint and water staining.

Replace ceiling panels. Coordinate with the Roof Replacement CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ceiling panels	2.3415	576.0	SF	1.00	$7.35	$4,234
Maximum Allowable Construction Cost						$4,234
Total Project Cost						**$5,398**

Project 477F.2009 · Heating and Cooling Upgrades

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	03.	**Type 2:**	D03.	**P/Class:**	3.

Project Description

An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single wall vent. A manual thermostat controls the unit. The portable lacks mechanical ventilation; thus, opening the door is the only option for passive ventilation.

Replace the heat pump with an energy-efficient model and a programmable thermostat.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace heat pump	2.3826	1.0	EA	1.00	$3,160.49	$3,160
2	Install thermosat	2.3819	2.4	EA	1.00	$368.18	$877
Maximum Allowable Construction Cost							$4,037
Total Project Cost							**$5,148**

Project 477F.2010 · Lighting Improvements

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	03.	**Type 2:**	E05.	**P/Class:**	3.

Project Description

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and the mechanical equipment.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor light switch.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace light fixtures	2.3915	14.0	EA	1.00	$254.67	$3,565
2	Install motion sensor light switches	2.3919	1.0	EA	1.00	$219.50	$220
Maximum Allowable Construction Cost							$3,785
Total Project Cost							**$4,826**

Project 477F.2011 · Security and Safety Upgrades

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	03.	**Type 2:**	D06.	**P/Class:**	1.

Project Description

The main campus includes an alarm, but the portables do not. The portable lacks a smoke detector.

Install an intrusion alarm and a smoke detector.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intruder alarm	2.4029	1.0	EA	1.00	$765.62	$766
2	Install a smoke detector	2.4026	1.0	EA	1.00	$240.75	$241
Maximum Allowable Construction Cost							$1,006
Total Project Cost							**$1,283**

Project 477F.2012 · Alternative Solution: Portable Replacement

Facility:	DACC PORTABLE 3, SUNLAND PARK					**IDNO:**	477F
Category:	4.	**Type 1:**	00.	**Type 2:**	B01.	**P/Class:**	4.

Project Description

Constructed to meet building codes from 1988 and dated by the district from 1996, the structure is past the average serviceable lifespan. The portable is heavily aged and worn. A replacement portable would be more energy efficient and space efficient, meet current building and safety codes, and meet ADA requirements. The cost includes the removal of the old portable.

The estimated total project cost is $223,703.65.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Remove existing portable	2.4223	1.0	EA	0.00	$9,699.55	$0
2	Purchase new portable, adj to 3.0 for moving, restroom and utilities	3.2130	576.0	SF	0.00	$102.72	$0
Maximum Allowable Construction Cost							$0
Total Project Cost							**$0**

DASP (477G) · DACC PORTABLE 4, SUNLAND PARK

3365 MCNUTT RD., SUNLAND PARK, NM 88063
Evaluation Date: 2022-08-17
Evaluator: Carol Orona

Evaluation Status: Evaluated

Facility Summary

Location Data

Site Data			
Site acres:	17.26	No/type of parking spaces:	209 general, including 14 accessible

Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF

Construction Dates			
Year Built:	1994 *	Building age:	28 *
Initial Construction Date:	1994	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	$59,167
Cost per GSF:	$102.72	FCI Cost:	$55,250
FCI Score:	0.934	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for DACC PORTABLE 4, SUNLAND PARK

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

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

Notes from Evaluation Meeting and Questionnaire

Sunland Park Portable 4

* The Sunland Park Center Summary and CIPs provide a complete campus site assessment.
* Portables do not have assigned classes and serve as overflow storage.
* The campus holds three portables numbered 2, 3, and 4. Each is the same age, floor plan, and condition.

Site Assessment

Portable 4 sits on the Doña Ana County Community College Sunland Park Campus in Sunland Park, New Mexico. Direct access is available from the parking lot and via a sidewalk from the Main Building. It sits in a row with two other portables.

Site Development

Four small deciduous trees line the south rear of the portables, and a small evergreen shrub decorates the front of portable 4. Irrigation lines lead to the trees but not the shrub.

The site slopes west to east. Water drains along the asphalt parking lot in front of the portables. Unmanaged runoff causes soil erosion in the undeveloped landscape towards the rear pf the portables.

A concrete sidewalk runs along the north entrance side of the portable. Concrete steps and a ramp rise to the entrance's landing. The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the step treads lack contrast.

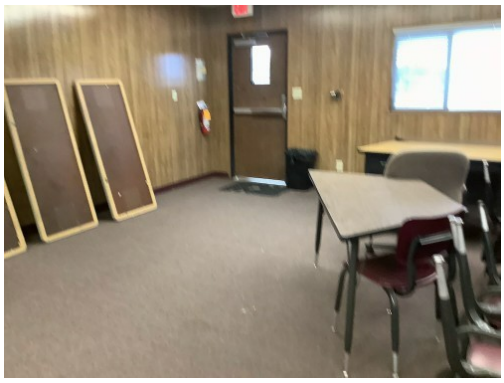
Safety/Security

Pole lights stand at either end of the row of portables, illuminating the sidewalk. A cracked and yellowing wall-mounted light fixture hangs next to the door.

Power runs underground to a transformer box hanging on the east side of the structure.

A fire hydrant stands on the sidewalk between portables 2 and 3.

Cameras do not surveil the exterior of the campus or the portables.



Portable 4 stands west of portable 3. The portable serves as a single-room classroom and does not contain a restroom. The data plate states that the modular building is constructed to the 1988 Uniform Building Code and falls under Seismic Zone 1; however, Sunland Park is in Seismic Zone 2.

Exterior

The prefabricated structure sits elevated from the exposed ground on a concrete masonry unit (CMU) stem wall. Other than a bent and mangled metal drip edge, it is in good condition. However, water runoff undermines the concrete footing on the stem wall and exhibits spalling. The stem wall extends out to provide access to a crawl space, which is covered with a loose-fitting metal lid.

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge appears misaligned and bent, and it does not provide a continuous protective surface.

The metal-panel sheathing exhibits denting, oxidation and rust. The sheathing is in poor condition. The adhesive vinyl numbers identifying the building are cracking and peeling off.

The metal-clad wood door includes a window, swipe card lock, panic bar, and door closer. The door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door.

Single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals show incorrect repairs and are filled with aging and peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion and covered in layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

Interior

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Interior walls have wood panels. The matching trim on the door and windows exhibits wear and

damage.

Textured and painted panels hang from the ceiling. The panels are in poor condition with uneven paint, cracks along the seams, and heavy water stains.

The classroom offers a whiteboard, ceiling-mounted projector, pull-down screen, computer, pencil sharpener, and an outdated overhead projector. Furnishings include old but well-maintained metal-frame plastic chairs and lecture hall tables.

Systems
An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. It is controlled by a manual thermostat. The portable receives no mechanical ventilation, and the door is the only option for passive ventilation.

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and mechanical equipment.

In addition to the built-in outlets, electric conduit enters at the southeast corner of the classroom and uses surface-mounted raceways to fulfill current outlet requirements on all walls. One outlet cover is broken, exposing the box. An electric panel hangs in the southwest corner of the room.

Safety/Security
The classroom has Wi-Fi and a telephone. While the main campus includes an alarm system, the portables do not.

An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher mounts next to the door. The room does not include a smoke detector.

ADA and Code Compliance
The portable is ADA-compliant.

Adequacy and Environment

Adequacy of Size

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

Flexibility

Constructed to meet building codes from 1988 and dated by the district to 1994, the structure is past the average serviceable lifespan of a portable classroom. The structure is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

Natural Light

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

Pests

The evaluator observed squirrels in the crawlspace. However, the interior of the classroom shows no signs of infestation.

1. DACC Portable 4, Sunland Park

Constructed:	1994
Square Feet:	576 GSF
Foundation/Slab/Structure:	CMU stem wall
Roof:	Metal panel
Exterior Walls:	Metal panel
HVAC:	Outdoor wall-mounted electric heat pump
Fire Protection:	Fire extinguisher

Site Plan

Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC
Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC PORTABLE 4, SUNLAND PARK

Project No.	Code	Project Name	MACC	Project Budget
477G.2001	3.06.A03.1.3.	ADA Compliance: Walkways	$1,057	**$1,347**
477G.2002	4.03.D06.3.	Exterior Lighting Improvements	$973	**$1,240**
477G.2003	4.03.D02.3.	Foundation Repairs and Drainage	$4,638	**$5,913**
477G.2004	4.03.C05.2.	Roof Replacement	$8,487	**$10,820**
477G.2005	4.03.C02.4.	Exterior Surface Improvements	$3,594	**$4,583**
477G.2006	4.03.C03.2.	Door and Window Upgrades	$12,897	**$16,443**
477G.2007	4.03.E02.3.	Carpet Replacement	$3,277	**$4,179**
477G.2008	4.03.B04.2.	Ceiling Improvements	$4,234	**$5,398**
477G.2009	4.03.D03.3.	Heating and Cooling Upgrades	$4,037	**$5,148**
477G.2010	4.03.E05.3.	Lighting Improvements	$3,785	**$4,826**
477G.2011	4.03.D06.1.	Security and Safety Upgrades	$1,006	**$1,283**
477G.2012	4.00.B01.4.	Alternative Solution: Portable Replacement	$0	**$0**
		Total of Project Budgets		**$61,180**

Project 477G.2001 · ADA Compliance: Walkways

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1.	**P/Class:**	3.

Project Description

The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the stairs lack tread nosing contrast.

Install handrails extensions and paint handrails. Provide stair tread nosing contrast.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install handrail extensions	1.1211	2.0	Pair	1.00	$406.25	$813
2	Paint handrails	2.2135	50.0	LF	1.00	$1.43	$72
3	Install stair contrast	2.3222	2.0	EA	1.00	$86.33	$173
Maximum Allowable Construction Cost							$1,057
Total Project Cost							**$1,347**

Project 477G.2002 · Exterior Lighting Improvements

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	D06.	**P/Class:**	3.

Project Description

The entrance lacks lighting.

Install light fixture.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install light fixture	1.4121	1.0	EA	1.00	$972.92	$973
Maximum Allowable Construction Cost							$973
Total Project Cost							**$1,240**

Project 477G.2003 · Foundation Repairs and Drainage

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	D02.	**P/Class:**	3.

Project Description

The concrete masonry unit (CMU) stem wall has a bent, damaged metal drip edge. Water runoff undermines the concrete footing that the stem wall rests on. The concrete footing exhibits spalling.

Replace the metal drip edge. Patch the spalling concrete. Correct the drainage.

Description		Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace drip edge	2.2416	100.0	LF	1.00	$2.38	$238
2	Patch concrete	1.1115	10.0	SF	1.00	$5.45	$55
3	Correct drainage	1.2114	500.0	SF	1.00	$8.69	$4,345
Maximum Allowable Construction Cost							$4,638
Total Project Cost							**$5,913**

Project 477G.2004 · Roof Replacement

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	C05.	**P/Class:**	2.

Project Description

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge is misaligned and bent, and it does not provide a continuous protective surface.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace roof panels	2.2448	576.0	SF	1.00	$12.00	$6,912
2	Install gutters and downspouts	2.2417	125.0	LF	1.00	$10.00	$1,250
3	Install drip edge	2.2416	100.0	LF	1.00	$2.38	$238
4	Install splash blocks	2.2415	2.0	EA	1.00	$43.31	$87
Maximum Allowable Construction Cost							$8,487
Total Project Cost							**$10,820**

Project 477G.2005 · Exterior Surface Improvements

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	C02.	**P/Class:**	4.

Project Description

The metal-panel sheathing exhibits minor denting, oxidation, and rust. The sheathing is in poor condition. The adhesive vinyl numbers for building identification are cracking and peeling off.

Power wash, seal gaps, and paint the sheathing. Replace building identification.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Power wash sheathing	2.2318	1,000.0	SF	1.00	$1.82	$1,820
2	Replace metal panels	2.2322	50.0	SF	1.00	$7.30	$365
3	Seal and paint	2.2313	1,000.0	SF	1.00	$1.33	$1,330
4	Install building identification	2.3611	1.0	EA	1.00	$79.13	$79
Maximum Allowable Construction Cost							$3,594
Total Project Cost							**$4,583**

Project 477G.2006 · Door and Window Upgrades

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	C03.	**P/Class:**	2.

Project Description

The metal-clad wood door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door. The single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals exhibit incorrect repairs and are filled with aging, peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion; they are covered in layers of blown-in sand. Window screens are threadbare. Pull cords appear dry and weak, and they do not operate the venetian blinds. Interior door and window trim exhibit wear and damage

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the sills. Replace the interior door and window trim.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repaint door and frame	2.2112	1.0	EA	1.00	$145.21	$145
2	Replace weather strip	2.2134	1.0	EA	1.00	$242.02	$242
3	Replace threshold	2.2133	1.0	EA	1.00	$224.54	$225
4	Replace windows	2.2226	100.0	SF	1.00	$98.85	$9,885
5	Install screens	2.2223	100.0	SF	1.00	$9.29	$929
6	Install blinds	2.2211	100.0	SF	1.00	$13.28	$1,328
7	Replace trim and sills	2.2135	100.0	LF	1.00	$1.43	$143
Maximum Allowable Construction Cost							$12,897
Total Project Cost							**$16,443**

Project 477G.2007 · Carpet Replacement

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	E02.	**P/Class:**	3.

Project Description

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Replace carpet.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace carpet	2.3113	576.0	SF	1.00	$5.69	$3,277
Maximum Allowable Construction Cost						$3,277
Total Project Cost						**$4,179**

Project 477G.2008 · Ceiling Improvements

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	B04.	**P/Class:**	2.

Project Description

Textured and painted panels hang from the ceiling. The panels are in fair condition with uneven paint and water staining.

Replace ceiling panels. Coordinate with the Roof Replacement CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ceiling panels	2.3415	576.0	SF	1.00	$7.35	$4,234
Maximum Allowable Construction Cost						$4,234
Total Project Cost						**$5,398**

Project 477G.2009 · Heating and Cooling Upgrades

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	D03.	**P/Class:**	3.

Project Description

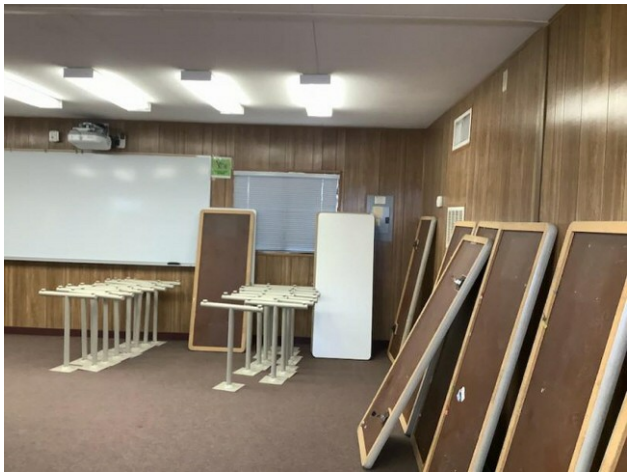
An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single wall vent. A manual thermostat controls the unit. The portable lacks mechanical ventilation; thus, opening the door is the only option for passive ventilation.

Replace the heat pump with an energy-efficient model and a programmable thermostat.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace heat pump	2.3826	1.0	EA	1.00	$3,160.49	$3,160
2	Install thermosat	2.3819	2.4	EA	1.00	$368.18	$877
Maximum Allowable Construction Cost							$4,037
Total Project Cost							**$5,148**

Project 477G.2010 · Lighting Improvements

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	E05.	**P/Class:**	3.



Project Description

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and the mechanical equipment.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor light switch.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixtures	2.3915	14.0	EA	1.00	$254.67	$3,565
2 Install motion sensor light switches	2.3919	1.0	EA	1.00	$219.50	$220
Maximum Allowable Construction Cost						$3,785
Total Project Cost						**$4,826**

Project 477G.2011 · Security and Safety Upgrades

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	03.	**Type 2:**	D06.	**P/Class:**	1.

Project Description

The main campus includes an alarm, but the portables do not. The portable lacks a smoke detector.

Install an intrusion alarm and a smoke detector.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intruder alarm	2.4029	1.0	EA	1.00	$765.62	$766
2	Install a smoke detector	2.4026	1.0	EA	1.00	$240.75	$241
Maximum Allowable Construction Cost							$1,006
Total Project Cost							**$1,283**

Project 477G.2012 · Alternative Solution: Portable Replacement

Facility:	DACC PORTABLE 4, SUNLAND PARK					**IDNO:**	477G
Category:	4.	**Type 1:**	00.	**Type 2:**	B01.	**P/Class:**	4.

Project Description

Constructed to meet building codes from 1988 and dated by the district from 1996, the structure is past the average serviceable lifespan. The portable is heavily aged and worn. A replacement portable would be more energy and space-efficient, meet current building and safety codes, and meet ADA requirements. The cost includes the removal of the old portable.

The estimated total project cost is $223,703.65.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Remove existing portable	2.4223	1.0	EA	0.00	$9,699.55	$0
2	Purchase new portable, adj to 3.0 for moving, restroom and utilities	3.2130	576.0	SF	0.00	$102.72	$0
Maximum Allowable Construction Cost							$0
Total Project Cost							**$0**

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