Facility: \Ruidoso**Sierra Vista Primary**

Attributes:

# Play Fields	0
District	Ruidoso
School Category	Public
School Type	Elementary

General Information:

Function:		**Year Built:**	1995
Last Renovation:		**Cost Model:**	
Gross Area:	45,405 S.F.		
#Building:	1	**#ES EA:**	1
#Site:	1		

Facility Description:

Sierra Vista Primary School is located at 200 Horton Circle Street in Ruidoso, New Mexico, and is part of the Ruidoso Municipal School District. The 1-story campus contains 45,405 SF of permanent buildings and no portables for a total of 45,405 GSF. Occupancy is 350 first and second grade students, and a staff of 52. Originally constructed in 1995, with classroom additions.

Site: The 15.366 acre site amenities include a playground and a multi-use play area. The school has a parking capacity of 65 (5 are handicap spaces). All paved areas are in good condition and require no improvements. Concrete sidewalks are in good condition and pose no hazard. Landscaped areas are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on concrete foundations that are showing no signs of settlement, but foundations on the north side of the building are leaking. The main structure is stucco over concrete block bearing walls. The roof system is steel framed with flat roofs. Exterior doors are hollow metal, and windows are aluminum framed units.

Interiors: Partition wall types include painted concrete block and drywall. Interior wall finishes have been painted as needed, and are in generally good condition. Most ceilings are acoustical tile. Flooring in high use areas is resilient tile. Most other flooring is carpet. Interior doors are typically wood.

Mechanical/Plumbing: Heating for the complex is supplied by gas fired roof top units, and is distributed by ductwork. There is no cooling system. Fresh air is supplied through infiltration. Bathroom ventilation is adequate. Plumbing and fixtures in the building are in good condition.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 277/460 V., 3-phase power to the facility. Lighting is fluorescent, and illumination is adequate. Emergency lighting is in corridors and emergency exit signs are typically illuminated.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators, and does not comply with current requirements. The system is activated by pull stations, and is not centrally monitored. The school has a fire sprinkler system. Egress corridors generally meet with current code requirements. The complex is generally handicap compliant, but additional requirements include ADA signage.

2003 Updated: Fire Alarm/Intercom System Upgrade DCU Funded # 04-049 (summer 2004). No other work has been done or planned.

COMET Facility Report

Facility Attribute Worksheet Report

Facility Name	Attribute	Current	Update	Attribute	Current	Update	Attribute	Current	Update
NM K12 PSFA									
Ruidoso									
Sierra Vista Primary									
Buildings									
Main Building (1995)	Building Type	Permanent							

\Ruidoso\Sierra Vista Primary\036145

Gross Area: 1 SF

						Current			Update		
System Group	System Description	Cost Sq. Ft.	Life years	Renewed Cost	Type	Last Reno	Next Reno	Adjustment Amount	Last Reno	Next Reno	Adjustment Amount
Specialties	Educational Adequacy	$0.01	100	$0	9	1995	2095	$0.00			

\Ruidoso\Sierra Vista Primary\Buildings\Main Building (1995)

Gross Area: 45,405 SF

						Current			Update		
System Group	System Description	Cost Sq. Ft.	Life years	Renewed Cost	Type	Last Reno	Next Reno	Adjustment Amount	Last Reno	Next Reno	Adjustment Amount
Electrical	Comm./Security	$5.68	15	$232,250	9	2004	2019	$0.00			
	Emergency Lights	$1.60	20	$65,359	9	2004	2024	$0.00			
	Fire Detection/Alarm	$1.44	15	$58,782	9	2004	2019	$0.00			
	Lighting/Branch Ckts	$15.00	30	$612,893	9	1995	2025	$0.00			
	Main Power/Emergency	$2.49	30	$101,943	9	1995	2025	$0.00			
Ext. Closure	Ext. Windows/Doors	$13.68	30	$683,276	9	1995	2025	$0.00			
	Exterior Walls	$10.76	100	$488,707	9	1995	2095	$0.00			
Foundation	Foundtion/Slab/Structure	$34.92	100	$1,585,329	9	1995	2095	$0.00			
Int Construct	Ceiling	$6.14	30	$306,470	9	1995	2025	$0.00			
	Floor Finishes	$13.88	12	$693,325	4	1995	2007	$0.00			
	Interior Doors	$10.87	50	$444,358	9	1995	2045	$0.00			
	Interior Walls	$12.64	60	$516,705	9	1995	2055	$0.00			
	Wall Finishes	$3.74	12	$169,906	4	1995	2007	$0.00			
Mech/Plumb	Air/Vent Equip	$11.81	20	$589,828	9	1995	2015	$0.00			
	Cooling/Heating Equip	$6.75	30	$306,470	9	1995	2025	$0.00			
	Fire Sprinkler	$3.98	50	$235,127	9	1995	2045	$0.00			
	Plumbing/Fixtures	$7.90	30	$358,537	9	1995	2025	$0.00			
Roofing	Roof	$9.67	20	$526,707	9	1995	2015	$0.00			
Special Const	Cbnts/Brds	$6.10	60	$304,460	9	1995	2055	$0.00			

\Ruidoso\Sierra Vista Primary\Site

Gross Area: 45,405 SF

						Current			Update		
System Group	System Description	Cost Sq. Ft.	Life years	Renewed Cost	Type	Last Reno	Next Reno	Adjustment Amount	Last Reno	Next Reno	Adjustment Amount
E/A (Site)	Play Equipment	$1.68	15	$61,020	4	1995	2010	$0.00			
	Site Lighting	$2.48	40	$112,814	9	1995	2035	$0.00			
Site Work	Fencing	$0.45	100	$18,498	9	1995	2095	$0.00			
	Parking	$4.08	20	$203,978	9	1995	2015	$0.00			
	Site Specialties	$0.43	40	$19,640	9	1995	2035	$0.00			
	Site Utilities	$1.59	50	$86,597	9	1995	2045	$0.00			
	Walkways	$2.10	30	$105,004	9	1995	2025	$0.00			

Facility: \Ruidoso\Sierra Vista Primary

Surveyor:
Monte Nevills

Date Taken:
26-Jun-2002

Repair Costs:
$2,559,687.62

Replacement Cost:
$8,711,403.31

NMCI:
29.38%

Photo Description:

Life Cycle Data:

No Life Cycle Data

Deficiency Analysis:

Major Class	Major Class Description	Deficiency	Facility Type	# of Entries	% of Failure	Total Failure
000006	Code Compliance	ADA Deficiencies	Building	1	100.00%	$4,987.90
000007	State specified requirements	Insufficient Administrative Square Footage	ES EA	1	100.00%	$0.00
000007	State specified requirements	Insufficient Computer Lab Square Footage	ES EA	1	100.00%	$0.00
000007	State specified requirements	Insufficient Faculty Workspace	ES EA	1	100.00%	$0.00
000007	State specified requirements	Insufficient Food Service Square Footage	ES EA	1	100.00%	$0.00
000007	State specified requirements	Insufficient Janitorial Square Footage	ES EA	1	100.00%	$0.00
000007	State specified requirements	Insufficient Media Center Square Footage	ES EA	1	100.00%	$0.00
000007	State specified requirements	Insufficient Student Health Square Footage	ES EA	1	100.00%	$0.00
025108	Asphaltic Concrete	L1 Parking Degrading or New Paving Required	Site	1	100.00%	$114,484.08
025120	Concrete Pavement	L1 Walkways Expired or Degrading	Site	1	100.00%	$26,132.23
026454	Piping, Water Distribution	L1 Site Utilities Expired or Degrading	Site	1	100.00%	$8,088.55
028308	Fence, Chain Link Industrial	L1 Fencing Missing , expired, or Degrading	Site	1	100.00%	$510.20
028612	Playground Equipment	L1 Play Equip. Missing, Expired or Degrading	Site	1	100.00%	$60,975.21
031170	Forms In Place, Slab On Grade	L1 Foundation/Slabs/Structure Expired or Degrading	Building	1	100.00%	$35,465.18
075302	Single-ply Membrane	L1 Roof Expired or Degrading	Building	1	100.00%	$296,165.33
082062	Wood Door, Architectural	L1 Interior Doors Expired or Degrading	Building	1	100.00%	$39,820.55
085204	Aluminum Windows	L1 Ext. Windows/Doors	Building	1	100.00%	$170,481.72
092304	Stucco	L1 Exterior Walls Expired or Degrading	Building	1	100.00%	$11,199.53
092604	Ceilings	L1 Ceilings Expired or Degrading	Building	1	100.00%	$88,974.04
092620	Partition Wall	L1 Interior Walls Expired or Degrading	Building	1	100.00%	$32,354.20

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096354	Flooring	L1 Floor Finishes Expired or Degrading	Building	1	100.00%	$693,126.42
099224	Walls And Ceilings	L1 Wall Finishes Expried or Degrading	Building	1	100.00%	$169,859.53
104104	Directory Boards	L1 Site Specialties Expired or Degrading	Site	1	100.00%	$3,185.65
123501	Cabinets	L1 Cbnts/Brds Expired or Degrading	Building	1	100.00%	$23,643.45
152180	Water Closets	L1 Plumbing/Fixtures Expired or Degrading	Building	1	100.00%	$89,596.23
154101	Automatic Fire Suppression Systems	L1 Fire Sprinkler Non-Compliant	Building	1	100.00%	$24,265.65
157125	Central Station Air-handling Unit	L1 Cooling/Heating Equip Expired or Degrading	Building	1	100.00%	$76,530.12
157150	Fan Coil Air Conditioning	L1 Air/Vent Equip. Expired or Degrading	Building	1	100.00%	$340,963.44
163264	Distribution Section	L1 Main Power/Emergency Expired or Degrading	Building	1	100.00%	$25,510.04
166110	Exit And Emergency Lighting	L1 Emergency Lights Expired or Degrading	Building	1	100.00%	$5,599.76
166130	Interior Lighting Fixtures	L1 Lighting/Branch Ckts Expired or Degrading	Building	1	100.00%	$153,060.23
167110	Electric & Telephone Site Work	L1 Site Lighting Expired or Degrading	Site	1	100.00%	$18,043.69
168120	Detection Systems	L1 Comm./Security Missing, Expired or Degrading	Building	1	100.00%	$37,331.76
168120	Detection Systems	L1 Fire Detection/Alrm Missing, Expired -Degrading	Building	1	100.00%	$9,332.94
Total				34		$2,559,687.62

Facility: \Ruidoso\Sierra Vista Primary**036145**

Attributes:

# 1-5 Students	388	**Comp Lab NSF**	1,184
# 6-8 Students	0	**Faculty Work NS**	435
# 9-12 Students	0	**Food Svs NSF**	2,880
# Bus Drop Off	1	**General CR NSF**	17,952
# Classrooms	21	**General Storage**	556
# Gravel Parkin	0	**Growth Factor**	1.05
# Handicap Park	6	**Janitorial Work**	72
# K Students	0	**Media Ctr NSF**	1,092
# Multi-Use Pla	1	**Parent Work NSF**	0
# Paved Parking	70	**Permanent GSF**	45,405
# Staff	34	**Phy Ed NSF**	3,617
# Stu Drop Off	1	**Playgrnd Equip**	Yes
# Students	388	**Portable GSF**	0
#Special Educat	0	**School ID**	036145
Admin NSF	845	**Science CR NSF**	0
Art/Music NSF	10,922	**Special CR NSF**	0
Assembly NSF	3,617	**Special Ed Clas**	0
Career Ed NSF	0	**Student Health**	123

General Information:

Function:		**Year Built:**	
Last Renovation:		**Cost Model:**	Educational Adequacy
Gross Area:	1 S.F.		

Facility Description:

Life Cycle Data:

System	Cost/S.F.	%Bldg	Life	Renewal	Last Reno	Calc Next Reno	Next Reno	Type	Adj.Amt	Description
Educational Adequacy	$0.01	100%	100	100%	1995	2095		9	$0	
Total:	$0.01									

Deficiency Analysis: None

Facility: \Ruidoso\Sierra Vista Primary\Buildings**Main Building (1995)**

Attributes:
Building Type Permanent

General Information:

Function:	Elementary School	**Year Built:**	1995
Last Renovation:	1995	**Cost Model:**	NM Elem (1-story)
Gross Area:	45,405 S.F.		

Facility Description:

Life Cycle Data:

System	Cost/S.F.	%Bldg	Life	Renewal	Last Reno	Calc Next Reno	Next Reno	Type	Adj.Amt	Description
Air/Vent Equip	$11.81	7%	20	110%	1995	2015		9	$0	
Cbnts/Brds	$6.10	3%	60	110%	1995	2055		9	$0	
Ceiling	$6.14	3%	30	110%	1995	2025		9	$0	
Comm./Security	$5.68	3%	15	90%	2004	2019		9	$0	System Upgrade DCU Funded # 04-049 (summer 2004)
Cooling/Heating Equip	$6.75	4%	30	100%	1995	2025		9	$0	
Emergency Lights	$1.60	1%	20	90%	2004	2024		9	$0	System Upgrade DCU Funded # 04-049 (summer 2004)
Ext. Windows/Doors	$13.68	8%	30	110%	1995	2025		9	$0	
Exterior Walls	$10.76	6%	100	100%	1995	2095		9	$0	Water leaks repaired
Fire Detection/Alarm	$1.44	1%	15	90%	2004	2019		9	$0	System Upgrade DCU Funded # 04-049 (summer 2004)
Fire Sprinkler	$3.98	2%	50	130%	1995	2045		9	$0	
Floor Finishes	$13.88	8%	12	110%	1995	2007		4	$0	
Foundtion/Slab/Structure	$34.92	20%	100	100%	1995	2095		9	$0	
Interior Doors	$10.87	6%	50	90%	1995	2045		9	$0	
Interior Walls	$12.64	7%	60	90%	1995	2055		9	$0	
Lighting/Branch Ckts	$15.00	8%	30	90%	1995	2025		9	$0	
Main Power/Emergency	$2.49	1%	30	90%	1995	2025		9	$0	
Plumbing/Fixtures	$7.90	4%	30	100%	1995	2025		9	$0	
Roof	$9.67	5%	20	120%	1995	2015		9	$0	
Wall Finishes	$3.74	2%	12	100%	1995	2007		4	$0	
Total:	$179.05									

Deficiency Analysis: None

Facility: \Ruidoso\Sierra Vista Primary**Site**

Attributes:

Acreage	15.366

General Information:

Function:	Elementary School	**Year Built:**	1995
Last Renovation:	1995	**Cost Model:**	NM Elem Site
Gross Area:	45,405 S.F.		

Facility Description:

Life Cycle Data:

System	Cost/S.F.	%Bldg	Life	Renewal	Last Reno	Calc Next Reno	Next Reno	Type	Adj.Amt	Description
Fencing	$0.45	4%	100	90%	1995	2095		9	$0	
Parking	$4.08	32%	20	110%	1995	2015		9	$0	
Play Equipment	$1.68	13%	15	80%	1995	2010		4	$0	
Site Lighting	$2.48	19%	40	100%	1995	2035		9	$0	
Site Specialties	$0.43	3%	40	100%	1995	2035		9	$0	
Site Utilities	$1.59	12%	50	120%	1995	2045		9	$0	
Walkways	$2.10	16%	30	110%	1995	2025		9	$0	
Total:	$12.81									

Deficiency Analysis: None