Facility: \Ruidoso**White Moutian ES**

Attributes:

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

General Information:

Function:		**Year Built:**	2008
Last Renovation:		**Cost Model:**	
Gross Area:	84,401 S.F.		
#Building:	3	**#ES EA:**	1
#Site:	1		

Facility Description:

07-08 Award calls for combining Nob Hill ES and White Mountain ES and renovating the existing White Mountain ES.

White Mountain Elementary and Intermediate School is located at 200 White Mountain Road in Ruidoso, New Mexico, and is part of the Ruidoso Municipal School District. The 1-story campus contains 84,401 SF of permanent buildings and no portables for a total of 84,401 GSF. Occupancy is 315 third and fourth grade students, and a staff of 65, as well as 372 fifth and sixth grade students, and a staff of 35. Originally constructed in 1976, there have been 2 additions. To most accurately capture repair costs, the complex was split into 3 permanent building assessments.

Site: The 15 acre site amenities include a playground and a multi-use play area. The school has a parking capacity of 122 (4 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 buildings rest on concrete foundations that are showing no signs of settlement or damage. 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 and resilient tile. Interior doors are typically wood.

Mechanical/Plumbing: Heating is supplied by a gas fired boiler, and is distributed by fan coil units and ductwork. There is no cooling in this building except for evaporative coolers in the cafeteria. Fresh air is supplied through infiltration. Bathroom ventilation is adequate. Plumbing in the building is in poor condition, and fixtures are in fair condition.

Electrical: The electrical system is fed from a pad-mounted transformer that delivers 120/240 V., 3-phase power to the facility. Lighting is fluorescent, 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 does not have a fire sprinkler system. Egress corridors generally comply with current code requirements. The complex is generally handicap compliant, but additional requirements include ADA signage.

2003 Update: Fire Alarm/Intercom System Upgrade DCU Funded # 04-049 (summer 2004)

Facility Attribute Worksheet Report

Facility Name	Attribute	Current	Update	Attribute	Current	Update	Attribute	Current	Update
NM K12 PSFA									
Ruidoso									
White Moutian ES									
Buildings									
Gym (1976)	Building Type	Permanent							
Main Building (1976)	Building Type	Permanent							
New Classrooms (2001)	Building Type	Permanent							

\Ruidoso\White Moutian ES\036115

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	1			$0.00			

\Ruidoso\White Moutian ES\Buildings\Gym (1976)

Gross Area: 18,082 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	$92,491	9	2007	2022	$0.00			
	Emergency Lights	$1.60	20	$26,028	9	2007	2027	$0.00			
	Fire Detection/Alarm	$1.44	15	$23,409	9	2007	2022	$0.00			
	Lighting/Branch Ckts	$15.00	30	$244,078	9	2007	2037	$0.00			
	Main Power/Emergency	$2.49	30	$40,598	9	2007	2037	$0.00			
Ext. Closure	Ext. Windows/Doors	$13.68	30	$272,107	9	2007	2037	$0.00			
	Exterior Walls	$10.76	100	$194,622	9	2007	2107	$0.00			
Foundation	Foundtion/Slab/Structure	$34.92	100	$631,338	9	2007	2107	$0.00			
Int Construct	Ceiling	$6.14	30	$122,048	9	2007	2037	$0.00			
	Floor Finishes	$13.88	12	$276,108	9	2007	2019	$0.00			
	Interior Doors	$10.87	50	$176,960	9	2007	2057	$0.00			
	Interior Walls	$12.64	60	$205,772	9	2007	2067	$0.00			
	Wall Finishes	$3.74	12	$67,663	9	2007	2019	$0.00			
Mech/Plumb	Air/Vent Equip	$11.81	20	$234,892	9	2007	2027	$0.00			
	Cooling/Heating Equip	$6.75	30	$122,048	9	2007	2037	$0.00			
	Fire Sprinkler	$3.98	50	$93,637	9	2007	2057	$0.00			
	Plumbing/Fixtures	$7.90	30	$142,783	9	2007	2037	$0.00			
Roofing	Roof	$9.67	20	$209,755	9	2007	2027	$0.00			
Special Const	Cbnts/Brds	$6.10	60	$121,248	9	2007	2067	$0.00			

\Ruidoso\White Moutian ES\Buildings\Main Building (1976)

Gross Area: 56,057 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	$286,736	9	2007	2022	$0.00			
	Emergency Lights	$1.60	20	$80,692	9	2007	2027	$0.00			
	Fire Detection/Alarm	$1.44	15	$72,572	9	2007	2022	$0.00			
	Lighting/Branch Ckts	$15.00	30	$756,678	9	2007	2037	$0.00			
	Main Power/Emergency	$2.49	30	$125,859	9	2007	2037	$0.00			
Ext. Closure	Ext. Windows/Doors	$13.68	30	$843,573	9	2007	2037	$0.00			
	Exterior Walls	$10.76	100	$603,358	9	2007	2107	$0.00			
Foundation	Foundtion/Slab/Structure	$34.92	100	$1,957,247	9	2007	2107	$0.00			
Int Construct	Ceiling	$6.14	30	$378,367	9	2007	2037	$0.00			
	Floor Finishes	$13.88	12	$855,978	9	2007	2019	$0.00			
	Interior Doors	$10.87	50	$548,604	9	2007	2057	$0.00			
	Interior Walls	$12.64	60	$637,924	9	2007	2067	$0.00			
	Wall Finishes	$3.74	12	$209,765	9	2007	2019	$0.00			
Mech/Plumb	Air/Vent Equip	$11.81	20	$728,202	9	2007	2027	$0.00			
	Cooling/Heating Equip	$6.75	30	$378,367	9	2007	2037	$0.00			
	Fire Sprinkler	$3.98	50	$290,288	9	2007	2057	$0.00			
	Plumbing/Fixtures	$7.90	30	$442,650	9	2007	2037	$0.00			
Roofing	Roof	$9.67	20	$650,273	9	2007	2027	$0.00			
Special Const	Cbnts/Brds	$6.10	60	$375,886	9	2007	2067	$0.00			

\Ruidoso\White Moutian ES\Buildings\New Classrooms (2001)

Gross Area: 10,262 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	$52,491	9	2001	2016	$0.00			
	Emergency Lights	$1.60	20	$14,772	9	2001	2021	$0.00			
	Fire Detection/Alarm	$1.44	15	$13,285	9	2001	2016	$0.00			
	Lighting/Branch Ckts	$15.00	30	$138,520	9	2001	2031	$0.00			
	Main Power/Emergency	$2.49	30	$23,040	9	2001	2031	$0.00			
Ext. Closure	Ext. Windows/Doors	$13.68	30	$154,428	9	2001	2031	$0.00			
	Exterior Walls	$10.76	100	$110,453	9	2001	2101	$0.00			
Foundation	Foundtion/Slab/Structure	$34.92	100	$358,301	9	2001	2101	$0.00			
Int Construct	Ceiling	$6.14	30	$69,265	9	2001	2031	$0.00			
	Floor Finishes	$13.88	12	$156,699	9	2001	2013	$0.00			
	Interior Doors	$10.87	50	$100,430	9	2001	2051	$0.00			
	Interior Walls	$12.64	60	$116,781	9	2001	2061	$0.00			
	Wall Finishes	$3.74	12	$38,400	9	2001	2013	$0.00			
Mech/Plumb	Air/Vent Equip	$11.81	20	$133,307	9	2001	2021	$0.00			
	Cooling/Heating Equip	$6.75	30	$69,265	9	2001	2031	$0.00			
	Fire Sprinkler	$3.98	50	$53,141	9	2001	2051	$0.00			
	Plumbing/Fixtures	$7.90	30	$81,033	9	2001	2031	$0.00			
Roofing	Roof	$9.67	20	$119,041	9	2001	2021	$0.00			
Special Const	Cbnts/Brds	$6.10	60	$68,811	9	2001	2061	$0.00			

\Ruidoso\White Moutian ES\Site

Gross Area: 84,401 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	$113,427	9	2007	2022	$0.00			
	Site Lighting	$2.48	40	$209,704	9	2007	2047	$0.00			
Site Work	Fencing	$0.45	100	$34,385	9	2007	2107	$0.00			
	Parking	$4.08	20	$379,164	9	2007	2027	$0.00			
	Site Specialties	$0.43	40	$36,507	9	2007	2047	$0.00			
	Site Utilities	$1.59	50	$160,971	9	2007	2057	$0.00			
	Walkways	$2.10	30	$195,186	9	2007	2037	$0.00			

Facility: \Ruidoso\White Moutian ES

Surveyor:
Monte Nevills

Date Taken:
26-Jun-2002

Repair Costs:
$721,304.85

Replacement Cost:
$16,193,175.87

NMCI:
4.45%

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	2	66.67%	$99,758.15
000007	State specified requirements	Insufficient Food Service Square Footage	ES EA	1	100.00%	$94,284.65
000007	State specified requirements	Insufficient Student Health Square Footage	ES EA	1	100.00%	$14,225.40
025104	Asphaltic Concrete Pavement	Insufficient parking	ES EA	1	100.00%	$14,574.53
025108	Asphaltic Concrete	L1 Parking Degrading or New Paving Required	Site	1	100.00%	$8,095.98
025120	Concrete Pavement	L1 Walkways Expired or Degrading	Site	1	100.00%	$2,313.14
026454	Piping, Water Distribution	L1 Site Utilities Expired or Degrading	Site	1	100.00%	$1,156.57
028308	Fence, Chain Link Industrial	L1 Fencing Missing , expired, or Degrading	Site	1	100.00%	$34.70
028612	Playground Equipment	L1 Play Equip. Missing, Expired or Degrading	Site	1	100.00%	$4,626.27
031170	Forms In Place, Slab On Grade	L1 Foundation/Slabs/Structure Expired or Degrading	Building	3	100.00%	$4,984.97
075302	Single-ply Membrane	L1 Roof Expired or Degrading	Building	3	100.00%	$43,349.45
082062	Wood Door, Architectural	L1 Interior Doors Expired or Degrading	Building	3	100.00%	$8,141.84
085204	Aluminum Windows	L1 Ext. Windows/Doors	Building	3	100.00%	$25,097.05
092304	Stucco	L1 Exterior Walls Expired or Degrading	Building	3	100.00%	$1,859.68
092604	Ceilings	L1 Ceilings Expired or Degrading	Building	3	100.00%	$18,800.61
092620	Partition Wall	L1 Interior Walls Expired or Degrading	Building	3	100.00%	$4,703.72
096354	Flooring	L1 Floor Finishes Expired or Degrading	Building	3	100.00%	$159,286.63
099224	Walls And Ceilings	L1 Wall Finishes Expried or Degrading	Building	3	100.00%	$50,007.61
104104	Directory Boards	L1 Site Specialties Expired or Degrading	Site	1	100.00%	$231.31
123501	Cabinets	L1 Cbnts/Brds Expired or Degrading	Building	3	100.00%	$4,875.93

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152180	Water Closets	L1 Plumbing/Fixtures Expired or Degrading	Building	3	100.00%	$13,408.05
154101	Automatic Fire Suppression Systems	L1 Fire Sprinkler Non-Compliant	Building	3	100.00%	$4,141.23
157125	Central Station Air-handling Unit	L1 Cooling/Heating Equip Expired or Degrading	Building	3	100.00%	$11,267.13
157150	Fan Coil Air Conditioning	L1 Air/Vent Equip. Expired or Degrading	Building	3	100.00%	$55,038.45
163264	Distribution Section	L1 Main Power/Emergency Expired or Degrading	Building	3	100.00%	$4,141.23
166110	Exit And Emergency Lighting	L1 Emergency Lights Expired or Degrading	Building	3	100.00%	$4,984.97
166130	Interior Lighting Fixtures	L1 Lighting/Branch Ckts Expired or Degrading	Building	3	100.00%	$22,674.88
167110	Electric & Telephone Site Work	L1 Site Lighting Expired or Degrading	Site	1	100.00%	$2,313.14
168120	Detection Systems	L1 Comm./Security Missing, Expired or Degrading	Building	3	100.00%	$34,082.63
168120	Detection Systems	L1 Fire Detection/Alrm Missing, Expired -Degrading	Building	3	100.00%	$8,844.95
Total				69		$721,304.85

Facility: \Ruidoso\White Moutian ES**036115**

Attributes:

# 1-5 Students	520	**Comp Lab NSF**	2,416
# 6-8 Students	145	**Faculty Work NS**	1,840
# 9-12 Students	0	**Food Svs NSF**	3,800
# Bus Drop Off	1	**General CR NSF**	35,112
# Classrooms	58	**General Storage**	1,378
# Gravel Parkin	0	**Growth Factor**	1
# Handicap Park	8	**Janitorial Work**	996
# K Students	0	**Media Ctr NSF**	5,184
# Multi-Use Pla	1	**Parent Work NSF**	0
# Paved Parking	122	**Permanent GSF**	84,401
# Staff	87	**Phy Ed NSF**	12,228
# Stu Drop Off	1	**Playgrnd Equip**	Yes
# Students	665	**Portable GSF**	0
#Special Educat	0	**School ID**	036115
Admin NSF	2,320	**Science CR NSF**	1,680
Art/Music NSF	3,192	**Special CR NSF**	0
Assembly NSF	12,228	**Special Ed Clas**	0
Career Ed NSF	0	**Student Health**	536

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%				1	$0	
Total:	$0.01									

Deficiency Analysis: None

Facility: \Ruidoso\White Moutian ES\Buildings**Gym (1976)**

Attributes:
Building Type Permanent

General Information:

Function:	Elementary School	**Year Built:**	1976
Last Renovation:	2007	**Cost Model:**	NM Elem (1-story)
Gross Area:	18,082 S.F.		

Facility Description:

Reset all Last Renovation Dates to 2007 per recent 08-09 award. See 08-09 Post Appeal Database for original Data. (TD-9/8/2008)

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%	2007	2027		9	$0	
Cbnts/Brds	$6.10	3%	60	110%	2007	2067		9	$0	
Ceiling	$6.14	3%	30	110%	2007	2037		9	$0	
Comm./Security	$5.68	3%	15	90%	2007	2022		9	$0	
Cooling/Heating Equip	$6.75	4%	30	100%	2007	2037		9	$0	
Emergency Lights	$1.60	1%	20	90%	2007	2027		9	$0	
Ext. Windows/Doors	$13.68	8%	30	110%	2007	2037		9	$0	
Exterior Walls	$10.76	6%	100	100%	2007	2107		9	$0	
Fire Detection/Alarm	$1.44	1%	15	90%	2007	2022		9	$0	
Fire Sprinkler	$3.98	2%	50	130%	2007	2057		9	$0	
Floor Finishes	$13.88	8%	12	110%	2007	2019		9	$0	
Foundtion/Slab/Structure	$34.92	20%	100	100%	2007	2107		9	$0	
Interior Doors	$10.87	6%	50	90%	2007	2057		9	$0	
Interior Walls	$12.64	7%	60	90%	2007	2067		9	$0	
Lighting/Branch Ckts	$15.00	8%	30	90%	2007	2037		9	$0	
Main Power/Emergency	$2.49	1%	30	90%	2007	2037		9	$0	
Plumbing/Fixtures	$7.90	4%	30	100%	2007	2037		9	$0	
Roof	$9.67	5%	20	120%	2007	2027		9	$0	
Wall Finishes	$3.74	2%	12	100%	2007	2019		9	$0	
Total:	$179.05									

Deficiency Analysis: None

Facility: \Ruidoso\White Moutian ES\Buildings**Main Building (1976)**

Attributes:
Building Type Permanent

General Information:

Function:	Elementary School	**Year Built:**	1976
Last Renovation:	2007	**Cost Model:**	NM Elem (1-story)
Gross Area:	56,057 S.F.		

Facility Description:

Reset all Last Renovation Dates to 2007 per recent 08-09 award. See 08-09 Post Appeal Database for original Data. (TD-9/8/2008)

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%	2007	2027		9	$0	
Cbnts/Brds	$6.10	3%	60	110%	2007	2067		9	$0	
Ceiling	$6.14	3%	30	110%	2007	2037		9	$0	
Comm./Security	$5.68	3%	15	90%	2007	2022		9	$0	
Cooling/Heating Equip	$6.75	4%	30	100%	2007	2037		9	$0	
Emergency Lights	$1.60	1%	20	90%	2007	2027		9	$0	
Ext. Windows/Doors	$13.68	8%	30	110%	2007	2037		9	$0	
Exterior Walls	$10.76	6%	100	100%	2007	2107		9	$0	
Fire Detection/Alarm	$1.44	1%	15	90%	2007	2022		9	$0	
Fire Sprinkler	$3.98	2%	50	130%	2007	2057		9	$0	
Floor Finishes	$13.88	8%	12	110%	2007	2019		9	$0	
Foundtion/Slab/Structure	$34.92	20%	100	100%	2007	2107		9	$0	
Interior Doors	$10.87	6%	50	90%	2007	2057		9	$0	
Interior Walls	$12.64	7%	60	90%	2007	2067		9	$0	
Lighting/Branch Ckts	$15.00	8%	30	90%	2007	2037		9	$0	
Main Power/Emergency	$2.49	1%	30	90%	2007	2037		9	$0	
Plumbing/Fixtures	$7.90	4%	30	100%	2007	2037		9	$0	
Roof	$9.67	5%	20	120%	2007	2027		9	$0	
Wall Finishes	$3.74	2%	12	100%	2007	2019		9	$0	
Total:	$179.05									

Deficiency Analysis: None

Facility: \Ruidoso\White Moutian ES\Buildings**New Classrooms (2001)**

Attributes:
Building Type Permanent

General Information:

Function:	Elementary School	**Year Built:**	2001
Last Renovation:	2001	**Cost Model:**	NM Elem (1-story)
Gross Area:	10,262 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%	2001	2021		9	$0	
Cbnts/Brds	$6.10	3%	60	110%	2001	2061		9	$0	
Ceiling	$6.14	3%	30	110%	2001	2031		9	$0	
Comm./Security	$5.68	3%	15	90%	2001	2016		9	$0	
Cooling/Heating Equip	$6.75	4%	30	100%	2001	2031		9	$0	
Emergency Lights	$1.60	1%	20	90%	2001	2021		9	$0	
Ext. Windows/Doors	$13.68	8%	30	110%	2001	2031		9	$0	
Exterior Walls	$10.76	6%	100	100%	2001	2101		9	$0	
Fire Detection/Alarm	$1.44	1%	15	90%	2001	2016		9	$0	
Fire Sprinkler	$3.98	2%	50	130%	2001	2051		9	$0	Not required by UBC
Floor Finishes	$13.88	8%	12	110%	2001	2013		9	$0	
Foundtion/Slab/Structure	$34.92	20%	100	100%	2001	2101		9	$0	
Interior Doors	$10.87	6%	50	90%	2001	2051		9	$0	
Interior Walls	$12.64	7%	60	90%	2001	2061		9	$0	
Lighting/Branch Ckts	$15.00	8%	30	90%	2001	2031		9	$0	
Main Power/Emergency	$2.49	1%	30	90%	2001	2031		9	$0	
Plumbing/Fixtures	$7.90	4%	30	100%	2001	2031		9	$0	
Roof	$9.67	5%	20	120%	2001	2021		9	$0	
Wall Finishes	$3.74	2%	12	100%	2001	2013		9	$0	
Total:	$179.05									

Deficiency Analysis: None

Facility: \Ruidoso\White Moutian ES**Site**

Attributes:

Acreage	15

General Information:

Function:	Elementary School	**Year Built:**	1976
Last Renovation:	2007	**Cost Model:**	NM Elem Site
Gross Area:	84,401 S.F.		

Facility Description:

Reset all Last Renovation Dates to 2007 per recent 08-09 award. See 08-09 Post Appeal Database for original Data. (TD-9/8/2008)

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%	2007	2107		9	$0	
Parking	$4.08	32%	20	110%	2007	2027		9	$0	
Play Equipment	$1.68	13%	15	80%	2007	2022		9	$0	
Site Lighting	$2.48	19%	40	100%	2007	2047		9	$0	
Site Specialties	$0.43	3%	40	100%	2007	2047		9	$0	
Site Utilities	$1.59	12%	50	120%	2007	2057		9	$0	
Walkways	$2.10	16%	30	110%	2007	2037		9	$0	
Total:	$12.81									

Deficiency Analysis: None