

Henry P. Roybal  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## MEMORANDUM

**DATE:** *January 5, 2015*

**TO:** *Board of County Commissioners*

**FROM:** *Adam Leigland, Public Works Department Director*

**VIA:** *Katherine Miller, County Manager*

**ITEM AND ISSUE:** *BCC Meeting January 27, 2015*

**Resolution 2015-\_\_\_, a Resolution Adopting Minimum Acceptable Facility Condition Scores In Accordance With The Facility Asset Management System Created Pursuant to Resolution No. 2013-40, and Presentation of the State of the County Facility Inventory (Public Works/Terry Lease)**

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**SUMMARY:**

This is to request approval of minimum facility condition scores and to present the state of the County facility inventory, both in compliance with Resolution 2013-40.

**BACKGROUND:**

In April 2013 the BCC unanimously approved Santa Fe County Resolution No. 2013-40, "A Resolution Creating an Asset Management System for County Facilities." This resolution provides for, among other things, a process to continually assess, evaluate, and report to the BCC on the condition of all County facilities.

In brief, Resolution No. 2013-40 provides for the following tasks:

1. Staff to create for each new proposed capital asset, a 30-year estimate of expected operation and maintenance costs. The estimate shall be presented to the BCC whenever a new asset is presented to the BCC for approval.
2. Staff to create a numerical Facility Condition Index (FCI) for each asset listed on the County inventory. This FCI shall consider each facility's age, location, condition, appearance, structure, systems and adequacy to meet its intended purpose. Each facility shall be re-assessed at least every three years in a rolling schedule such that approximately 33% of the County inventory is evaluated each year.

3. The Commission shall adopt a minimum acceptable FCI score that will guide facility investment decisions, and shall prioritize sustaining, maintaining or upgrading existing assets over building or acquiring new assets to the extent possible.
4. Annually, staff shall present to the BCC a report on the current County facility inventory, each facility's FCI score, and such other information as the BCC requests.

In February 2014, the County contracted with a consultant to develop the FCI score and scoring methodology, conduct facility assessments using the new methodology, and train staff to use the FCI for future inspections. The scores were developed and most County facilities assessed over the next 10 months. The final facility was assessed in late November 2014.

**DISCUSSION:**

Discussion on three of the four tasks required by the policy is found below.

**Task 2: Numerical Facility Condition Index.** Two rating systems were ultimately developed, each meeting slightly different needs. The FCI score is an industry-standard rating system that is a ratio of the cost of maintenance, repair, and replacement deficiencies over the next five years to facility replacement value. It provides an easily obtained, more objective assessment. The second rating system is the ARC score, a weighted “snap shot” of current facility, site, and usage conditions, expressed as a percentage. The ARC scoring system is more comprehensive than the FCI system in that it includes a more robust evaluation of the site and building usage.

Staff applied the following qualitative ratings to the FCI and ARC scores.

Facility Condition Index		ARC Score	
Numerical Range	Qualitative Rating	Numerical Range	Qualitative Rating
0.00 – 0.050	Good	90-100%	Excellent
0.051– 0.100	Fair	70-89%	Satisfactory
>0.100	Poor	50-69%	Borderline
		30-49%	Poor
		<=29%	Very Inadequate

**Task 3: Minimum FCI and ARC scores.** Staff recommends that the FCI rating of “Fair” and the ARC rating of “Satisfactory” be adopted as the minimum acceptable scores for County facilities. This is reflected in the subject resolution.

**Task 4: Condition Inventory.** Almost every facility in the County inventory was assessed by the consultant using the two scoring processes. (Excluded facilities include the solid waste transfer stations, certain water utility out-buildings, various opens space facilities, and the Judge Steven Herrera Judicial Complex. These facilities will be assessed by staff over the coming months). The condition inventory is attached to this memo. Some summary statistics are shown below:

- County-wide average FCI: 0.2739 – Poor
- County-wide average ARC: 81.4% - Satisfactory
- Total requirements: \$46,546,349
- Total replacement value: \$169,939,208
- Average age: 29 years

The five best facilities and five worst are shown below.

Five best:

	Facility	FCI Score	ARC Score	Requirements
1	Fire Prevention	0.0281 – Good	97.7% - Good	\$35,487
2	S.F. Mountain Center	0.0247 – Good	97.6% - Good	\$26,701
3	Turquoise Trail Fire Station #1	0.0347 – Good	96.8% - Good	\$84,140
4	Edgewood Fire Station #4	0.0132 – Good	96.4% - Good	\$48,069
5	La Cienega Fire Station #1	0.0157 – Good	95.5% - Good	\$61,284

Five Worst:

	Facility	FCI Score	ARC Score	Requirements
1	Fairgrounds Extension Building	4.233 – Poor	49.9% - Poor	\$3,121,118
2	Turquoise Trail Fire Station #3	0.354 – Poor	58.2% - Borderline	\$268,142
3	Old Public Works Complex	0.467 – Poor	59.7% - Borderline	\$1,274,829
4	Chimayo Fire Station #2	1.338 – Poor	61.0% - Borderline	\$526,195
5	County Administration Facility	0.690 – Poor	68.6% - Borderline	\$8,118,805

To provide an idea of the nature and depth of the facility assessment process, attached to the memo are the individual facility assessment reports for five sample buildings from across the County, in a range of conditions. These facilities are:

1. Fire Prevention
2. Human Resources
3. Fairgrounds Extension Building
4. State Health Building
5. Juvenile Detention Facility

Overall, the County facility inventory is younger than the national average for counties (29 years old versus 43 years old). On the other hand, the County inventory is in slightly worse shape than the national average for public sector facility owners (an FCI of 0.27 versus ~0.20). This discrepancy is likely due to the relatively recent capital investment (18% of County buildings are 9 years old or younger) but general underinvestment in maintenance. It is important to remember the attached reports are snap shots and that facility condition assessments are best used by tracking condition over time.

Based on the condition assessments and the adopted minimum scores, staff will develop a facility plan that will be reflected in the Public Works FY16 budget request.

**ACTION REQUESTED:**

Approve subject resolution and adopt recommended minimum FCI and ARC scores

Attachments:

1. Facility Inventory
2. Assessment reports for five example facilities



**Santa Fe County FCA 2014  
Sortable Facility Summaries Report**

Building Type:

<u>IDNO</u>	<u>Facility</u>	<u>Building Type</u>	<u>Age</u>	<u>GSF</u>	<u>Site Acres</u>	<u>ARC Score ▼</u>	<u>FCI Score</u>	<u>FCI</u>	<u>Project Budget</u>	<u>CRV</u>
049	Fire Prevention	Fire	25	5,100	0.00	97.7%	0.0281	Good	\$35,487	\$1,132,200
027	Santa Fe Mountain Center	Community Services	5	6,424	0.29	97.6%	0.0247	Good	\$26,701	\$1,050,966
056	Turquoise Trail Fire Station #1	Fire	13	5,987	2.50	96.8%	0.0347	Good	\$85,140	\$1,329,114
045	Edgewood Fire Station #4 / Thunder Mountain	Fire	8	6,729	1.00	96.4%	0.0132	Good	\$48,069	\$1,493,838
051	La Cienega Fire Station #1 / Rancho Viejo	Fire	3	14,988	3.75	95.5%	0.0157	Good	\$61,284	\$3,657,072
043	Edgewood Fire Station #1	Fire	2	14,988	3.00	95.3%	0.0055	Good	\$24,607	\$3,657,072
040	Hondo Fire Station #2	Fire	9	8,965	2.10	93.4%	0.0149	Good	\$41,845	\$2,187,460
019	Nambe Community Center	Community Services	90	4,000	0.73	93.2%	0.0000	Good	\$11,019	\$648,200
041	Agua Fria Fire Station #2 / La Tierra	Fire	19	4,581	2.04	93.1%	0.1410	Poor	\$173,667	\$1,117,764
059	Esperanza Administration	Community Services	4	7,635	0.45	92.9%	0.0239	Good	\$36,890	\$1,362,848
032	Pojoaque Fire Station #1	Fire	14	11,313	1.38	91.3%	0.0542	Fair	\$186,049	\$2,760,372
064	Human Resources	Support Services	25	6,290	1.40	91.3%	0.0855	Fair	\$188,446	\$1,122,765
066	Santa Fe Recovery Center - Out Patient Building	Community Services	6	2,272	0.00	90.7%	0.1094	Poor	\$54,715	\$488,253
013	Public Works	Support Services	7	49,034	35.70	89.5%	0.0860	Fair	\$1,066,480	\$8,973,222
035	Galisteo Fire Station	Fire	23	3,177	0.75	89.4%	0.1747	Poor	\$498,510	\$705,294
007	Public Safety Complex	Fire-Sheriff	12	38,850	0.00	89.0%	0.0162	Good	\$733,206	\$9,647,620
028	Life Link Clubhouse	Community Services	35	2,693	0.25	88.5%	0.1967	Poor	\$144,111	\$492,819
055	Turquoise Trail Fire Station #2	Fire	41	2,750	1.00	88.3%	0.1194	Poor	\$85,533	\$483,313
031	Stanley Fire Station #2	Fire	45	2,300	0.26	87.9%	0.0742	Fair	\$201,708	\$404,225
003	Community Services Building	Support Services	20	11,900	1.15	87.4%	0.1158	Poor	\$294,721	\$2,201,500
024	Youth Shelter & Family Services (2 bldgs)	Community Services	15	12,375	1.40	87.3%	0.0477	Good	\$158,339	\$2,659,388
030		Fire	32	8,060	20.84	87.2%	0.2632	Poor	\$523,169	\$1,789,320

<u>IDNO</u>	<u>Facility</u>	<u>Building Type</u>	<u>Age</u>	<u>GSF</u>	<u>Site Acres</u>	<u>ARC Score</u> ▼	<u>FCI Score</u>	<u>FCI</u>	<u>Project Budget</u>	<u>CRV</u>
	Stanley Fire Station #3 - Training Center									
015	Nancy Rodriguez Community Ctr	Community Services	10	3,200	3.01	87.2%	0.0105	Good	\$492,913	\$518,560
017	El Rancho Community Center	Community Services	80	5,375	1.10	86.9%	0.5655	Poor	\$709,699	\$871,019
052	La Puebla Fire Station #1	Fire	5	3,464	5.76	86.7%	0.1000	Poor	\$81,356	\$769,008
039	Glorieta Fire Station	Fire	32	3,996	0.55	86.2%	0.3512	Poor	\$250,162	\$702,297
037	Edgewood Fire Station #3 / San Pedro	Fire	20	2,100	1.00	86.0%	0.1550	Poor	\$74,035	\$369,075
016	La Cienega Community Center & Fire Station #2	Fire-Community	80	6,059	0.72	84.1%	0.1253	Poor	\$420,624	\$1,345,098
054	Tesuque Fire Station #1	Fire	35	2,653	0.60	83.8%	0.1207	Poor	\$71,170	\$589,550
001	Adult Detention Facility	Detention	17	149,634	74.38	83.7%	0.0322	Good	\$2,257,644	\$45,466,290
050	Hondo Fire Station #1	Fire	40	3,160	2.75	83.6%	0.3737	Poor	\$323,687	\$701,520
020	El Dorado Senior Center (K&P Adams)	Community Services	9	4,600	1.26	83.4%	0.0946	Fair	\$207,924	\$745,430
022	Tesuque Fire Station #3	Fire	35	2,501	0.37	83.1%	0.2121	Poor	\$101,495	\$439,551
026	Marcos Trujillo Teen Center	Community Services	16	4,012	1.00	82.5%	0.0733	Fair	\$57,194	\$633,695
062	La Familia Medical Center	Community Services	14	7,056	4.00	82.4%	0.1470	Poor	\$240,730	\$1,516,334
053	Stanley Fire Station #1	Fire	30	4,500	5.00	82.4%	0.1642	Poor	\$259,232	\$999,000
057	Chimayo Substation (@ Bennie J)	Sheriff	16	840	0.00	79.5%	0.1245	Poor	\$26,334	\$208,866
033	Pojoaque Fire Station #2	Fire	14	2,501	0.00	79.2%	0.1060	Poor	\$75,990	\$439,551
009	Chimayo Senior Center (Bennie J. Chavez Community Center)	Community Services	25	3,232	2.33	79.2%	0.0960	Fair	\$59,441	\$523,746
006	Edgewood Senior Center	Community Services	43	6,280	9.33	79.0%	0.3797	Poor	\$564,842	\$1,017,674
023	Tesuque Fire Station #2 / Chupadero	Fire	35	1,600	0.05	78.9%	0.2104	Poor	\$62,464	\$281,200
014	Rio en Medio Comm/Senior Center	Community Services	19	3,800	1.40	78.8%	0.4728	Poor	\$296,956	\$615,790
046	El Dorado Fire Station #1	Fire	30	5,124	0.63	78.2%	0.2377	Poor	\$385,994	\$1,250,256
025	Chimayo Community Center	Community Services	41	2,396	0.45	78.1%	0.0822	Fair	\$206,799	\$414,029
063	New Solana Center	Health	25	22,300	0.50	77.4%	0.1074	Poor	\$586,285	\$4,792,270

<u>IDNO</u>	<u>Facility</u>	<u>Building Type</u>	<u>Age</u>	<u>GSF</u>	<u>Site Acres</u>	<u>ARC Score ▼</u>	<u>FCI Score</u>	<u>FCI</u>	<u>Project Budget</u>	<u>CRV</u>
048	El Dorado Fire Station #3	Fire	25	4,140	3.27	77.3%	0.1231	Poor	\$46,427	\$363,803
044	Edgewood Fire Station #2 / Cedar Grove	Fire	25	2,320	0.69	76.7%	0.4542	Poor	\$229,460	\$407,740
060	First Judicial DAs Office	Office	45	20,897	0.00	75.6%	0.7740	Poor	\$4,014,781	\$3,824,151
047	El Dorado Fire Station #2	Fire	25	4,140	1.65	75.6%	0.1836	Poor	\$68,460	\$363,803
008	State Health	Health	57	16,957	2.00	73.4%	0.4440	Poor	\$2,208,972	\$3,978,960
005	Agua Fria Main Station	Fire	23	8,536	2.15	73.0%	0.0695	Fair	\$305,771	\$2,082,784
004	Santa Cruz Senior Center	Community Services	28	3,633	5.30	72.9%	1.1598	Poor	\$769,511	\$588,728
067	Fairgrounds - Site	Community Services	-	0	9.81	72.7%	0.0000	Good	\$1,455,105	\$0
036	La Puebla Fire Station #2	Fire	33	2,500	7.56	72.1%	0.0676	Fair	\$63,749	\$439,375
018	Fairgrounds - Arena	Exhibition	15	6,500	0.00	71.9%	0.0875	Fair	\$94,939	\$1,085,500
034	Madrid Fire Station #1	Fire	25	2,560	0.35	71.9%	0.4821	Poor	\$946,960	\$568,320
038	Chimayo Fire Station #1	Fire	50	3,624	0.72	71.5%	0.4571	Poor	\$355,348	\$636,918
010	Fairgrounds - Exhibit Hall 1	Exhibition	30	7,125	0.00	70.6%	0.0601	Fair	\$155,487	\$769,500
011	Fairgrounds - Exhibit Hall 2	Exhibition	22	6,000	0.00	70.0%	0.0074	Good	\$203,311	\$648,000
021	Juvenile Development/Detention Facility	Detention	31	49,411	7.80	69.6%	0.5703	Poor	\$9,234,555	\$15,013,532
061	Fairgrounds - Animal Shed	Other	40	11,360	0.00	69.0%	0.0167	Good	\$10,914	\$616,280
002	County Administration Facility	Office	76	43,154	1.15	68.6%	0.6904	Poor	\$8,118,805	\$9,185,329
042	Chimayo Fire Station #2	Fire	85	2,100	0.15	61.0%	1.3377	Poor	\$526,195	\$369,075
078	Old Public Works Complex	Support Services	65	14,718	3.70	59.7%	0.4672	Poor	\$1,274,829	\$2,627,163
029	Turquoise Trail Fire Station #3 / Cerrillos	Fire	41	2,300	0.50	58.2%	0.3542	Poor	\$268,142	\$510,600
012	Fairgrounds - Extension Bldg.	Community Services	57	2,805	0.00	49.9%	4.2325	Poor	\$3,121,118	\$718,080
081	Quill Treatment Plant		-	0	0.00				\$0	\$0
077	Nambe Transfer Station		-	0	0.00				\$0	\$0
107	Sombrillo Tennis Court		-	0	0.20				\$0	\$0
113	Nambe Community Center Park		-	0	1.00				\$0	\$0

<u>IDNO</u>	<u>Facility</u>	<u>Building Type</u>	<u>Age</u>	<u>GSF</u>	<u>Site Acres</u>	<u>ARC Score ▼</u>	<u>FCI Score</u>	<u>FCI</u>	<u>Project Budget</u>	<u>CRV</u>
116	Cerrillos Park		-	0	0.10				\$0	\$0
068	Catron Courthouse		-	58,013	0.00				\$0	\$0
105	Pojoaque Tennis Court		-	0	0.20				\$0	\$0
111	El Rancho Community Center Basketball Court		-	0	0.10				\$0	\$0
114	La Cienega Park		-	0	45.88				\$0	\$0
085	Santa Fe County Maintenance Yard		-	0	0.00				\$0	\$0
071	Camino de Jacob Boys and Girls Club	Community Services	-	0	0.00				\$0	\$0
106	Galisteo Community Park (Phillip C Watts II Memorial Park)		-	0	0.25				\$0	\$0
080	Pojoaque Little League		-	0	0.00				\$0	\$0
076	Madrid Restroom Facility		-	0	0.00				\$0	\$0
065	Stanley Wellness Center		-	1,080	11.00				\$0	\$0
084	Santa Fe County Housing Authority		-	0	0.00				\$0	\$0
108	Burro Lane Park		-	0	3.33				\$0	\$0
079	Pojoaque HS Tennis Courts		-	0	0.20				\$0	\$0
090	Vista Grande Public Library		-	0	0.00				\$0	\$0
087	Stanley Transfer Station		-	0	0.00				\$0	\$0
083	Santa Fe County Business Park (Santa Fe Studios)		-	0	0.00				\$0	\$0
101	Bennie J. Chavez Community Center Park		-	0	0.50				\$0	\$0
089	Valle Vista Treatment Plant		-	0	0.00				\$0	\$0
075	Lift Station on Ramanda Way		-	0	0.00				\$0	\$0
086	Stanley Maintenance Yard	Support Services	-	0	2.50				\$0	\$0
070	Animal Control	Community Services	-	0	0.00				\$0	\$0
088	Valle Vista Lift Station		-	0	0.00				\$0	\$0
069			2	103,000	0.00				\$0	\$0

<u>IDNO</u>	<u>Facility</u>	<u>Building Type</u>	<u>Age</u>	<u>GSF</u>	<u>Site Acres</u>	<u>ARC Score ▼</u>	<u>FCI Score</u>	<u>FCI</u>	<u>Project Budget</u>	<u>CRV</u>
	Judge Steven Herrera Judicial Complex									
082	Santa Cruz Boys and Girls Club	Recreational	18	2,658	0.00				\$0	\$0
100	Agua Fria Park (Romero Park)		-	0	30.00				\$0	\$0
109	Leo Gurule Park		-	0	4.00				\$0	\$0
104	Chimayo Multipurpose Court		-	0	0.20				\$0	\$0
072	Jacona Transfer Station		-	0	0.00				\$0	\$0
112	Rio en Medio Park		-	0	0.25				\$0	\$0
115	Edgewood Senior Center Park		-	0	10.00				\$0	\$0
103	Lamy Park		-	0	50.00				\$0	\$0
110	La Puebla Park		-	0	5.02				\$0	\$0
102	Stanley Community Park		-	0	0.50				\$0	\$0
		<b>Totals</b>		<b>860,325</b>	<b>408.21</b>	<b>81.4%</b>	<b>0.2731</b>		<b>\$45,965,503</b>	<b>\$159,372,075</b>

*Score averages are based on records qualified to be averaged (ARC Score or FCI Score > 0): 66 records.  
The facilities residual value (CRV) total is the sum of CRV values for all facilities with a project budget > \$0.*

01/12/15 at 9:59 am

[Return to Reports Menu](#)



## Fire Prevention

14 Fire Place Road

Santa Fe, NM

Current Year: 2014

Inspection Date: 10/31/14

Evaluator AOB

### Site Data

Ownership: PNM Site Acres 0.00  
 Building Types on Site: 1  
 Lat/Long: 35.60/ -106.05 SHRP/NHR No  
 Parking: 19 Number of Structures 1  
 No/Type of Parking Spaces: 18 regular and 1 ADA van accessible

### Building Data

Permanent Building Area: 5,100 GSF Modular Building Area: 0 GSF  
 Employees on Site: 6 Modular Buildings 0.00 % of GS  
 Number of Floors: 1 FCA Level: 1  
 Occupied Area: 5,100 GS Facility Class: 2

### Construction Dates

Year Built 1990 Building Age: 24  
 Initial Construction Date: 1990 Renovation/Addition 1: 2014  
 Renovation/Addition 2: Renovation/Addition 3:

### FCI Data

Building Type: Fire Facility Class: 2  
 Building Height: Single Story CRV: \$ 1,132,200  
 Cost per GSF: 222 FCI Cost: \$ 31,815.40  
 FCI Score: 0.03 FCI: Good

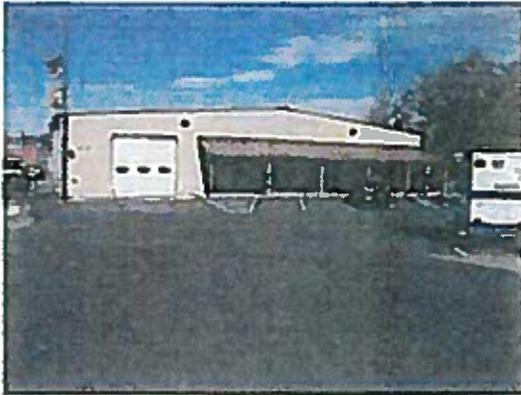
FCI Scoring: 0.00-0.05=Good 0.51-0.100=Fair Greater than 0.100=Poor

Total of Project Budgets \$ 35,487

ARC Scoring Category	Possible Points	Total Earned	%
The Site	244	229.0	93.9
Physical Plant Assessment	367	364.0	99.2
Adequacy and Environment for Operations	389	384.0	98.7
Total	1,000	977.0	97.7

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

**Photos**



**Participants:**

Steve Moya, Santa Fe County Assistant Fire Chief  
Buster Patty, Santa Fe County Fire Marshall  
Ailene O'Byrne, ARC Evaluator

**Notes From Facility Manager's Meeting and Questionnaire**

**Notes Date:** 10-31-2014

This building re-opened after major renovation just a few months ago. It houses the fire marshall's office, fire prevention programs, wild fire programs and apparatus trucks. The property is on a 99 year lease from PNM, and is about .85 acres. The building functions mainly as an office building on a standard work day and work week schedule. This facility is not used by the community.

The site is easily accessible from county roads and is located just off of I-25. It is easy to find overall, but because it is so new, electronic mapping still has trouble locating it. There is ample parking and one van accessible ADA spot. The main entry is easy to find. This building is in a rural location, so there are no sidewalks along the road, but the entrance is paved with wide turning radii, so the trucks and trailers can enter and exit easily. All the sidewalks around the building are new.

Landscaping meets the county requirements and is natural, but it is not being regularly maintained. Already, there are erosion channels on the east side of the building from roof runoff.

The heating and cooling systems are new and working well.

With the renovation, the building hooked into the municipal water system. The well still needs to be capped properly. Waste water is treated by an on site septic system is in good condition, but none of it was replaced with the renovation, so it is the original system. Eventually, the building should connect to the municipal sewer system. All the interior plumbing fixtures are new.

Electrical service is routed underground and has adequate capacity for the usage and there are additional circuits if needed later. Lighting is good, and prismatic skylights were added to the corridors, so natural light is abundant throughout the building. There is no back up generator. The IT system controls the telephones. They are all VOIP and the computer system works well with good conductivity and data speed.

The building is sprinklered with a fire alarm system. The system has the capability of acting as an intrusion alarm, but this function is not currently operational and not seen as needed at this time.

The building appears to have a sound foundation. The finishes both inside and outside are in excellent condition. All doors and hardware are new and working well. The archival storage area is large enough for current requirements and for growth in the future. Regular and custodial storage is ample.

Space for growth in the office area is good for the next few years, but if additional equipment is assigned, then an additional bay will need to be added.

### **Summary Notes and Comments**

#### **Site Assessment:**

- 1) **Parking and Traffic Areas:** The parking lot is new asphalt with newly painted lines and ADA signage.
- 2) **Fencing, Gates, Security:** A chain link fence with barbed wire along the top divides the property from the Interstate Highway and adjacent properties. There are no gates, so the driveway is open to traffic.
- 3) **Walks and Courts:** This is a rural setting, so there are no street sidewalks. The sidewalk surrounding the building are new and in great condition.
- 4) **Landscaping:** Landscaping is natural and trees from before the renovation were retained. Weeds still need to be mowed regularly around the building and emergency operation trailers.
- 5) **Drainage and Runoff Control:** The east side of the building property is eroding from roof runoff. this are needs to be stabilized at the roof drains and planted with deep root plants to hold the soil or rip rap.
- 6) **Signage/Way Finding:** The building is signed well and the sign is clearly visible from the street. There is no sign indicating the ADA entrance at the main door.
- 7) **ADA:** The ADA parking space is near the main entrance and the walkway to the front walk is accessible. The spot is signed appropriately.

8) Utilities: The building is on municipal water, but the old well head should be capped. The septic system is original to the building and was not renovated, but works well and handles the current loading. The electrical serviced is underground from the street power pole and pole mounted transformer.

9) Fire Protection: This building has an adjacent fire hydrant.

10) Other: The dumpster sits in an open area viewed by freeway traffic, county road traffic and the employees.

**Building Assessment:**

1) Structure: The foundation appears sound and there are no apparent signs of settlement.

2) Entrances and Exits: There are at least two ways out of the building from any room. All the entrances are marked well and have battery back up lighting for emergencies.

3) Halls, Corridors, Common Areas: The corridors and common areas are painted gypsum board in excellent condition

4) Doors: The main entrance door is safety glass. The other exterior exit doors are hollow metal. The interior doors are wood. All doors and hardware are new and in excellent working condition.

5) Built-In Casework: The break room casework is solid wood with a laminate countertop.

6) Flooring: The office area corridor and restroom floors are ceramic tile. The office floors are carpeted. All are in excellent condition. The bay area is concrete. The bay floor has minor cracking and stains.

7) Wall Systems: There is a fire wall between the bay and the office areas. The bay is a combination of gypsum board and metal panel wall finishes. They are in fair condition, but have exposed conduit along the bay walls. The office area is painted, framed gypsum and in excellent condition.

8) Ceilings: The bay ceiling has beams, ductwork and exposed insulation. The office area has 2x4 acoustic lay in ceiling tile in excellent condition.

9) Windows, Interior Glazing: The windows were replaced and all are operable with thermal panes.

10) Signage/Way Finding: Interior signs meet the current ADA requirements.

11) Roofing, Parapets, Roof Drainage: The roof is a new standing seam metal roof that was placed over the original standing seam metal roof. There are parapet caps. The front porch roof is standing seam metal.

12) Exterior Surfacing: The building has been recently stuccoed with expansion breaks at regular intervals.

13) Restrooms: The restrooms have ceramic tile floors and walls.

- a) ADA Issues: These restroom fixtures meet current ADA requirements.
- b) Potty Parity: No issues.

14) HVAC Systems/Comfort: The heating and air conditioning systems are new and in good working order.

15) Electrical Systems: The electrical system was upgraded with the renovation and there is sufficient primary and secondary capacity for future growth.

16) Energy Conservation: This building meet current NM Energy code requirements.

17) Security: The building is capable of having an intrusion alarm in conjunction with the fire alarm system. However, there is no need for it at this time.

18) Fire Protection: This building is sprinklered and fire alarmed.

19) Other: There is no eye wash station.

**Adequacy and Environment for Operations:**

1) ADA: The facility is ADA accessible. The stairs to the mezzanine should have a one foot extension added to the handrail at the bottom of the stair. Restroom and break room accessories need to be lowered to the ADA standard requirement. There are high and low drinking fountains.

2) Space Use Appropriate: The offices work well and there are currently spare offices for future growth.

3) Density of Users: The building is appropriately sized for the employees that work here and there is room for additional personnel as needed.

4) Furnishings: All office furnishings are new and in excellent condition.

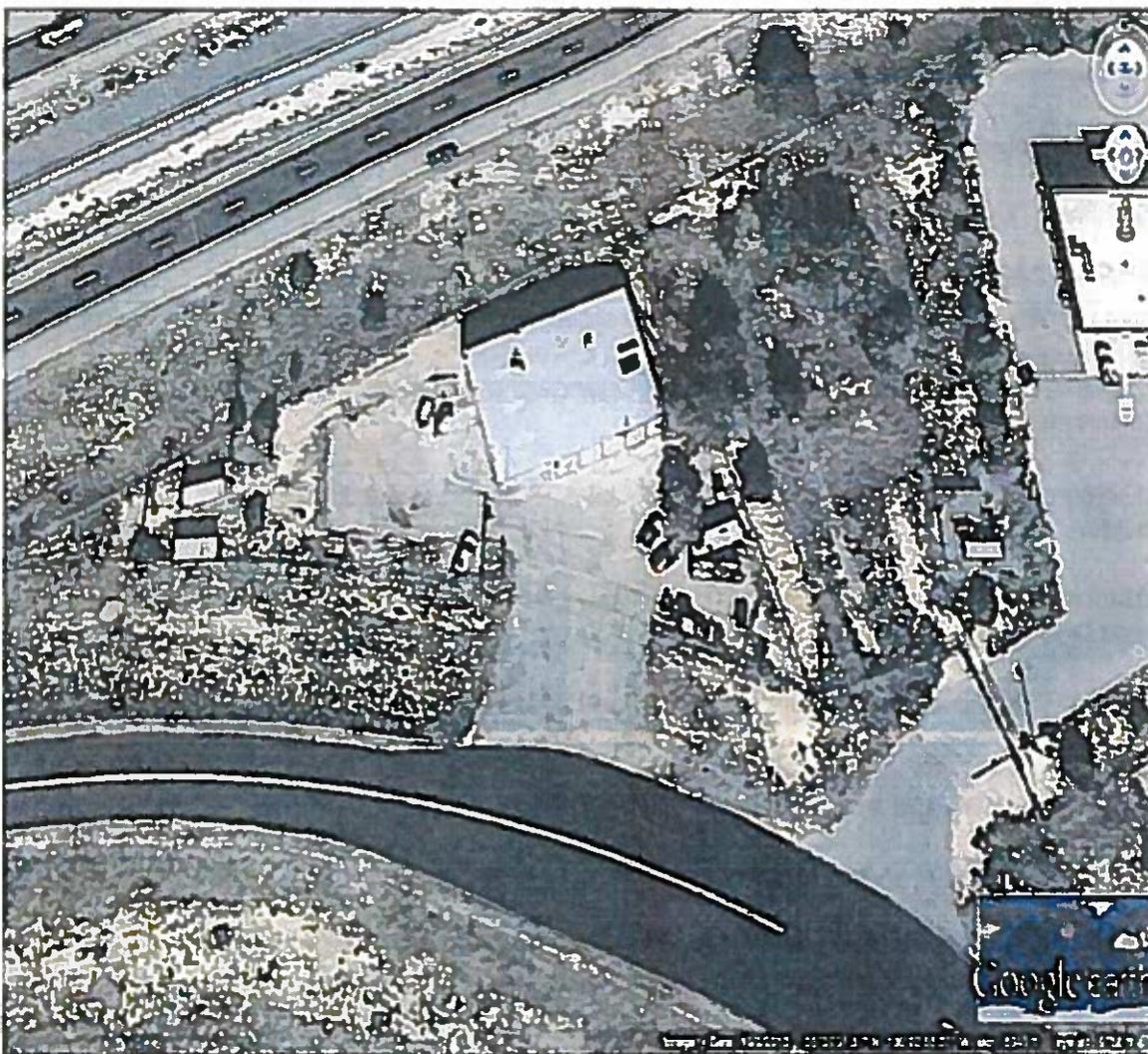
5) Health/Safety: The old well needs to be capped appropriately. The open riser stairs to the storage mezzanine should have the risers closed.

6) Special Systems: There is no eye wash facility in the fire bay.

7) Other: One of the training trailers sits in the dirt beside the parking lot instead of on the asphalt. The asphalt should be extended in this area.

Does it meet purpose?	Yes
Are there energy conservation options?	No
Is signage poor or missing?	No
Is the building well utilized?	Yes
Are there program space deficiencies?	No

**Site Plan**



## 049 Fire Prevention

Number	Codes	Project Name	Project Budget
049.1	8.05.B03.2.	ADA Upgrades	\$ 3,671
049.2	4.05.C01.2.	Fire Bay Upgrades	\$ 3,351
049.3	4.06.D01.2.	Exterior Upgrades	\$ 28,464
049.4	2.02.F04.4.	Issue: Bay Addition	\$ 0
<b>Total Project Budget:</b>			<b>\$ 35,487</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

There is no sign at the main door indicating that it is the ADA entrance. Install ADA sign. The accessories in the break room and the restrooms are mounted too high. Re-install paper towel holders and soap dispensers at ADA required height. The handrails on the mezzanine stairs do not extend one foot at the bottom. Add handrail extension. The stair risers are open. Infill risers.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install ADA entrance sign	10.837	1	Each	1.00	120.70	\$ 121
2. Remount accessories	0.000	1	Proje	1.00	200.00	\$ 200
3. Extend handrail	10.270	1	Each	1.00	606.53	\$ 607
4. Infill stair risers	10.226	10	LF	1.00	181.25	\$ 1,813
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 2,741</b>
<b>Total Project Budget</b>						<b>\$ 3,671</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install eye wash	6.506	1	Each	1.00	937.65	\$ 938
2. Fill cracks, seal and paint floor	4.520	1,450	SF	1.10	0.98	\$ 1,563
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 2,501</b>
<b>Total Project Budget</b>						<b>\$ 3,351</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The east side of the building is eroding from roof drains. Stabilize hillside and install riprap at drains. The well head is not capped. Cap well head. The prevention trailer sits in dirt at the front of the station. Expand asphalt for trailer storage. The dumpster is exposed and not shielded from view. Build dumpster enclosure.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Stabilize hillside and install riprap	1.310	1,200	SF	1.00	3.38	\$ 4,056
2. Cap well head	0.000	1	Each	1.00	210.00	\$ 210
3. Extend asphalt	1.210	800	SF	1.00	10.23	\$ 8,184
4. Build dumpster enclosure	1.360	1	Each	1.00	9,875.02	\$ 9,875
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 22,325</b>
<b>Total Project Budget</b>						<b>\$ 28,464</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Construct fire bay	0.000	1,440	SF	0.00	175.75	\$ 0
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 0</b>
<b>Total Project Budget</b>						<b>\$ 0</b>

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## Human Resources

949 West Alameda

Santa Fe, NM 87501

Current Year: 2014

Inspection Date: 6/18/14

Evaluator AOB

### Site Data

Ownership: Santa Fe County Site Acres 1.00  
 Building Types on Site: 1  
 Lat/Long: 35.69/ -105.96 SHRP/NHR No  
 Parking: 9 Number of Structures 1  
 No/Type of Parking Spaces: 2 ADA, 7 regular

### Building Data

Permanent Building Area: 6,290 GSF Modular Building Area: 0 GSF  
 Employees on Site: 16 Modular Buildings 0.00 % of GS  
 Number of Floors: 1 FCA Level: 1  
 Occupied Area: 6,290 GS Facility Class: 2

### Construction Dates

Year Built 1990 Building Age: 24  
 Initial Construction Date: Renovation/Addition 1: 2013  
 Renovation/Addition 2: Renovation/Addition 3:

### FCI Data

Building Type: Support Servc Facility Class: 2  
 Building Height: Single Story CRV: \$ 1,122,765  
 Cost per GSF: 178 FCI Cost: \$ 96,051.64  
 FCI Score: 0.09 FCI: Fair

FCI Scoring: 0.00-0.05=Good 0.51-0.100=Fair Greater than 0.100=Poor

Total of Project Budgets \$ 188,446

ARC Scoring Category	Possible Points	Total Earned	%
The Site	244	206.0	84.4
Physical Plant Assessment	367	343.0	93.5
Adequacy and Environment for Operations	389	364.0	93.6
Total	1,000	913.0	91.3

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

Photos



Participants:

Mark Lujan  
PJ Montano  
Allene O'Byrne

Notes From Facility Manager's Meeting and Questionnaire

Notes Date: 06-18-2014

This building is part of a strip shopping mall owned by the county. The building is on the southwest corner of Tract C1B.

The interior of the building was completely remodeled in 2013. Risk Management and Human Resources moved into the spaces in January or 2014. They are very pleased with the building. Parking condition, however, is still an issue. The asphalt directly in front of the entry portal is deteriorating, and ponds in the accessible stalls. Drivers have a tendency to speed in front of the building on their way to businesses in the shopping center. There are spaces near the building, and more spaces are available in the shared parking nearby.

The plumbing system was completely replaced to the city connection and works well. The lighting system was upgraded to T-8s and works well. The facility is on city water, which has a high mineral content, but employees bring their own drinking water.

The security, fire, computer and phone systems work well

The exterior of the building has some minor stucco cracking.

This facility is not used after normal business hours.

Although small, the building is not currently fully utilized, so there is room for growth in the

immediate future.

### **Summary Notes and Comments**

#### **Site Assessment:**

1) **Parking and Traffic Areas:** The site is off of Alameda Blvd. which is a busy street, but a major artery for the city. Patrons of the shopping center speed through the access points; one of which is by the facility. The asphalt in front of the building is alligating and should be replaced.

2) **Fencing, Gates, Security:** There is no security fencing. The fence on the north side is decorative, but is too close to the parking area, so visitors hit it with their cars, and it is falling down.

3) **Walks and Courts:** The street sidewalks are heaving and breaking apart. There is no connection from the street sidewalk to the building without walking through the vehicle entrance and parking lot. The entrance patio is concrete, badly cracked and spalling.

4) **Landscaping:** Landscaping is minimal. Although cleaned out, the south area has a few bushes and trees. Dirt and debris run down the slope and collect on the sidewalk. The north area has bushes that are not well kept.

5) **Drainage and Runoff Control:** The roof has only one drain and it drains on the west side of the building. The discharge is too close to the building. It drain should be routed further north and away from the structure. Creating a swale to pull the water away is needed.

6) **Signage/Way Finding:** Building signs are small and difficult to read.

7) **ADA: Signage** is not up to current code. The parking spaces are deteriorating and the walkway and ramp do not meet current requirements.

8) **Utilities:** Utilities are good and in good working order.

9) **Fire Protection:** There are fire hydrants along the street.

#### **Building Assessment:**

1) **Structure:** The structure is sound and there are no signs of deterioration.

2) **Entrances and Exits:** The front entrance is well defined, but the pavement is cracking and spalling. The rear exit has steps, so there is not a secondary ADA exit from the building. The railings at the steps do not meet current code.

3) **Halls, Corridors, Common Areas:** Common areas are all in good order.

4) **Doors:** Doors are good. However the front and rear exits need panic hardware installed.

5) **Built-In Casework:** Casework is new and in excellent condition.

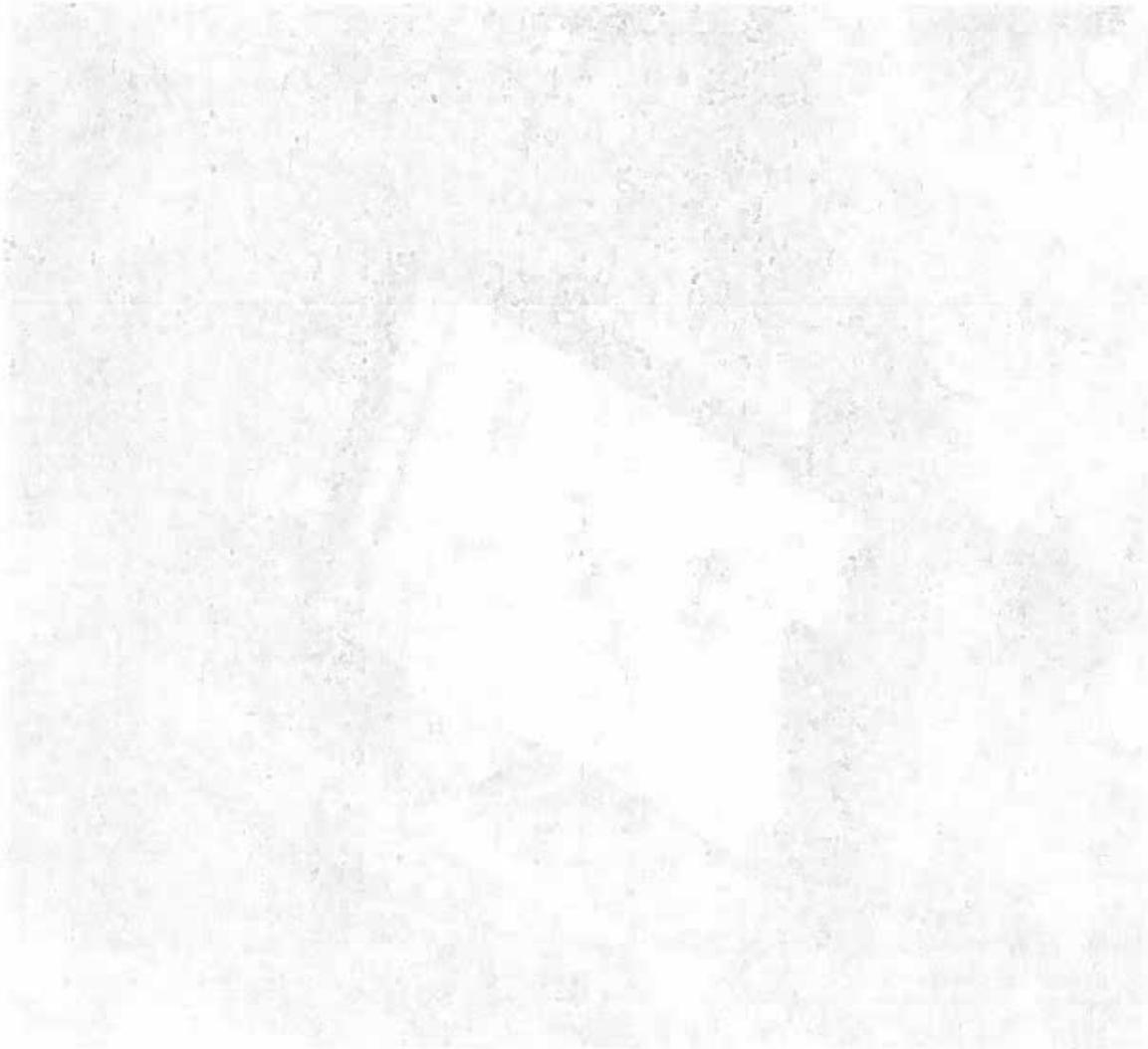
6) **Flooring:** Flooring is new and in excellent condition.

- 7) Wall Systems: Walls are freshly painted and in good condition.
- 8) Ceilings: Ceilings and lights are new and in good condition.
- 9) Windows, Interior Glazing: Windows are new and insulated glass. However, they are not operable.
- 10) Signage/Way Finding: There are no interior room signs for any of the offices or support spaces. Exits are not ADA marked.
- 11) Roofing, Parapets, Roof Drainage: The roof is in good condition. However, the slope is only 1% from east to west and there is evidence of ponding. Parapets are very short and do not have parapet caps. There is no roof access from inside the building.
- 12 Exterior Surfacing: The building is framed with a stucco finish. The stucco has minor cracks and some distortions from past signage. The color is inconsistent and evidence of past clean up from graffiti is evident.
- 13) Restrooms:
  - a) ADA Issues: Restrooms are in good order, except the towel dispenser and soap dispenser are mounted too high.
  - b) Potty Parity: This is a small building, so there is one of set of restrooms, and it is accessible to both the public and the employees.
- 14) HVAC Systems/Comfort: HVAC units are on the roof. They are a mix of ages and should be scheduled for routine upgrades in about 10 years.
- 15) Electrical Systems: Electrical panels appear to have available circuits and support the staff mission.
- 16) Energy Conservation: The roofing system has minimal insulation. The windows are thermal panes. Wall insulation is unknown.
- 17) Security: There is a burglar alarm system.
- 18) Fire Protection: This building has a fire alarm system in good order.

**Adequacy and Environment for Operations:**

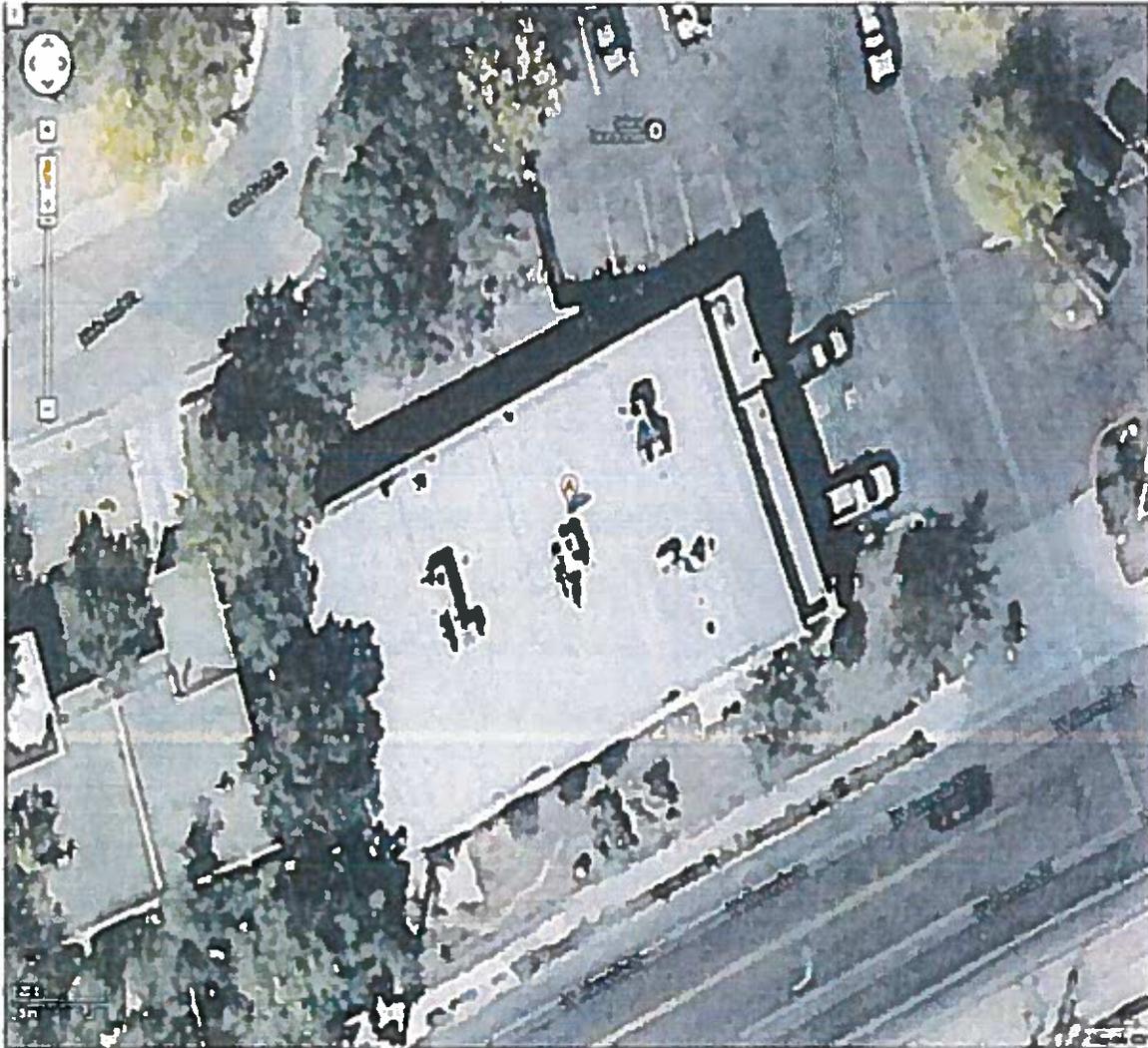
- 1) ADA: ADA is adequate inside the building, except as previously noted. The exterior access is poor due to condition and access from the street.
- 2) Space Use Appropriate: Building is not fully utilized.
- 3) Density of Users: There are some empty offices and room for growth.
- 4) Furnishings: Furnishings are new and in good condition.
- 5) Health/Safety: No obvious deficiencies observed.

6) Special Systems: N/A



Does it meet purpose?	Yes
Are there energy conservation options?	Yes
Is signage poor or missing?	Yes
Is the building well utilized?	Yes
Are there program space deficiencies?	No

**Site Plan**



## 064 Human Resources

Number	Codes	Project Name	Project Budget
064.1	8.06.B03.1.	ADA Access	\$ 89,829
064.2	4.06.B03.2.	ADA Parking Lot Renewal	\$ 17,267
064.3	4.06.E01.2.	Facility Entrance Renovation	\$ 7,515
064.4	3.05.C03.2.	Security Upgrade	\$ 31,330
064.5	4.06.E02.3.	Landscape Renewal	\$ 14,801
064.6	4.04.D02.3.	Exterior Upgrades	\$ 18,175
064.7	4.06.E05.2.	Drainage Improvements	\$ 1,228
064.8	8.04.B03.4.	ADA Drinking Fountain	\$ 2,565
064.9	6.05.B03.2.	ADA Interior Signage	\$ 5,736
064.10	4.08.D04.5.	Issue: Roof replacement	\$ 0
<b>Total Project Budget:</b>			<b>\$ 188,446</b>

Facility **Human Resources**

ID **064** Project Number **064.1**

Category **8.** Type 1 **06.** Type 2 **B03.** P/T **1.**

FCA Category **4.00** Code Issue? **Yes**

**Work Type**

**2 - On-Call Contract**

**Project Name**

**ADA Access**

**Project Description**

Sidewalks along Alameda are heaving and broken. There is no access from the street sidewalk to the building. Replace sidewalk along the street. Install an accessible walkway (ramp) from the street sidewalk to the building.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace sidewalk	1.155	500	SF	1.00	13.55	\$ 6,775
2. Install walkway to building	10.074	40	LF	1.00	682.35	\$ 27,294
3. Replace stair with ramp, adj. for demolition	10.076	40	LF	1.10	826.93	\$ 36,385
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 70,454</b>
<b>Total Project Budget</b>						<b>\$ 89,829</b>

Facility **Human Resources**

ID **064** Project Number **064.2**

Category **4.** Type 1 **06.** Type 2 **B03.** P/T **2.**

FCA Category **4.00** Code Issue? **Yes**

**Work Type**

**2 - On-Call Contract**

**Project Name**

**ADA Parking Lot Renewal**

**Project Description**

Parking lot asphalt is breaking apart. Wheel stops are disintegrating. ADA parking spaces are not to current code. ADA ramp is not to current code. Replace asphalt at front of building. Re-stripe. Re-stripe ADA space to be a van accessible space with walkway, ramp and signage that meet current code. Patrons of center speed through entrance. Install a speed bump.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace asphalt at front of building	1.201	180		1.00	31.65	\$ 5,697
2. Restripe, adj for walkway	1.240	9	Spac	1.20	22.54	\$ 243
3. Install parking bumpers	1.214	9	Each	1.00	218.66	\$ 1,968
4. Install ADA signage for parking	10.816	1	Each	1.00	179.55	\$ 180
5. Install ADA entrance signage	10.837	1	Each	1.00	120.70	\$ 121
6. Install ADA parking ramp	10.072	6	LF	1.00	713.56	\$ 4,281
7. Install speed bump	1.173	1	Each	1.00	1,052.49	\$ 1,052
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 13,542</b>
<b>Total Project Budget</b>						<b>\$ 17,267</b>

Facility **Human Resources**

ID **064** Project Number **064.3**

Category **4.** Type 1 **06.** Type 2 **E01.** P/T **2.**

FCA Category **4.00** Code Issue? **No**

**Work Type**

**2 - On-Call Contract**

**Project Name**

**Facility Entrance Renovation**

**Project Description**

**Concrete entrance patio is breaking apart and spalling. Replace.**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace concrete	1.155	435	SF	1.00	13.55	\$ 5,894
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 5,894</b>
<b>Total Project Budget</b>						<b>\$ 7,515</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The front desk is open and vulnerable when angry employees arrive at building. Install safety glass window wall with teller windows at front desk, both standing and ADA, and install glass door on north side of counter with key pad lock for employee entrance only.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install glass window wall, adj for teller windows	4.710	200	SF	1.20	85.37	\$ 20,489
2. Install glass door	4.730	1	Per d	1.00	1,491.77	\$ 1,492
3. Install lock	4.741	1	Per d	1.00	1,400.00	\$ 1,400
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 23,381</b>
<b>Total Project Budget</b>						<b>\$ 31,330</b>

Facility **Human Resources**  
 ID **064** Project Number **064.5**  
 Category **4.** Type 1 **06.** Type 2 **E02.** P/T **3.**  
 FCA Category **4.00** Code Issue? **No**

**Work Type**

**3 - Bid**

**Project Name**

**Landscape Renewal**

**Project Description**

Landscaping is minimal on both the north and south sides of the facility. There are no sprinkler or drip systems and dirt is washing onto the south sidewalk. The fence on the north side is falling down. Design and install new landscaping for both the north and south sides of the building, utilizing existing trees and bushes where possible. Include landscape curbs on the south side. Replace fence on the north side.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Landscape south side of building with irrigation system	1.301	3,500	SF	0.33	4.61	\$ 5,325
2. Install concrete landscape curb	0.000	125	LF	1.00	5.95	\$ 744
3.Landscape north area	1.310	3,320	SF	0.33	3.38	\$ 3,703
4.Replace fence	0.000	75	LF	1.00	24.50	\$ 1,838
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 11,610</b>
<b>Total Project Budget</b>						<b>\$ 14,801</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Exterior stucco has minor cracking and is a variety of colors from past tagging cover ups and renovations. Building identification signs are small and difficult to read from the street. Repair cracks and stucco patches. Fog coat building to a consistent color. Replace signs on both Alameda St. and the shopping center parking lot facades.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Repair minor cracks and fog coat building	4.532	4,750	SF	1.00	1.54	\$ 7,315
2. Install building signage, adj for size of building	10.835	2	Each	0.75	4,165.56	\$ 6,248
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 13,563</b>
<b>Total Project Budget</b>						<b>\$ 18,175</b>

Facility **Human Resources**

ID **064** Project Number **064.7**

Category **4.** Type 1 **06.** Type 2 **E05.** P/T **2.**

FCA Category **3.00** Code Issue? **No**

**Work Type**

**1 - In-house Work Order**

**Project Name**

**Drainage Improvements**

**Project Description**

The roof drains to the back of the building. The downspout discharges too close to the building and there is no swale to pull the water away from the building. Install new downspout on north side of windows and discharge water further away from building. Building a swale from the downspout north. Install rock mulch on west side of building.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install downspout	7.307	15	LF	1.00	17.45	\$ 262
2. Building swale, adj for size	1.445	30	LF	0.80	12.32	\$ 296
3. Install rock mulch	1.310	150	SF	0.80	3.38	\$ 406
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 964</b>
<b>Total Project Budget</b>						<b>\$ 1,228</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install drinking fountain	6.360	1	Each	1.00	1,914.40	\$ 1,914
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 1,914</b>
<b>Total Project Budget</b>						<b>\$ 2,565</b>

Facility **Human Resources**

ID **064** Project Number **064.9**

Category **6.** Type 1 **05.** Type 2 **B03.** P/T **2.**

FCA Category **4.00** Code Issue? **Yes**

**Work Type**

**3 - Bid**

**Project Name**

**ADA Interior Signage**

**Project Description**

There are no room identification signs for offices and support spaces. There are no panic bars on the exit doors. Install ADA room signage. Install panic bars.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install signs	10.867	27	Each	1.00	77.81	\$ 2,101
2. Install panic hardware	4.740	2	Per d	1.00	1,089.77	\$ 2,180
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 4,281</b>
<b>Total Project Budget</b>						<b>\$ 5,736</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

When roof replacement becomes necessary, exterior roofing insulation should be added and the insulation used to slope the roof to a minimum of 2%. There are no parapet caps. Add parapet caps. There is no internal roof ladder. Install roof ladder. Estimated cost is \$112,402.

Description	Cost				Unit Cost	Subtotal Cost
	Code	Qty.	Unit	Sev.		
1.Remove old roofing material	7.104	6,690	SF	0.00	4.61	\$ 0
2.Install 4" of insulation and additional for slope. Adj for slope	7.810	6,690	SF	0.00	3.74	\$ 0
3.Reroof	7.110	6,690	SF	0.00	2.42	\$ 0
4.Install parapet caps	7.304	205	SF	0.00	6.04	\$ 0
5.Install roof ladder	7.400	1	Each	0.00	2,359.00	\$ 0
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 0</b>
<b>Total Project Budget</b>						<b>\$ 0</b>

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## State Health

605 Letrado

Santa Fe, NM 87505

Current Year: 2014

Inspection Date: 04-02-2014

Evaluator Allene O'Byrne

### Site Data

Ownership: Santa Fe County Site Acres 2.00  
 Building Types on Site: Health Clinic  
 Lat/Long: 35.67/ -105.95 SHRP/NHR No  
 Parking: 114 Number of Structures 1  
 No/Type of Parking Spaces: 8 marked accessible, and 106 regular parking on all 4 sides of building

### Building Data

Permanent Building Area: 16,957 GSF Modular Building Area: 0 GSF  
 Employees on Site: 60 Modular Buildings 0.00 % of GS  
 Number of Floors: 1 FCA Level: 1  
 Occupied Area: 14,457 GS Facility Class: 2

### Construction Dates

Year Built 1958 Building Age: 56  
 Initial Construction Date: 1958 Renovation/Addition 1: 1992  
 Renovation/Addition 2: Renovation/Addition 3:

### FCI Data

Building Type: Health Facility Class: 2  
 Building Height: Single Story CRV: \$ 3,978,960  
 Cost per GSF: 235 FCI Cost: \$ 1,766,827.68  
 FCI Score: 0.44 FCI: Poor

FCI Scoring: 0.00-0.05=Good 0.51-0.100=Fair Greater than 0.100=Poor

### Total of Project Budgets

\$ 2,208,972

ARC Scoring Category	Possible Points	Total Earned	%
The Site	244	194.0	79.5
Physical Plant Assessment	367	274.0	74.7
Adequacy and Environment for Operations	389	266.0	68.4
<b>Total</b>	<b>1,000</b>	<b>734.0</b>	<b>73.4</b>

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

**Photos**



**Participants:**

Susan K. Gonzales, Director, Public Health Region 2  
PJ Montano, County Maintenance Supervisor  
Bobby Joe Pena, County Maintenance  
Ailene O'Byrne, ARC

**Notes From Facility Manager's Meeting and Questionnaire**

**Notes Date:** 04-02-2014

Discussion centered around the inadequacy of the building to support the health initiative programs, and the medical programs currently housed here. The age of the building is contributing to the high maintenance needed just to keep things functional. There is a lack of ADA compliance throughout the site. The layout does not support patient privacy issues, and contributes to the public wandering around into private areas where they shouldn't be. This state agency works with and contributes to upkeep with the county whenever possible, and there is a good working relationship. Overall upkeep is good, and has extended the life of major components significantly, but the structure and mechanical/plumbing systems are aging out.

**Summary Notes and Comments**

**Site Assessment:**

1) **Parking and Traffic Areas:** The parking lot is very large, and readily supports both the employees and the clients. However, it's in extremely poor condition. The asphalt is breaking apart and the aggregates are loose on the entire surface. There are large pot holes, and the

striping has worn away completely. ADA parking requirements are not met. There is no crosswalk from this site to the city pool directly adjacent.

2) Fencing, Gates, Security: Fencing between properties is okay, but show significant signs of being hit with cars, and erosion at fence posts. There are no gates or security features.

3) Walks and Courts: Walkways are a mix of new concrete and failing concrete. There are large cracks, spalling and crumbling walks both around the structure and along the street.

4) Landscaping: Landscaping has degraded over the years. Weed barrier fabric is exposed, or has worn away totally, creating large areas that are prone to weeds. Bushes and trees have been removed for both disease and to discourage the homeless from camping out alongside the building. The removed trees and bushes have not been replaced nor has the landscaping been updated since 1992. Stumps should be removed, and the landscaping renovated into a low-care, xeriscaped, transparent layout, that is appealing to the neighborhood, employees, and clients.

5) Drainage and Runoff Control: The site is sloped well for drainage, but erosion has occurred along the west ditch bank and is eroding out the parking lot curbs. The east side of the building traps some water, as there are no designated catch basins on the west side, and the north side is prone to ice build up.

6) Signage/Way Finding: Signage is poorly placed. The entrance sign has been graffitied, and the lettering is so small, it's difficult to see when driving. It is also placed oddly, so one can not see it from the road, but only as one actually enters the driveway. The building signage is silver on stucco, so it is also difficult to see, as the contrast is minimal and obscured by trees.

7) ADA: Accessibility was designed when the ADA code first came to be. Thus it is largely outdated, minimal, and major renovations are needed to bring it up to current requirements. There is not enough ADA parking places, ramp slopes are too steep, signage is inadequate, and there are no van accessible spaces available. Exterior ramps are deteriorated, and railings are the wrong height and as are grab bar diameters. The parking area has large pot holes and bumps. The main entry doors for patients and staff are not automated, and the strength required to open the doors exceeds requirements. There are only two stools in the main entryway for outdoor seating, and they impede the walkway to the main doors.

8) Utilities: Utilities are aging. The main cast iron sewer pipe has been replaced from the building to the city sewer, but there is still a large amount of cast iron piping that is deteriorating and leaks are common. Electrical service is underground, but the breakers trip when too many supplemental heaters, fans or copy machines are used.

9) Fire Protection: There is a fire hydrant along the street.

10) Other: A fire truck would not be able to drive around the building, as the turn on the northeast side of the building is too tight between parked cars, and the cars that park along the east side of the building would also impede emergency access. The dumpster does not have an enclosure. The site is vandal prone, and has had a history of homeless people trying to set up camp among the bushes.

**Building Assessment:**

1) Structure: There has been some structural movement, mostly where the addition and original building connect. Minor cracking has occurred in the walls, and there is some floor movement that has cracked VCT tiles. The wall over the basement entrance has cracked significantly, and is drafty.

2) Entrances and Exits: There are good exits and entrances all around the building. The main entrance is easy to find. Only the front and rear doors are handicap accessible, but accessibility does not meet current standards. Locks are worn, and staff must strong arm, and check to see that the doors are secured.

3) Halls, Corridors, Common Areas: These are in good condition and kept clean and well maintained. The cleaners have damaged the vinyl cove base with the buffers, so in areas, the base is separating from the walls and has gotten brittle. Lighting is excellent. Paint is fair, as walls have been dinged over time and outside corners are damaged, as there are no corner guards.

4) Doors: Doors are fair. Some of the 20 minute fire doors have wire glass windows that are larger than current codes allow. All doors have been well used over the years. Locks are worn, and not all latches secure when the door closes. Closers are missing. Door jambs are good, but there is evidence of changed lock sets over the years. Doors are keyed inconsistently.

5) Built-In Casework: The casework is aging. In some spaces it's in good shape, but others have delaminating countertops, stained countertops, missing drawers, drawer pulls, and holes where old latch sets used to be. It appears that it was last replaced when the addition was added in 1992, which means it is at least 24 years old, and should be replaced.

6) Flooring: The VCT flooring is fairly new, and all places with carpeting (very poor condition) are scheduled for replacement with VCT in the next few weeks. Ceramic tile in the restrooms is good, except where the foundation has shifted slightly in the public restrooms and has created a slight ridge in the center of the floor.

7) Wall Systems: Walls are good, except where the foundation has shifted slightly and caused cracks both in the interior and in the exterior stucco. This is endemic throughout the building. Cracks also appear at window and other weak points. There is no insulation at exterior walls.

8) Ceilings: Ceilings have been updated with acoustic 2'x4' lay-in ceiling tiles and grid work. The grid is falling in areas. Tiles are not matched throughout the facility, and not all tiles were cut well at wall edges. Some of the ceilings were dropped to below 8'-0" AFF to accommodate ductwork, and create a cramped feeling in these spaces, especially in the original building.

9) Windows, Interior Glazing: Windows are a mix of double paned insulated glass, in aluminum frames with some operable windows built in. However, the operable windows do not meet ADA reach requirements. These windows are in good condition. The older part of the building has single paned, wood framed windows; most were operable at one time. These are all drafty and cold in the winter, and many of them have been either painted or screwed shut, and are no longer operable. The seals on these windows are also showing wear and are cracking. These windows should be replaced and the decorative exterior window frames refurbished and painted. Safety glass should also be installed in the front entry vestibule windows.

10) Signage/Way Finding: Signage is very poor. Existing signs do have braille, but are mounted too high for accessibility standards. The majority of rooms do not have any signs. There are some program signs, but they are not consistent throughout the facility.

11) Roofing, Parapets, Roof Drainage: The roofs are built up roofing, with the older part of the building being fully adhered, while the addition is ballasted built up roofing. The roofs are aging and should be replaced. There are leaks in areas, and the most problematic areas are slated for replacement within 60 days. The addition's parapets are cracking and flaking, and should have parapet caps installed, when the stucco is redone. Some of the flashing is gone, and other flashing has come unfastened.

The roofs have positive drainage, and the one problematic area is slated for repairs with the upcoming partial roof replacement. Some of the canales are 1-2" above the roof. The roof gutter boxes are below the drains, and the overflow drain cut outs are small and sit below the top of the discharge box. There are some internal roof drains, but there are no overflow drains at this location. This roofing system should all be replaced, and roof insulation added, and overflow drains added. Skylights all seem in good order with no leaks.

12) Exterior Surfacing: The stucco is cracking at junctures and at window corners. The parapets are in poor condition as noted above, and the flaking from the top will continue to migrate downward. There are some repairs to old stucco cracks, and they stand out as eyesores along the main path to the front entry. The old part of the building has territorial style brick parapet caps. They have been capped with metal parapet caps, but the exposed brick work should be re-pointed.

13) Restrooms:

a) ADA Issues: Restrooms have issues with everything from sink heights and clearances, mirror heights, toilet heights, grab rails, stall door latches and door opening pressures. ADA toilet stall doors open into the stalls, and paper towel dispensers, light switches, soap dispensers, toilet paper dispensers, coat hooks etc. are all at heights well above or below code required heights.

b) Potty Parity: There is an equitable number of restrooms between men and women, and a good distribution of employee restrooms throughout the facility.

14) HVAC Systems/Comfort: The building is either too hot or too cold, averaging about 60 degrees in winter and 80 degrees in summer. Dampers are locked open. The pharmacy is not on a separate heating/cooling system and is out of compliance with pharmaceutical regulations. Air is stagnant in many areas. Duct work is poorly laid out and is crammed in the interstitial spaces. Valve boxes are cranked open or do not work at all. There are 2 different controllers.

15) Electrical Systems: These systems are getting by, but with the added load of heaters, fans, and copy machines, circuits are tripped. Cubicle areas do not have enough outlets, so there are numerous extension cords, and some strung across walkways.

15) Energy Conservation: This building is uninsulated, at both the exterior walls and the roof. The RTUs are old enough that energy efficiency is only about 40%, and it is doubtful that the economizers are working. In addition, because the basic building ductwork is not working well, there are numerous space heaters used in the winter and fans used in the summer, which adds to the energy load of the building. Only half the windows are thermal paned. The other half are single paned and are extremely drafty. The lights have been upgraded and are T-8s.

16) Fire Protection: This building is not sprinkled. There is a fire alarm, strobes and horn system, but there are no pull stations, and not enough smoke detectors. Coverage for these systems is spotty and inconsistent.

17) Other: The water is hard, so softening it would help the aging plumbing. There is an inadequate number of drinking fountains, and none meet current ADA codes.

**Adequacy and Environment for Operations:**

1) ADA: No employee hand wash sinks throughout the facility are ADA compliant. There are numerous ADA shortfalls as noted previously throughout the site and the facility.

2) Space Use Appropriate: The layout is awkward for a health clinic. The patients tend to wander into places they shouldn't be. Storage is at a critical point, as the users utilize the break room, corridors, basement and have even resorted to offsite storage at the Runnel's Building to make up for the shortfall.

3) Density of Users: Currently the building is accommodating the users, but several programs are slated to expand and one will be added in the next year. This represents an increase in both staff and clients.

4) Furnishings: Furnishings are dated, but serviceable.

5) Health/Safety: Air quality is poor. Walkways and the parking lot need immediate replacement (tripping hazards). ADA is outdated and lacking throughout the facility. The area is vandal prone, and exterior lights should be replaced where missing and added to for better coverage. After hour clinics have been suspended until this issue can be resolved. The security system is inoperable. Electrical upgrades are needed.

6) Special Systems: There is no building wide intercom system or working DCC control system. The computer systems are retrofitted, so cable wire is exposed in all spaces.

7) Other: Noise is a problem, as the cubicles are not appropriate for getting private patient information. Privacy for health care providers and patients is a building wide concern. Physical barriers to keep patients out of private areas are also missing.

Does it meet purpose?	No
Are there energy conservation options?	Yes
Is signage poor or missing?	Yes
Is the building well utilized?	Yes
Are there program space deficiencies?	Yes

**Site Plan**



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**008 State Health**

Number	Codes	Project Name	Project Budget
008.1	4.06.E03.1.	Parking Lot Renewal	\$ 284,262
008.2	2.06.E03.3.	Patient Drop Off Lane	\$ 7,421
008.3	4.06.E02.3.	Landscaping Renewal	\$ 73,472
008.4	4.06.E01.3.	Miscellaneous Site Improvements	\$ 33,587
008.5	3.06.E09.1.	Exterior Lighting	\$ 118,664
008.6	4.05.D02.3.	EFIS	\$ 263,216
008.7	4.08.D04.3.	Re-roofing	\$ 314,835
008.8	4.15.B01.2.	Hazardous Materials Study	\$ 7,173
008.9	4.05.F07.4.	Dock Renovations	\$ 24,293
008.10	6.04.A09.2.	Fire Sprinkler Installation	\$ 287,719
008.11	3.05.A09.1.	Miscellaneous Fire Upgrades	\$ 21,044
008.12	8.05.B03.2.	ADA Upgrades	\$ 129,058
008.13	3.05.B04.1.	Vestibule Modifications	\$ 4,427
008.14	4.05.C05.2.	Painting	\$ 13,909
008.15	4.05.C04.1.	Ceiling Upgrades	\$ 50,630
008.16	4.05.C07.3.	Casework replacement	\$ 16,833
008.17	2.05.C07.1.	Refurbish Check-in Offices	\$ 38,181
008.18	3.13.A03.1.	Study of Ductwork System	\$ 6,723
008.19	4.05.A03.1.	HVAC Ductwork Repairs	\$ 16,080
008.20	4.08.A03.1.	HVAC Replacement	\$ 61,412
008.21	3.04.A03.2.	Public Address System	\$ 21,085
008.22	4.05.A05.1.	Security Upgrades	\$ 17,496
008.23	5.04.A03.2.	Upgrade and Expand Existing Electrical System	\$ 181,779
008.24	4.04.A08.3.	Energy Conservation Measures	\$ 124,743
008.25	4.05.A04.3.	Plumbing System Replacement	\$ 84,208
008.26	4.13.A02.2.	Structural Study	\$ 6,723
<b>Total Project Budget:</b>			<b>\$ 2,208,972</b>

**Facility**   
**ID**  **Project Number**   
**Category**  **Type 1**  **Type 2**  **P/T**   
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Asphalt removal and new	1.202	4,550		1.00	47.79	\$ 217,445
2.Restriping and fire lane designators	1.240	114	Spac	2.00	22.54	\$ 5,139
3.Paint crosswalk	10.065	280	LF	1.00	1.31	\$ 367
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 222,951</b>
<b>Total Project Budget</b>						<b>\$ 284,262</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Drop off lane	10.011	1	Drop-	1.00	5,820.11	\$ 5,820
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 5,820</b>
<b>Total Project Budget</b>						<b>\$ 7,421</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Landscaping is very poor and neglected. Clear out old landscaping remnants, i.e. stumps, dead bushes, deteriorated weed barrier, and gravel. Redesign landscape for safety around building, and create a more maintainable and pleasant atmosphere for the building and the neighborhood.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Landscape refurbishment	1.301	12,500	SF	1.00	4.61	\$ 57,625
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 57,625</b>
<b>Total Project Budget</b>						<b>\$ 73,472</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

There is no dumpster enclosure. Add a dumpster enclosure. There is no bike rack. Add a bike rack. The building sign blends with the stucco and can not be read. Replace building sign. The Parking lot entrance sign lettering is too small and can not where it can be read from the street. Replace and relocate entrance sign. Fence posts are eroding and should be reset and the fencing restrung. Street sidewalks are spalling and heaving and should be replaced.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Construct dumpster enclosure	1.360	1	Each	1.00	9,875.02	\$ 9,875
2. Install bike rack	1.353	1	Each	1.00	758.10	\$ 758
3. Replace building sign	10.815	1	Each	1.00	7,699.10	\$ 7,699
4. Parking lot entrance sign	10.835	1	Each	0.80	4,165.56	\$ 3,332
5. Fence repairs (adjusted for repairs and not replacement)	1.350	250	LF	0.50	19.54	\$ 2,443
6. Street sidewalk replacement	1.155	165	SF	1.00	13.55	\$ 2,236
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 26,343</b>
<b>Total Project Budget</b>						<b>\$ 33,587</b>

**Facility**   
**ID**  **Project Number**   
**Category**  **Type 1**  **Type 2**  **P/T**   
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Additional parking lot lighting and upgrades	1.280	41,000	SF	0.50	2.27	\$ 46,535
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 46,535</b>
<b>Total Project Budget</b>						<b>\$ 118,664</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Exterior building walls are uninsulated and drafty. Stucco finish is cracking. Recommend adding 2" of EFIS and refinish exterior with expansion joints. See CIP 108.6 for work with territorial brick coping. See CIP 108.8 for additional insulating.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.EIFS	4.533	13,000	SF	1.00	15.11	\$ 196,430
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 196,430</b>
<b>Total Project Budget</b>						<b>\$ 263,216</b>

**Facility** 
  
**ID**  **Project Number** 
  
**Category**  **Type 1**  **Type 2**  **P/T** 
  
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Roof is deteriorating. There are no parapet caps. Flashing has detached from the parapet walls. Roof drainage is marginal and ponding occurs in areas. Neither the internal roof drains nor the external roof drains have good overflow drains. Install overflow drains. The brick coping is deteriorating. Repoint

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Remove old roofing material and ballast	7.104	16,957	SF	1.00	4.61	\$ 78,172
2.Install 80 mil TPO roof	7.240	16,957	SF	1.00	2.48	\$ 42,053
3.Install 4" min. roof insulation and re-slope to drains	7.810	16,957	SF	1.00	3.74	\$ 63,419
4.Install parapet caps	7.304	6,000	SF	1.00	6.04	\$ 36,240
5.Install overflow drains	7.765	12	Each	1.50	630.00	\$ 11,340
6.Re-point brick coping	4.536	1,500	SF	1.50	6.98	\$ 15,705
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 246,929</b>
<b>Total Project Budget</b>						<b>\$ 314,835</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Perform study	9.410	1	Study	1.00	5,625.53	\$ 5,626
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 5,626</b>
<b>Total Project Budget</b>						<b>\$ 7,173</b>

**Facility** State Health  
**ID** 008 **Project Number** 008.9  
**Category** 4. **Type 1** 05. **Type 2** F07. **P/T** 4.  
**FCA Category** 3.00 **Code Issue?** No

**Work Type**

2 - On-Call Contract

**Project Name**

Dock Renovations

**Project Description**

Dock stairs and ramp are deteriorating. Remove and rebuild service ramp. Remove and rebuild stairs.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Remove, replace, and widen service ramp	10.072	25	LF	0.80	713.56	\$ 14,271
2. Remove and replace service stairs	10.210	5	Each.	1.00	771.52	\$ 3,858
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 18,129</b>
<b>Total Project Budget</b>						<b>\$ 24,293</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

This building is not sprinklered. Per 2009IBC 903.2.2, install building wide fire sprinkler system. This will be difficult as the interstitial space is tight and modifications will have to be made. Fire alarm system is old and does not cover the entire building. Update with new sprinkler system. Add pull stations and smoke detectors.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install fire sprinklers	6.500	16,597	SF	1.40	6.78	\$ 157,539
2. Update fire alarm system	5.800	16,597	SF	0.50	6.89	\$ 57,177
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 214,716</b>
<b>Total Project Budget</b>						<b>\$ 287,719</b>

**Facility**   
**ID**  **Project Number**   
**Category**  **Type 1**  **Type 2**  **P/T**   
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace fire doors	4.731	2	Per d	1.00	1,910.92	\$ 3,822
2. Replace fire corridor door closers	4.750	8	Each	1.00	259.35	\$ 2,075
3. Replace panic hardware-exterior doors	4.740	9	Per d	1.00	1,089.77	\$ 9,808
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 15,705</b>
<b>Total Project Budget</b>						<b>\$ 21,044</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The parking lot, access and building interiors do not meet current ADA standards and are creating a serious hardship for clients at this clinic. Repave and re-stripe ADA parking spots both for clients (front) and staff (back). Remove old ramps. Remove spalling concrete and add walkways and signage at the front and a new ramp and railings with parking lot access at the rear. Public and staff restrooms need an upgrade, but will not need to move restroom fixtures. Replace stall doors, so doors swing out of stall. Remove existing grab bars and replace with correct bar diameter and number of grab bars. Replace mirrors and accessories to correct heights. Wrap exposed sink pipes. Combine the laboratory restrooms into one ADA restroom. Staff hand washing stations are too high, and do not have knee access, or ADA faucets. Replace with new casework at the correct height with knee access and ADA faucets. Entrance doors take too much pressure to open. Install power assist at both the main entrance doors and one rear staff entrance door. Interior signage is missing or mounted at the wrong heights. Install room signage throughout and replace restroom signs, installing them in correct locations and heights.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Remove old asphalt and repave ADA parking areas	1.201	620		1.00	31.65	\$ 19,623
2.Restripe ADA spaces and walkways	10.003	8	Spac	1.00	36.41	\$ 291
3.Replace staff ramp and walkways	10.043	950	SF	1.00	19.86	\$ 18,867
4.ADA parking lot signage	10.816	8	Each	1.00	179.55	\$ 1,436
5.Install replacement partitions	10.917	4	SF	1.00	795.21	\$ 3,181
6.Lower restroom sink to ADA height	10.920	4	Each	1.00	3,531.15	\$ 14,125
7.Install ADA mirror at adjusted sinks	10.928	4	Each	1.00	616.46	\$ 2,466
8.Install grab bars (set)	10.922	4	Set	1.00	308.73	\$ 1,235
9.Replace casework and sinks for staff hand washing and in break room	10.945	10	Each	1.00	1,811.57	\$ 18,116

Santa Fe County Facilities Condition Assessment 2014

10 Install ADA interior signage	10.867	65	Each	1.00	77.81	\$ 5,058
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 96,313</b>
<b>Total Project Budget</b>						<b>\$ 129,058</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Vestibule safety glass	4.782	80	SF	1.00	41.30	\$ 3,304
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 3,304</b>
<b>Total Project Budget</b>						<b>\$ 4,427</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Paint interior	4.521	9,600	SF	1.00	0.98	\$ 9,408
2. Install corner guards	0.000	18	each	1.00	54.00	\$ 972
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 10,380</b>
<b>Total Project Budget</b>						<b>\$ 13,909</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Refurbish lay-in ceilings	4.541	9,500	SF	0.80	4.71	\$ 35,796
2. Refurbish Restroom lay-in ceilings	4.540	500	SF	1.50	2.65	\$ 1,988

<b>Total of Maximum Allowable Construction Cost:</b>	<b>\$ 37,784</b>
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<b>Total Project Budget</b>	<b>\$ 50,630</b>
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Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace upper casework	4.621	45	LF	1.00	115.36	\$ 5,191
2. Replace lower casework	4.620	60	LF	1.00	122.84	\$ 7,370
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 12,561</b>
<b>Total Project Budget</b>						<b>\$ 16,833</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Check in counters are open to the lobby area and patient confidentiality is compromised. Refurbish check in offices for privacy. Recommend systems furniture that extends to ceiling and has doors for privacy.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. New check in offices	4.697	5	Office	1.00	5,698.72	\$ 28,494
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 28,494</b>
<b>Total Project Budget</b>						<b>\$ 38,181</b>

**Facility**   
**ID**  **Project Number**   
**Category**  **Type 1**  **Type 2**  **P/T**   
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Air flow through out the building is inconsistent. Air flow is cut off or too much. Provide a study to determine if ductwork can be reworked or should be replaced. See CIP 10 for replacement of system and CIP 12 for repairs and adjustments.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.HVAC Study	9.410	1	Study	1.00	5,625.53	\$ 5,626
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 5,626</b>
<b>Total Project Budget</b>						<b>\$ 6,723</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

HVAC system is inconsistent. Occupants are either too hot or too cold, and air flows are nonexistent or overpower the occupant. Balance and adjust system. An allowance is provided for this work.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Allowance for adjustments and repairs of HVAC	0.000	1		1.00	12,000.00	\$ 12,000
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 12,000</b>
<b>Total Project Budget</b>						<b>\$ 16,080</b>

**Facility**   
**ID**  **Project Number**   
**Category**  **Type 1**  **Type 2**  **P/T**   
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Cyclical renewal of existing HVAC units - although working well, are well past warranty and are not energy efficient. This should be done in conjunction with HVAC study of the ductwork layout and workability. Based upon the study results, cost could increase.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace RTUs	6.120	4	Each	1.00	12,847.80	\$ 51,391
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 51,391</b>
<b>Total Project Budget</b>						<b>\$ 61,412</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Staff can communicate throughout facility. Some clients can be unpredictable and two way communication for emergencies is essential. Install a public address system with two way communication capability.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install public address system	5.100	1	Unit	1.00	15,735.00	\$ 15,735
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 15,735</b>
<b>Total Project Budget</b>						<b>\$ 21,085</b>

<b>Facility</b>	State Health					
<b>ID</b>	008	<b>Project Number</b>	008.22			
<b>Category</b>	4.	<b>Type 1</b>	05.	<b>Type 2</b>	A05.	<b>P/T</b> 1.
<b>FCA Category</b>	4.00		<b>Code Issue?</b>	No		
<b>Work Type</b>	3 - Bid					
<b>Project Name</b>	Security Upgrades					
<b>Project Description</b>	Current alarm system is inoperable. Install new security alarm system.					
<b>Description</b>	<b>Cost Code</b>	<b>Qty.</b>	<b>Unit</b>	<b>Sev.</b>	<b>Unit Cost</b>	<b>Subtotal Cost</b>
1. Install security alarm	5.860	16,957	SF	1.00	0.77	\$ 13,057
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 13,057</b>
<b>Total Project Budget</b>						<b>\$ 17,496</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost			Unit	Sev.	Unit Cost	Subtotal Cost
	Code	Qty.					
1.Primary service upgrade	5.610	16,957		SF	1.00	5.00	\$ 84,785
2.Upgrade secondary service	5.640	16,957		SF	1.00	3.00	\$ 50,871
<b>Total of Maximum Allowable Construction Cost:</b>							<b>\$ 135,656</b>
<b>Total Project Budget</b>							<b>\$ 181,779</b>

**Facility**   
**ID**  **Project Number**   
**Category**  **Type 1**  **Type 2**  **P/T**   
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Exterior walls have no insulation and are drafty. Windows in the original building are single paned, and inoperable. Replace single pane windows and frames with thermal panes and frames. Furr out interior of exterior walls with 2" studs and solid insulation. This is also an opportunity to add electrical outlets and have the conduit concealed in the new walls.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace single paned windows	4.785	20	Each	1.00	1,300.99	\$ 26,020
2. Furr out and insulate exterior walls	4.511	4,500	SF	1.00	8.89	\$ 40,005
3. Install additional electrical outlets	5.505	60	Each	0.50	902.24	\$ 27,067
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 93,092</b>
<b>Total Project Budget</b>						<b>\$ 124,743</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Plumbing upgrade	6.373	1,600	LF	1.20	32.73	\$ 62,842
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 62,842</b>
<b>Total Project Budget</b>						<b>\$ 84,208</b>

Facility **State Health**

ID **008** Project Number **008.26**

Category **4.** Type 1 **13.** Type 2 **A02.** P/T **2.**

FCA Category **4.00** Code Issue?

**Work Type**

**2 - On-Call Contract**

**Project Name**

**Structural Study**

**Project Description**

Foundation has shifted at the basement stair area, creating a large crack in the CMU. Look at for long term repairs and possible foundation shift.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Structural Study	9.510	1	Study	1.00	5,625.53	\$ 5,626
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 5,626</b>
<b>Total Project Budget</b>						<b>\$ 6,723</b>

## Fairgrounds - Extension Bldg.

3229 Rodeo Road

Santa Fe, NM 87507

Current Year: 2014

Inspection Date: 07-01-14

Evaluator MP

### Site Data

Ownership: Santa Fe County Site Acres 0.00  
 Building Types on Site: 1  
 Lat/Long: 35.64/ -106.00 SHRP/NHR  
 Parking: 18 Number of Structures 1  
 No/Type of Parking Spaces: 2 HC & 16 parking stalls

### Building Data

Permanent Building Area: 2,805 GSF Modular Building Area: 0 GSF  
 Employees on Site: 9 Modular Buildings 0.00 % of GS  
 Number of Floors: 1 FCA Level: 1  
 Occupied Area: 2,805 GS Facility Class: 3

### Construction Dates

Year Built 1958 Building Age: 56  
 Initial Construction Date: Renovation/Addition 1:  
 Renovation/Addition 2: Renovation/Addition 3:

### FCI Data

Building Type: Community Se Facility Class: 3  
 Building Height: Single Story CRV: \$ 718,080  
 Cost per GSF: 256 FCI Cost: \$ 3,039,293.02  
 FCI Score: 4.23 FCI: Poor

FCI Scoring: 0.00-0.05=Good 0.51-0.100=Fair Greater than 0.100=Poor

**Total of Project Budgets \$ 3,121,118**

ARC Scoring Category	Possible Points	Total Earned	%
The Site	244	198.0	81.1
Physical Plant Assessment	367	151.0	41.1
Adequacy and Environment for Operations	389	150.0	38.6
<b>Total</b>	<b>1,000</b>	<b>499.0</b>	<b>49.9</b>

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

Photos



Participants:

- Greg Smith, SFC Program Manager
- Jacqueline Baca, Extension Home Economist/4-H
- Michele Pfeiffer, ARC Facilities Evaluator

Notes From Facility Manager's Meeting and Questionnaire

Notes Date: 07-01-2014

- Install electronic card swipe access.
- Install exterior motion sensor lights.
- Upgrade restrooms.
- Locate office cluster at front entry for security.
- Upgrade HVAC system.
- Remove and upgrade wall heater units.
- Trim trees and shrubs near office windows.
- Upgrade kitchen.
- Upgrade from well water to municipal water.
- Expand facility for multiple end users.

Summary Notes and Comments

Site Assessment:

1) Parking and Traffic Areas:

The extension building's asphalt parking lot contains 2 accessible and 16 stalls with no site lighting. Large events held at the exhibit halls overflow into this parking lot.

**2) Fencing, Gates, Security:**

There is no fence around the building.

**3) Walks and Courts:**

The asphalt walk from the parking area to the front entry is a smooth transition. The east door has a concrete pad with no connection to the parking lot. Provide a sidewalk to the parking lot.

**4) Landscaping:**

The Master Gardeners Association manages landscaping near the building. Drought tolerant plants are on the south side of the building. All plants are irrigated by a rain barrel drip system. The shrubs and trees on the west side of the building need to be pruned to deter evening loitering.

**5) Drainage and Runoff Control:**

There are two site drainage directions. One drain channel is on the east side of the animal shed, which flows north than west along the secondary road. The other drain channel is between Exhibit Hall One and the Arena. Water flows west towards the herb garden. The drainage flows away from the extension building and parking drains west towards the herb garden channel.

**6) Signage/Way Finding:**

Better directional signage is needed to the building and front entry.

**7) ADA:**

The accessible parking stalls are located closest to the building and signage is posted on the building wall. This is not ADA compliant and signs are to be posted on a pole. The asphalt walk from the parking area to the south entry is smooth.

**8) Utilities:**

Overhead electrical enters at the northeast building corner. Natural gas enters the building from the east side. Water is connected to an on-site well, which is located north of the building. The sewage system is on a leach field located north of the site beyond the Northern Horseman Association site.

**9) Fire Protection:**

The closest fire hydrant is located at the intersection of Rodeo Road and Pso De Los Pueblos.

**Building Assessment:**

**1) Structure:**

The extension building is a multi-functional use building and it is one story. This building is occupied daily with office personnel and it is used by various community organizations. The meeting room is limited to functional use. It has an attic space accessible by an exposed wood stair. The building is built of concrete masonry exterior walls with a wood post and beam ceiling. The wood ceiling is only visible in the meeting and storage rooms. The building appears stable however it is worn and dated.

**2) Entrances and Exits:**

The front south entrance has a covered alcove. The vestibule contains the hall to the restrooms. When the front office is closed or unstaffed, visitors arrive unknown to employees in back offices. This is a safety concern.

**3) Halls, Corridors, Common Areas:**

There is a short hall to the restrooms, a hall to the office in the northwest building corner and a short hall from the vestibule to the meeting room.

**4) Doors:**

Exterior doors are hollow metal with panic hardware. Interior wood doors are worn and vary in style with knob handles.

**5) Built-In Casework:**

All casework is old and dated and needs to be replaced. There are hall built-in bookcases, kitchen wood casework, storage and meeting room wood cabinets, and secretarial wood casework.

**6) Flooring:**

All rooms have carpet except the restrooms and vestibule which have painted concrete floors. The carpet is worn and dated, and the concrete floors in the vestibule and restroom are not practical. All flooring material needs to be replaced per room function.

**7) Wall Systems:**

All interior walls are painted gypsum board or wood paneling with vinyl base. The wall systems show their age and they lack batt insulation. There are temperature swings throughout the building due to limited HVAC duct route. The northwest offices share an electric wall heater between offices and the wall construction around them is a health and safety concern.

**8) Ceilings:**

The ceilings vary per room. There are exposed wood beam and wood panel ceiling in the meeting and storage rooms. These ceilings are well maintained. All other rooms have an acoustical ceiling tile except the vestibule and restrooms have painted gypsum board ceilings.

**9) Windows, Interior Glazing:**

There is one window on the north and west elevations that is shared between two offices. An interior wall was constructed at the center of the window to be shared between offices. It is a single pane casement windows that does not operate properly. There are four single pane windows on the south elevation, which are fixed glazing and casement.

**10) Signage/Way Finding:**

There are no identification room signs in the facility.

**11) Roofing, Parapets, Roof Drainage:**

The main roof sheds towards the north. There is a missing gutter at the northeast corner of the building. There are water stains on the building. The south roof sheds to the south. The northwest office has damaged ceiling tile from continual roof leaks.

**12) Exterior Surfacing:**

The exterior surface is painted concrete masonry unit (CMU).

**13) Restrooms:**

- a) ADA Issues: The restrooms do not meet ADA compliance. There are no accessible stalls. The men's restroom is very small and the urinal is next to the sink with no partition wall.
- b) Potty Parity: The existing multi-stall restrooms are adequate for the occupant use,

however they are not ADA compliant.

**14) HVAC Systems/Comfort:**

The HVAC system is original and does not provide adequate heat and cooling to rooms. The north offices share a heater between rooms. The wall was constructed over and around the units and is a life safety hazard.

**15) Electrical Systems:**

The electrical system is dated and there are not enough wall outlets. The meeting room only has two receptacles. All rooms use extension cords or surge protectors for multiple office equipment needs.

**16) Energy Conservation:**

This building has all original utility systems in place. All units continue to be partially fixed or semi-upgraded. These utility systems are not to building code and in some instance are a life safety hazard to occupants. Windows and doors need to be upgraded for energy efficient factors. The roof insulation and perimeter wall insulation needs to be upgraded.

**17) Security:**

The front entry vestibule is not directly visible from the secretary area. This is a major concern to employees. There are many different organizations that use the facility and not all members are known by the building occupants. Due to the high volume of pedestrians using the facility items disappear. The staff has padlocked kitchen supplies as a deterrent.

**18) Fire Protection:**

There are no smoke detectors, fire alarm and fire suppression system in the facility. There is one fire extinguisher near the kitchen. The site fire hydrant is 504 feet from the building.

**19) Other:**

There are three storage sheds located on the east side of the building. Two sheds (10' x15') are composed of metal wall and roof panels, set on a wood pallet base. The third shed (12' x15') looks like a small barn with a residential door and windows. It is composed of metal wall and roof panels and has a wood floor porch with four 4" x 4" wood columns. It is also set on a wood pallet base.

**Adequacy and Environment for Operations:**

**1) ADA:**

ADA clearance is needed for the hall path of travel, restroom fixtures, and kitchen use. Provide interior identification room signage.

**2) Space Use Appropriate:**

The meeting room is used for different functions with limited storage. Furniture is limited due to stacks of boxes and cabinets around the room perimeter. There is an enclosed attic storage above the meeting room office with no fire sprinkler system. The stair is non-compliant due to the open wood structure and handrails. This attic storage is full of boxes, again a life safety hazard to occupants.

**3) Density of Users:**

Multiple organizations use this facility. There is only one meeting room for events which is not adequate. The kitchen is used as a staff break room and as a demonstration kitchen for multiple

participants. This kitchen does not work well for demonstration and participation. There is only one set of appliances; refrigerator, stove, double oven and double sink. There is no commercial hood, prep sink or hand sink. The casework is worn and limited. It is padlocked for various participants' storage.

**4) Furnishings:**

Furnishings are mixed styles, dated and worn.

**5) Health/Safety:**

There are multiple life safety hazards in the building. Wall heaters shared between offices need to be disconnected and each office should have its own heating and cooling system. Additional electrical wall outlets need to be installed. All storage material needs to be removed from the IT room. The stairs need to be replaced with a ship ladder which does not take up so much room. The vestibule has no visual connection to occupants and needs to be redesigned for safety of occupants.

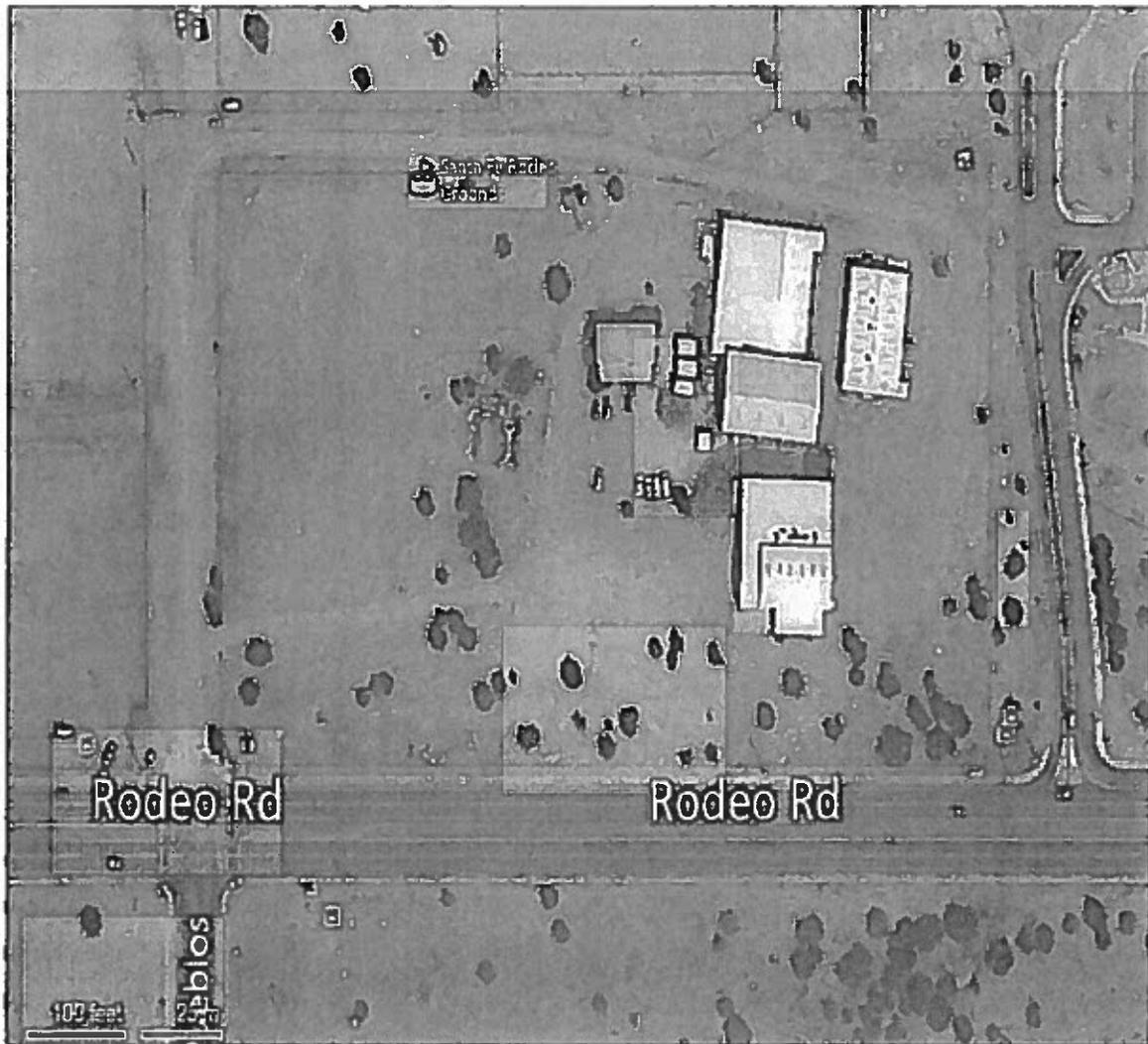
**6) Special Systems: None.**

**7) Other:**

Motion sensor lights are requested to deter loitering under shrubs and trees. Trim shrubs and trees on west side of building. There are multiple keys for the fair ground buildings. Recommended are electronic card swipe access system for all buildings.

Does it meet purpose?	Yes
Are there energy conservation options?	Yes
Is signage poor or missing?	Yes
Is the building well utilized?	Yes
Are there program space deficiencies?	Yes

**Site Plan**



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**012 Fairgrounds - Extension Bldg.**

<b>Number</b>	<b>Codes</b>	<b>Project Name</b>	<b>Project Budget</b>
012.1	4.05.A05.3.	Key System Upgrade	\$ 2,680
012.2	4.13.B01.1.	Hazardous Materials Study	\$ 6,723
012.3	8.05.B03.2.	ADA Site Improvements	\$ 7,008
012.4	4.04.C01.3.	Modernize Building	\$ 799,390
012.5	4.06.E01.2.	Site Improvements	\$ 3,755
012.6	4.05.A03.1.	HVAC Upgrades	\$ 246,558
012.7	5.05.A03.2.	Electrical Upgrades	\$ 49,011
012.8	3.05.A03.2.	Health and Safety Upgrades	\$ 2,814
012.9	4.05.D04.2.	Roof Upgrade	\$ 11,621
012.10	4.04.C01.3.	Renovate Kitchen	\$ 955,554
012.11	5.04.A04.3.	Plumbing Upgrades	\$ 854,250
012.12	4.04.C01.3.	Renovate Meeting Room	\$ 44,621
012.13	8.05.B03.2.	ADA Restroom Renovations	\$ 74,818
012.14	3.04.A09.2.	Fire Suppression System	\$ 62,317
012.15	4.09.F13.3.	Issue: Replace Building	\$ 0
<b>Total Project Budget:</b>			<b>\$ 3,121,118</b>

Santa Fe County Facilities Condition Assessment 2014

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

There are multiple keys for the fairground buildings. Recommend an electronic card swipe access system for all buildings. Provide one for the Extension Building.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install electronic card swipe access system	0.000	1		1.00	2,000.00	\$ 2,000
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 2,000</b>
<b>Total Project Budget</b>						<b>\$ 2,680</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Perform study	9.410	1	Study	1.00	5,625.53	\$ 5,626
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 5,626</b>
<b>Total Project Budget</b>						<b>\$ 6,723</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The east door needs a smooth path to the parking lot. Provide a concrete pathway. The accessible parking signs are mounted to the building, remove and mount parking signage on poles.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Construct concrete sidewalk	1.150	1,000	SF	1.00	5.05	\$ 5,050
2. Mount ADA parking signs on poles	10.816	2	Each	0.50	179.55	\$ 180
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 5,230</b>
<b>Total Project Budget</b>						<b>\$ 7,008</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

This fifty-six year old building is non-compliant with current building code requirements and the occupants have outgrown the facility. Basically, this building is being gutted, replaced with interior partitions, doors, interior finishes, lighting layout, sinks, and casework. Recommend reconfiguring the interior layout with clustered offices located at the entry for security. The new interior layout should meet ADA compliance for hardware, signage, etc. Refer to 012.13 for ADA restroom renovation projects.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Modernize building interior	4.350	2,679	SF	2.00	111.34	\$ 596,560
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 596,560</b>
<b>Total Project Budget</b>						<b>\$ 799,390</b>

**Facility** 
  
**ID**  **Project Number** 
  
**Category**  **Type 1**  **Type 2**  **P/T** 
  
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

There is no directional signage to the building. Exterior motion sensor lights are needed on four sides of the building to discourage loitering on site. Trim the trees and shrubs on the north and west sides of building for better visibility under and around them. Install signage and lighting. Trim trees and shrubs.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install directional signage	10.865	1	Each	1.00	144.84	\$ 145
2. Install exterior motion sensor lights and electrical outlet	0.000	4		1.00	500.00	\$ 2,000
3. Trim trees and shrubs	0.000	8		1.00	100.00	\$ 800
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 2,945</b>
<b>Total Project Budget</b>						<b>\$ 3,755</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace mechanical heating system	6.110	2,807	SF	1.00	33.72	\$ 94,652
2. Install refrigerated air cooling system	6.150	2,807	SF	1.00	31.83	\$ 89,347

**Facility** 
  
**ID**  **Project Number** 
  
**Category**  **Type 1**  **Type 2**  **P/T** 
  
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

The electrical system is old and worn. It does not serve the whole building. Upgrade the electrical system to include new panels, interior and exterior lighting and additional wall receptacle outlets per building code.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Upgrade electrical service	5.610	2,807	SF	1.00	5.00	\$ 14,035
2. Upgrade lighting and electrical receptacles	5.300	2,807	SF	1.00	8.03	\$ 22,540
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 36,575</b>
<b>Total Project Budget</b>						<b>\$ 49,011</b>

Facility **Fairgrounds - Extension Bldg.**

ID **012** Project Number **012.8**

Category **3.** Type 1 **05.** Type 2 **A03.2.** P/T **1.**

FCA Category **6.00** Code Issue? **Yes**

**Work Type**

**1 - In-house Work Order**

**Project Name**

**Health and Safety Upgrades**

**Project Description**

Urgent health and safety upgrades are needed immediately. Three offices in the northwest corner share electrical wall heaters between rooms. There is no safety clearance around the gypsum board walls. This is a potential fire hazard. Recommend removal of shared wall heaters to be replaced with an individual wall heater per office. Remove all storage materials from the electrical and IT closet.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Remove shared wall heaters	0.000	2		1.00	150.00	\$ 300
2.Install wall heater per office	0.000	3		1.00	600.00	\$ 1,800
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 2,100</b>
<b>Total Project Budget</b>						<b>\$ 2,814</b>

Facility   
 ID  Project Number   
 Category  Type 1  Type 2  P/T   
 FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Repair roof	0.000	100	SF	2.00	21.27	\$ 4,254
2.Install gutters and downspouts	7.307	118	LF	1.00	17.45	\$ 2,059
3.Install roof hatch and ladder	7.400	1	Each	1.00	2,359.00	\$ 2,359
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 8,672</b>
<b>Total Project Budget</b>						<b>\$ 11,621</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The kitchen is used as a staff break room and as a demonstration kitchen for multiple participants. There is only one set of appliances; refrigerator, stove, double oven and double sink. There is no commercial hood, prep sink or hand sink. The casework is worn and limited. Casework is padlocked for various participants storage. Recommend expanding the kitchen to 20' x 20' = 400 sf and add a lecture room 20' x 25' = 500 sf. The training kitchen includes four "U-shaped" unit kitchens 80 sf each. Construct a coffee counter with appliances for staff use.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Construct test kitchen with 5 sets of appliances	3.540	400	SF	4.00	300.00	\$ 480,000
2. Construct lecture room	3.210	500	SF	2.00	222.00	\$ 222,000
3. Construct coffee counter	3.210	100	SF	0.50	222.00	\$ 11,100
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 713,100</b>
<b>Total Project Budget</b>						<b>\$ 955,554</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The building drains to a leach field system and gets water from a well. During large events the well water capacity is limited and events are shut down due to lack of water. Recommend abandoning the sewer system and capping the well. Remove old pipes abandoned.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Convert well water to municipal water	0.000	1	Proje	1.10	125,000.00	\$ 137,500
2. Convert sewer system to municipal sewer	0.000	1	Proje	1.00	500,000.00	\$ 500,000
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 637,500</b>
<b>Total Project Budget</b>						<b>\$ 854,250</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The meeting room is used by various participants. There is no art sink for crafts projects and only two electrical wall outlets. This limits the room function. Recommend renovating the room to include additional electrical outlets and an art sink.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Renovate meeting room	4.200	640	SF	1.00	52.03	\$ 33,299
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 33,299</b>
<b>Total Project Budget</b>						<b>\$ 44,621</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Demolish and construct single use toilets	10.912	2	Each	2.00	13,958.50	\$ 55,834
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 55,834</b>
<b>Total Project Budget</b>						<b>\$ 74,818</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Fire water tap and valve room set up	6.501	1	Each	1.00	27,431.25	\$ 27,431
2. Install fire sprinklers	0.000	2,805	SF	1.00	6.80	\$ 19,074
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 46,505</b>
<b>Total Project Budget</b>						<b>\$ 62,317</b>

**Facility**

**ID**  **Project Number**

**Category**  **Type 1**  **Type 2**  **P/T**

**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Demolish building	4.401	2,679	SF	0.00	11.05	\$ 0
2. Replace building	3.140	2,807	GSF	0.00	200.00	\$ 0
3. Site improvements	1.302	275	SF	0.00	4.17	\$ 0
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 0</b>
<b>Total Project Budget</b>						<b>\$ 0</b>

## Juvenile Development/Detention Facility

4250 Airport Road  
 Santa Fe, NM 87507

Current Year: 2014  
 Inspection Date: 8/20/14  
 Evaluator: AOB

### Site Data

Ownership: Santa Fe County Site Acres 8.00  
 Building Types on Site: 1  
 Lat/Long: 35.64/ -106.02 SHRP/NHR No  
 Parking: 64 Number of Structures 1  
 No/Type of Parking Spaces: 3 marked ADA, 61 regular, 17 marked for county vehicles and staff

### Building Data

Permanent Building Area: 49,411 GSF Modular Building Area: 0 GSF  
 Employees on Site: 22 Modular Buildings 0.00 % of GS  
 Number of Floors: 1 FCA Level: 1  
 Occupied Area: 49,411 GS Facility Class: 2

### Construction Dates

Year Built 1984 Building Age: 30  
 Initial Construction Date: 1983 Renovation/Addition 1: 1989  
 Renovation/Addition 2: 2005 Renovation/Addition 3:

### FCI Data

Building Type: Detention Facility Class: 2  
 Building Height: Single Story CRV: \$ 15,013,532  
 Cost per GSF: 304 FCI Cost: \$ 8,561,512.32  
 FCI Score: 0.57 FCI: Poor

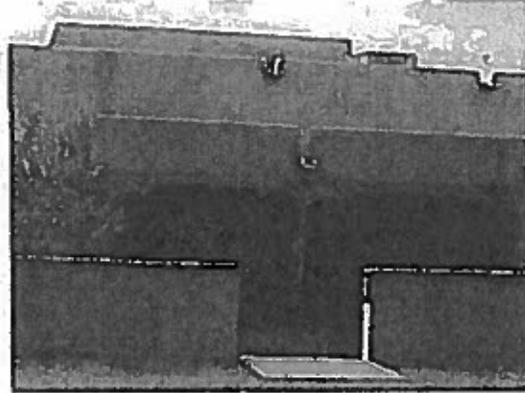
FCI Scoring: 0.00-0.05=Good 0.51-0.100=Fair Greater than 0.100=Poor

Total of Project Budgets \$ 9,234,555

ARC Scoring Category	Possible Points	Total Earned	%
The Site	244	184.0	75.4
Physical Plant Assessment	367	263.0	71.7
Adequacy and Environment for Operations	389	249.0	64.0
Total	1,000	696.0	69.6

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

**Photos**



**Participants:**

Aaron Garcia, Interim Youth Services Manager  
Thaddeus Chapman, Maintenance Supervisor

**Notes From Facility Manager's Meeting and Questionnaire**

**Notes Date:** 08-20-2014

This is a secure facility. Access is limited at all times and cameras monitor the parking area. This was formerly an adult detention facility and is now used for juvenile detention.

The parking lot and access roads are adequately sized for emergency vehicles and deliveries to enter the site and access the building as required. There is adequate parking for visitors and staff, but the parking lot surface is deteriorating and eroded in places.

Landscaping along the front of the building is neglected and in poor condition. Sidewalks are cracked and broken. There are drainage problems along the east side of the building and there has been recent damage to the building and furnishings from flooding. The storm drain clogs and has to be flushed regularly. A heavy rain will overwhelm the storm drain. The hillside by the storm drain is eroding and contributes to the build up of water along the southeast building walls.

The exercise yard has a basketball court and track that are deteriorating from age.

The HVAC system is old and does not provide consistent temperatures. This is especially

problematic inside the living units. Providing cooling is more challenging than heating. Natural gas for the HVAC units is supplied via underground piping.

Primary electrical power is adequate, but secondary electrical power overloads and circuit breakers trip regularly. Interior lighting is good, but energy inefficient. Changing to LED lights would help the operational costs and provide softer lighting in the living units. There is a back up generator that is original to the building. It is very loud and getting parts for it is starting to be a problem.

Water is provided by the municipal system. The building is connected to the city sewer. The plumbing system backs up regularly, due to age and residents putting large objects into the system. Some of the fixtures have been recently replaced. The public restrooms are very dated and in need of an upgrade.

The building security system is antiquated. Only one third of the cameras work. The intercom system does not work at all, and the automated door system is constantly breaking down. Many of the sliding doors stick or they work sporadically. The electrical system supporting the doors is failing. The server rooms get too hot and affects the security system especially during the summer. There are lots of telephone lines and they are working well. The fire suppression system is difficult to maintain. Maintenance funds for support systems are difficult to obtain for such an old building.

The general appearance of the building and the roof are the issues that most concerned the staff. The roof is failing and leaks are a constant battle. The stucco on the CMU walls is failing. The EIFS in the exercise yard has been abused, and there are large chunks gouged out of it. More than 120 windows have broken seals or broken glass.

The administrative offices are worn. Some of the offices are currently getting new carpet, but the VCT tile and ceramic tile are broken and worn. The VCT tile is delaminating from the concrete floor, and there is possible asbestos in the mastic and possibly other areas of the facility. The lighting in the offices is dim and needs updating. The staff lounge is neglected and has no refrigerator and the staff patio is overgrown with weeds.

There is a possibility of the program expanding and trying to utilize the east section which is currently being repaired for water damage and is not occupied. The building is currently underutilized, so there is plenty of room for growth.

### **Summary Notes and Comments**

#### **Site Assessment:**

1) **Parking and Traffic Areas:** The parking lot is adequately sized for the current use. There are enough parking spaces for visitors, employees, and county vehicles. The lot surface is in poor condition. The asphalt is cracking, the lines are fading, and numerous asphalt patches are evident throughout the lot. The traffic flow is striped to be one way, but it is difficult to see the pavement arrows and there is no signage to indicate a one-way flow. The parking spots on the east side are not well defined and the parking bumpers are scattered into the dirt. The drive to the south is in good condition, but there are no gutters or curbs to define it, so vehicles drive off the pavement and contribute to the erosion along side the road. Once inside the south security fence, there is a combination of old asphalt and newer asphalt. The road asphalt is newer and in good condition but has no curb and gutter. The older asphalt is the driveway to the sally port, the maintenance area, and the kitchen dock. This back area has concrete curb and

gutters, but the asphalt is in very poor condition. It is alligating, has patches, pot holes, and weeds growing in the cracks at the curb.

2) Fencing, Gates, Security: This facility has the appropriate fencing needed for a secure detention facility. It has high chain link fencing with razor wire along the top and screening fabric at the perimeter as required for a detention facility. There are shorter chain link fences marking boundaries in the exercise yard. The fences are in good condition overall but there are a few places that need repair in both the low and the high fences.

3) Walks and Courts: The north and east concrete walkways have settled and are breaking apart and have ice damage. The concrete pad in the exercise yard is in fair condition, but has grass growing between the cracks. The asphalt basket ball court is cracked and the lines faded. The basketball standards and protective covers are damaged. The employee patio is in poor condition. It is made of 8x16 pavers that have settled, are broken and have weeds growing in the cracks and in the gravel mulch surrounding it. There is a metal shade structure with a picnic table on a concrete pad near the east entrance. It is in good condition.

4) Landscaping: The landscaping is neglected. The front entrance is a wasteland of unpruned trees, weed filled gravel mulch, and rock piles surrounding a sign and flag pole area. The east entrance is hidden behind a retaining wall that masks more weeds, unattended bushes and gravel mulch that no longer covers the weed barrier. The south service areas are asphalt surrounded by eroding dirt and weeds. The exercise yard is also neglected and what little grass is left is dying. The weeds have taken over the west section and are breaking apart the timber retaining wall. The rip rap used to control runoff from the roof drains is also weed infested. There are prairie dog colonies in all landscaped areas.

5) Drainage and Runoff Control: The east side of the site has major drainage problems. The storm drains clog regularly and any good rain will cause a back up that floods the east entrance. Sandbags are pre-positioned to help keep the water out of the building, but water damage is evident all along the exterior walls. The interior is currently undergoing work to repair and replace finishes damaged during the last flood. There is ponding in the exercise yard. The rip rap catch basins for the roof drains are clogged with weeds. The remainder of the site drains well.

6) Signage/Way Finding: The facility's main sign is along the street and visible, but it does not match the signage on the building. The parking lot is not marked well for one way traffic, and both visitors and staff ignore the pavement directional markings. The main entrance is well defined and signage for visitor restrictions is well placed.

7) ADA: This is a single story building (except in two cell blocks) with accessible sidewalks from the main parking lot to the main entrance doors on the north and the east. The condition of the sidewalks is poor and there are gaps and settling that have caused pavement displacement of greater than 1/2".

8) Utilities: The facility is on city sewer and city water and has natural gas. Primary electrical service is good, but secondary service is only fair.

9) Fire Protection: There is a fire hydrant on the property. Access for fire trucks and emergency vehicles is very good.

10) Other: Access from the street is limited. There are cameras monitoring the entrances to the site and within the site. Surveillance cameras do not have record capabilities and not all are operable. Dumpsters are located in the fenced service yard. There is also a storage pod and two additional storage buildings in the service yard. They are in fair condition.

**Building Assessment:**

1) Structure: This is a high security detention structure. The foundations appear sound. The facility is constructed of reinforced CMU walls with exterior insulation. Windows and doors are correctional grade and in poor condition.

2) Entrances and Exits: The main entrance is easy to distinguish. The main entry doors are worn and damaged for constant use. The lobby tile floor has a large crack going through the center of the room. All doors are alarmed and access controlled. The east wing and entrance is not currently being used. It has an exposed CMU retaining wall. The east side is exposed CMU while the west side has painted murals.

3) Halls, Corridors, Common Areas: The corridors are a mix of painted CMU and frame walls, depending on their location within the building. The paint is good and the corridors are kept clean and free from obstructions. The corridor floors are VCT tile with vinyl base, but the tiles are starting to delaminate from the floor and appear dirty and heavily waxed. The booking area is very large and only part is needed, so the showers and unused cells are used for storage.

4) Doors: The doors in the employee areas are a combination of solid and hollow core wood doors. They have had heavy use and are scratched, worn and some have holes in them. The doors in the detention part of the building are heavy steel sliding doors with remotely accessed locking mechanisms and glass security lites. These doors are painted with many coats of paint. The doors stick and the electrical connections to the doors are failing. Some doors will only open if other doors are open and other won't close unless certain other doors are also closed. Because of this, many doors are not used or entire banks of doors are shut down. The door lites are loose and rattle.

5) Built-In Casework: The casework in the employee lounge and health clinic is worn and dated. Restroom casework is stained and pieces of the laminate are broken. Kitchen casework is stainless steel and in good condition.

6) Flooring: The floors are mix of ceramic tiles in employee and public restrooms and the lobby. VCT and carpet in employee areas, common hallways, and educational areas. The inmate living units have VCT floors and concrete floors at shower facilities. The guard observation rooms are carpet on raised access floors. The access floors are plywood and the plywood is rotting underneath the carpeting. The main kitchen has quarry tile floors, and the old cafeteria and serving line have VCT. The VCT is in poor condition. It has been waxed numerous times and appears dirty from the wax build up. The tiles are chipped and delaminating from the concrete subfloors. The quarry tile is in poor condition. Tiles are coming up, stained and grout is missing. Part of the carpet in the administration area is new. The remaining carpeted areas are stained and unraveling but are in lesser used areas.

7) Wall Systems: The walls, doors and trim have been painted numerous times and there is a substantial build up of paint.

8) Ceilings: The lobby and administrative office area have 2x4 lay-in acoustic ceiling tiles. The

majority of the building, including restrooms and the sally port, have painted, gypsum board ceilings. The acoustic ceilings are in good condition. The hard ceilings show evidence of roof leaks with peeling paint and damaged gypsum board.

9) **Windows, Interior Glazing:** The interior windows are in good condition. The exterior windows are failing. These windows are high security, multi-paned tempered glass in steel reinforced frames. The seals have failed causing the glass to be murky and yellowed. Many windows have broken or are missing layers of glass.

10) **Signage/Way Finding:** Signs in the inmate living areas are limited due to the nature of this facility. However, signage in the administrative area is not up to current ADA requirements. They are lacking some signage and the signs in this area should be replaced and located as prescribed by ADA requirements. There are no signs indicating the ADA public entrances.

11) **Roofing, Parapets, Roof Drainage:** The roofs are flat roofs with minimal slope and have parapets on all sides of the building and separating building areas. The roofs are in very poor condition and there is evidence of ponding in many areas. The roofs are a combination of built up roofing, built up roofing with gravel ballast and a small area of TPO roofing. The built up roofs leak throughout the facility and are causing ceiling damage. There are soft areas on the roof indicating decking damage below. Because most of the ceilings are gypsum board, the roofs must be permanently repaired before the ceilings can be repaired. Many of the roof drains are missing debris cages. There are no parapet caps on the parapets, therefore the tops of the parapets are cracked and water is infiltrating along the walls. Razor wire tops some of the parapets and any area that could be scaled by inmates to gain access to the roofs.

12) **Exterior Surfacing:** This is a pueblo style building with EIFS exterior cladding. The stucco coat is cracking extensively. In the exercise area the EIFS walls have been abused and gouged. Attempts at repairs are poor and the gray patches just emphasize the damage.

13) **Restrooms:**

a) **ADA Issues:** All the cells are set up with two bunk sleeping shelves, a toilet and sink. However, no cell is designated as an ADA cell, and no cell is set up with grab bars or has the turn around clearance for a wheel chair. There is no designated ADA shower. Neither the public nor the staff restroom facilities meet current ADA requirements. The accessories are mounted too high. There are no vertical grab bars and the sink pipes are not wrapped or shielded. The staff showers do not have transfer seats and are not large enough to be roll in showers. The fixture controls are too high; there is not a hand held sprayer available, and there are no grab bars. The locker rooms do have ADA benches or lockers.

b) **Potty Parity:** Every cell has its own toilet and sink. There is a visitor restroom in the lobby, and staff restrooms in the administration areas.

14) **HVAC Systems/Comfort:** The HVAC systems work but need constant, almost daily repairs. It is possible that many of the units are original to the building and the addition. The health clinic has poor ventilation and utilizes a box window air conditioning unit to supplement the air conditioning system.

15) **Electrical Systems:** The electrical system is adequate for the load, but is aging and shorts out often. The generator is original to the building and finding parts for it is difficult.

16) **Energy Conservation:** The roof insulation is minimal and does not meet current NM energy

code. The exterior walls are grout filled CMU and have an three inch EIFS finish. Appliances and lights are original and not energy efficient.

17) Security: The intercom system is inoperable and all employees utilize hand held radios for communication. One third of the cameras are inoperable and the door control system has electrical problems, so it does not work appropriately. The Master control board, access control systems and alarms short out and break down regularly, and they do not work consistently in all areas of the facility. 12 of the working cameras do not record, and 17 do not work at all. Some of the exterior lights are broken or have yellowed light covers. The area is well lit overall, but there are poorly lit spaces.

18) Fire Protection: This facility is extensively alarmed for fire and has measures in place for the control of inmates in the event of a fire. The building is fully fire sprinkled. Rooms with fire panels and electrical boxes overheat. The fire system constantly requires repair.

19) Other: This is a single story building, except for two of the detention units which have a second floor mezzanine bank of cells, ADA access is possible throughout the facility. There are enough cells on the ground floor to meet the ADA requirements for the availability of cells, but no cell is set up to meet current accessibility requirements.

**Adequacy and Environment for Operations:**

1) ADA: This facility does not meet current ADA requirements for correctional facilities for inmates nor employees.

2) Space Use Appropriate: There are several educational and recreational facilities. They are in fair condition, but very large for the population served. Many of the restrooms and shower facilities are used as storage rooms, and many spaces are unused but still being heated and cooled. The facility was designed for adults, and although meets the requirements for a juvenile facility vestiges adult requirements are prevalent. For example, there are two bunks in most cells, but juvenile standards require 70 square feet per inmate, so they can only utilize a single bunk per cell, and the other bunk clutters up the space.

3) Density of Users: On the day of the evaluation there were six inmates and 22 day staff. At its busiest there have been 27 inmates. The facility can more than 64 juvenile inmates. This facility is under utilized for its size and the unused portions are deteriorating at a rapid rate.

4) Furnishings: The movable furnishings are dated and worn. The permanent furnishings are integral color, resin coated metal and bolted to the floors. They are very sturdy and show minimal signs of wear. Kitchen and laundry appliances are dated.

5) Health/Safety: No issues.

6) Special Systems: The access control systems are failing. In one unit the control board doesn't work, so all the doors have to be opened manually.

- Does it meet purpose? Yes
- Are there energy conservation options? Yes
- Is signage poor or missing? Yes
- Is the building well utilized? No
- Are there program space deficiencies? No

**Site Plan**



## 021 Juvenile Development/Detention Facility

Number	Codes	Project Name	Project Budget
021.1	4.06.E03.3.	Main Parking Lot Renewal	\$ 130,025
021.2	4.05.E03.2.	East Parking Lot Renewal	\$ 183,352
021.3	4.05.E03.3.	Resurface Maintenance Area Asphalt	\$ 62,789
021.4	4.06.E02.2.	Landscape Renewal	\$ 757,506
021.5	4.06.E05.1.	Drainage Study	\$ 18,454
021.6	4.06.E06.2.	Refurbish Exercise Yard	\$ 194,240
021.7	4.05.D02.2.	Resurface Exercise Yard Walls	\$ 16,673
021.8	4.08.A03.1.	HVAC Renewal	\$ 1,990,769
021.9	4.05.A03.2.	Replace Generator	\$ 25,728
021.10	4.08.D04.2.	Roof Replacement	\$ 2,039,380
021.11	4.05.A03.2.	Replace Master Control Center Systems	\$ 586,720
021.12	3.09.A03.2.	Lighting Upgrade	\$ 422,770
021.13	4.05.D02.3.	Exterior Upgrades	\$ 114,655
021.14	4.05.D05.1.	Window Replacement	\$ 418,398
021.15	4.05.A04.2.	Sewer Grinder	\$ 24,120
021.16	8.04.B03.3.	ADA Public Restroom Upgrades	\$ 119,655
021.17	8.05.B03.3.	ADA Drinking Fountains	\$ 25,107
021.18	8.04.B03.2.	ADA Cell Renovations	\$ 143,586
021.19	4.05.C05.1.	Administration Suite Renewal	\$ 191,190
021.20	8.04.C09.3.	ADA Renovate Staff Locker Rooms	\$ 358,966
021.21	4.05.C02.3.	Living Unit and Corridor Flooring Upgrades	\$ 243,880
021.22	4.05.C02.1.	Asbestos Study	\$ 30,125
021.23	4.08.C01.3.	Kitchen Upgrades	\$ 224,864
021.24	4.05.C05.1.	Refurbish Ancillary Spaces	\$ 697,202
021.25	4.05.A03.1.	Door Repairs	\$ 80,400
021.26	4.05.C07.3.	Furnishing Upgrade	\$ 134,000
021.27	4.00.F02.3.	Issue: Facility Replacement	\$ 0
<b>Total Project Budget:</b>			<b>\$ 9,234,555</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

Work Type

Project Name

Project Description

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Remove and replace asphalt	1.203	1,555	SY	1.00	63.78	\$ 99,178
2. Restripe lot	1.240	64	Spac	1.00	22.54	\$ 1,443
3. Re-stripe ADA spaces and walkways	10.003	3	Spac	1.20	36.41	\$ 131
4. Install ADA signs	10.816	3	Each	1.00	179.55	\$ 539
5. Install traffic signs	10.825	4	Each	1.00	172.57	\$ 690
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 101,981</b>
<b>Total Project Budget</b>						<b>\$ 130,025</b>

Facility **Juvenile Development/Detention Facility**  
 ID **021** Project Number **021.2**  
 Category **4.** Type 1 **05.** Type 2 **E03.** P/T **2.**  
 FCA Category **4.00** Code Issue? **No**

**Work Type**

**2 - On-Call Contract**

**Project Name**

**East Parking Lot Renewal**

**Project Description**

The parking area along the east entrance is deteriorating and not well defined. There are no designated ADA spaces on the east side. The parking bumpers are scattered and there is no parking signage. Replace asphalt and re-develop east parking area. Install two ADA parking spaces, including 1 van accessible. Restripe and re-install parking bumpers and add parking bumpers as needed. Retaining wall at entrance is exposed CMU on the east side. Stucco east side of wall.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Remove and replace asphalt	1.203	1,850	SY	1.00	63.78	\$ 117,993
2.Re-stripe	1.240	30	Spac	1.00	22.54	\$ 676
3.Develop ADA spaces includes signage	10.002	2	Spac	1.00	6,095.16	\$ 12,190
4.Install parking bumpers, adj for reusing existing	1.214	30	Each	0.80	218.66	\$ 5,248
5.Stucco east side of retaining wall	4.530	35	SY	1.00	20.65	\$ 723

**Total of Maximum Allowable Construction Cost: \$ 136,830**

**Total Project Budget \$ 183,352**

Facility **Juvenile Development/Detention Facility**

ID **021** Project Number **021.3**

Category **4.** Type 1 **05.** Type 2 **E03.** P/T **3.**

FCA Category **4.00** Code Issue? **No**

**Work Type**

**2 - On-Call Contract**

**Project Name**

**Resurface Maintenance Area Asphalt**

**Project Description**

**The maintenance and service area has deteriorating asphalt and the paint lines have faded. Resurface lot and repaint staff parking lines.**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Resurface asphalt	1.250	3,900	SY	1.00	11.98	\$ 46,722
2. Re-stripe staff parking	1.240	6	Spac	1.00	22.54	\$ 135
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 46,857</b>
<b>Total Project Budget</b>						<b>\$ 62,789</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The landscaping for the entire facility has been neglected and the irrigation system is broken and inoperable. Xeriscape the north side of the building and install drip irrigation. Xeriscape the east side of the building and maintenance area with drip irrigation. Landscaping in the exercise yard has gone to weeds. Xeriscape with drip irrigation. Monument sign at the front is out of date and damaged. Replace sign. The northeast courtyard is neglected and overrun with weeds. Xeriscape with drip system for easy care.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Xeriscape north area	1.301	63,500	SF	1.00	4.61	\$ 292,735
2.Xeriscape east and south areas	1.301	35,250	SF	1.00	4.61	\$ 162,503
3.Xeriscape exercise yard	1.301	18,500	SF	1.00	4.61	\$ 85,285
4.Replace monument sign	0.000	1	EA	1.00	7,500.00	\$ 7,500
5.Xeriscape and irrigate northeast courtyard	1.301	10,000	SF	1.00	4.61	\$ 46,100
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 594,123</b>
<b>Total Project Budget</b>						<b>\$ 757,506</b>

Santa Fe County Facilities Condition Assessment 2014

Facility **Juvenile Development/Detention Facility**  
 ID **021** Project Number **021.5**  
 Category **4.** Type 1 **06.** Type 2 **E05.** P/T **1.**  
 FCA Category **6.00** Code Issue? **No**

**Work Type**

**3 - Bid**

**Project Name**

**Drainage Study**

**Project Description**

The east side of the site floods regularly. Conduct a drainage study to determine extent of rework needed.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Conduct drainage study	9,101	2	Acre	1.00	7,236.86	\$ 14,474
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 14,474</b>
<b>Total Project Budget</b>						<b>\$ 18,454</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The recreation yard asphalt basketball court is deteriorating and the lines are faded. The protective padding on the poles is rotted. The walking track is breaking apart. There is no ADA paved walkway to the track area.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Resurface basketball court	1.230	800	SY	1.00	8.68	\$ 6,944
2. Re-stripe game lines	0.000	1	proje	1.00	1,700.00	\$ 1,700
3. Replace pads	0.000	60	SF	1.00	8.70	\$ 522
4. Resurface Track, adj for size	1.865	1	Proje	0.20	441,000.20	\$ 88,200
5. Install ADA ramp to track area, includes railings	10.072	65	LF	1.00	713.56	\$ 46,381
6. Repair chainlink fencing, adj for repairs	1.350	400	LF	1.10	19.54	\$ 8,598

**Total of Maximum Allowable Construction Cost: \$ 152,345**

**Total Project Budget \$ 194,240**

Facility **Juvenile Development/Detention Facility**

ID **021** Project Number **021.7**

Category **4.** Type 1 **05.** Type 2 **D02.** P/T **2.**

FCA Category **4.00** Code Issue? **No**

**Work Type**

**3 - Bid**

**Project Name**

**Resurface Exercise Yard Walls**

**Project Description**

The exterior walls in the exercise yard are abused and badly damaged. Removed EIFS. Resurface with brick for the first story.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Removed EIFS	4.413	3,500	SF	1.00	0.93	\$ 3,255
2. Install brick facing, adj for site	0.000	4	M	1.50	1,750.00	\$ 9,188
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 12,443</b>
<b>Total Project Budget</b>						<b>\$ 16,673</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace HVAC system, adj for partial replacement	6.100	49,411	SF	0.80	39.50	\$ 1,561,388
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 1,561,388</b>
<b>Total Project Budget</b>						<b>\$ 1,990,769</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The back up generator is original and needs constant repair. Parts are difficult to find. The generator is not energy efficient. The generator will need eventual replacement.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace generator	0.000	1	EA	1.00	19,200.00	\$ 19,200
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 19,200</b>
<b>Total Project Budget</b>						<b>\$ 25,728</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The roof is failing. There are numerous leaks which are causing ceiling damage. Remove the built up roof and ballast. Replace with TPO roofing and install parapet caps. The roof insulation is minimal and does not meet current energy code requirements. Install exterior roof insulation and increase slope to roof drains. Install new roof drain grates.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Remove b/u roofing and ballast, adj for razor wire removal	7.104	48,500	SF	1.10	4.61	\$ 245,944
2.Install TPO roof, adj for reinstallation of razor wire	0.000	48,500	SF	1.10	21.48	\$ 1,145,958
3.Install parapet caps, adj for razor wire	7.304	3,000	SF	1.50	6.04	\$ 27,180
4.Install roof insulation	7.810	48,000	SF	1.00	3.74	\$ 179,520
5.Install roof drain grates	0.000	24	EA	1.00	38.00	\$ 912
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 1,599,514</b>
<b>Total Project Budget</b>						<b>\$ 2,039,380</b>

Facility **Juvenile Development/Detention Facility**

ID **021** Project Number **021.11**

Category **4.** Type 1 **05.** Type 2 **A03.2.** P/T **3.**

FCA Category **4.00** Code Issue? **No**

**Work Type**

**3 - Bid**

**Project Name**

**Replace Master Control Center Systems**

**Project Description**

The master control system and associated security components are failing. The electrical system for the master controls are failing. Replace and upgrade master control center and associated systems. Replace secondary electrical system and rewire all the doors. Refer to Miscellaneous Projects for door repairs.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install new master panel	0.000	1	Proje	1.00	120,000.00	\$ 120,000
2. Replace sub panels	0.000	4	EA	1.00	12,000.00	\$ 48,000
3. Replace cameras	0.000	51	EA	1.00	695.00	\$ 35,445
4. Replace intercom system	5.105	48	Locat	1.50	1,196.84	\$ 86,172
5. Upgrade secondary electrical panels	5.640	49,411	SF	1.00	3.00	\$ 148,233

**Total of Maximum Allowable Construction Cost: \$ 437,850**

**Total Project Budget \$ 586,720**

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The lighting system is old and many of the ballasts are failing. Replace the fluorescent lighting system with LEDs for energy savings and longer life expectancy. (20% has been replaced to date).

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Upgrade lights	5.320	49,411	SF	0.80	8.95	\$ 353,783
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 353,783</b>
<b>Total Project Budget</b>						<b>\$ 422,770</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

The EIFS system is extensively cracked. Repair cracks and fog coat exterior. Wall mounted light fixtures are yellowed and several are broken. Replace exterior wall mounted lights.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Fog coat exterior, adj for razor wire work	4.532	30,000	SF	1.10	1.54	\$ 50,820
2. Replace wall mounted security lights	5.500	36	Locat	1.00	965.09	\$ 34,743
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 85,563</b>
<b>Total Project Budget</b>						<b>\$ 114,655</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Replace windows, adj for detention grade	4.785	120	Each	2.00	1,300.99	\$ 312,238
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 312,238</b>
<b>Total Project Budget</b>						<b>\$ 418,398</b>

**Facility** 
  
**ID**  **Project Number** 
  
**Category**  **Type 1**  **Type 2**  **P/T** 
  
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install sewer grinder	0.000	4	Each	1.00	4,500.00	\$ 18,000
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 18,000</b>
<b>Total Project Budget</b>						<b>\$ 24,120</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Upgrade public restrooms	4.392	250	SF	1.00	357.18	\$ 89,295
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 89,295</b>
<b>Total Project Budget</b>						<b>\$ 119,655</b>

Facility **Juvenile Development/Detention Facility**

ID **021** Project Number **021.17**

Category **8.** Type 1 **05.** Type 2 **B03.** P/T **3.**

FCA Category **4.00** Code Issue? **Yes**

**Work Type**

**1 - In-house Work Order**

**Project Name**

**ADA Drinking Fountains**

**Project Description**

Corridor drinking fountains protrude into the path of travel. Install side protection. The drinking fountains fixtures do not meet current ADA requirements and half do not work. Replace fountains with hi/lo ADA accessible fountains.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Install edge protection	10.674	5	Locat	1.00	306.75	\$ 1,534
2. Replace fountains with hi/lo fountains	10.671	5	Each	1.00	3,440.58	\$ 17,203

**Total of Maximum Allowable Construction Cost: \$ 18,737**

**Total Project Budget \$ 25,107**

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Renovate cells	4.392	300	SF	1.00	357.18	\$ 107,154
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 107,154</b>
<b>Total Project Budget</b>						<b>\$ 143,586</b>

Facility **Juvenile Development/Detention Facility**

ID **021** Project Number **021.19**

Category **4.** Type 1 **05.** Type 2 **C05.1.** P/T **3.**

FCA Category **4.00** Code Issue?

**Work Type**

**3 - Bid**

**Project Name**

**Administration Suite Renewal**

**Project Description**

The administration offices at the main entrance are run down with old carpet, cracked tile and damaged doors. Refurbish finishes and replace doors, including main front entrance doors, which do not have panic hardware. Install ADA required room identification signs for the administrative area.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Refurbish administrative area	4.100	4,500	SF	1.00	18.93	\$ 85,185
2. Replace interior wood doors	4.730	26	Per d	1.00	1,491.77	\$ 38,786
3. Replace exterior doors with panic hardware	4.760	6	Each	1.00	1,884.03	\$ 11,304
4. Install room signs	10.867	27	Each	1.00	77.81	\$ 2,101
5. Replace casework	4.625	20	LF	1.00	265.14	\$ 5,303
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 142,679</b>
<b>Total Project Budget</b>						<b>\$ 191,190</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Renovate staff locker and restrooms	4.392	750	SF	1.00	357.18	\$ 267,885

<b>Total of Maximum Allowable Construction Cost:</b>	<b>\$ 267,885</b>
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<b>Total Project Budget</b>	<b>\$ 358,966</b>
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Facility **Juvenile Development/Detention Facility**  
 ID **021** Project Number **021.21**  
 Category **4.** Type 1 **05.** Type 2 **C02.** P/T **3.**  
 FCA Category **4.00** Code Issue? **No**

**Work Type**

**3 - Bid**

**Project Name**

**Living Unit and Corridor Flooring Upgrades**

**Project Description**

Flooring in the living units and corridors have failing VCT. The VCT may have asbestos mastic. Pending results of asbestos study, the old VCT tile and remediate the asbestos. Install new VCT.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Remove and abate VCT tiles	4.414	28,000	SF	1.00	1.35	\$ 37,800
2.Asbestos Remediation	0.000	28,000	SF	1.00	1.73	\$ 48,440
3.Install new VCT	4.590	28,000	SF	1.00	3.42	\$ 95,760
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 182,000</b>
<b>Total Project Budget</b>						<b>\$ 243,880</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Asbestos study	9.310	1	Study	1.00	22,481.52	\$ 22,482
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 22,482</b>
<b>Total Project Budget</b>						<b>\$ 30,125</b>

Facility **Juvenile Development/Detention Facility**

ID **021** Project Number **021.23**

Category **4.** Type 1 **08.** Type 2 **C01.** P/T **3.**

FCA Category **4.00** Code Issue? **No**

**Work Type**

**3 - Bid**

**Project Name**

**Kitchen Upgrades**

**Project Description**

The kitchen is original to the facility and is dated. The appliances do not always work. The floor tile is broken and loose. Refurbish the kitchen.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Refurbish kitchen	4.310	900	SF	1.00	195.96	\$ 176,364
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 176,364</b>
<b>Total Project Budget</b>						<b>\$ 224,864</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Teaching areas, laundry, health clinic, interior recreational areas and secondary support spaces are worn, with damaged ceilings from roof leaks, aged flooring (both carpeting and VCT) and walls with numerous paint coats and damage. Refurbish finishes in ancillary spaces. Many spaces are being used for storage or are unused. The area to be renovated covers only the anticipated areas required by the programs. The remainder of the building should be kept in stand by mode.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Refurbish ancillary spaces	4.200	10,000	SF	1.00	52.03	\$ 520,300
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 520,300</b>
<b>Total Project Budget</b>						<b>\$ 697,202</b>

**Facility** 
  
**ID**  **Project Number** 
  
**Category**  **Type 1**  **Type 2**  **P/T** 
  
**FCA Category**  **Code Issue?**

**Work Type**

**Project Name**

**Project Description**

Inmates put large objects down the toilets and clog the system. Install a grinder system for each group living unit. Sliding unit doors stick and the windows are loose. Establish an allowance to repair door tracks and windows. See CIP for master control and electrical upgrades.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Allowance for door repairs	0.000	1	Proje	1.00	60,000.00	\$ 60,000
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 60,000</b>
<b>Total Project Budget</b>						<b>\$ 80,400</b>

Facility

ID  Project Number

Category  Type 1  Type 2  P/T

FCA Category  Code Issue?

**Work Type**

**Project Name**

**Project Description**

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1.Allowance for new furnishings	0.000	1	Proje	1.00	100,000.00	\$ 100,000
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 100,000</b>
<b>Total Project Budget</b>						<b>\$ 134,000</b>

**Facility** Juvenile Development/Detention Facility  
**ID** 021 **Project Number** 021.27  
**Category** 4. **Type 1** 00. **Type 2** F02. **P/T** 3.  
**FCA Category** 4.00 **Code Issue?** No

**Work Type**

3 - Bid

**Project Name**

Issue: Facility Replacement

**Project Description**

The cost to refurbish and upgrade this facility is very high. The facility is significantly oversized for the population served and is out dated. A right-sized new facility for 20-24 juvenile detainees with associated services is recommended. The current facility is large enough that the east wing could be demolished to make room for the new facility and repair the drainage problems without impacting the ongoing program. Once built and the detainees moved, the rest of the facility could be demolished. A new facility would meet current juvenile detention requirement, ADA requirements, NM energy code requirements, and reduce security risks associated with antiquated control systems, reduce operational costs, and eliminate major deferred maintenance.

The remainder of the site can then be utilized for youth facility transition programs. The estimated cost for a new facility of 12,250 NSF ( $12,250/7 = 17,500\text{GSF}$ ), exercise yard, drainage remediation, landscape and demolishing the existing facility is \$6,805,625. Not included is redevelopment of the remaining site.

Description	Cost Code	Qty.	Unit	Sev.	Unit Cost	Subtotal Cost
1. Demolish existing facility, adj for difficulty 1.1	4.401	49,411	SF	0.00	11.05	\$ 0
2. Build new facility	0.000	17,500	SF	0.00	350.00	\$ 0
<b>Total of Maximum Allowable Construction Cost:</b>						<b>\$ 0</b>
<b>Total Project Budget</b>						<b>\$ 0</b>

# Public Works

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# Facilities Condition Assessments

January 27, 2015



Terry Lease  
Facilities Operations &  
Maintenance Manager

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# Outline

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- Background
- Rating systems
- County inventory presentation
  - Five example facilities
  - Best and worst
- Recommended minimum ratings



# Background

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- Resolution No. 2013-40
- “A Resolution Creating an Asset Management System for County Facilities.”
- Three tasks:
  - Create a numerical Facility Condition Index (FCI) for each asset listed on the County inventory.
  - The Commission shall adopt a minimum acceptable FCI score
  - Annually, County facility inventory report presented to Commission



# Rating Systems

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- Two Rating Systems developed
  - Facility Condition Index (FCI)
  - Architectural Research Consultants (ARC)



# FCI Rating System

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- Industry standard rating system
  - Ratio of recommended repair projects to facility replacement cost
  - Calculation: 
$$\frac{\text{estimated repair \& deficiency costs of facility over next 5 years}}{\text{estimated replacement value of the facility}}$$
  - Scoring
    - 0.00 - 0.050 = Good
    - 0.051 - 0.100 = Fair
    - <0.100 = Poor
-



# ARC Rating System

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- Weighted “snap-shot” of current facility conditions
  - More comprehensive than FCI
  - Scoring Components
    - Site
    - Physical Plant
    - Adequacy for Operations
  - Scoring
    - 90-100% = Excellent
    - 70-89% = Satisfactory
    - 50-69% = Borderline
    - 30-49% = Poor
    - <29% = Very Inadequate
-



# Hypothetical FCI Example

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## County Health Spa:

Replacement Value: \$1,000,000

### Requirements:

1. HVAC: \$41,000
2. Roof: \$46,000
3. Parking Lot: \$53,500

**Current FCI:** 
$$\frac{(41,000 + 46,000 + 53,500)}{1,000,000} = 0.1405 = \text{Poor}$$

### After fixing roof and HVAC →

**New FCI:** 
$$\frac{(0 + 0 + 53,500)}{1,000,000} = 0.0535 = \text{Fair}$$

---

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# Example Facilities

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- Fire Prevention
- Human Resources
- County Extension
- State Health
- Juvenile Detention

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# Fire Prevention

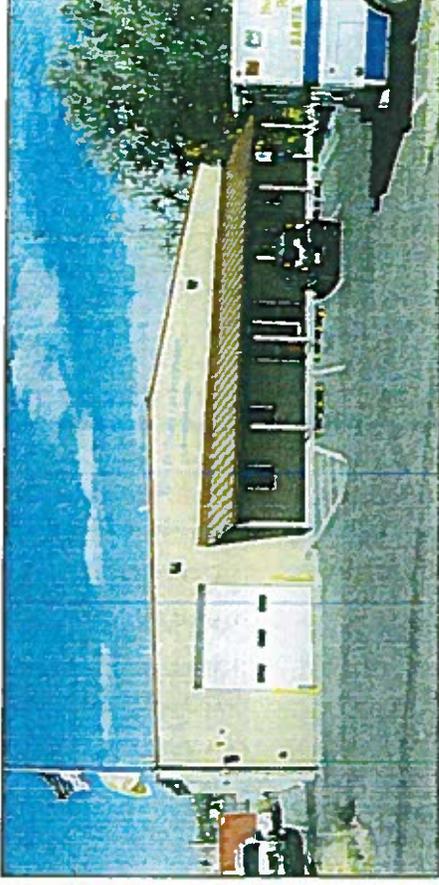
14 Fire Place Road, Santa Fe

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## ■ FCI Score

$\frac{\$31,815}{\$1,132,200}$

= 0.028 – Good



## ■ ARC Score

- Site: 93.9% = Excellent
- Physical Plant: 99.2% = Excellent
- Adequacy for Operations: 98.7% = Excellent
- Total: 97.7% = Excellent



# Human Resources Building

949 West Alameda, Santa Fe

■ **FCI Score**  
**\$96,052**  
**\$1,122,765**  
**= 0.086 – Fair**



■ **ARC Score**

- **Site:** **84.4% = Satisfactory**
- **Physical Plant:** **93.5% = Excellent**
- **Adequacy for Operations:** **93.6% = Excellent**
- **Total:** **91.3% = Excellent**



# Fairgrounds Extension Building

3229 Rodeo Road, Santa Fe

■ **FCI Score**

**\$3,039,293**

**\$500,693**

**= 4.233 – Poor**



■ **ARC Score**

■ **Site:**

■ **Physical Plant:**

■ **Adequacy for Operations:**

■ **Total:**

**81.1% = Satisfactory**

**41.1% = Poor**

**38.6% = Poor**

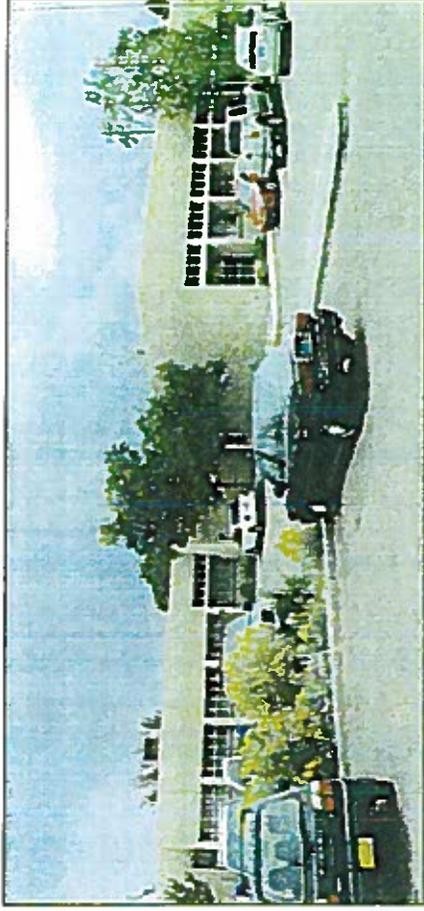
**49.9% = Poor**



# State Health Building

605 Letrado, Santa Fe

■ FCI Score  
\$1,766,828  
\$3,978,960  
= 0.444 – Poor



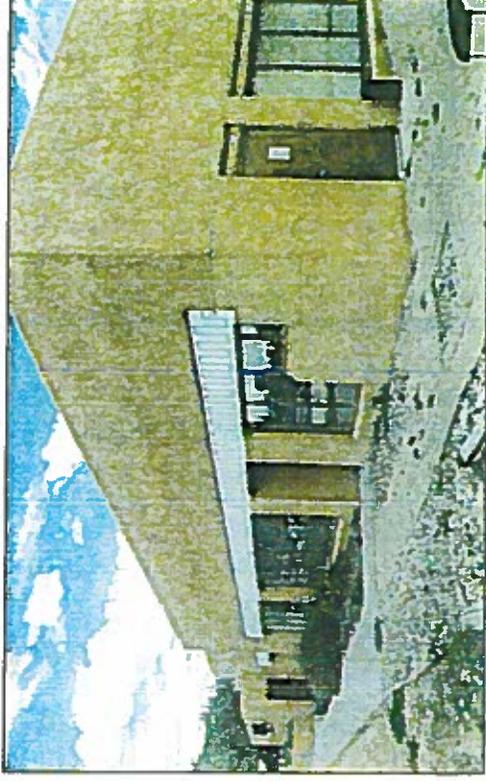
■ ARC Score  
■ Site: 79.5% = Satisfactory  
■ Physical Plant: 74.7% = Satisfactory  
■ Adequacy for Operations: 68.4% = Borderline  
■ Total: 73.4% = Satisfactory



# Juvenile Detention Facility

4250 Airport Road, Santa Fe

■ FCI Score  
\$8,561,512  
\$15,013,532  
= 0.570 – Poor



■ ARC Score

- Site: 75.4% = Satisfactory
- Physical Plant: 71.7% = Satisfactory
- Adequacy for Operations: 64.0% = **Borderline**
- Total: 69.6% = Satisfactory



# Annual Report

## Santa Fe County FCA CIP Attachment A

Page 1 of 5

### Santa Fe County FCA 2014 Sortable Facility Summaries Report

Building Type:

IDNO	Facility	Building Type	Age	CSF	Site Acres	ARC Score	FCI Score	FCI	Project Budget
049	Fire Prevention	Fire	24	5,100	0.00	97.7%	0.0281	Good	\$35,487
027	Santa Fe Mountain Center	Community Services	4	6,424	0.29	97.6%	0.0247	Good	\$26,701
056	Turquoise Trail Fire Station #1	Fire	12	5,987	2.50	96.8%	0.0347	Good	\$85,140
045	Edgewood Fire Station #4 / Thunder Mountain	Fire	7	6,739	1.00	96.4%	0.0132	Good	\$48,069
051	La Cienega Fire Station #1 / Rancho Viejo	Fire	2	14,988	3.75	95.5%	0.0157	Good	\$61,284
043	Edgewood Fire Station #1	Fire	1	14,988	3.00	95.3%	0.0055	Good	\$24,607
040	Hondo Fire Station #2	Fire	8	8,965	2.10	93.4%	0.0149	Good	\$41,845
019	Nambe Community Center	Community Services	89	4,000	0.73	93.2%	0.0000	Good	\$11,019
041	Agua Fria Fire Station #2 / La Tierra	Fire	18	4,581	2.04	93.1%	0.1410	Poor	\$173,667
059	Esperanza Administration	Community Services	3	7,635	0.45	92.9%	0.0239	Good	\$36,890
032	Pojoaque Fire Station #1	Fire	13	11,313	1.38	91.3%	0.0542	Fair	\$186,049
064	Human Resources	Support Services	24	6,290	1.40	91.3%	0.0855	Fair	\$188,446

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# Break-Out by Department

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	Average FCI Score	Average Arc Score	Estimated IPs
■ Fire	0.2012 Poor	83.4% Satisfactory	\$7,614,995
■ Community Services	0.4316 Poor	82.6% Satisfactory	\$8,614,006
■ Adult & Juvenile Detention	0.3274 Poor	76.6% Satisfactory	\$11,492,199
■ Support Services	0.1886 Poor	82.0% Satisfactory	\$2,824,475

---



# Top and Bottom Five

## Highest-Rated Facilities

	<u>FCI Score</u>	<u>ARC Score</u>	<u>Req.</u>
1. Fire Prevention	0.0281 – Good	97.7% - Good	\$35,487
2. S.F. Mountain Center	0.0247 – Good	97.6% - Good	\$26,701
3. Turquoise Trail Fire Station #1	0.0347 – Good	96.8% - Good	\$84,140
4. Edgewood Fire Station #4	0.0132 – Good	96.4% - Good	\$48,069
5. La Cienega Fire Station #1	0.0157 – Good	95.5% - Good	\$61,284

## Lowest-Rated Facilities

	<u>FCI Score</u>	<u>ARC Score</u>	<u>Req.</u>
1. Fairgrounds Extension Building	4.233 – Poor	49.9% - Poor	\$3,121,118
2. Turquoise Trail Fire Station #3	0.354 – Poor	58.2% - Borderline	\$268,142
3. Old Public Works Complex	0.467 – Poor	59.7% - Borderline	\$1,274,829
4. Chimayo Fire Station #2	1.338 – Poor	61.0% - Borderline	\$526,195
5. County Administration Facility	0.690 – Poor	68.6% - Borderline	\$8,118,805



# Minimal Facility Condition Scores

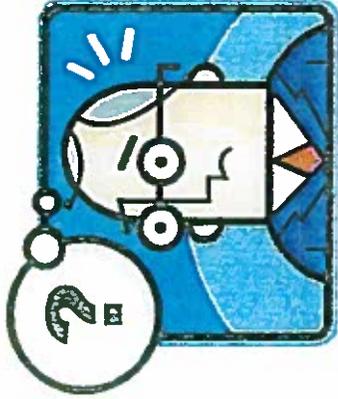
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- Staff recommends minimum acceptable:
- FCI = "Fair"
- ARC = "Satisfactory"



# Questions

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**SANTA FE COUNTY**  
**RESOLUTION NO. 2015 - \_\_\_\_**

**A RESOLUTION ADOPTING MINIMUM ACCEPTABLE FACILITY  
CONDITION SCORES IN ACCORDANCE WITH THE FACILITY  
ASSET MANAGEMENT SYSTEM CREATED PURSUANT TO  
RESOLUTION NO. 2013-40**

**WHEREAS**, on April 30, 2013, the Board of County Commissioners (BCC) of Santa Fe County (County) approved Resolution No. 2013-40, which directed County staff to create an Asset Management System for County facilities; and

**WHEREAS**, Paragraph 2 of Resolution No. 2013-40 directed staff to create a numerical Facility Condition Index (FCI) encompassing assessments or evaluations of a facility's age, location, condition, appearance, and adequacy to meet its intended purpose; and

**WHEREAS**, Paragraph 3 of Resolution No. 2013-40 states that the BCC shall adopt a minimum acceptable FCI score that will guide facility investment decisions; and

**WHEREAS**, staff has created two separate but related facility condition indices in order to fully capture all facility attributes identified in Resolution No. 2013-40 and has evaluated most County facilities using these two indices; and

**WHEREAS**, the first index is the FCI and is a ratio of the cost of maintenance, repair, and replacement deficiencies to facility replacement value; and

**WHEREAS**, the second index is called the ARC Score and is a weighted average of numerical assessments of numerous facility attributes, expressed as a percentage.

**NOW, THEREFORE, BE IT RESOLVED** by the BCC as follows:

1. The qualitative ratings in the following table are hereby established for the numerical scores for the FCI and ARC Scores:

FCI		ARC Score	
Numerical Range	Qualitative Rating	Numerical Range	Qualitative Rating
0.00 – 0.050	Good	90-100%	Excellent
0.051– 0.100	Fair	70-89%	Satisfactory
>0.100	Poor	50-69%	Borderline
		30-49%	Poor
		<=29%	Very Inadequate

2. The FCI qualitative rating of "Fair" and the ARC Score qualitative rating of "Satisfactory" are hereby adopted as the minimum acceptable scores for County

facilities. A County facility must have a minimum acceptable score under both indexes to be considered in minimally acceptable condition.

3. The minimum acceptable scores established in Paragraph 2 of this Resolution shall guide facility investment decisions, with the priority being to raise, as appropriate, and then maintain the condition of all County facilities at these minimum acceptable scores.

**PASSED, APPROVED, AND ADOPTED THIS 27<sup>TH</sup> DAY OF JANUARY, 2015.**

**BOARD OF COUNTY COMMISSIONERS**

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Robert A. Anaya, Chair

**ATTEST:**

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Geraldine Salazar, Santa Fe County Clerk

**APPROVED AS TO FORM:**

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Gregory S. Shaffer, Santa Fe County Attorney

