

The following is a list of facilities and capital projects the Physical Plant has identified as a need:

Campus Wide: Total Estimated Cost \$1,080,000

Facilities Master Plan. The Facilities Master Plan is a document that describes the college's facilities, their condition, their purpose and the plans for the future. The Facilities Master Plan is an essential element to the college's planning process for capital project funding. The plan is a requirement of the Higher Learning Commission, New Mexico Higher Education Department, and is required by the New Mexico Administrative Code. The lack of a Facilities Master Plan affects how the college's funding requests are approved by the NM Capital Projects Committee. Estimated cost is **\$120,000**.

Conversion of all lighting to LED. Our current lighting systems across the campus are fluorescent tubes, compact fluorescent, high-pressure sodium or metal halide. President Bush signed the Energy Independence and Security Act of 2007 into law. The production of compact fluorescent lights have stopped, along with some of the fluorescent tubes. The production of the all bulbs that are not energy efficient will stop production by January 1, 2021 and will be completely phased out by January 1, 2025. This will require Luna Community College to convert our campuses to LED fixtures. The estimated cost for this conversion, including materials and labor, will be **\$800,000**

Water treatment chemical system for closed loop water systems on HVAC equipment. The campus does not have a treatment system in place for our boilers/ closed water loop systems. This type of system is necessary to prevent corrosion in pipes and HVAC equipment. This treatment system will help with the performance and longevity of our HVAC equipment. The estimated cost for this system is **\$160,000**.

Administration Building: Total Known Estimated Cost \$806,000

HVAC system and controls. The complete system needs to be replaced including the rooftop units, boiler, circulating pumps, valves, dampers, ducting, and convert the pneumatic controls to electronic. The estimated cost for this is **\$750,000**.

There are four restrooms in the Administration Building that need to be remodeled. We will need to meet ADA requirements and set up two of the restrooms as gender-neutral restrooms. The estimated cost for the remodels is **\$56,000**.

Two areas will need to be remodeled to meet the requirements of the program. Cosmetology has two rooms that will need to be remodeled to accommodate the new equipment they purchased for their program. They purchased a spa chair which requires a dedicated electrical circuit with a dedicated ground, to prevent electrocution. The chair will also require a proper water supply and drainage. They also purchased massage tables and will need a separate area for this type of service. The chemistry lab will also need to be remodeled. The flooring needs replacement, lab stations need to be updated, and the ventilation system needs to be updated. I am working on a price estimate.

Technologies Building: Total Known Estimated Cost \$959,000

HVAC system and controls. The complete system needs to be replaced including the rooftop units, boiler, circulating pumps, valves, dampers, ducting, and convert the pneumatic controls to electronic. The estimated cost is **\$850,000**.

Two bathroom need to be remodeled The estimated cost is **\$44,000**.

The handicap ramp at the north end of the hallway does not meet ADA compliance. I am working on a price estimate.

The windows in the hallway need to be replaced. Estimated cost is **\$65,000**.

General Studies: Total Known Estimated Cost \$741,000

HVAC system and controls. The complete system needs to be replaced including the rooftop units, boiler, circulating pumps, valves, dampers, ducting, and convert the pneumatic controls to electronic. The estimated cost is **\$550,000**.

Remodel the ABE/GED entryway and replace flooring in the office areas. I am working on a price estimate.

Replace carpet in rooms 101, 102A, 102B, 108, 110, 111, 112. Estimated cost is **\$15,000**.

Remodel four bathrooms to meet ADA requirements and set up two restrooms as gender-neutral. Estimated cost is **\$48,000**.

Replace the roll up doors on the Motor Pool and The Warehouse. The doors safety mechanisms are not functioning, which poses a safety hazard. The hardware and controls for the doors are old and are no longer in production. This will require all doors to be replaced. Estimated cost is **\$80,000**.

Replace entrance doors and make one entry ADA accessible. Estimated cost is **\$48,000**.

LRC: Total Estimated Cost \$494,000

The building recently received a new rooftop unit and a new boiler system. Test and Balance the HVAC System and replace pneumatic controls with electronic controls. Estimated Cost is **\$38,000**.

Repair building to prevent water leaks. The water is entering through the roof, window frames, block wall, and stucco. The estimated cost is **\$355,000**. Please review the attached report from J3 Systems.

Replace flooring in the library, coffee shop, lecture hall, game room and hallways. Estimated cost is **\$65,000**.

Replace entrance doors and make one entry ADA accessible. Estimated cost is **\$36,000**

Student Services: Total Estimated Cost \$1,175,000

HVAC system and controls. The building recently received two new rooftop units. The building will require replacement of the remaining two units, boiler, circulating pumps, valves, dampers, ducting, and convert the pneumatic controls to electronic. The estimated cost is **\$650,000**.

The hot water heater, circulating pump and corroded pipes need replacement. Estimated cost is **\$11,000**.

Repair building to prevent water leaks. The water is entering through the roof, window frames, block wall, and stucco. The estimated cost is **\$475,000**. Please review the attached report from J3 Systems.

Remodel four bathrooms to meet ADA requirements and set up two restrooms as gender-neutral. Estimated cost is **\$39,000**.

Humanities: Total Known Estimated Cost \$40,000

The building was remodeled in 2005.

Tune up existing HVAC system, test and balance, and update pneumatic controls to electronic. The estimated cost is **\$40,000**.

There is a water leak in room 112, which happens during heavy rain or snow. The water is coming in from the floor. There is also a noticeable shift on the floor in the foyer area. I do not have an estimated cost. This will require an engineer.

CCR&T Building: Total Estimated Cost \$75,000

The building is no longer in use and will need to be demolished. The college made an agreement with HED and the Capital Projects Committee to demolish the building, and in return they would approve the project for the Media Auditorium. This purpose would be to lower our gross square footage. The estimated cost for demolition is **\$75,000**.

Media Education Center: Total Estimated Cost \$2,500,000

The Media Education Center has a third phase that has not been completed. This will include a full stage, dressing rooms, restrooms, green rooms, lighting and sound equipment. The estimated cost is **\$2,500,000**.

IPC (Cafeteria): Total Known Estimated Cost \$481,500

HVAC system and controls. The building recently received a new boiler system. The building will require replacement of the two rooftop units, circulating pumps, valves, dampers, ducting, and convert the pneumatic controls to electronic. The estimated cost is **\$450,000**.

The three hot water heaters, circulating pumps and corroded pipes need replacement. Estimated cost is **\$26,000**.

The flooring in the dining area needs replacement. The current flooring has carpet and a tile design. The tile design sits taller than the carpet and creates a trip hazard. The estimated cost is **\$5,500**.

The gas appliances in the culinary arts lab need to be updated. The current equipment operates with a pilot that is on constantly. The equipment is not energy efficient and creates a strong natural gas smell when in operation. I do not have an estimate for the equipment. I would need to meet with the Vocational Trades director to determine the proper equipment for the program.

Allied Health: Total Estimated Cost \$1,213,000

HVAC system and controls. The building recently received two new rooftop units. The building will require replacement of the remaining two units, two boilers, circulating pumps, valves, dampers, and convert the pneumatic controls to electronic. The estimated cost is **\$750,000**.

Replace entrance doors and make one entry ADA accessible. Estimated cost is **\$38,000**.

Repair building to prevent water leaks. The water is entering through the roof, window frames, and block wall. The water coming in from the block wall could be a simple fix such as a block sealer but could also be indications of a structural problem. The estimated cost will only reflect the simpler solution. An engineer will need to determine if the cause is more than just sealant. The estimated cost is **\$375,000**.

Replace flooring in the classrooms, hallways, offices, and lecture hall. Estimated cost is **\$50,000**.

Vocational Agriculture Building: Estimated Cost Unknown

After some discussions with coaching staff and the past Facilities Committee, it seems that the Athletics Department will be able to best utilize this building. It has enough office space, an area for student athletes to hold study sessions, a breakout room, and will also be able to better house their indoor batting cages. The outside area will also provide them space to practice outdoor drills. This plan

will also require the demolition of the green house. This is an idea and I have not determined a cost estimate.

Early Childhood Education Center: Total Estimated Cost \$157,500

Replace two combo units, tune up existing HVAC system, test and balance, and update pneumatic controls to electronic. The estimated cost is **\$130,000**.

The roof on the classroom side needs to be replaced. The decking has rotted and has caused interior damage. The Maintenance Department has temporarily repaired the damaged areas to prevent further damage. Estimated cost is **\$20,000**.

The Preschool needs an outside storage area that is rodent proof. The current storage has become rodent infested. The pest control has addressed the issue but may reoccur. The estimated cost is **\$7,500**.

SBDC/AHEC/Athletics: Estimated Cost Unknown

The building is one of the original building for Camp Luna. It has been used for many purposes and currently houses the Small Business Development Center, Area Health Education Center, and Athletics. The building does not have a cooling system, which has been an issue for our students, staff, and visitors to the building. The idea would be to remodel the building and upgrade the HVAC system. The space currently housing athletics would be remodeled to become a training center to be used by the entire campus. It can be used to hold trainings, department meeting, and also temporarily house outside entities such as our auditors, capital projects committee hearings, AHEC and SBDC trainings, etc.. This is just an idea and I do not have a cost estimate.

Solar Building: Estimated Cost Unknown

The building is currently unused. The college could remodel the building and put it back into use or have it demolished. If we demolish the building, it will lower our student to gross square footage ratio and could allow the college to benefit from receiving capital project funding for other projects.

Wellness Center: Total Known Estimated Cost \$200,000

The furnace system, which heats the men's locker room, women's locker room, and office areas was recently replaced (2016). The radiant tube heating will need to be replaced, as well as the two

swamp coolers. The before mentioned would be replaced with two combo units that will provide heating and cooling. The estimated cost is **\$200,000**.

There is a need for handicap access to the second floor. This would require a lift or an elevator. An engineer will be needed to determine how this would be installed in the building, which would help determine the cost.

LCC Rough Rider Park: Estimated Cost Unknown

The park has a building that houses two bathrooms, as well as four covered structures and an area with playground equipment. The restroom facility is currently out of order due to erosion. The hill is eroding due to water runoff due to rain and snow melting. The mud slides into the structure. The building will need a retaining wall built to divert the erosion around the building, rather than through it. The electrical room in this building will also need abatement. At one point, pigeons were able to get in and there is a mess in the room that will need to be addressed by an abatement company. The covered structures and playground equipment are made of lumber. The lumber is weathered and the structures are becoming weak. One of the structures has fallen.

Santa Rosa: Total Known Estimated Cost \$250,000

The main building has some structural issues. The floor has shifted, the interior and exterior walls are cracking, and the doorframes have shifted. This has caused the doors to not properly close and has created a tripping hazard. Please review the Cause and Origin report from Madsen, Kneppers & Associates, Inc. Estimated cost is unknown.

The second phase of the Brown Building needs to be completed. This will include two classroom spaces, a multipurpose/classroom space, an office, and a reception area. The estimated cost is **\$250,000**.

The Vocational Trades, Auto Body, Automotive, Welding, and Springer Forrester buildings have all been recently remodeled. There is not an immediate need for capital funding for these buildings at this point.

Total estimated amount for projects with known estimates = \$10,172,000

Note: All HVAC projects, remodels, and buildings with possible structural issues will all require an architect and engineering firm. These estimated costs do not include the architect and engineering fees.

Some of the items on this report were identified through the Yearout Energy Performance Audit. A copy of the report has also been provided with this report.