February 04, 2019

Re. Mountain Elementary School

Dear Parents and Staff of Mountain Elementary School,

This Mountain Elementary School Systems Project is jointly funded by Los Alamos Public Schools (LAPS) and the State of New Mexico Public School Capital Outlay Council (PSCOC). LAPS was awarded a capital outlay project award under the PSCOC systems-based capital outlay process. Each allocation is intended to fully complete the project, phase, or specified purpose and reduce the wNMCI\* or FCI\*\* by one-third or greater. Projects to include the evaluation of potential energy, maintenance and other operational costs of new, renovated or other facilities based on established standard averages. See the attached approved application that was presented to PSCOC.

Design began on the project in June of 2018. Through the design process multiple design review meetings were held in Los Alamos to review the status of the project and prioritize work that was critical to extending the life of Mountain Elementary School for another 15 to 20 years until a new facility can be constructed. Multiple entities were involved in these meetings including Representatives of Los Alamos Public Schools, Mountain Elementary School Personnel, Public School Facility Regional Manager, Construction Industries Division Inspectors, and the LAFD Fire Marshall.

Throughout the design process, multiple construction cost estimates were prepared to help the Design Team make decisions that aim toward a project that is within the MACC (Maximum Allowable Construction Cost). Through an evaluation of the existing conditions and by creating detailed as-built drawings of the campus the Design Committee could determine which work listed in the systems application was most critical. In an attempt to keep the project within budget some of the work described in the PSCOC systems application was not included within the project.

The following is a list of items that differed from the application:

Building 100 & 200

* The water line for fire suppression was not upgraded. The pressure that was indicated at the existing Fire Riser along with the results of three Hydrant flow tests indicated that this was not needed.
* An analysis was completed of the existing doors and windows and they were found to be in good working order. All windows in the 100 & 200 buildings are double pane and appear to have been replaced fairly recently
* After assessing the different flooring conditions throughout the 100 & 200 buildings, worn or uneven flooring was not found as listed in the application. The tile flooring in the large, multiple-user restrooms in the 100 building (where plumbing work will require demolition of flooring) will be replaced. New flooring (epoxy, carpet & VCT) will also be installed in the 200 classroom wing where specific restrooms are being upgraded to meet ADA compliance. Other flooring is not included in these areas.

Building 300 & 400

* Exterior Finishes were analyzed and it was determined that they were in good condition and did not need replacement.
* Per the direction of Los Alamos Public Schools the Design Team avoided any work to the existing Armorlite roofing that is on the 400 building. Roof top units were placed on the ground to avoid work to this roof.
* After assessing the different flooring conditions throughout the 300 & 400 buildings, worn or uneven flooring was not found as listed in the application. The tile flooring in the large, multiple-user restrooms in the 300 building where plumbing work will require demolition of flooring will be replaced. Other flooring is not included in these areas.
* The Roof Top Units were placed on the ground so structural supports are not needed as listed in the application.
* Interior doors were in working order and did not need replacing.
* Interior walls were in good condition and were not in need of being refinished.

Gym

* This item matches the application but gives an explanation of why it was determined that the flooring should be replaced. The Northwest door of the gym water has infiltrated and damaged the flooring substrate, causing unevenness in the flooring. The storm drain located to the north of this door was recently lowered to prevent this in the future. This damage along with sanitation concerns of the existing gym flooring led to the determination to replace the gym floor per the application.
* Interior wall finishes are in good condition and did not need to be refinished.
* An analysis for ADA compliance was completed and the large, multiple-user restroom serving the gymnasium had minor noncompliant items. Grab bars will be added to the ADA stalls.

Heated Corridor

* The only work being completed in this area is the addition of Fire Sprinklers and new LED lighting. All other work was determined not to be needed.

Portables

* All of this work is included in the project.

During design reviews there were many other items that were discussed that never became part of the project. Some of these items were related to security upgrades such as a secure entry vestibule and fencing around the perimeter of the campus. This systems based project includes items which had been listed on the approved application, however items such as security improvements (which were not listed and are not systems based) are not able to be included within this project’s scope.