

**United States Senate
Committee on Indian Affairs**

**Oversight Hearing to Examine School Safety Issues within the
Bureau of Indian Education School System**

**Testimony of
Dr. Anthony Fairbanks
Superintendent**

**Pueblo of Laguna Department of Education
PO Box 207
Laguna, New Mexico 87026
(505) 552-6008**

May 13, 2010

Background

The Laguna Department of Education (LDoE) was established in 1991 to oversee Laguna tribal education programs and was a major driving force that helped create the first Pueblo contract school in New Mexico under the provision of a PL-638 grant. The LDoE serves over 1,000 students within the Department of Early Childhood, Early Intervention/Special Services, Laguna Child Care Center, early Head Start and Pre-School Head Start, the Laguna Elementary School, the Laguna Middle School, the Higher Education and Workforce Development programs.

The Laguna Elementary School presently has 273 Kindergarten through fifth grade students and was built in 1963. The Pueblo of Laguna Governor John Antonio and the Pueblo Council, the Laguna Department of Education board members, and the community of Laguna as a whole are very concerned about the structural safety of their elementary school. Due to the urgency of our concern for the safe and secure learning environments of our children and staff, the Pueblo of Laguna leadership has been working diligently with Mr. Jack Rever, Director of the Bureau of Indian Affairs Office of Facilities, Environmental and Cultural Resources Management for the past three years.

Challenges

We struggle with the same issues that the Bureau of Indian Education schools across the United States deal with on a regular basis: deteriorating infrastructure, dilapidated buildings and unsecured open campuses, none of which can be easily remedied with the current financial resources allocated.

For example, on November 9, 2007, The Laguna Department of Education was notified to close the Laguna Elementary School due to an assessment that revealed several cracks throughout the walls of the gymnasium and several classrooms. After an additional visual

investigation was completed, the recommendation was made that the school could reopen and that “barring an extreme event such as a significant seismic event, or a micro burst wind gust we do not believe that the buildings pose an unacceptable risk to life and safety” (Attachment A and B).

The Laguna Elementary School currently has 41 backlogged deficiencies. The system of funding deficiencies is reactive, not proactive. Structural deficiencies continue to accumulate while the allocated funding continues to fall short of being able to meet our needs. The cost of repair has continued to increase significantly each year, making our school a financial liability. The current cost to repair and/or replace current infrastructure and deficient conditions to the Laguna Elementary School is \$12,597,546.00.

The Laguna Elementary School and Laguna Head Start facilities are well beyond their life expectancies and have outdated electrical and distribution systems, a water line constructed of asbestos cement piping, and aged and deteriorated boiler pipes. Most sewer pipes are constructed of clay, which has forced periodical restroom closures while tree roots are extracted. There is limited heating and cooling systems in the cafeteria and kitchen areas. Additionally, the elementary school is operating with obsolete electrical equipment; breakers and panels can be and have been repaired, but cannot be replaced due to the entire system being obsolete (Attachment C and D).

Bureau of Indian Education school systems, such as ours, are financially limited to respond to emergency situations that may arise. An example of this occurred within Laguna in the fall of 2009, when the Department of Education experienced a severe water stoppage due to faulty infrastructure (Attachment E). The stoppage had the potential to shut our entire education department down for two weeks. In order to avert this, we moved to abbreviated school days, brought in 35 portable toilets and wash stations, as well as, clean cooking and drinking water. This emergency put a strain on our financial resources as we attempted to continue to provide educational services to our students and at the same time maintain our infrastructure.

As part of the pursuit to uphold high educational standards, we continue to make violence prevention a top priority. In collaboration with the Bureau of Indian Education, the Safe and Drug Free Schools program addresses the issues of violence with anti-bullying training, crisis and suicide prevention. A campus wide surveillance system was installed in 2008. In 2009, the Laguna Middle School opened the Elev8 School Based Counseling Center, which provides medical, dental and behavioral related student services.

Recommendations

Although the Laguna Elementary School ranks among the highest in need for construction for a replacement facility, we know that the list is very long and we are concerned with the limitations and availability of Bureau of Indian Education school construction funds. Thus, there is the urgent need to continue advocating for sufficient funds.

In addition to more funds, there is room for improvement within the Bureau Facilities Management Information System. More consistent, proactive procedures addressing structural concerns in a timely fashion will allow for increased collaborative efforts.

The current funding for new school construction is simply not enough to meet the demands of the Laguna Elementary School, nor those within Native American communities throughout the United States (Attachment F and G). I respectfully urge the United States Senate Committee on Indian Affairs to advocate for increased allocations of vital facility operations and maintenance, minor improvement and repair, facility improvement and repair and new school construction funds to the Department of Interior and Bureau of Indian Affairs in order to meet the needs of all Bureau of Indian Education schools.

I hope what is provided within this testimony demonstrates a compelling and urgent need for resources because all children are entitled to have a safe and secure learning environment. With the continued support and assistance of the United States Senate Committee on Indian Affairs, we can make this much-needed initiative a reality.

Attachment A



PUEBLO OF LAGUNA
P.O. Box 194
LAGUNA, NEW MEXICO 87026



Office of:
The Governor
The Secretary
The Treasurer

(505)552-6654
FAX: (505)552-6941

July 23, 2009

Mr. Jack Rever, Director, Office of Facilities
Environmental and Cultural Resources Dept.
Office of the Assistant Secretary
United States Department of the Interior
2051 Mercator Drive
Reston, Virginia 20191

Re: Seismic Activity Within Our Area

Dear Mr. Rever:

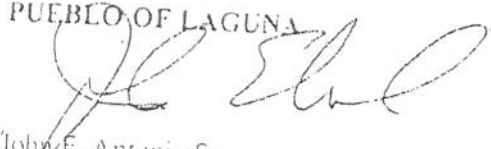
This letter is in support of the letter you received from Dr. Anthony Fairbanks on the reported seismic activity within our area on or about July 17, 2009. Dr. Fairbanks had enclosed for you a USGS earthquake report that indicated the seismic activity occurred within a few miles of where the Laguna Elementary School is located. I am well aware of the language contained in the report the RME Company provided on February 4, 2008, wherein the structural engineers that actually looked at the facilities stated, "Barring an extreme event such as a significant seismic event, or a microburst wind gust, we do not believe that the Multipurpose Building 1135...Administration Building 1130...Classroom Buildings 1131 and 1134, poses an unacceptable risk to life and safety." I don't think anybody expected to have an event like this occur, but it did, and it could happen again. I am of the same opinion that Dr. Fairbanks expressed in his letter, that this event should prompt an immediate review of our situation and expedite the process to improve and/or replace the Laguna Elementary School facilities.

Our immediate concern is with the health and safety of the children and school personnel should we have any further seismic activity. Therefore, I would urge you to look into this matter again. I am currently trying to get additional information as to what, if any, further damages may have occurred at the school due to the recent seismic activity. As soon as I get this information, I will forward it to you. If you have any questions, please do not hesitate to contact me.

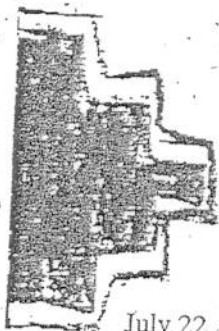
Thank you for your immediate attention to this matter.

Sincerely,

PUEBLO OF LAGUNA


John E. Antonio Sr.
Governor

cc: Senator Bingaman, Senator Udall, Representative Teague,
Representative Lujan, Representative Heinrich, Representative McCollum



PUEBLO of LAGUNA
Department of Education

P.O. Box 207
Laguna, New Mexico 87026
(505) 552-6008
Fax (505) 552-6398

July 22, 2009

Mr. Jack Rever, Director, Office of Facilities
Environmental and Cultural Resources Management
Office of the Assistant Secretary
United States Department of the Interior
2051 Mercator Drive
Reston, Virginia 20191

Dear Mr. Rever,

I hope this letter finds you and your family well.


As a follow up to our conversations related to the Laguna Elementary School facility, please find the enclosed USGS July 17, 2009 earthquake report. Please note the center of this seismic activity occurred just a few miles from the site of the Laguna Elementary School site within the village of Laguna, New Mexico.

Thankfully, there were no injuries or fatalities reported from this earthquake, but it is quite concerning, especially in referencing the February 4, 2008 *Laguna Elementary School Structural Investigation - Revised Laguna, New Mexico* report. Within the report, page two, paragraphs one, three and five, it is written, "Barring an extreme event such a significant seismic event, or a microburst wind gust we do not believe that the Multipurpose Building 1135... Administration Building 1130... Classroom Buildings 1131 to 1134, poses an unacceptable risk to life and safety."

As we are aware, the Laguna Elementary School facilities are beyond their life expectancy and have a backlog of deficiencies over \$7.5 million dollars. The fact that there has been significant seismic activity at such close proximity may impose justification to expedite the process to improve and/or replace the Laguna Elementary School facilities as soon as possible. I believe the initiation and timeliness of this process is urgent. We cannot be certain if there will be more significant seismic events within the near future.

Thank you very much for your respectful attention to this important matter. Please feel free to contact me on how I can assist and collaborate with you to ensure a safe learning environment for our students, staff and community members.

Sincerely,


Dr. Anthony R. Fairbanks, Superintendent
Pueblo of Laguna Department of Education
PO Box 207, Laguna, NM, 87026
Office: (505) 552-6008/Cell: (505) 331-9739
a.fairbanks@lagunaed.net

Cc: Laguna Department of Education Board of Education
Governor John Antonio, Pueblo of Laguna (Mission Statement)
Manu He ya' Nayuutsi Gunishe

K'awaika Schools
Laguna Elementary School
Laguna Middle School

Division of Early Childhood
Preschool Head Start
Early Head Start
Early Intervention
Child Care

Partners for Success
Higher Education
Employment & Training
Vocational Rehabilitation
JOM, GED, One Stop for Native Youth

Facilities Management
Laguna Technology Education Center



February 4, 2008

Mr. Greg Comer
Dyron Murphy Architects, PC
5941 Jefferson NE - Suite A
Albuquerque, New Mexico 87109

Please Copy: Norman Suazo
Barbara Borgeson

RE: LAGUNA ELEMENTARY SCHOOL
STRUCTURAL INVESTIGATION - REVISED
LAGUNA, NEW MEXICO

Dear Greg:

As requested, we have performed a visual investigation of the original 1963 School Buildings: Multipurpose Building (1135), Administration Building (1130), and four Classroom Buildings (1131, 1132, 1133 and 1134) at the referenced school site. We have also reviewed the limited Geo-technical Forensic Engineering report by Terracon, dated January 11, 2008.

The purpose of our investigation was to determine if the cracks observed around the perimeter of the buildings were structural distress cracks affecting the structural stability of the buildings. Some Section sheets from the original 1963 Construction Drawings, and the 1981 Structural Repair Drawing set were made available to us for our investigation.

Visual Investigation

The Multipurpose Building 1135 has the most "cracking" around the perimeter of the building, especially in the high bay walls. Most of the "cracking" is occurring on the south and west walls, and the south end of the east wall. Per the original drawings, the walls around the high bay area of the Multipurpose Building are 12" thick x 16" long x 4" high un-reinforced concrete masonry units, with an 8"x 8" reinforced masonry bond beam at 10'-8" above finish floor and a concrete bond beam running around the top of the walls. No masonry control joints were observed in the Building 1135 walls. Except for some hairline vertical cracks, approximately in the middle width of the east and south walls, and some stair step cracks over duct penetrations on the west wall, none of the "cracking" observed on the exterior of the walls were observed on the inside face of the walls. Most of the cracking observed on the exterior of Building 1135 was occurring along masonry mortar joints, where the paint over the joints were cracking and curling. In the interior of Building 1135, there are some minor cracks occurring at intersecting

interior and exterior walls. The 1981 structure repair drawings indicated that new footings were to be installed around the perimeter of Building 1135, in addition to wide flange steel beams added to the exterior face of the east and south high bay walls. The new footings were to bear on basalt bedrock layer several feet below the bottom of the existing footings.

Barring an extreme event such a significant seismic event, or a microburst wind gust we do not believe that the Multipurpose Building 1135 poses an unacceptable risk to life and safety.

The Administration Building 1130 has some minor cracks around the perimeter of the building. The most notable occurs at the northeast corner of the building. The crack begins at masonry control joint at the east end of the north wall, and stair steps up two or three courses heading east. The east wall appears to be pushed out about a $\frac{1}{2}$ " right at the corner. This crack can be seen on both the interior and exterior face of the wall. We observed the concrete bond beam above the cracks and the beam is intact, with no noticeable cracks. As with Building 1135, there are minor cracks at the intersection of interior to exterior walls at several locations. The 1981 Structural Repair Drawings did not call for the footings to be underpinned at Building 1130. The exterior walls were supposed to be reinforced during the 1981 structural repairs.

Barring an extreme event such a significant seismic event, or a microburst wind gust we do not believe that the Administration Building 1130 poses an unacceptable risk to life and safety.

At the Classroom Buildings (1131-1134), minimal cracking was observed. At Classroom Buildings 1131, on the south wall, at each end of the building, there is a crack through the wall, at the base of the wall. We do not know what caused these cracks, but they do not appear to be detrimental to the structural integrity of the wall.

Barring an extreme event such a significant seismic event, or a microburst wind gust we do not believe that the Classroom Buildings 1131 to 1134 poses an unacceptable risk to life and safety.

Limited Geo-technical Forensic Engineering Report

According to Terracon's Report, the soils below the buildings consist of a combination of clay and silty soils overlaying basalt bedrock. The basalt bedrock layer varies in depth between 6 $\frac{1}{2}$ ' to 20 $\frac{1}{2}$ '. According to Terracon's report the clay and silty soils have the potential to both expand and compress when subject to changes to moisture content. Per Terracon's site observations and conditions, it appears that minimal movement has occurred at areas repaired during the 1981 structural repairs.

Conclusions and Recommendations

We believe that most of the cracking observed on the buildings is a result of thermal movement in the CMU walls which have no masonry control joints, and deterioration of mortar joints due to the age of the buildings. There may be some minor movement of the buildings due to sub-surface soils.

We recommend that further investigation be performed as follows:

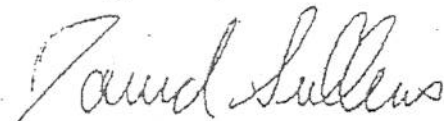
1. Crack monitors be installed at areas of distress in all of the buildings, and monitored over a 12-month period, to determine if the distress is a result of changes in temperature or moisture.
2. The paint over masonry joints at several locations on the south and west walls of building 1135 be removed to observe the condition of mortar, and determine if cracks are present in the joints.
3. Have a testing agency check the walls of all of the building to determine if vertical rebar is present in the CMU walls.

The firm that did the limited geo-technical forensic engineering investigation has the capability to install and monitor the crack monitors and verify the presence of vertical reinforcing. It is recommended that Terracon be engaged to perform this work through the A/E Team contract. Once this final information has been collected, a final report will be written.

It should be noted that the existing school buildings are approximately 44 years old, and were designed and constructed under building codes that are not as stringent as present building codes. While remedial repairs could be designed and constructed to bring the building up to present building code requirements, they would be costly, and would probably extend the serviceable life of the building only a few years.

If you have any questions, please contact my office.

Sincerely,



David H. Sullens, P.E.
Vice President

DHS/lg





USGS Home
Contact USGS
Search USGS

CAP Alert

EQ 3.0 Pagate, NM - PRELIMINARY REPORT

Summary

Identifier: USGS-earthquakes-us2009jeas.Q.20090717T085319.873Z
Sender: <http://earthquake.usgs.gov/recenteqsUS/contacts.htm#us>
Sent: 2009-07-17T08:53:20+00:00
Status: Actual
Message Type: Update
Scope: Public

Additional Details:

Category: Geo
Event: Earthquake
Urgency: Past
Severity: Unknown
Certainty: Likely
Sender Name: U.S. Geological Survey
Headline: EQ 3.0 Pagate, NM - PRELIMINARY REPORT
Description: An earthquake with magnitude 3.0 occurred near Pagate, NM at
→ 05:26:05.30 UTC on Jul 17, 2009. (This event has been reviewed by a
seismologist.)
Web: <http://earthquake.usgs.gov/eqcenter/recenteqsww/Quakes/us2009jeas.php>
Contact: <http://earthquake.usgs.gov/recenteqsUS/contacts.htm#us>
Parameter: EventTime=2009-07-17T05:26:05+00:00
Parameter: EventIDKey=us2009jeas
Parameter: Version=Q
Parameter: Magnitude=3.0
Parameter: Depth=5.0 km (3.1 miles)
Parameter: HorizontalError=7.5 km
Parameter: NumStations=15
Parameter: NumPhases=15
Parameter: MinDistance=100.4 km
Parameter: RMSTimeError=1.02 seconds
Parameter: AzimuthalGap=72 degrees

Description: 20 miles (32 km) NNW of Paguate, NM; 22 miles (35 km) N of Encinal, NM; 26 miles (42 km) N of Laguna, NM; 49 miles (80 km) WNW of Albuquerque, NM; 326 miles (524 km) SSW of Denver, CO

Circle: 35.425,-107.398 0.0

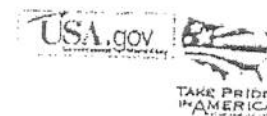
[Accessibility](#) [FOIA](#) [Privacy](#) [Policies and Notices](#)

[U.S. Department of the Interior](#) | [U.S. Geological Survey](#)

URL: http://www.usgs.gov/hazard_alert/Index.html

Page Contact Information: [CAP Alert Contact](#)

Page Last Modified: June 2005





Minor earthquake shakes central New Mexico

Posted at: 07/17/2009 8:49 AM
By: The Associated Press

ALBUQUERQUE, N.M. (AP) - A minor earthquake with a 3.0 magnitude has rattled a rural area of central New Mexico.

The U.S. Geological Survey says the temblor struck Thursday night about 20 miles north of the village of Pagate. No one reported damage or feeling the quake on the survey's Web site.

The earthquake's center was about 50 miles northwest of Albuquerque.

A quake of a magnitude 2.5 to 3 is the smallest generally felt by people.

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19-2007(MON) 14:28

BIA SWRO FACILITIES/SAFETY

(FA)

11/19/2007 15:34 FAX

Attachment B



United States Department of the Interior

OFFICE OF THE SECRETARY
Washington, DC 20240



November 16, 2007

Honorable John E. Antonio
Chairman, of the Laguna Pueblo
P.O. Box 194
Laguna, New Mexico 87026

Dear Chairman Antonio:

Enclosed you will find a report of structural conditions at the Laguna Elementary School. As you will see, our consulting engineer has determined that none of the campus buildings represent an imminent danger to students, teachers or visitors. Accordingly, I withdraw my concern and recommend that you re-open the dining/gym facility without delay.

There is certainly a risk to students, faculty and visitors in the event of a severe seismic event or a microburst wind event, but that risk is no more than at most schools, Indian or non-Indian, built in the 1960s.

I intend to pursue the in-depth analysis of the condition of the structural elements and other building parameters as a prudent continuation of the current effort of the differential settlement that is evident by visual inspection. When completed, you will be provided the complete report for your information.

I appreciate your concern and am pleased that we could respond to this disruption of the school as we addressed the content of the first cursory report. I am pleased that we could work together to resolve all issues with a minimal disruption to the important mission of children's education.

I remain always available to respond to your questions or concerns. I can be most easily reached at 703-390-6314.

Sincerely,

John N. Rever, P. E.
Director, Office of Facilities, Environmental
and Cultural Resources

Enclosure

cc: Kevin Skenandore, Bureau of Indian Education
Boyd Robinson, Facilities, Management and Construction
Debbie Clark, Deputy Assistant Manager

Rapid Visual Screening of Seismically Hazardous Buildings
 '91/'94 NEHRP Zone: Mod

Building Contact Information:

RVS Contact Person: Frank E. Lujan, (505) 346-7595
 Address: 615 First Street NW, Suite 104
 Albuquerque, NM 87125
 Site Contact Person: Al Wacanda, 505-552-6807
 Address: I-40 Exit 114 Building 1125
 Laguna, NM 87026

Checked By: _____

RVS Date: 6/13/2002

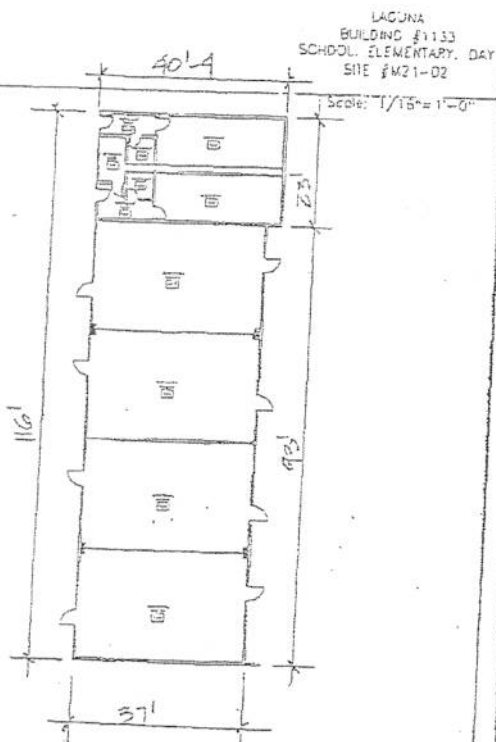
Address: I 40 Exit 114 Laguna Elementary School Building 1 Let 35.04
 Laguna, NM 87026 Cibola County Long: -107.35

Bldg. No.: BIA/M21-02/1133/S2

Number of Stories: 1 Constr. Year: 1954
 Inspector: Douglas J McCall
 Fl. Area (SF): 4,679 Fl. Area Source: Contact Person
 Building Use: Classrooms 13 - 16

Ownership : Interior Inspection: No
 Are Drwgs Available? No Lead Paint Results: Neg
 Is Building Essential? No Soil Type: SL3
 Is Building Historic? No Basis for Soil Type: Assumed
 Historic Considerations: No Foundation Type: Spread Footing

Bldg. Name: Laguna Day School, Bldg. 1133



Occupancy:

Persons @ Hrs. / Wk. @ Mo./yr

85 @ 30 @ 10

@ @

@ @

@ @

| Model Building Type: | W | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | C1 (MRF) | C2 (SW) | C3/S5 (URN NF) | PC1 (TU) | PC2 | RM | URM |
|-----------------------------|------|-------------|------------|------------|---------------|-------------|------------|-------------------|-------------|------|------|------|
| Basic Score: | 6 | 4 | 3 | 6 | 4 | 3 | 3.5 | 2 | 3.5 | 2 | 3.5 | 2 |
| High Rise: | N/A | -1 | -0.5 | N/A | -1 | -0.5 | -1 | -1 | N/A | 0 | -0.5 | -0.5 |
| Poor Condition: | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Vertical Irregularity: | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -0.5 | -1 | -1 | -1 | -0.5 | -1 |
| Soft Story: | -1 | -2 | -2 | -1 | -2 | -2 | -2 | -1 | -1 | -1 | -2 | -1 |
| Torsion: | -1 | -2 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 |
| Plan Irregularity: | -1 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -1 | -1 |
| Pounding: | N/A | -0.5 | -0.5 | N/A | -0.5 | -0.5 | -0.5 | N/A | N/A | -0.5 | N/A | N/A |
| Large Heavy Cladding: | N/A | -2 | N/A | N/A | N/A | -1 | N/A | N/A | N/A | -1 | N/A | N/A |
| Short Column: | N/A | N/A | N/A | N/A | N/A | -1 | -1 | -1 | N/A | -1 | N/A | N/A |
| Post Benchmark Year: | 2 | 2 | 2 | 2 | 2 | 2 | 2 | N/A | 2 | 2 | N/A | N/A |
| Soil: SL2 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 |
| Soil: SL3 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil: SL3/ 8 to 20 stories: | N/A | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 |
| Final Score: | | | | | | | | | | | 1.9 | |

MBT Notes:
 None

RVS Notes:

Plan Irregularity is checked because the building's length is more than twice its width. Reinforcing verified with magnetic rebar finder. Historic registry is checked because building is over 30 years old. Foundation system is assumed. SL3 Assumed.

Rapid Visual Screening of Seismically Hazardous Buildings
 '91/94 NEHRP Zone: Mod

Checked By: _____
 RVS Date: 6/13/2002

Building Contact Information:

RVS Contact Person: Frank E. Lujan, (505) 346-7596
 Address: 615 First Street NW, Suite 104
 Albuquerque, NM 87125
 Site Contact Person: Al Waconda, 505-552-6807
 Address: I-40 Exit 114 Building 1125
 Laguna, NM 87026

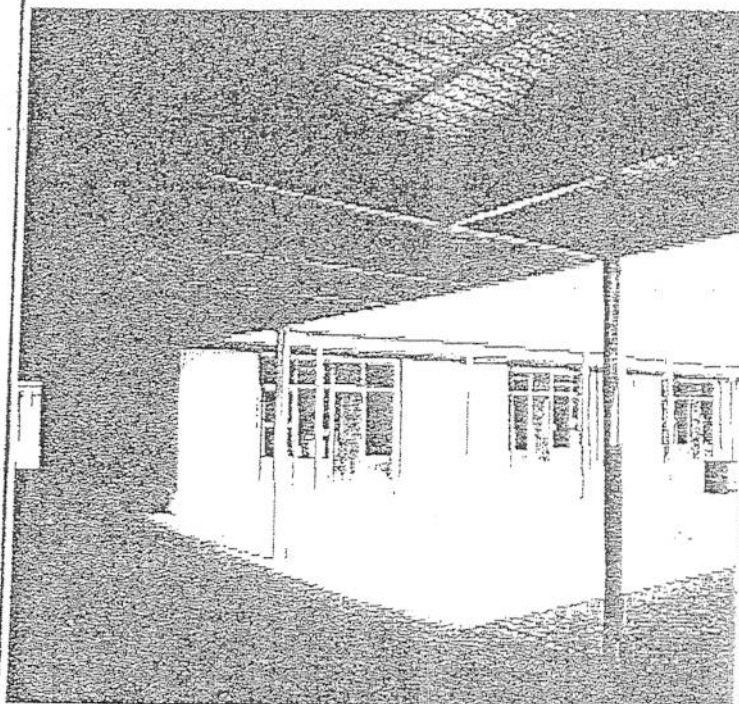
Address: I 40 Exit 114 Laguna Elementary School Building 1 Lat: 35.04
 Laguna, NM 87026 Cibola County Long: -107.35

Bldg. No.: BIA/M21-02/1132/S2

Number of Stories: 1 Constr. Year: 1964
 Inspector: Douglas J McCall
 Fl. Area (SF): 4,528 Fl. Area Source: Contact Person
 Building Use: Classrooms 10 - 12

| | | |
|-----------------------------|----------------------|----------------|
| Ownership : | Interior Inspection: | No |
| Are Drawgs Available? No | Lead Paint Results: | Neg |
| Is Building Essential? No | Soil Type: | SL3 |
| Is Building Historic? No | Basis for Soil Type: | Assumed |
| Historic Considerations: No | Foundation Type: | Spread Footing |

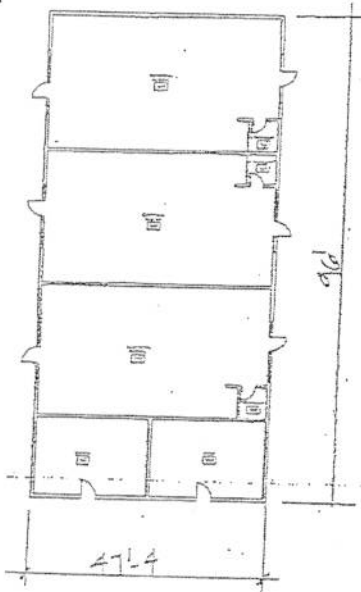
Bldg. Name: Laguna Day School, Bldg. 1132



Photo

LAGUNA
 BUILDING #1132
 SCHOOL ELEMENTARY, DAY
 SITE #W21-02

Scale: 1/16" = 1'-0"



Occupancy:

Persons @ Hrs. / Wk. @ Mo./yr

45 @ 30 @ 10

@ @

@ @

@ @

| Model Building Type: | W | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | C1 (MRF) | C2 (SW) | C3/S5 (URM NF) | PC1 (TU) | PC2 | RM | URM |
|-----------------------------|------|-------------|------------|------------|---------------|-------------|------------|-------------------|-------------|------|------|------|
| Basic Score: | 5 | 4 | 3 | 6 | 4 | 3 | 3.5 | 2 | 3.5 | 2 | 3.5 | 2 |
| High Rise: | N/A | -1 | -0.5 | N/A | -1 | -0.5 | -1 | -1 | N/A | 0 | -0.5 | -0.5 |
| Poor Condition: | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Vertical Irregularity: | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -0.5 | -1 | -1 | -1 | -0.5 | -1 |
| Soft Story: | -1 | -2 | -2 | -1 | -2 | -2 | -2 | -1 | -1 | -1 | -2 | -1 |
| Torsion: | -1 | -2 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 |
| Plan Irregularity: | -1 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -1 | -1 |
| Pounding: | N/A | -0.5 | -0.5 | N/A | -0.5 | -0.5 | N/A | N/A | N/A | -0.5 | N/A | N/A |
| Large Heavy Cladding: | N/A | -2 | N/A | N/A | N/A | -1 | N/A | N/A | N/A | -1 | N/A | N/A |
| Short Column: | N/A | N/A | N/A | N/A | N/A | -1 | -1 | -1 | N/A | -1 | N/A | N/A |
| Post Benchmark Year: | 2 | 2 | 2 | 2 | 2 | 2 | 2 | N/A | 2 | 2 | N/A | N/A |
| Soil: SL2 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 |
| Soil: SL3 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil: SL3/ 8 to 20 stories: | N/A | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 |
| Final Score: | | | | | | | | | | | 1.9 | |

MBT Notes:
 None

RVS Notes:
 Plan irregularity is checked because the building's length is more than twice its width. Reinforcing verified with magnetic rebar finder. Historic registry is checked because building is over 30 years old. Foundation system is assumed. SL3 Assumed.

Rapid Visual Screening of Seismically Hazardous Buildings
 '91/'94 NEHRP Zone: Mod

Building Contact Information:

RVS Contact Person: Frank E. Lujan, (505) 346-7595
 Address: 615 First Street NW, Suite 104
 Albuquerque, NM
 Site Contact Person: Al Waconda, 505-552-6807
 Address: I-40 Exit 114 Building 1125
 Laguna, NM 87026

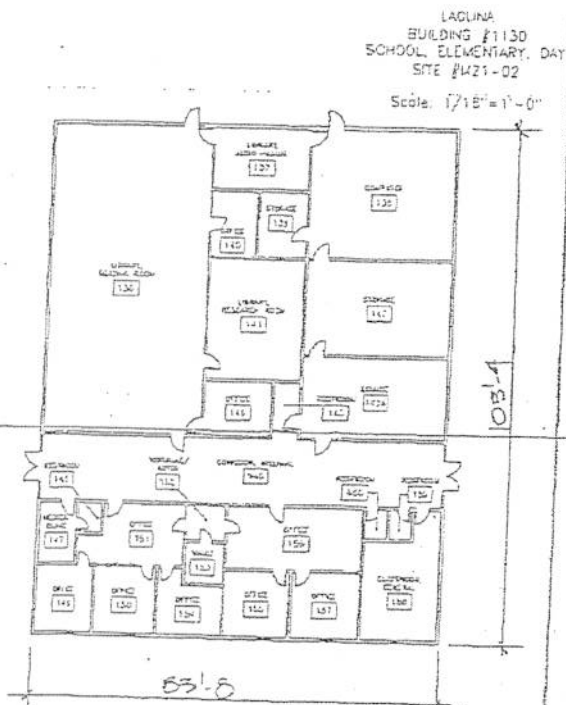
Checked By: _____
 RVS Date: 6/13/2002

Address: I 40 Exit 114 Laguna Elementary School Building 1 Lat: 35.04
 Laguna, NM 87026 Cibola County Long: -107.35

Bldg. No.: BIA/M21-02/1130/S2
 Number of Stories: 1 Constr. Year: 1964
 Inspector: Douglas J McCall
 Fl. Area (SF): 9,538 Fl. Area Source: Contact Person
 Building Use: Admin, Library

Ownership: Interior Inspection: No
 Are Drwgs Available? No Lead Paint Results: Neg
 Is Building Essential? No Soil Type: SL3
 Is Building Historic? No Basis for Soil Type: Assumed
 Historic Considerations: No Foundation Type: Spread Footing

Bldg. Name: Laguna Day School, Bldg. 1130



Occupancy:

Persons @ Hrs. / Wk. @ Mo./yr

50 @ 30 @ 10
 10 @ 40 @ 10
 3 @ 40 @ 12
 @ @

Model Building Type:

| | W | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | C1 (MRF) | C2 (SW) | C3/S5 (URN NF) | PC1 (TU) | PC2 | RM | URM |
|-----------------------------|------|-------------|------------|------------|---------------|-------------|------------|-------------------|-------------|------|------|------|
| Basic Score: | 6 | 4 | 3 | 6 | 4 | 3 | 3.5 | 2 | 3.5 | 2 | 3.5 | 2 |
| High Rise: | N/A | -1 | -0.5 | N/A | -1 | -0.5 | -1 | -1 | N/A | 0 | -0.5 | -0.5 |
| Poor Condition: | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Vertical Irregularity: | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -0.5 | -1 | -1 | -1 | -0.5 | -1 |
| Soft Story: | -1 | -2 | -2 | -1 | -2 | -2 | -2 | -1 | -1 | -1 | -2 | -1 |
| Torsion: | -1 | -2 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 |
| Plan Irregularity: | -1 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -1 | -1 |
| Pounding: | N/A | -0.5 | -0.5 | N/A | -0.5 | -0.5 | N/A | N/A | N/A | -0.5 | N/A | N/A |
| Large Heavy Cladding: | N/A | -2 | N/A | N/A | N/A | -1 | N/A | N/A | N/A | -1 | N/A | N/A |
| Short Column: | N/A | N/A | N/A | N/A | N/A | -1 | -1 | -1 | N/A | -1 | N/A | N/A |
| Post Benchmark Year: | 2 | 2 | 2 | 2 | 2 | 2 | 2 | N/A | 2 | 2 | N/A | N/A |
| Soil: SL2 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 |
| Soil: SL3 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil: SL3/ 8 to 20 stories: | N/A | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 |
| Final Score: | | | | | | | | | | | | 2.9 |

MBT Notes:
 None

RVS Notes:
 Reinforcing verified with magnetic rebar finder. Historic registry is checked because building is over 30 years old. Spread footing foundation is assumed. SL3 Assumed.

Rapid Visual Screening of Seismically Hazardous Buildings
'91/94 NEHRP Zone: Mod

Building Contact Information:

RVS Contact Person: Frank E. Lujan, (505) 346-7596

Address: 615 First Street NW, Suite 104
Albuquerque, NM 87125

Site Contact Person: Al Wacanda, 505-552-6807

Address: I-40 Exit 114 Building 1125
Laguna, NM 87026

Checked By: _____

RVS Date: 6/13/2002

Address: I 40 Exit 114 Laguna Elementary School Building 1 Lat: 35.04
Laguna, NM 87026 Cibola County Long: -107.38

Bldg. No.: BIA/M21-02/1131/S2

Number of Stories: 1 Constr. Year: 1964

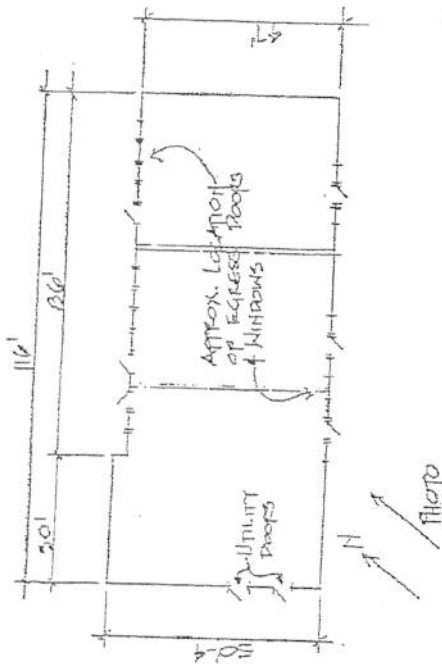
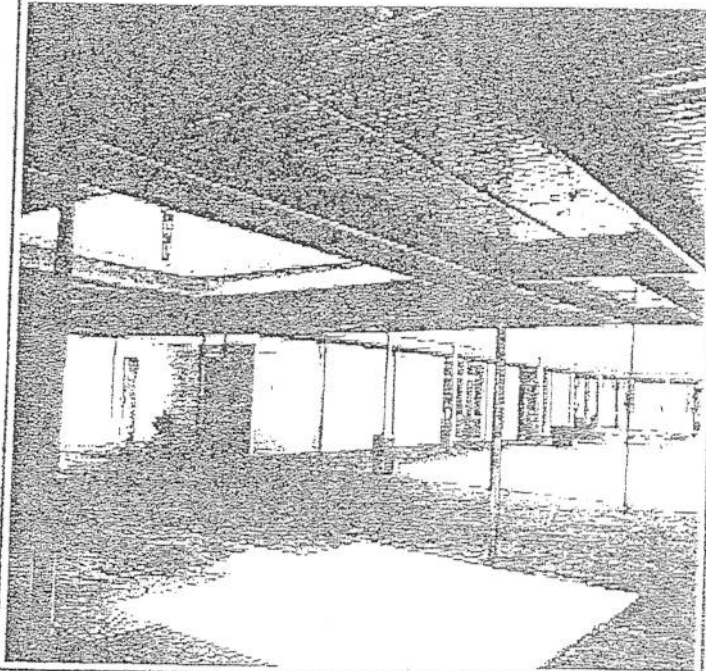
Inspector: Douglas J McCall

Fl. Area (SF): 5,821 Fl. Area Source: Calculated

Building Use: Elementary School Classrooms 1-4

Ownership : Interior Inspection: No
Are Drwgs Available? No Lead Paint Results: Neg
Is Building Essential? No Soil Type: SL3
Is Building Historic? No Basis for Soil Type: Assumed
Historic Considerations: No Foundation Type: Spread Footing

Bldg. Name: Laguna Day School, Bldg. 1131



Occupancy:

Persons @ Hrs. / Wk. @ Mo./yr

65 @ 30 @ 10
____ @ ____ @ ____
____ @ ____ @ ____
____ @ ____ @ ____

| Model Building Type: | W | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | C1 (MRF) | C2 (SW) | C3/S5 (URN NF) | PC1 (TU) | PC2 | RM | URM |
|-----------------------------|------|-------------|------------|------------|---------------|-------------|------------|-------------------|-------------|------|------|------|
| Basic Score: | 6 | 4 | 3 | 6 | 4 | 3 | 3.5 | 2 | 3.5 | 2 | 3.5 | 2 |
| High Rise: | N/A | -1 | -0.5 | N/A | -1 | -0.5 | -1 | -1 | N/A | 0 | -0.5 | -0.5 |
| Poor Condition: | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Vertical Irregularity: | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -0.5 | -1 | -1 | -1 | -0.5 | -1 |
| Soft Story: | -1 | -2 | -2 | -1 | -2 | -2 | -2 | -1 | -1 | -1 | -2 | -1 |
| Torsion: | -1 | -2 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 |
| Plan Irregularity: | -1 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -1 | -1 |
| Pounding: | N/A | -0.5 | -0.5 | N/A | -0.5 | -0.5 | N/A | N/A | N/A | -0.5 | N/A | N/A |
| Large Heavy Cladding: | N/A | -2 | N/A | N/A | N/A | -1 | N/A | N/A | N/A | -1 | N/A | N/A |
| Short Column: | N/A | N/A | N/A | N/A | N/A | -1 | -1 | -1 | N/A | -1 | N/A | N/A |
| Post Benchmark Year: | 2 | 2 | 2 | 2 | 2 | 2 | 2 | N/A | 2 | 2 | N/A | N/A |
| Soil: SL2 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 |
| Soil: SL3 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil: SL3/ 8 to 20 stories: | N/A | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 |
| Final Score: | | | | | | | | | | | | 1.9 |

MBT Notes:

Reinforced CMU. Reinforcing verified with magnetic rebar locator.

RVS Notes:

Historic registry is checked because building is over 30 years old. SL3 Assumed.

Rapid Visual Screening of Seismically Hazardous Buildings
 '91/'94 NEHRP Zone: **Mod**

Building Contact Information:

RVS Contact Person: Frank E. Lujan, (505) 346-7596
 Address: 615 First Street NW, Suite 104
 Albuquerque, NM 87125
 Site Contact Person: Al Wacanda, 505-552-5807
 Address: 140 Exit 114 Building 1125
 Laguna, NM 87026

Checked By: _____

RVS Date: 6/13/2002

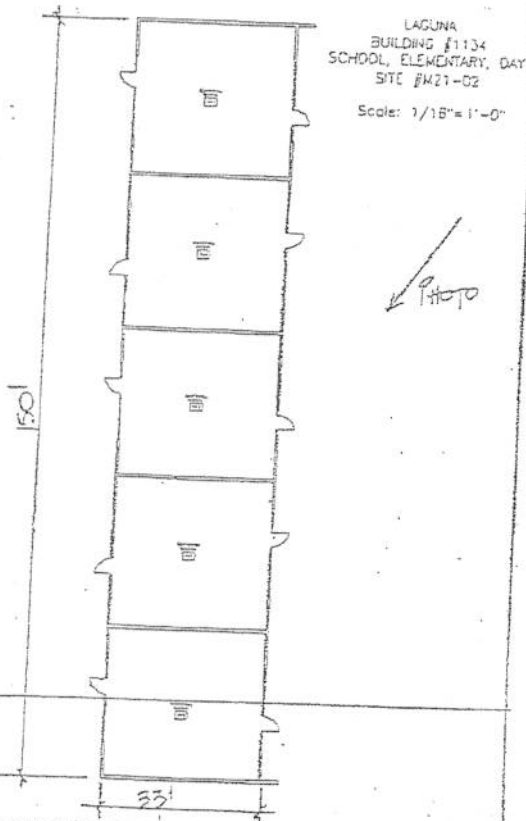
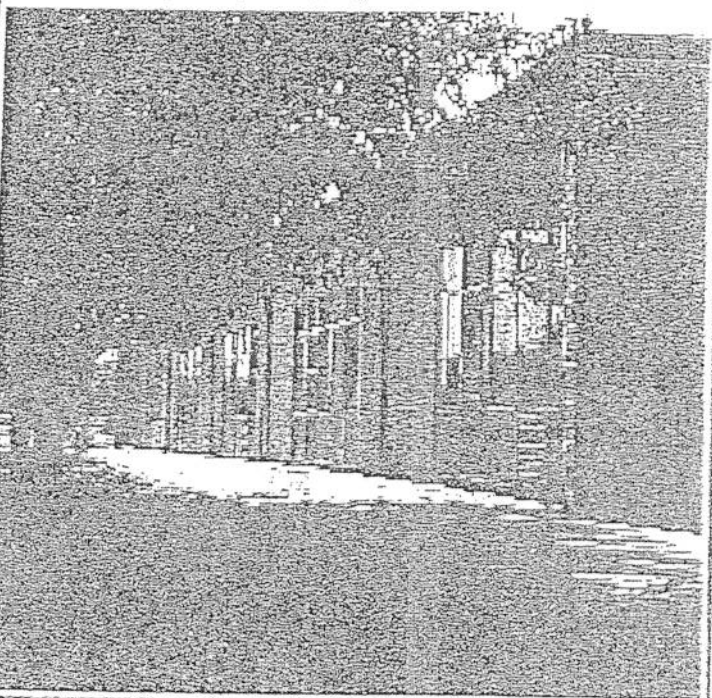
Address: 140 Exit 114 Laguna Elementary School Building 1 Lat: 35.04
 Laguna, NM 87026 Cibola County Long: -107.38

Bldg. No.: BIA/M21-02/1134/S2

Number of Stories: 1 Constr. Year: 1964
 Inspector: Douglas J McCall
 Fl. Area (SF): 5,450 Fl. Area Source: Contact Person
 Building Use: Classrooms 5 - 9

Ownership : Interior Inspection: No
 Are Drwgs Available? No Lead Paint Results: Neg
 Is Building Essential? No Soil Type: SL3
 Is Building Historic? No Basis for Soil Type: Assumed
 Historic Considerations: No Foundation Type: Spread Footing

Bldg. Name: Laguna Day School, Bldg. 1134



Occupancy:

Persons @ Hrs. / Wk. @ Mo./yr

65 @ 30 @ 10
 @ @
 @ @
 @ @

| Model Building Type: | W | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (PC SW) | C1 (MRF) | C2 (SW) | C3/S5 (MRF N) | PC1 (TU) | PC2 | RM | URM |
|-----------------------------|------|-------------|------------|------------|---------------|-------------|------------|------------------|-------------|------|------|------|
| Basic Score: | 6 | 4 | 3 | 6 | 4 | 3 | 3.5 | 2 | 3.5 | 2 | 3.5 | 2 |
| High Rise: | N/A | -1 | -0.5 | N/A | -1 | -0.5 | -1 | -1 | N/A | 0 | -0.5 | -0.5 |
| Poor Condition: | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Vertical Irregularity: | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -0.5 | -1 | -1 | -1 | -0.5 | -1 |
| Soft Story: | -1 | -2 | -2 | -1 | -2 | -2 | -2 | -1 | -1 | -1 | -2 | -1 |
| Torsion: | -1 | -2 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 |
| Plan Irregularity: | -1 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -1 | -1 |
| Pounding: | N/A | -0.5 | -0.5 | N/A | -0.5 | -0.5 | N/A | N/A | N/A | -0.5 | N/A | N/A |
| Large Heavy Cladding: | N/A | -2 | N/A | N/A | N/A | -1 | N/A | N/A | N/A | -1 | N/A | N/A |
| Short Column: | N/A | N/A | N/A | N/A | N/A | -1 | -1 | -1 | N/A | -1 | N/A | N/A |
| Post Benchmark Year: | 2 | 2 | 2 | 2 | 2 | 2 | 2 | N/A | 2 | 2 | N/A | N/A |
| Soil: SL2 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 |
| Soil: SL3 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil: SL3/ 8 to 20 stories: | N/A | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 |
| Final Score: | | | | | | | | | | | | 1.9 |

MBT Notes:

None

RVS Notes:

Plan irregularity is checked because the building's length is more than twice its width. Reinforcing verified with magnetic rebar finder. Historic registry is checked because building is over 30 years old. Foundation system is assumed. SL3 Assumed.

Rapid Visual Screening of Seismically Hazardous Buildings
 1991/94 NEHRP Zone: Mod

Building Contact Information:
 RVS Contact Person: Frank E. Lujan, (505) 348-7596
 Address: 615 First Street NW, Suite 104
 Albuquerque, NM 87125
 Site Contact Person: Al Waconda, 505-552-6807
 Address: I-40 Exit 114 Building 1125
 Laguna, NM 87026

Checked By:

RVS Date: 6/13/2002

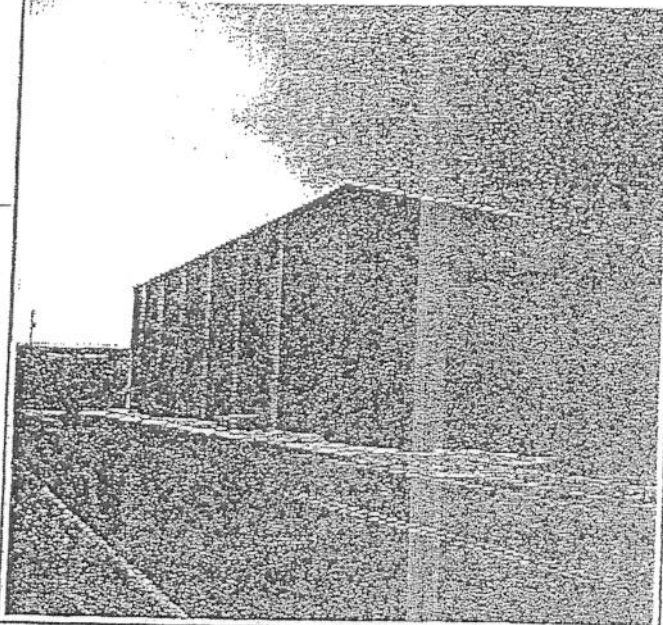
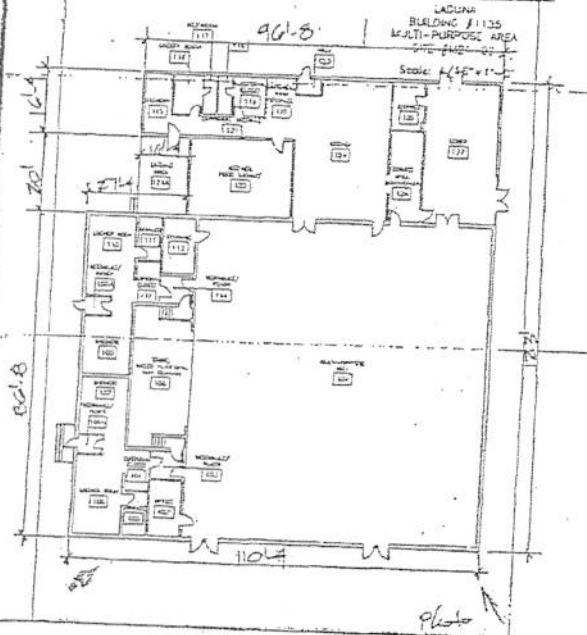
Address: I 40 Exit 114 Laguna Elementary School Building 1 Lat: 35.04
 Laguna, NM 87026 Cibola County Long: -107.38

Bldg. No.: BIA/M21-02/1135/MP

Number of Stories: 1 Constr. Year: 1954
 Inspector: Douglas J McCall
 Fl. Area (SF): 15,060 Fl. Area Source: Contact Person
 Building Use: Multi Purpose Building

Ownership: Interior Inspection: No
 Are Drwgs Available? No Lead Paint Results: Neg
 Is Building Essential? No Soil Type: SL3
 Is Building Historic? No Basis for Soil Type: Assumed
 Historic Considerations: No Foundation Type: Spread Footing

Bldg. Name: Laguna Day School, Bldg. 1135



Occupancy:

Persons @ Hrs. / Wk. @ Mo./yr

450 @ 1 @ 10
 175 @ 10 @ 10
 25 @ 30 @ 10
 4 @ 40 @ 10

Model Building Type:

| | W | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (PC SW) | C1 (MRF) | C2 (SW) | C3/S5 (URN NFR) | PC1 (TU) | PC2 | RM | URM |
|-----------------------------|------|-------------|------------|------------|---------------|-------------|------------|--------------------|-------------|------|------|------|
| Basic Score: | 6 | 4 | 3 | 6 | 4 | 3 | 3.5 | 2 | 3.5 | 2 | 3.5 | 2 |
| High Rise: | N/A | -1 | -0.5 | N/A | -1 | -0.5 | -1 | -1 | N/A | 0 | -0.5 | -0.5 |
| Poor Condition: | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Vertical Irregularity: | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -0.5 | -1 | -1 | -1 | -0.5 | -1 |
| Soft Story: | -1 | -2 | -2 | -1 | -2 | -2 | -2 | -1 | -1 | -1 | -2 | -1 |
| Torsion: | -1 | -2 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 |
| Plan Irregularity: | -1 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -1 | -1 | -1 | -1 |
| Pounding: | N/A | -0.5 | -0.5 | N/A | -0.5 | -0.5 | N/A | N/A | N/A | -0.5 | N/A | N/A |
| Large Heavy Cladding: | N/A | -2 | N/A | N/A | N/A | -1 | N/A | N/A | N/A | -1 | N/A | N/A |
| Short Column: | N/A | N/A | N/A | N/A | N/A | -1 | -1 | -1 | N/A | -1 | N/A | N/A |
| Post Benchmark Year: | 2 | 2 | 2 | 2 | 2 | 2 | 2 | N/A | 2 | 2 | N/A | N/A |
| Soil: SL2 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 | -0.3 |
| Soil: SL3 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil: SL3/ 8 to 20 stories: | N/A | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 | -0.8 | N/A | -0.8 | -0.8 | -0.8 |
| Final Score: | | | | | | | | | | | | 2.4 |

MBT Notes:

None

RVS Notes:

Reinforcing verified with magnetic rebar finder. Poor condition is checked due to significant cracks in the CMU walls. Wide flange beams have been bolted to the exterior of the building that appear to be a retrofit to the original structure. Building contains a gymnasium, kitchen and dining facilities. It is also used for occasional assemblies. Historic registry is checked because building is over 30 years old. Foundation system is assumed. SL3 Assumed.

Print Date: 9/2/2003

Nov. 15, 2007 5:48PM

RME ABQ 5058892797

No. 1003 P. 2/3



RMEABQ, LLC • Structural Engineers

November 15, 2007

Mr. Greg Comer
Dyron Murphy Architects, PC
5941 Jefferson NE – Suite A
Albuquerque, New Mexico 87109

Please Copy: Norman Suazo
Barbara Borgeson

RE: LAGUNA ELEMENTARY SCHOOL
STRUCTURAL INVESTIGATION
LAGUNA, NEW MEXICO

Dear Greg:

As requested, we have performed a visual investigation of the Multipurpose Building (1135), Administration Building (1130), and four Classroom Buildings (1131, 1132, 1133 and 1134) at the referenced school site.

The purpose of our investigation was to determine if the cracks observed around the perimeter of the buildings were structural distress cracks affecting the structural stability of the buildings. Some Section sheets from the original 1963 Construction Drawings, and the 1981 Structural Repair Drawing set were made available to us for our investigation.

The Multipurpose Building 1135 has the most "cracking" around the perimeter of the building, especially in the high bay walls. Most of the "cracking" is occurring on the south and west walls, and the south end of the east wall. Per the original drawings, the walls around the high bay area of the Multipurpose Building are 12" thick x 16" long x 4" high un-reinforced concrete masonry units, with an 8"x 8" reinforced masonry bond beam at 10'-8" above finish floor and a concrete bond beam running around the top of the walls. No masonry control joints were observed in the Building 1135 walls. Except for some hairline vertical cracks, approximately in the middle width of the east and south walls, and some stair step cracks over duct penetrations on the west wall, none of the "cracking" observed on the exterior of the walls were observed on the inside of the walls. Most of the cracking observed on the exterior of Building 1135 was occurring along masonry mortar joints, where the paint over the joints were cracking and curling. In the interior of Building 1135, there are some minor cracks occurring at intersecting interior and exterior walls. The 1981 structure repair drawings indicated that new footings were to be installed around the perimeter of Building 1135, in addition to slide flange steel beams added to the exterior face of the east and south high bay walls. The new footings were to bear on basalt bedrock layer several feet below the bottom of the existing footings.

Barring an extreme event such a significant seismic event, or a microburst wind gust we do not believe that the Multipurpose Building 1135 poses an unacceptable risk to life and safety.

The Administration Building 1130 has some minor cracks around the perimeter of the building. The most notable occurs at the northeast corner of the building. The crack begins at masonry control joint at the east end of the north wall, and stair steps up two or three courses heading east. The east wall appears to be pushed out about a 1/2", right at the corner. This crack can be seen on both the interior and exterior face of the wall. We observed the concrete bond beam above the cracks and the beam is intact, with no noticeable cracks. As with Building 1135, there are minor cracks at the intersection of interior to exterior walls at several locations. It does not appear that new footings underpinning was installed under Building 1130 during the 1981 structural repairs. The exterior walls were supposed to be reinforced.

Barring an extreme event such a significant seismic event, or a microburst wind gust we do not believe that the Administration Building 1130 poses an unacceptable risk to life and safety.

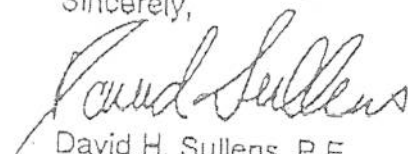
At the Classroom Buildings (1131-1134), minimal cracking was observed. At Classroom Buildings 1131, on the south wall, at each end of the building, there is a crack through the wall, at the base of the wall. We do not know what caused these cracks, but they do not appear to be detrimental to the structural integrity of the wall.

Barring an extreme event such a significant seismic event, or a microburst wind gust we do not believe that the Classroom Buildings 1131 to 1134 poses an unacceptable risk to life and safety.

In Conclusion, we believe that most of the cracking observed on the buildings is a result of shrinkage of the masonry and deterioration of the mortar joints due to the age of the buildings. From our observations of the buildings, we believe that they may be approaching the end of their serviceable life.

If you have any questions, please contact my office.

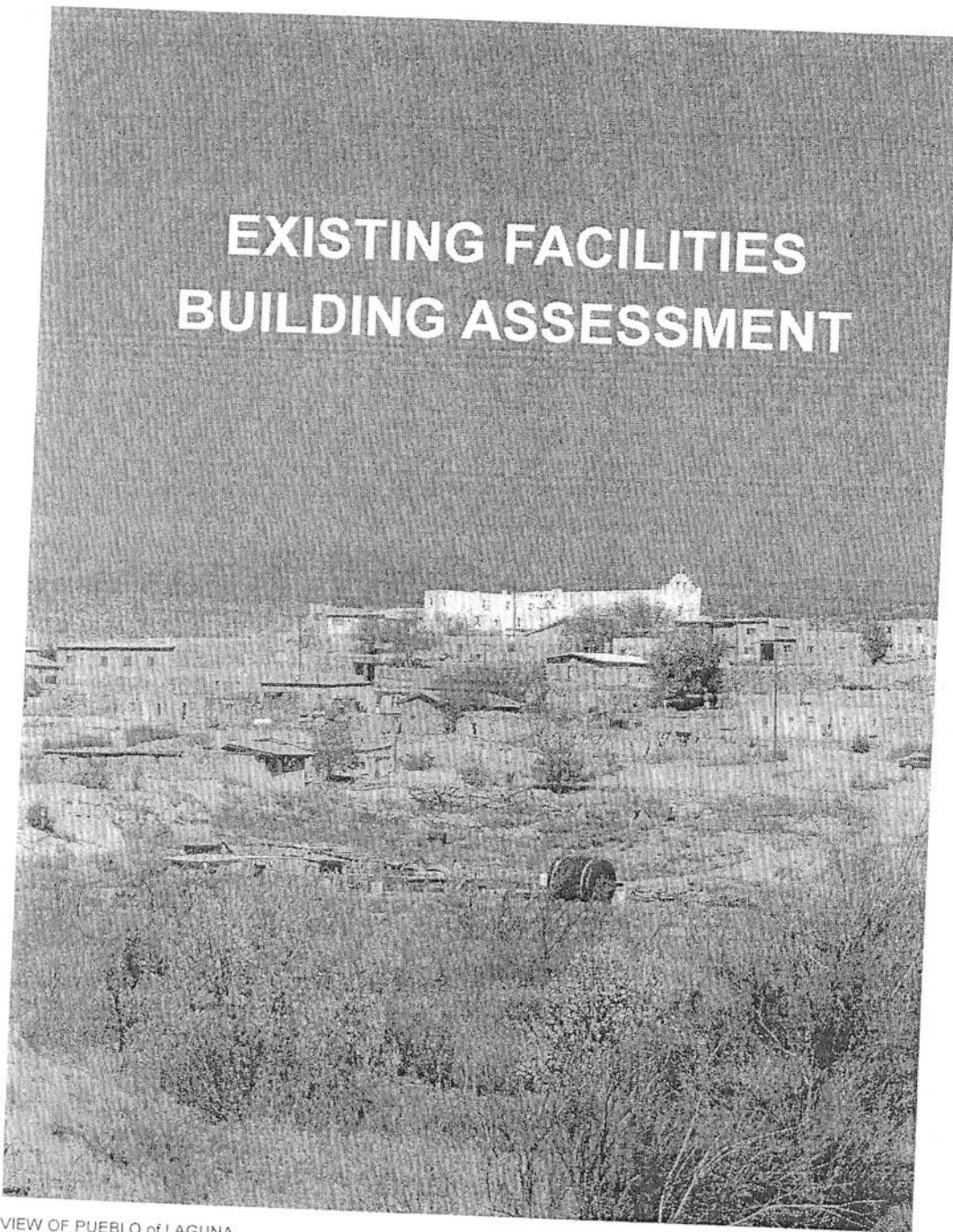
Sincerely,


David H. Sullens, P.E.
Vice President

DHS/lg



EXISTING FACILITIES BUILDING ASSESSMENT



VIEW OF PUEBLO of LAGUNA



rick
bennett

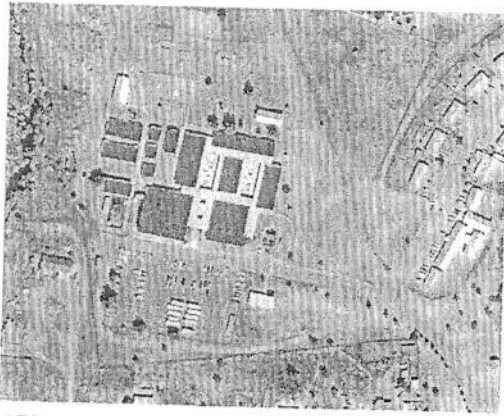
1104 Park Ave. SW Albuquerque, NM 87102

ARCHITECTS (505) 242-1859 fax (505-242-6630 rick@rba81.com

ELEMENTARY K-5

LDoE - Education Campus

EXISTING FACILITIES BUILDING ASSESSMENT



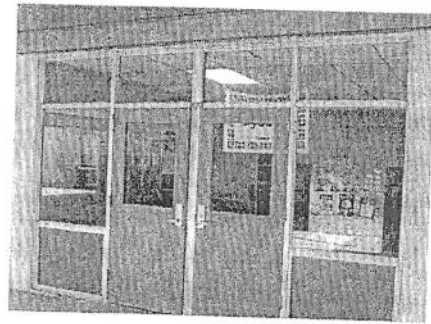
LES SITE VIEW

DESCRIPTION:

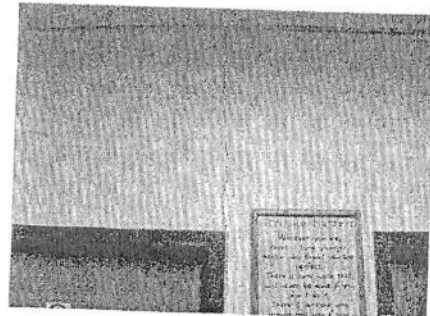
- Current 69,643 SQ. FT.
- 17 classrooms
- 6 modular buildings
- Gymnasium
- 2008-2009 SY enrollment 284

DEFICIENCIES

- Poor heating in classrooms
- Poor air ventilation
- Limited storage spaces for school supplies
- Limited to electrical outlet and power source
- Water heaters are exposed inside classrooms
- No overhead projectors
- Need space to grow plants. Heaters are near windows and kill all plants
- Security issues: too much glass, over heats rooms as well
- Need individual office spaces
- Need large nurses' offices
- Need therapy rooms



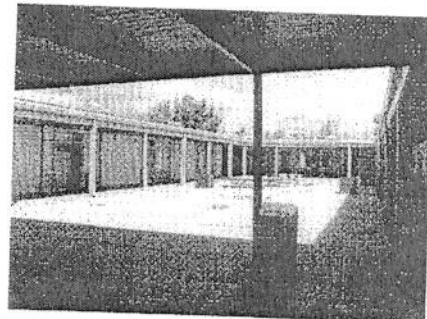
LES SITE "TOO MANY WINDOWS"



LES SITE—BUILDING SEPARATION

QUALITIES

- Good cross ventilation
- Day lighting from windows and skylights
- Good classroom size
- Good ceiling heights
- Private restroom and sink



LES SITE—OPEN COURTYARD



rick
bennett 1104 Park Ave. SW Albuquerque, NM 87102

ARCHITECTS (505) 242-1859 fax (505-242-6630) rick@rba81.com

ELEMENTARY K-5

KITCHEN AND SERVING

LDoE - Education Campus

EXISTING FACILITIES BUILDING ASSESSMENT

DESCRIPTION:

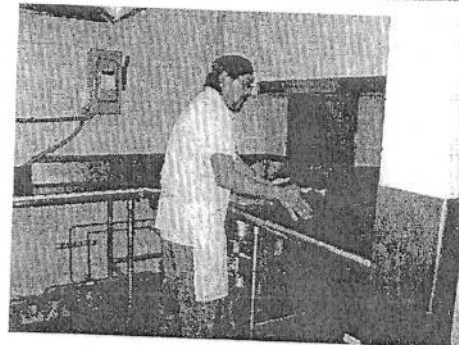
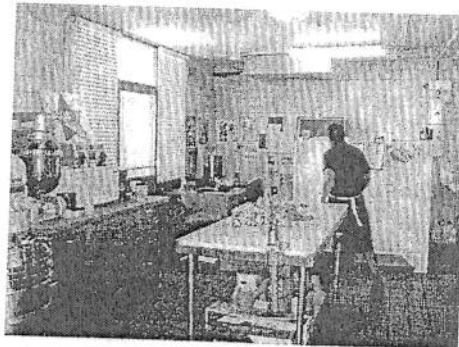
- Students are on a free lunch program
- Serve average of 274 daily
- Serve breakfast, lunch, and snacks
- Students have lunch in the gym; kitchen staff have to coordinate with gym classes before lunch is served.

DEFICIENCIES

- No cooling and over heating in main cook line space
- No heating, very cold in winter, rely on cook line to keep warm
- Poor air ventilation
- No condiment station
- No dining cafeteria
- Kitchen services collide with gym classes
- Need separated laundry room
- No office space: no computer/space or internet for emails and announcements

QUALITIES

- Kitchen space is satisfactory
- Kitchen layout
- Dry storage space size
- Kitchen equipment are operational and in favor for the number of children served
- Cooling and freezer units are satisfactory



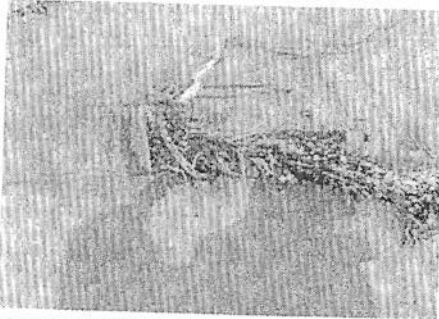
rick
bennett

1104 Park Ave. SW Albuquerque, NM 87102

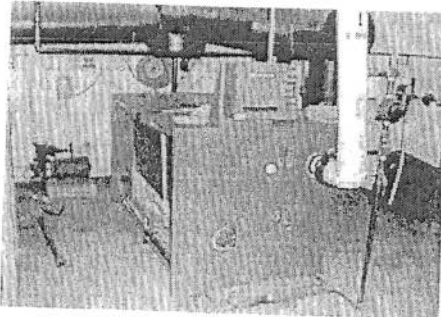
ARCHITECTS (505) 242-1859 fax (505) 242-6630 rick@rba81.com

GENERAL DEFICIENCIES

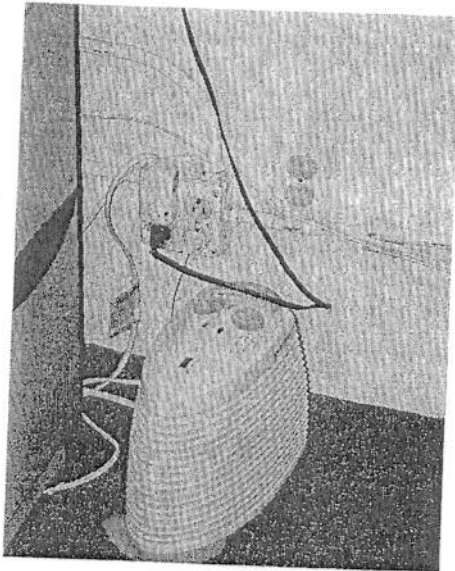
LDoE - Education Campus EXISTING FACILITIES BUILDING ASSESSMENT



PIPE REPLACEMENT



OLD BOILER



EXPOSED ELECTRICAL

INFRASTRUCTURE & UTILITIES

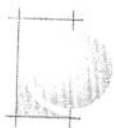
Facilities Management provides day to day maintenance services to all Laguna Department of Education buildings. Most buildings require comprehensive maintenance services due to deteriorated infrastructures and obsolete electrical equipment.

The overall condition of the infrastructure is fair to poor due to the exceeding lifetime of use. There are deteriorated water and sewer lines requiring to be replaced periodically in sections. Many lines have been replaced due to backups from roots growing inside pipes. Most water lines are operational, however water pressure reducers are installed in both the Early Head Start and Elementary School.

In terms of fire protection, there are four fire hydrants on campus that are not operational, causing a unsafe environment if any fire hazard should start.

The Elementary school has maximized the power capacity and cannot add any additional circuits. The buildings have exposed electrical wiring in conduits where additional circuits were brought in to meet demand. The elementary school is operational with obsolete electrical equipment; breakers and panels have been repaired and cannot be replaced due to the entire equipment being obsolete. This issue limits curriculum possibilities in education which diminishes student productivity.

Fortunately, the Facilities Management department provides immediate response. The maintenance routine ensures all facilities to be in working condition for the health and well being of the students and staff.

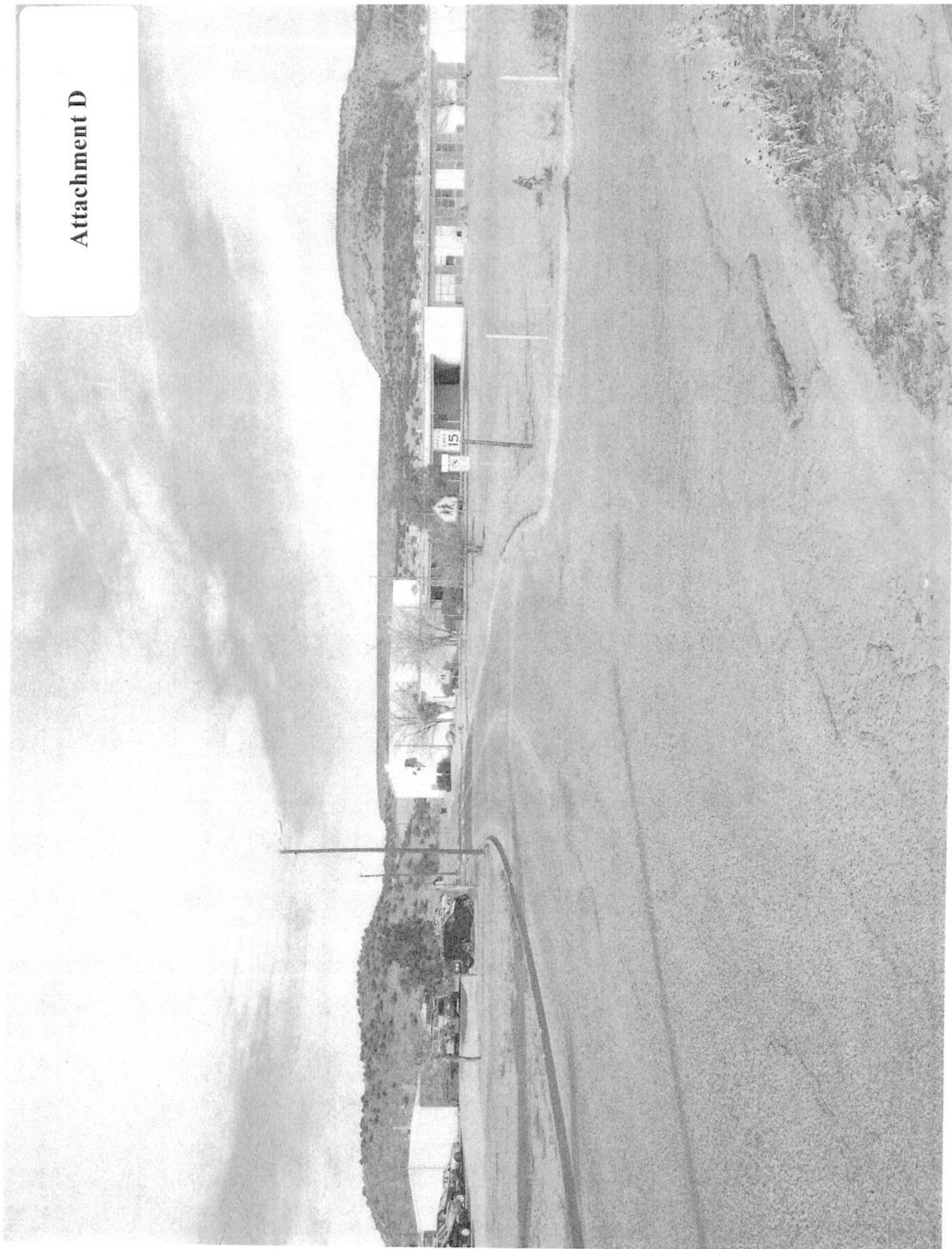


rick
bennett

1104 Park Ave. SW Albuquerque, NM 87102

ARCHITECTS (505) 242-1859 fax (505) 242-6630 rick@rba81.com

Attachment D



Attitude Matters

"Who you are,
there is no longer
person who thinks you are
perfect.

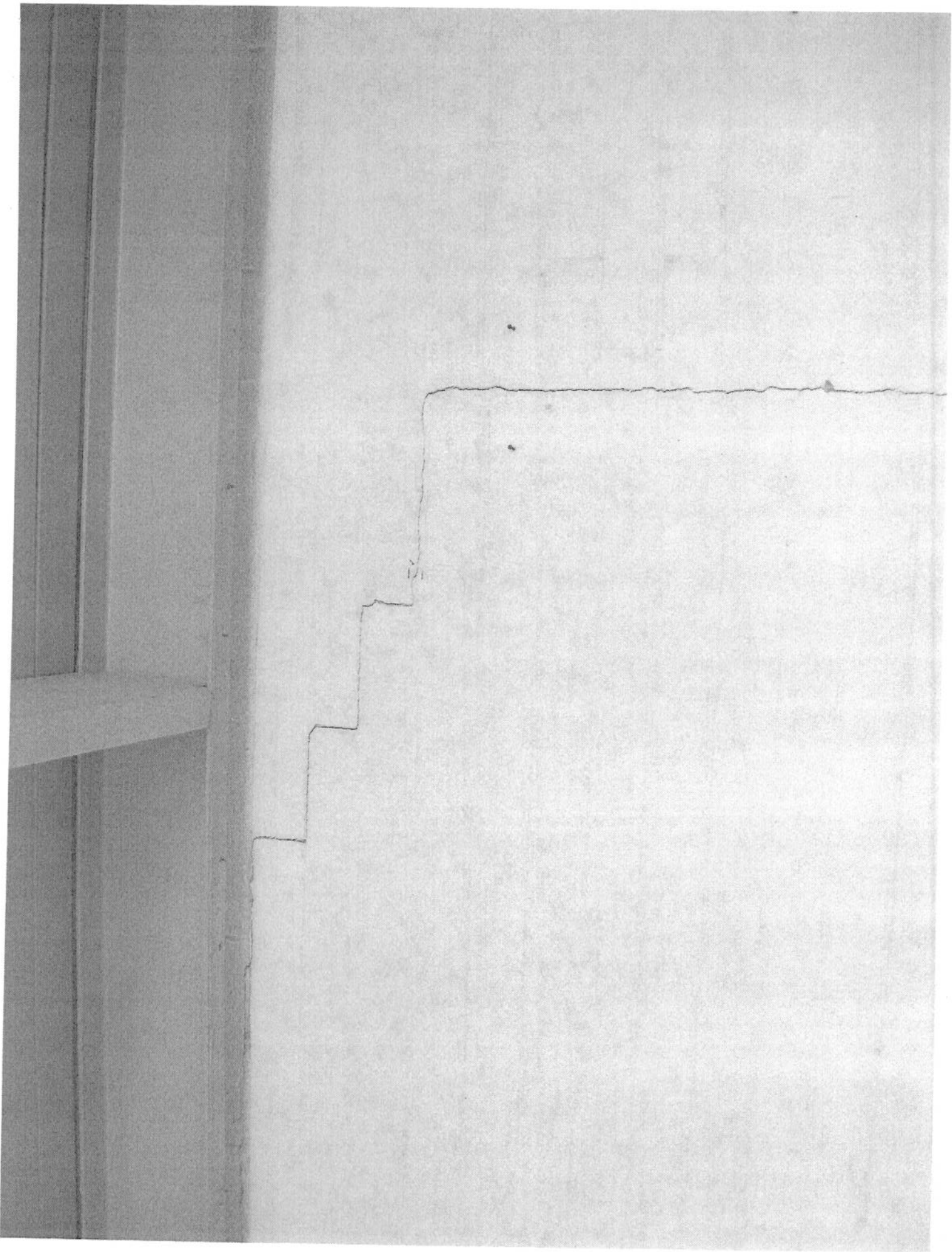
There is some work that
will never be done if you
don't do it.

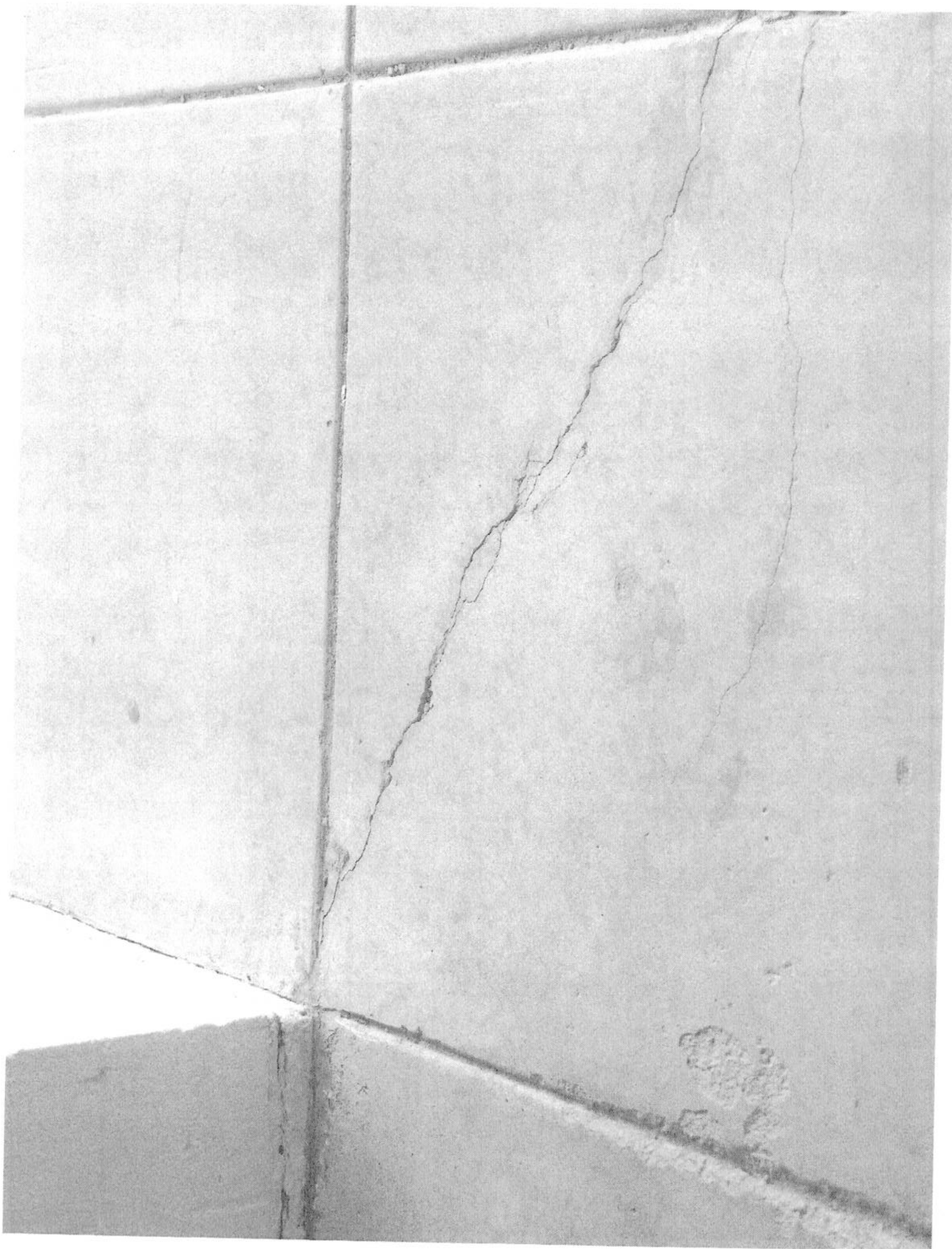
There is someone who
would miss you if you
were gone.

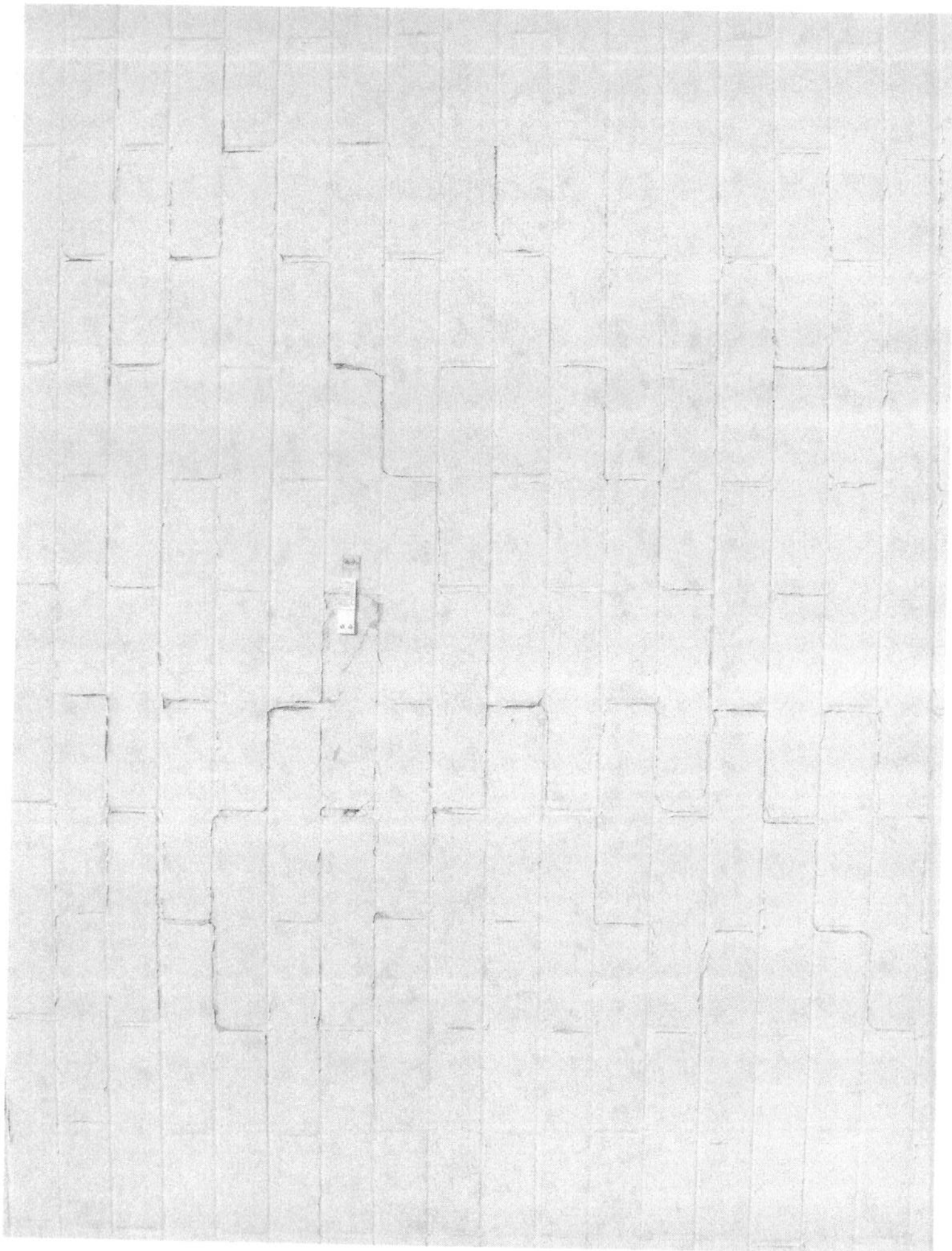
There is a place that
you alone can fill."

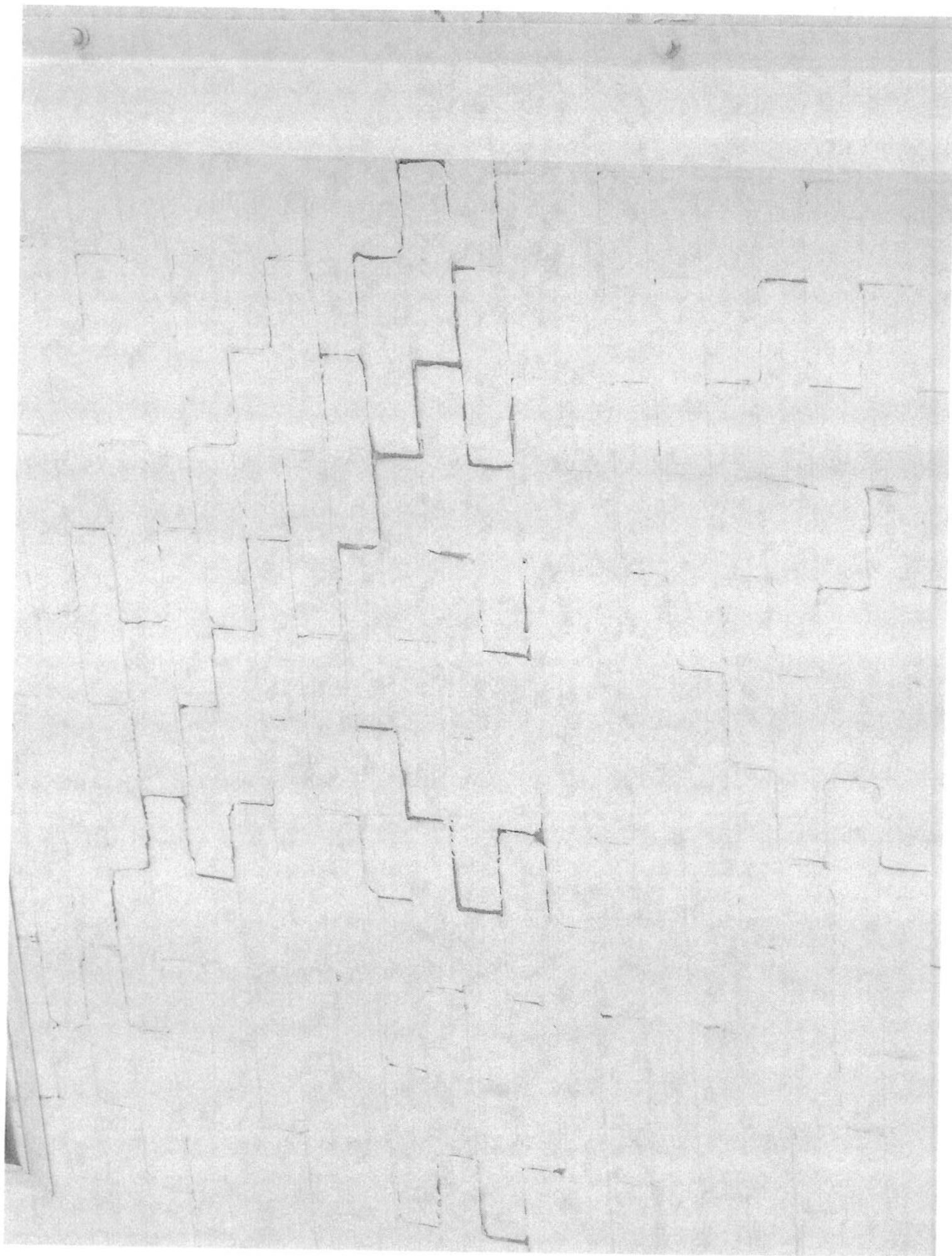
—Jacob M. Brando

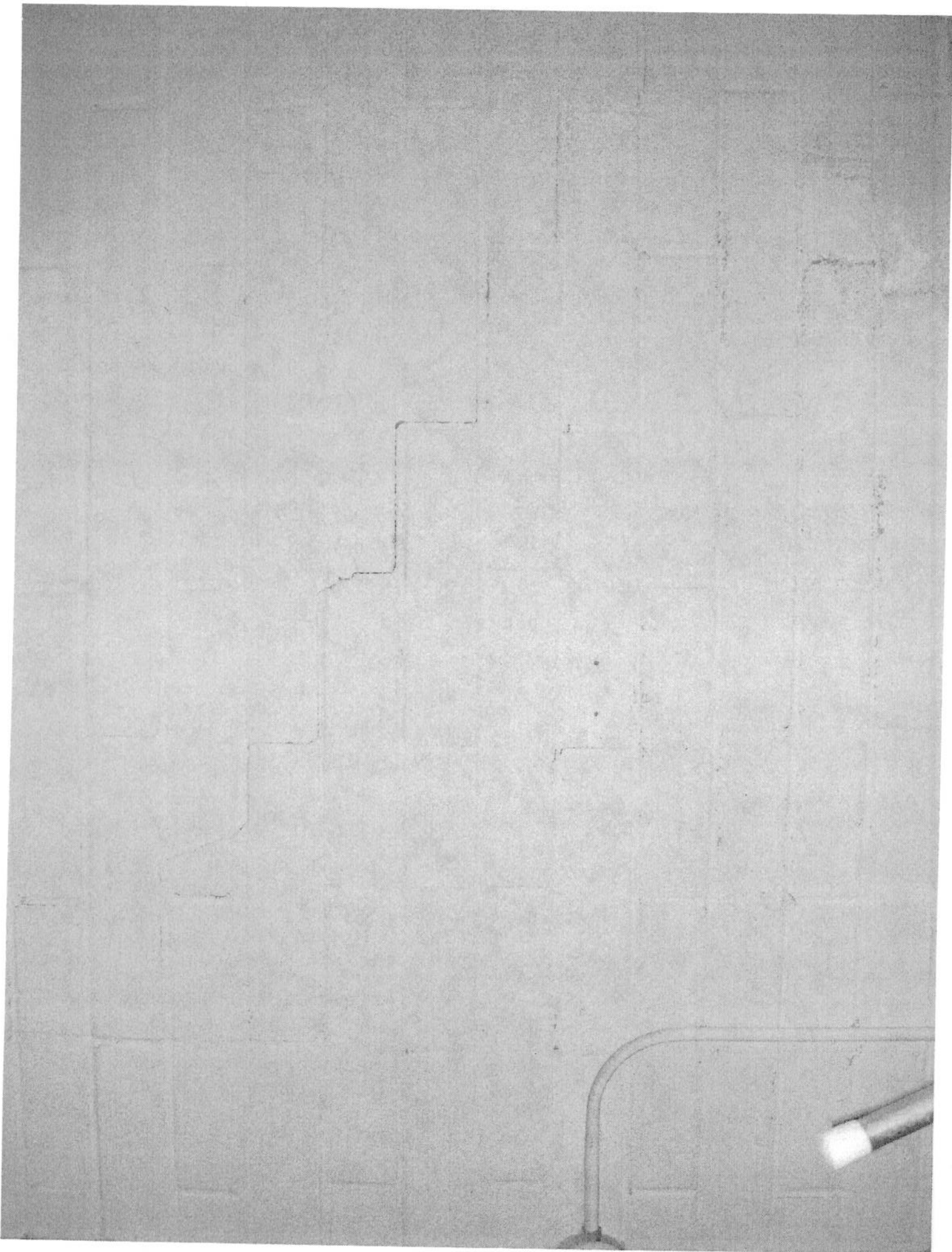




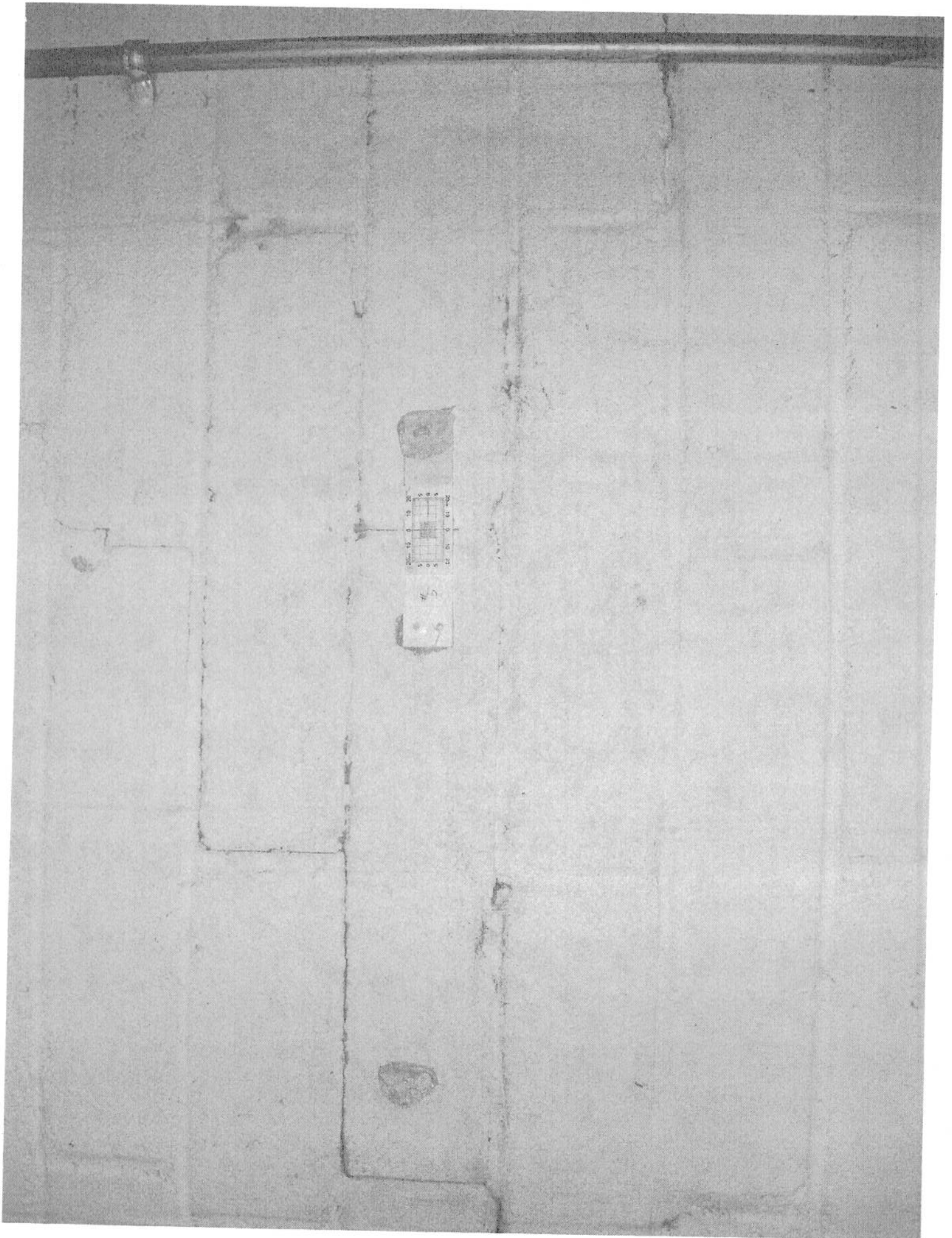


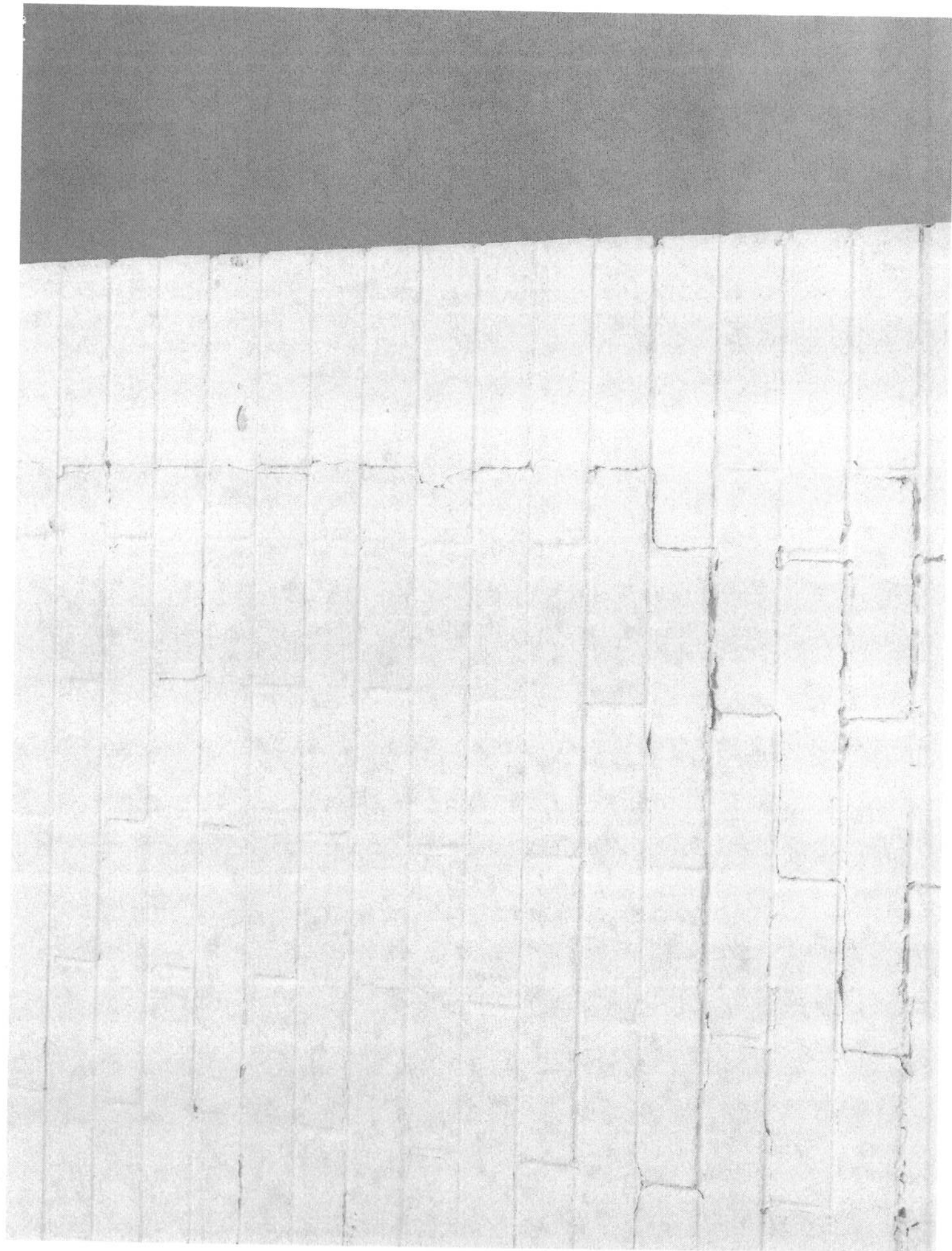


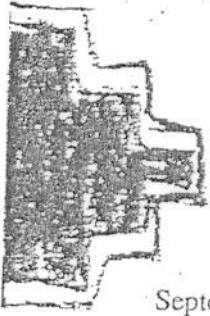












PUEBLO of LAGUNA
Department of Education

P.O. Box 207
Laguna, New Mexico 87026
(505) 552-6008
Fax (505) 552-6398

September 2, 2009

Dear Parents/Guardians of Laguna Department of Education Students,

As our commitment in providing educational services to the Pueblo of Laguna, the Laguna Elementary and Middle schools are on a modified schedule until running water is efficiently provided and functional. The elementary school is transporting students home at 12:00 noon and the middle school at 12:30 pm. Students are being served breakfast each morning and lunch prior to going home each day. Please be available to meet your children at the bus since we will have early dismissal.

As you may be aware, we have not had running water available to the Laguna Department of Education schools and campus facilities since last Friday, August 28th. Please be assured that every health and safety precautionary measure possible is in place, within current conditions. Satellite bathrooms have been stationed at each school, being sanitized after each use and serviced on a daily basis. Hand sanitizers, disinfecting hand wipes and water/soap basins are stationed at each bathroom site. Extra drinking water is being issued to the students.

As an option for those parents/guardians wishing to keep their children at home during this particular time period, their child's absence from school is an excused absence. Please make arrangements with your child's principal for any homework assignments:

Laguna Elementary School Principal, Miss Yolanda Batrez (505) 980-5003/cell
Laguna Middle School Principal, Mr. David Jiron (505) 280-8419/cell

Please feel free to also contact me at (505) 331-9739/cell, if I may be of assistance.

Thank you very much for your kind patience, understanding and support as we deal with this difficult situation, while providing the best high-quality education for your child/children.

Sincerely,

Dr. Anthony R. Fairbanks, Superintendent
Pueblo of Laguna Department of Education
PO Box 207
Laguna, NM 87026
Office: (505) 552-6008 / Cell: (505) 331-9739
a.fairbanks@lagunaed.net
www.ldeo.org / www.lagunaedfoundation.org

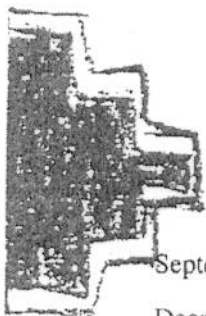
(Mission Statement)
Hanu He ya Na'juutsi Gunishe

K'awaika Schools
Laguna Elementary School
Laguna Middle School

Division of Early Childhood
Preschool Head Start
Early Head Start
Early Intervention
Child Care

Partners for Success
Higher Education
Employment & Training
Vocational Rehabilitation
JOM, GED, One Stop for Native Youth

Facilities Management
Laguna Technology Education Center



PUEBLO of LAGUNA
Department of Education

P.O. Box 207
Laguna, New Mexico 87026
(505) 552-6008
Fax (505) 552-6398

September 4, 2009

Dear Parents/Guardians of Laguna Department of Education Students,

Thank you for your kind patience, understanding and support of the Laguna Department of Education's administrators, teachers and staff during this past week as we dealt with the difficult water situations in Laguna.

We are happy to report that, currently, we have running water. This water is being utilized for flushing our toilets within the schools and campus facilities. However, we will continue on a modified schedule for this coming Tuesday, September 8th. As we have this past week, the elementary school is transporting students home at 12:00 noon and the middle school at 12:30 pm. Students are being served breakfast each morning and lunch prior to going home each day. Please be available to meet your children at the bus since we will have early dismissal.

This modified schedule will continue until we receive water quality testing results of the water being safe for drinking, hand washing, cleaning and swamp coolers/air conditioning. You will be updated once we receive final notification of the quality of our water. At that point, we will be back within our normal schedules appropriately.

Up until now and continuing forward, please be assured that every health and safety precautionary measure possible is in place, within current conditions. Indoor bathrooms are now being utilized and monitored for effectiveness and safety. Hand sanitizers, disinfecting hand wipes and water/soap basins are stationed at each bathroom site. Extra drinking water is being issued to the students.

Please feel free to contact your child's principal if you have any questions:

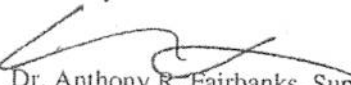
Laguna Elementary School Principal, Miss Yolanda Batrez (505) 980-5003/cell

Laguna Middle School Principal, Mr. David Jiron (505) 280-8419/cell

Please feel free to also contact me at (505) 331-9739/cell, if I may be of assistance.

Thank you again. It is an honor to provide the best high-quality education for your child/children.

Sincerely,


Dr. Anthony R. Fairbanks, Superintendent
Pueblo of Laguna Department of Education
PO Box 207
Laguna, NM 87026
Office: (505) 552-6008 / Cell: (505) 331-9739
a.fairbanks@lagunaed.net
www.ldeo.org / www.lagunaedfoundation.org

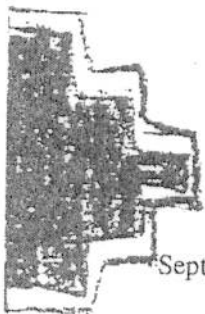
(Mission Statement)
Hanu He ya Nayuutsi Gunishe

K'awaika Schools
Laguna Elementary School
Laguna Middle School

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Facilities Management
Laguna Technology Education Center



PUEBLO of LAGUNA
Department of Education

P.O. Box 207
Laguna, New Mexico 87026
(505) 552-6008
Fax (505) 552-6398

September 10, 2009

Dear Parents/Guardians of Laguna Department of Education Students,

Thank you for your kind patience, understanding and support of the Laguna Department of Education's administrators, teachers and staff during the past two weeks, as we have dealt with the difficult water situations in Laguna.

We are happy to report that we have received our internal water quality testing results of the water being safe for drinking, hand washing, cooking, cleaning and swamp coolers/air conditioning. Our toilets within the schools and campus facilities are in full operation.

Effective Friday, September 11, 2009, the Laguna Elementary and Middle Schools will be back on their normal, full day schedules.

As an FYI, Division of Early Childhood (Early Intervention, Early Headstart and Pre-school Headstart) services will be back on their normal schedules on Tuesday, September 15, 2009.

Please be assured that we will continue to monitor the water quality on an on-going basis and have all health/safety procedures in place for your child/children.

Please feel free to contact your child's principal or Early Childhood provider if you have any questions:

Laguna Elementary School Principal, Miss Yolanda Batrez (505) 980-5003/cell or (505) 552-9200/office

Laguna Middle School Principal, Mr. David Jiron (505) 280-8419/cell or (505) 552-9385/office

Early Intervention: (505) 552-1013/office

Early Headstart: (505) 552-7541/office

Pre-school Headstart: (505) 552-6544/office

Please feel free to also contact me at (505) 331-9739/cell, if I may be of assistance.

Sincerely,

Dr. Anthony R. Fairbanks, Superintendent
Pueblo of Laguna Department of Education
PO Box 207

Laguna, NM 87026

Office: (505) 552-6008 / Cell: (505) 331-9739

a.fairbanks@lagunaed.net

www.lldoe.org / www.lagunaedfoundation.org

(Mission Statement)
Hanu He ya Nayuutsi Gunishe

K'awaika Schools
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Laguna Technology Education Center

PUEBLO of LAGUNA
Department of Education

P.O. Box 207
Laguna, New Mexico 87026
(505) 552-6008
Fax (505) 552-6398

April 20, 2010

Mr. Emerson Eskeets
Deputy Director
Office of Facilities Management & Construction
Bureau of Indian Affairs
1011 Indian School Rd, NW, Room 335
Albuquerque, NM 87104

RE: Replacement Facility Project for Laguna Elementary School

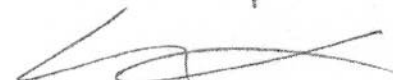
Dear Mr. Eskeets,

The Pueblo of Laguna and the Laguna Department of Education is pleased to submit our Board and Pueblo of Laguna Council decision regarding the procurement method for completing the design and construction of a replacement facility project at Laguna Elementary School and the decision regarding the ownership of the replacement facility.

Along with this information we are also enclosing the Laguna Department of Education's Resolution No. 2010-414 and the Pueblo of Laguna Tribal Council's Resolution No. 38-10.

We thank you and your staff for your diligence in assisting us to move forward with our efforts to obtain this replacement facility. Please do not hesitate to contact our office should any further information be required.

Sincerely,


Dr. Anthony Fairbanks
Superintendent

Cc: Laguna Department of Education Board
Pueblo of Laguna Governor John Antonio
Mr. Jack Rever, Director of the Bureau of Indian Affairs Office of Facilities,
Environmental and Cultural Resources Management
Mr. Jim Hooper, Pueblo of Laguna Chief of Operations

PUEBLO of LAGUNA
Department of Education

BOARD OF EDUCATION

Resolution No. 2010-414

P.O. Box 207
Laguna, New Mexico 87026
(505) 552-6008
Fax (505) 552-6398

Re: Laguna Department of Education recommendation for approval of P.L.100-297 Procurement Method for the Laguna Elementary School Project and the Bureau of Indian Affairs retaining ownership of the existing Laguna Elementary School Facilities.

At a duly called meeting of the Board of Education for the Laguna Department of Education held on the 14th day of April, 2010, the following resolution was adopted.

WHEREAS, the Pueblo of Laguna (POL) created the Laguna Department of Education (LDoE) for educational purposes; and


WHEREAS, the LDoE, in accordance with its Charter, Article IV, Section 1, A. and B. is responsible for securing funding from either public or private sources for educational and related services including the construction, operation, and maintenance of the Pueblo's school facilities; and

WHEREAS, the Bureau of Indian Affairs, Office of Facilities Management and Construction (BIA-OFMC) officially notified the LDoE that funding is available for the pre-planning and planning phases of a replacement facility construction project for Laguna Elementary School; and

WHEREAS, BIA-OFMC has further requested that the POL and the LDoE determine the procurement method for this project and ownership of the existing elementary school facilities; and

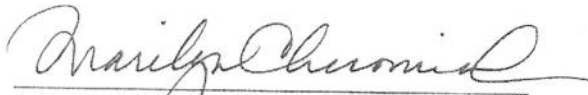
NOW THEREFORE BE IT RESOLVED, the LDoE Board recommends to the Pueblo of Laguna Council that the LDoE be approved to be the recipient of project funds in accordance with its Charter, utilizing P.L. 100-297 contract procurement method for this project;

BE, IT FURTHER RESOLVED, that the existing Laguna Elementary School facilities currently owned by the Bureau of Indian Affairs will remain under the ownership of the Bureau of Indian Affairs until further notice by the Pueblo of Laguna.


Jack Ondelacy, Acting President
LDoE Board of Education


LDoE Board Member

ATTEST:


Marilyn Cheromiah, Board Secretary



Office of:

The Governor
The Secretary
The Treasurer

PUEBLO OF LAGUNA

P.O. BOX 194
LAGUNA, NEW MEXICO 87028



(505) 552-6598
(505) 552-6654
(505) 552-6655

PUEBLO OF LAGUNA

Resolution No. 38-10

Re: Approval of the P.L. 100-297 Procurement Method for funds made available to the Pueblo of Laguna via the Bureau of Indian Affairs for the Laguna Elementary School Project and the Bureau of Indian Affairs retaining ownership of the Replacement Laguna Elementary School Facilities.

20 At a duly called meeting of the Pueblo of Laguna Tribal Council held on the day of April, 2010, the following resolution was adopted.

WHEREAS, the Pueblo of Laguna Council identified "Education" as one of its priorities and with this in mind, the Council supports securing funding for a new education campus including a new elementary school; and

WHEREAS, the Pueblo of Laguna Council created the Laguna Department of Education (LDoE) and in accordance with its Charter, Article IV, Section 1, A. and B., LDoE has the responsibility of securing funding from either public or private sources for educational and related services including the construction, operation, and maintenance of the Pueblo's school facilities; and

WHEREAS, the Bureau of Indian Affairs, Office of Facilities Management and Construction (BIA-OFMC) officially notified the Pueblo via correspondence that potential funding is available for pre-planning and planning phases of a replacement facility construction project for Laguna Elementary School; and

WHEREAS, BIA-OFMC has requested that the Pueblo determine the procurement method for this project and also ownership of the existing elementary school facilities; and

WHEREAS, the LDoE reviewed all of the options and is recommending to the Pueblo to utilize a P.L. 100-297 contract procurement method for this project and that the LDoE will be the recipient of this contract and accept and administer the funds for design and construction of a new elementary school; and

WHEREAS, the Pueblo of Laguna Council supports the P.L. 100-297 procurement method and LDoE as the recipient; and

WHEREAS, the Pueblo of Laguna Council supports the BIA retaining ownership of the existing Laguna Elementary School Facilities;

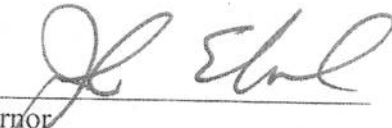
Resolution No. 38-10

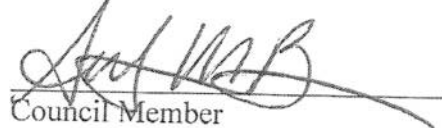
NOW, THEREFORE, BE IT RESOLVED, that the Pueblo of Laguna notifies the Bureau of Indian Affairs Office of Facilities Management and Construction that the procurement method will be via P.L. 100-297 contract; and

BE IT FURTHER RESOLVED, that the Laguna Department of Education is authorized to enter into a P.L. 100-297 contract with the Bureau of Indian Affairs and be the recipient of those project funds in accordance with its Charter and the Pueblo of Laguna Council's directions; and

BE IT FURTHER RESOLVED, that the Replacement Laguna Elementary School facilities currently owned by the Bureau of Indian Affairs will remain under the ownership of the Bureau of Indian Affairs until further notice by the Pueblo of Laguna; and


BE IT FURTHER RESOLVED, that the Governor or his designee is directed and authorized to execute any and all documentation, correspondence and transactions to carry out the directives of the Pueblo of Laguna Council as contained in this resolution.


Governor


Council Member

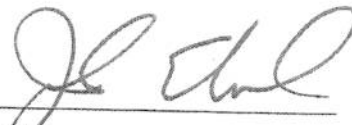

Council Member

ATTEST:


Tribal Secretary


CERTIFICATION

The foregoing resolution was enacted upon by the Pueblo of Laguna Council on the 20 day of April, 2010, by a vote of 20 for and 0 opposed, at a duly called meeting at which a quorum of the Council was present.



Governor

ATTEST:



Tribal Secretary

DECISION OF THE PUEBLO OF LAGUNA TRIBAL COUNCIL:

Proposed Project Name: Laguna Elementary School

Project Description: Replacement Academic Facility Construction

1. TRIBAL DECISION: PROJECT MANAGEMENT

☒ We will use Option Number 1: P.L. 100-297 Tribally Controlled School Grants

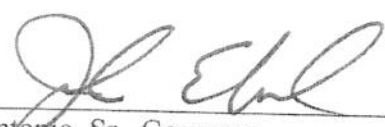
☐ We will use Option Number 2: P.L. 93-638 Tribal/Federal Contract

☐ We will use Option Number 3: OFMC will complete the design and construction phases of the project

2. TRIBAL DECISION: OWNERSHIP OF THE REPLACEMENT ACADEMIC FACILITY

☐ We will accept ownership of the replacement facility upon completion of the project Please provide a tribal resolution.

☒ We will not accept ownership of the replacement facility upon completion of the project. Please provide a tribal resolution.


John E. Antonio, Sr., Governor
Pueblo of Laguna

4-21-10
Date

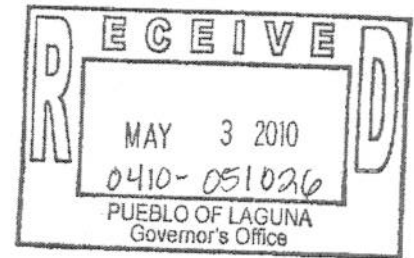


United States Department of the Interior

OFFICE OF THE SECRETARY
Washington, DC 20240

APR 20 2010

Attachment G



Honorable John E. Antonio, Sr.
Governor, Pueblo of Laguna
P.O. Box 194
Laguna, New Mexico 87026

Dear Governor Antonio:

Mr. Larry Echo Hawk, Assistant Secretary for Indian Affairs, asked me to review and respond to the information concerning funding for a new elementary school that you provided to him following the All Indian Pueblo Council meeting held in Albuquerque, New Mexico in March of this year.

I discussed the Indian Education Construction program with Assistant Secretary Echo Hawk and he assures you of his concern for the condition of your elementary school as well as all schools in Indian country. The unfortunate fact is that more than 60 Indian Affairs funded schools are in poor condition. The Laguna Elementary School is one of those. Given current budget constraints, Indian Affairs is making every effort to improve the conditions of schools and funds included in the American Recovery and Reinvestment Act (Act) have provided the single largest education construction appropriation to do so. As you may be aware, the funds provided through the Act provided sufficient funds to allow the Improvement and Repair Project for the Laguna Elementary School to be among the highest priority projects for school construction projects.

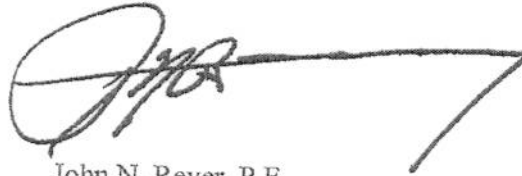
In recognition of that fact, Indian Affairs has recently agreed to provide the Pueblo of Laguna sufficient funds to accomplish the planning necessary to improve and repair your existing school. While we understand the Pueblo's desire to replace the school, there are not sufficient funds in current or anticipated Indian Affairs budgets to undertake a replacement school construction project.

We are also aware of your request to the Secretary of the Interior to approve your application for an allocation of the Tax Credit Bond Authority provided within the Act. The request is currently under consideration and you can anticipate a response soon. Under current and projected budget constraints, the Pueblo's consideration of the use of the Pueblo's assets to fund the construction of a replacement school is likely the most expeditious method of building a new school campus.

Thank you for the most recent version of the planning documents that you provided the Assistant Secretary. They will be retained in our files for consideration as we move forward in providing an improved school for elementary grades at the Pueblo of Laguna.

If you have further questions, please continue to work with my staff in Albuquerque, and I will in turn keep the Assistant Secretary informed of the status of this effort as we work together to solve this issue.

Sincerely,

A handwritten signature in dark ink, appearing to be 'JNR', followed by a long horizontal line that tapers to a point on the right.

John N. Rever, P.E.

Director, Office of Facilities, Environmental,
and Cultural Resources

cc: Assistant Secretary -- Indian Affairs Larry Echo Hawk
Deputy Assistant Secretary Del Laverdure
Chief of Staff -- Indian Affairs Paul Tsosie
Director (acting) Bureau of Indian Education Bart Stevens
Counselor -- Indian Affairs Sequoyah Simermeyer
Deputy Director (OFMC) Emerson Eskeets