

**DEFERRED MAINTENANCE AND CAPITAL IMPROVEMENT PLAN
FY 2009-2013**

<i>Bureau of Indian Affairs</i> PROJECT DATA SHEET		Project Score/Ranking:	1		
		Planned Funding FY:	2009		
		Funding Source: Education –	Replacement Facility Construction		
Project Identification					
Project Title: Replace kitchen/dining and partial academic facility for 337 students in grades K-8					
Project No.: 09N90		Unit/Facility Name: Chinle Boarding School/Kitchen (Phase I of II)			
Region/Area/District: Navajo Region		Congressional District: 06		State: AZ	
Project Justification					
DOI Asset Code:	Real Property Unique Identifier:	API:	FCI-Before:	FCI-Projected:	
1. BD	N35R2001000 Building 1000 (Multi-purpose)	100	1.0000	0.05	
2. BD	N35R2001001 Building 1001 (School)	100	0.6672	0.05	
3. BD	N35R2001002 Building 1002 (School)	100	0.6709	0.05	
4. BD	N35R2001003 Building 1003 (School)	100	0.6574	0.05	
5. BD	N35R2001004 Building 1004 (School)	100	0.8452	0.05	
7. BD	N35R2001011 Building 1011 (Kitchen)	100	1.0000	0.05	
8. BD	N35R2001022 Building 1022 (Multi-purpose) Site/Grounds	100	0.2233	0.05	
Project Description:					
<p>Chinle Boarding School (Phase I) ranks number 1 on the BIA's Education Facilities Replacement Construction Priorities List as identified in the FY2009-2013 Five Year Plan. The school is located in Chinle, Arizona – 14 miles from Chinle Agency in Apache County. The School buildings all have major defects. The buildings were constructed in 1965 and have long exceeded their expected life span; repairs can barely keep the aging systems functioning. The buildings do not meet life safety codes, National Fire Protection Association codes or Americans with Disabilities Act requirements. To bring the buildings into code and space compliance would require more than 66% of the replacement cost value.</p> <p>The kitchen building has recently been closed due to it being declared unsafe – there is major structural damage to the foundation, piers, interior and exterior walls and support beams, all caused by settling. The buildings have mold in the walls, floors and ceilings, causing health risks to students and staff. The electrical distribution, lighting, plumbing, mechanical, walls and floors all need to be upgraded. The HVAC systems do not function and, in fact, heat runs continuously in many rooms. The site electrical, gas distribution, sewer and water mains, storm drains, sidewalks and grading all need to be upgraded.</p> <p>The facilities serve 445 academic students, including 79 residential students, in grades K-8, per FY 2006 ISEP student count. Replacement facilities will serve a projected enrollment of 337 academic students, including 62 residential students, in an approximately 72,770 sq. ft. facility. (Actual sq. ft. will be determined in planning.) The site and utilities upgrades include sidewalks, site electrical, gas distribution, sewer, water mains, storm drains and grading. Enrollment projections comply with the Assistant Secretary policy memorandum dated January 5, 2004, utilizing the "Sum of Least Squares Estimate" and space requirements follow the 2005 Educational Space guidelines. The new facilities will be designed using Leadership in Environment Energy and Design (LEED) guidelines and green building products, and to the greatest extent possible, will conserve water and energy resources. If funding permits, LEED Silver Certification will be sought. Value Engineering and Building Commissioning services will be implemented to optimize cost savings. The present site will be used; when the project is completed, the existing assets will be assessed for proper disposal.</p> <p>If the cost is less than the requested budget, the BIA will seek reprogramming authority to reallocate funds to the next school on the replacement school list.</p>					
Project Need/Benefit:					
<p>This project supports the Interior/Bureau's core mission by administering its trust responsibilities and implementing self-determination policies on behalf of Tribal Governments, American Indians and Alaskan Natives and by strengthening Tribal communities through the development of self-sustaining economies and improved human and physical infrastructure. The project also supports the Bureau of Indian Affairs Strategic Plan long-term goals and annual performance goals to improve the safety and functionality of Bureau schools and facilities for clients by replacement of a number of schools identified per fiscal year. It supports the Departmental Strategic Plan by responding to the outcome goals of supporting Indian Self Governance and Self-Determination and Improving Education and Welfare systems for Indian Tribes. In addition, the P.L. 107-100 Education Improvements Act of 2001, codified in 25 USC 2005 (b) Compliance with health and safety standards, and the Government</p>					

Performance Results Act (GPRA) goal to improve the BIA facility condition index (FCI) to bring school facilities into good or fair condition are supported. This project supports the Department of the Interior (DOI) Asset Management Plan that ensures managers at all levels are provided with the tools to make wise investments, including making informed choices for funding in owned and leased buildings, structures, linear, fleet, and non-stewardship lands that contribute to the BIA's mission.

This project has a number of expected outcomes: for example, it will greatly advance the Bureau's ability and efficiency to provide a healthy, safe and positive learning environment for students and staff. This investment will improve the FCI from poor to good and will provide adequate and appropriate education programmatic space for program needs not currently being met with existing facilities. Additional expected outcomes include improved costs and efficiencies through more effective energy efficient buildings and building systems in the design and construction of new facilities and operation and maintenance savings resulting from replacement of deteriorated facilities causing inefficient use of resources. Completion of this project will contribute to a healthy and safe environment and reduce long-term costs for potential liability risk associated with unsafe conditions. This project will allow accessibility to up-to-date educational technologies, enhance student learning capabilities, and allow Educators to administer their programs rather than being distracted with malfunctioning facilities, equipment and inadequate classroom sizes.

Revision Statement: (provided when submitting a revised project data sheet)

Ranking Categories: Identify the percent of the project that is in the following categories of need.

% Critical Health or Safety Deferred Maintenance (10)	% Energy Policy, High Performance Sustain Bldg CI (5)
100 % Critical Health or Safety Capital Improvement (9)	% Critical Mission Deferred Maintenance (4)
% Critical Resource Protection Deferred Maintenance(7)	% Other Deferred Maintenance (3)
% Critical Resource Protection Capital Improvement (6)	% Code Compliance Capital Improvement (3)
	% Other Capital Improvement (1)

Capital Asset Planning 300 Analysis Required (circle one): YES NO **Total Project Score:** 900

Project Costs and Status

Project Cost Estimate (This PDS):	\$	%	Project Funding History (Entire Project):	\$
Deferred Maintenance Work:		0%	Appropriated to Date:	
Capital Improvement Work:	\$	100%	Requested in FY08 Budget:	
Total:	\$	100%	Planned Funding in FY09:	\$
Class of Estimate (circle one): A B C D DM			Future Funding to Complete Project:	\$
Estimate Good Until (mm/yy):			Total:	\$
Dates:	Sch'd		Project Data Sheet	DOI Approved:
Construction Start/Award: (qtr/yy)			Prepared/Last Updated:	(circle one)
Project Complete: (qtr/yy)			mm/yy	YES NO

Annual Operation & Maintenance Costs (\$)

Current: \$638,994	Projected:	Net Change:
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