Acknowledgements

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Sam Hancock, Vice President, Board of Directors
Herb Torrez, Treasurer, Board of Directors

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<th>Definition</th>
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<tbody>
<tr>
<td>ADA</td>
<td>American with Disabilities Act</td>
</tr>
<tr>
<td>AHC</td>
<td>Amador Health Center</td>
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<tr>
<td>ARC</td>
<td>Architectural Research Consultants, Incorporated</td>
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<tr>
<td>ACS</td>
<td>US Census American Community Survey</td>
</tr>
<tr>
<td>CIP</td>
<td>Capital Improvement Project</td>
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<tr>
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<td>City of Las Cruces</td>
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<tr>
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<td>LS</td>
<td>Lump Sum</td>
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<tr>
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<tr>
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<td>Youth Development, Incorporated</td>
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Introduction / Process

The City of Las Cruces (CLC) selected Huitt-Zollars with Architectural Research Consultants, Incorporated (ARC), and Real Estate Advisors (REA) to prepare a master plan and management structure recommendations for the Mesilla Valley Community of Hope (MVCH) campus. The scope of the study consists of two phases:

- **Phase One: Prepare a Campus Master Plan**
  - Develop a Master Plan for the campus in consultation with the existing non-profits that identifies potential campus buildout that is reflective of their current needs and future plans, but addresses site limitations, opportunities and constraints.
  - Key aspects of phase one include conducting a site entity review to understand the MVCH programs, needs and future plans, and conducting a comprehensive Facility Condition Assessment to assess the existing condition of the buildings and site to identify potential capital improvements. The assessment includes evaluation of site utility infrastructure and circulation.

- **Phase Two: Assess MVCH’s Management Structure and Prepare a Comprehensive Development Report**
  - Assess the existing entity relationships, management structure, and campus operations and make recommendations for future relationships, management structure, and campus operations between the non-profit organizations with one another on the management of the campus and the relationship to the City as the existing owner.

The Master Plan results from collaborative planning effort by MVHC administrators, the City of Las Cruces, and the project planning team. The planning team gathered information through on-site interviews with site users and detailed investigation of building and site conditions. The planning team engaged site and city representatives in workshop sessions to validate collected information and explore and choose a preferred development option. The recommended master plan results from the consensus input from these workshop meetings.

The plan is divided into four parts:

- **Introduction / Process**
- **Plan Overview** that discusses:
  - Background information about the mission, programs and existing facilities
  - Existing site and facility conditions
  - Development constraints, opportunities, and development options
  - Capital needs based on a preferred development option
- **Management Structure Recommendations**
• Appendices that provide additional information regarding:
  - Existing programs
  - Existing Campus Building Floor Plans
  - Casa de Peregrinos Food Rescue Warehouse Site Plan
  - Site Utility Information
  - Facility Condition Assessment of Campus Buildings
Plan Overview

Background

Location

Established in 1998, the Mesilla Valley Community of Hope (MVCH) campus is located on a common site at 999 W. Amador Ave. in Las Cruces, New Mexico.

About MVCH

MVCH is an alliance of five non-profit agencies with a common mission to provide basic human needs for the indigent, homeless, and near-homeless population in the Las Cruces area.

- Mesilla Valley Community of Hope (lead agency), provides services to shelter and support the homeless, including housing assistance and case management
- Amador Health Center, which provides integrated health and wellness support to the community including medical, dental, and behavioral health services
- El Caldito, a soup kitchen which provides meals 6 days a week and sack lunches on the 7th day, 365 days a year
- Casa de Peregrinos, a warehouse for storing and distributing surplus and salvaged food that serves Las Cruces and Doña Ana County
- Jardín de los Niños, a daycare center and pre-school providing comprehensive early childhood education, after-school programming, and therapeutic intervention services to homeless and near-homeless children from the ages of six weeks to 10 years, and their families

The City of Las Cruces owns the campus, and leases it to MVCH. The other four agencies sublease from MVCH.
## Existing Conditions

### Site and Facilities

#### Existing Site

The MVCH campus comprised of three City-owned properties totalling approximately 15 acres.

- The original 8.1-acre property contains three facilities, housing Amador Health Center and El Caldito Soup Kitchen (Building 1), the Jardin de Los Niños Daycare (Building 2), and Mesilla Valley Community of Hope (Building 3). The MVCH property was originally acquired by the City of Las Cruces in 1994 for use as a homeless shelter to be operated by the Mesilla Valley Community of Hope. Between 1994 and 2002, a portion the original land acquisition was sold and another adjacent property acquired. In 2009, the City of Las Cruces acquired another small portion of land on the west side of the campus, formerly belonging to Youth Development, Inc. (YDI).

- The City of Las Cruces recently acquired a 2.2-acre parcel with frontage on Amador Ave., adding it to the campus’s available area. The existing building on this site will be renovated and expanded for use by the Casa de Peregrinos food rescue warehouse. The acquired land also contains a large open-air metal storage structure for which a use has not been determined. This structure has no HVAC utilities and limited electrical service.

- A 4.28-acre parcel of adjacent land was also recently acquired by the City of Las Cruces, which may provide additional expansion opportunities for MVCH.

#### Site Context

The campus is bounded on the north by W. Amador Ave., a mix of industrial properties to the east and northeast, a drainage channel to the south beyond which is the Masonic Cemetery, and to the west by the YDI multi-family housing complex, and the two vacant recently acquired industrial properties. To the west of the (YDI) housing complex lies the Armijo Lateral irrigation channel and McSwain Drive.

The neighborhood around the MVCH campus consists largely of light industrial properties, with a few retail properties along W. Amador Ave. Directly across W. Amador from the MVCH access drive is the Las Cruces Gospel Rescue mission, which also provides services to the homeless and the needy.

#### Zoning

The City of Las Cruces acquired the site in 1994 and rezoned it in 2013 from Light Manufacturing (M-1) and Multifamily Residence (R-3) to Planned Unit Development (PUD).
Exhibit 02: Existing MVCH Campus Site Plan

Future Casa de Peregrinos Food Rescue Warehouse (Building 4)

New City of Las Cruces Property Acquisition

Former Horse & Hound Property

Existing Comfort Station

Existing Casa de Peregrinos Food Rescue Warehouse

Camp Hope Encampment

Mesilla Valley Community of Hope (Building 3)

Camp Hope Restroom / Outdoor Shelter

Planned Covered Parking with Solar Panels

Amador Health Center (Building 1)

Planned Health Center Addition

Amador Health Center & El Caldito Soup Kitchen

Jardín de los Niños Daycare

Mesilla Valley Community of Hope

Casa de Peregrinos Food Rescue Warehouse (Future)

El Caldito Soup Kitchen

Jardín de los Niños Daycare (Building 2)

City of Las Cruces Utility Building

Existing MVCH Campus Site Plan

999 W. Amador Ave
Las Cruces, New Mexico 88001

Amador Health Center &
El Caldito Soup Kitchen

Jardín de los Niños Daycare

Mesilla Valley Community of Hope

Casa de Peregrinos Food Rescue Warehouse (Future)

2022-01-27
to comply with local zoning codes at the time. However, the City’s current zoning maps indicate that a portion of Lot 2B, which YDI previously owned, still bears a designation of M-1.

The other two parcels that the City of Las Cruces recently acquired are also zoned M-1.

Upon adoption of a master plan for the entire campus the CLC should consider rezoning these parcels as part of a larger PUD development to bring all uses in conformance with city zoning intentions.

Existing Buildings

The campus consists of four primary buildings:

- Building 1 was constructed in 1997/98, housing a homeless shelter, St. Luke’s Health Care Clinic and El Caldito soup kitchen. The shelter was renovated in 2017 to accommodate the growing needs of the health center, which was renamed Amador Health Center. An expansion of the health center is currently in the planning stages.
- Building 3 was completed in 2004/2005, providing space for the Mesilla Valley Community of Hope’s administrative offices and resource center for the homeless, and the Casa de Peregrinos Food Rescue Warehouse.
  - Associated with MVCH is Camp Hope, a transitional living facility providing temporary transitional shelter in the form of tents, with one permanent building with indoor toilet/showers and outdoor cooking facilities. Camp Hope has approximately 45 tent platforms, 30 of which have 3-sided, roofed shelters.
- Building 4 is located at the recently acquired Horse and Hound property. This building will be remodeled to house the Casa de Peregrinos Food Rescue Warehouse, which will relocate from Building 3.
- Other buildings on the campus include a CLC utility building at the southeast corner of the campus and a restroom/shade pavilion to the north of Building 3.

Condition of Buildings and Site

The Planning Team conducted facilities condition assessments (FCAs) on buildings 1, 2, and 3, including site improvements.

Evaluated as a campus, MVCH scored a 62.3% (Borderline is 50-69%) in the Facilities Condition Assessment (FCA) completed by ARC.

The three primary buildings on the MVCH campus are now 23, 20 and 16 years old. Although the buildings appear to be structurally sound, all of the buildings experience heavy use and require significant facility renewal, with the exception of the Amador Health Center at the north end of Building one which was renovated in 2017. Fixtures and finishes in the remaining sections of building one and all of buildings two and three are dated and worn, the buildings lack compliant ADA accessibility components, and the flat membrane roofs leak and are in
need of replacement. Plumbing system fixtures are dated and worn, and the occupants regularly report issues with wastewater system odors in the buildings. The HVAC systems are reportedly inadequate to keep the current occupants comfortable, and are approaching an age that will require renewal or replacement. Additionally, all of the occupying agencies have outgrown their respective spaces and have expressed a desire for additional space.

The site has limited access with only one access drive in/out that is shared by the YDI multi-family housing complex. Site circulation is poor, particularly for large delivery trucks. There is no dedicated parking area or dedicated pickup/drop off zone for the childcare facility, and limited parking for volunteers. Site security is inadequate. Overall the site landscape and hardscape elements (parking and sidewalks) are in fair condition, however the site has some areas with inadequate drainage, and there are areas exhibiting erosion that is undermining sidewalks and landscape ground cover materials. The sidewalks along the access road leading into the campus from W. Amador Ave exhibit some heaving, and do not provide adequate ADA access. Also of concern is a lack of separation between the daycare center and the other functions on the campus which inhibits the ability for the daycare center to properly screen its clientele from adult activities commonly occurring on the campus.

The condition assessment identified about $26.1 million in capital improvements recommended over the next five years or longer to meet MVCH’s goals and help guide future planning. The Appendix provides detailed information about the results of the condition assessment including:

- A history of the building and when it may have been renovated and remodeled
- Assessment scores for its site, and physical plant assessment, and adequacy/environment
- Narratives describing the characteristics for each category and system for the building
- Capital Improvement Project (CIP) descriptions and preliminary cost estimates for recommended repairs and improvements

### Access and Parking

The current main entrance to the campus is from the north, traversing from West Amador to a “driveway” that runs through the campus. The driveway serves the existing MVCH buildings and the YDI housing site. All agencies share two paved parking lots located west of Building 1 and north of Building 3. An unpaved parking lot for staff resides south of Building 3. Staff and volunteers also park in undesignated parking areas east of Buildings 1 and 2.

An additional north entrance to the site is planned from West Amador between the 4.28-acre parcel recently acquired by the City of Las Cruces and the 2.2-acre Horse and Hound property being renovated for use by the Casa de Peregrinos Food Rescue Warehouse.
Utility Infrastructure

Water, sewer, gas and telephone service for the campus comes from primary service lines in W. Amador Ave. Electric service into the campus comes via overhead lines originating on the east side of the campus off of South Compress Rd. The service transitions underground just east of the MVCH property boundary to a transformer on the east edge of the campus serving building one. When building one was constructed, a stub-out was constructed to feed later phases of the MVCH campus. While we have not located any drawings for the service line feeding buildings two and three, we believe it wraps along the east and south side of building two and comes north to the transformers feeding buildings 2 and 3. Two sets of fiber optic lines border the MVCH campus: One set run along the West Amador Ave. roadway, and another traverses the southern fence line, near the drainage channel. MVCH’s archives of existing site drawings do not specify which set of fiber optic lines actively serve the campus.

All infrastructure for the campus dates from the construction of Building one in 1997/98, with extensions to buildings two and three in 2000/01 and 2004/05, making the oldest components approximately 23 years old in 2021.

The plan for the new north roadway from West Amador Ave. between the recently-acquired CLC properties will include additional utility infrastructure into the campus.

Site User Input

Site Issues / Functional Conflicts

The MVCH agencies have identified the following overall site and facility issues/concerns:

• Parking, site drainage, site circulation and site access are insufficient (emergency access is a particular concern with only one access point)
• Site security and separation of functions (especially for the daycare center) is insufficient
• All agencies have outgrown their existing facilities and have no room for desired growth/expansion
• None of the existing buildings readily lend themselves to expansion that can alleviate their individual space needs.
• All buildings require significant facility renewal as they are high use facilities now 23, 20 and 16 years old
• The FYI housing complex, which is not affiliated with MVCH uses the same access road through the middle of the campus

Expectations of Space Needs by Site Users

The organizations that make up MVCH have identified the following potential program growth and space needs:
• Casa de Peregrinos will soon be moving into a new facility in the renovated old Horse and Hound building adjacent to the MVCH campus. The new facility is designed to meet the current needs of the Food Rescue Warehouse along with space to implement some desired new programs. Leadership at Casa de Peregrinos envisions future expansion of the agency’s program offerings to assist in lifting more people out of poverty by providing training in food-related industries. Depending on the level of program expansion, the Food Rescue Warehouse may need additional space in the future.

• Mesilla Valley Community of Hope anticipates expanding into the current Casa de Peregrinos space in Building 3, once the Food Rescue Warehouse moves into its new facility. This expansion will almost double MVCH’s space, and with proper renovation should provide ample administrative office and support space for the agency. However, the existing space may not fully meet the agency’s space needs, particularly for storage. The agency currently uses a number of storage containers distributed across the campus to store donations and supplies intended for use in assisting their clientele in furnishing and stocking a home once housing is acquired. MVCH does not anticipate significant expansion of Camp Hope, but the existing shower and kitchen facility does require some facility renewal.

• Amador Health Center currently serves about 1,000 patients a year, and anticipates growth at a rate of 5-10% per year to a maximum of 1,500 patients a year at this location. Expansion beyond 1,500 patients per year will likely require establishment of a second location to serve a patient base for which the MVCH campus is not conveniently located. However, the health center has already outgrown its current space and does intend to expand its service offerings on the campus. The health center’s leadership has identified two potential expansion projects:
  - A plan is in development for an addition to the northeast corner of Building 1 to add approximately 3,300 sf of office space along with a dental suite. This expansion does not fully meet the current space needs of the health center, and provides no space for future program expansion.
  - Another proposal under consideration is a 1,600 sf addition to the south end of Building 1 to provide additional expansion space for the health center’s behavioral health program offerings.

• El Caldito soup kitchen has expanded its meal service offerings significantly since it moved into the current facility, and has outgrown the existing space. It’s dining hall has a maximum capacity of 96 which is often at capacity, the kitchen and baking areas are overcrowded with insufficient space around equipment to adequately meet safety standards, and storage for dry goods, refrigerated and frozen foodstuffs is insufficient. The agency uses storage containers and some off-site storage to augment its storage needs. The existing facility is landlocked between the two clinical suites in Building 1, with very limited expansion options, most of which further exacerbate circulation issues on the campus.

• Jardin de los Niños would like to double the number of classrooms in its facility, and has a need for a larger community room. The center’s kitchen is too small and is also overcrowded with insufficient space around equipment to adequately meet safety standards. Additional storage for supplies and donations is also needed. At the site level, Jardin would like dedicated parking for staff and volunteers, and does not have a properly designed pick-up and drop-off zone. Accommodating all of the needs and expansion desires for Jardin on the
available site area around the building will be challenging, and not all of the desired needs may be met. Providing desired screening between the daycare center and adult activities on the campus is also difficult to accomplish within the existing site footprint.

**Consideration of Development Options**

The planning team discussed site constraints and opportunities, and three development options with the MVCH and CLC representatives. The options generally ranged from less intensive to more intensive development, progressively adding various improvements onto the previous option.

Option 3 was chosen as the preferred option encompassing a broad, but potentially achievable long-range development vision meeting MVCH and CLC goals.

**Exhibit 03: Opportunities and Constraints**
Exhibit 04: Option 1

- Incremental Improvements
- Pros:
  - Can be accomplished incrementally
  - Fully addresses Health Center and Soup Kitchen requests
  - Improves separation of uses (adult and daycare)
  - Improve daycare access and parking
  - Reuses existing utilities
  - Maintains property for future uses

- Cons:
  - Does not fully meet daycare space requests

Exhibit 05: Option 2

- Moderate Improvements
- Pros:
  - Can be accomplished incrementally
  - Fully addresses Health Center and Soup Kitchen requests
  - Improves separation of uses (adult and daycare)
  - Improve daycare access and parking
  - Reuses existing utilities
  - Maintains property for future uses

- Cons:
  - Does not fully meet daycare space requests
The preferred option represents a future long-range development vision that reflects the following elements:

- **General Site:**
  - Create an additional access road to the campus to provide relief to existing driveway access and redundancy. This improvement is planned and funded as part of the future Casa de Peregrinos Food Rescue Warehouse renovation (Building 4).

- **Building 1 Area (Existing Amador Health Center and Soup Kitchen):**
  - Relieve existing building space crowding by relocating the El Cadito Soup Kitchen to a new building at a central part of the campus (South of Building 4).
  - Expand the Amador Health Center into the area vacated by El Caldito.
  - Acquire the property north of the health center.
    - Use the existing warehouse on the site for shared storage for all entities on the campus.
    - Extend the access road around the center and provide additional parking and drainage ponding areas.
• Building 2 Area (Existing Daycare Center)
  - There are at least two options to relieve conflicts between young children and other site uses and expand the daycare program.
  - Option 1: Relocate
    » Relocate the Jardin de los Niños Daycare to a new site, possibly to the recently acquired property west of Building 4, providing an opportunity to expand the program into a larger facility with additional classrooms.
    » Renovate existing building for a future compatible campus use to be determined.
    » Create additional parking and an access road to support the future use and to maintain access to the CLC utility building.
  - Option 2: Remain and Expand to Site Capacity
    » Expand daycare east into the existing courtyard and vacant land beyond the courtyard. Since there are limitations to the site available, this option does not allow the program to double in size as desired.
    » Create parent drop off / pick up area.
    » Create additional parking and an access road to support the future use and to maintain access to the existing CLC utility building.

• Building 3 Area: (Existing MVCH Administration Building)
  - Relieve existing MVCH building crowding by remodeling and relocating staff area vacated by the Food Rescue Warehouse.
  - Construct security station at the site entrance near Building 3 to monitor access and site activity.
  - Expand building to north and west as needed to provide additional program growth opportunities. Consider reorienting the main entrance to the west to relieve exterior crowding between buildings 2 and 3.
  - Expand visitor parking and provide access to the south staff parking area from the west.
  - Reoriented Camp Hope to the east to adjust for camp site lost to expanded parking area.

• Building 4 Area (Future Casa de Peregrino Food Rescue Warehouse)
  - Remodel existing building to house Casa de Peregrino Food Rescue Warehouse.
  - Construct facility to house the relocated El Caldito Soup Kitchen (from Building 1).

• Expansion Zone
  - This zone provides development opportunities for compatible uses to the MVCH campus for possibly housing, a relocated daycare, or other compatible uses.

---

**Estimated Cost of Construction of Preferred Option**

The estimated cost of construction of the preferred option is $27.6 million (2021 dollars).
Exhibit 07: MVCH Conceptual Development Site Plan

- **New entrance road** along West Amador Ave.
- **Establish expansion zone** to provide opportunities for compatible uses (e.g., housing or relocated daycare).
- **Relocate soup kitchen and expand Amador Health Center into vacated area. Create loop road.**
- **Relocate existing daycare. Renovate existing building (usage to be determined). Create loop road and additional parking.**
- **Acquire property. Reuse existing warehouse for campus storage. Expand parking.**
- **Demolish existing metal shed.**
- **Site improvements and renovations/additions to building 4 to accommodate Casa de Peregrinos.**
- **Relocate soup kitchen in Building 4 south area.**
- **Expand parking and provide access to south staff parking. Expand building and reorient entrance. Modify Camp Hope. Construct security station.**
- **Expand parking and provide access to south staff parking. Expand building and reorient entrance.**

**Mesilla Valley Community of Hope**

- **Amador Health Center & El Caldito Soup Kitchen**
- **Jardin de los Niños Daycare**
- **Mesilla Valley Community of Hope**
- **Casa de Peregrinos Food Rescue Warehouse (Future)**

**Legend:**
- Existing Building
- Repurposed Existing Building
- Existing Structure to be Demolished
- Addition - Planned
- Addition - Potential
- Potential New Building
- Covered Parking with Solar Panels (Planned)
- New Parking Area / Roadway
- Development Zone
### Exhibit 08: Estimated Construction Costs

<table>
<thead>
<tr>
<th>Area</th>
<th>Quantity</th>
<th>Units</th>
<th>$ / Unit</th>
<th>Total</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Site</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construct New Access Drive</td>
<td>1</td>
<td>LS</td>
<td>$650,000</td>
<td>$650,000</td>
<td></td>
</tr>
<tr>
<td>Construct New Security Building</td>
<td>800</td>
<td>SF</td>
<td>$280</td>
<td>$224,000</td>
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<tr>
<td>General Site Improvements</td>
<td>1</td>
<td>LS</td>
<td>$3,879,448</td>
<td>$3,879,448</td>
<td>Landscaping, security systems, playgrounds, roof replacements, electrical upgrades campus-wide and new PA system campus-wide</td>
</tr>
<tr>
<td>Drainage System Study</td>
<td>1</td>
<td>LS</td>
<td>$613,035</td>
<td>$613,035</td>
<td>Includes $500k allotments for potential work</td>
</tr>
<tr>
<td>Parking Lot Improvements</td>
<td>1</td>
<td>LS</td>
<td>$3,149,115</td>
<td>$3,149,115</td>
<td>Repaving existing / paving dirt lots, dumpster enclosures, restriping, ADA spaces</td>
</tr>
<tr>
<td><strong>Building 1 Area</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renovate/Expand Amador Health Center int El Caldito Soup Kitchen Area)</td>
<td>7,300</td>
<td>SF</td>
<td>$320</td>
<td>$2,336,000</td>
<td>Assumes acquisition of property to north of Building 1. Estimate does not include land acquisition or renovations to warehouse building.</td>
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<tr>
<td>Expand Parking Lot North of Amador Health Center</td>
<td>32,000</td>
<td>SF</td>
<td>$45</td>
<td>$1,440,000</td>
<td></td>
</tr>
<tr>
<td><strong>Building 2 Area</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renovate Day Care (Building 2)</td>
<td>12,200</td>
<td>SF</td>
<td>$260</td>
<td>$3,172,000</td>
<td>For future use TBD</td>
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<tr>
<td><strong>Building 3 Area</strong></td>
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<td></td>
</tr>
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<td>Expand Parking Lot</td>
<td>14,150</td>
<td>SF</td>
<td>$45</td>
<td>$636,750</td>
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<td>Renovate MVCH Building</td>
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<td>$1,632,400</td>
<td>$1,632,400</td>
<td>Assume 10,900 sf</td>
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<td><strong>Building 4 Area</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Construct New El Caldito Soup Kitchen</td>
<td>1</td>
<td>LS</td>
<td>$4,022,370</td>
<td>$4,022,370</td>
<td>Assume 9,000 sf</td>
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<tr>
<td><strong>Expansion Area</strong></td>
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<td></td>
</tr>
<tr>
<td>Extend Utilities</td>
<td>1</td>
<td>LS</td>
<td>$125,000</td>
<td>$125,000</td>
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<td>Construct New Jardin De Los Niños Day Care</td>
<td>31,400</td>
<td>SF</td>
<td>$350</td>
<td>$10,990,000</td>
<td>Doubling the number of classrooms from 7 to 14</td>
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<td><strong>Contingency @ 15%</strong></td>
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<td></td>
<td></td>
<td></td>
<td>$3,282,018</td>
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<tr>
<td><strong>Total Cost</strong></td>
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<td></td>
<td></td>
<td></td>
<td>$27,636,538</td>
</tr>
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</table>
Management Plan Recommendations—Prepared by Real Estate Advisors (REA)

The purpose of this management plan is to make recommendations for future relationships, management structure, and campus operations between the non-profit organizations and the management of the campus, as well as between the organizations and the City of Las Cruces (City) as the existing owner. These recommendations stem from an assessment of the existing entity relationships, management structure, and campus operations at the Mesilla Valley Community of Hope (MVCH), as determined through a three-step process:

1. Review - A comprehensive review of how the physical plant is currently being used and managed was critical to build upon for recommended best practices
2. Evaluate and Assess - Evaluation and assessment of current resources is a vital component in determining capacity and identification of management inadequacies.
3. Recommendations - The purpose of the management recommendations are to increase the efficiency and effectiveness of the current facility management, to properly maintain the building components based on the current systems inventory, and to confirm that the management structure is in place for future development and growth of the campus.

Step 1: Review

Real Estate Advisors (REA) reviewed and abstracted the Master Lease and Amendment (See Exhibit A) between the City of Las Cruces (“Lessor”) and Mesilla Valley Community of Hope (“Lessee”) and the subleases between Mesilla Valley Community of Hope (“Sublessor”) and the respective sublessees (St Luke’s, El Caldito, Jardin de Los Nino’s, and Casa de Peregrinos).

Article 4 of the Master Lease (See Exhibit B) provides the City is responsible for maintenance and repair of major mechanical systems, the roof, major capital improvement and major maintenance items. The City shall also be responsible for necessary building renovations as determined by the City, and as deemed necessary from time to time during the lease. The lease provides the City will bill lessee for requested minor repairs at normal hourly rate.

The Lessee’s responsibility of maintaining the Leasehold Property is limited. Lease Article 4 also outlines those items that are to be maintained, repaired, or replaced by lessee/tenant. Sublessee responsibilities in the lease provides that:

“If all subleases must ensure that MVCH responsibilities as stated herein are passed through as appropriate to all organizations signing subleases under this lease. All subleases for current occupants must be signed by MVCH and sublessee within Thirty (30) days of executing this Lease, with copies provided to the Land and Real Estate Services/Facilities Section of the City.”
The Mesilla Valley Community of Hope facility condition assessment compiled by Architectural Research Consultants, Incorporated identified significant deferred maintenance and aged out building elements. Additionally, the master plan outlines significant new construction for the expansion of the campus.

A key component in the process to complete the Step 1 was for the REA team to meet virtually with the City, MVCH, and all the Individual agencies (except for Amador Health Center) to review existing Property Management Process, Procedures, and Personnel. The interviews built upon the prior work completed in the Facility Summary to determine management operations needed to support the uses, hours of operation and current and future facility management needs of each agency. The interviews included discussions with the City, MVCH, and each individual agency to learn their perspective on the current Management Performance of building operations in meeting their needs and expectations.

Step 2: Evaluate and Assess

REA’s assessment of the management of the campus is that all parties have a vested interest in the project and show an ownership of their facilities. There is mutual respect for one another, a sincere desire to help the other organizations within the campus, and a true passion for the services that each provides. The person(s) running each program were devoted, intelligent, and enthusiastic about what they are doing in the community. Although REA identified areas for improvement, it has been noted that all the parties “make it work” for their entity and support the other agencies on the campus. Identified areas of improvement were:

1. The most significant item for improvement in the management at the campus is record keeping of maintenance issues. Without these records it is difficult to put into place cost savings preventative maintenance programs and/or service records for enforcement of warranties.
   a. The master lease and subleases require that the lessor and sublessors submit quarterly reports of maintenance records. It was apparent by reviewing the documents provided that each organization currently submits their own version of a quarterly report to Mesilla Valley Community of Hope. In our interview the lessor acknowledges receipt and filing of the reports, but notes there is not an established process or person to regularly reviews the reports. Reviewing and compiling the maintenance activity at each location would be made easier if the subtenants were required to use the same form. It would then be prudent for preventative and anticipated maintenance purposes, for the City to have in place a process to review and document any issues and concerns.
   b. The tenants reported to REA that it is not unusual for the person(s) or vendor responding to a recurring issue to have little or no knowledge of the history of breakdowns and/or repairs. Whether this record keeping is a standardized written report of each visit and task performed, or something more sophisticated like a software program, records of the maintenance performed should be well documented. This documentation will allow both MVCH and the City to better understand what is, or in some cases, what is not, being addressed at the facility. This
potential cost savings information would be very valuable in budgeting and planning and could also identify any potential liability issues.

c. City Maintenance is responding to maintenance calls, but currently Accounting and Tracking Systems are not being used to record the cost, maintenance, and personnel performing the calls. The lease and subleases provide that the lessor has the right to bill the Lessee for minor repairs it makes at the campus at normal hourly rates. Therefore, tasks are performed and not billed, or repairs and maintenance issues are not addressed at all, as each entity believes that other is responsible. Additionally, records are not available of third-party vendor services and repairs at the campus. Without this information it is not possible to benchmark the cost effectiveness and identify inefficiencies in the facility operations.

2. During our interviews it was apparent that the subtenants were not clear who was responsible for the maintenance of certain items within their buildings. Several of the persons that REA talked to convey a belief that ultimately the City was responsible for everything including fixtures and equipment specific to their services. The message coming from the City or MVCH should mimic what is in the lease. Without a consistent message each time a request is made, outside the terms and conditions of the lease, a precedence is set that is hard to break.

It would be in the best interests of all parties to compile a table for each facility which itemizes who is performing required maintenance (MVCH, its respective sublessee, or no one). This would ensure all parties have a clear understanding of the designation of duties between MVCH and the sublessee and that the responsible party designated is completing its responsibilities and task. It is further in the City’s best interest to determine that these agencies have the capability and capacity to perform such duties and if they do not, to put into place a process to ensure both repairs and preventative maintenance are addressed. REA’s understanding of the maintenance responsibilities is presented in the maintenance requirements in Exhibit C.

3. The current master lease and all the subleases, except for the Amador Health Center, are scheduled to expire in December of 2025 and no renewal rights are in place. Consideration should be given that if there is substantial planned capital investment in the project in the near future, the term of the respective leases should be increased, or the agreements should be revised to provide for additional renewal options reflecting planned investments.

4. The subleases do not identify the specific space each subtenant uses. The agreements should clearly define the premises of MVCH and the subtenants as each has maintenance responsibilities for the premises they occupy. Additionally, the leases provide that MVCH and the subtenants are solely responsible for 100% of the maintenance for any new additions and buildings on the campus constructed for their use.
Step 3: Suggestions and Recommendations

While REA understands that funds are often limited and staffing issue plague us all right now, it would be in the best interest of City of Las Cruces to provide as much support (financial and management) as possible to enhance and maintain this campus. This additional investment should save the City money in the long-term thru a more proactive management approach. Specific suggestions and recommendations are as follows:

1. Given the substantial amount of maintenance required to care for each building on site, REA recommends that there be a full-time maintenance person dedicated to the facility. This would allow for consistency in performing minor task in a timely manner and better communications between the subtenants, MVCH and the City. This position would also provide campus knowledge of the facilities and prior work orders. This person would be in addition to existing custodial personnel currently employed by MVCH and Jardin.

2. The written quarterly logs of in-kind services and maintenance performed at each location, as required by the Subleases, should be standardized.

3. Maintenance and Repair request by subtenants, should go to MVCH first for evaluation; MVCH would then assign the tasks to the appropriate party or reject. A written response of the action taken or an explanation of the rejection to perform the task, should be sent back to the requestor. This should be on a standardized format which is recorded. It is REA’s recommendation that this be through a computerized work order software where:
   a. Tenants are able to place a work order request
   b. MVCH can review request and provide approval and delegation to the appropriate responsible party.
   c. Respective responsible party will have the ability to provide notes as work progresses.
   d. Responsible party shall close out the work orders when complete with notification to tenant and subtenant.

4. All subleases should be amended to clearly specify and denote the location of the subtenant within the project, the area within the building, and the square footage occupied.

5. Amendments should be drafted for each subtenant who has altered or is in the process of expanding their facilities. The amendment should provide detailed information (construction drawings, work description, etc.) of service activity that has been approved or completed on the premises. This documentation should also clearly state who is responsible for the maintenance of said expansion. If substantial capital improvements are planned or completed for any of the agencies, consideration should also be given to extending the lease term and/or adding renewal options for the subtenant. At this time, we recommend that amendments be completed for:
   a. MVCH Camp Hope and the supporting bathroom and outdoor kitchen facilities
   b. Amador Health Center Expansion
   c. Casa de Peregrinos Storehouse Facility

6. The Master Lease expires 12/30/25. The Amador Health Center’s lease expires 6/30/2026. By the very nature of a sublease, the term cannot exceed the term of the Master Lease.
Therefore, either the term of the MVCH Master Lease needs to be extended or the term of Amador Health Center needs to be revised to be co-terminus with the Master Lease.

7. If it does not already exist, the City of Las Cruces should develop a matrix for understanding and recording the services rendered by each organization. Conversely, the agencies should provide greater detail of the services provided in their quarterly reports. Tremendous hours and money are being spent to service the homeless and less fortunate community in Las Cruces. It would be beneficial for the City to be able to quantify these essential services. Most, if not all, of the organizations have this information but state detailed information is not requested.
### Lease Abstract

**Prepared by:** Real Estate Advisors LLC  
**Date:** 9/17/2021

**Tenant:** Mesilla Valley Community of Hope  
**Property:** 999 West Amador Ave.

<table>
<thead>
<tr>
<th>Commencement Date: 12/01/15</th>
<th>MVCH - 6,173 sf</th>
<th>16.59%</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Expiration Date: 12/30/25</th>
<th>Casa de Peregrinos - 4,727 sf</th>
<th>12.71%</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Term (months): 12 Months</th>
<th>El Calido Soup Kitchen - 5,200 sf</th>
<th>13.98%</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Total Project Size: 37,200 SF</th>
<th>Amador Clinic Suite A - 6,800 sf</th>
<th>18.26%</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Land Size (if stated): 8 acre</th>
<th>Amador Clinic Suite D - 2,100 sf</th>
<th>5.65%</th>
</tr>
</thead>
</table>

#### Rent Schedule:

<table>
<thead>
<tr>
<th>Date: 12/01/15</th>
<th>Annual</th>
<th>Monthly</th>
<th>PSF/Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>$400,000.00</td>
<td>$</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

In lieu of $400,000 market rental payment, and beginning on December 1, 2015, the Lessee providing services for the care and maintenance of sick and indigent persons, persons who are homeless, or have low income, as well as abused and/or neglected children. The services to the public shall be at least equal in value to the Market Annual Rate and are to be performed on an on-going basis during the Lease Term. Lessee shall provide a report to the City at least annually to document the type of services with both quantity and quality measures which describes the caseload of services and the approximate amount of same being offered to residents of the City.

#### Storage Space Rent Schedule

<table>
<thead>
<tr>
<th>Date:</th>
<th>Annual</th>
<th>Monthly</th>
<th>PSF/Year</th>
</tr>
</thead>
</table>

**Method:** NNN  
**Gross w/ BY**  
**Full Service**  
**Other**

Refer to Exhibit C for Maintenance Responsibilities. The City shall be responsible for maintenance and repair of major mechanical systems and the roof. City shall be responsible for capital improvements and major maintenance items. City is also responsible for building renovations. City shall bill Lessee for minor repairs at normal hourly rates. Lessee shall maintain the Property excluding City’s responsibilities. Lessee shall be responsible for all maintained in Exhibit and provide a quarterly log. Lessee shall pay all utilities cost for electric power, water, waste water and natural gas. Telecommunications and valid taxes, assessments, license and fees.

<table>
<thead>
<tr>
<th>Expense Category:</th>
<th>Base Year:</th>
<th>Amount:</th>
<th>Gross-Up: Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Options:**

**Renewal Options:** Yes ☑ No ☐  
Tenant exercised its option to renew for that period from 12/1/21 thru 11/30/25. Tenant has no other renewal rights.

**Sublease** Yes ☑ No ☐  
Lessee has the responsibility of issuing, requiring and executing subleases for any other organization providing services. All sub-leases must insure the Lessor responsibilities as stated herein are passed through as

**Expansion Options:** Yes ☑ No ☐

**Parking:** (noted in lease) Yes ☑ No ☐  
131 Total, 8 ADA and approximately 40 unmarked. The parking area on the Leasehold Property shall be for the exclusive use of the customers, clients, patrons, officers and employees of the Lessee. Lessee must accommodate parking needs as a result of expansion to meet code.

**Percentage Rent:** Yes ☑ No ☐

**Outstanding LC’s or TI’s:** Yes ☑ No ☐
Exhibit A: Lease Abstract (Continued)

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Real Estate Advisors LLC</th>
<th>Date:</th>
<th>2/8/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commencement Date:</td>
<td>07/01/15</td>
<td>Expiration Date:</td>
<td>06/30/26</td>
</tr>
<tr>
<td>Term (months):</td>
<td>66 months</td>
<td>Suite A</td>
<td>St. Lukes Health Care Clinic</td>
</tr>
<tr>
<td>Tenant Premises:</td>
<td>8,900 sf</td>
<td>% total project</td>
<td>18.28%</td>
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<tr>
<td>Land Size (if stated):</td>
<td>8 acre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rent Schedule:</td>
<td>Annual ☑ Monthly ☐ PSF/Year ☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td>07/01/15</td>
<td>Amount:</td>
<td>$90,922.44</td>
</tr>
<tr>
<td>In lieu of $90,922.44 market rental payment, and beginning on July 1, 2015, the Sublessee providing services for the care and maintenance of sick and indigent persons, persons who are homeless, or have low income, as well as abused and/or neglected children who are residents of Las Cruces and the surrounding area of Dona County. The services to the public shall be at least equal in value to the Market Annual Rate and are to be performed on an on-going basis during the Sublease Term. Sublessee shall provide a report to the Sublessor at least annually to document the type of services with both quantity and quality measures which describes the caseload of services and the approximate amount of same being offered to residents of the City.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage Space Rent Schedule:</td>
<td>Annual ☑ Monthly ☐ PSF/Year ☐</td>
<td></td>
<td></td>
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<tr>
<td>Date:</td>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reimbursments:</td>
<td>Method: NNN ☑ Gross w/ BY ☐ Full Service ☐ Other ☐</td>
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<tr>
<td>Expense Category:</td>
<td>Base Year:</td>
<td>Amount:</td>
<td>Gross-Up: Yes ☑ No ☐</td>
</tr>
<tr>
<td>Expense:</td>
<td>Percentage:</td>
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<tr>
<td>Options:</td>
<td>Parking: (noted in lease)</td>
<td>Yes ☑ No ☐</td>
<td></td>
</tr>
<tr>
<td>Renewal Options:</td>
<td>Yes ☑ No ☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant exercised it option to renew for that period from 12/1/21 thru 6/30/26. Tenant has no other renewal rights.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sublease:</td>
<td>Yes ☑ No ☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lessee has the responsibility of issuing, requiring and executing subleases for any other organization providing services. All subleases must insure the Lessor responsibilities as stated herein are passed through as</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expansion Options:</td>
<td>Yes ☑ No ☐</td>
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<td></td>
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<tr>
<td>Outstanding LC’s or TI’s:</td>
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<tr>
<td>Exp Date</td>
<td>Lease</td>
<td>6/30/2026</td>
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</tbody>
</table>

Refer to Exhibit C for Maintenance Responsibilities. The City shall be responsible for maintenance and repair of major mechanical systems and the roof. City shall be responsible for capital improvements and major maintenance items. City is also responsible for building renovations. City shall bill Lessee for minor repairs at normal hourly rates. Lessee shall maintain the Property excluding City’s responsibilities. Lessee shall be responsible for all maintained in Exhibit C and provide a quarterly log. Lessee shall pay all utilities cost for electric power, water, waste water and natural gas, telecommunications and valid taxes, assessments, license and fees. Lessee must accommodate parking needs as a result of expansion to meet code.
### Exhibit A: Lease Abstract (Continued)

#### Lease Abstract

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Real Estate Advisors LLC</th>
<th>Date:</th>
<th>2/8/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant:</td>
<td>Casa de Peregrinos - Warehouse</td>
<td>Property:</td>
<td>999 West Amador Ave.</td>
</tr>
</tbody>
</table>

| Commencement Date: | 07/01/15 | Casa de Peregrinos | % of total project | 12.71% |
| Expiration Date:  | 12/30/25 |
| Term (months):    | 60 Months |
| Tenant Premises:  | 4,727 sf |
| Land Size (if stated): | 8 acre |

#### Rent Schedule:

<table>
<thead>
<tr>
<th>Date:</th>
<th>07/01/15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount:</td>
<td>$55,823.25</td>
</tr>
</tbody>
</table>

In lieu of $55,823.25 market rental payment, and beginning on July 1, 2015 (original Sub Lease Agreement) and extended for an additional 5 years on December 1, 2020, the Sublessee provided for the care and maintenance of sick and indigent persons, persons who are homeless, or have low income, as well as abused and/or neglected children who are residents of Las Cruces and the surrounding area of Dona County.

The services to the public shall be at least equal in value to the Market Annual Rate and are to be performed on an on-going basis during the Sublease Term. Sublessee shall provide a report to the Sublessor at least annually to document the type of services with both quantity and quality measures which describes the caseload of services and the approximate amount of same being offered to residents of the City.

#### Storage Space Rent Schedule (if no SF is attributable to the storage space):

| Date: | $ |

#### Reimbursements:

| Method: | NNN ☑ Gross w/ BY ☐ Full Service ☐ Other ☑ |

Refer to Exhibit C for Maintenance Responsibilities. The City shall be responsible for maintenance and repair of major mechanical systems and the roof. City shall be responsible for capital improvements and major maintenance items. City is also responsible for building renovations. City shall bill Lessee for minor repairs at normal hourly rates. Lessee shall maintain the Property excluding City’s responsibilities.

Lessee shall be responsible for all maintained in Exhibit C and provide a quarterly log. Lessee shall pay all utilities cost for electric power, water, waste water and natural gas, telecommunications and valid taxes, assessments, license and fees.

#### Expense Category:

| Category | Base Year | Amount: | Gross-Up: | Yes ☑ No ☐ Percentage: |

#### Options:

| Renewal Options: | Yes ☑ No ☐ |

Tenant exercised it option to renew for that period from 12/1/20 thru 12/30/25. Tenant has no other renewal rights.

| Sublease | Yes ☑ N[☐] |

Lessee has the responsibility of issuing, requiring and executing subleases for any other organization providing services. All subleases must insure the Lessor responsibilities as stated herein are passed through as

#### Parking:

| Parking: (noted in lease) | Yes ☑ No ☐ |

131 Total, 8 ADA and approximately 40 unmarked. The parking area on the Leasehold Property shall be for the exclusive use of the customers, clients, patrons, officers and employees of the Lessee. Lessee must accommodate parking needs as a result of expansion to meet code.

| Percentage Rent: | Yes ☑ No ☐ Percentage: |

#### Expansion Options:

| Exp Date: | 12/30/2025 |

| Outstanding LC’s or TI’s: | Yes ☐ No ☑ |

<table>
<thead>
<tr>
<th>Land Size (if stated):</th>
<th>8 acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Term (months):</td>
<td>60 Months</td>
</tr>
<tr>
<td>Tenant Premises:</td>
<td>4,727 sf</td>
</tr>
<tr>
<td>Commencement Date:</td>
<td>07/01/15</td>
</tr>
<tr>
<td>Expiration Date:</td>
<td>12/30/25</td>
</tr>
<tr>
<td>Date:</td>
<td>2/8/2022</td>
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## Exhibit A: Lease Abstract (Continued)

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Real Estate Advisors LLC</th>
<th>Date:</th>
<th>2/8/2022</th>
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</thead>
<tbody>
<tr>
<td>Tenant:</td>
<td>El Caldito Soup Kitchen</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property:</td>
<td>999 West Amador Ave.</td>
<td></td>
<td></td>
</tr>
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</table>

| Commencement Date: | 07/01/15 | El Caldito Soup Kitchen | Size: | 13.98% |
| Expiration Date:  | 12/30/25 | Size:                   |       |        |
| Term (months):    | 60 Months| Size:                   |       |        |
| Tenant Premises:  | 5,200 sf | Size:                   |       |        |
| Land Size (if stated): | 8 acre | Size:                   |       |        |

**Rent Schedule:**

<table>
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<tr>
<th>Date:</th>
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<th>Monthly</th>
<th>PSF/Year</th>
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<tbody>
<tr>
<td>07/01/15</td>
<td>$53,487.42</td>
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In lieu of $53,487.42 market rental payment, and beginning on July 1, 2015, the Sublessee providing services for the care and maintenance of sick and indigent persons, persons who are homeless, or have low income, as well as abused and/or neglected children who are residents of Las Cruces and the surrounding area of Dona County. The services to the public shall be at least equal in value to the Market Annual Rate and are to be performed on an on-going basis during the Sublease Term. Sublessee shall provide a report to the Sublessor at least annually to document the type of services with both quantity and quality measures which describes the caseload of services and the approximate amount of same being offered to residents of the City.

**Storage Space Rent Schedule**

<table>
<thead>
<tr>
<th>Date:</th>
<th>Annual</th>
<th>Monthly</th>
<th>PSF/Year</th>
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</thead>
<tbody>
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<table>
<thead>
<tr>
<th>Rent Schedule:</th>
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<table>
<thead>
<tr>
<th>Expense Category:</th>
<th>Base Year:</th>
<th>Amount:</th>
<th>Gross-Up:</th>
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<th>No</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Percentage:</td>
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**Options:**

<table>
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<tr>
<th>Renewal Options:</th>
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<th>No</th>
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<tbody>
<tr>
<td>Tenant exercised it option to renew for that period from 12/1/20 thru 12/30/25. Tenant has no other renewal rights.</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Sublease</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lessee has the responsibility of issuing, requiring and executing subleases for any other organization providing services. All sub-leases must insure the Lessor responsibilities as stated herein are passed through as</td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Expansion Options:</th>
<th>Yes</th>
<th>No</th>
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**Parking:**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</thead>
<tbody>
<tr>
<td>(noted in lease)</td>
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</table>

131 Total, 8 ADA and approximately 40 unmarked. The parking area on the Leasehold Property shall be for the exclusive use of the customers, clients, patrons, officers and employees of the Lessee. Lessee must accommodate parking needs as a result of expansion to meet code.

**Reimbursements:**

<table>
<thead>
<tr>
<th>Method:</th>
<th>NNN</th>
<th>Gross w/ BY</th>
<th>Full Service</th>
<th>Other</th>
</tr>
</thead>
</table>

Refer to Exhibit C for maintenance Responsibilities. The City shall be responsible for maintenance and repair of major mechanical systems and the roof. City shall be responsible for capital improvements and major maintenance items. City is also responsible for building renovations. City shall bill Lessee for minor repairs at normal hourly rates. Lessee shall maintain the Property excluding City's responsibilities.

<table>
<thead>
<tr>
<th>Expense Category:</th>
<th>Base Year:</th>
<th>Amount:</th>
<th>Gross-Up:</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Percentage:</td>
<td></td>
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<table>
<thead>
<tr>
<th>Com Date</th>
<th>Exp Date</th>
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<tbody>
<tr>
<td>1st Amend</td>
<td>12/1/2020</td>
</tr>
<tr>
<td>Lease</td>
<td>12/1/2015</td>
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### Exhibit A: Lease Abstract (Continued)

<table>
<thead>
<tr>
<th>Prepared by:</th>
<th>Real Estate Advisors LLC</th>
<th>Date:</th>
<th>2/8/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant:</td>
<td>Jardin de los Ninos Inc.</td>
<td>Property:</td>
<td>999 West Amador Ave.</td>
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</table>

<table>
<thead>
<tr>
<th>Commencement Date:</th>
<th>07/01/15</th>
<th>Jardin De Los Ninos</th>
<th>%</th>
<th>32.80%</th>
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</thead>
<tbody>
<tr>
<td>Expiration Date:</td>
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<td></td>
<td></td>
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<tr>
<td>Term (months):</td>
<td>60</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Premises:</td>
<td>12,200 sf</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Size (if stated):</td>
<td>8 acre</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Rent Schedule:**
- Date: 07/01/15
- $144,060.00

In lieu of $144,060 market rental payment, and beginning on July 1, 2015, the Sublessee providing services for the care and maintenance of sick and indigent persons, persons who are homeless, or have low income, as well as abused and/or neglected children who are residents of Las Cruces and the surrounding area of Dona County. The services to the public shall be at least equal in value to the Market Annual Rate and are to be performed on an on-going basis during the Sublease Term. Sublessee shall provide a report to the Sublessor at least annually to document the type of services with both quantity and quality measures which describes the caseload of services and the approximate amount of same being offered to residents of the City.

**Storage Space Rent Schedule**
- Amount: $144,060.00

**Reimbursements:**
- Method: NNN
- Gross w/ BY
- Full Service
- Other

Refer to Exhibit C for Maintenance Responsibilities. The City shall be responsible for maintenance and repair of major mechanical systems and the roof. City shall be responsible for capital improvements and major maintenance items. City is also responsible for building renovations. City shall bill Lessee for minor repairs at normal hourly rates. Lessee shall maintain the Property excluding City's responsibilities. Lessee shall be responsible for all maintained in Exhibit C and provide a quarterly log. Lessee shall pay all utilities cost for electric power, water, waste water and natural gas, telecommunications and valid taxes, assessments, license and fees.

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<tr>
<th>Expense Category:</th>
<th>Base Year:</th>
<th>Amount:</th>
<th>Gross-Up:</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Percentage:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Options:**
- Renewal Options: Yes
- 131 Total, 8 ADA and approximately 40 unmarked. The parking area on the Leasehold Property shall be for the exclusive use of the customers, clients, patrons, officers and employees of the Lessee. Lessee must accommodate parking needs as a result of expansion to meet code.

**Parking:** (noted in lease) Yes No

**Sublease**
- Lessee has the responsibility of issuing, requiring and executing subleases for any other organization providing services. All subleases must insure the Lessor responsibilities as stated herein are passed through as

**Expansion Options:**
- Yes

**Outstanding LC’s or TT’s:** Yes No

**Offsets:**
- Percentage:
- Breakpoints:
- 1st Amend 12/1/2020 12/30/2025
- Lease 12/1/2015 11/30/2020
**Article 4. Maintenance and Repairs**

A. Lessee and City shall jointly share the responsibility for maintenance and repair of the Leasehold Property as defined in this Article 4 and more specifically defined on Exhibit ‘C’. The City shall be responsible for maintenance and repair of major mechanical systems and the roof. Lessee shall be responsible for servicing and maintenance of the building and equipment therein. Lessee agrees to comply with the City building codes at all times.

B. The City shall be responsible for capital improvement and major maintenance items as set out on Exhibit C attached hereto and made a part hereof being within the buildings owned by City. The City shall also be responsible for necessary building renovations as determined by the City, and as deemed necessary from time to time during the Lease. City will bill Lessee for requested minor repairs at normal hourly rate.

C. Lessee shall maintain the Leasehold Property and any improvements, fixtures, or equipment on the Leasehold Property in a workman-like manner excluding the City’s responsibilities in Sections 5A and 5B above. Lessee shall be responsible for all maintenance responsibilities as set out on Exhibit ‘C’ attached hereto and made a part hereof.

D. Lessee shall maintain and provide the City with a copy of written log on a quarterly basis of the maintenance records whether handled by their staff or contracted to an outside party. Any servicing maintenance or replacement parts must meet and be maintained as per manufacturer recommendations and specifications.

E. Lessee shall be responsible for any expenses required to repair or replace any damage or injury done to the building, or any part thereof, caused by Lessee, Lessee’s agents, employees, licensees, invitees or visitors, provided, however, if Lessee fails to make such repairs or replacements promptly, City may at its option, make such repairs or replacements and Lessee shall pay the cost thereof to City on demand.

F. City, its officers, agents and representatives, subject to any security regulations imposed by any government authority or Lessee, shall have the right to enter all parts of the premises, subject to a Twenty-four (24) hour notice and at a reasonable hour, to inspect, clean, make repairs, conduct safety inspections on the buildings or premises which are reasonably required and as it may deem necessary or desirable, or to provide any service which it is obligated to furnish to Lessee. Notwithstanding the above, the City shall have the right to enter the Leasehold Property without notice in the event of an accident or urgent situation, such as a fire, medical or police emergency being declared on the Leasehold Property.

G. All trade fixtures, portable buildings, equipment and other personal property brought, installed, erected or placed by Lessee in, on or about the Leasehold Property shall be deemed to be personal and shall be and remain the property of Lessee, except as otherwise provided herein; and Lessee shall have the right at any time during the term hereof when not in default and when not prohibited by any mortgages of Lessee to remove any or all of its property, subject to Lessee’s obligation to repair all damage, if any resulting from such removal. All such portable buildings, trade fixtures, and other personal property of Lessee shall be removed by Lessee from the Leasehold Property at the expiration of this Lease or the expiration of any renewal hereof, whichever occurs last, unless this Lease is earlier terminated as provided for herein.
**Exhibit C: Maintenance Responsibilities**

**Maintenance Responsibilities – Page 1**

City of Las Cruces shall be responsible for the following:

- Capital Improvements and major maintenance items.
- Necessary building renovations, as determined by the City, and deemed necessary time to time during the lease.
- Roof repair and replacement
- Fire alarms
- Parking lot repaving and repair
- Parking lot lighting fixture and bulbs and time set for lights
- Boiler repair and replacement
- Heating and Cooling system equipment replacement-including maintenance of filters
- Plumbing system replacement
- Light systems and fixtures for interior and exterior of buildings and parking lot
- Power distribution-wiring or main breaker panel
- Built in Refrigerators and Freezers in Casa De Peregrinos only
- Landscaping Irrigation system
- Replacement, Maintenance and Repair of Grease Trap
- Exterior Doors, also include Glass Exterior doors.
- Windows

Mesilla Valley Community of Hope shall be responsible for the following:

- Agencies must obtain written permission through MVCH first then City’s Facility Department, or assigned must be notified before making any alterations or improvements of a permanent nature to the grounds or buildings
- Responsible for all Kitchen equipment repair and replacement except for built-in refrigerated equipment
- Kitchen refrigeration equipment (Built In)-Equipment in Caldito only
- All laundry equipment or replacement
- Any other equipment at the Leasehold property that is owned by the Lessee or Lessee’s clients or visitors.
- Maintain and keep the interior of the Leasehold property in good repair and condition at the Lessee’s expense
- Interior Cleaning, painting, custodial and landscaping services as necessary
- Responsible for all plate Glass
- Glass Doors
- Glass Walls-Interior
- Light bulbs Interior
- Interior Doors
- Interior Flooring
- Carpet
- Ceiling vent and duct cleaning
Exhibit C: Maintenance Responsibilities (Continued)

Maintenance Responsibilities – Page 2

Mesilla Valley Community of Hope shall be responsible for the following:

- Landscaping, Plants, Lawn and Landscaping materials
- Exterior plumbing associated with Camp Hope
- Grease Traps, cleaning
- Intrusion Alarms
- Fire Extinguishers
- Hood Alarm-Operational done with annual inspection
- Pest Control
- Clogs drains and lavatories
- Keys and any Key replacement. City must be provided with duplicate keys. Upon agreement termination all keys must by surrendered to the City
- Clean and sweeping of Parking and Driveway and Campus area.
- Provide a copy of quarterly written maintenance log to the city of all services performed.
# Appendices

## 1. MVCH Agency Information

### Mesilla Valley Community of Hope (MVCH)

#### Mission

MVCH serves the homeless and near-homeless population in Las Cruces and Doña Ana County. MVCH started from an alliance of faith organizations, community leaders and homeless service providers who in 1991 envisioned a common campus where services would be provided. MVCH was officially incorporated in 1993, and has occupied its space on the campus since Building 3 was completed in 2005.

The mission of Mesilla Valley Community of Hope is to promote dignity and empowerment among the homeless population by providing shelter services, case management, income support, and permanent housing programs. MVCH envisions a world in which homelessness and poverty are eradicated.

#### Services

MVCH provides a variety of services designed to assist with the provision of temporary and permanent housing for its clients with the ultimate goal of getting the client into permanent housing. MVCH staff provide case management and support resources including a clothing bank, laundry, shower facilities, mail, internet access, income support, day labor programs, and linkages to other service providers.

- Several housing support options are available through MVCH including individual apartments, subsidized rent, veterans housing, group homes for the chronically homeless and for chronically homeless women. MVCH also provides assistance in furnishing homes and providing household goods.
- Camp Hope is a tent city located on the MVCH campus which provides a safe place for homeless residents to stay while they transition to housing. The campground amenities include full service bathrooms, a kitchen and 3-sided shade structures on 45 tent pad sites.
- Desert Hope, MVCH’s latest initiative is a permanent supportive housing project developed in collaboration with the Mesilla Valley Housing Authority and the City of Las Cruces. The facility can house up to 40 people and is supported by MVCH staff on-site to offer supportive services to help residents avoid homelessness.
Staffing

MVCH staff includes approximately 19 full-time, 6 part-time, and 5 contract personnel. Additionally, MVCH is supported by several volunteers and interns. Some MVCH personnel oversee and are housed at the agency’s group homes located throughout the community.

Potential additional future staff include a future deputy director/HR manager, and additional housing stability staff.

Existing Facility Condition / Concerns

MVCH is currently located in the east side of Building 3, which it shares with Casa de Peregrinos. MVCH’s side of the building includes administrative and counseling offices and support resource facilities including a clothing bank, laundry facilities, toilet and shower facilities, and a resource/day activities room.

• The agency has long outgrown the facility - it lacks sufficient administrative office space, and administrative staff currently share offices, some with 3 or 4 to a room. Interview/intake rooms and rooms intended for a clothing bank have been taken over for administrative offices, and workstations have been installed in corridors. There is only one staff restroom and no real break room.
• The building is worn from heavy use. In particular the toilet and restroom facilities provided to their clientele require updates.
• The agency is constantly acquiring donations including clothing, personal hygiene items, furniture, and other household items. Storage space is inadequate and must be augmented by external transportainers located behind the building.
• Traffic in and out of the building is constant, and is further exacerbated by the activities and traffic in and out of the Casa de Peregrinos Food Rescue Warehouse on the west side of the building. Both MVCH and Casa de Peregrinos share one public front access point, which is a hang-out area for their clients.
• There is insufficient parking for staff and visitors, and on days when the Food Rescue Warehouse does food distributions the vehicular traffic can be heavy.

Potential Future Program Growth

MVCH anticipates being able to expand into the current Casa de Peregrinos space in Building 3 once the food bank moves into its new facility. This will almost double the space available for MVCH’s functions and activities, but may not be totally sufficient to meet the program’s space needs. Relocating the Food Rescue Warehouse activities will also serve to alleviate much of MVCH’s parking needs.

In addition to sufficient administrative office and support space, MVCH requires additional storage space, along with better outdoor covered shaded areas for its clients to congregate during the day while they await their turn accessing resources inside the building.
MVCH does not anticipate significant expansion of Camp Hope, as its goal is to work toward permanent housing rather than temporary, transitional housing.

**Master Planning Considerations**

- MVCH has strong ties to El Caldito and to Amador Health Center, and the current adjacency to these provider services is good. However, the proximity of MVCH and the Center to Jardin de los Niños is problematic. Children attending the daycare facility are often exposed to inappropriate adult activities as there is little separation and no screening between the two facilities.
- Adjacency to Camp Hope is desirable for oversight and support.
- There is a potential for additional supportive permanent housing similar to Desert Hope on the newly acquired property.
- Warehouse storage could be a shared asset with other campus agencies.

### Amador Health Center

**Program**

Amador Health Center (AHC) provides medical care, dental care, pharmacy, behavioral health care, drug and alcohol recovery support, and harm reduction care services to members of the community, including the homeless and indigent. The health center turns no-one away regardless of insurance coverage, criminal background, immigration status, sexual orientation, drug use or ability to pay.

AHC’s mission is to provide access to vital integrated health and wellness services to our community, and to promote dignity, one life at a time

ACH’s vision is to provide care and bridge gaps between social services and people in need to restore hope and break the cycle of poverty

AHC was incorporated in 1990 as St. Luke's Health Care Clinic, and opened its doors in January of 1991. The health center moved into the MVCH campus in 1998, sharing Building 1 with El Caldito soup kitchen and a family shelter. In 2017, the health center expanded into what was the family shelter at the north side of the building, renovating the space into modern medical and behavioral health clinical space, renaming itself as the Amador Health Center. The original clinic space at the south side of the building is now devoted to substance abuse services.

Amador Health Center is open six days a week, 8:00 AM to 4:30 PM (with some appointment as late as 6:00 PM), and averages about 200 visits per week, or about 5,000 visits per year for around 1,000 patients.

About 50% of AHC’s clients are homeless, 45% are low-income and immigrant community members, and about 5% are farm workers.
Services Provided

AHC provides Clinical Care, Dental Care, Pharmacy, Behavioral Health, Harm Reduction, Homeless Clinic and LGBTQ Support services to the greater Las Cruces community. Both in-person and Telehealth services are available, and much of the health center's behavioral health and harm reduction services are performed off-site in patient homes.

Staffing

AHC currently has a staff of 22 full-time employees and 12 part-time employees.

Seven of AHC’s staff serve the behavioral health programs located in the south wing of Building 1 (Suite D) - the remaining personnel serve the main health center programs in the north wing (Suite A/B). AHC’s staff is augmented by a number of volunteers and partner providers who come to the health center as needed.

Existing Facility Condition / Concerns

Suite A/B was renovated in 2017 and is in good condition, but there remain unmet needs. Two of the exam rooms have been converted to office space so the health center is short two exam rooms. The lobby space is small, and there is one clinical room that is accessed from outside of the secure clinical zone.

The space at the south side of the building (Suite D) has not had any significant renovations, and is not optimally laid out for providing behavioral health services. The lobby space is too big, and the clinical rooms are not soundproof. The space is dated and would benefit from facility renewal efforts to refresh the space.

Planned and Proposed Additions

A new addition to be located at the northeast side of Building 1 is in the planning stages, along with some renovation to expand an existing conference/meeting room. This addition of approximately 3,300 sf will double the size of the conference room, provide about six additional offices, and house a dental suite with four stations.

The new addition will not accommodate all of the clinic staff. A proposed 1,600 sf addition to Suite D at the south end of the building would provide additional offices and counseling rooms for the behavioral health programs.

Potential Future Program Growth

Amador Health Center currently serves about 1,000 patients a year, and anticipates growth at a rate of 5-10% per year to a maximum capacity of 1,500 patients per year at this site.

The health center’s patient base is not likely to grow beyond 1,500 at this site. Future growth (in the 5-10 year and beyond timeframe) will likely mean establishing a second location to serve the
patient base that cannot get to the MVCH campus location. However, the agency is a long way from being able to fund and operate a second location.

Potential service expansion might include:

• A walk-in urgent care facility, full dental services (currently provide only preventative dental care services), and more pediatric services.
• Provision of x-ray capabilities
• An OBGYN clinic (with ultrasound equipment)
• A medical respite area where the homeless can stay during recovery after medical procedures (would require overnight patient accommodations and additional staffing)
• Additional counseling/testing rooms

The Behavioral Health services program envisions significant growth, with a goal of serving 100 clients/year. About 70% of the substance abuse clients have other medical issues, so colocation with the health center is important

Other potential services under consideration include diagnostic services, marriage counseling, behavioral management services for children, a custodial pharmacy, and hosting of programs such as Alcoholics Anonymous meetings.

The proposed addition to Suite D would accommodate much of the proposed program growth needs.

**Master Planning Considerations**

Amador Health Center gets many of its referrals from the other agencies located on the MVCH campus, and some of its staff provide services to Jardin de los Niños.

The health center’s needle exchange program is in close proximity to the daycare center, which is a concern.

Both the planned expansion on the north side and the proposed expansion on the south side further exacerbate circulation around Building 1, and limit options for addressing delivery access to the soup kitchen.

Based on the health center’s potential program growth, in the long-term it may make sense to relocate El Caldito elsewhere on the campus and dedicate all of Building 1 to health center programs. This would also provide an opportunity to address the needs of the soup kitchen in a new facility.

**El Caldito Soup Kitchen**

**Program**

El Caldito’s mission is to provide a healthy meal daily, in a safe and clean environment, for any hungry person.
El Caldito’s vision is to continue to fight hunger by providing nutritious meals to our community until the need no longer exists.

Founded in January of 1984, El Caldito started out offering a mid-day meal once a week at St. Andrew’s church, prepared by volunteer groups from several community churches. El Caldito occupied their current facility on the MVCH campus in 1998, and has over time grown and expanded its programs offering hot meals six days a week, and a sack lunch on Saturdays, 365 days a year.

**Services Provided**

El Caldito serves breakfast Monday through Friday and lunch Sunday through Friday. A typical breakfast or lunch service provides between 150 and 225 meals. Meal preparation begins at 6:00 AM, and is largely prepared by community volunteers.

- Breakfast is served from 7:00 AM to 8:30 AM
- Lunch is served from 11:30 AM to 1:00 PM Sunday through Friday
- A sack lunch is distributed from 11:30 AM to 12:00 PM on Saturdays.

El Caldito operates a gleaning program (also with volunteers) that collects unused quality food items from local bakeries, restaurants, hospitals, supermarkets and farms for use in preparing its meals.

The kitchen also prepares and delivers meals to migrant workers and asylum-seeking immigrants in the Las Cruces area.

El Caldito serves full holiday meals for Easter, Thanksgiving and Christmas.

El Caldito’s dining facility is also utilized by a day labor program each morning.

**Staffing**

Caldito has only four (4) paid staff - an operations manager, a business manager, a kitchen assistant and a custodian.

All food preparation is done by community volunteers (10 to 15 volunteers are schedule each day).

Volunteers are from the community, student and church groups, service organizations, and various businesses. Most are retirees.

**Existing Facility Condition / Concerns**

- The existing dining room has a maximum capacity of 96, and is often at capacity.
- The kitchen and baking areas are tight, with insufficient space around equipment to meet OSHA safety guidelines.
- Storage for dry goods, refrigerated goods, pots, pans and dishware is also insufficient. El Caldito has expanded into space formerly part of the shelter (now the health center), and has
added a small storage room on the east side of the building. It also relies on transportainers for additional storage, and must use off-site freezer space to meet its storage needs. The cooling system does not serve the addition.

- The facility does not have sufficient space for the agency’s office needs – a storage room has been commandeered for office space.
- There is inadequate parking space for volunteers, and the delivery area is difficult for large vehicles to maneuver.

### Potential Future Program Growth

El Caldito does not plan to offer evening meals, but would like to expand its satellite kitchen/dining capability to provide meals to those who cannot get to the MVCH campus. The agency is contemplating servicing the southern Mesilla Valley communities. One potential solution is acquisition of a mobile kitchen unit.

El Caldito would like to see the following improvements to its facility:

- Expand and upgrade the kitchen
- Expand the dining area to provide for a higher capacity, and provide outdoor, shaded dining opportunities
- Extend cooling to service the storage addition
- Acquire additional office space
- Construct more dry and cold storage space to replace the transportainers and off-site storage
- Improved delivery capabilities including a loading dock that can accommodate semi-trucks and other large delivery vehicles
- Additional staff and volunteer parking

### Master Planning Considerations

- El Caldito occupies the center suite in Building 1, and is landlocked with limited expansion options.
- The service and delivery side of the building (east side) presents a challenge for semi-trucks and large delivery vehicles. Turn-around space is limited.
- El Caldito has very strong ties to Casa de Peregrinos (70% of its food supplies are provided by the food rescue warehouse), and much of its clientele also get support services from MVCH in Building 3 and from the Amador Health Center, with which it shares Building 1.
- Adjacency to Jardín de los Niños is not a requirement.
- Warehouse storage could be a shared asset with other campus agencies, if shared management concerns can be resolved.
- The master plan should consider potentially relocating El Caldito to a new facility on the site and allowing the health center to occupy all of Building 1.
Jardin de los Niños

**Program 1**

Jardin de los Niños provides childcare and early childhood education to children from the age of six weeks to 10 years old who are homeless and near-homeless.

Funding for the program comes from a variety of sources, including city, state and federal funds, private donations and fund raising events.

The need for safe childcare for homeless families was identified by community leaders in 1994, and Jardin de los Niños opened its doors at Peace Lutheran church in December of 1995. The program moved into a new purpose-built facility on the MVCH campus in 2001 as one of only two programs in the state serving the homeless population, and one of five programs of its kind in the nation.

**Services Provided**

Jardin operates a five-star educational program that supports its children and families. In conjunction with the Amador Health Center, Jardin also provides pediatric clinic and behavioral health services. Services are provided for five age levels:

- Infant
- Mobile Infant (combined with Infant)
- Toddler / Early pre-K
- Pre-Kindergarten
- School programs for Elementary age students

The program operates from 7:30 am to 2:30 pm, plus after-school programs that continue until 5 pm.

Jardin provides bus transportation services for children who do not have reliable transportation, including AM pickups and PM rides home. The after-school program picks up students at nearby schools and provides rides home after 5 pm if needed.

The agency accepts donations of educational materials, clothing, toys and other supplies that are provided to the needy. Jardin also provides a meals for its children, including food baskets sent home with the child on Fridays to ensure they have food for the weekend.

**Staffing**

Jardin currently has a full-time staff of 19, which is supported by numerous volunteers, interns, therapists and parents.

On any given day there may be up to 35 personnel on site including the above staff, 10 volunteers, 5 interns, 3 or 4 therapists and up to 30 parents.
Existing Facility Condition / Concerns

Jardin management has identified the following areas of concern:

- HVAC controls are problematic, and it is unclear which thermostats control which building zones (some of these issues may be resolved by the ongoing ESCO building controls upgrade project).
- The roof leaks and is in need of replacement (on 2023 ICIP list).
- The courtyard has drainage issues and has flooded in the past, impacting walls inside the building around the courtyard perimeter. Although some drainage correction has been completed, flooding in the courtyard is still a problem during heavy monsoon rains.
- Parking for staff, visitors and busses is inadequate. Currently no dedicated parking is assigned to the daycare center. Ideally Jardin should have about 50 dedicated parking spaces.
- Jardin administrators would like to have the outdoor play area walls raised to provide additional security and privacy.
- Some landscaping tree selections have thorns that are a hazard, and should be removed and replaced.
- The playground areas require renovation - equipment is outdated with wood play structures and sand fall areas.
- Security concerns identified include inadequate door access controls, insufficient security camera coverage, and a lack of a secure/safe room for lock-down events.
- Additionally, the planning team has observed the following areas of concern:
  - Appropriate, well-designed drop-off and pick-up lanes are non-existent on the site.
  - There is insufficient separation between the daycare areas and other service providers on the campus, and the children in the program can be exposed to inappropriate adult activity.
  - Several key functional areas including the multi-purpose/lunch room and the kitchen are too small for the functions served, and equipment is too tight to meet OSHA safety requirements.
  - Storage for supplies, chairs and donations is inadequate.

Potential Future Program Growth

Jardin de los Niños has a maximum capacity of 55 inside (185 including outside capacity). The program does not currently provide outside instruction due to a lack of appropriate outdoor spaces.

The program has a long waiting list, but cannot expand its offerings within the existing facility. The program would like to double its classroom capacity with an additional seven (7) classrooms.

Other desired spaces include:

- A larger cafeteria
- A large conference/board room
- Additional storage rooms for chairs, tables, donations, etc.
• Dedicated clinical and behavioral health therapy rooms
• A dedicated mother’s room
• A separate laundry room (now doubles as a pantry)
• Outdoor Classrooms / larger play areas / more outdoor storage
• Secure, covered parking for the bus fleet (currently have 3 busses)
• Adequate parking for staff, visitors and parents, sufficient to meet the demand generated by the proposed expansion (potentially double the existing)

Master Planning Considerations

• The location of Jardin de los Niños in the center of the campus poses challenges in keeping the children separated and shielded from adult activities occurring on the MVCH campus.
• Expansion of the facility is limited due to access and site circulation needs for the center and the adjacent service providers. Access to the CLC utility building at the southeast corner of the campus must be maintained.
• Identifying potential locations for appropriately designed drop-off and pick-up zones and additional parking areas while maintaining access to other campus service/delivery areas will be challenging.
• Deliveries from large vehicles and semi-trucks are a regular occurrence, and can be challenging due to the limited circulation and turn-around space.
• Warehouse storage could be a shared asset with other campus agencies.

Casa de Peregrinos Food Rescue Warehouse

Program

Casa de Peregrinos Food Rescue Warehouse was founded in 1979 with a vision to provide food and shelter to the homeless and transient population of Doña Ana county. Today, the agency operates a food distribution system for the needy based at the MVCH campus, with mobile pantries distributed throughout the county.

The current location of Casa de Peregrinos is in the west side of Building 3 of the campus, which is shared by MVCH. It was occupied in 2005.

A recently acquired building adjacent to the MVCH campus is currently being designed to house Casa de Peregrinos, and is scheduled for occupancy in the summer of 2022.

Services Provided

Casa de Peregrinos distributes about 4.7 million pounds of food a year, and services about 35,000 people each year.

The Food Rescue Warehouse prepares and distributes +/- 200 food baskets for each distribution, which occur 3 times per week (Monday/Wednesday/Friday). Baskets include fresh foods, canned goods, staples, dairy, and bakery products.
The Food Rescue Warehouse has established several programs to serve the varied populations affected by food insecurity, including seniors, students, the homeless, and those living in rural areas that do not have easy access to in-town distribution centers. Casa de Peregrinos also operates a food rescue program that collects food from local retailers that is past its “sell-by” date but still viable for distribution to low-income families. Casa’s Thanksgiving Program distributes fixings for a full holiday meal to the needy at Easter, Thanksgiving, and Christmas.

**Staffing**

Casa’s staffing consists of 14 full-time staff and a support team of about 180 volunteers. Between 5 and 10 volunteers are scheduled on any given day.

Potential future staffing may require up to 2 additional offices.

**Existing Facility Condition / Concerns**

The existing Casa de Peregrinos space was designed for an annual distribution capacity of 500,000 pounds per year, and the program is now distributing about 4.7m pounds per year, or almost 10x the original intended capacity. The facility is beyond capacity, and like the MVCH suite is worn and in need of updates. Like the MVCH suite, there is only one staff restroom on this side of the building.

Although the program makes do with the existing facility, the space for basket assembly, food storage, public distribution and administrative offices are all very tight. The agency has added additional cold storage units and shelving within its warehouse space, but still has to augment both its dry and refrigerated storage capacity with transportainers and mobile refrigerated units on campus, and with leased space off-site. With the existing space beyond capacity the agency cannot expand its program offerings.

Parking is a concern, particularly on distribution days.

**Potential Future Program Growth**

Casa de Peregrinos anticipates the renovation of the recently acquired former Horse and Hound building will meet its current needs, along with space to implement some desired new programs.

Leadership at Casa de Peregrinos believes that the recent acquisition of additional property adjacent to the former Horse and Hound presents new opportunities for the agency. The vision is for the agency to expand its program offerings to assist in lifting more people out of poverty, providing training for people to work in food-related industries.

Partnerships could be forged with entities associated with economic development, community development, workforce training, education and emergency services.

Training could include food and beverage service, food safety certification and food inspector certification.
Business incubator space could be provided for entrepreneurs such as food truck vendors or individuals wishing to produce and market specialty foods. With the appropriate partnerships, business management training could be provided to ensure entrepreneurial start-up success.

Potential Components to serve expanded program services include:

- Large commercial cooking, baking and prep kitchens (where clients/trainees can produce entrepreneurs’ start-up products or where food-truck vendors can prepare goods)
- Clean processing room
- Dry good storage / Refrigerated and Freezer storage (potentially providing storage for start-ups and food truck vendors)
- Shipping and packaging facilities (to allow start-ups to package and ship product)
- A dining room (for food and beverage service training)
- Classrooms
- Other potential opportunities include providing contracted food service to private and charter schools with no kitchens, and providing an emergency disaster kitchen facilities to local emergency preparedness agencies.

Some of these opportunities may mean funding for Casa de Peregrinos changes such that it is no longer a pure non-profit.

**Master Planning Considerations**

- Casa de Peregrinos has a very close relationship with El Caldito, providing a good amount of the food used in preparing daily meals. A continued location in close proximity is desired.
- Both Casa de Peregrinos and El Caldito have a need for warehouse-type storage for dry goods and for refrigerator/freezer storage. There is a potential for sharing this type of space if control and separation of agency goods can be resolved.
- Both agencies have a need for delivery bays with appropriate loading dock capabilities, which could also be shared.
- Locating Casa de Peregrinos closer to Amador pulls a significant amount of traffic away from the core of the campus, which will in turn alleviate some of the traffic and parking issues identified by the other MVCH agencies.
2. Floor Plans of Existing Campus Buildings

Exhibit 09: Building 1 Floor Plan
Exhibit 10: Building 2 Floor Plan

Exhibit 11: Building 3 Floor Plan
3. Site Utility Information

Exhibit 12: Utility Easements

Mesilla Valley Community of Hope
Amador Tracts 2007

Easements
- Utility and Access Easement
- Utility Easement
- Armijo Lateral

Architectural Research Consultants, Incorporated

Approximate Scale in Feet

Imagery Data: ©2021 Google
Exhibit 14: Utility Line Notes

Architectural Research Consultants, Incorporated

Utility Connections
- Sewer
- Gas
- Water
- 6" Fire Water
- Fiber Optic
- Telephone
- Electrical
- Electrical (Presumed)

Mesilla Valley Community of Hope

Campus Utility Lines

- Utility Connections:
  - Main Electrical Feed
  - Gas Meter
  - Transformer
  - Stub Out for Future Phases
  - Telephone Connection Has Stub Out for Future Phases

- Presumed Under Ground Electrical Service to Buildings 2 and 3
- Transformer for Building 3
- Transformer & Electrical Meters for Building 2
- Grease Interceptor from Kitchen
- Telephone & Electrical Room
- 8" Water Line
- 6" Fire Water Line
- Water Meter
- 2.5" Water Line
- 6" Sewer Line
- Telephone Riser
- Medium-Pressure Gas Line
- Buried Sewer Line
- Telephone Line

- Imagery Data: © 2021 Google
- Approximate Scale in Feet
- 0' 100' 200' 400'
- Imprinted Date: 2021-12-10
- NORTHERN ADAMS AVENUE
- W Amador Ave
- S Compress Rd
- S Valley Dr

Facilities Master Plan: 2021 – 2025
Luna Community College
4. Casa de Peregrinos Food Rescue Warehouse Site Plan

Exhibit 15: Casa de Peregrinos Food Rescue Warehouse
5. Facility Condition Assessment Summaries

This Appendix documents a facility condition assessment of the MVCH campus buildings. ARC’s facility evaluator, Margaret Hirsch completed a physical assessment of the facility on July 19 and 20, 2021 which was the basis for this Facility Condition Assessment (FCA).

The FCA includes a data sheet with basic information including building square footage, year of construction and major renovations, replacement value based on estimated current costs per square foot for similar medical/long-term care facilities, a facility condition index (FCI) score, and a score based on ARC’s scoring system which looks at site, physical plant, and adequacy and environment.

The FCA also includes a list of recommended capital improvement projects, each with an individual sheet that provides a project description stating the problem or deficiency and the recommended work required to address identified deficiency, along with a preliminary cost estimate that can be used for capital planning.

Assessment Scope

Architectural Research Consultants, Incorporated evaluated all components of the assessment in accordance with the following requirements and recommendations:

• 2015 International Building Code
• CABO/ANSI 117.1 2009
• NMBC 2015 Accessibility Amendments to the IBC 2015
• 2010 Americans with Disabilities Act
• 2015 New Mexico Commercial Building Code
• 2009 New Mexico Energy Conservation Code
• 2015 New Mexico Existing Building Code
• 2012 New Mexico Mechanical Code
• 2017 New Mexico Electrical Code
• 2012 New Mexico Electrical Safety Code

Site considerations include:

• Access: pedestrian access and vehicular access – Site development: landscaping, drainage, walkways, seating, shade
• Safety / security: fencing, lighting, site utilities, fire protection, security
• Accessibility Attributes: ADA walkways, egress routes, ramps, steps, ADA parking

Building considerations include but are not limited to:

• Exterior: foundation / slab exterior walls, exterior doors and windows, roof / roof drainage / access
• Interior: floor finishes, interior walls, interior doors, ceilings, fixtures, casework, equipment, signage / wayfinding
• Systems: HVAC, plumbing, electrical / lighting, energy conservation measures
• Safety / security: communications / security, fire detection / alarm, sprinklers and standpipes systems
• ADA and code compliance: accessible entrances / routes, tactile and Braille signage, protruding objects, ramps and stairs, restrooms.

**Cost Estimates**

The cost estimates are a compilation of RS Means Cost Estimating Data, and actual costs of local construction company projects within the last two years, adjusted for Truth or Consequences, NM local site conditions for 2020/21. Evaluators calculated these costs as a maximum allowable construction cost (MACC), or the base cost that the State would pay a contractor to perform the work. Evaluators also calculated the total project cost (TPC), which adds “soft costs,” or expenses not considered direct construction costs, such as taxes, architectural fees, engineering fees, legal fees, permits, and other pre- and post-construction expenses.

**Facility Assessment Report Contents**

The results of the assessment includes a web-based report that documents the condition for each building and site. Each report includes:

• An executive summary that describes repair, renovation and maintenance needs for site, building, HVAC and roof, as well as how well the building is supporting the assigned activities and programs.
• Facility condition index (FCI) scores are based on a national scoring system that applies only to building condition. The FCI score is ratio of the cost of repairs to the building within the next five years divided by the current replacement value (CRV) of the building (insurance) based on the age and condition of each building system with respect to its expected life cycle.
• An ARC condition rating score which is a composite weighted scoring method that reflects the observed conditions for the site, building, and functional adequacy.
• Buildings scoring 90-100% are considered “excellent,” (“A”) indicating recommended minor upgrades or cyclical improvements. Scores of 80-89% (“B”) are considered “good,” requiring slightly more investments. Scores of 70-79% are “satisfactory,” (a “C”) indicating a need for capital investment to bring them up to current standards, building codes, current ADA requirements and cyclical systems renewal. Scores of 60-69% are considered “borderline” (“D”) which indicates a need for major renovations and capital investments. Scores below 50% (“F”) indicate a poor building which should be replaced and is bordering on a health hazard for occupants.
• These scores aid in prioritizing facilities and projects, and assigning resources that would have the greatest impact on individual assets, state needs and available resources.
Exhibit 16: Facility Condition Index Scoring

<table>
<thead>
<tr>
<th>Condition</th>
<th>Definition</th>
<th>Percentage Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>In new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies</td>
<td>0% to 5%</td>
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<tr>
<td>Fair</td>
<td>Subjected to wear and soiling but is still in serviceable and functioning condition</td>
<td>Greater than 5% to 10%</td>
</tr>
<tr>
<td>Poor</td>
<td>Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.</td>
<td>Greater than 10% to 60%</td>
</tr>
<tr>
<td>Very Poor</td>
<td>Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal is now necessary.</td>
<td>Greater than 60%</td>
</tr>
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</table>

Exhibit 17: ARC Capital Improvement Project (CIP) Codes

<table>
<thead>
<tr>
<th>Category Code</th>
<th>Type 1</th>
<th>Type 2</th>
<th>F. Programmatic</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Health and Safety</td>
<td>A. Code Issues</td>
<td>D. Systems</td>
<td>CIP Education - General</td>
</tr>
<tr>
<td>2 Code Compliance</td>
<td>A1 General</td>
<td>D01 General</td>
<td>F01 Education - General</td>
</tr>
<tr>
<td>3 ADA Compliance</td>
<td>A2 Structural</td>
<td>D02 Structural</td>
<td>F02 Ext. Care Program</td>
</tr>
<tr>
<td>4 Facility Renewal</td>
<td>A3 Mechanical</td>
<td>D03 Mechanical</td>
<td>F03 Ext. Special Program</td>
</tr>
</tbody>
</table>
| 5 Growth | A4 Electrical | D04 Electrical | F04 Ext. Fire 
| 6 Progammatic | A5 Plan 
| 7 Operational Support | A6 Security | D05 Security | F05 Ext. Vocational / Occupational |
| 8 Demolition / Removal | A7 Computer | D06 Security | F06 Ext. Vocational / Occupational |
| 9 Maintenance | A8 Energy | D07 Security | F07 Ext. Vocational / Occupational |
| 10 Sustainability | A9 Emergency (Fire) | D08 Security | F08 Ext. Vocational / Occupational |
| 11 Master Plan Phase | B10 Other | D09 Security | F09 Ext. Vocational / Occupational |

Note: CIPs can be sorted, or reporting by any combination of these codes. On the right is an example of a typical project code.
• A list of capital improvement projects (CIPs) and associated cost to rectify observed deficiencies coded by major, secondary, and tertiary categories that describe the nature of the project to assist in information searches and the prioritization process. CIP costs are based on national cost guides adjusted to Santa Fe location conditions, and experience of state construction history.
• Digital photographs

Mesilla Valley Community of Hope FCA
2021 CIP List of Projects Summary

<table>
<thead>
<tr>
<th>IDNO</th>
<th>Facility</th>
<th>Budget</th>
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<tr>
<td>500</td>
<td>Mesilla Valley Community of Hope</td>
<td>$26,138,756</td>
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<td></td>
<td><strong>Total Projects Budget</strong></td>
<td><strong>$26,138,756</strong></td>
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Location Data

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<th>Site Data</th>
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<tbody>
<tr>
<td>Ownership:</td>
<td>Owned</td>
</tr>
<tr>
<td>Site acres:</td>
<td>8.00</td>
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<tr>
<td>SHRD/NRHD:</td>
<td>-</td>
</tr>
<tr>
<td>No/type of parking spaces:</td>
<td>131 total, 8 ADA, approx. 40 unmarked</td>
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</table>

<table>
<thead>
<tr>
<th>Building Data</th>
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<tbody>
<tr>
<td>Permanent building area:</td>
<td>35362 GSF</td>
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<tr>
<td>Modular building area:</td>
<td>0 GSF</td>
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<tr>
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<tr>
<td>Modular buildings:</td>
<td>0.0% of GSF</td>
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<table>
<thead>
<tr>
<th>Construction Dates</th>
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<tr>
<td>Year Built:</td>
<td>1998 *</td>
<td>Building age:</td>
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<tr>
<td>Initial Construction Date:</td>
<td>Bldg. 1-1998</td>
<td>Renovation/Addition 1:</td>
</tr>
<tr>
<td>Renovation/Addition 2:</td>
<td>Bldg. 3-2005</td>
<td>Renovation/Addition 3:</td>
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</table>

*Starred (*) year built and facility age numbers are approximates.*

<table>
<thead>
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<th>FCI Data</th>
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<tr>
<td>Building Type:</td>
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<tr>
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<td>Cost per GSF:</td>
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<td>FCI:</td>
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<td>FCI Score:</td>
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<td>Facility Class:</td>
<td>CRV:</td>
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<td>CRV Cost:</td>
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<tr>
<td>FCI Cost:</td>
<td>$25,375,415</td>
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</table>

FCI Scoring: 0.00-0.050=Good  0.051-0.100=Fair  Greater than 0.100=Poor

Assessment Score for Mesilla Valley Community of Hope

<table>
<thead>
<tr>
<th>Scoring Category</th>
<th>Possible Points</th>
<th>Actual</th>
<th>Earned</th>
<th>Percent Score (E/A)</th>
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<tr>
<td>The Site</td>
<td>230.0</td>
<td>128.0</td>
<td></td>
<td>55.7%</td>
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<tr>
<td>Physical Plant Assessment</td>
<td>352.0</td>
<td>203.5</td>
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<td>57.8%</td>
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<tr>
<td>Adequacy and Environment</td>
<td>372.0</td>
<td>263.0</td>
<td></td>
<td>70.7%</td>
</tr>
<tr>
<td>Total</td>
<td>954.0</td>
<td>594.5</td>
<td></td>
<td>62.3%</td>
</tr>
</tbody>
</table>

Excellent=90-100%  Satisfactory=70-89%  Borderline=50-69%  Poor=30-49%  Very Inadequate
Notes from Evaluation Meeting and Questionnaire

* Programs throughout the site have outgrown the facilities
* Security throughout the site is minimal
* Police are frequently called to the site

Site Assessment

The Mesilla Valley Community of Hope (MVCH) campus lies in Las Cruces, New Mexico. A long access drive branches south from Amador Avenue. This access road is difficult to see, with poor identifying signage. The approximately eight acre site sits within a mixed-use neighborhood comprised of commercial properties, retail and automotive shops, warehouses, residential housing, and open space. A transitional living program and juvenile assessment center sits immediately west of the campus and is only reachable via the access drive. The campus is closed between 6 p.m. and 8 a.m., although no closable gate protects the entrance drive. Unprotected parking lots and open areas in the immediate vicinity of the campus facilitates undesirable activities, loitering, and unsanctioned residence after hours.

The campus consists of three main permanent buildings and four secondary small buildings. The main buildings include the Amador Health Center and Annex, which surround the El Caldito Soup Kitchen in Building 1, Jardin De Los Ninos Daycare in Building 2, and the MVCH administrative offices and intake center connected to the Casa de Peregrinos Food Rescue Warehouse in Building 3. Building 1 sits on the northeast corner of the site. Building 2 sits in the center of the site, on the south border. Building 3 sits at the southwest quadrant of the site adjacent to Camp Hope, which occupies the west and some of the southern portion of the property. Two parking lots hold approximately 131 marked spaces adjacent to Building 3 and Building 1. Large unpaved areas behind Building 3, Building 1, and to the east of Building 2 accommodate additional parking, but show no marked spaces. Camp Hope sits on the western side of the campus and includes non-permanent, three-sided structures on tent pads, open tent pads, a restroom and shower building, and the community garden space. Camp Hope is protected by concrete masonry unit (CMU) walls and chain-link fencing. A small, city-owned utility building sits on the southeast corner of the site surrounded by CMU walls and a chain-link gate. The only access to this building is through the MVCH campus. Multiple storage containers and sheds hold donations. A small metal building called, ”clinic-in-a-can,” sits at the north end of Building 1, receiving power from roof-mounted solar panels. Chain-link fencing with a lockable gate surrounds the building.
It offers two exam rooms with separate entrances. A small CMU restroom/shower room building within Camp Hope has a metal roof which extends over a concrete shaded outdoor kitchen area. A small CMU storage building sits on the north corner of the parking lot in front Building 2 and the access road. A shed-style, metal roof overhangs a seating area with concrete paving surrounded by chain-link fencing with a locked gate. This area is locked and inaccessible. Broken glass, garbage, and broken furniture sit outside the locked gate.

Multiple signs mark the access drive on Amador Ave., and define the campus buildings and services. Many clients, visitors, and people requesting services access the campus on foot or bicycle via sidewalks on both sides of the access drive. Chain-link fencing and gates protect neighboring businesses. Sidewalks are in fair to good condition. A portable toilet sits next to the sidewalk at the northwest corner of the campus across from a parking lot. A sign near this portable toilet identifies campus buildings and directs visitors with arrows to building locations. A sign attached to a light pole at the entrance to the first parking lot reads, “Campus Closed 6PM - 8AM NO Alcohol or drugs allowed on premises.” It is difficult for the staff to enforce these rules with no lockable gates at the entrance drive, and no visible security surveillance or personnel at the point of entry. The health clinic sustains a walk-up window to provide harm reduction supplies to the community. Undesirable activities also occur along the access road. Arrests are frequent on this access road. Personal belongings, clothing, drug paraphernalia, garbage, and human waste litter the access drive and the adjacent sidewalks and xeriscaped areas. The access drive curves to the west at a stop sign, which faces west. A sign attached to the sign post faces north, and reads, "FYI El Crucero Transitional Living Program Juvenile Assessment & Reporting Center," with a large arrow pointing west.

Parking lots serve Building 1 and Building 3, but Building 2 has no dedicated parking lot. Staff and maintenance personnel use an unpaved area directly east of Building 2. Visitors to Building 2 park in either the parking lot serving Building 1, or along the service road for Building 1. The parent and bus loop for Building 2 is undersized, and its location and design interferes with other campus traffic. Staff and maintenance personnel use an unpaved gravel area to the south of Building 3. A small parking lot on the west side of Building 3 holds parking for volunteers and staff, and also functions as the delivery and service area for large trucks, which interferes with the function of the parking lot. A larger parking lot to the north of Building 3 accommodates visitors to the building and families picking up food. The large parking lot to the west of Building 1 functions as the main lot for the campus. Staff also utilize a small lot behind Building 1 to the east, adjacent to the service and delivery area, as well as an unpaved area behind the northeast part of the building for parking. A centralized roundabout sits at the northeast corner of Building 3, and holds a new circular sidewalk, xeriscaped gravel with native low-water use plantings, with a monolithic sign that reads, "Community of Hope 999 West Amador Ave." One-way signs posted on this central piece move traffic in a circular, counterclockwise direction. A drive-up loop in front of Building 1 accommodates emergency vehicles, although the curb is not painted to indicate this function. Asphalt paving and concrete curbs are in fair to good condition, with some peeling paint, oil stains, loose gravel and sand erosion, cracks, and patching. Americans with Disabilities Act (ADA)-accessible parking spaces show faded paint, and noncompliant signs. Access drives leading to service areas exhibit cracked and broken pavement edges with no curbs. Curb cuts at painted crosswalks are adequate, although the painted lanes show fading. Parking lots and access and service roads slope toward storm drains throughout the campus. Water ponding occurs in the unpaved parking areas. Light poles are in good condition in parking lots, but no lights serve the access drives or...
unpaved areas. One light serves Camp Hope, and one light serves the community garden.

Concrete sidewalks, walkways, and plazas in front of building entrances are in fair condition, with cracks, uneven surfaces, and weeds. Some sidewalk sections exhibit erosion from adjacent loose dirt, sand, and rocks. Sidewalks along the east side of Building 3 exhibit extreme erosion, with dirt washed away from beneath the edges. Exposed concrete edges hang over deeply eroded soil and holes. Clients sit along this sidewalk during the day to take advantage of shade, with proximity to outdoor lockers near the main administrative entry. These clients are either awaiting evaluation for assistance or programs, or have nowhere else to go during the day. Staff cannot always monitor this area. The raised concrete plaza in front of Building 3 is small and crowded. The entrance to the administrative offices sits on the east side of the plaza, which is the point of contact for clients to begin evaluations for programs and receive assistance. This is also the entrance where clients may utilize the laundry room, bathrooms, and showers. The entrance to the resource room and the free clothing exchange sits in the center of the two parts of Building 3, also accessed from the plaza. Clients sometimes show impatience or irritation, and altercations occur, despite the presence of a security guard. Police are often called to the site. The west side of the plaza contains the entry into the Food Rescue Warehouse where families receive baskets of food and other social services. A softly sloped sidewalk to the plaza level from the parking lot is available. Concrete stairs rise to the plaza on the east side, and show ADA-noncompliant metal pipe handrails, and stair nosings with no contrasting color. Metal lockers sit near the stairs, and separate the east sidewalk along the building from the entry plaza. Concrete plazas at Buildings 1 and 3 show permanent dirt, oil stains and discoloration, gum, and signs of water ponding. Staff has installed trash cans and portable toilets throughout the site in an effort to minimize pollution in all forms. However, a problem persists with litter throughout the campus. Many site utility pedestals and transformers are easily accessible throughout the site, and some show damage and exposed wires. Approximately 15 storage containers on campus hold a surplus of supplies and donations, and sheds hold maintenance supplies and equipment. Stray cats and other animals make homes beneath the sheds. A concrete sidewalk and plaza in front of Building 1 contains concrete benches covered with mosaic tiles, and landscaped sections with larger lava rocks. Staff has installed utility sinks connected to a water line mounted to the side of the building, which provides hand washing stations to clients before they enter the soup kitchen. Clients loiter and sit against the building near the entrance to the health center annex. Unenclosed dumpsters sit behind Building 3 and in the undeveloped area between Buildings 1 and 2.

Landscaping on the campus consists mostly of xeriscaped areas with gravel, rocks, lava rocks, and minimal plantings of low-water-use plants and trees. Many areas on site are undeveloped with loose dirt and sand or crusher fines. Erosion of xeriscaped materials washes onto sidewalks and into parking lots. Drip irrigation systems supply water to plantings. Fiber underlayment lies exposed and in poor condition where ground cover has eroded. Undeveloped areas serve for parking and storage, and water ponds there. The site slopes from northeast to southwest with a large retention pond to the south of the campus which hosts mosquitos. Storm drains throughout the campus accommodate water runoff from parking lots and access drives. Staff notes drainage occurs in unpaved areas that lack drains, and because of clogged storm drains in paved areas. Shade on site is minimal and clients gather and remain wherever it is. Camp Hope occupies the southwest side of campus. A community garden, directly adjacent to Camp Hope, is maintained by its residents. The garden is a large open space with a grass area, old furniture, hoses attached to standing spigots, raised planting beds, and a horno. Clients have
constructed makeshift fencing surrounding the gardens. Metal shade structures form makeshift stores which include women's clothing, personal items, and other household items for clients residing in the tent camp. A barbecue grill serves clients in the tent camp. Plastic chairs and picnic tables sit beneath a canvas shade structure in the center of the camp, which creates a central gathering space. A check-in house with a small shaded front porch sits facing the entrance to the camp, and is inhabited by someone from within the camp who acts as a security guard. Three-sided wood sheds hold tents, and multiple raised ground squares supported by railroad ties hold tents throughout the camp. A CMU building with a standing seam metal hip-style roof holds restrooms and showers for the camp community. Xeriscaped areas surrounding Building 2 are in good condition. An interior courtyard holds a concrete sidewalk and gravel, but no play equipment. A low stucco-covered CMU wall surrounds another courtyard on the northeast corner of the building and contains grass, concrete sidewalks, and a picnic table area covered by a fabric shade structure, gravel, and a tree which staff notes sheds sharp, thorny seed pods which can penetrate through children’s shoes. Another stucco-covered CMU wall encloses play areas on the south side of the building. A large tree recently fell within the playground area, and at the time of evaluation, had left a hole in the ground surrounded by plastic safety cones. Grass surrounding the play areas shows drought-stressed conditions and bald patches. A dead tree stands within the play area, but other shade trees are in good condition. Concrete sidewalks surround sand play areas, which hold outdated wood and metal play equipment. A metal shade structure covers part of the play areas. The low CMU wall allows unwanted visitors to jump over it and sleep within the playgrounds and equipment. Staff reports flies affecting all buildings on campus.

Underground municipal water, sewer, gas, and electrical lines serve the campus. Fire hydrants, electrical transformers, and accessible panels sit throughout the site. Un-knuckled, chain-link fencing surrounds the site with three rows of barbed wire along the top edge.
Building Assessment

Building 1: Amador Health Center and Annex, El Caldito Soup Kitchen

Building 1 was originally constructed in 1997/98 in three sections including a homeless shelter, the St. Luke’s Health Clinic, and the El Caldito Soup Kitchen. In 2017, the city renovated the north homeless shelter portion of the building to accommodate the renamed and expanded Amador Health Center. The Amador Health Center and Annex are called Suites A/B and Suite D. They are two separate single-story spaces within Building 1, with the El Caldito Soup Kitchen (Suite C) between them. Exterior signs on posts and the facade of the building identify each building section near their main entrances. The north section contains the Health Clinic, with a reception and two waiting areas, health services administrative offices, counselors offices, a conference room, pharmacy, and multiple exam rooms. This portion of the Health Center handles physical and situational health concerns, while the Annex handles mental health, including behavioral and addiction support services. The Annex contains a large lobby and office with a reception window and a walk-up harm reduction supply window accessible from the building’s exterior. Counseling offices, two restrooms, and a storage room comprise the remainder of the space. A larger set of restrooms and a storage room sit within the annex footprint, but they are only accessible from within the soup kitchen dining room. Both building sections show steel column and beam construction with CMU infill on concrete stem walls, and CMU structural columns and CMU infill on concrete stem walls in the center space. Steel column and beam structures hold standing seam metal roofs which shade the main entrances to the north health clinic and the central soup kitchen entrance. Corrugated metal wall panels and painted hollow metal frames hold storefront system windows and doors at these main entries. No covering protects the main entrance to the south health clinic annex. Painted CMU is in fair condition and shows cracks, cracked and peeling paint, water damage, and stains. Windows consist of fixed-pane, dual-glazed tinted glass units in painted hollow metal frames. Storefront system doors and sidelites show damaged and peeling tinting material. The lower panel of one door leaf at the entry into the soup kitchen is shattered. Some windows in both the north and south building sections are casement style and operable. Some doors in all three building sections are solid metal and show damage, and scratched and chipped paint. Windows exhibit a combination of shading devices including mini blinds, and staff-installed curtains. Mini blinds in the south annex are outdated.

Roofs over all three building sections show a combination of flat, single-ply membrane systems and sloped standing seam metal sections. Some portions of sloped standing seam metal roofs show no gutters. Water drains directly onto adjacent flat roofs where electrical panels, restroom exhaust pipes,
and mechanical ducts are located. Flat roofs exhibit dirt and stains, bubbles, and signs of patching and water ponding. Flat roofs exhibit soft spots, noise, and movement when tread upon. Outdated and abandoned heating, ventilation, and air conditioning (HVAC) equipment sits on rusted supports, and gas lines are unpainted. Water sits beneath combined heating and cooling units, and ducts show separation at seams which have been repaired with painted material which is dried and cracked. Sloped standing seam metals roofs are in good condition. Flashing and metal coping show exposed fasteners and some separation at seams. Some newer HVAC combined units sit on curbs. Staff reports that the flat roof over the south building section is less than a year old.

Amador Health Center and Annex
The Amador Health Center’s north building section (Suites A/B) features recent renovations which include a new room layout, finishes, fixtures, and equipment. Painted CMU walls with sound-absorbing panels, vinyl base, and high clerestory windows, vinyl composition tile (VCT) flooring, and exposed metal structural ceilings accentuate the entry lobby and waiting areas. A reception station sits facing the main entrance doors and is enclosed by partial height walls with wood panels, and sliding glass transaction windows in aluminum frames. Two undersized waiting areas sit to the south and west of the reception station. Walls throughout the north building section are CMU and painted gypsum board with vinyl base. Flooring materials include carpet and VCT separated by vinyl transition strips. Restrooms feature VCT and ceramic tile floors, and ceramic wall tiles. Fixtures, accessories, and grab bars are ADA compliant. Acoustic tile ceilings hold updated LED lights, and room signs are ADA compliant. Painted hollow metal frames hold wood doors, some with view lites. Clients receive medications from the pharmacy through a glass transaction window with a speaker, and transaction drawer within a laminate counter. Access into the pharmacy for staff is via an electronic badge locking mechanism. Laminate casework throughout the north building section is in good condition. Staff reports a prevalent sewer smell. Two repurposed exam rooms hold staff offices. Space is at a premium for the health center, and storage space is insufficient. The program has outgrown its space.

The Amador Health Center and Annex’s south building section (Suite D) features outdated, worn, and damaged finishes. Updates to the south building section include a recently replaced roof, and new exterior and interior paint. The main entrance doors into the Annex and adjacent windows sit on the west facade of the building, with no shade or protective covering. The concrete plaza in front of the building is a place where people gather and loiter, sometimes sitting against and blocking the doors. No secure entrance lobby protects the Annex or provides shelter from wind and weather into the main lobby space. The entrance lobby space is large and underused. A large reception office holds an interior transaction window into the lobby, which is not secure. Staff notes that this window would function more efficiently and safer as a pharmacy-styled window with a plexiglass window with a speaker and transaction drawer. A walk-up window at the opposite end of this office serves clients from the exterior of the building where staff distributes harm reduction supplies. Staff notes that this window would also be more secure with the same pharmacy-styled unit. This office is large, underused and not secure. The interior corridor has access through a door adjacent to the reception window, with an insufficient locking mechanism. No restroom serves clients from within the lobby. No personal lockers or storage spaces are offered for clients. Gypsum-board partitions end at the suspended acoustic ceilings, and provide insufficient sound barriers between offices. Staff offices lack separation by function, compromising privacy. An exit door at the end of the main corridor functions as a staff entry and delivery location. A doorbell next to this door on the building exterior incites clients wishing to gain
entrance into the secured portion of the building. The door offers no peephole or visibility to the exterior. Offices contain unused sinks and outdated laminate cabinets. Painted wood office doors with no view lites sit in painted hollow metal frames in poor condition with chipped and peeling paint, stains, and dents. Staff notes that doors without view lites are not safe. Some doors do not close securely in their frames. No identifying room signs define any of the spaces. Casement-style windows with mini blinds sit in painted CMU walls. Walls are painted with semigloss finish paint, causing the adhesive material on the vinyl base to fail, resulting in peeling base throughout the spaces. Outdated acoustic tile ceilings show water stains, dirt, and damaged tiles. Fluorescent lights show stained lenses. Roof leaks have damaged ceiling tiles, which have been repainted to cover stains. Laminate throughout the Annex shows peeling material and stains. VCT and ceramic floor tiles are outdated, and show stains and wear. Vinyl transition strips show chips and delamination. Two restrooms with damaged, stained, and missing VCT floors show floor drains without caps. Sewer odors permeate the spaces. Fixtures are outdated and ADA noncompliant. No grab bars serve the restrooms. Outdated ceramic tiles on wet walls show stains, and water damage. Uninsulated pipes sit beneath noncompliant sinks. A drinking fountain lacks wall protection and ADA access from the front or sides. Electrical supply is insufficient to the annex. Breakers often trip, and staff notes an insufficient number of outlets. Staff also notes that temperature control is poor in the offices. The program has outgrown its space, and an addition to the northeast corner of the building is in the design process.

El Caldito Soup Kitchen
The El Caldito Soup Kitchen (Suite C) dining room, kitchen, storage spaces, and restrooms occupy the center of Building 1, between the two health clinic sections. The front façade is recessed from the two adjacent building sections, shows painted corrugated metal panels, and is covered by the roof which extends over the entire building section. No secure entrance lobby protects the dining room or provides shelter from wind and weather. A bench sits next to the entry doors which provides shaded seating for clients. Fly-catching strips sit in front of the entry doors, which staff notes do not function to control the significant fly population. Tinted coating on the doors is peeling and damaged. One leaf of the doors holds a shattered glass panel. Door frames exhibit dents and damage. Corner guards which flank the entry doors show broken and chipped material with exposed drywall and broken floor tiles. Outdated, damaged, and stained pulldown-style window blinds cover the high storefront windows and sidelites. Finishes throughout the central space are outdated, worn, show permanent stains and dirt, and damage. Room signs are either missing or ADA noncompliant. The dining room is a tall space, with an exposed roof pitch, painted structure, and high clerestory windows. Suspended LED lights brighten the space. Painted CMU walls hold damaged and delaminating vinyl base material. The south CMU wall shows water damage and stains. Outdated ceramic tile floors show permanent dirt and stains, aging, stained grout, and damage from caustic cleaning products. The space is small for the volume of people who receive meals. The shutter at the dish window does not close correctly, and the stainless steel counter shows separation on the underside with a large gap between the CMU wall and the underside of the counter. Staff has installed wood blocking to support the counter here, and notes the presence of insects in this gap.

The kitchen contains a food pick-up line area, dish and equipment pantry, hot lines and food preparation areas, dish room, a large walk-in cooler, two dry storage pantries, an office, a small laundry space, and a dedicated staff restroom all within a 1,200 square-foot space. The delivery door is on the east end of the space, and opens onto a concrete sidewalk area at the rear of the building. The direction
of travel through the food pick-up line flows from the entry door, located on the north wall of the dining room directly adjacent to the south entrance door wall, then through the exit door, located to the north along the same wall, and next to the dish window. The setup is crowded and does not function efficiently. No walls or doors separate the food pick-up line from the kitchen. Finish materials in the kitchen are outdated and worn, and in poor condition. Textured quarry-tile floors and grout show permanent stains and dirt. No fiber-reinforced plastic panels (FRP) protect stained and damaged CMU walls, and coated acoustic tile ceilings and fluorescent light lenses are coated with grime. Most of the ceiling tiles are not coated and exhibit damage and stains. Staff has taped kitchen towels to protect a corner of the hood over the dish machine. This corner is low and protrudes into the work space, where staff can hit their heads. Stainless steel counters exhibit dents and laminate casework is worn, peeling, and damaged. Food preparation areas with integral stainless steel sinks, counters, and wall protection panels are in good condition. Many pieces of equipment are aging and stained. No mechanical supply or return ducts serve pantry 3, which holds dry goods, and supplies. VCT floors in this pantry are outdated and badly worn. Acoustic ceiling tiles show water stains. Multiple freezer units line the east wall. An ADA-noncompliant drinking fountain with no wall protection sits directly next to a hand-washing sink, which blocks its access. Tile floors end at an unprotected edge and cover a small ramp down a level change of four inches into an open storage area in front of the walk-in cooling unit. A narrow space beside the walk-in and the wall of the room serves as a maintenance storage space. Painted gypsum-board walls with no base show damage and wear. The dish pantry holds free standing freezer units and wire storage shelves. Pantry 2 is a long, narrow space which holds wire shelves and dry goods. An open door frame shows damage, dents, and peeling paint. Pantry 1 is a similar space. Both pantries have concrete floors. A small alcove holds a washer and dryer and floor utility sink. Walls surrounding this sink show severe water damage, and rotting gypsum board. No protective housing surrounds exposed heating coils attached to the opposite wall near the ceiling. A staff restroom shows water-damaged quarry tiles behind the toilet, and no wall protection on the wet wall. Vertical grab bars are not installed, and the painted gypsum-board ceiling show water damage and large bubbles. The painted gypsum-board wall behind the sink shows water damage, bubbles, and rotting material. No corner guards protect walls and partial wall corners throughout the kitchen, which show severe damage. Staff reports roof leaks damaging light fixture lenses, and a leaking roof pipe damaging the CMU wall on the dining room’s southwest side.

A storage room on the south side of the dining room holds dry and canned goods on wire shelves, and doubles as the program manager’s office. A drinking fountain adjacent to restrooms on the south side of the dining room shows no wall protection, no corner guards, and is ADA noncompliant. Restroom finishes are outdated and worn. Porcelain and ceramic tile floors and walls are outdated, mismatched, and show permanent dirt and grime. A laminate countertop held in place with exposed wood supports shows water damage, and peeling, chipped material. A painted metal privacy screen attached to the counter in the men’s room is peeling away from the countertop. Quarry tile wall base in the women’s room is broken and some tiles are missing. The laminate counter in the women’s room is peeling away from the surrounding partition and wall. Metal partitions are mismatched and show rust damage. No vertical grab bars serve the ADA stalls. Room signs are either missing or are ADA noncompliant. Space is at a premium in the soup kitchen and dining room, and all spaces serve as storage. The program has outgrown its space and must use external storage units to meet its storage space requirements. A small CMU building addition located on the east side of the Annex (Suite D), shows a standing seam metal roof. This addition houses food and pantry storage for the soup kitchen and has external access near the
kitchen delivery area. A mechanical unit sits on the ground adjacent to this addition.

Building 1 is heated and cooled by roof-mounted combination units. Staff reports that the system is not functional on the southwest side of the dining room. A fire suppression system serves the central soup kitchen and dining room, and the health clinic annex. No fire suppression system serves the north health clinic.

Building 2: Jardin de los Ninos
Constructed in 2000/2001, Building 2 holds Jardin de los Ninos, a daycare and early learning facility which serves homeless and nearly homeless children. The building is designed with three distinct wings. The first wing, which contains the main entrance and reception/waiting area also houses staff offices, a small clinic and exam room, public restrooms, a donations room, kitchen, and common room. The second wing contains a small library and resource room, staff offices, and infant and toddler classrooms. The third wing provides classroom spaces for mobile infants through pre-kindergarten students, and a kindergarten through 5th grade before- and after-school classroom. The three building sections surround a central courtyard with a CMU wall and gate at a narrow edge not enclosed by the building. The seven classrooms each open into play yards protected by low CMU walls.

The main entrance is clearly defined by an arched architectural element with a metal roof which provides protection from the elements. Building construction includes steel frame with an exterior insulated finish system (EIFS), and painted CMU. Painted hollow metal frames hold dual-glazed fixed panel windows. A painted hollow metal storefront system with fixed pane sidelites and a single door defines the main entrance which opens into a reception area, with no secure vestibule. Staff notes that the absence of a secured entry vestibule results in visits from noncustodial parents and unwanted visitors who use the covered entrance area as a sleeping place and a restroom. This main entrance lies at the front of the building facing the combined parent and bus loop, and serves as the main entrance for visitors, and parents with students. Other entries into the building consist of painted storefront systems and doors, and solid metal doors which show wear, rust, and faded paint. A gravel-covered courtyard sits amid the three building sections, with a concrete sidewalk running through the center and connecting exterior doors which access to a classroom corridor to the south and a staff corridor to the north. This courtyard lacks adequate drainage and frequently floods. Staff notes that this courtyard is underused and lacks play and other equipment. EIFS on the building’s sides which face walled play areas shows damage, dents, and faded colors. A five-foot high painted CMU wall with painted wood gates protects the play areas, accessed directly from classrooms. Sidewalks directly adjacent to the building are covered by shed-style metal roofs which are attached to the building, and supported by painted metal columns, and protect the classroom entry doors. Play areas hold grass and sand fall areas beneath outdated and wood play structures. A large pitched metal roof structure provides some shade. Staff notes that unwanted visitors frequently jump over the CMU walls and sleep among the play equipment, under the roof structure, and against the covered side of the building. These visitors also use the play areas and equipment as a restroom.

Roofs over Building 2 show a combination of flat, single-ply membrane systems and sloped standing seam metal sections. Flat roofs exhibit dirt and stains, bubbles, signs of patching and water ponding, soft spots, noise, and movement when tread upon. The single-ply system exhibits exposed fasteners,
separation at seams, and multiple sections of material pieced together at parapets. Roof drains show poor drainage with dirt, permanent stains, and a buildup of material and water ponding. Unpainted gas lines show rust and sit on rotting wood supports. Sloped standing seam metal roof sections are in good condition. Flashing and metal coping show some separation at seams. Newer HVAC combined units sit on curbs. Staff reports that persistent roof leaks cause repeated damage to ceilings within the building. The roof is scheduled to be replaced in 2022.

Jardin de Los Ninos exhibits outdated and worn finishes, and insufficient space for its program. The main entrance door brings visitors into a reception area with no secure entry vestibule. Outdated and worn textured porcelain tiles, and grout with permanent stains and wear cover the floors. Walls exhibit painted CMU and gypsum board with porcelain tile base. Acoustic ceiling tiles with integral fluorescent lights show water damage and stains which have been covered with paint. A laminate reception desk separates the waiting area from staff areas and shows chips and peeling material. A wood door on the west side of the reception area leads into a behavioral health clinic. The front office of this two-room suite shows outdated and worn sheet vinyl flooring, fixed-pane windows with mini blinds, and painted EIFS and gypsum-board walls. Acoustic ceiling tiles show recessed can lights, and surface mounted track fixtures. A single wood door leads into an exam room which is filled with storage materials, and contains a portable sink and exam table. A second door leads from the reception room into a common room which serves for meetings and meal service. The space is tall with minimal windows and no sound absorbent panels. Staff notes that this room is inefficient and loud, and that the food pick-up window, which separates the common room from the kitchen, allows noise during meal preparation to permeate during meetings. Staff also notes deficiencies with the delivery of heating and cooling in all three of these spaces due to the lack of temperature control. The common room is filled with donations, storage items, tables and chairs. Outdated finishes include aging and worn VCT floors, a vaulted metal panel ceiling, and painted CMU walls. Breakfast and lunch are prepared and served from the kitchen, which is tiny and inefficient. Clearances between equipment and counters is tight. The kitchen offers no dedicated staff restrooms or lockers. The kitchen does not meet the US Occupational and Health Administration (OSHA) standards for clearances and accommodations. Storage is undersized for the kitchen program. Textured quarry floor tiles and grout show permanent dirt and grime and chemical damage. Fiber-reinforced plastic panels on walls protect the surfaces from dirt and grease. Plastic-coated acoustic ceiling tiles show dirt and grime stains. A donation room with cracked concrete floors holds an unused overhead door. Donations come in through a single solid metal door. Storage cabinets and shelves line the walls, some with holes cut into the backs to access light switches and the thermostat. The room is crowded with donations and kitchen storage materials. A third door in the reception area leads to a corridor with entrances to the common room, kitchen, donations room, a small staff lounge, two public restrooms, and a short corridor which provides an exit into the central courtyard. Acoustic ceiling tiles in the staff lounge show water stains, and damaged and repainted acoustic ceiling tiles. Staff reports that the lights in this room cannot be used due to water damage and infiltration from roof leaks. Restrooms show porcelain tile floors, ceramic tile and painted gypsum-board walls, and laminate counters with water damage and peeling material. Fixtures show iron stains and accessible stalls are ADA noncompliant, with no vertical grab bars.

Narrow corridors curve and branch in multiple directions, which makes wayfinding and orientation difficult. Storage items and carts with food baskets sit in the corridors. Textured walls, wood chair rails, and corners show damage and chipped paint. Many corridor wall corners are without protective corner
guards. Curved walls with built-in painted gypsum-board benches sit opposite classroom entrances, which are recessed from the corridors in clusters of two, with a single classroom and entry door at the corner which connects the two main classroom wings. Outdated carpet in the staff storage and work area behind the reception desk exhibits damage from recent flooding. Offices show carpet in fair to good condition, painted and textured gypsum-board walls with vinyl base, and damaged and repainted acoustic ceiling tiles. A small office serves multiple functions, which staff notes require separate spaces. Staff notes that the quantity of therapy rooms is insufficient. A toilet fixture in the single unisex staff restroom runs persistently. A small library and resource room are undersized for the program. Classrooms show VCT and outdated carpet floors, separated by vinyl transition strips, and 18” high painted gypsum-board walls with painted wood caps. Painted gypsum-board soffits separate ceiling sections and help to define the restroom/changing/kitchen area between classrooms. Outdated and damaged laminate cabinets and counters show wear, stains, broken, chipped, and peeling material. Low wall-mounted sinks with uninsulated pipes show leaks which have stained the VCT floor beneath. Painted hollow metal storefront systems hold dual-glazed, fixed-pane glass windows and doors with damaged and peeling paint. Restrooms between classrooms show outdated and stained porcelain floor tiles and ceramic wall tiles. Fixtures are stained and aging. No vertical grab bars serve the restrooms. No visual connection exists between classrooms, classroom corridors, and the front reception area and administrative offices. Classrooms are crowded and filled with storage materials. Jardin de Los Ninos has outgrown its space and shows no room for growth.

Building 2 is heated and cooled by roof-mounted combination units. Staff reports that they have trouble controlling temperatures within the building, and that zones and thermostats are not well coordinated. Electrical outlets throughout the building are insufficient in quantity. No fire suppression system serves the building.

Building 3: Mesilla Valley Community of Hope, Casa de Peregrinos
Constructed in 2004/2005, Building 3 holds the Mesilla Valley Community of Hope administrative offices and client support services on the east half of the building, and the Casa de Peregrinos Food Rescue Warehouse on the west half. The eastern building portion contains a community-based laundry room, four community-accessible restrooms - two with showers, a reception area, donations room, a resource room, offices, counseling rooms, and one staff restroom. The western portion contains a delivery garage, a large packaging and storage space, refrigerated and dry storage, offices, a single unisex restroom, a reception office, and a waiting area used for volunteer coordination, meetings, and as a work room.

Three main entrances serve the building, all opening onto a concrete pentagonal shaped entrance plaza that acts as a gathering space. Entrance doors are in close proximity to and facing each other, which creates congestion. Concrete shows permanent stains and dirt, and deterioration and erosion at the edges. The east facing side of the building sits in shade during the warmest times of the day. Visitors, clients, and people awaiting services sit along the shaded concrete sidewalk on the building’s east side. Shade trees planted in a xeriscaped area separate the east side of the building and its sidewalk from the concrete curb along the campus access drive. Perforated metal lockers provide temporary storage, and show rust. Trash litters the sidewalk near the lockers. Building 3 is a steel frame structure with an EIFS coating, on concrete stem walls. Exterior doors consist of painted metal storefront systems with fixed-pane glass door panels and sidelites, and solid painted metal doors which show faded and scratched
paint, rust, and dents. An overhead roll-up door provides access for delivery/loading of trucks in the Food Rescue Warehouse, and shows damage and dents. Wall corners surrounding the door show damage and exposed, dented metal corner beads. Painted hollow metal frames hold single-glazed, fixed-pane glass windows with peeling and damaged tinted coatings. Solid metal shade structures above windows on the east and south sides of the building protect the tops, south, and west sides of the windows from direct sunlight. The EIFS shows dirt, wear, and damage, particularly at the main entrance plaza.

Roofs over Building 3 show a combination of flat, single-ply membrane systems and sloped standing seam metal sections. Flat roofs exhibit dirt and stains, bubbles, signs of patching and water ponding, soft spots, noise, and movement when tread upon. Roof material shows a painted coating in some areas. Deteriorating and peeling material appear close to edges without flashing, and some membrane material covers parapet cap edges. Painted gas lines show rust. Sloped standing seam metal roof sections cover the resource room and restrooms which sit below. The standing seam metal roof material is applied to the top part of the vertical surface EIFS-covered walls on this portion. The metal roof material shows buckling and separation from the EIFS. Permanent dark water stains show on the EIFS, directly corresponding to the standing seams of the metal roofing material applied to them. The EIFS is in poor condition, with water damage, holes, and deteriorating material. Staff reports that ceiling leaks are repaired as they occur. Flashing and metal coping show some separation at seams.

Mesilla Valley Community of Hope
The Mesilla Valley Community of Hope administrative offices, restrooms, and the resource center show aging and worn finishes, in poor condition. The front reception area, desk, and open corridor contain built-in concrete benches which are covered with gypsum plaster and paint. Rounded edges, corners, and the base of the benches exhibit damage, missing paint, and exposed concrete. Polished concrete floors in corridors show wear and loss of finish from the front area to the staff corridor. Offices hold concrete floors with an integral color finish, and outdated, worn carpet separated by vinyl transition strips. Painted gypsum-board walls show metal channel reveals in similar patterns to the exterior EIFS. Wood chair rails sit at 36” and vinyl base is peeling away from walls. Painted hollow metal frames hold fixed-pane, single glazed windows with outdated mini blinds. Painted hollow metal frames hold wood doors with lever-style hardware, and are in good condition. Room signs are adequate and ADA compliant. Ceilings are acoustic tile, with integral fluorescent and LED lights. Ceiling tiles are painted where roof leaks have occurred. A donations room is filled with materials, and donations sit in corridors awaiting sorting and distribution. Unused and outdated furniture sits in alcoves near shower rooms. No separation protects the staff corridor from the front entry area and reception counter, where people awaiting services, counseling, and laundry sit and gather. Offices are crowded and over extended. Single-occupant offices hold two to three people, and in one instance, five people. A workstation with panels sits in a corner of the staff corridor, and another in the corner of the resource room. Electrical supply is deficient in the building with an insufficient number of outlets for the number of occupants. Staff utilizes multiple power cords and strips. The resource room is a tall space with a vaulted, exposed structure and ductwork ceiling, and high clerestory windows. A corner of the room holds outdated and damaged laminate cabinets and counter with a sink, microwave, and refrigerator. The sink sits too high to be accessible. Another corner of the room holds a staff-installed workstation with a panel and a curtain suspended from coat hangers to provide privacy. Work equipment and a copier sit in another corner of the space, and bookshelves line the walls near the entry. The space is crowded with furniture,
and hosts multiple functions.

The laundry, shower, and restrooms are worn from overuse, are in poor condition, and show worn and damaged finishes. One staff restroom serves all of the staff and volunteers and is insufficient for the number of people who use it. Outdated ceramic tile floor and walls are in good condition. No vertical grab bar, and a paper towel dispenser mounted too high for access, make this restroom ADA noncompliant. Client shower rooms and restrooms with epoxy-coated concrete and ceramic tile floors, show permanent dirt, stains, damaged and stained grout. Laminate counters with sinks and wood edges exhibit wear, water stains and faded material, and metal partitions with rust, damage, and dents. The epoxy coating on the floors is peeling and stained. Ceramic tiles and grout in the showers show dirt, stains, permanent grime, and bleached and missing material. Plastic shower curtains at shower entrances are covered with grime. No vertical grab bars serve accessible toilet stalls, which makes them ADA noncompliant. Painted gypsum-board ceilings show water damage, stains, and deteriorating, falling material. Wood thresholds separating the concrete/epoxy floors and ceramic tile are rotting and splintered. Missing ceramic tiles are replaced with mismatched tiles, or filled with grout. An accessible shower stall is unusable, and filled with discarded furniture. No ADA-compliant shower stall serves the community. Client restrooms have access from a lobby space at the south end of the entrance plaza, and sit adjacent to the resource room. The lobby space is small and crowded when clients enter to utilize the facilities, and obtain clothing from tables located in the space. The restrooms show ceramic tile floors and grout with stains and wear, metal partitions with rust and damage, and laminate counters with wood edges which exhibit wear, stains, and faded, bleached material. No vertical grab bars serve toilet stalls, and hand dryers are mounted too high for ADA compliance.

Casa de Peregrinos
The Casa de Peregrinos Food Rescue Warehouse sits on the west side of Building 3, and shows aging and worn finishes in fair to poor condition. The large warehouse serves as food storage and packaging. Freezers and a large walk-in refrigeration unit hold perishable foods and meats. The space is crowded and filled with industrial shelving, shopping carts, boxes, and various other bins and boxes containing items for distribution. Epoxy-coated concrete floors show damage and scratched coating. Painted, exposed structure and ducts occupy the ceiling, and chicken wire holds paper-coated insulation in place. Painted steel columns stand dispersed throughout the space. A dish washing area contains double stainless steel sinks and a commercial washing system. Chemicals sit on stainless steel counters and shelves. Two offices are accessed from within the warehouse near the dish area. A single restroom serves the entire staff and volunteers, and is insufficient for the number of people who use it. A reception office has access from the warehouse and the staff/volunteer corridor. A single door leads from the dish area in the warehouse to the staff and volunteer corridor with two offices, entry into the reception office, and a large open waiting area, which serves for volunteer coordination and the assembly and distribution of food baskets. Outdated and worn carpet in the offices shows stains and damaged material. Multiple extension cords supply power to equipment. Too few outlets in offices necessitates the use of power strips by staff. Roof leaks have caused water damage at painted gypsum-board walls. The staff/volunteer corridor shows concrete floors, painted gypsum-board walls with a wood chair rail and stained vinyl wall base, and water damaged and stained acoustic ceiling tiles. Walls and ceilings exhibit severe water damage and damaged finish materials. The entire suite is overused and crowded.

Roof-mounted combination units heat and cool Building 3. Some units are aging, and air handling
filters show rust and damage. Zones and thermostats are not well coordinated. Large warehouse spaces are difficult to heat and cool, and control of temperatures is a challenge for staff. Electrical outlets throughout the building are insufficient in quantity. No fire suppression system serves the building. The functions within Building 3 have outgrown their spaces.

Camp Hope
Camp Hope is a self-governed, temporary tent camp on the southwest side of the campus. An outdoor kitchen, partially sheltered tent pads, and a small restroom/shower building serve the tent community. Covered outdoor spaces provide access to clothing and simple household and personal necessities exchange areas, and gathering spaces. The residents of Camp Hope tend a community garden. The restroom/shower building is a small, painted CMU structure with a standing seam metal roof. Painted metal doors stand open and show dents and damage. Concrete floors and painted CMU walls inside the entry to each restroom show wear, and painted gypsum-board entry walls exhibit damage, dents, and peeling paint. Interior spaces are poorly lit.
Adequacy and Environment

The Mesilla Valley Community of Hope (MVCH) campus, comprised of three main buildings, is an important part of the Las Cruces community, and a vital lifeline for the homeless, near homeless, addicted, and indigent population in southern New Mexico. The goods and services provided through the program are a necessary survival means for people in life-altering transitions. Services include housing, case management, employment coaching, mental, behavioral and medical health care, food, clothing, and household goods distribution, prepared meals, daycare, showers, and laundry facilities. Each of the three main buildings serves a vital role in providing these programs and services, and the importance of their condition and adequate size is the cornerstone to the success of all of the programs. The presence of a community-accessible campus which provides all of the goods and services within a singular location is the best possible solution for the population served.

The campus is at risk with insufficient active security. The program is designed to be inclusive for all who need services; however, the layout and open access to the campus compromises safety and security observation. The single, long entrance drive from Amador Ave. is difficult to supervise and creates a long path of travel. The locations of the buildings present challenges for some of the programs. The Jardin de los Ninos daycare center in Building 2 sits in the center of the site, between the Amador Health Center and El Caldito Soup Kitchen in Building 1, and the MVCH administrative offices and Casa de Peregrinos Food Rescue Warehouse in Building 3. Security is challenging for Buildings 1 and 3, with children attending the daycare exposed to adult activities at these buildings and their entrance plazas. Building 2 is also located at the end of the campus entrance drive, and lacks an adequate bus and parent loop. No dedicated parking lot serves Building 2. Campus and building signs are difficult to see, and set back from the entrance drive. Camp Hope is self-governed and well guarded by the temporary residents of the community. It exists as its own micro-community within the campus, although access to it is only gained by crossing through the campus.

Building 1 exhibits outdated, worn, and damaged finishes. Spaces are too small for the programs and community served. Programs have outgrown their spaces, and storage is insufficient. The layout of rooms within the different building sections is confusing and inadequately marked. ADA accommodations are insufficient. Roofs exhibit leaks, and mechanical equipment is outdated and partially functional. Electrical services are insufficient for all spaces in Building 1. The entrance plaza, and area surrounding a walk-up harm reduction supply distribution window, present opportunities for people to hang out. These areas are located in direct sight lines and close proximity to Building 2, which
contains the daycare program.

Building 2 exhibits outdated, worn, and damaged finishes. Spaces are inadequate in size and number for the program, and storage is insufficient. The program has outgrown the building. Furniture is outdated, worn, and damaged. Fixtures are outdated, worn, and damaged. The layout of the building is confusing, inefficient, and inadequately marked. No secure entrance vestibule secures the building. The kitchen and common room are insufficient in size. ADA accommodations are insufficient. Roofs exhibit leaks, and mechanical equipment does not function efficiently for the building. Outdoor playgrounds exhibit outdated play equipment and poor fall surfaces. Play areas are not secure. Electrical outlets are insufficient in number for Building 2.

Building 3 exhibits outdated, worn, and damaged finishes. Spaces are inadequate in size and number for the programs and community served. Programs have outgrown their spaces, and storage is insufficient. The Food Rescue Warehouse now handles more than ten times the amount of food that it was originally designed to distribute. Roofs exhibit leaks, and mechanical equipment is outdated and partially functional. Electrical services are insufficient for all spaces in Building 3. No secure entrance vestibule serves the building. The entrance plaza, and area along the building’s east edge, present opportunities for people to hang out. These areas are located in direct sight lines and close proximity to Building 2, which contains the daycare program. No secure separation protects the staff corridor from the entrance lobby, which is another area where people hang out. Restrooms and showers are in need of significant upgrades.

Restrooms and shower facilities for the community are insufficient for the population served. Portable restrooms throughout the site are unsanitary and overused. Few developed shaded and supervised gathering areas are available for the community. Clients, and those awaiting goods or services, utilize any shaded area in which to gather or loiter. Parking lots show faded paint and inadequate ADA-compliant parking spaces. Landscaping and xeriscaping show erosion, water ponding, and deterioration.

No secure, shaded central gathering space serves the campus. Security cameras do not surveil the entire site and building exteriors. The campus lacks a centralized public address system. No lockable gate serves the entrance drive.
Review Participants

Nicole Martinez, MVCH Executive Director
Michelle Saenz-Adames, Jardin De Los Ninos Director
Brian Hollinger, El Caldito Soup Kitchen Operations Manager
Ray Stewart, Amador Health Center Programs Director
Maggie Hirsch, ARC Facilities Evaluator
## 2021 CIP List of Projects for Mesilla Valley Community of Hope

<table>
<thead>
<tr>
<th>Project No.</th>
<th>Code</th>
<th>Project Name</th>
<th>MACC</th>
<th>Project Budget</th>
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<tbody>
<tr>
<td>500.2001</td>
<td>4.06.B03.3.</td>
<td>Parking Lot Improvements</td>
<td>$2,469,894</td>
<td>$3,149,115</td>
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<tr>
<td>500.2002</td>
<td>4.06.D06.2.</td>
<td>Security Improvements</td>
<td>$463,834</td>
<td>$591,388</td>
</tr>
<tr>
<td>500.2003</td>
<td>4.06.B01.4.</td>
<td>Campus Improvements</td>
<td>$396,072</td>
<td>$504,991</td>
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<tr>
<td>500.2004</td>
<td>4.06.B02.4.</td>
<td>Landscaping and Site Improvements</td>
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<td>$222,187</td>
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<tr>
<td>500.2005</td>
<td>4.05.E01.3.</td>
<td>Refurbish Camp Hope Restroom/Shower Building</td>
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<td>$42,626</td>
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<tr>
<td>500.2006</td>
<td>4.06.B08.3.</td>
<td>Playground improvements</td>
<td>$454,238</td>
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<tr>
<td>500.2007</td>
<td>4.08.C05.2.</td>
<td>Roof Replacement</td>
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<td>$1,228,326</td>
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<tr>
<td>500.2008</td>
<td>4.05.D04.2.</td>
<td>Electrical Upgrades</td>
<td>$701,064</td>
<td>$939,426</td>
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<tr>
<td>500.2009</td>
<td>4.04.G01.2.</td>
<td>Building 1 Improvements</td>
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<td>$3,384,029</td>
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<td>500.2010</td>
<td>6.00.F13.2.</td>
<td>Alternative Solution - Soup Kitchen Replacement</td>
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<td>$0</td>
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<tr>
<td>500.2011</td>
<td>6.04.F01.2.3.</td>
<td>Building 2 Improvements and Additions</td>
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<td>$10,810,534</td>
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<td>500.2013</td>
<td>6.04.F02.3.</td>
<td>Building 3 Improvements</td>
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<td>500.2014</td>
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<td>Mechanical Study</td>
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<td>$2,099,018</td>
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<td>500.2015</td>
<td>4.13.D05.3.</td>
<td>Plumbing Study</td>
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<td>$306,518</td>
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<td>500.2016</td>
<td>4.13.B05.2.</td>
<td>Drainage Study</td>
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<td>$613,035</td>
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<td>500.2017</td>
<td>1.05.D04.2.</td>
<td>Public Address System Installation</td>
<td>$26,987</td>
<td>$36,163</td>
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</tbody>
</table>

**Total of Project Budgets** | **$26,138,756**
Project 500.2001 · Parking Lot Improvements

**Facility:** Mesilla Valley Community of Hope  |  **IDNO:** 500
**Category:** 4.  |  **Type 1:** 06.  |  **Type 2:** B03.  |  **P/Class:** 3.

**Project Description**

No dedicated, paved parking lot serves Building 2. Unenclosed dumpsters sit in an unpaved area adjacent to Building 2 and behind Building 3. The parking area behind Building 3 is not paved or marked. The parking lots in front of Buildings 1 and 3 show peeling paint, oil stains, loose gravel, sand erosion, cracks, and patching. ADA-accessible parking spaces show faded paint and noncompliant signs.

Construct paved parking lots which include ADA-compliant spaces adjacent to Building 2, and behind Buildings 1 and 3. Construct a dumpster enclosure. Repave the parking lot in front of Building 1, including the front loop. Repaint parking spaces, including new ADA-compliant spaces and signs. Repave the parking lot in front of Building 3, including new ADA-compliant spaces and signs.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Construct parking lots</td>
<td>1.1437</td>
<td>48,222.0</td>
<td>SF</td>
<td>1.00</td>
<td>$48.59</td>
<td>$2,343,107</td>
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<tr>
<td>2 Construct dumpster enclosures</td>
<td>1.2119</td>
<td>2.0</td>
<td>EA</td>
<td>1.00</td>
<td>$20,790.00</td>
<td>$41,580</td>
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<tr>
<td>3 Repave parking lots</td>
<td>1.1417</td>
<td>40,615.0</td>
<td>SF</td>
<td>1.00</td>
<td>$1.90</td>
<td>$77,169</td>
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<tr>
<td>4 Paint parking spaces</td>
<td>1.1439</td>
<td>95.0</td>
<td>Stall</td>
<td>1.00</td>
<td>$40.35</td>
<td>$3,833</td>
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<tr>
<td>5 ADA parking spaces</td>
<td>1.1412</td>
<td>11.0</td>
<td>Stall</td>
<td>1.00</td>
<td>$382.31</td>
<td>$4,205</td>
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</tbody>
</table>

**Maximum Allowable Construction Cost**  $2,469,894

**Total Project Cost**  $3,149,115
Project 500.2002 · Security Improvements

Facility: Mesilla Valley Community of Hope  IDNO: 500
Category: 4. Type 1: 06. Type 2: D06. P/Class: 2.

Project Description

The campus is vulnerable, with no secure gate or gatehouse at the main entrance drive. Buildings 2 and 3 lack secure entrance vestibules. The soup kitchen and the health center annex at Building 1 also lack secure entrance vestibules. Security cameras on the site provide inadequate coverage.

Construct a vehicle checkpoint, including a small gatehouse (50 SF) and a motorized gate with key card control.
Construct secure entrance vestibules (4 x 300 sf) - two at Building 1 and one each at Buildings 2 and 3. Install additional security cameras throughout the site.

Vestibule additions: 1,200 sf / 0.9 = 1,333 GSF

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Construct gatehouse</td>
<td>3.2126</td>
<td>50.0</td>
<td>SF</td>
<td>1.00</td>
<td>$175.00</td>
<td>$8,750</td>
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<tr>
<td>2 Install gate</td>
<td>1.4117</td>
<td>1.0</td>
<td>LF</td>
<td>1.00</td>
<td>$6,136.05</td>
<td>$6,136</td>
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<tr>
<td>3 Construct secure entrance vestibules</td>
<td>3.2112</td>
<td>1,333.0</td>
<td>SF</td>
<td>1.00</td>
<td>$310.00</td>
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<td>4 Install security camera head end</td>
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<td>EA</td>
<td>1.00</td>
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<tr>
<td>5 Install security cameras</td>
<td>2.4024</td>
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<td>EA</td>
<td>1.00</td>
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<tr>
<td>Maximum Allowable Construction Cost</td>
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<td></td>
<td>$591,388</td>
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</tbody>
</table>
Project 500.2003 · Campus Improvements

| Facility: Mesilla Valley Community of Hope | IDNO: 500 |
| Category: 4. | Type 1: 06. | Type 2: B01. | P/Class: 4. |

Project Description

The parent and bus loop for Building 2 is undersized, and its location and design interfere with other campus traffic. Emergency vehicle lanes on campus show faded and peeling paint. Exterior lighting is outdated and insufficient. Wayfinding and building signs are outdated, missing, and inaccurate. No lit campus identifying sign sits on Amador Avenue, and the site access road is difficult to find. Concrete stairs at Building 3 show cracks and damage, lack contrasting edges, and the handrails are ADA noncompliant. Entrance plazas outside Buildings 1 and 3 exhibit damaged and stained concrete and cause crowded circumstances. Upon completion of secure entrance vestibules into Buildings 1 and 3, replace entrance plazas. To accommodate a secure entrance vestibule at Building 3, the existing stairs and handrails will need to be removed and replaced.

Construct a parent/bus loop at Building 2. Paint curbs to define emergency vehicle access. Install additional and replacement lights at building exteriors and throughout the campus. Install campus directional signs and building identification signs. Install a site marquee sign at the entrance to the access drive with electrical power for lighting (assume a 20’ trench to nearest power connection). Replace the exterior concrete stairs and handrails at Building 3. Construct entrance plazas with landscaping at Buildings 1 and 3.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Construct a bus and parent loop (adj. for buses)</td>
<td>1.1434</td>
<td>1.0</td>
<td>Per</td>
<td>1.50</td>
<td>$51,909.52</td>
<td>$77,864</td>
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<td>2 Paint curbs (adj. for specialty paint)</td>
<td>2.3328</td>
<td>742.0</td>
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<td>2.00</td>
<td>$2.96</td>
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<td>3 Install site lighting</td>
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<td>EA</td>
<td>1.00</td>
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<td>4 Install wall-mounted lighting</td>
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<td>5 Install directional campus signs</td>
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<td>6 Install building identification signs</td>
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<td>7 Construct a foundation for marquee sign</td>
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<td>#</td>
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<td>8</td>
<td>Electrical power connection to marquee sign</td>
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<td>Install a site marquee sign</td>
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<td>Construct concrete stairs</td>
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<td>Install handrails</td>
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<td>Construct entrance plazas</td>
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<td>13</td>
<td>Demolish stairs and handrails</td>
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<td></td>
<td></td>
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<td>$396,072</td>
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<td><strong>Total Project Cost</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$504,991</strong></td>
</tr>
</tbody>
</table>
Project 500.2004 · Landscaping and Site Improvements

**Facility:** Mesilla Valley Community of Hope  **IDNO:** 500  
**Category:** 4.  **Type 1:** 06.  **Type 2:** B02.  **P/Class:** 4.

![Image of landscaping area](image)

**Project Description**

Xeriscaped areas throughout the campus exhibit erosion, missing aggregate, and exposed and torn underlayments. Sand and rocks wash onto sidewalks, and large regions have no ground cover and inappropriate ground covering materials. Water washes dirt, sand, and xeriscape materials onto sidewalks, roads, walkways, and parking lots.

Replace xeriscaped areas with new ground cover and underlayment near Buildings 1, 2, and 3. Install low-water-use plants and shrubs to control erosion.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace xeric landscaping (adj. for demo)</td>
<td>1.2126</td>
<td>20,468.0</td>
<td>SF</td>
<td>1.10</td>
<td>$7.74</td>
<td>$174,265</td>
</tr>
</tbody>
</table>

Maximum Allowable Construction Cost $174,265

Total Project Cost $222,187
Project 500.2005 · Refurbish Camp Hope Restroom/Shower Building

Facility: Mesilla Valley Community of Hope  IDNO: 500
Category: 4. Type 1: 05. Type 2: E01. P/Class: 3.

Project Description

The restroom and shower building within Camp Hope exhibits worn finishes. The facility is not secure and has doors that stand open, limiting privacy. Lighting is insufficient, and fixtures are worn. A metal roof extends from the restroom building to cover an outdoor kitchen area.

Once the City takes ownership and maintenance responsibility for the building, refurbish the restroom and shower building with durable fixtures and finishes.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1  Refurbish the restroom/shower building</td>
<td>2.1116</td>
<td>787.0</td>
<td>SF</td>
<td>1.00</td>
<td>$40.42</td>
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<td></td>
<td></td>
<td>$42,626</td>
</tr>
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</table>
Project Description

A concrete masonry unit (CMU) wall surrounds the playground area behind Building 2. Unwanted visitors often jump over this wall and sleep within the play area. Play equipment is outdated, in poor condition, and sits on sand fall areas.

Increase the heights of the CMU walls surrounding the play areas. Replace the play equipment and install fall-area mulch.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Add to CMU walls</td>
<td>1.4122</td>
<td>2,092.0</td>
<td>SF</td>
<td>1.00</td>
<td>$23.10</td>
<td>$48,325</td>
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<tr>
<td>2 Replace playgrounds (adj. for demo and disposal)</td>
<td>1.3143</td>
<td>3.0</td>
<td>EA</td>
<td>1.10</td>
<td>$123,004.00</td>
<td>$405,913</td>
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<td></td>
<td></td>
<td>$454,238</td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td>$579,154</td>
</tr>
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</table>
Project 500.2007 · Roof Replacement

Facility: Mesilla Valley Community of Hope   IDNO: 500
Category: 4. Type 1: 08. Type 2: C05. P/Class: 2.

Project Description

Flat roofs over Buildings 1, 2, and 3 exhibit soft spots, noise, and when tread upon, show movement. Outdated and abandoned mechanical equipment sits on rusted supports, and gas lines are unpainted. Water sits beneath combined heating and cooling units, and ducts show repaired seam separations with dried and cracked material. Flashing and metal coping exhibit exposed fasteners and some separation at seams. The single-ply roof systems exhibit exposed fasteners, seam separation, and multiple sections of material pieced together at parapets. The roof material shows a painted coating in some areas. Deteriorating and peeling materials appear near edges without flashing, and some membrane material covers parapet cap edges. Roof drains provide inadequate drainage with dirt, permanent stains, and a buildup of material and water ponding. Staff reports that persistent roof leaks cause repeated damage to ceilings.

Replace the roofs on all buildings.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace flat roofs</td>
<td>2.2439</td>
<td>28,758.0</td>
<td>SF</td>
<td>1.00</td>
<td>$33.50</td>
<td>$963,393</td>
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<td>Maximum Allowable Construction Cost</td>
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<td></td>
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<td>$963,393</td>
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<td>Total Project Cost</td>
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<td></td>
<td></td>
<td></td>
<td>$1,228,326</td>
</tr>
</tbody>
</table>
Project 500.2008 · Electrical Upgrades

**Facility:** Mesilla Valley Community of Hope  
**IDNO:** 500  
**Category:** 4.  
**Type 1:** 05.  
**Type 2:** D04.  
**P/Class:** 2.

**Project Description**

An insufficient number of electrical outlets serve the permanent buildings. Staff utilizes power strips. Breakers trip often due to the inadequate service.

Upgrade the secondary electrical service.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upgrade the secondary electrical service</td>
<td>2.3925</td>
<td>29,960.0</td>
<td>SF</td>
<td>1.00</td>
<td>$23.40</td>
<td>$701,064</td>
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<td></td>
<td></td>
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<td>$701,064</td>
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</tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>$939,426</td>
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</tr>
</tbody>
</table>

Maximum Allowable Construction Cost $701,064
Total Project Cost $939,426
Project Description

Storefront systems, windows, and doors at Building 1, including the El Caldito Soup Kitchen and the Amador Health Center Annex, show damaged glass and frames, peeling tint material, scratches, and deteriorating caulk. Painted hollow metal frames exhibit dents, rust, and broken and missing sections. Metal doors show damage, faded paint, and rusted painted hollow metal frames. A metal door on the annex lacks a visual connection to the exterior. The El Caldito Soup Kitchen’s kitchen offers an inefficient layout with poor spacing between equipment, low-hung hoods, outdated equipment, and deteriorating finishes, cabinets, and casework. Storage pantries are tiny, the food pick-up line is inefficient, the dish room is too small, and its location is inappropriate. Food preparation areas are tight, and the dish pantry holds too many dishes, storage items, and equipment. Finishes and fixtures in the dining room and restrooms are outdated, worn, and damaged. The Amador Health Center Annex exhibits outdated, worn finishes in poor condition and an inefficient layout. The entrance lobby is oversized and inefficient, and the front office serves too many functions. The offices are small and poorly laid out. Restroom fixtures and finishes are outdated, worn, and damaged. Both El Caldito Soup Kitchen and the Amador Health Center Annex have spaces too small to accommodate the increased demand for services. However, the site offers limited expansion opportunities.

Replace storefront systems on the central and south portions of Building 1, including doors. Replace casement style and fixed pane windows and exterior metal doors. Renovate the kitchen. Refurbish the dining room, including new lighting. Renovate the restrooms in the El Caldito Soup Kitchen. Renovate the Amador Health Center Annex, including the restrooms.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Replace storefront systems (adj. for demo/disposal)</td>
<td>2.2224</td>
<td>300.0</td>
<td>SF</td>
<td>1.10</td>
<td>$114.81</td>
<td>$37,887</td>
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<tr>
<td>2 Replace storefront system doors (adj. for demo/disposal)</td>
<td>2.2130</td>
<td>4.0</td>
<td>EA</td>
<td>1.10</td>
<td>$2,699.53</td>
<td>$11,878</td>
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<tr>
<td></td>
<td>Description</td>
<td>Room/Unit</td>
<td>Area (SF)</td>
<td>Quantity</td>
<td>Rate ($/EA)</td>
<td>Total Cost ($)</td>
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<tr>
<td>3</td>
<td>Replace windows</td>
<td>2.2232</td>
<td>2,160.0</td>
<td>1.00</td>
<td>$139.28</td>
<td>$300,845</td>
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<tr>
<td>4</td>
<td>Replace fixed windows</td>
<td>2.2227</td>
<td>900.0</td>
<td>1.00</td>
<td>$69.44</td>
<td>$62,496</td>
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<td>5</td>
<td>Replace metal doors and frames</td>
<td>2.2125</td>
<td>3.0</td>
<td>1.00</td>
<td>$3,037.26</td>
<td>$9,112</td>
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<tr>
<td>6</td>
<td>Renovate kitchen</td>
<td>3.1139</td>
<td>2,510.0</td>
<td>1.00</td>
<td>$596.70</td>
<td>$1,497,717</td>
</tr>
<tr>
<td>7</td>
<td>Refurbish dining room</td>
<td>2.1117</td>
<td>1,600.0</td>
<td>1.00</td>
<td>$90.95</td>
<td>$145,520</td>
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<tr>
<td>8</td>
<td>Renovate restrooms</td>
<td>2.1119</td>
<td>440.0</td>
<td>1.00</td>
<td>$495.93</td>
<td>$218,209</td>
</tr>
<tr>
<td>9</td>
<td>Renovate the Amador Health Center Annex, including</td>
<td>2.1118</td>
<td>2,100.0</td>
<td>1.00</td>
<td>$115.11</td>
<td>$241,731</td>
</tr>
<tr>
<td></td>
<td>refurbished finishes</td>
<td></td>
<td></td>
<td></td>
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<td>$3,384,029</td>
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</tbody>
</table>
Project 500.2010 · Alternative Solution - Soup Kitchen Replacement Facility

**Facility:** Mesilla Valley Community of Hope  
**IDNO:** 500  
**Category:** 6.  
**Type 1:** 00.  
**Type 2:** F13.  
**P/Class:** 2.

---

**Project Description**

The health center and soup kitchen are undersized for their programs, with little room for expansion.

Construct a new building (9,000 GSF) to house the El Caldito Soup Kitchen. Renovate the former soup kitchen and existing health center annex spaces to accommodate an expanded health center.

The cost for a 9,000 SF replacement building for El Caldito is $3,366,000 MACC / $4,022,370 TPC. The cost to renovate El Caldito and Suite D for Health Center use (7,300 sf general renovation) is $840,303 MACC / $1,004,162 TPC.

The total estimated project cost is $5,026,532.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Replacement building</td>
<td>3.2129</td>
<td>9,000.0</td>
<td>SF</td>
<td>0.00</td>
<td>$374.00</td>
<td>$0</td>
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<tr>
<td>2 Renovate spaces</td>
<td>2.1118</td>
<td>7,300.0</td>
<td>SF</td>
<td>0.00</td>
<td>$115.11</td>
<td>$0</td>
</tr>
</tbody>
</table>

Maximum Allowable Construction Cost $0

**Total Project Cost** $0
Project Description

The Jardin de los Ninos daycare facility (Building 2) shows outdated finishes and fixtures in fair to poor condition. Spaces are not well utilized and the layout is confusing and inefficient. Staff wish to expand to double the classroom capacity.

Renovate Building 2, including new finishes and lighting. Construct an addition including classrooms (7 x1,200 sf), a kitchen and cafeteria (3,500 sf), and additional offices and counseling rooms (5 x150 sf).

Addition: 8,400 + 3,500 + 750 = 12,650 / .7 = 18,071 GSF

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Renovate building</td>
<td>2.1118</td>
<td>12,196.0</td>
<td>SF</td>
<td>1.00</td>
<td>$115.11</td>
<td>$1,403,882</td>
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<tr>
<td>2 Construct an addition (adj. for kitchen)</td>
<td>3.2111</td>
<td>18,071.0</td>
<td>SF</td>
<td>1.25</td>
<td>$295.00</td>
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<td></td>
<td></td>
<td></td>
<td><strong>$10,810,534</strong></td>
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</tr>
</tbody>
</table>
Project Description

Jardin de Los Ninos exhibits outdated and worn finishes and insufficient space for its program. The layout of the building is confusing and inefficient. The location on campus between the administrative offices and intake functions in Building 3, and the health clinic with the walk-up window for harm reduction supplies in Building 1, exposes children to adult and potentially inappropriate activities.

Construct a replacement building (22,000 sf) to accommodate a daycare facility with expanded capacity, including playgrounds and protected outdoor space.

Replacement facility: 22,000 / 0.7 = 31,400 GSF

The estimated total project cost is $10,731,578, including parking lots and playgrounds.
Project 500.2013 · Building 3 Improvements

| Facility: | Mesilla Valley Community of Hope | IDNO: | 500 |

**Project Description**

Building 3 exhibits outdated and worn finishes and fixtures. The administrative and Food Rescue Warehouse functions have outgrown their spaces. A project is in progress to renovate an adjacent building (formerly the Horse and Hound feed store) for the Casa de Peregrinos Food Rescue Warehouse.

After the Casa de Peregrinos Food Rescue Warehouse relocates to the former Horse and Hound Building, renovate Building 3 to accommodate the functional requirements for MVCH administrative and support functions. Accommodate the following:
- A staff of 19 full-time, six part-time, and five contract personnel, plus space for volunteers and interns. Staff requires a minimum of three private offices. The remaining staff can use open workstations or two- to three-person offices.
- Interview and counseling rooms for caseworkers to meet with clients (minimum of 5 rooms) near the reception/waiting area.
- Additional staff restrooms on both the east and west sides of the building (currently, only one single-occupant restroom exists on each side)
- Additional storage for donations of clothing, personal hygiene items, furniture, and other household items (a minimum of 600 square feet - more if possible)
- Additional file storage space, a fully functional staff break area, and additional custodial supply and maintenance space

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Renovate building</td>
<td>2.1118</td>
<td>10,582.0</td>
<td>SF</td>
<td>1.00</td>
<td>$115.11</td>
<td>$1,218,094</td>
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<td>$1,218,094</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,632,246</td>
</tr>
</tbody>
</table>
Project Description

Many mechanical units throughout the campus are aging and function poorly. Some units do not function. Temperature control is challenging in all buildings.

Commission a mechanical study for all three permanent buildings to determine necessary repairs and upgrades. The CIP includes an allowance for repairs and upgrades.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commission a mechanical study</td>
<td>2.4314</td>
<td>1.0</td>
<td>Per</td>
<td>1.00</td>
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<td>$6,500</td>
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<tr>
<td>Allowance for replacement</td>
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<td>1.0</td>
<td>Allowance</td>
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<td>$1,750,000.00</td>
<td>$1,750,000</td>
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<td></td>
<td></td>
<td></td>
<td><strong>$2,099,018</strong></td>
</tr>
</tbody>
</table>
Project Description

Plumbing fixtures and pipes throughout the campus are old. Dry drains and incorrectly capped open floor drains emit odors and fumes. Plumbing fixtures back up frequently.

Commission a plumbing study for the three permanent buildings, and the stand-alone restroom and shower building within Camp Hope to determine necessary repairs and upgrades. The CIP includes an allowance for repairs and upgrades.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Commission a plumbing study</td>
<td>2.4314</td>
<td>1.0</td>
<td>Per</td>
<td>1.00</td>
<td>$6,500.00</td>
<td>$6,500</td>
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<tr>
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<td>Allowance</td>
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<td></td>
<td></td>
<td></td>
<td>$306,518</td>
</tr>
</tbody>
</table>
Project 500.2016 · Drainage Study

**Facility:** Mesilla Valley Community of Hope  **IDNO:** 500

**Category:** 4.  **Type 1:** 13.  **Type 2:** B05.  **P/Class:** 2.

![Image of a drainage area with erosion and water ponding](image)

**Project Description**

Multiple areas throughout the campus show erosion and water ponding. Water washes sand, dirt, and rocks onto sidewalks, roads, and parking lots. Unpaved areas hold large amounts of water and mud.

Commission a drainage study for the entire campus to identify solutions. The CIP includes an allowance for repairs and upgrades.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Commission a drainage study, (adj. for campus continuity)</td>
<td>2.4311</td>
<td>4.0</td>
<td>Acre</td>
<td>0.50</td>
<td>$6,500.00</td>
<td>$13,000</td>
</tr>
<tr>
<td>2 Allowance for drainage improvements</td>
<td>0.0000</td>
<td>1.0</td>
<td>Allowance</td>
<td>1.00</td>
<td>$500,000.00</td>
<td>$500,000</td>
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<tr>
<td>Maximum Allowable Construction Cost</td>
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<td></td>
<td></td>
<td></td>
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<td>$613,035</td>
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</tbody>
</table>
Project 500.2017 · Public Address System Installation

**Facility:** Mesilla Valley Community of Hope  **IDNO:** 500  
**Category:** 1. Type 1: 05. Type 2: D04. P/Class: 2.

*Project Description*

No central public address (PA) communication system serves the campus or connects the buildings.

Install a campus-wide PA system.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Code</th>
<th>Quantity</th>
<th>Unit</th>
<th>Adjustment</th>
<th>Cost</th>
<th>Subtotal Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install PA console and speakers</td>
<td>2.4112</td>
<td>1.0</td>
<td>EA</td>
<td>1.00</td>
<td>$26,987.10</td>
<td>$26,987</td>
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<tr>
<td>Maximum Allowable Construction Cost</td>
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<td></td>
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<td>$26,987</td>
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<tr>
<td><strong>Total Project Cost</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$36,163</strong></td>
</tr>
</tbody>
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