

New Mexico Public Education Commission



2022 Charter School Renewal Application Part E: Facilities

Charter Schools Division
Public Education Department
300 Don Gaspar Ave.
Santa Fe, NM 87501
(505) 827-6909
charter.schools@state.nm.us

Approved by the Public Education Commission: March 18, 2022

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Instructions

Please read the entire Charter School Renewal Application Kit before preparing documents. In an effort to help applicants understand the requirements of the Renewal Application, the CSD will hold a minimum of two technical assistance workshops. Applicants will be notified of the dates, times, and locations of the workshops.

Enter applicant responses in boxes below. Answer all questions unless the question indicates that applicants should answer only under certain conditions (e.g., rating on a Performance Framework indicator requires explanation, etc.). Narrative responses should be verifiable through documents submitted or observable evidence at the renewal site visit.

School Information

Name of School: Hozho Academy

Facilities Narrative

Provide a description of the charter school facilities. Enter applicant response in box below:

School response: Hozho Academy is centrally located in Gallup, NM. When the school opened in 2018, it was located at a different location within a mile of the current location. Originally, the school occupied a modular structure. In 2019, the enrollment required additional space so the school added additional modular buildings on the same property. In 2021-22, the school re-located to its current location. At this location, the school utilizes two buildings: one for the Lower School and one for the Upper School with 2 supplemental modular single class structures. We also have a greenhouse and 2 playgrounds. Currently all spaces are either fully occupied, or nearly fully occupied throughout the day. We

Appendices

Include the following appendices as PDFs, using the following naming conventions. In place of “School Name” please use a short form of the school’s name, with the same form used consistently for all appendices.

	File Name	Documentation
E-1	E-1 E-Occupancy School Name	E-Occupancy Certificate
E-2	E-2 PSFA NMCI Score School Name	Public School Facilities Authority (PSFA) letter determining the New Mexico Condition Index (NMCI)
E-3	E-3 Lease Agreement School Name	A copy of the facility lease agreement, if applicable
E-4	E-4 Facility Master Plan School Name	Facility Master Plan
E-5	E-5 Facility Assurances Certificate School Name	Assurances that the facilities are in compliance with the requirements of 1978 NMSA §22-8B-4.2, using Certificate A, B, or C

No 27227

STATE OF NEW MEXICO
REGULATION AND LICENSING DEPARTMENT
CONSTRUCTION INDUSTRIES DIVISION
GENERAL CONSTRUCTION BUREAU

THIS BUILDING HAS BEEN OCCUPIED BEFORE A FINAL INSPECTION HAS BEEN CONDUCTED.
PERMANENT TEMPORARY, _____ EXPIRATION DATE _____

CERTIFICATE OF OCCUPANCY ~

THE FOLLOWING BUILDING OR PORTION THEREOF HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF OCCUPANCY GROUP "E" AS SPECIFIED BY THE NEW MEXICO BUILDING CODE.

BUILDING ADDRESS
405 ELVA GALLUP, NM 87301

NAME AND ADDRESS OF OWNER
EQUITAS EDUCATION 515 PARK AVE GALLUP, NM 87301

NAME(S) OF LICENSED NEW MEXICO CONTRACTOR(S)
MURPHY BUILDERS, INC

BUILDING PERMIT NUMBER
GENC 2020035175

INSPECTOR'S NAME
ERNEST JOHNSON

IF NO LICENSED CONTRACTOR, NAME(S) OF OWNER-BUILDER(S)

RENOVATION & ADDITIONS
PORTION OF BUILDING

08-09-2021
DATE

COMMENTS

POST IN A CONSPICUOUS PLACE

NOTICE

COMMERCIAL PERMIT NO: GENC_2020035175

PERMIT NAME: GALLUP HOZHO ACADEMY HS 119-21 NF

HAS BEEN ISSUED FOR THIS CONSTRUCTION BY
 THE STATE OF NEW MEXICO
 REGULATION AND LICENSING DEPARTMENT
 CONSTRUCTION INDUSTRIES DIVISION
 GENERAL CONSTRUCTION BUREAU

JOB SITE ADDRESS

405 Elm
 515 PARK AVE
 GALLUP, NM 87301

Issued: February 9, 2021

Occupancy: E Educational School to 12th Grade/ Child Care
 (More than 5)

PROPERTY OWNER

PATRICK MASON
 104 EAST AZTEC AVE / PO BOX 1722
 GALLUP, NM 87305
 Phone: 5058629498

Type of Construction: VB Any Material (0 HR)

Square Footage: 27449

Valuation: \$2,340,000.00

Total Fees: \$2,844.00

CONTRACTOR

MURPHY BUILDERS, INC.
 808 S. BOARDMAN AVE
 GALLUP, NM 87301-4711
 License #: 31338
 Phone #: 5058636274

DESCRIPTION OF WORK

RENOVATION EXISTING HIGH SCHOOL, ADA RESTROOMS, KITCHEN
 ADDITION AND BOILER

This is a General Construction Permit and does not cover electrical or mechanical permit requirements for the State of New Mexico.

Record of Inspections

GENERAL BUILDING			ELECTRICAL			MECHANICAL		
DATE	PURPOSE	DATE	PURPOSE	DATE	PURPOSE			
2-10-21	Form Westroom slab foundation. OK 9/1			2-12-21	Pls R. Cap			
3-6-21	Kitchen Addition Partial foundation at Westside/ Mud South OK 9/1			3-4-21	Pls R. Cap (Kitchen)			
3-7-21	Removal of foundation - OK 9/1			5-26-21	Pls R. Cap			
3-14-21	Foundation of Kitchen Restroom Office OK 9/1			5-6-21	Pls R. Cap (Kitchen)			
3-14-21	Kitchen Drywall OK 9/1			5-6-21	HVAC Reg. in (Kitchen)			

NOTICE: IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO CALL FOR THE REQUIRED INSPECTIONS IN ADVANCE PLEASE WAIT FOR THE INSPECTOR TO PERFORM THE INSPECTION.

NOTICE: If no inspections are performed within 180 days, the permit will expire and will be required to be renewed at full price.

To schedule an inspection please contact our call center at 505-222-9813 or 1-877-243-0979. You may also request an inspection by email to CID.Inspection@state.nm.us. If by email you must include permit number, site address, contact name and phone number. The email submission is an easy, efficient method for requesting inspections. Upon receipt of emailed inspection request, a confirmation email will be sent to the requestor.

8-09-21
 FINAL INSPECTION Passed OK - R/C
 FINAL OCC # 27227

8-5-21 Pls Final R/C
 8-5-21 HVAC Final R/C

No 27226

STATE OF NEW MEXICO
REGULATION AND LICENSING DEPARTMENT
CONSTRUCTION INDUSTRIES DIVISION
GENERAL CONSTRUCTION BUREAU

THIS BUILDING HAS BEEN OCCUPIED BEFORE A FINAL INSPECTION HAS BEEN CONDUCTED.
PERMANENT TEMPORARY, _____ EXPIRATION DATE _____

~ CERTIFICATE OF OCCUPANCY ~

THE FOLLOWING BUILDING OR PORTION THEREOF HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF OCCUPANCY GROUP "E" AS SPECIFIED BY THE NEW MEXICO BUILDING CODE.

BUILDING ADDRESS
515 PARK AVE GALLUP, NM 87301

NAME AND ADDRESS OF OWNER
EQUITAS EDUCATION 515 PARK AVE GALLUP, NM 87301

NAME(S) OF LICENSED NEW MEXICO CONTRACTOR(S)
MURPHY BUILDERS, INC

BUILDING PERMIT NUMBER
GENC 2020035182

INSPECTOR'S NAME
ERNEST JOHNSON

IF NO LICENSED CONTRACTOR, NAME(S) OF OWNER-BUILDER(S)
RENOVATION ONLY
PORTION OF BUILDING
08-09-2021
DATE

COMMENTS

14-10

POST IN A CONSPICUOUS PLACE

NOTICE

COMMERCIAL PERMIT NO: GENC_2020035182

PERMIT NAME: GALLUP HOZHO ES 120-21 NF

HAS BEEN ISSUED FOR THIS CONSTRUCTION BY
THE STATE OF NEW MEXICO
REGULATION AND LICENSING DEPARTMENT
CONSTRUCTION INDUSTRIES DIVISION
GENERAL CONSTRUCTION BUREAU

JOB SITE ADDRESS

515 PARK AVE
GALLUP, NM 87301

Issued: February 8, 2021

Occupancy: E Educational School to 12th Grade/ Child Care
(More than 5)

PROPERTY OWNER

PATRICK MASON
104 EAST AZTEC AVE / PO BOX 1722
GALLUP, NM 87305
Phone: 5058629498

Type of Construction: VB Any Material (0 HR)

Square Footage: 31513

Valuation: \$1,560,000.00

Total Fees: \$1,908.00

CONTRACTOR

MURPHY BUILDERS, INC.
808 S. BOARDMAN AVE
GALLUP, NM 87301-4711
License #: 31338
Phone #: 5058636274

DESCRIPTION OF WORK

RENOVATION EXISTING ELEMENTARY SCHOOL, LOWER CLASSROOMS, ADA RESTROOMS AND BOILER

This is a General Construction Permit and does not cover electrical or mechanical permit requirements for the State of New Mexico.

Record of Inspections

GENERAL BUILDING		ELECTRICAL		MECHANICAL	
DATE	PURPOSE	DATE	PURPOSE	DATE	PURPOSE
2-23-21	Slab foundation at Classroom Restroom	3/1/21	RJ Walkoff tile/CLM	7-12-21	pl. Rough-in
3-26-21	Framing - CK - EA				
5-19-21	Ceiling Grid Installation & Hangers only. EA			3-26-21	PLS Top-out
8-9-21	FINAL Inspection - Passed			4-15-21	PLS Final
	FINAL OCC # 07226			6-24-21	pl. Final (clear only)

NOTICE: IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO CALL FOR THE REQUIRED INSPECTIONS IN ADVANCE. PLEASE WAIT FOR THE INSPECTOR TO PERFORM THE INSPECTION.

NOTICE: If no inspections are performed within 180 days, the permit will expire and will be required to be renewed at full price.

To schedule an inspection please contact our call center at 505-222-9813 or 1-877-243-0979. You may also request an inspection by email to CID.Inspection@state.nm.us. If by email you must include permit number, site address, contact name and phone number. The email submission is an easy, efficient method for requesting inspections. Upon receipt of emailed inspection request, a confirmation email will be sent to the requestor.

8-5-21 HVAC Final
8-5-21 pl. final

COMMERCIAL LEASE

THIS LEASE, made this 30th day of June, 2020, by and between AEQUITAS EDUCATION, Inc., a New Mexico Non-Profit Corporation registered as a 501(c)3 (the "Lessor") and HOZHO ACADEMY, a New Mexico State Authorized Charter School, herein referred (the "Lessee").

I. RECITALS

A. Lessor is owner of the school premises generally described as 515 Park Ave., Gallup, NM, particularly described below, and desires to lease the premises to a Lessee for the purposes of running a charter school.

B. Lessee desires to lease the premises.

C. The parties desire to enter into a lease agreement defining the rights duties and liabilities relating to the premises.

In consideration of the following mutual covenants, the parties agree that:

II. SUBJECT AND PURPOSE

A. Lessor leases to Lessee a portion of the land and buildings (the "premises") located in McKinley County, New Mexico, particularly described in **Exhibit 1**, attached hereto and incorporated by reference herein, for Lessee's use for the operations of the State Authorized Charter School Hozho Academy.

III. TERM, RENT, AND INITIAL IMPROVEMENTS

A. Lessor demises the above premises for a term of 10 years commencing upon July 1, 2020. Lessee shall pay a monthly rental of One-Hundred Five-Thousand and No/100 (\$105,000.00) Dollars per month due on the 15th day of each month for that month's rental.

B. Lessee shall be given lease-hold credits at the sole discretion of the Lessor for the purpose of assisting in Lessee's financial stability for the first 5 years of the lease (the "Development Phase"), which credits are estimated in the lease payment schedule attached as **Exhibit 2** and incorporated by reference herein.

C. Simultaneously with execution of this Lease, Lessee will pay to Lessor the sum of Three-Hundred Fifty-Thousand and No/100 (\$350,000.00) Dollars as security for the full and faithful performance by Lessee of each and every term, covenant and condition of this Lease. The Security Deposit will not bear interest and may be commingled with other funds of Lessor. Lessee shall be refunded this deposit as part of the of the lease-hold credits as indicated in the first year of the lease, as indicated in **Exhibit 2**.

D. Lessor shall cause to be performed certain improvements (the "Initial Improvements") to the Premises provided for in the plans dated agreed to by the parties (the "Plans"). The Initial Improvements shall be performed by Lessor's contractors according to the Plans. Lessor shall use commercially reasonable efforts to cause the Initial Improvements to be substantially completed on or before June 30, 2021, subject to Lessee delays or any Force Majeure.

E. Lessor hereby grants to Lessee an option to renew this lease for two (2) additional five (5) year terms upon the same terms and conditions for each year during the renewal term, excepting that the rental price shall be renegotiated between the parties upon renewal. Lessee shall exercise said option by delivering to lessor written notice of its intent at least sixty (60) days prior to the end of the renewal term.

IV. SERVICES AND MAINTENANCE

A. Lessee shall be responsible for interior maintenance costs of the Premises, including without limitation, janitorial services and cosmetic maintenance, except as such items are the responsibility of the Lessor under this Lease.

B. Heating and Air Conditioning, Plumbing, Electrical and Life Safety Systems. Lessor leases the Premises in an "as is" condition on the Move-In Date, subject to existing warranties, which Lessor shall be responsible for seeking coverage or reimbursement.

Except as covered by such warranties and as to those items for which Lessor is responsible under the terms of this Lease, Lessee shall be responsible for the interior maintenance.

Lessor will be responsible for the repair of the Building, plumbing, electrical and life safety systems, alarm systems within the Building.

C. Lessor shall be responsible for the warranties, maintenance service contracts, and replacement of the HVAC, landscaping, parking lot, plumbing, electrical and life safety systems outside of the Building, roof, exterior of the Building, and structural members of the Building, unless such maintenance or repairs are necessitated in part or in whole by the neglect, fault or omission of any duty, or intentional destruction or abuse by Lessee, its agents, servants, employees or invitees, in which case Lessor shall cause the necessary maintenance or repair to be performed and Lessee shall pay to Lessor within thirty (30) days following Lessor's demand the reasonable cost of such maintenance and repairs for covered by warranties or service contracts. Anything to the contrary in this Lease notwithstanding, Lessor shall be responsible for all costs of any kind necessary to maintain the Premises to the State Building Requirements. If Lessor fails to perform maintenance or make repairs in a timely manner of Lessee has provided written notice to Lessor for the need of the same, then Lessee shall have the right to cause the necessary maintenance or repair to be performed and to collect from Lessor the cost of such repair, including without limitation, by offsetting rent owed to Lessor in the amount of such repair or maintenance.

D. All repairs and replacements made by Lessor shall be made and performed at such time and in such manner as agreed upon by Lessor and Lessee, by contractors or mechanics approved by Lessor, so that same shall be at least equal in quality, value, and utility to the original work or installation, and in accordance with all applicable building codes, laws and regulations of governmental authorities having jurisdiction over public schools and the Premises, and shall maintain such occupancy standards as are required for public schools.

E. Signage. Lessee shall be responsible for payment of their individual sign face and artwork and shall have the right to place its signage on the premises. No signage shall be installed or modified without the Lessor's prior written approval of such signage which approval shall not be unreasonably withheld.

F. Lessor shall be responsible for acting with prudence and diligence in repairing and restoring utility services that are interrupted. Lessor shall be liable for the gross negligence and intentional acts or omissions of Lessor, its employees, agents and representatives, as well as for any interruption of services that causes the Premises to be deemed unusable as a school or which interrupts the assignment of an E-Occupancy rating.

G. During both the Initial Term and any Extended Term of this Lease, Lessor shall maintain the Property to all applicable state adequacy standards applicable to charter schools, at no additional cost to the School or the State of New Mexico as set forth in NMSA 1978, §22-8B-4.2(D)(2)(a) or a successor statute.

V. INSURANCE

A. Lessee shall maintain in force fire and full standard extended risk insurance, insuring the entire premises against damage or destruction in an amount not less than 80% of the insurable value of the premises. Lessee will maintain employer's liability and compensation insurance on its employees and public liability and property damage insurance, against all liability resulting from injury to or death of any person, and all damage to property on the premises. Lessee shall provide Lessor with certificates or duplicate policies of all insurance required.

VI. LIABILITY OF LESSOR

A. Lessor shall not be liable for any damage to persons or property arising from any cause whatsoever, which shall occur in or about the leased premises, and Lessee agrees to indemnify and save harmless Lessor from any and all claims and liability for damage to persons or property arising from any cause whatsoever, which shall occur in any manner in or about the leased premises. Lessor shall not be liable for any damage to the leased premises, or to any part thereof, or to any property or effects in or on the property caused by leakage from the roof of said premises or by bursting, leakage, or overflowing of any waste pipes, water pipes, tanks, drains, or stationary washstands or by reason of any damage whatsoever caused by water from any source whatsoever, and Lessee shall indemnify and save harmless Lessor from any and all claims and liability for any damage to the leased premises, or to any part thereof, or to any property or effects in or on the property.

VII. DAMAGES

A. In case of damage by fire or other casualty to the premises without the fault of the Lessee, if the damage is so extensive as to amount for all practical purposes to a total destruction of the premises, Lessor may declare this Lease terminated and the rent shall be apportioned to the time of the damage. In all other cases where the premises are damaged by fire or other casualty without the fault of the Lessee, Lessor shall repair the damage with reasonable speed at its own expense, and if the damage has rendered the premises unLesseeable, in whole or in part, there shall be an apportionment of the rent until the damage has been repaired. If the destruction or damage is partially caused by negligence of the Lessee or breach of the terms of this Lease and Lessors shall elect to rebuild, the rent shall continue.

VIII. TAXES UTILITIES AND OTHER CHARGES

A. Lessor agrees to pay all real and personal ad valorem taxes and assessments levied or assessed against the premises by the State of New Mexico, County of McKinley, City of Gallup, or any school district, paving, water, or sewer district, flood control district, or any governmental authority. Lessee shall be responsible for all charges necessary for utility services to all buildings on the premises and shall be solely liable for utility charges as they become due. Lessee shall pay personal property tax for any improvements that it might make on the premises during the term of the Lease. The parties to this Lease shall be bound by all existing agreements, easements and encumbrances of record to these premises and Lessor shall not be liable to Lessee for damages resulting from any action taken by a holder of any such interest.

IX. ACCESS AND USE OF PREMISES

A. Lessor may enter the premises at reasonable hours to inspect them, to make repairs or replacements to the premises and to exhibit the premises to prospective Lessees, purchasers or mortgagees, or may enter at any time in the event of an emergency.

B. Lessor retains the right use or lease the premises for any additional purposes it so chooses as long as those other purposes do not interfere with the ability of Lessee to operate.

X. SURRENDER

A. Upon expiration of the term, Lessee shall at its expense, remove its trade fixtures, signs and carpeting from the premises, and any property not removed shall be deemed abandoned. Any additions or alterations made by the Lessee during the term of the Lease which cannot be removed without damage to the property shall become the property of the Lessor. Lessee shall surrender the premises in relatively the same conditions as when received, except for conditions resulting from fire, unavoidable casualty and reasonable wear and tear; shall surrender all keys for the premises and shall inform Lessor of the combinations on any locks or safes on the premises. If Lessee holds over beyond the expiration of the term Lessee shall be a Lessee-at-will and shall vacate the premises upon demand of the Lessor.

XI. DEFAULT

Lessee will be in default upon the happening of any of the following:

A. Failure of Lessee to perform any provision of this Lease, including the payment of rent, and a continuation of the failure for thirty (30) days after written notice from Lessor.

B. Abandonment of the premises by Lessee.

C. An assignment for the benefit of creditors, whether by deed of trust or otherwise, or the taking by any person of the leasehold created here, or any part thereof, upon execution, attachment or other process of law or equity.

XII. BINDING EFFECT

A. This Lease binds and enures to the benefit of Lessor, Lessee and its authorizer (the State of New Mexico), their successors, assigns, transferees, heirs, personal representatives and receivers, is specifically enforceable, may be modified only in writing signed by the parties, constitutes the entire agreement of the parties, and is governed by the laws of the State of New Mexico.

XIII. NOTICES

A. All notices required or which may be given here shall be considered as properly given if delivered in writing, personally or by certified United States mail, postage prepaid, return receipt requested, to the parties at the following address:

LESSOR AEQUITAS EDUCATION, INC. 104 E. AZTEC AVE. GALLUP, NM 87301	LESSEE HOZHO ACADEMY 515 PARK AVE. GALLUP, NM 87301
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Notice served by mail shall be deemed given on the date such notice is deposited in the United States' mail.

XIV. EMINENT DOMAIN

A. Entire premises - If substantially all of the premises are taken under the power of eminent domain or by sale under threat of condemnation, this Lease shall terminate on the date possession or title is taken, whichever is earlier, and the rent shall be prorated on a daily basis to that date. "Substantially all of the premises" shall be deemed to have been taken or sold if the portion not taken or sold does not constitute a complete structure, or cannot be repaired or reconstructed so as reasonably to be useable by Lessee for the conduct of its business in essentially the same manner in which its business was conducted immediately prior to the date possession or title is taken, whichever is earlier.

B. Partial taking - If less than substantially all of the premises is taken under the power of eminent domain or by sale under threat of condemnation, Lessor shall at its own cost and expense make all necessary repairs or alterations to make the premises reasonably useable by the Lessee for the conduct of its business in essentially the same manner in which its business was conducted immediately prior to the date possession or title is taken, whichever is earlier. If the taking has rendered the premises unLesseeable, in whole or in part, there shall be an apportionment of the rent until the premises are made whole.

XV. ASSIGNMENT AND SUBLETTING

A. The parties, in consideration of this Lease, understand and agree that Lessee and Lessee's heirs, executors, administrators, assigns, or successors in interest are NOT permitted to assign this Lease or sublet the said leased premises, in whole or in part, and that any such assignment or subletting shall not operate to discharge Lessee, or any one of them, or Lessee's heirs, executors, administrators, assigns, or successors in interest from their liability upon the agreements and covenants of this Lease, and Lessee, Lessee's heirs, executors, administrators, assigns, and successors in interest shall remain liable for the full and complete performance of all of the terms, conditions, covenants, and agreements herein contained.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

HOZHO ACADEMY



JEREMY BOUCHER,
GOVERNING BOARD, PRESIDENT

AEQUITAS EDUCATION, INC.

By 

PATRICK T. MASON, PRESIDENT

Stewart Title Guaranty Company
COMMITMENT FOR TITLE INSURANCE

Pursuant to the New Mexico title insurance law Section 59A-30-4 NMSA 1978, control and supervision by superintendent and title insurance regulation 13.14.18.10 NMAC, no part of any title insurance commitment, policy or endorsement form promulgated by the New Mexico superintendent of insurance may be added to, altered, inserted in or typed upon, deleted or otherwise changed from the title insurance form promulgated by the New Mexico superintendent of insurance, nor issued by a person or company not licensed with regard to the business of title insurance by the New Mexico superintendent of insurance, nor issued by a person or company who does not own, operate or control an approved title abstract plant as defined by New Mexico law and regulations for the county wherein the property is located.

Transaction Identification Data for reference only:

Issuing Agent: **G & P INC., DBA GALLUP TITLE COMPANY**
 Issuing Office: **308 S. 2nd Street, Gallup, NM 87301**
 Issuing Office's ALTA® Registry ID:
 Loan ID Number:
 Commitment Number: **2020030076**
 Issuing Office File Number: **2020030076**
 Property Address: **515 Park Ave, 402 Park Ave, Gallup, NM 87301**
 Revision Number:

SCHEDULE A

1. Commitment Date: **February 26, 2020 at 2:33 am**
2. Policy to be issued:
 - (a) Owner's Policy (NM Form 1; ALTA Form Rev. 2006)

Proposed Insured: **Aequitas Education, Inc., a New Mexico non-profit corporation**

Proposed Policy Amount: **\$5,900,000.00**
 - (b)

Proposed Insured:

Proposed Policy Amount: **\$**
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.
4. The Title is, at the Commitment Date, vested in:

PARCEL 1: The Roman Catholic Church of the Diocese of Gallup, by virtue of Warranty Deed from A. F. Smith, recorded February 10, 1954 in Book 14 Deeds, Page 692, #30702 (150' x 75' tract of land in 21-15-18);

PARCEL 2: The Roman Catholic Church of the Diocese of Gallup, by virtue of Warranty Deed from Gallup Gamarco Coal Company, recorded February 11, 1954 in Book 14 Deeds, Page 693, #30709 (tract of land in 21-15-18);

**PARCEL 3: Bernard T. Espelage, Bishop of Gallup, by virtue of Quitclaim Deed from Frank J. Burk, a single man, recorded October 15, 1954 in Book 16 Misc., Page 280, #33541 (Lots 1-3, Block G, FIRST UNIT OF BURKE-GEORGE HEIGHTS);
 and**

PARCEL 4: The Most Rev. Bernard T. Espelage, O.F.M., Bishop of the Roman Catholic Diocese of Gallup, N.M., recorded December 14, 1960 in Book 17 Warranty Deeds, Page 304, #80604 (Lots 4-6, Block G, FIRST UNIT OF BURKE-GEORGE HEIGHTS).

Countersigned:

G & P INC., DBA GALLUP TITLE COMPANY

By: *Veronica R. Mims*
 Authorized Signatory

**Stewart Title Guaranty Company
COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE A
(Continued)**

5. The Land is described as follows:

See continuation of Schedule A

Stewart Title Guaranty Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A
(Continued)

LEGAL DESCRIPTION

PARCEL 1:

A tract of land in Section Twenty One (21), Township Fifteen (15) North, Range Eighteen (18) West, N.M.P.M., more particularly described as follows:

Beginning at a point which lies N 21° 30' W, a distance of 582 Feet from the Quarter Corner on the East line of said Section 21 and running;

THENCE N 1° 39' E, a distance of 150 Feet to the Northeast corner of the tract hereby described;

THENCE N 88° 21' W, a distance of 75 Feet to the Northwest corner;

THENCE S 1° 39' W, a distance of 150 Feet to the Southwest corner;

THENCE S 88° 21' E, a distance of 75 Feet to the Southeast corner and the point of beginning.

AND

PARCEL 2:

A tract of land situated in Section 21, Township 15 North, Range 18 West, N.M.P.M., adjacent to the Town of Gallup, McKinley County, New Mexico, and more particularly described as follows:

Beginning, for a tie, at the Quarter Corner on the line between Sections 21 and 22, Township 15 North, Range 18 West, N.M.P.M., a United States General Land Office official metal marker in place, and running;

THENCE N 0° 14' E, 375.00 Feet along the line between said Sections 21 and 22 to the Southeast and beginning corner No. 1 of the tract herein set forth;

THENCE running N 89° 46' W, 200.00 Feet to corner No. 2;

THENCE S 0° 14' W, 90.00 Feet to corner No. 3;

THENCE N 89° 46' W, 1216.40 Feet to the Southwest corner No. 4;

THENCE N 0° 14' E, 988.13 Feet to the Northwest corner No. 5;

THENCE N 89° 27' E, 1416.53 Feet to the Northeast corner No. 6, a point on the line between said Sections 21 and 22;

THENCE S 0° 14' W, 517.50 Feet along the line between said Sections 21 and 22 to corner No. 7;

THENCE N 89° 46' W, 150.00 Feet to corner No. 8;

THENCE S 0° 14' W, 200.00 Feet to corner No. 9;

THENCE S 89° 46' E, 150.00 Feet to corner No. 10, a point on the line between said Sections 21 and 22;

THENCE S 0° 14' W, 200.00 Feet along said last described Section line to the place of beginning;

Containing Thirty One and Three Hundred Forty Three Thousandths (31.343) acres more or less.

LESS AND EXCEPT a tract of Land conveyed to The City of Gallup by Warranty Deed recorded May 2, 1991 in Book 3 Comp., Page 1916, #245,004, more particularly described as follows:

A tract of land in Section Twenty One (21), Township Fifteen (15) North, Range Eighteen (18) West, N.M.P.M., lying within the Bernard T. Espelage Addition to the City of Gallup and being more particularly described as follows:

Commencing at the Southwest corner of said Bernard T. Espelage Addition, said point being the Southwest corner for the herein described tract and the REAL POINT OF BEGINNING;

THENCE S 89° 46' E along the South boundary of said Addition, 417.38 Feet to the Southeast corner;

THENCE N 00° 14' E, 423.13 Feet to the Northeast corner;

THENCE S 89° 27' W, 417.42 Feet to the Northwest corner, a point on the West boundary of said Addition;

THENCE S 00° 14' W, 417.42 Feet to the Real Point of Beginning,

Containing 4.027 acres, more or less.

AND

PARCEL 3:

Lots One through Three (1-3) in
Block G of
First Unit of BURKE-GEORGE HEIGHTS,

**Stewart Title Guaranty Company
COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE A
(Continued)**

an Addition to the Town of Gallup, New Mexico, as the same are shown and designated on the Map of said Addition filed in the office of the County Clerk of McKinley County, New Mexico on July 6, 1950.

And

PARCEL 4:

**Lots Four through Six (4-6) in
Block G of**

First Unit of BURKE-GEORGE HEIGHTS,

an Addition to the Town of Gallup, New Mexico, as the same are shown and designated on the Map of said Addition filed in the office of the County Clerk of McKinley County, New Mexico on July 6, 1950.

LESS AND EXCEPT

**A tract of land in Lot Six (6) in
Block G of**

BURKE-GEORGE HEIGHTS ADDITION, which is in the Northwest Quarter (NW¼) of Section Twenty Two (22), Township Fifteen (15) North, Range Eighteen (18) West, N.M.P.M., being more particularly described as follows:

Commencing for a tie at the Southwest corner of said Lot 6;

THENCE N 71° 30' E, along the South line of said Lot 6, 37.07 Feet to a point on the South Right-of-Way line of Elva Drive, said point being the Northwest corner of the Promised Land Subdivision and the Real Point of Beginning;

THENCE N 46° 50' 51" E, along said South Right-of-Way a distance of 80.00 Feet to a point;

THENCE S 43° 09' 09" E, a distance of 36.72 Feet to a point of the South line of said Lot 6 which is also the North line of The Promised Land Subdivision;

THENCE S 71° 30' W, along said line a distance of 88.02 Feet to the Real Point of Beginning.

Containing 0.0338 acres, more or less.

Stewart Title Guaranty Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes, assessments and charges levied against subject premises, which are due and payable.
6. **Partial Release Mortgage from The Roman Catholic Church of the Diocese of Gallup to Catholic Order of Foresters, an Illinois Fraternal Benefit Society, in the original amount of \$2,319,557.96, dated July 1, 2016 and recorded July 13, 2016 at DOC# 376861.**
7. **Record certified copy of Judgment out of the 11th Judicial District Court Case No. 7951, styled Frank J. Burke, et al, vs. Anna M. Canavan, et al.**
8. **Provide final and non-appealable bankruptcy court order in form and content acceptable to the company approving the conveyance of said property from The Roman Catholic Church of the Diocese of Gallup, New Mexico, a corporation sole, as Chapter 11 debtor-in-possession to Aequitas Education, Inc., a New Mexico non-profit corporation.**
9. **Warranty Deed from The Roman Catholic Church of the Diocese of Gallup, New Mexico, a Corporation Sole, who took title in the past as Bernard T. Espelage, Bishop of Gallup and The Most Reverend Bernard T. Espelage, O.F.M., Bishop of the Roman Catholic Diocese of Gallup, N.M., to Aequitas Education, Inc., a New Mexico non-profit corporation.**
10. **Provide survey acceptable to Gallup Title Company if buyer require survey coverage on its title policy.**
11. **Provide Seller's and Buyer's Survey Affidavit, if applicable.**
12. **Provide Seller's 120-day Lien Affidavit and Affidavit as to Debts and Liens.**
13. **Provide Amendments, if any, to Articles of Incorporation for Aequitas Education, Inc., a New Mexico non-profit corporation.**
14. **Provide Resolution from the Board of Directors of Aequitas Education, Inc., a New Mexico non-profit corporation authorizing the purchase of this property and naming authorized signor(s).**
15. **Provide Amendment to Purchase Agreement correcting the legal description. (as to Lot 6, Block G, Burke-George Heights – to reflect a portion of Lot 6)**
16. **Provide Resolution from The Roman Catholic Church of the Diocese of Gallup, New Mexico, a corporation sole, authorizing the sale of the property and naming the Bishop of the Diocese as authorized signor.**

Stewart Title Guaranty Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART II
Exceptions

Standard exceptions 1, 2, 3, and/or 4, may be deleted from any policy, upon compliance with all provisions of the applicable rules, upon payment of all additional premiums required by the applicable rules, upon receipt of the required documents and upon compliance with the company's underwriting standards for each such deletion. Standard exception 5 may be deleted from the policy if the named insured in the case of an owner's policy, or the vestee, in the case of a leasehold or loan policy, is a corporation, a partnership, or other artificial entity, or a person holding title as trustee. Except for the issuance of a U.S. Policy Form (NM7 or NM34), any policy to be issued pursuant to this commitment will be endorsed or modified in schedule B by the company to waive its right to demand arbitration pursuant to the conditions and stipulations of the policy at no cost or charge to the insured. The endorsement or the language added to schedule B of the policy shall read: "In compliance with Subsection D of 13.14.18.10 NMAC, the company hereby waives its right to demand arbitration pursuant to the title insurance arbitration rules of the American Land Title Association. Nothing herein prohibits the arbitration of all arbitrable matters when agreed to by both the company and the insured." [6-16-86, 3-1-90, 6-1-97, 6-1-98; 13.14.5.9 NMAC - Rn, 13 NMAC 14.5.9, 5-15-00; A, 8-29-03; A, 7-1-05]

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or Loan Policy).
6. Water rights, claims or Title to water.
7. Taxes for the year 2020, or thereafter.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this commitment.
9. Reservations contained in the USA Patent recorded May 13, 1916 in Book 4 Deed Records, Page 497. (21-15-18)
10. Terms and conditions contained in Agreement by and between The Victor-American Fuel Company and Town of Gallup recorded July 7, 1917 in Book 2 Misc., Page 558. (21-15-18)
11. Easement from Gallup American Coal Company to Town of Gallup recorded October 3, 1939 in Book 7 Misc., Page 616. (21-15-18)
12. Easement from C.F. Vogel to Town of Gallup recorded April 24, 1940 in Book 8 Misc., Page 76. (21-15-18)
13. Ordinance No. 10-105 regulating the height of structures in the vicinity of the Gallup Municipal Airport attached to Approach Plan Map recorded August 18, 1950 at Reception #22,609. (21-15-18 and Burke George Heights)
14. Easement from The Roman Catholic Church of the Diocese of Gallup to Town of Gallup recorded September 11, 1961 at Reception #82,970. (21-15-18)
15. Easement from The Roman Catholic Church of the Diocese of Gallup to City of Gallup recorded January 11, 1977 at Reception #166,494. (21-15-18)
16. Subdivision Regulations adopted by McKinley County Board of Commissioners recorded March 28, 1997 in Book 11 Comp., Pages 847-962, No. 274140.

SCHEDULE B, PART II, continued on next page

Stewart Title Guaranty Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART II
(Continued)

17. **Terms and conditions contained in Trall Easement from Roman Catholic Church of Diocese of Gallup to City of Gallup recorded September 12, 2006 in Book 27 Comp., Pages 4519-4524, No. 326961 and re-recorded September 13, 2006 in Book 27 Comp., Pages 4532-4531, No. 326965. (21-15-18 and Burke George Heights)**
18. **Reservations of all remaining minerals referenced in Quitclaim Deed from Gamarco Associated Ltd, et al, to Gallup Land Partners, LLC, recorded September 16, 2013 at DOC# 364716 and in Corrective Quitclaim Deed recorded February 5, 2014 at DOC# 366409. (21-15-18)**
19. **Reservations contained in the USA Patent recorded July 15, 1896 in Book Transcribed "A", Page 214 (Burke George Heights)**
20. **Easement from Frank C. George and Anna P. George to Town of Gallup recorded June 21, 1957 at Reception #66,607. (Burke George Heights)**
21. **Easement from A.A. Van Cleave to Town of Gallup recorded February 29, 1940 in Book 8 Misc., Page 52. (Burke George Heights)**
22. **Easement from Arville A. Vancleave and Blanche Nation Vancleave to County of McKinley recorded November 1, 1940 in Book 8 Misc., Page 172. (Burke George Heights)**
23. **Easement from Arville A. Vancleave and Blanche Nation Vancleave to County of McKinley recorded November 1, 1940 in Book 8 Misc., Page 173. (Burke George Heights)**
24. **Restrictions recorded August 21, 1950 in Book 10 Misc., Page 202, #22,616; but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, handicap, sex, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604. (Burke George Heights)**
25. **Easement from Frank C. George to The Mountain States Telephone and Telegraph Company recorded September 30, 1954 in Book 16 Misc., Page 101, #33343. (Burke George Heights)**
26. **Easement from Frank C. George and Anna P. George to County of McKinley recorded July 10, 1957 at Reception #67,204. (Burke George Heights)**
27. **Right of Way Easement from The Most Reverend Bernard T. Espelage, O.F.M., Bishop of the Roman Catholic Diocese of Gallup, N.M. to Southern Union Gas Company recorded February 13, 1964 at Reception #89,152. (Burke George Heights)**
28. **Terms and Conditions contained in Public Improvement Agreement by and between City of Gallup, Planning Commission, Frank J. Burke and Edith M. Burke, and The Most Reverend Bernard T. Espelage, O.F.M., recorded August 15, 1968 at Reception #116,739. (Burke George Heights)**
29. **The land described in this commitment shall not be deemed to include any house trailer or mobile home, if any, standing or located on the insured premises.**
30. **Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any; the Company does not insure the area, square footage, or acreage of the land.**
31. **Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Record or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.**
32. **Encroachment of a portion of Elva Drive inside the southeastern portion of insured property, as referenced on Plat prepared by Allgood, Sterling & Mataya.**
33. **Encroachment of a portion of Park Avenue inside the north lot line of insured property, as referenced on Survey prepared by T.E. Scanlon & Assoc., dated June 12, 1954.**
34. **Twenty Five foot (25') Easement, which includes an eight inch (8') water line, inside the east lot line of insured property, as referenced on Survey prepared by T.E. Scanlon & Assoc., dated June 12, 1954.**

Exhibit 2

Estimated Rent Schedule After Credits

	Year 1	Year 2	Year 3	Year 4	Year 5
	2020-21	2021-22	2022-23	2023-24	2024-25
Annual Debt Service	\$ 561,855	\$ 646,016	\$ 631,016	\$ 631,016	\$ 589,016
Monthly Debt Service	\$ 46,821	\$ 53,835	\$ 52,585	\$ 52,585	\$ 49,085
Annual Debt Service (@ 1.15x)	\$ 646,133	\$ 742,919	\$ 725,669	\$ 725,669	\$ 677,369
Monthly Debt Service (@ 1.15x)	\$ 53,844	\$ 61,910	\$ 60,472	\$ 60,472	\$ 56,447
Annual Rent (after credits)	\$ 800,000	\$ 850,000	\$ 950,000	\$ 1,050,000	\$1,260,000
Monthly Rent (after credits)	\$ 66,667	\$ 70,833	\$ 79,167	\$ 87,500	\$ 105,000
Aequitas DSCR	1.42	1.32	1.51	1.66	2.14
Hózó LSCR	1.33	1.16	1.20	1.35	1.32

CERTIFICATION B
No Public Facility Available

The undersigned hereby certify under penalty of perjury that Hózhó Academy has diligently sought space in public buildings and that such public buildings are not available or have been determined not to be adequate for the education program of Hózhó Academy.

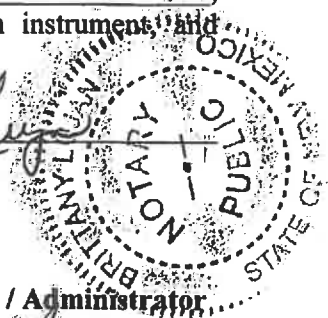
Charter School Governing Board President

By: *Jeremy Boucher*
Print Name: Jeremy Boucher
Print Title: President
Date: June 30, 2020

STATE OF NEW MEXICO)
) ss.
COUNTY OF MCKINLEY)

On this 30th day of June, 2020, before me, the undersigned officer, personally appeared Jeremy Boucher known to me to be the person whose name is subscribed to the within instrument, and acknowledged executing the same for the purpose therein contained.

Brittany Lynn
Notary Public



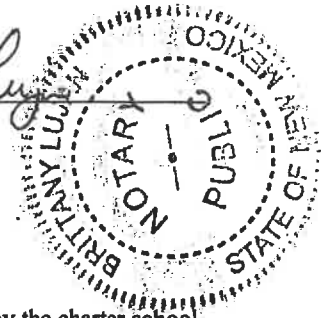
My Commission Expires:
March 11, 2024

Charter School Principal / Administrator
By: *Juliane Hillock*
Print Name: Juliané Hillock
Print Title: Principal
Date: June 30, 2020

STATE OF NEW MEXICO)
) ss.
COUNTY OF MCKINLEY)

On this 30th day of June, 2020, before me, the undersigned officer, personally appeared Juliane Hillock known to me to be the person whose name is subscribed to the within instrument, and acknowledged executing the same for the purpose therein contained.

Brittany Lynn
Notary Public



My Commission Expires:
March 11, 2024

Use note:
This certification is intended for use by charter schools not housed in a building that is owned by the charter school, a nonprofit entity specifically organized for the purpose of providing the facility to this charter school, a school district, the state, an institution of the state, another political subdivision of the state, the federal government or one of its agencies or a tribal government or subject to a lease-purchase arrangement that has been entered into and approved pursuant to the Public School Lease Purchase Act.

CERTIFICATION C
Facility Owner - Non-Profit Foundation

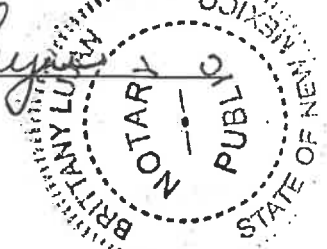
The undersigned hereby certify under penalty of perjury that the owner of the facility in which (insert name of charter school foundation) is located is a nonprofit entity specifically organized for the purpose of providing the facility for (insert name of charter school).

Charter School Governing Board President

By: *Jeremy Boucher*
Print Name: Jeremy Boucher
Print Title: _____
Date: _____

STATE OF NEW MEXICO)
COUNTY OF McKinley) ss.

On this 30th day of June, 2020, before me, the undersigned officer, personally appeared Jeremy Boucher, known to me to be the person whose name is subscribed to the within instrument, and acknowledged executing the same for the purpose therein contained.

Brittany Lynn
Notary Public


My Commission Expires:

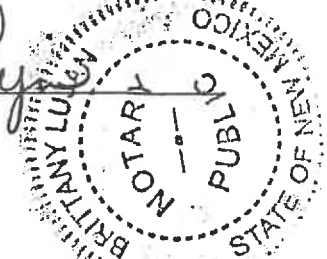
March 16, 2024

Charter School Principal / Administrator

By: *Juliane Hillock*
Print Name: Juliane Hillock
Print Title: _____
Date: _____

STATE OF NEW MEXICO)
COUNTY OF McKinley) ss.

On this 30th day of June, 2020, before me, the undersigned officer, personally appeared Juliane Hillock, known to me to be the person whose name is subscribed to the within instrument, and acknowledged executing the same for the purpose therein contained.

Brittany Lynn
Notary Public


My Commission Expires:

March 16, 2024

Use note:

For use by charter schools that are housed in a facility that is owned by the charter school, the school, the state, an institution of the state, another political subdivision of the state, the federal government or one of its agencies or a tribal government.

**State of New Mexico
Public School Facilities Authority**

Jonathan Chamblin, Director



Martica Casias, Deputy Director

1312 Basehart Road, SE, Suite 200
Albuquerque, NM 87106
(505) 843-6272 (Phone); (505) 843-9681 (Fax)
Website: www.nmpsfa.org

August 17, 2021
Julianne Hillock, Administrator
Hozho Academy
515 Park Avenue
Gallup, NM 87301

**RE: wNMCI for Hozho Academy
VIA E-MAIL**

Ms. Hillock,

Per your request, the Public School Facilities Authority (PSFA) assessed the potential facility for Hozho Academy, located at 515 Park Avenue, on August 16, 2021. Following the assessment, the weighted New Mexico Condition Index (wNMCI) was calculated, pursuant to 22-8B-4.2 NMSA 1978 and 22-20-1(A) (2) NMSA 1978. The wNMCI represents the facility condition related to systems and adequate space for students. (Lower is better, with zero being perfect.)

The PSFA understands that Hozho Academy intends to relocate to this facility for the 2021-2022 school year. This letter is to confirm that the potential facility satisfies the statutory requirement for the facility to meet or exceed the current statewide average wNMCI score in order to relocate. The wNMCI score for this facility is 12.5%, which is better than the current statewide average wNMCI of 23.4%.

Please feel free to contact me if you have any questions or concerns regarding this correspondence.

Respectfully,

A handwritten signature in cursive script that reads "Alyce Ramos".

Alyce Ramos, Research Analyst
Public School Facilities Authority

Cc; Martica Casias, Deputy Director



New Mexico Public School Facilities Authority

Partnering with New Mexico's communities to provide quality, sustainable school facilities for our students and educators.

Home Schools Assessor Auditor Reporter Admin

PSFA.fad

(ver. 1.0)

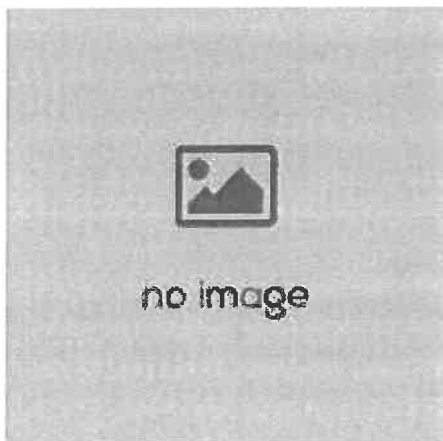
Search Assessor Comments

Print this page

Executive Summary (EDIT)

NRC - Hozho Academy Charter School | 573001

View Comments this School



School Report List Target: NRC

SCHOOL ADDRESS

515 Park Ave, Gallup, NM 87301

Gallup, NM 87301

5/3/2018 CJA Created this school per PED emails. They have an approved enrollment cap of 728.

5/24/2018 CJA Entered data from plan review I did myself. The school's director sent us a permitted set.

Site Assessment 8/20 by Alyce Ramos.

Site assessment 8/16/21 by Dennis Schneider at the new location now at 515 Park Ave, Gallup, NM 87301. Old location was at 104 E Aztec Ave.

DISTRICT DATA

District ID: 573

District Name: State Chartered Schools

SCHOOL INFO

School ID: 573001

School Name: NRC - Hozho Academy Charter School

Year Constructed: 1964

NMCI INFO

Educational Adequacy (573001)

District ID	District Name	School ID	School Name	uw/Repair Index	w/Repair Index	EA Profile
573	State Chartered Schools	573001	NRC - Hozho Academy Charter School CH	0	0	Click to view

Using 1/3 of Gym for Cafeteria area

Educational Adequacy

Deficiency Report for NRC - Hozho Academy Charter School CH | 573001

Assessment ID: Go Back to EA_573001

Adequacy Measure	Assessed	Deficiency	Category	Multiplier	Weight	Weighted Index (inc. infl. adj.)
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Weighted Repair Index: 0

NMCI Factors

District Name	School Name	Gross Area (Sq. Ft.)	uw/EA Repair	EA w/Repair	w/Repair Index	Replace. Index
<i>CAMPUS TOTALS</i>	3	59838			1493442	11945953
State Chartered Schools	NRC - Hozho Academy Charter School	59838	0.00	0.00	1493442	11945953

FCI Report

(excludes Sites & Portables)

District	School Name	Property Name	Gross Area (Sq. Ft.)	Repair Index	Building FCI
State Chartered Schools	NRC - Hozho Academy Charter School	Gym and Classrooms HS Building (1964)	27599	1209405	23.61
State Chartered Schools	NRC - Hozho Academy Charter School	Elementary Building 2 Story (1972)	32238	942968	16.90

Elementary Building 2 Story (1972)

School ID: 573001 | NRC - Hozho Academy Charter School (State Chartered Schools)

Total Area: 32238

NMCI Contrib?

YES

<h2>Property Report (Record ID #: 46096)</h2> <p>This report itemizes the Systems of a permanent or portable structure, or site.</p>	<h3>INDICES</h3> <p>w/Repair: 421351 Replacement: 5578141 Repair: 942968 FCI: 16.90 View Comments by Property</p>
--	---

*Index values denoted as "per square foot". ½ symbol denotes system is "split"

System (Uniformat)	Install / Ren.	Age (YOY)	Age-based Wgt.	Cond.-based Wgt.	Applied Wgt.	Life
A-Foundation / Slab / Structure	1972	49	0.25	0.000	0.25	100
B2010-Ext. Walls	1972	49	0.25	0.000	0.25	100
B2020-Ext. Windows	1972	49	0.625	2.000	2.000	30
B2030-Ext. Doors	2021	0	0.25	0.000	0.25	30
B30-Roof	2021	0	0.25	0.000	0.25	20
C10-Int. Door, Part, Stair, Elev.	2021	0	0.25	0.000	0.25	50
C1030-Int. Walls	1972	49	0.25	0.000	0.25	60
C3010-Wall Finishes	2021	0	0.25	0.000	0.25	12
C3020-Floor Finishes	2021	0	0.25	0.000	0.25	12
C3030-Ceiling Finishes	2021	0	0.25	0.000	0.25	30
D2010-Plumbing Fixt.	2021	0	0.25	0.000	0.25	30
D2020-Water Dist.	2021	0	0.25	0.000	0.25	30
D2030-Drain, Waste, Vent	2021	0	0.25	0.000	0.25	30
D3020-Heat Gen. Sys.	2021	0	0.25	0.000	0.25	30
D3030-Cool Gen. Sys.	0	0	0	0	0	0
D3041-Air Dist. Sys.	0	0	0	0	0	0
D3042-Exh. Vent. Sys.	2021	0	0.25	0.000	0.25	30
D3050-Rooftop Unitary A/C – Cooling w/Gas Heat	0	0	0	0	0	0
D3060-HVAC Control	2021	0	0.25	0.000	0.25	20
D4010-Fire Sprinkler	2021	0	0.25	0.000	0.25	50
D5010-Main Pwr, Emgy.	2021	0	0.25	0.000	0.25	30
D5020-Ltg, Br. Circuits	2021	0	0.25	0.000	0.25	30
D5037-Fire Det., Alarm	2021	0	0.25	0.000	0.25	15
D5038-Comm., Sec.	2021	0	0.25	0.000	0.25	15
D5039-Technology	2021	0	0.25	0.000	0.25	10
D5090-Other Electrical Systems	0	0	0	0	0	0
D5092-Emerg. Ltg.	2021	0	0.25	0.000	0.25	25
E1020-Inst. Equip.	2021	0	0.25	0.000	0.25	30
E1090-Other Equip.	2021	0	0.25	0.000	0.25	60

Gym and Classrooms HS Building (1964)

School ID: 573001 | NRC - Hozho Academy Charter School (State Chartered Schools)

Total Area: 27599

NMCI Contrib?

YES

<h3>Property Report (Record ID #: 46097)</h3> <p>This report itemizes the Systems of a permanent or portable structure, or site.</p>	<p>INDICES</p> <p>w/Repair: 568263 Replacement: 5123202 Repair: 1209405 FCI: 23.61 View Comments by Property</p>
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*Index values denoted as "per square foot". ½ symbol denotes system is "split"

System (Uniformat)	Install / Ren.	Age (YOY)	Age-based Wgt.	Cond.-based Wgt.	Applied Wgt.	Life
A-Foundation / Slab / Structure	1964	57	0.25	0.000	0.25	100
B2010-Ext. Walls	1964	57	0.25	0.000	0.25	100
B2020-Ext. Windows	1964	57	0.625	2.000	2.000	30
B2030-Ext. Doors	2021	0	0.25	0.000	0.25	30
B30-Roof	2021	0	0.25	0.000	0.25	20
C10-Int. Door, Part, Stair, Elev.	1964	57	0.625	0.000	0.625	50
C1030-Int. Walls	1964	57	0.25	0.000	0.25	60
C3010-Wall Finishes	2021	0	0.25	0.000	0.25	12
C3020-Floor Finishes	2021	0	0.25	0.000	0.25	12
C3030-Ceiling Finishes	2021	0	0.25	0.000	0.25	30
D2010-Plumbing Fixt.	2021	0	0.25	0.000	0.25	30
D2020-Water Dist.	2021	0	0.25	0.000	0.25	30
D2030-Drain, Waste, Vent	2021	0	0.25	0.000	0.25	30
D3020-Heat Gen. Sys.	2021	0	0.25	0.000	0.25	30
D3030-Cool Gen. Sys.	0	0	0	0	0	0
D3041-Air Dist. Sys.	2021	0	0.25	0.000	0.25	30
D3042-Exh. Vent. Sys.	2021	0	0.25	0.000	0.25	30
D3050-Rooftop Unitary A/C - Cooling w/Gas Heat	0	0	0	0	0	0
D3060-HVAC Control	2021	0	0.25	0.000	0.25	20
D4010-Fire Sprinkler	2021	0	0.25	0.000	0.25	50
D5010-Main Pwr, Emgy.	2021	0	0.25	0.000	0.25	30
D5020-Ltg, Br. Circuits	2021	0	0.25	0.000	0.25	30
D5037-Fire Det., Alarm	2021	0	0.25	0.000	0.25	15
D5038-Comm., Sec.	2021	0	0.25	0.000	0.25	15
D5039-Technology	2021	0	0.25	0.000	0.25	10

D5090-Other Electrical Systems	0	0	0	0	0	0
D5092-Emerg. Ltg.	2021	0	0.25	0.000	0.25	25
E1020-Inst. Equip.	0	0	0	0	0	0
E1090-Other Equip.	2021	0	0.25	0.000	0.25	60

Site

School ID: 573001 | NRC - Hozho Academy Charter School (State Chartered Schools)

Total Area: 59837

NMCI Contrib?

YES

<p>Property Report (Record ID #: 46098)</p> <p>This report itemizes the Systems of a permanent or portable structure, or site.</p>	<p>INDICES</p> <p>w/Repair: 503828 Replacement: 1244610 Repair: 251794 FCI: 20.23 View Comments by Property</p>
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*Index values denoted as "per square foot". ½ symbol denotes system is "split"




System (Unifomat)	Install / Ren.	Age (YOY)	Age-based Wgt.	Cond.-based Wgt.	Applied Wgt.	Life
G2020-Parking Lots	1964	57	0.625	2.00	2.00	20
G2030-Pedestrian Paving	2021	0	0.25	0.00	0.25	30
G2041-Fences and Gates	0	0	0	0	0	0
G2047-Playing Fields	0	0	0	0	0	0
G2050-Landscaping	2021	0	0.25	0.00	0.25	30
G2052-Basketball Courts	0	0	0	0	0	0
G2053-Running Track	0	0	0	0	0	0
G2054-Tennis Courts	0	0	0	0	0	0
G2055-Playground Equipment	0	0	0	0	0	0
G3010-Water Supply	2021	0	0.25	0.00	0.25	50
G3020-Sanitary Sewer	2021	0	0.25	0.00	0.25	50
G3030-Storm Sewer	2021	0	0.25	0.00	0.25	40
G3052-Wells for Cooling/Heating	0	0	0	0	0	0
G3060-Fuel Distribution	0	0	0	0	0	0
G4010-Electrical Distribution	2021	0	0.25	0.00	0.25	50
G4020-Site Lighting	2021	0	0.25	0.00	0.25	40
G4090-Other Site Electrical Utilities	0	0	0	0	0	0
G90-Site Specialties	0	0	0	0	0	0

*(½) symbol denotes the system is "split"

Support Documents

Help

Assessor Training Video (24min)

-  Using Assessor Property & EA Worksheets
-  User Guide - General
-  General Service Level Agreement

Change Log & Known Issues

Program Version: 1.0.1.000 Change Log

Who's online

There are currently 3 users online.

- jkneeland
- amartinez
- Ghill

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NRC - Hozho Academy Charter School CH | 573001 | State Chartered Schools

Deficiency Report

CH (Charter School) cost model applied | [Edit EA Profile](#)

School Name: NRC - Hozho Academy Charter School CH

GENERAL INFORMATION

CONSTRUCTION INFO

Total Enrollment: 409
Permanent GSF: 59837
Portable GSF: 0

POPULATION

Population(s) must be >0 to make EA requirements active.

Growth Factor: 1
Number of Students: 409
Expected Population: 409
Number of Pre-K Students: 0
Number of K Students: 48
Number of 1-5 Students: 275
Number of 6-8 Students: 86

ADEQUACY STANDARDS (X=Deficient)

PARKING

Total Parking:	93	of 0 required	0
Number of Handicap Parking:	7	of 0 required	0
Number of Student Drop-Off:	1	of 0 required	0
Number of Bus Drop-Off:	1	of 0 required	0

SQUARE FOOTAGE

Arts and Music NSF:	4396	of 0 required	0
Administrative NSF:	1927	of 0 required	0
Career Ed. NSF:	0	of 0 required	0
Computer Lab NSF:	899	of 0 required	0
Faculty Work Area NSF:	0	of 0 required	0
Food Service NSF:	7059	of 0 required	0
General Classroom NSF:	15299	of 13608 required	0

Number of 9-12 Students: 0
Number of SE Students: 0
Number of Lunch Turns: 3
Number of Staff: 20

CLASSROOMS & FACILITIES

Number of Classrooms: 30
Number of SE Classrooms: 2
Playground Equipment: No
Required Kitchen NSF: 0
Evaluated Science Lab Storage: 0

PARKING

Number of Paved Parking: 93
Number of Gravel Parking: 0

EA Memo:

Using 1/3 of Gym for Cafeteria area
 Deficiency Report (brief)

Created by Admin

Tue, 07/30/2019 - 12:34

Last Updated: Tue, 08/17/2021 - 11:10 by dschneider

General Storage NSF:	1684	of 0 required	0
Maintenance or Janitorial Space NSF:	585	of 0 required	0
Media Center NSF:	897	of 0 required	0
Parent Work Space NSF:	0	of 0 required	0
Physical Ed NSF:	13497	of 0 required	0
Science Classroom NSF:	558	of 0 required	0
Science Lab Storage NSF:	0	of 0 required	0
Spec. Ed. Classroom NSF:	861	of 0 required	0
Student Health NSF:	756	of 0 required	0




MISCELLANEOUS

Number of Chemical Storage Units:	0	of 0 required	0
Number of Multi-Use Playgrounds:	0	of 0 required	0

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