



Lukachukai Community Board of Education, Inc.

"Commitment to Children, Commitment to Progress"

Navajo Route 13, P. O. Box 230, Lukachukai, AZ 86507

Phone: (928) 787-4406 Fax: (928) 787-4419

Testimony of Lukachukai Community Board of Education, Inc.
Presented by Arthur E. Ben, Principal, Lukachukai Community School
On Behalf of the Bureau of Indian Education Funded Schools

Before the United States House of Representatives Appropriations Subcommittee on Interior,
Environment, and Related Agencies

April 7, 2014
Washington, DC

Introduction

On behalf of Lukachukai Community Board Of Education Inc. and the Bureau of Indian Education funded schools and more importantly, the students enrolled in the Bureau of Indian Education funded schools, I thank the Committee for this opportunity to provide testimony concerning school facility replacement and construction. I am the school principal at Lukachukai Community School, Lukachukai, AZ, Navajo Nation. The testimony is specific to Lukachukai Community School and applicable to the thirty seven schools listed in the Office of Facilities Management and Construction (OFMC) Location Facility Condition Index (FCI).

Common to several BIE schools, Lukachukai Community School was founded in the 1930's by the community's Catholic Mission. The Church operated the school for a few years then turned the school over to the Bureau of Indian Affairs. Since that time the school enrollment has increased with the growth of the community and the school buildings have been modified to increase instructional space and to increase student support services without appropriate and adequate compliance to developing regulations. The current enrollment is 388 students in kindergarten to eighth grade. History of BIE funding in previous years show that fourteen schools were funded in 2003-2004. However, there was a shortfall in 2007 creating three schools to be incomplete. A task force recommended all future FI&R funds be used to complete these schools. LCBE, Inc. was to have been funded approximately \$10 million for FI&R, but due to the shortfall it was never funded. Many schools across Indian Country did not get FI&R funds for repairs. This created even a greater safety concerns for dilapidated buildings to be maintained with an already constrained building maintenance and operations budget. Life safety concerns are at its peak; therefore, BIE Schools need funds for new school construction. We are inadequately preparing our BIE students for college and career readiness in these inadequately existing 21st Century learning environments.

Current Conditions of Lukachukai Community School

On February 12, 2009, WHPacific was retained by the Lukachukai Community Board of Education Inc. and funded by BIA-OFMC to determine the adequacy of the existing facilities for current and future use, identify and document facility discrepancies, establish a comprehensive list of improvements or corrections required to meet current and future needs and estimate the cost of those improvements.

The report is based on the feasibility of renovating or replacing eighteen buildings as described in the Program of Requirements (POR). This includes an abandoned classroom, Building 251, which is in such of terrible state of disrepair that it constitutes a life safety hazard for the staff, public and children on this campus. WHPacific also reviewed two water tanks, three pump houses, utility infrastructure and five modular buildings. Together, the campus has 119,835 square feet of buildings that are in various states of disrepair.

The objective of the facilities assessment is to update the backlog of pending work as identified in the POR by complying with current laws, codes, standards or guidelines contained in the Bureau's Safety, Health and Accessibility Information for Architects, Engineers and Design Firms performing Design Work for BIA Facilities; the Additional Provisions in the Grant Agreement; Construction Program Assurances in the Grant Agreement; and the March 2007 School Facilities Design Handbook. The result of this assessment provided the BIA and Lukachukai Community School with the technical information required for making informed decisions regarding the improvement options for renovation of the exiting school versus new construction.

The assessment team consisted of a registered professional architect and four registered professional engineers specializing in civil, structural, mechanical and electrical disciplines and a consultant to perform an archeological assessment.

Based on visual observations and discussion with the facility occupants and maintenance staff, the team determined what deficiencies existed and the general condition of key buildings systems.

The FMIS and Deficiency Summary Report focuses on specific items such as non-functioning mechanical equipment and plumbing fixtures, the presence of asbestos tile, broken panic hardware and light fixtures with PCB ballasts. The Assessment Report substantiates and agrees with the findings of the FMIS. Of greater concern to the investigation team was the structural distress of structural systems of many of the school buildings, the functional concerns associated with the lack of accessibility in all public toilets, spaces that are of inadequate size, shape and poorly located for their intended function, and that compromises and/or limits the capability of the School to provide a full curriculum. Of even more concern is the stability and condition of Building 251 which is closed up, unusable and full of asbestos containing materials. These structural and functional deficiencies are noted in detail in the Assessment Report.

With the difficulties and expense of maintaining aging building systems with limited budgets and the expense to bring the buildings into ADA compliance it will cost much more than 66% of the price of a new school to provide the modifications to make these buildings safe and secure for the students and staff. The campus infrastructure, educational buildings and administration building and utilities are over fifty years old and have gone beyond their effective useful life span. We found that the school employs high quality staff but with limited resources and classroom space, and non-Life Safety and ADA compliant buildings actually places the children in grave danger.

Many of the buildings suffer from constant roof leaks and roofs that are worn out and require constant patching and numerous emergency repairs were made due to three roofs being blown off by heavy wind. Numerous roofs will fail any time due to fatigue of the roofing material

causing giant blisters and severe ponding on relatively new single ply membrane roofs. There are numerous fire alarm problems in many of the buildings, including include the Administration Building, Cafeteria, Dormitory and Kindergarten Building. The school also suffers from many electrical "brownouts" with the electric service causing huge problems with school computers and service equipment. Also, since many of the buildings have been added onto numerous times, there is a wide imbalance of heating and cooling in different areas of these buildings

Perhaps the most important issue with the staff and students is the problem with asbestos containing materials throughout the campus buildings floors and mechanical rooms. Asbestos is prevalent within Buildings 201, 250, 203, 208 and 227. Staff also indicated that asbestos is also found in the paint throughout the campus. Another important issue is that the water is very hard and causes blockages in the pipes. The water infrastructure cannot be shut down by areas so when work must be done on the water lines, the entire school must be shut down. Mechanical equipment requires constant maintenance and repair, if it works at all; and consequently impacts the daily activities of the Lukachukai Community School.

The staff parking area is not paved, and is often muddy after a rain or snow storm, and most critical, handicap accessibility for both parking lots are near nonexistent. The unpaved parking area is half an acre in size. It is basically an area adjacent to the school which is being used for staff parking. There is no service drive around the school to facilitate maintenance, and there is no bus loading area. Though bus barns are not required, there is no environmentally safe location to wash the buses.

Conclusion

In all actuality, the cost to renovate all the buildings on campus far outweighs the cost of a new replacement school. The buildings are becoming more difficult to maintain as time goes on. Recently, toilet facilities have been corrected for ADA compliance in the permanent buildings. Only the five modular buildings have toilets that are ADA accessible. Many of the buildings do not have adequate egress. The roofs either need repairs or have been repaired and will repairs will fail before the normal life expectancy for the type of roof that exist. Building 251 is beyond repair and should be torn down. We have provided an estimated cost of renovating Building 251 which in its current condition will cost more than a new building. The heating systems in virtually all the buildings are not working properly and cost the school far more in fuel costs than a new heating system. The cost to maintain and repair the BIE schools listed in the Attachment exceeds the cost for new school. On behalf of our BIE students LCBE, Inc. respectfully recommends that the BIE consider providing a new, safe and accessible school campus for the children of these listed schools. Children deserve no less.

Location Facility Condition Index (FCI)

FMIS Production				ALL Owned By NonQtrs only		Non Quarters		Location Program Totals		Asset Count	Gross Sq Ft	Replacement Cost 2009 or 2010?	Buildings Deferred Maintenance	FCI	Condition						
Sort order by Program, FCI Descending																					
Structure Last Updated: 31-Oct-2013 Run Date: 04-Nov-2013 06:15 AM								Education								1,797	19,221,687	\$4,850,344,434	\$376,911,636	0.0777	Fair
Asset status = Occupied, Occupied by others-----new, does not include Not in Use, Not								General Administration								1,270	2,737,886	\$547,595,833	\$66,556,776	0.1215	Poor
Includes Towers for occupied, occupied by others asset count								Public Safety and Justice								94	1,413,501	\$566,643,798	\$14,549,046	0.0257	Good
Filtered Subtotals 37 Total Locations								Filtered Subtotals								423	3,191,313	\$804,010,091	\$213,938,518	0.2661	Poor
O&M Funded	Region	Loc Number	NAME	STATE	of the 182 Schols	Location Program	Asset Count	Gross Sq Ft	Replacement Cost 2009 or 2010?	Buildings Deferred Maintenance	FCI	Condition									
1 Yes	Navajo	N35-07	Grant Lukachukai Board	Arizona	Yes, of 182	Education	21	100,610	\$25,944,329	\$39,129,557	1.5082	Poor									
2 Yes	Navajo	N33-13	BIA Tonalea/Redlake Da	Arizona	Yes, of 182	Education	10	59,735	\$14,956,342	\$15,125,215	1.0113	Poor									
3 Yes	Southwest	M21-02	Grant Laguna Elementar	New Mexico	Yes, of 182	Education	24	68,136	\$17,758,576	\$12,299,063	0.6926	Poor									
4 Yes	Navajo	N33-14	Grant Richfield Resident	Utah	Yes, of 182	Education	3	21,122	\$5,669,558	\$2,442,088	0.4307	Poor									
5 Yes	Navajo	N32-11	BIA To'haali' (Toadlena)	New Mexico	Yes, of 182	Education	8	89,894	\$23,821,754	\$9,199,512	0.3862	Poor									
6 No	Great Plains	A07-06	BIA Okreek	South Dakota		Education	1	4,940	\$1,284,272	\$474,680	0.3696	Poor									
7 Yes	Navajo	N34-05	BIA Chi-Ch'i-Tah/Jones	New Mexico	Yes, of 182	Education	20	60,981	\$14,486,779	\$5,219,737	0.3603	Poor									
8 Yes	Navajo	N35-20	BIA Chinle Boarding Sch	Arizona	Yes, of 182	Education		176,111	\$43,007,945	\$15,090,462	0.3509	Poor									
9 Yes	Navajo	N33-04	BIA Dennehotso Boardin	Arizona	Yes, of 182	Education	12	56,422	\$14,347,466	\$5,000,749	0.3485	Poor									
10 Yes	Navajo	N34-24	Grant Dziłth-na-o-dith-hi	New Mexico	Yes, of 182	Education	14	115,974	\$29,251,131	\$9,621,076	0.3289	Poor									
11 No	Great Plains	A07-08	BIA Spring Creek	South Dakota		Education	1	7,157	\$1,850,634	\$475,541	0.2556	Poor									
12 Yes	Navajo	N36-05	BIA Crystal Boarding Sch	New Mexico	Yes, of 182	Education	17	42,700	\$11,031,418	\$2,330,948	0.2113	Poor									
13 Yes	Navajo	N35-21	BIA Many Farms High Sch	Arizona	Yes, of 182	Education	38	380,089	\$99,617,996	\$20,667,395	0.2075	Poor									
14 Yes	Navajo	N36-24	Grant Wide Ruins Comm	Arizona	Yes, of 182	Education	17	60,249	\$14,263,717	\$2,934,648	0.2057	Poor									
15 Yes	Navajo	N35-11	Contract Rock Point Com	Arizona	Yes, of 182	Education	14	155,553	\$39,508,261	\$7,644,614	0.1935	Poor									
16 Yes	Navajo	N33-16	Grant Shonto Boarding S	Arizona	Yes, of 182	Education	21	244,162	\$64,849,868	\$12,285,204	0.1894	Poor									
17 Yes	Great Plains	A06-06	Grant Wounded Knee De	South Dakota	Yes, of 182	Education	8	42,850	\$10,811,313	\$1,979,372	0.1831	Poor									
18 Yes	Navajo	N34-16	BIA Na' Neelzhin Ji'Olta'	New Mexico	Yes, of 182	Education	7	55,102	\$13,332,916	\$2,438,610	0.1828	Poor									
19 Yes	Navajo	N36-25	Grant Winslow Resident	Arizona	Yes, of 182	Education	3	36,029	\$8,265,321	\$1,465,252	0.1773	Poor									
20 Yes	Navajo	N33-15	BIA Rocky Ridge Boardin	Arizona	Yes, of 182	Education	10	42,618	\$11,363,123	\$1,941,898	0.1709	Poor									
21 Yes	Western	H65-14	Grant Hotevilla Bacavi C	Arizona	Yes, of 182	Education	10	25,593	\$5,998,483	\$982,008	0.1637	Poor									
22 Yes	Navajo	N34-12	BIA Mariano Lake Commi	New Mexico	Yes, of 182	Education	22	51,433	\$11,991,090	\$1,956,705	0.1632	Poor									
23 Yes	Western	H65-15	Grant Moencop Day Sch	Arizona	Yes, of 182	Education	9	26,868	\$6,555,170	\$1,050,742	0.1603	Poor									
24 Yes	Western	H64-08	Grant Duckwater Shosh	Nevada	Yes, of 182	Education	3	15,430	\$3,928,226	\$617,298	0.1571	Poor									
25 Yes	Great Plains	A06-23	Grant Crazy Horse Scho	South Dakota	Yes, of 182	Education	6	118,441	\$30,157,914	\$4,502,053	0.1493	Poor									
26 Yes	Southwest	M25-20	BIA Te Tsu Goh Oweeng	New Mexico	Yes, of 182	Education	8	9,265	\$2,332,722	\$346,684	0.1486	Poor									
27 Yes	Navajo	N33-11	Grant Naa tsis' aari (Nav)	Arizona	Yes, of 182	Education	9	62,826	\$17,092,296	\$2,519,750	0.1474	Poor									
28 Yes	Navajo	N33-22	Grant Greyhills High Sch	Arizona	Yes, of 182	Education	1	356,922	\$92,646,244	\$13,522,308	0.1460	Poor									
29 Yes	Navajo	N34-03	Grant Dibe Yazhi Habit	New Mexico	Yes, of 182	Education	7	44,188	\$10,714,647	\$1,429,471	0.1334	Poor									
30 Yes	Western	H57-12	Grant Blackwater Commu	Arizona	Yes, of 182	Education	12	36,849	\$8,047,193	\$1,040,616	0.1293	Poor									
31 Yes	Navajo	N32-02	BIA Aneth Community Sch	Utah	Yes, of 182	Education	8	80,944	\$21,516,057	\$2,715,056	0.1262	Poor									
32 Yes	Midwest	F53-13	Grant Bug-O-Nay-Ge-Shi	Minnesota	Yes, of 182	Education	13	114,954	\$27,347,499	\$3,434,574	0.1256	Poor									
33 Yes	Navajo	N35-23	Grant Black Mesa Comm	Arizona	Yes, of 182	Education	8	22,193	\$5,698,197	\$714,207	0.1253	Poor									
34 Yes	Southern	F801-02	BIA Riverside Indian Sch	Oklahoma	Yes, of 182	Education	40	307,588	\$73,835,611	\$9,127,987	0.1236	Poor									
35 Yes	Navajo	N36-18	BIA Pine Springs Day Sch	Arizona	Yes, of 182	Education	6	27,356	\$6,762,316	\$788,237	0.1166	Poor									
36 Yes	Western	H54-11	BIA Santa Rosa Ranch Sch	Arizona	Yes, of 182	Education	7	24,344	\$5,421,501	\$566,292	0.1045	Poor									
37 Yes	Western	H65-13	Grant Hopi Day School	Arizona	Yes, of 182	Education	5	45,675	\$8,532,206	\$860,889	0.1009	Poor									