

TO :E. A. Loughran, Assistant Commissioner,
Administrative Division
FROM :H. J. Walls, Supervising Engineer

56273/198
DATE: October 24, 1950

SUBJECT: Proposed Border Patrol School Building

In compliance with instructions contained in Mr. Mackey's memorandum to you dated October 2, 1950, the following report is submitted.

Material Purchased - Materials costing approximately \$5,975.00 have been purchased and approximately all material purchased has been delivered. These materials include cement and reinforcing steel for the foundation and floors, concrete blocks for the interior partitions, plumbing supplies and fixtures, window frames, doors, some hardware, and some lumber. Additional supplies and materials will be required.

Status of Work - The site has been cleared of brush by grubbing and adobe bricks are now being made. From 12 to 20 laborers are being furnished by the Prison Service from La Tuna. From 2 to 4 patrol inspectors are used to guard the prisoners and the district general mechanic acts as labor supervisor. One immigrant inspector volunteered his services to operate the government-owned bulldozer to level the site, and preliminary leveling has been completed. The project is under the general supervision of the Chief of the Border Patrol Section. As of October 13, three thousand adobe bricks or approximately forty per cent of the required total had already been made. The making of the required number of adobe brick can now be completed in a short period, possibly three weeks.

A road 245 feet long and 30 feet wide has been built into the property. This work was done, at no cost to the Service, by the El Paso County Highway Department.

The following questions were posed by Mr. Mackey:

1. "Should we proceed to completion of the project on the present building site?"

It is believed that we should proceed to complete the project on the present site. The site is located in what is becoming a park area. It is within walking distance of a bus line, and there are a number of eating establishments, stores and tourist courts also within walking distance. Water for construction purposes and other purposes, excepting drinking, can be had from a shallow well. Sewage disposal presents no particular problem. Gas and electricity are available. The site is more desirable than the Target Range site since it is nearer town. While it may be stated that this location is in a "river bottom", the International Boundary and Water Commission has rectified the Rio Grande's channel at this point, levees have been constructed and the likelihood of flooding is very remote. This area is only slightly lower than the present Border Patrol Headquarters and the Inspection Station at the Santa Fe Street Bridge.

2. "Should we abandon the present selected site and authorize the construction of facilities on the present site of the Target Range?"

The property which we own, known as the Target Range site, is about 150 feet wide and 560 feet deep and contains about two acres of land. This property in itself is not suitable for the contemplated building because it is too narrow. At one time Mr. Wilmoth was of the opinion that additional land adjoining this property could be obtained without cost from the city, but this land is no longer available. Some of the disadvantages of this location are that it would be difficult to secure sufficient water, and sewage disposal would be quite a problem on account of the tight caliche soil in that area. Public transportation is not available, and there are no eating or rooming establishments within walking distance.

3. "Should we entirely abandon the construction of additional Border Patrol facilities at El Paso?"

More adequate facilities for the Border Patrol Training School have been badly needed for many years. The present facilities are wholly inadequate, both from the point of view of space and location. Likewise, the office of the Chief Patrol Inspector is badly in need of additional space for carrying on his increased responsibilities.

The Border Patrol Training School was set up in 1936 in space that had previously been a part of the office of the Chief Patrol Inspector. Alien apprehensions between 1936 and 1942 varied from ten to twenty per day and these could be readily processed in the space available. For the past several years, alien apprehensions have been running from 100 to 200 per day, and it is not possible to handle and process the large groups now being brought into El Paso in the space presently available. The Chief Patrol Inspector now regularly uses one of the school classrooms for handling and processing aliens since this classroom is vacant during the afternoon when part of the students are at the Target Range.

By making new space available for the Training School, the space now occupied by the Training School could be returned to the Chief Patrol Inspector and eliminate a bad space situation.

The present location of the Training School is poor. The school activities are right in the midst of an office handling and processing 40,000 aliens per year, and classes are constantly being interrupted by noise and disturbances peculiar to the location. Sufficient outdoor space for physical education classes and firearm instruction is not available.

The new site is in a park area where noise is no problem, and ample outdoor space is available for physical education classes and firearm instruction. Space is also available for barracks for students and other activities. Space is also available for a pistol range.

Numerous construction projects of this nature have been completed by this Service, which projects include Border Patrol Sector Headquarters at El Centro, California, Del Rio, Texas, and Tucson, Arizona, housing projects at Presidio, Texas, Brawley, Colton, Yuma and Indio, California, and others. These projects have for the most part consisted of moving and re-erecting service-owned buildings from closed internment camps and altering the buildings to meet the new requirements. The present project is in this category since it is contemplated salvaging materials from service-owned buildings at the closed Santa Fe Internment Camp and using this material in the proposed school building.

These projects make possible the continued utilization of service-owned property, which would otherwise have been disposed of at a very small percentage of its original cost.

This project was authorized early in June, 1950, prior to the beginning of hostilities in Korea. Because of the Korean situation and related developments, the cost of building materials has greatly increased and some common materials are no longer obtainable except for military projects. The cost of skilled labor has also increased. Also, the inclusion of physical education and typewriting in the present and future school curriculum has made it necessary to increase the size of the proposed building.

By continuing with the supervisory, labor and guarding force listed on page 1, the building can be erected approximately as outlined below, notation being made where additional labor (skilled) and additional material or equipment is required:

1. Making of required adobe bricks. Straw costing \$50 will be required.
2. Digging foundation for footings.
3. Mixing and pouring of concrete footings.
4. Erecting forms for foundation walls. One carpenter will be required for 12 days.
5. Pouring concrete foundation walls.
6. Laying adobe brick. One carpenter will be required during this period to set window and door frames, set forms for window lintels and concrete tie courses. Estimated time, 30 days.
7. Roughing in of plumbing. One plumber and helper, 4 days.
8. Place fill under floors.

9. Pour concrete floors. Two cement finishers should be available for 15 days.
10. Construct septic tank and lay sewage disposal field. One carpenter required for 3 days to make forms.
11. Erect roof and build in valleys and wing connections. Four carpenters will be needed for 20 days.
12. Apply roofing material. Three carpenters required for 4 days. Roofing costing \$255 will be required.
13. Erect interior partitions of concrete blocks. Two qualified masons should be available for this work. Time estimated at 15 days.
14. Plaster interior. Plaster material costing \$250 will be required. Two qualified plasterers will be required for 10 days.
15. Stucco exterior of building. Stucco materials costing \$250 will be required. Two qualified stucco men will be required for 8 days.
16. Install electric wiring. Materials costing \$300 will be required. One electrician will be required for 10 days.
17. Install heating system. Gas heaters are available but necessary piping and flues costing \$100 will be required. Plumber and helper will be required for 5 days.
18. Installation of plumbing fixtures. Plumber and helper required for 10 days. Additional pipe and fittings costing \$50.00 will be required.
19. Installation of cooling system and necessary ducts. Materials and equipment costing \$640 will be required as well as 4 days of skilled labor.
20. It was originally proposed not to finish the classroom ceilings. If such finish is considered essential, it will require materials costing \$375, as well as two carpenters for 20 days.
21. Interior and exterior painting will require materials costing \$75.
22. Window shades costing \$250 will be required.

23. Storeroom shelving costing \$50 for materials will be required. Carpenter required for 5 days.
24. Window and door screening costing \$120 for materials will be required.
25. Final leveling of site. Approximately half of the site is not needed at this time, and it is recommended that it be rented for a two-year period for farming purposes, the lessee to level the land and construct irrigation ditches in lieu of payment of rent. This plan is in effect on adjacent county property.
26. Landscaping. This can be effected with available labor using native shrubs.
27. Install city water. Cost of materials \$180. Water from a shallow well can be made available using existing equipment, which water is suitable for all purposes except drinking. Plumber and helper, 1 day.
28. Dig well. Casing costing \$30 will be required. Pump available.

Recapitulation, Estimated Cost of Additional Materials

(1) Straw for adobe brick	\$ 50.00
(12) Roofing felt	255.00
(14) Plaster, interior	250.00
(15) Stucco, exterior	250.00
(16) Electrical materials	300.00
(17) Materials for installing gas heaters	100.00
(18) Plumbing materials	50.00
(19) Cooling system	640.00
(20) Insulation Board for ceiling	375.00
(21) Paint materials	75.00
(22) Window shades	250.00
(23) Shelving lumber	50.00
(24) Screen doors	70.00
Window screens	50.00
(27) City water connection	180.00
(28) Well casing	30.00
Contingent & miscellaneous	275.00
	<u>\$3,250.00</u>

Additional labor will be required as follows:

	<u>Estimated, non-prison labor</u>	<u>Estimated, if prison labor is used</u>
Carpenters	186 men days	300 men days
Plumber with helper	24 " "	50 " "
Cement finishers	30 " "	60 " "
Electrician	10 " "	20 " "
Mason	30 " "	50 " "
Plasterers	36 " "	75 " "

It is recommended that arrangements be made with the Director of the Bureau of Prisons to furnish this skilled labor at El Paso. I understand that Mr. Kelly has or will discuss this with Mr. Bennett. Only non-skilled labor is now available from La Tuna.

It is proposed to salvage from two of the three remaining buildings at the closed Santa Fe Internment Camp sufficient materials for the roof and other parts of the school building. This will require the entire roof of the old recreation hall and of one of the barracks, and other materials. The Warden of the New Mexico State Penitentiary has agreed to salvage the required materials from these buildings and load same on freight cars for shipment to El Paso if the Service would permit the third building to remain at Santa Fe. As an alternate proposition, he would deliver to El Paso equivalent materials from other sources.

It may be stated that the Santa Fe Internment Camp was located on land belonging to the State of New Mexico, and numerous buildings also belonging to the state were used by this Service for about four years, all without any rental charge. During the period of our occupancy of this property, additional buildings were erected, most of which were removed when the camp was closed. In our letter to the Warden of the Penitentiary dated March 14, 1947 which turned the property back to the state, it was requested that the three buildings mentioned above be permitted to remain on the premises for a two-year period for possible future use by this Service. The two-year period expired in March, 1949.

These buildings are of rough construction and unfinished. The Recreation Hall was originally erected at the Kenedy, Texas, Internment Camp but was dismantled and re-erected at Santa Fe.

It is recommended that the offer of the Warden of the State Penitentiary to salvage sufficient materials from these buildings for use in the proposed school building, to be shipped at government expense to El Paso, or to furnish equivalent new materials delivered at El Paso if he so elects, be accepted, since the buildings are of no value to this Service in their present location. If we do not use the buildings in the school project, it will be necessary to make other disposition of them, or abandon them.

It would be to our advantage to accept the offer to salvage the equivalent materials from other sources available to the State of New Mexico, since the use of non-prefabricated materials will make it possible to design a more satisfactory building.

Maintenance:

The maintenance cost of the proposed building is estimated to be as follows:

Electricity	\$ 120
Gas	150
Water	240
Miscellaneous repairs & paint	250
1 janitor	<u>2,300</u>
	\$ 3,060

Some arrangements will have to be made to have an employee live on the property to act as guard and caretaker, as is now being done at the Pistol Range site.

A. J. Walls