



North Valley Academy Charter School



Facilities Master Plan and Educational Specifications

2013 - 2017

February, 2013

ARC 21212

Architectural Research Consultants, Incorporated

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Acknowledgements

North Valley Academy Charter

Physical Address: 7939 4th St. NW
Los Ranchos de Albuquerque, NM 87107
Phone: (505) 998-0501
<http://www.nvanm.org/>
Original charter date - 2002
Most recent charter renewal - 2012
Current enrollment cap - 510

Principal (Chief Administrator) - Stephanie Belmore

Principal's Advisory Committee Members

Brian Wilkening - Middle School Teacher and Governing Board Teacher Representative
Monica Beasley - Elementary Teacher and Administrative Intern
Denise Sorci - 5th grade teacher
Nicole Humphrey - Special Services Director and Special Ed Teacher
Tammy Jackson - Pre-K Teacher
Michael Pettit - Middle School Teacher, Technology Rep., Administrative Intern
Randy Green - Physical Education Teacher
April Worker - Registrar and Parent
Sarah Pina - Finance Director

Other Review Team Members

Angela Sanchez - Elementary Teacher and Technology Rep.
Angelina Garbett - Parent, School Library Volunteer, and Governing Council Member
Jenny Trinkhouse - Parent
Amanda Trujillo - 6th grade Teacher and Technology Team
Michelle Clark Middle - Teacher, Web Design, and Technology Representative

PSFA

Bill Sprick, Facilities Master Planning Manager

Planning Consultant

Architectural Research Consultants, Incorporated



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List of Abbreviations

ARC – Architectural Research Consultants, Incorporated
A/V – Audio/visual
CIP – Capital improvement projects or plan
EdSpec – Educational specifications
FAD – Facility adequacy database
FMP – Facilities master plan
HVAC – Heating, ventilating, air conditioning
IEP – Individualized education program
ISTE NETS – International Society for Technology in Education, National Education Technology Standards
IT – Information technology
kBtu – 1,000 British thermal units
LCD – Liquid crystal display
Mbps – Megabits per second
NMAC – New Mexico Administrative Code
NMCI – New Mexico Condition Index
NVA – North Valley Academy
PE – Physical education
PED – New Mexico Public Education Department
PLC – Professional learning communities
PPM – Parts per million
PSCOC – Public School Capital Outlay Council
PSFA – Public School Facilities Authority
PTO – Parent-teacher organization
PTR – Pupil/teacher ratio
QZAB – Qualified zone academy bond
SEG – State Equalization Guarantee
STEM – Science, technology, engineering and mathematics
WAP – Wireless access point



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This document is a Facilities Master Plan (FMP) and Educational Specifications (EdSpec) for North Valley Academy Charter (NVA), a state-chartered public school. The intent of the plan is to guide capital planning decisions that support the charter school's educational mission and that meet minimum state adequacy standards for school facilities. The Public School Capital Outlay Council (PSCOC) and the Public School Facilities Authority (PSFA) require that all New Mexico public charter schools have a five-year FMP and EdSpec as a prerequisite for eligibility to receive state capital outlay assistance. This master plan and educational specifications is in accordance with guidance issued by the PSCOC and PSFA.

This document is a combination of the FMP and EdSpec and identifies specific current and projected facility needs that will accommodate the charter school's anticipated five-year enrollment, and forecasts strategies and required resources to implement those facility needs. The document is a flexible facility planning tool that the school can revise periodically as conditions change.

This introduction and five main sections comprise the master plan and educational specifications:

- **Introduction**
- **Section 1 - Goals / Process** presents the charter school's goals and the planning process
- **Section 2 - Existing and Projected Conditions** presents programs and delivery methods, enrollment, details about the school's existing facilities, and technology and energy management. It outlines facility goals and concepts, details space needs and other facility requirements, and describes strategies for implementing space needs.
- **Section 3 - Facility Requirements** presents facility goals and concepts, lists and diagrams specific facility needs to accommodate projected enrollment, and identifies how the



school will implement facility needs over time.

- **Section 4 - Capital Plan** presents capital resources, capital needs, project priorities, and capital project implementation
- **Section 5 - Master Plan Supporting Material** contains detailed information about school facilities, evaluations, plans, and other information





GOALS / PROCESS

Commitment to Excellence

1.1 Goals¹

1.1.1 North Valley Academy Mission

To foster personal growth and academic success for each North Valley Academy (NVA) student by educating and developing “the whole child,” by proffering exceptional teachers, in a framework of Science, Technology, Engineering and Mathematics (STEM), and focusing on Health and Wellness.

Mission Priorities

- Each student is academically and personally challenged. “I will improve myself and my academic success!”
- Each student develops life-long decision-making skills.
- Each student is provided the tools to compete at a national level.
- Each student demonstrates a commitment to excellence, innovation & character.

1.1.2 General Educational Philosophy

The vision for North Valley Academy includes a school community with a reputation for creative, dynamic teachers with regard to instruction and assessment, students who are excited about coming to school and are fully engaged and empowered with regard to their own educational program, and a strong academic tradition that includes core curriculum, citizenship and health, and learning for life as a triangulated foundation for learning.

Future Goals/Indicators

NVA focuses on the following building blocks for real learning:

- Critical thinking

¹ From NVA charter renewal application, submitted 2012

- Rigorous project-based learning
- Investigation
- Real world problem-solving
- Design and use of individual “personalized learning”

Using ISTE NETS and Common Core Standards, NVA is redesigning classroom uses with authentic lessons. This redesign encourages innovation and relies on the benefits of educational technologies. This approach will prepare students for high-stakes testing.

1.13 Serving the Community

NVA has a broad reach across the metropolitan area, with students attending from as far away as northern Rio Rancho and the southern part of south valley.

The Governing Council advises that the professional school staff’s task in the community is not limited to the classroom. The Council urges staff members to become active participants in community affairs and set an example of good citizenship.

The Governing Council will provide opportunities for staff to be absent during duty hours to participate in community obligations. For example, NVA may require staff members to give speeches about their duties. Common sense may also dictate that a staff member attend a civic function during school hours to represent the school or serve as an expert on a school-sponsored program.

Partnerships

NVA believes in the concept of partnerships and synergistic relationships, especially for the enrichment of traditional education with real-world applications. As a result, the new leadership team has just begun to contact potential partners. Educational networks will also be a component of most future NVA programs. Grant applications, which stimulate innovative



learning solutions, will also fit into the new NVA paradigm. Potential partners will certainly include other schools known for excellence and/or innovation. The school seeks to also include technology, engineering and science-based businesses from the private sector.

NVA has a partnership with the Sheriff's Department regarding the School Safety Plan. This partnership has an office on campus during Bully week. The Principal occasionally attends Los Ranchos Trustees meetings and has further conversations with this governing body, an important community partner. Participants have built this partnership on a genuine caring for NVA. One officer presented to the primary students during Bully week, emphasizing respect, and reemphasizing no tolerance. Three officers visited classrooms throughout the campus while attending our "Burritos for Badges."

1.14 Locating in District Facilities

The North Valley Academy does not intend to locate in any Albuquerque Public School district facilities.

1.15 Conformance with Adequacy Standards

See Section 2.3 Sites and Facilities, Conformance with Adequacy Standards for information on this subject.



1.1.6 Adoption of Facilities Master Plan

North Valley Academy

Minutes – Special Governing Council Meeting

February 5, 2013 - 4:15 p.m.

1. CALL TO ORDER & ROLL CALL

The regular meeting of the NVA Governing Council (GC) was called to order at 4:15 p.m. by Chairman, Scott Fitzgerald. In addition to Chairman Fitzgerald, voting GC members in attendance were: Ron Montoya, Wes Wilson, Angleina Garbett, and Ray Barton. Joanna Ford was excused.

GC Staff in attendance: Stephanie Belmore - Principal, Susan McConnell - Assistant Principal, Sarah Pina - Business Manager and Brian Wilkening - Teaching Staff.

2. PROCEDURAL AGENDA

- A. The GC stood for the Pledge of Allegiance.
- B. Mr. fitzgerald motioned and the GC approved the agenda.
- C. Ms. Garbett motioned & the GC approved minutes of the Dec. 11, 2012 meeting.

3. PUBLIC COMMENT

There were no public comments.

4. COMMITTEE REPORTS

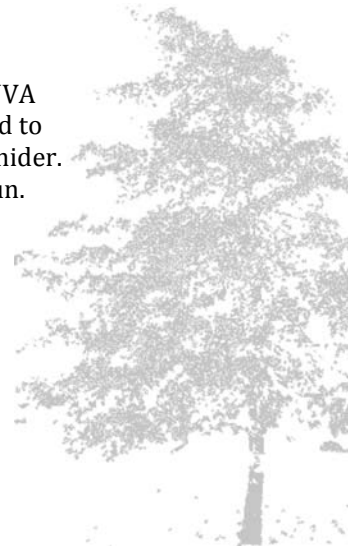
A. Finance Committee (FC)

Mr. Montoya (FC Chair), introduced the report and Ms. Pena presented six BARs, for consideration by the GC. All BAR prefix numbers were 504-000-1213. BARs presented were numbered: #0011-I, 0012-I, 0013-I, 0014-I, 0015-I & 0016-I. Mr. Montoya motioned and the GC approved all BARs.

Ms. Pena then presented the financial statements for GC review, through the second quarter of the school year (through Dec. 31, 2012). These included the statements for: Revenues & Expenses, Expenditures/Accts. Payable, Payroll Vouchers and Bank Reconciliation. Mr. Barton motioned and the GC approved all financial statements, as presented.

B. Operations & Planning Committee (OPC)

Mr. Barton (OPC Chair), provided an update to the GC, regarding the PEC process for approving a new NVA Charter. On February 1, 2013, PEC conducted a re-vote on the NVA application and ratified the prior month's positive vote on the matter. The PEC decided to conduct a re-vote on the issue, as a result of a complaint filed by the attorney for Mr. Snider. With the final approval vote now completed, negotiations with the PED staff have begun.



The items being negotiated (for the three year duration of the new "Contract") are:

- ❖ Exact wording of The NVA Mission
- ❖ Mission Goals & Performance Indicators
- ❖ Supplemental Goals & Indicators
- ❖ NVA Educational Philosophy & Curriculum Model
- ❖ Unique Characteristics of NVA (i.e. Why parents choose NVA).
- ❖ Student Enrollment Targets & Class Mix
- ❖ Future re-enrollment Targets

Mr. Barton then reviewed the status of the NVA Safe Schools Plan & Policy. This Plan was previously approved by the GC and sent to State agencies. Required revisions are currently being finalized, for re-submission to the State agencies - by the end of February.

Mr. Barton then provided an overview of the OPC activities, in future succession planning for GC membership. For several months now, the Committee has worked to identify qualified candidates for future Board membership, as rotations occur. Ms. Ford has requested release from her position. Therefore, after research and interviewing, the Committee recommended that Jennie Trinkaus be appointed to fill the remainder of Ms. Ford's GC term. This nomination was also supported by NVA Administration. An overview of Ms. Trinkaus' background and biography was presented. Mr. Fitzgerald motioned and the GC approved acceptance of Ms. Ford's resignation and the appointment of Ms. Trinkaus.

The GC individually and collectively voiced deep appreciation and admiration for Joanna Ford, for the courage and dedication which she has shown in serving the children at NVA. Much of the progress toward greater excellence can be attributed to her strong leadership.

C. Academics & Student Achievement (ASA)

Mr. Wilson (ASA Chair), presented an update regarding the upcoming SBA testing. NVA spring break is scheduled for March 11-15. SBA testing is scheduled for:

- ❖ March 25 - 28 (Mon - Thurs)
- ❖ April 1 - 4 (Mon - Thurs)

He indicated that NVA has chosen the option of scheduling one testing session per day. Preparations for testing have already begun, including mandatory State-training for volunteer proctors who desire to assist NVA in the testing process.

5. LEADERSHIP REPORTS

A. Report from Administration

Ms. Belmore reviewed current NVA activities, plans & programs, including:

- ~ Efforts and activities surrounding the Safe Schools Plan, specifically to involve community leaders and input from law enforcement.
- ~ Status of the PowerSchool initiative (NVA Student Data System). Ms. Belmore reviewed the extensive training and installation efforts which have been completed, as well as future challenges in such a massive undertaking.
- ~ Extensive cooperative efforts with Board leadership - to negotiate PEC Contract issues.

B. Governing Council chair - No current updates



6. COMPLIANCE INITIATIVES

A. Annual Open Meetings Act (OMA) Resolution

The current NVA Charter calls for approval of a new OMA Annual Resolution, in the first meeting of each calendar year. A draft resolution was introduced and discussed. Mr. Barton motioned and the GC approved the Annual OMA Resolution for 2013.

B. GC Educational Forum

As a part of the GC Compliance efforts, Mr. Barton prepared and presented an "Educational Forum" for the GC. This forum reviewed the major components and requirements of the New Mexico Open Meetings Act. After questions and discussion, an outline of the OMA was distributed to Board members, with the charge to review both the outline and the OMA guidelines (which are contained in each Board member's GC Resource Manual).

C. Distribution of updated materials for GC Resource Manual

Mr. Barton reviewed and distributed the updated and current version of the NVA Policy & Procedure Manual, for insertion into the GC Resource Manuals. It was noted that a new GC Resource Manual will be prepared for Jennie Trinkaus, after which an orientation session will be scheduled, to include both administrative and GC contributions.

7. PRESENTATION OF - NVA FACILITIES MASTER PLAN (FMP)

Ms. Belmore provided an overview of the FMP process. Prior to her arrival, this process had stalled, creating compliance problems with State-mandated deadlines. Upon her arrival at NVA, Ms. Belmore organized a renewed effort to complete the FMP process. After focused efforts by NVA Administration, faculty, Board and external consultants, a draft FMP is ready for presentation and approval by the GC.

Ms. Belmore introduced Susan Freed, the contract architect with Architectural Research Consultants (ARC), who has provided the professional support necessary to complete the draft FMP. Ms. Freed distributed and reviewed a formal presentation of:

- The Implementation Plan
- Short-term, Mid-term, and Long-term Thresholds
- Capital budgeting Estimates
- Implementation Scheduling

Extensive discussion followed, including the assurance that this FMP could be amended and revised, as strategic planning for NVA becomes more refined and better defined. Mr. Montoya motioned and the GC approved the FMP, as presented.

8. EXECUTIVE SESSION - No Executive Session was necessary at this meeting.

9. FUTURE PLANNING & ADJOURNMENT



The next regular GC meeting would normally be scheduled for Tuesday, March 12th. However, since spring break is scheduled during that week, the next meeting of the GC will be held on Tuesday, March 19, 2013. Mr. Barton motioned and the GC approved this date, to convene at 4:15 p.m.

There being no other business before the GC, Mr. Fitzgerald motioned and the GC approved adjournment at 6:50 p.m.

Note: All actions and approvals of the Governing Council are by a unanimous vote, unless otherwise noted.



1.2 Process

1.2.1 Data-Gathering and Analysis

Architectural Research Consultants (ARC) worked with a steering committee of representatives from administration, community, and staff to understand and document the charter school's programs and delivery methods, and establish facility needs to support the charter's educational requirements. The planning team held committee workshops for information sharing and feedback after each phase of the project.

1.2.2 Authority and Facilities Decision Making

The governing council has ultimate decision-making authority, but the Principal (the chief administrator) makes day-to-day decisions about school operations.

Community Involvement in Decision Making

In 2012, the new Principal at NVA formed the Principal's Advisory Council with representation from all sectors of the staff, as well as parents, and community members. This council reviews and has input into all matters which the Principal (chief administrator) oversees.

The Principal formed an administration (ADM) team to provide input for strategic planning, which includes all sectors of administration including the Finance Director and one to two board members.

Due to the young age of students at this school, participants did not seek student input during the master planning process.

NVA has many teams (subject matter committees), such as a Tech Team, within the governing structure. Parents and community members can participate in decision making through these teams, including Professional Learning



Communities and a Parent-Teacher Organization (PTO). In the future, the school will also have a Parent Advisory Team.

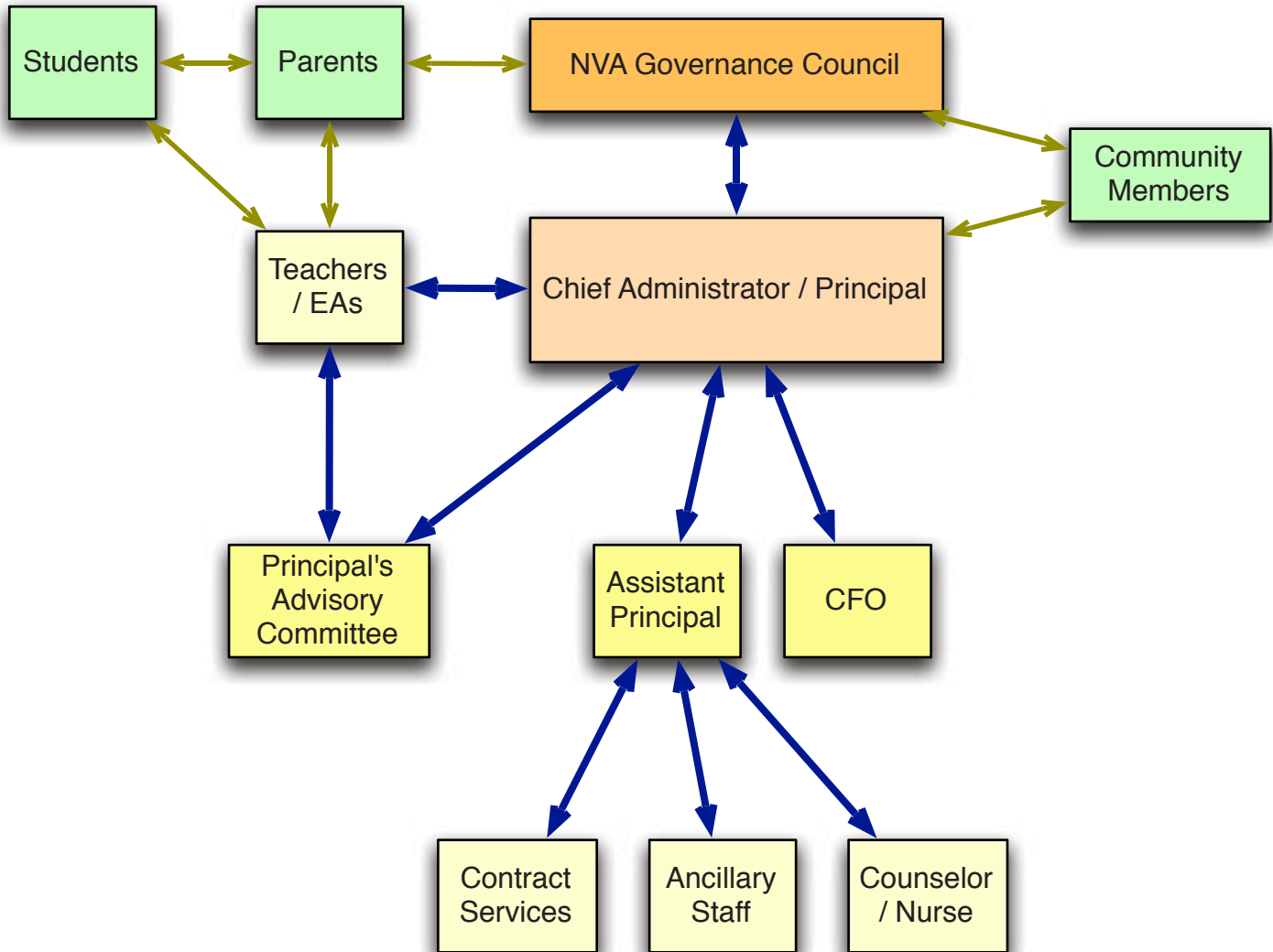
The community can present issues to the head administrator, or through any other staff member, governing council member or the newly formed Parent Advisory Committee.

The community can learn about opportunities for input through postings at the school, the school's weekly communication "Thursday Folder" on its web site (<http://www.nvanm.org/>) and staff informational news on the teachers' page on the school's web site.

See Exhibit 1-1 for a diagram of community involvement in school organizational structure.



**Exhibit 1-1
Community
Involvement Diagram**



2.1 Educational Programs And Delivery Methods

2.1.1 Programs Overview

Organization

NVA enrolls students in preschool, and kindergarten through 8th grade. It organizes preschool, elementary school and middle school separately, although it combines some elementary grades if enrollment exceeds desirable class loading. In AY 2012-13, the elementary grades had one mixed grade class and in 2011-12, there were two mixed grade classes. NVA has successfully combined grades for several years.

Instructional Focus

NVA concentrates on recognizing and developing “the whole child” in a very supportive and family-oriented setting. The school’s focus on health and wellness has helped to balance individual development and core academics. Many NVA parents, past and present, have voiced their strong approval of this “whole child” approach. In AY 2012-13, the school is concentrating on the integration of health and wellness with science, technology, engineering and math (STEM) through interdisciplinary methods to improve mathematics, language arts, and core curricular areas.

Professional Learning Communities (PLC)

NVA has fully implemented Professional Learning Communities (PLC) in AY 2011-12. A PLC is an extended learning opportunity to focus on learning rather than teaching, and to foster collaboration. PLCs create collegial and supportive relationships within grade clusters, and also generate synergies for producing innovative results.

NVA concentrates on recognizing and developing “the whole child” in a very supportive and family-oriented setting. The school’s focus on health and wellness has helped to balance individual development and core academics.

Programs Provided

Core and Electives

NVA offers all core grade-level courses for kindergarten through 8th grade. Core courses meet New Mexico Standards and Benchmarks and the school is transitioning to the Common Core standards. Electives include physical education, art, and drama. Nutrition and physical fitness are fundamental to health and wellness education and the school practices and integrates these topics into all other programs where possible. NVA also houses a preschool program that is funded by state government.

Special Education

The school provides special education for students with qualifying IEPs (about 10% of the student population receives special education services). The school has a full-time special education teacher and a Special Services director. NVA also has a gifted teacher for students (about 1% receive gifted instruction).

After School Programs

- **Road Runner After School Program** - a private organization provides services after school in homework assistance, recreation/sports, Legos and board games, arts and crafts, and baking once each month
- **Walking Club** - meets twice each week to encourage physical activity by walking the track, and is open to students, teachers, and parents
- NVA hosts a **Basketball League**, a county sponsored program, in the gym and is open to the school community
- **Eagle Rhythm and Health Club** - meets twice each week to encourage physical fitness and health, and boost student self-esteem through activities involving rhythmic movement to music
- Other after-school activities include **Jump Rope, Battle of the Books, Spelling Bee, and Cheerleading.**



Delivery Systems

Core Courses

Elementary school grades receive core course instruction in their homeroom classrooms. Middle school students transition as whole classes to four classrooms to receive core course instruction.

“Specials” Programs

The school has separate dedicated spaces for instruction in art, drama and physical education. Classes receive instruction in these three “specials” on a trimester schedule: one-third of all classes receive each of the three specials at any time during the school year.

Classroom Delivery

An important aspect of “whole child” instruction is hands-on program delivery. Teachers differentiate instruction as students work individually, cooperatively, and collaboratively to investigate different aspects of learning and build cooperation. Space within the classroom for these different delivery models is desirable.

Physical Education

The emphasis on nutrition includes the following activities:

- Students receive daily PE instruction for one-third of the year, designed to ensure that every NVA student:
 - » Learns the basic skills to participate in most activities and be successful
 - » Learns how to respect and grow in team skills
 - » Practices good sportsmanship behavior
- Assure that each student understands how physical activity can help them to be healthy which helps each student to succeed in their present and future activities
- Students spend 1/4 of their lunch period engaged in activity after the meal
- After-school programs emphasize sports and physical activities

Nutrition

The emphasis on nutrition includes the following activities:

- Students grow crops in 21 raised-bed gardens, and the school intends to eventually grow food for the cafeteria and teach food preparation in the classroom kitchen. Teaching students sustainable urban growing is the primary goal of the NVA gardens. Eventually NVA hopes to participate in the local farmers’ market.
- The school grounds include two greenhouses and ten rain barrels which students use to boost their crop cultivation
- The cafeteria serves only baked food and no fried food. The lunch menu daily includes a



salad bar.

- Students incorporate nutritional intake in their daily logs
- The school hopes to construct a teaching kitchen classroom to promote students' ability to incorporate fresh foods into their healthy diets by learning to cook

Special Education

The school delivers special education, including gifted instruction, through pull-out instruction in a resource room dedicated to this program. It also delivers instruction to certain students through inclusion in the classroom.

Transportation

Parents are responsible for transportation to and from school. North Valley Academy will contract for bus services on an individual basis for field trips.

Meals

The North Valley Academy contracts with Canteen of Central NM for cafeteria services. The nutrition committee prepares menus in accordance with health and wellness guidelines, both state and federal. The canteen staff heat meals in the warming kitchen on campus and serve them in the multi-purpose room. Lunch is in four half-hour segments from 11:00 am to 1:00 p.m.

Technology

Computer instruction takes place in classrooms. The school owns fewer than 100 laptops which are circulated on four mobile carts and shared by the entire school population. Five "smart boards" are in middle school classrooms and have been very well received by both teachers and students. All campus locations have wireless Internet access.

Student Health Center

The school provides an office for a contract nurse in the administration area.

2.1.2 Anticipated Changes in Programs

As NVA transitions toward integrating STEM into the curriculum, a greater technology enrichment in daily learning, and increasing opportunities for students to practice healthy activities, classroom use and the need for other spaces will change. Changes and additions to existing spaces will include: more usable garden beds and greenhouses, a more user-friendly recreation area, a new teaching kitchen classroom, and richer technology environments including a computer lab for one-to-one computing.



Schedule

Classes begin at 8:00 and end at 3:30 on Monday through Thursday (a half-hour longer than state requirements) to allow for enrichment in health and wellness. School ends at 1:00 p.m. on Friday.

NVA is a year-round school, with trimesters running from August through November, November through March, and March through June.

2.2 Enrollment

2.2.1 Historic and Current Enrollment

During the past seven years, enrollment at NVA has grown from 368 to 498 students in 2011/2012. In 2012, the charter was amended to increase the enrollment cap from 420 to 510 students to allow for growth due to demand.

2.2.2 Projected Enrollment

NVA does not plan to grow beyond the enrollment cap and enrollment will likely remain below 500. However, due to fluctuations in enrollment during the school year, the cap of 510 reflects the higher level of early enrollment that occurs at the beginning of every school year. Preschool enrollment is

Exhibit 2-1
Historic and Projected Enrollment - Table

	Historic					Projected				
	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Kinder	53	57	60	59	61	65	60	60	60	60
1st	52	56	58	55	61	56	60	60	60	60
2nd	46	56	64	60	55	44	60	60	60	60
3rd	55	44	61	65	65	60	60	60	60	60
4th	38	57	50	60	69	57	56	56	56	56
5th	38	45	62	50	51	40	55	55	55	55
6th	43	38	45	53	52	36	48	48	48	48
7th	38	45	43	43	49	38	48	48	48	48
8th	35	33	42	39	34	58	48	48	48	48
Total PED Enrollment	398	431	485	484	497	454	495	495	495	495
Preschool*	20	20	20	20	20	20	20	20	20	20
Total PED with Preschool	418	451	505	504	517	474	515	515	515	515

* 40 students per day, 20 students in classroom at any one time

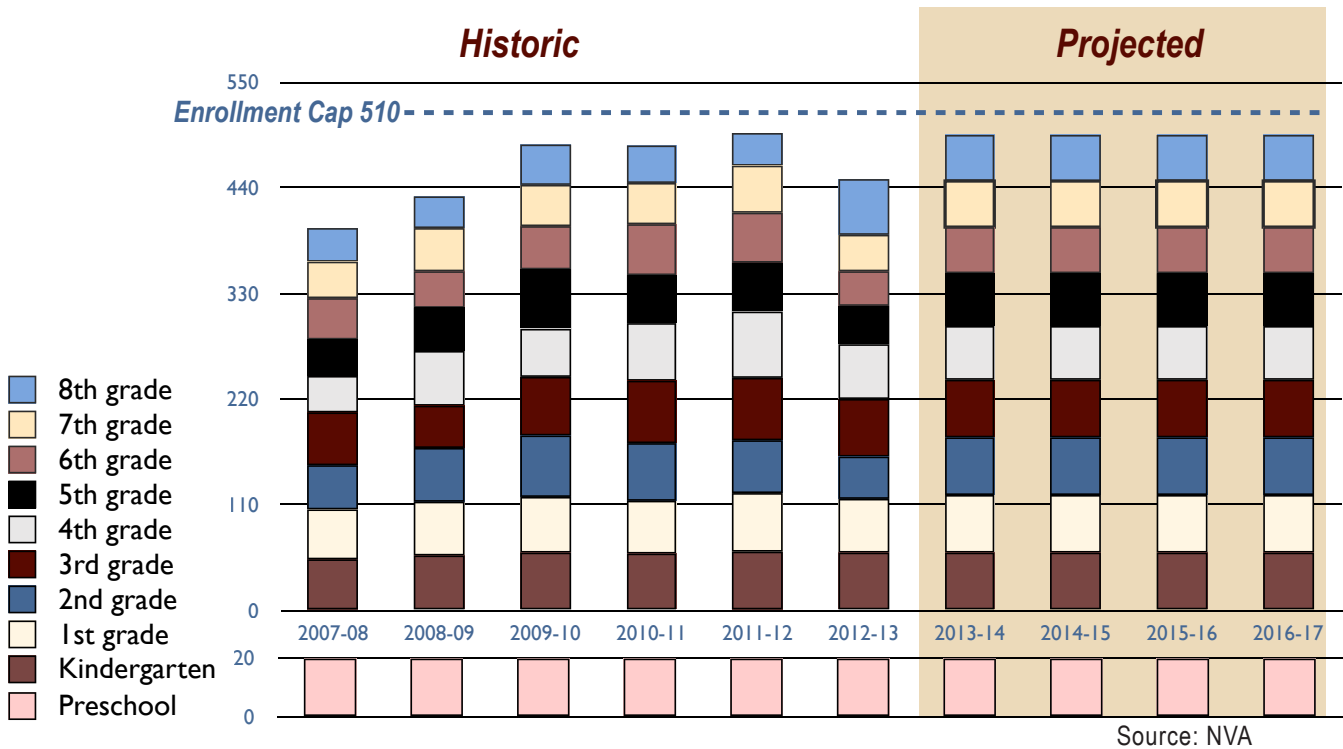


Exhibit 2-2
Historic and Projected
Enrollment - Graph

limited to 20 students per half-day session (total 40 students), so this enrollment cannot change during the upcoming five-year projection. Exhibits 2-1 and 2-2 show historic and projected enrollment for the next five years. The PED 40-day count does not include preschool students who are shown separately in the exhibits.

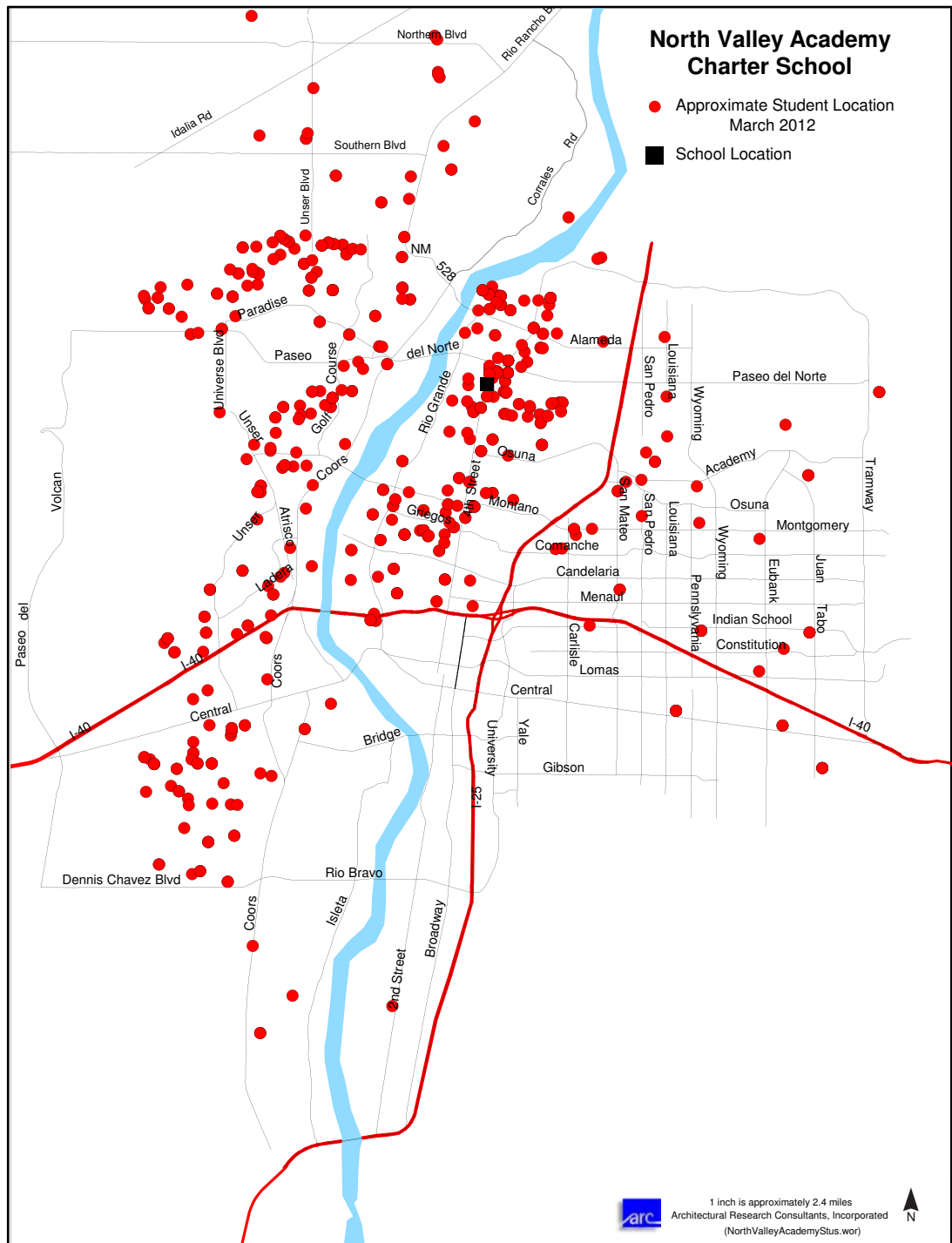
2.23 Student Origination

NVA has a broad reach across the Albuquerque metropolitan area. Nevertheless, 49% of the student body is from nearby neighborhoods. Although the mission and programs do not identify specific socio-economic or ethnic groups, 44% of the student body receives free or reduced lunch assistance and 72% are non-caucasian. See Exhibit 2-3 for student home locations.¹

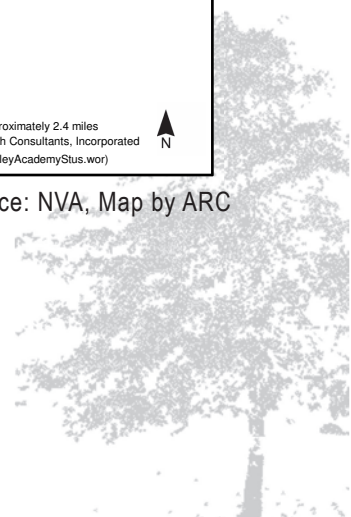
¹ Data from 2011-12 school year



Exhibit 2-3
Student Locations
Scatter Map



Source: NVA, Map by ARC



2.2.4 Classroom Loading Policy

The charter renewal application states that PTRs will align with PED statutes:

Kindergarten	20 students each class
1st through 3rd grade	22 students each class
4th through 6th grade	24 students each class
7th and 8th grade	27 students each class

2.2.5 Classroom Needs

ARC projected classroom needs based on enrollment at maximum level (determined by enrollment cap). This analysis assumes classroom loading numbers listed above, continuing current delivery methods, and the option to combine grades where class sizes are too small to justify a separate classroom. The number of classrooms currently available at the NVA campus is sufficient to accommodate the projected number of students under these conditions. The table in Exhibit 2-4 lists instructional spaces needed for the current year and those needed for proposed future enrollments and changes in delivery methods. During the master plan period, the school will need to find additional space to satisfy these proposed changes.



Exhibit 2-4
Classroom Needs

		2011-12	2013 to 2017
		Existing Classrooms	Classroom Need
General Classrooms			
<i>Elementary school</i>			
	Kinder	3.0	3.0
	1st	3.0	2.7
	2nd	2.5	2.7
	3rd	2.5	2.5
	4th	3.0	2.5
	5th	2.0	2.7
	6th	2.0	2.1
<i>Middle School 7-8</i>			
	English	1.0	1.0
	Science	1.0	1.0
	Math	1.0	1.0
	Social Studies	1.0	1.0
Subtotal General Classrooms		22	22
<i>Preschool</i>			
	Pre-k	1.0	1.0
Total General Classrooms		23	23
Specialized Spaces			
	Art	1.0	1.0
	Physical Education	1.0	1.0
	Performing Arts	1.0	1.0
	Health/Food preparation	0.0	1.0
	Library	1.0	1.0
	Computer lab	0.0	1.0
Total Specialized Spaces		4	6
Special Program Spaces			
	SpEd	2.0	2.0
	Ancillary Svcs	1.0	1.0
Total Special Program Spaces		3	3
Total Instructional Spaces Needed		30	32
Current Classroom Supply		30	

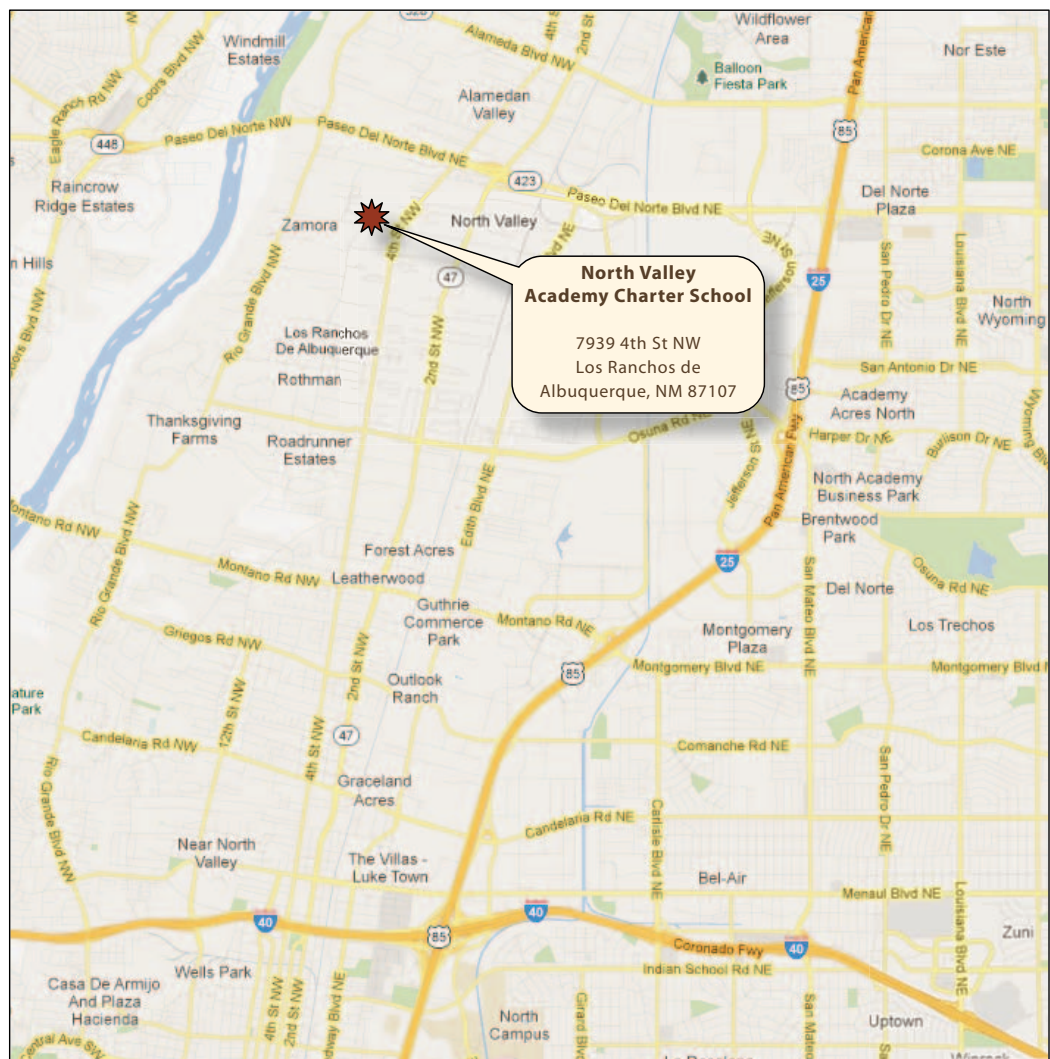


2.3 Site and Facilities

2.3.1 Location

North Valley Academy campus is located in the North Rio Grande Valley of Albuquerque. It borders the bosque of the Rio Grande and is surrounded by multi-generational, historic Hispanic communities. The facilities, which the school currently leases, are located at 7939 4th Street in Los Ranchos, NM. They originally were built specifically to house this charter school. See Exhibit 2-5 for a location map.

Exhibit 2-5
Location Map



2.3.2 Site

The campus property is bounded to the east by 4th Street NW, to the south by a shopping mall and beyond that by Ranchitos Road NW, and to the west and north by residential properties.

The 6.58-acre site includes: about 42,000 square feet of student, staff, and visitor parking and drop-off lanes; about 3 acres of outdoor recreational areas for students, including play equipment and a basketball court, and a multipurpose field surrounded by a fitness course; and 11 buildings with a cumulative footprint of about 35,600 gross square feet. The school also leases about 3,200 square feet of space in the shopping mall to the south for special instructional space. Among the 11 buildings are open spaces with raised garden beds, an open courtyard with picnic tables for outdoor learning, sidewalks, and landscaping. See Exhibit 2-6 for an aerial view of the site.

Exhibit 2-6
Aerial of NVA Campus



Aerial View Courtesy of Google Maps

In a partnership with Home Depot, NVA has planted dozens of fruit trees across the entire campus. It also installed greenhouses. Each classroom has its own garden area for growing vegetables and conducting science projects.



2.3.3 Facilities

The buildings on the NVA campus are modular buildings constructed and site-adapted specifically as an educational facility in 2002. The campus has three half-modules of two classrooms each (two have attached restrooms), six full modules (one is for administration), and a multipurpose facility. It has a warming kitchen and is a venue for physical education, a cafeteria for meals and a gathering space for large groups. See Exhibit 2-7 for a site plan of the locations and uses of each building as of spring 2012. For floor plans of each module type, an inventory of spaces, and a FAD update, see Section 5 - Master Plan Supporting Documents.

Conformance with Adequacy Standards

The NVA facilities conform to the adequacy standards. However, due to recent enrollment, the kindergarten rooms are over capacity — an enrollment and not an adequacy issue. Recommendations include enlarging the kindergarten rooms if recent enrollment practices are to continue.

2.3.4 Facility Evaluation

ARC evaluated the NVA campus to update PSFA's information in the facility assessment database. Section 5 - Master Plan Supporting Documents contains an unabridged version of the evaluation.

FAD Update

The full FAD update is in Section 5 - Master Plan Supporting Documents.



Facility Issues

ARC used the following methods to identify the list of facility issues below:

- Analysis of compliance with adequacy standards
- Assessment by an ARC architectural evaluator
- Results of interviews with staff and steering committee
- Planning team observations

General Classroom issues

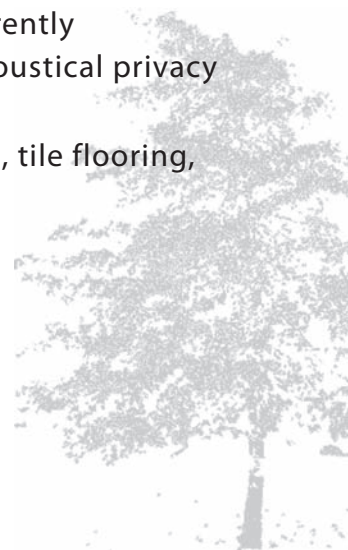
- Insufficient storage
 - » Need student cubbies, coat hooks, supply storage
- Windows do not open for fresh air and are too small to contribute daylight
- Some furniture is inappropriate for space or grade level
 - » Too heavy and tip over
 - » Attached chairs protrude too far from desk
- No custodial service for classrooms; teachers clean their own rooms
- Door and windows are leaky and need to be re-sealed



Classroom with insufficient daylight

Specific Classroom issues

- Kindergarten
 - » No restrooms, sinks, or prep counter in two kindergarten rooms
 - » No uncarpeted area for water play and art
 - » Outdoor play area is too small for activities or multiple classes; need more space for other outdoor activities
 - » No computers
- 1st grade
 - » No sinks
- Special education
 - » The two spaces assigned for all programs must accommodate multiple activities concurrently
 - » Confidentiality is compromised; need acoustical privacy
- 7th/8th grade
 - » Science room need storage or prep room, tile flooring, sink





Fine Art - Insufficient supplies storage

- Fine Arts
 - » Art supplies stored in the classroom causes clutter and interferes with work space; storage consolidation is needed
 - » Could provide expanded media instruction with more work space
- Performing arts
 - » No wifi, phone, computers, or intercom

Other Spaces

- Cafeteria kitchen
 - » Water heater is too small
 - » Could use larger cooler
 - » No stove
- Staff spaces
 - » Lounge is a thoroughfare
 - » Confidential conversations can be overheard
 - » Visitors must walk through the staff lounge when staff are on break

IT issues

- IT room has insufficient shelving
- No way to dispose of decommissioned equipment
- No map of network cabling and equipment
- Insufficient backup monitors
- Servers only support 60 laptops at one time
- Communication between IT and teachers could be improved
- Database could be more accessible and reliable
- Laptop carts are not functional
 - » Hard to use, do not always work, take too much time, sometimes batteries are not charged, often not available when needed, carts do not wheel well on cracked sidewalks
 - » Many prefer a computer lab

Outdoor issues

- Garden boxes





Garden boxes where irrigation is not reliable

- » Irrigation is not reliable
- » Need gardening tools
- Playing field surface within the track is not ideal
- Property perimeter
 - » Perimeter wall has holes
 - » Gates are chained and padlocked
- Bathrooms are vulnerable to damage from elements and vandalism
 - » Some say this damage is the biggest facility issue



Restrooms are vulnerable to damage and weather



2.3.5 Statewide Adequacy Standards

New Mexico's statewide adequacy standards for primary and secondary educational facilities (NMAC 6.27.30) are guidelines for public school districts to "... provide and sustain the environment to meet the needs of public schools." They are intended to create a minimum facility standard to establish equity among all educational facilities serving New Mexico public school students. Alternative and charter schools may seek a variance for facilities, since they do not necessarily conform to the programs, delivery methods, and facility needs and budgets that are the bases for the standards. These schools meet the intent of the facility requirements through "alternative methods." However, alternative and charter schools must provide the minimum square footage allowances for general classroom spaces, as identified in the adequacy standards. Section 3.2.5 Space Needs shows conformance with adequacy standards for minimum square footage per student.

The implementation of space needs for NVA will meet the following required standards, listed with statute section citations in parentheses:

6.27.30.8 General Requirements

- Building structural soundness (A.1)
- Weather-tight exterior envelope (A.2)
- Interior surface condition (A.3)
- Interior finish harmful elements (A.4)
- Building system integrity (B.1)
- Plumbing type / accessibility (B.2)
- Adequate fire alarm system (B.3)
- Adequate two-way communication system (B.4)

6.27.30.10 Site

- Student drop-off pedestrian pathway (A)
- Protection of building structural integrity (C)
- Potential of flooding, ponding, or erosion (C)

6.27.30.12 Academic Classroom

- Appropriate size (A)
- Lighting (C)
- Temperature range (D)
- Acoustics (E)
- Air quality (CO₂ PPM) (F)



2.4 Utilization and Capacity

2.4.1 Utilization

Utilization analysis identifies existing classroom use and the number of classrooms that accommodate current student enrollment. An analysis based on the master schedule of academic year 2011-12 is in the Section 5 - Master Plan Supporting Documents. The average utilization rate of all instructional spaces at the school is 82%. The average classroom utilization rate is 84%.

2.4.2 Capacity


A school's stated delivery methods, usually expressed in terms of classroom loading and PTR, determine the capacity of a charter school facility. The New Mexico Public School Facility Adequacy Standards require a minimum of 50 square feet per kindergarten student, 32 square feet per elementary school student, and 28 square feet per middle school student in general classrooms. The capacity analysis compares capacity considering the minimum amount of square footage required per student by New Mexico Adequacy Standards versus the allowable classroom loading capacity according to state statute. The reported capacity is the lesser (more stringent) of the two numbers. The maximum functional capacity of the NVA campus, as used in 2011/12, is 488, shown in Exhibit 2-8.



**Exhibit 2-8
Capacity Analysis**

Inventory Number	Teacher	Grade	Sq Feet	Capacity per Adequacy	Capacity per Loading	Reported Capacity
101	Mrs. Catanzaro	Preschool	808			
102	Mrs. Roback	Kinder	799	16	20	16
201	Ms. Atencio	1st	808	25	22	22
202	Ms. Jackson	Kinder	799	16	20	16
301	Ms. Gleason	1st	808	25	22	22
302	Mrs. Manzanares	Kinder	799	16	20	16
303	Mrs. Hinkle	1st	808	25	22	22
304	Ms. Sanchez	2nd	799	25	22	22
401	Mrs. Beasley	3rd	808	25	22	22
402	Mrs. Reid	3rd	799	25	22	22
403	Mrs. Schwyzer	4th	808	25	24	24
404	Mrs. Holland	4th/5th	799	25	24	24
601	Ms. Tichy	6th	808	29	24	24
602	Ms. Doherty	2nd/3rd	799	25	22	22
603	Ms. Clark	6th	808	29	24	24
604	Ms. Trujillo	2nd	799	25	22	22
701	Ms. Rose	5th	808	25	24	24
703	Mrs. Carothers	5th	808	25	24	24
704	Ms. Ghelfi	4th	799	25	24	24
901	Mr. Pettit	7/8	808	29	24	24
902	Mr. Wilkening	7/8	799	29	24	24
903	Mr. Evridge	7/8	808	29	24	24
904	Mrs. Payne	7/8	799	29	24	24

Totals: **23 Classrooms** **17,677** **547** **500** **488**

 Includes Preschool



Availability and access to technology equipment is a critical need and priority at NVA. An NVA Technology Council, comprised of parents and teachers at each grade level, has set the goal of creating a new Media Training Center for students and staff. This training will impact future preparation for state performance testing.

2.5 Technology

Technology and Communications Status

In school year 2012-13, the North Valley Academy is undergoing a transition in leadership and focus. Retooling the programs and facilities to accommodate an emphasis on STEM learning will require a greater endowment of technology in all learning environments.

The assessment by the governing board and new administrator of the adequacy of learning and teaching technology hardware and software suggests that NVA needs much improvement in most areas of technology literacy. Nearly all existing equipment is between three to ten years old. Furthermore, the school no longer has IT support, as the former contracted service provider lacked the full service capacity needed by a STEM focused curriculum.

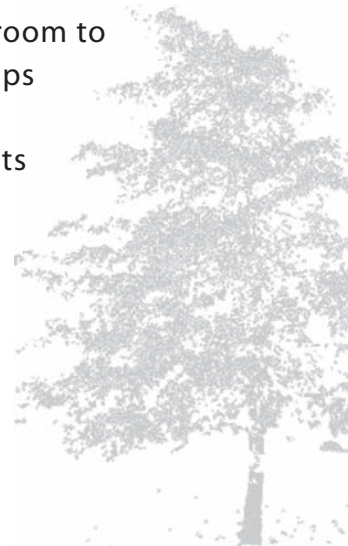
The administration has begun to implement the Power School reporting tool and will provide an initial report to the state through that system in February 2013, before the required 120th day.

A priority for implementation of improved technology capability is to prepare for state high-stakes standardized testing. The school has the software required to support student learning, but lacks the hardware to assure that all students get the needed support.

Instructional Capabilities

Network

1. Classrooms
 - » Wireless capability in each instructional room to support 24 student computers at 100 Mbps
 - » Hard-wired instructor computer
 - » Coaxial wiring to support cable broadcasts



Devices

1. Computers
 - » Laptop or tablet computers for 24 students in every instructional room
 - Each tablet shall have a keyboard and wireless mouse
 - » Desktop computer for each staff
2. Peripheral Devices
 - » Classrooms
 - One smart board or white board pen system per instructional room
 - Interconnected hardware to projection capability in each instructional room by way of media hub, LCD projector, and projection screen
 - » Teacher Workroom
 - 1 each of shared devices such as printers, copiers, scanners, etc.

Media Center

1. Media room serves as support for STEM teacher and student training center.
2. Media center capabilities include training, instruction, testing.
3. Devices
 - » Wireless capability to support 30 computing devices
 - » 30 laptops or tablet computers
4. Network
 - » Networking capabilities include: media hub to projector, audio system, Skype capabilities, digital large screen TV and NVA Weather Bug.

Implementation

Year 1

- Create and empower the NVA technology council, comprised of both parents and teachers (representing every grade level), to design the technology needs for the school



- Enrich technology environment in all classrooms with additional computing devices and wireless networking for a minimum of ten students
- Enhance existing library with improved technology (computing devices and Internet streaming) to create temporary multimedia resource center
- Add 2 computers in the administration office to support parents with the integration of the new Student Information System (SIS) Power School.

Year 2

- Develop and implement a computer-based learning system involving equipment and training to enhance common core student performance in grades three through six, in order to address digital readiness for assessments
- Conduct student baseline assessment, training, and support
- Train parents to support identified individual student weaknesses

Year 3

- Implement and extend the computer-based learning system to all grade levels. Also, complete an assessment of the benefits and limitations of the system.
- Create permanent multimedia center, retrofit for a technology-rich learning environment, and relocate all media center equipment



Studies show that school buildings that are comfortable, well ventilated, well lit, and safe, and that make use of the latest information and learning technologies, are more conducive to academic achievement than buildings without such features.

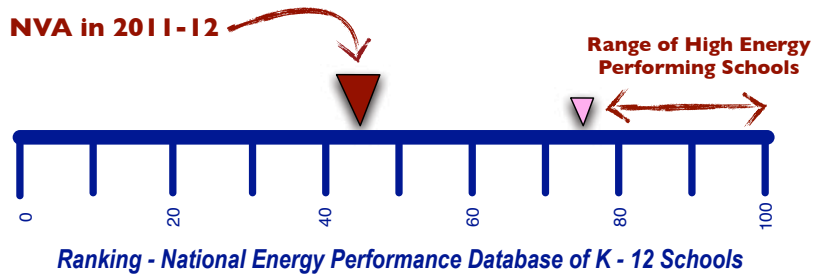
Exhibit 2-9
National Energy Performance Ranking

2.6 Energy Management

2.6.1 Energy Assessment

ARC reviewed utility bills and examined operational practices to perform a high-level energy-use analysis. Using the US Environmental Protection Agency’s Portfolio Manager and “target finder,” ARC ranked the school’s energy use against a nationwide database of elementary schools and estimated energy expenditures by use (heating, cooling, lighting, etc.).

The Energy Star report, which measures the amount of energy that the entire site uses in energy units (thousand British thermal units or kBtu) per square foot per year, ranked NVA efficiency performance at 46% in the Energy Star national ranking (Exhibit 2-9).



ARC used the Energy Guide web site tool to assess energy expenditures by use. Exhibit 2-10 shows this analysis.

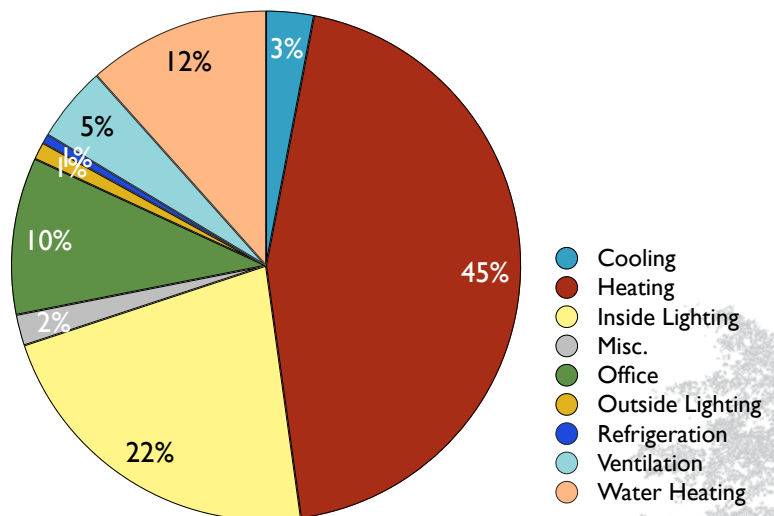
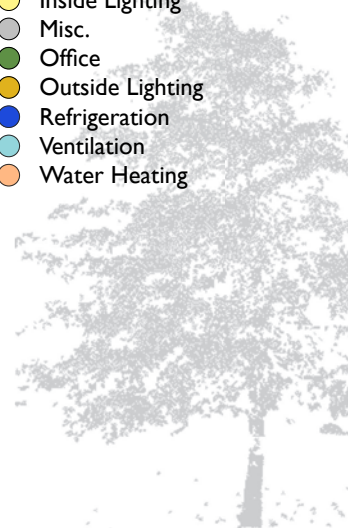


Exhibit 2-10
Energy Expenditures by Type of Use



Comparison of NVA's energy use with the average of a number of New Mexico elementary schools shows:

- Heating use, 45%, is far above average (26% of total energy used), mostly because NVA is a campus of many small buildings with a lot of surface area
- Cooling, 3%, is below average (13%)
- Interior lighting, 22%, is slightly above average (20%)
- Exterior lighting, 1%, is on par with average (1.3%)
- Ventilation, 5%, is on par with average (5%)
- Water heating, 12%, is on par with average (12.3%)
- Process and plug loads, which include office use, refrigeration, cooking and laundry, 13%, is on par with average (12%)

NVA could realize energy savings by these conservation measures:

- Install programmable thermostats
- Install a time-based controller for water heating
- Seal cracks around windows and doors
- Install more energy-efficient lighting
- Install more windows to reduce the need for artificial light



2.6.3 North Valley Academy Energy Management Plan

Vision Statement

Recognizing that building system energy use impacts the school's ability to meet educational missions and be fiscally responsible, North Valley Academy will minimize our energy consumption at our owned / leased facilities, while maintaining a comfortable and effective learning environment. By employing common-sense conservation guidelines and implementing behavioral solutions in both classrooms and operations, and through facility capital investments in energy efficiency in our leased facility, we will measurably demonstrate continuous improvement in energy-use reduction and energy conservation awareness.

Policy

The Governing Council of NVA is committed to the efficient use of energy resources, the protection of the environment, and the responsible employment of those financial resources which are devoted to our energy-related budget. We expect all employees, students, and facility users to contribute to energy efficiency by developing their own awareness of the need to conserve energy and by being "energy savers" through their judicious use of energy. Through energy-efficient behaviors and capital improvements, the school will reduce energy consumption and greenhouse gas production.

Goals

A behavior modification program will be implemented going forth, in order to reduce the operations budget and devote more funds to educational resources.

We will implement behavior modification programs, such as turning off lights in unoccupied rooms and shutting down all electronic devices at the end of every day. Modifications also include reducing electrical items in classrooms, removing printers in every classroom, keeping thermostats at an agreed-upon level during the school day, and lowering temperature settings during unoccupied hours and off-session times.

We will establish an energy-awareness program that provides training for personnel, educational opportunities for students, and will spark life-long learning for families.

We will seek capital investment programs.

We will determine where energy savings can be most effectively and affordably realized



through an energy audit of our currently leased facility, and establish exact energy reduction targets.

We will establish a capital plan to affordably implement identified capital projects that will achieve the energy reduction targets.

We will capitalize on future renovation projects to create a more energy-efficient building through better insulated roofs, properly sealed doors and windows, and more energy-efficient equipment.



3.1 Facility Goals and Concepts

3.1.1 Goals and Concepts

The steering committee established the following goals and concepts in regard to future improvements to NVA facilities:

Function

Provide adequate space for all current programs

- Expand classrooms that are typically over capacity

Provide adequate storage for all building needs

- Install cabinets or outdoor sheds for classroom supplies

Use facilities to expand health and wellness emphasis

- Involve parents in fitness and gardening activities
- Increase performance in fitness tests
- Expand the use of gardens and incorporate it into core studies
- Create an instructional kitchen to prepare fresh garden produce for lunches and to educate our families about sustainable agriculture and healthy living

Safety and Security

Facilitate end-of-school-day transportation system

- Create routes to accommodate different pick-up modes
- Use the west end of the property to ease congestion
- Promote student safety through a parent awareness campaign

Ensure a secure campus perimeter

- Fix breaches in walls and fences

Image

Improve the appearance of school property

- Install usable playing surface in the area inside the track
- Implement a regular maintenance and upgrade schedule

Condition Goals

Improve school control over facility condition

- Enter into a lease-purchase agreement for the school to own the property
- Determine the capacity and usability of a water well on site to improve landscaping irrigation
- Create and implement a sustainability plan to reduce utility expenses



3.2 Space Requirements

The planning team identified space requirements to accommodate NVA's current and projected programs. The planning team then matched space needs with existing facilities to determine the most appropriate fit.

3.2.1 Space Summary

Overall Space Summary

Since projections do not show that enrollment will grow with respect to the number of classes, the number of classroom spaces will not increase. However, the deficiencies in the size of some classrooms and the specialized spaces needed for programs will change due to the changed emphasis to STEM. Exhibit 3-1 shows the summary of space needs and the spaces that are currently or will be deficient.

Exhibit 3-1
Space Needs
Summary for Five-Year
Planning Period

		Projected Need		Current NSF	Deficiency
		NASF	% of Total		
1.0	Instructional Program Spaces	20,178	64.6%		
	General Classrooms	18,240		17,677	-897
	Preschool	1,040		808	-232
	Specialized Classrooms	1,050		799	-251
	Shared Classrooms	888		3,608	0
2.0	Instructional Support	7,207	23.1%		
	Multipurpose	5,640		5,640	0
	Media Center	1,567		799	-768
3.0	Administration and Support Areas	3,842	12.3%		
	Administration	2,108		2,108	0
	Faculty Spaces	560		560	0
	Student Health Spaces	400		400	0
	Facility Support	774		774	0
		31,227			

Kindergarten classrooms are undersized for enrollment

Preschool classroom is undersized

Not enough special education resource rooms

Missing a computer lab

Source: ARC

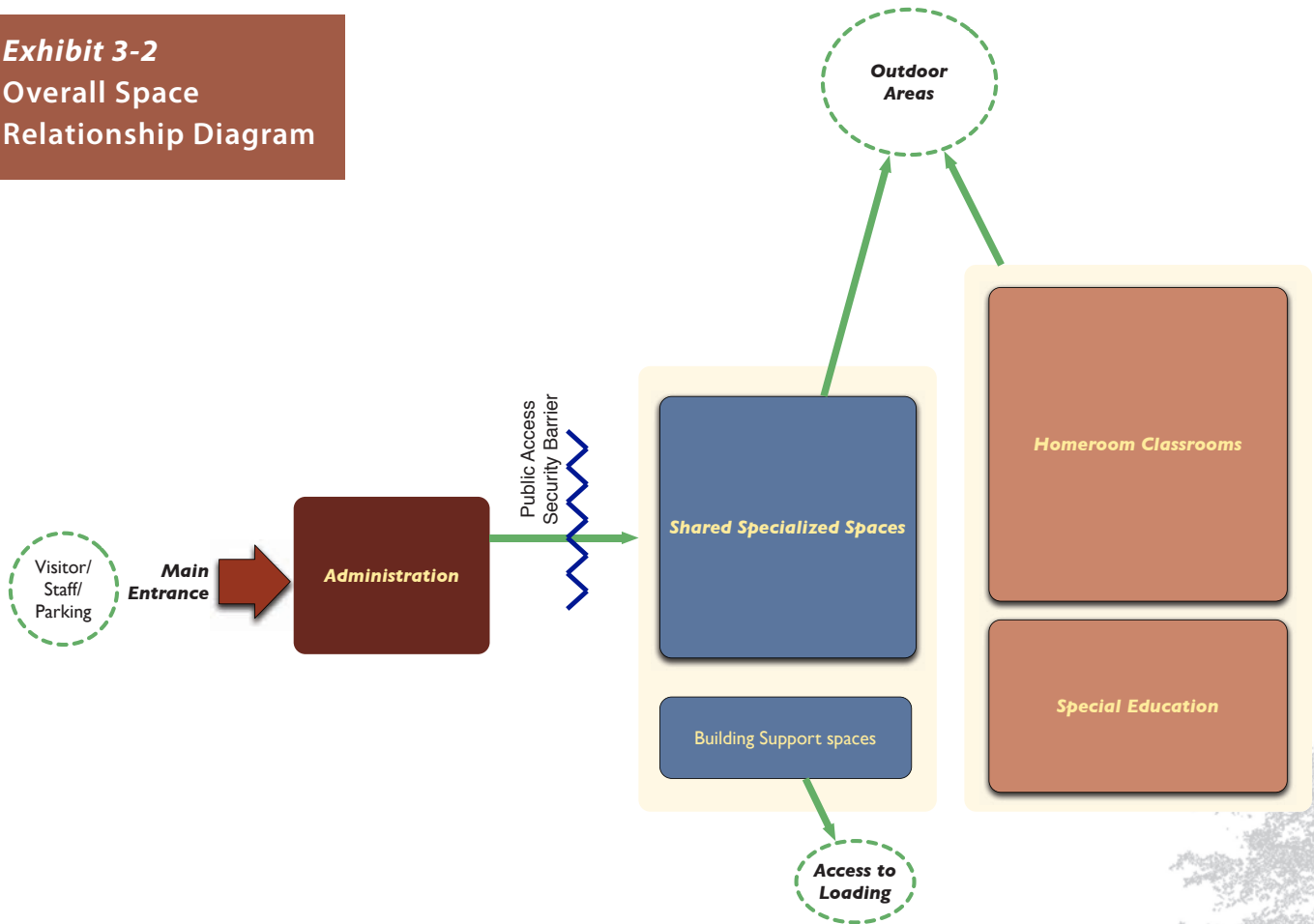
Overall Relationship Diagram

The overall relationship diagram below (Exhibit 3-2) illustrates the organization of the basic site functions, building access and outdoor spaces at the school facilities.

All users of the school facilities must enter at the main entrance where reception and administration are located. Access to and from the rest of campus is through this space.

Since the campus is comprised of 12 separate buildings, access between facilities is along outdoor walkways.

Exhibit 3-2
Overall Space
Relationship Diagram



3.2.2 Site requirements

Transportation Accommodation

Students or their parents are responsible for transportation to and from school, which includes personal vehicles. Parking for staff and visitors is available on site in front of the school.

Recreation Facilities

The school provides outdoor physical education on campus. Students have access to play equipment, a basketball court, and a walking track that surrounds a playing field. Preschool and kindergarten share a separate age-appropriate play area.

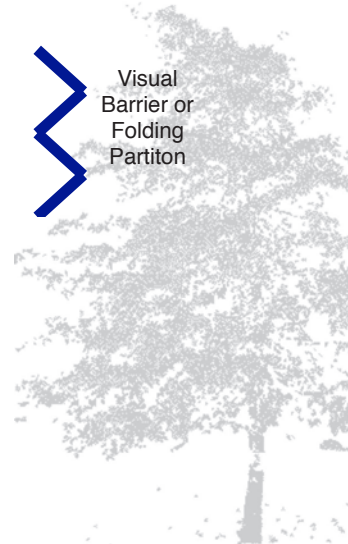
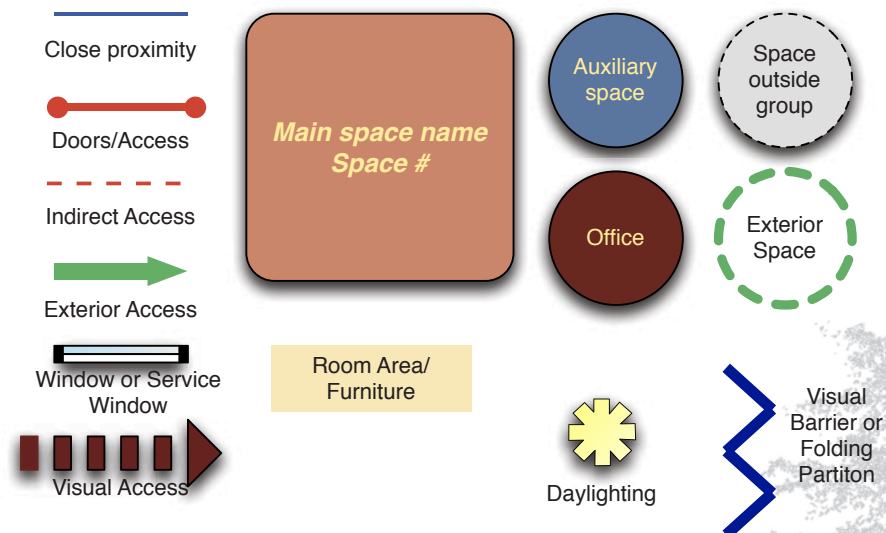
3.2.3 Alternative Methods

NVA satisfies all current and future site needs within the boundaries of the current campus. No daily program activities take place off site.

3.2.4 Descriptions and Diagrams of Required Spaces

Following are narrative descriptions and functional diagrams of the needs of each program area. Relationship diagrams illustrate the relationships between spaces, such as adjacency, visibility, and access. Exhibit 3-3 shows a legend of symbols used in the space relationship diagrams.

Exhibit 3-3 Space Relationship Diagrams Legend



Category 1.0 - Instructional Program Spaces

Homeroom Classrooms

Homeroom classrooms accommodate preschool, kindergarten, elementary, and middle school classes. Exhibits 3-4 through 3-6 show their space relationships.

The preschool and kindergarten classrooms should have adequate space for all activity centers, storage, and restrooms. The classrooms need access to an age-appropriate outdoor play area. The preschool classroom needs access directly to the student drop-off area.

Exhibit 3-4
Preschool Classroom

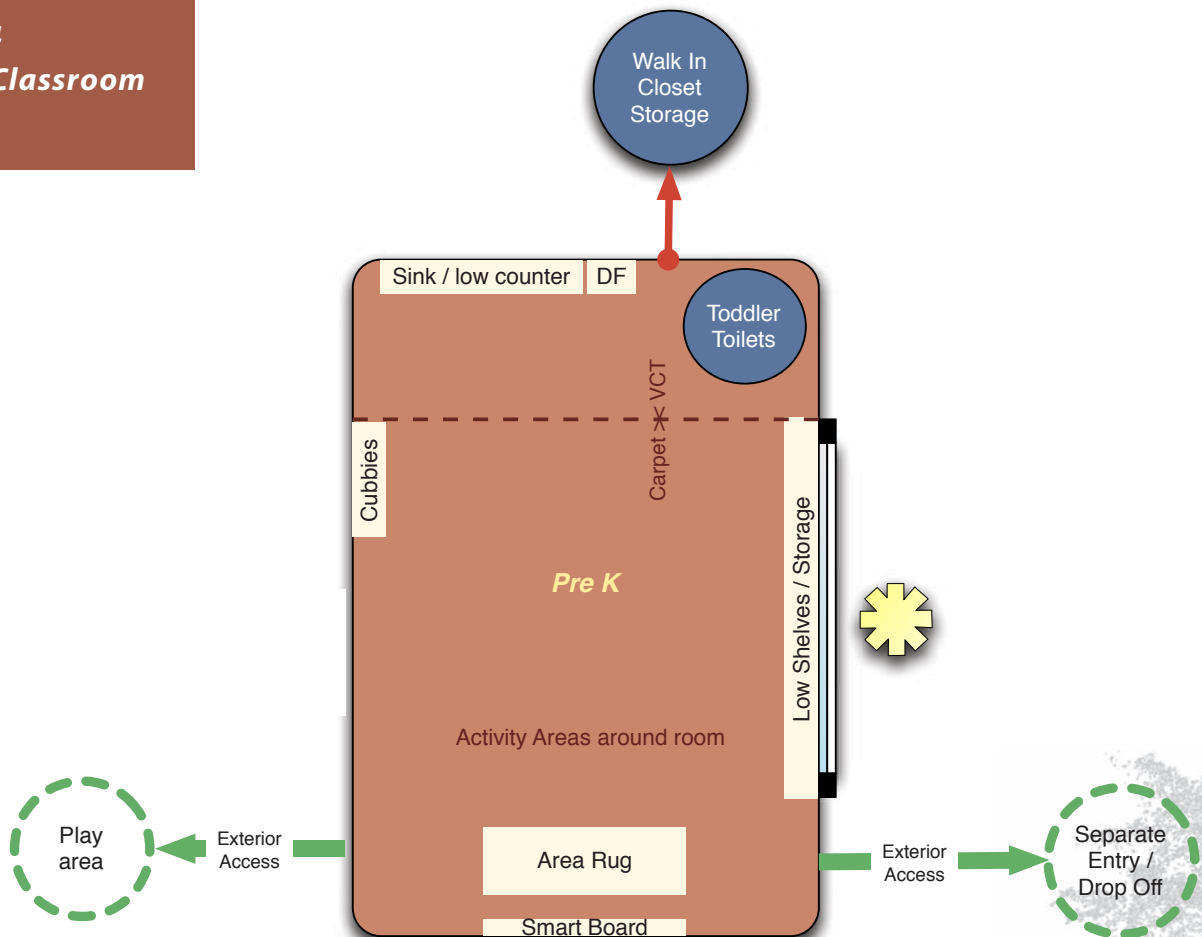


Exhibit 3-5
Kindergarten
Classroom

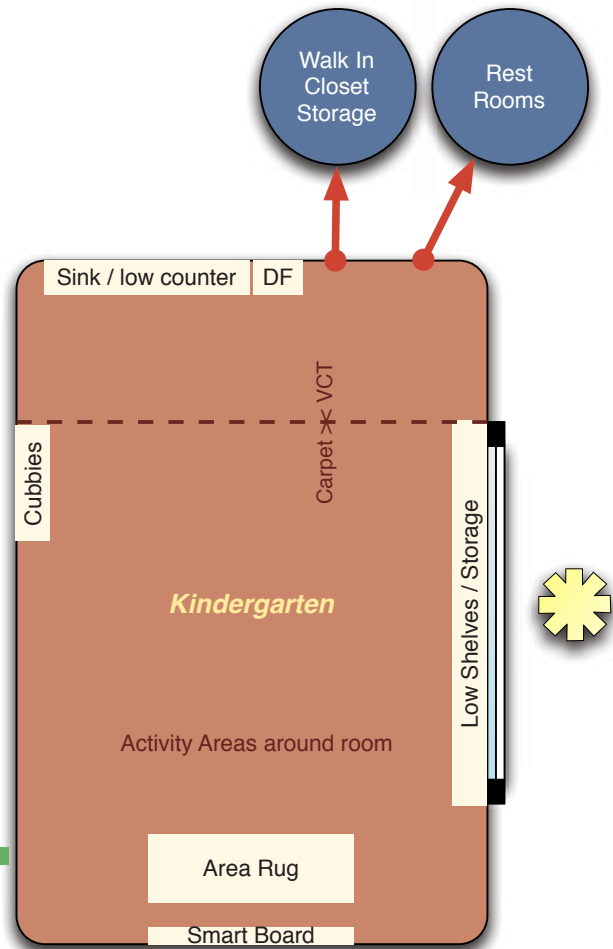
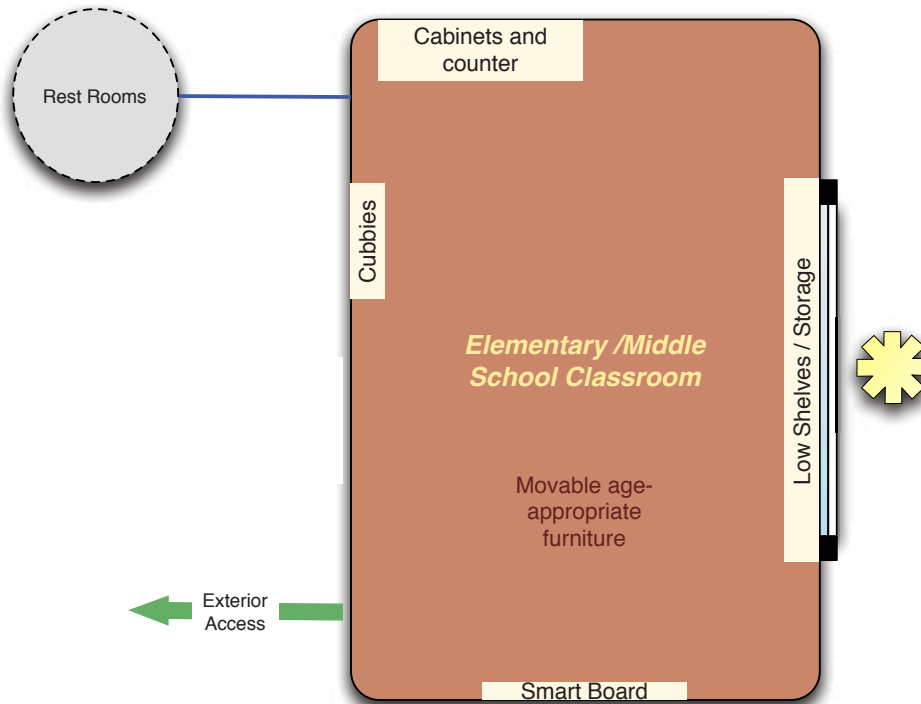


Exhibit 3-6
Elementary / Middle
School Classrooms



Specialized Classrooms

NVA conducts Special Education pull-out programs in special education resource rooms, which have the same classroom needs as homeroom classrooms.

The fine arts classroom houses specialized equipment and needs plumbing fixtures, and a large amount of storage for supplies and student art work.

The performing arts classroom has a stage area, a seating area, a storage room and desk space. Students spend most of their time engaged in physical activities in this classroom that require a large amount of space for movement. Props, costumes and other drama equipment are large, so the storage needs for this program are greater than for regular classrooms.

Exhibits 3-7 through 3-9 show space relationships.

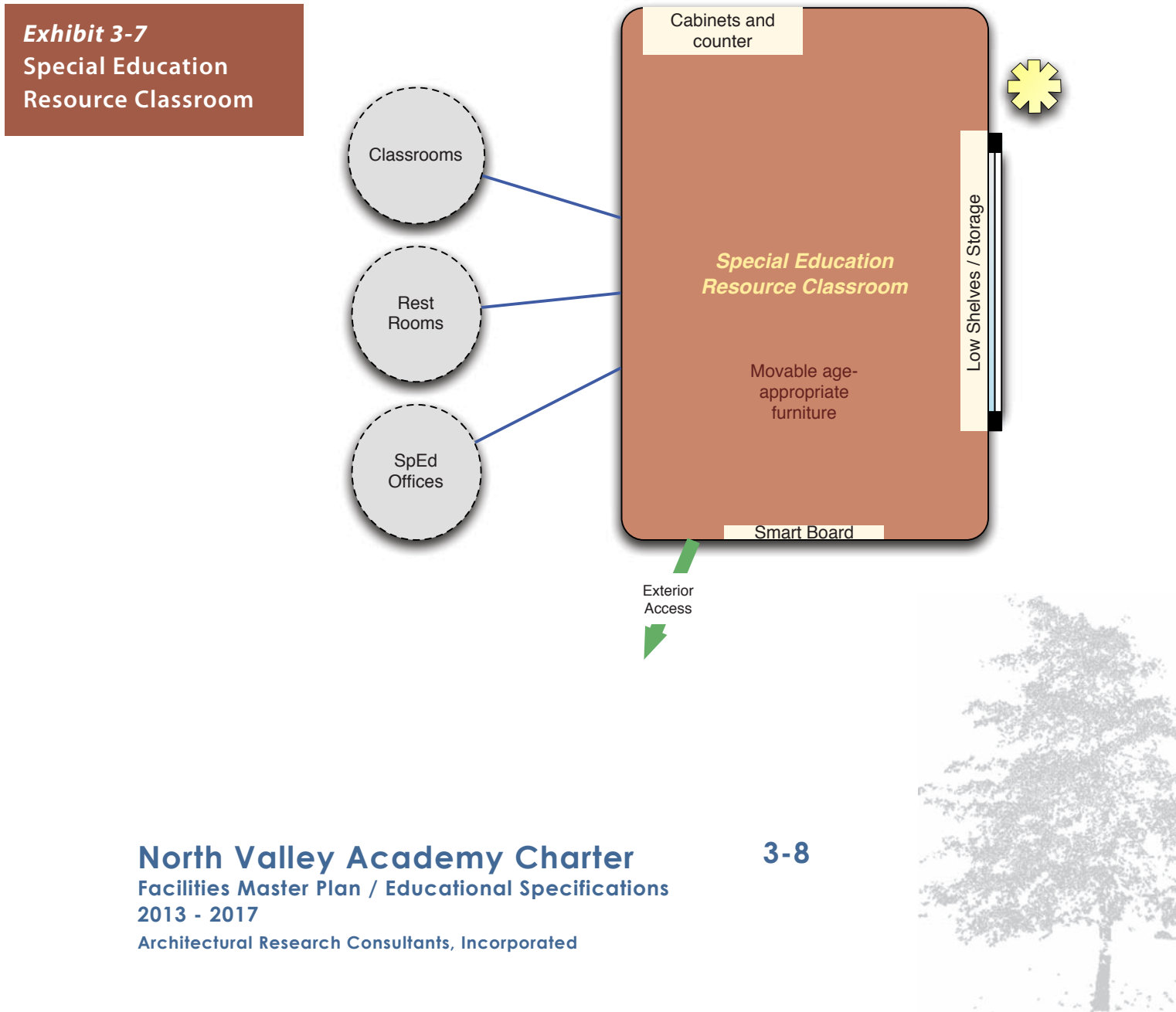


Exhibit 3-8
Fine Arts Classroom

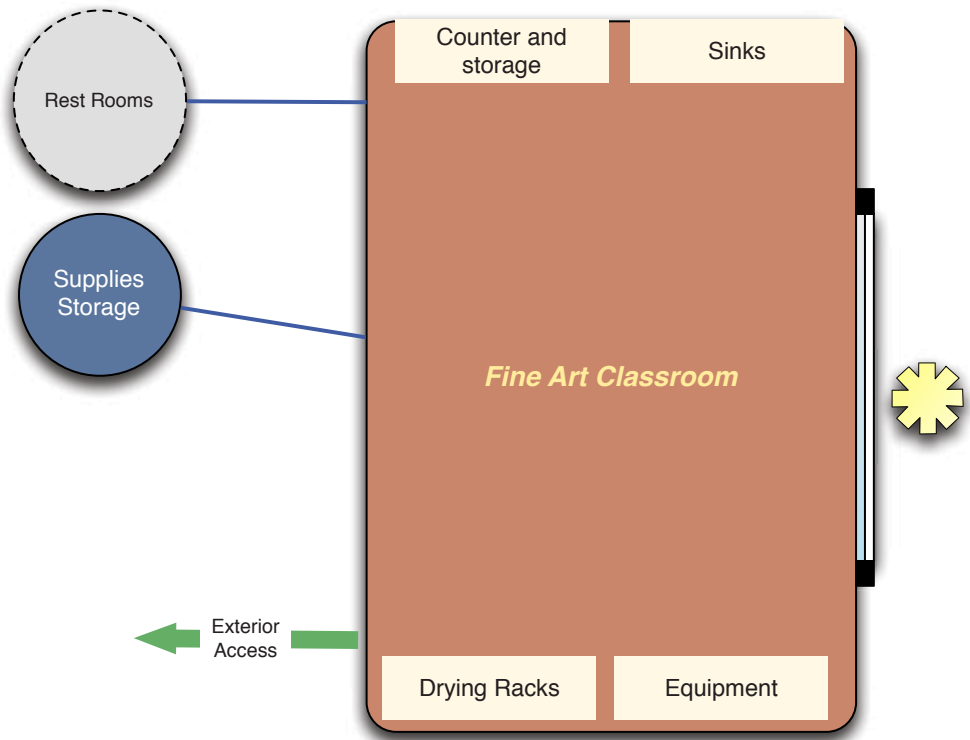
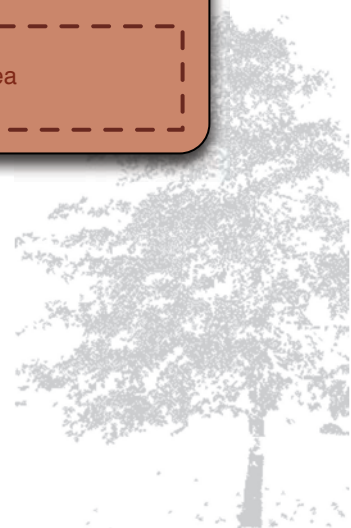
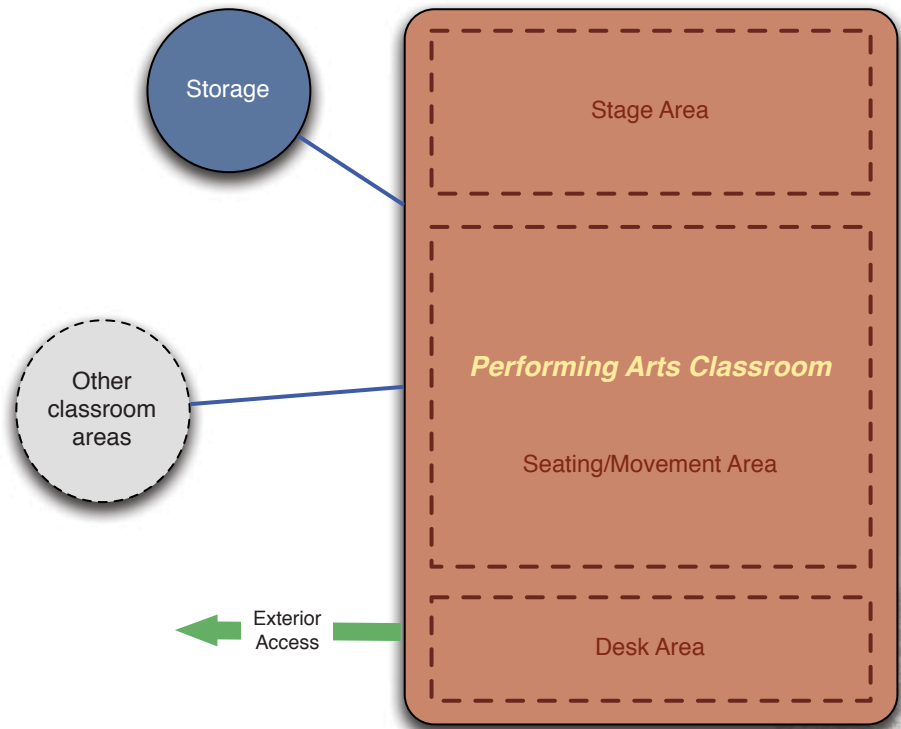


Exhibit 3-9
Performing Arts Classroom



Category 2.0 - Instructional Support Spaces

Multipurpose

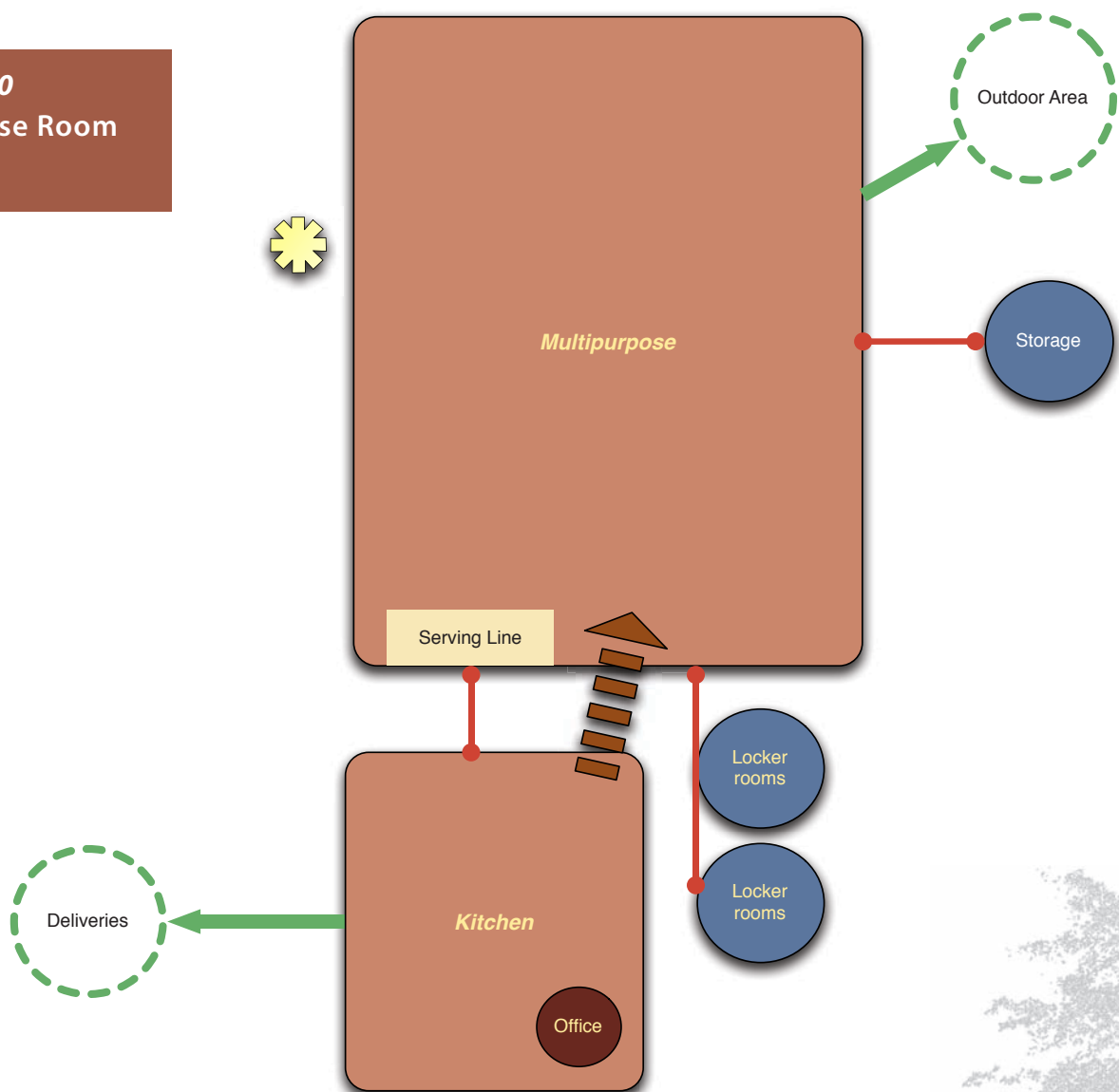
During school hours, the multipurpose room houses indoor physical education activities and lunch service.

- Physical education takes place in one class at a time.
- There are four lunch rotations during the day so, a maximum of 125 students use the cafeteria at any time.

The multipurpose room also accommodates after-school activities and basketball league games.

Exhibit 3-10 shows space relationships.

Exhibit 3-10
Multipurpose Room



Category 3.0 - Administration and Support Spaces

Administration areas include the following spaces located in one of the 12 buildings:

- Reception/waiting area for visitors
- Open area for administrative assistants
- Offices for:
 - » Principal
 - » Assistant principal
 - » Business manager
 - » Administrative assistants
- Student health center and conference room (also used for IEP)
- Records and supplies storage
- Staff lounge and work room

Exhibit 3-11 illustrates the relationships between the administrative spaces.

Exhibit 3-11
Administration
Spaces

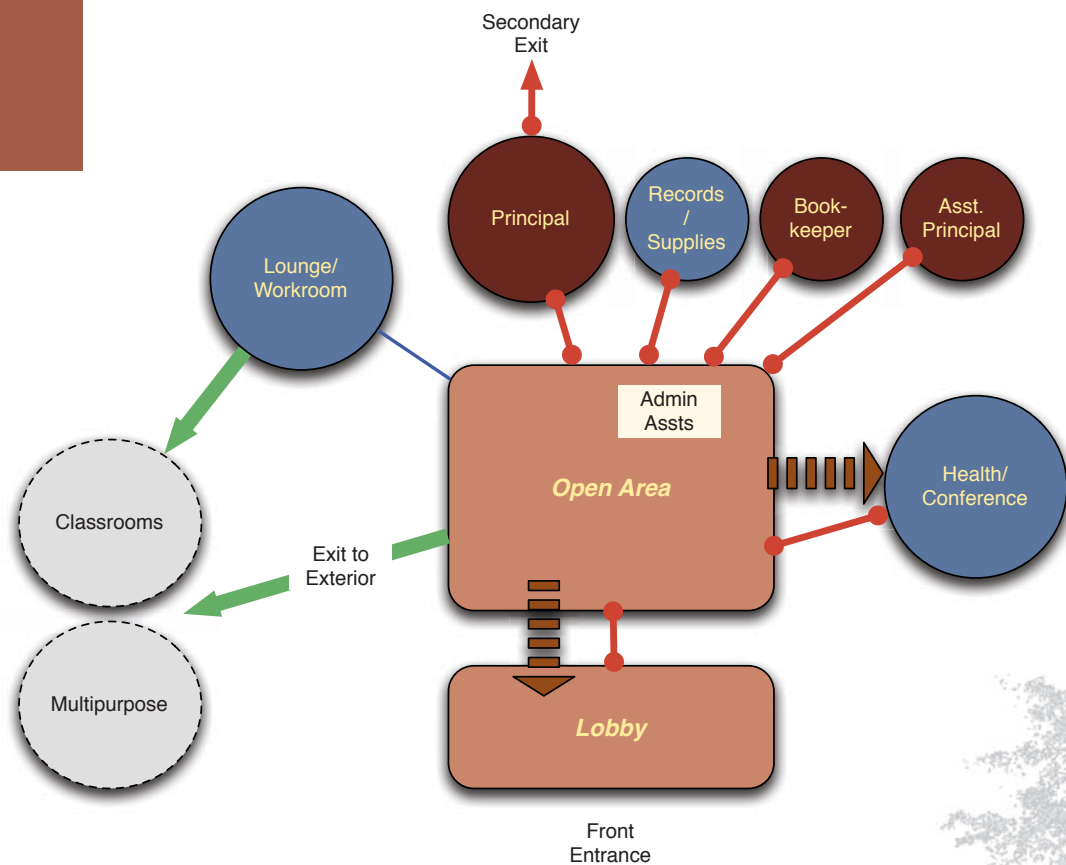


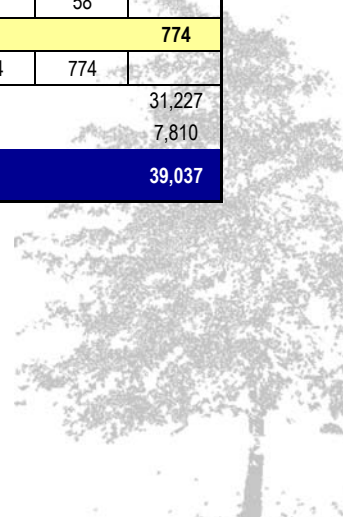
Exhibit 3-12

Space Needs - 150 to 190 Students

3.2.5 Space Needs

The table in Exhibit 3-12 itemizes space needs for each type of space, projected through the five-year planning period for a total enrollment of 510 students.

Room Description	# of Spaces	# of Persons	Area / Person	Other Space Criteria	Total Area	Total Assignable	Sub-total (NASF)
1.0 Instructional Program Spaces	Total Homeroom Classrooms =			23			20,178
1.1 General Classrooms							18,240
Kindergarten Classrooms	3	20	50	40	1,040	3,120	
Elementary Classrooms	15	24	32	48	816	12,240	
Middle School Classrooms	3	24	28	48	720	2,160	
Middle School Science Lab	1	24	28	48	720	720	
Not included in Adequacy Standards							1,040
Preschool	1	20	50	40	1,040	1,040	
1.2 Specialized Classrooms							1,050
Special Education resource room	2	15	30	75	525	1,050	
1.3 Shared Classrooms							888
Fine Art	1	24	28	48	720	720	
Performing Arts	1	24	35	48	888	888	
2.0 Instructional Support							7,207
2.1 Multipurpose							5,640
Gym/Cafeteria	1				4,713	4,713	
Gym Support	1				437	437	
Warming kitchen	1				490	490	
2.3 Media Center							1,567
Library	1				799	799	
Computer Area	1	24	32		768	768	
3.0 Administration and Support Areas							3,842
3.1 Administration							2,108
Waiting	1	5			246	246	
Open Office Area	1	3			264	264	
Principal	1	1			425	425	
Assistant principal	1	1			195	195	
Business manager	1	1			179	179	
Special Education/Ancillary offices	1	5			799	799	
3.2 Faculty Spaces							560
Lounge / Work room	1				560	560	
3.3 Student Health Spaces							400
Nurse's office/Conference	1				342	342	
Rest room	1				58	58	
3.4 Facility Support							774
Building storage	1				774	774	
NET ASSIGNABLE							31,227
TARE Efficiency at 80%							7,810
GROSS SQUARE FEET							39,037



3.2.6 Detailed Space and Room Recommendations for Renovations

Technology and Communications Criteria

Network

- Network - Classrooms
 - » 4 CAT 6 hard-wired drops. 2 drops on each of 2 walls
 - » CAT 6 drop or port available for wireless access point (WAP) (IDEAL: 18 inches from the ceiling on the far corner from the doorway with one 110 VAC/power outlet)
 - » Wireless network capacity to support 25 computers at 100 Mbps in each room
 - » Coaxial wiring to support cable broadcasts

Devices

- Computers and network devices - classrooms
 - » Students - tablets, one per student
 - » One smart board per classroom
- Computers and network devices - teachers and staff
 - » One device per teacher and instructional staff
- Peripheral devices
 - » Workroom - 1 each of shared devices such as printers, copiers, scanners, etc.
- Projection capability - classrooms
 - » Each classroom will have a media hub to channel all electronic interface devices to the LCD projector
 - » Each classroom will have a ceiling-mounted LCD projector and connect to a media hub
 - » Each classroom will be equipped with one A/V screen

Communications -Voice

- Each instructional space, office, and support space will have 2 voice jacks with connection for multiple phone lines

Intercom

- Each instructional space, including cafeteria and outdoor gathering areas, will have an intercom connection for emergencies and daily announcements

Power Criteria

Classrooms

- Minimum of 2 duplex outlets on every wall
- Outlet for a wall clock
- Center ceiling outlet for future ceiling-mounted devices



- Surge suppression

Lighting Criteria

Classroom lighting

- Each instructional space requires a light level of at least 50 foot candles, measured at a work surface located in the approximate center of the classroom between clean light fixtures
- All fixtures will have 2-level switching

Environmental Conditioning Criteria

Classroom temperature

- Each instructional space shall have a heating, ventilation, and air conditioning (HVAC) system capable of maintaining a temperature between 68 and 75 degrees Fahrenheit with full occupancy
- The temperature shall be measured at a work surface in the approximate center of the classroom

Classroom air quality

- Each instructional space shall have an HVAC system that continually moves air and is capable of maintaining a CO₂ level of not more than 1,200 parts per million
- The air quality shall be measured at a work surface in the approximate center of the classroom

Classroom Acoustics Criteria

- The sound level in each general and specialty classroom shall be a one-hour, A-weighted noise criteria of less than 55 decibels
- The sound level shall be measured at a work surface in the approximate center of the classroom
- Reverberation times in classrooms shall be within 0.4 – 0.6 seconds
- All other occupied spaces shall maintain a background sound level of less than 55 decibels

Plumbing Criteria

Classrooms

- Kindergarten and science classrooms shall have one lavatory with goose-neck faucet, built-in drinking fountain, and hot and cold water



Furnishing / Finishes / Fixtures / Equipment Criteria

Movable Furniture

General Classrooms

- Accommodate up to 24 students with chairs and work surfaces (some work surfaces may accommodate more than one student). Work surfaces should be mobile and able to group with other work surfaces. Chairs shall be age-appropriate, stackable, and lightweight.

Media Center

To be determined



3.3 Implementation of Space Needs

Concepts to Satisfy Issues and Space Needs

General Facility Issues

Classroom Storage

Storage for all homeroom classrooms and specialized classrooms is insufficient.

- Organize a parent workday to install adequate storage in all rooms
- Provide sheds for kindergarten, middle school science, and art

Daylight

Classrooms lack daylight due to small or no windows

- Increase window size, make operable
- Install skylights

Furniture

Classroom furniture is bulky and in many cases not appropriate for the age of students.

- Inventory existing furniture and evaluate for appropriateness
- Create furniture replacement schedule

Specific Facility Issues and Deficiencies

Exhibit 3-13 illustrates the following proposed facility alterations. The “concept” number labels listed below cross-reference with the illustration.

Preschool classroom is not adequately sized

1. Double the size of the preschool classroom by expanding into the adjacent classroom.

Kindergarten classrooms do not meet adequacy for enrollment

2. Enlarge kindergarten classrooms by relocating classroom dividing wall. Install restrooms and sinks/prep areas.

Special Education spaces are not partitioned for acoustic privacy

3. Create three partitioned Special Education / ancillary spaces with remaining space created from new Kindergarten modules.

1st grade classrooms lack sinks

4. Install sinks in two rooms adjacent to restrooms and reserve for 1st grade classes.



Technology-centered STEM programs will need a computer lab

5. Install a portable classroom to create a media center (with library and computer lab).

Middle school science room does not have plumbing

6. Relocate science classroom to room adjacent to plumbing wall. Install sink and counter.

Expand health program with instruction in food preparation

7. Build teaching kitchen classroom at existing kitchen building.

Administration building lacks adequate exiting

8. Create additional exit on the south side of the building.

Exhibit 3-13
Facility Remodel
Concepts

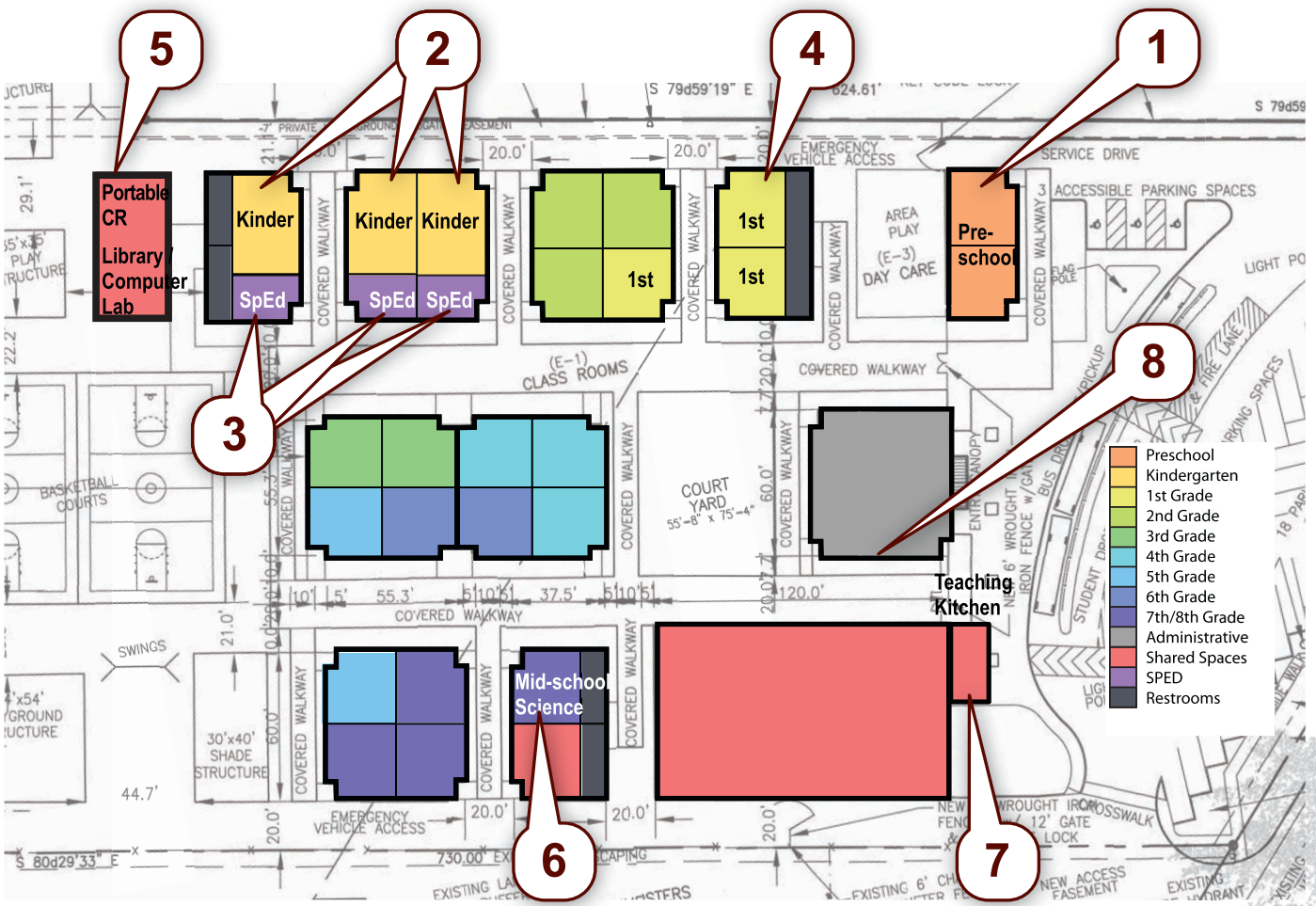


Exhibit 3-14
Kindergarten
Classroom Remodel

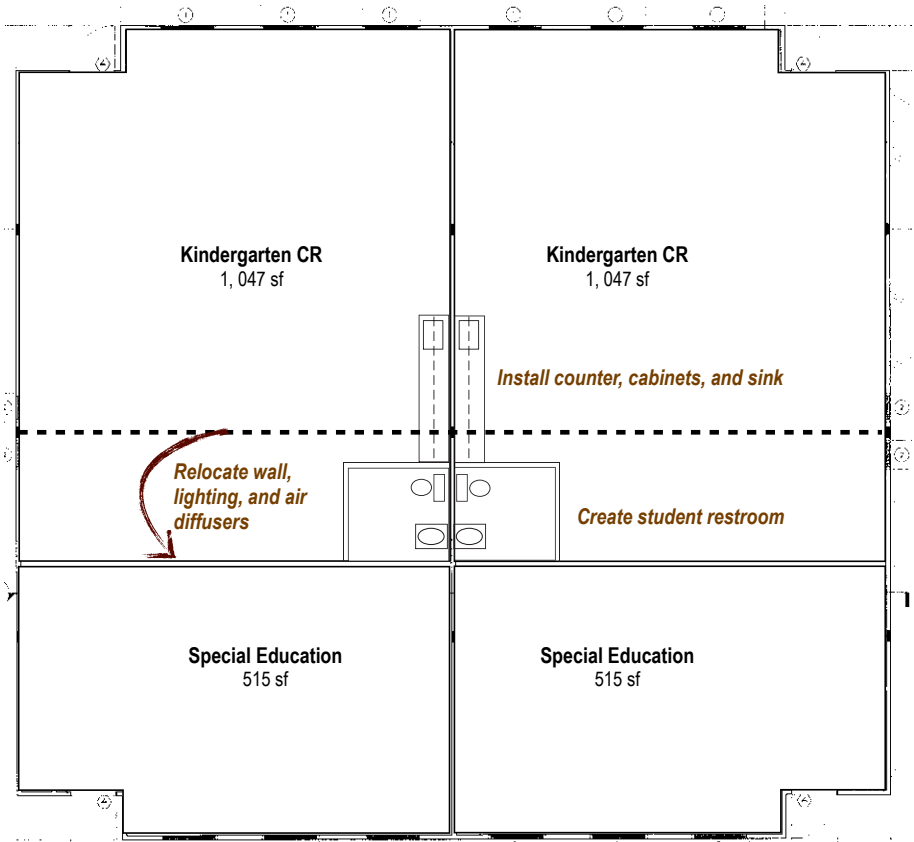


Exhibit 3-15
Teaching Kitchen
Classroom

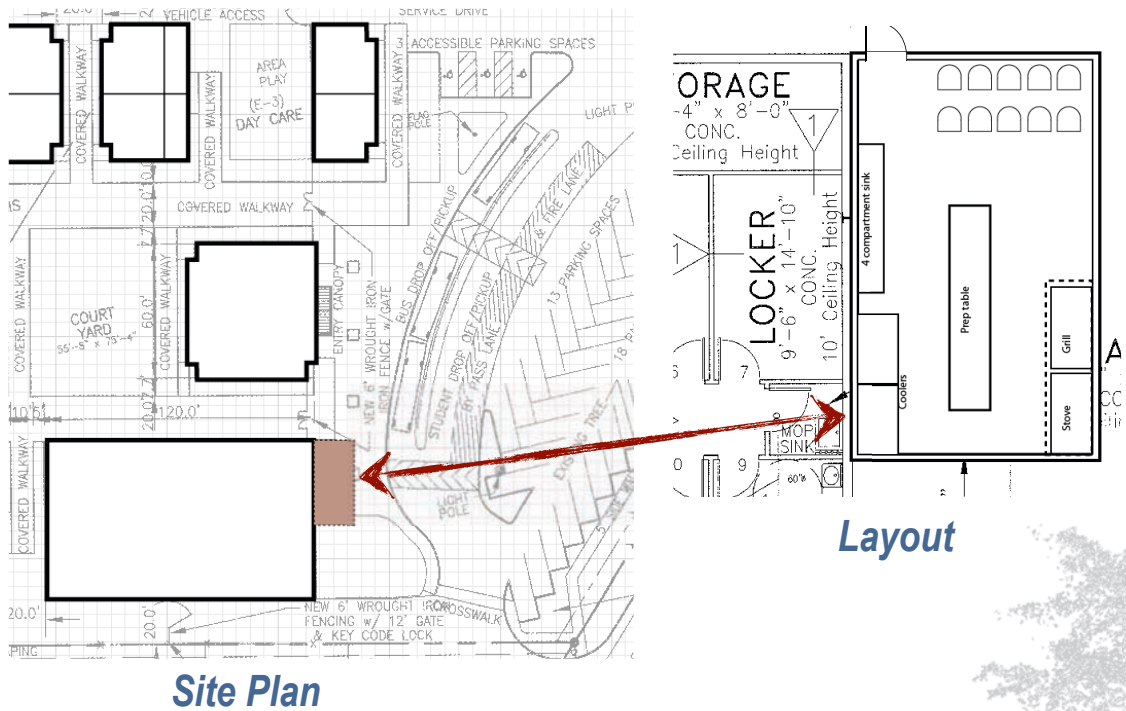
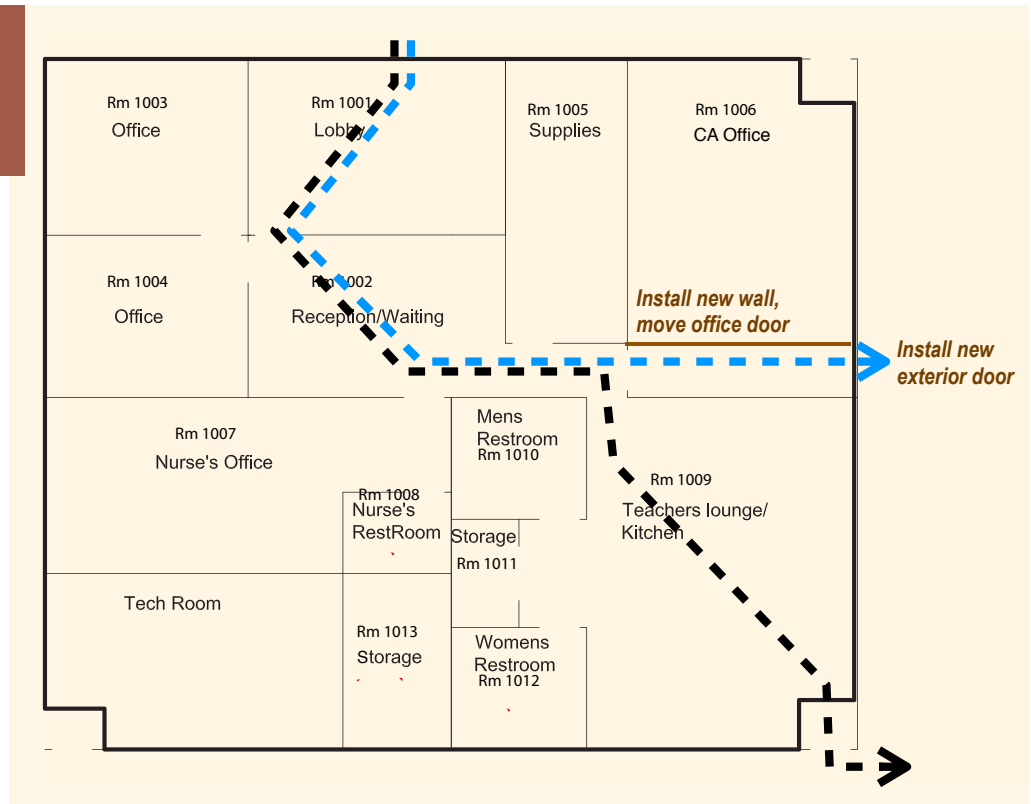


Exhibit 3-16
Teaching Kitchen
Classroom

---> Current pathway
 - - - -> Potential pathway



Outdoor project concepts

- Repair garden box irrigation
- Create composting or worm bin areas
- Area inside track
 - » Install playing surface for sports use
 - Astroturf, grass, bark chips, crusher fines, shredded rubber
 - » Create garden for community use
 - Will need to install irrigation



3.3.1 Scenarios for Implementation

The planning team examined project implementation at NVA to satisfy future program delivery needs and to rectify existing issues and deficiencies. Project priorities follow to these recommendations:

- Address adequacy, life/safety issues first
- Address functional issues next
- Address future program needs last

Phase 1 - Short Term

With Title 1 grant funding, NVA will improve classroom technology to aid instruction as well as enrich testing implementation. During this time, the school will also negotiate with the property owner to enter into a lease/purchase agreement.

Phase 2 - Mid Term

As soon as funds are available, NVA will install a double portable classroom west of the existing buildings, relocate the library there and install new computer equipment in the computer lab.

Space expansion for the preschool and kindergarten rooms is a priority to achieve adequacy for minimum space per student and to provide classroom amenities that are currently missing.

Phase 3 - Long Term

As funds are available, NVA will construct a teaching kitchen classroom for food preparation instruction and for community use.

The table in Exhibit 3-17 shows a time frame for phase implementation. Capital improvement project descriptions in Section 5 provide the detailed cost estimates for these improvements.



Exhibit 3-17
Capital Improvement
Projects Phasing

Facilities Needed	Implementation Year	Enrollment	General Classrooms	Special Classrooms	Notes
• Existing Facilities	2012-13	495	23*	7	Execute Lease / Purchase Improve classroom technology until Media Center can be purchased.
• Existing Facilities Remodeled	2013-14	495	23*	7	Conduct small and inexpensive projects to rectify facilities issues
• Existing Facilities • New Media Center Portable	2014-15	495	23*	8	Install portable at west side of classroom area for media center (library / computer lab) Expand preschool into adjacent classroom Remodel classrooms to conform to adequacy standards for Kindergarten classroom size Move Special Education into half classroom spaces
• Existing Facilities • Portable • New Cooking Classroom Addition	2020-21	495	23*	9	Construct classroom adjacent to existing kitchen for cooking instruction and for community use



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4.1 Capital Funding

4.1.1 Historic and Current Funding

The growth of enrollment during the five years previous to this study has been accompanied by a growth in cash flow, primarily from lease reimbursement from PSCOC. In school year 2011-12 this amount was approximately \$371,300. The school also receives the state portion of SB9 funds, although not the local portion from mill levy. In school year 2011-12, this amount was approximately \$10,700. In school year 2012-13, these amounts will be the same.

The school does not receive HB33 mill levy funds collected by the county at this time, although it is eligible. The earliest NVA will be able to receive funding from that source is at the next election cycle in 2017.

4.1.2 Current and Estimated Future Capital Expenses

NVA has a lease agreement with the land owner and pays approximately \$564,000 annually. When the NM Public Education Commission officially grants a charter renewal to the school in winter of 2013, the school board and administration plan to negotiate for a lease/purchase agreement with the land owner, who is amenable to selling. Professional appraisals will determine the property value, but the plan assumes rent costs will remain constant for the purpose of assessing cash flow.

4.1.3 Potential Future Sources of Revenue

Cash flow projections are based on an assumed enrollment maximum of 495 students. This enrollment will remain constant throughout the planning period of this master plan. Anticipated sources of future funding include the following:

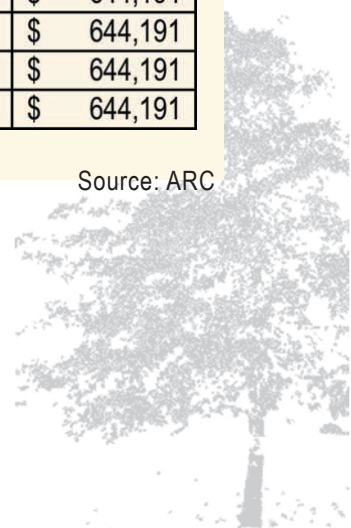
- With a maximum enrollment of 495 students, NVA will continue to receive approximately \$564,000 in lease reimbursement funds from the PSCOC
- NVA intends to apply for mill levy funds from SB9 and HB33 when those funding cycles are due for reauthorization in 2013 and 2017, respectively. The capital plan assumes that those annual amounts will be \$11,000 from SB9 and \$546,000 from HB33.
- NVA is not yet able to access PSCOC capital outlay, a competitive process (see description below), since it does not own property, but it will be eligible once its charter renewal is secure.
- NVA may be eligible for Qualified Zone Academy Bond (QZAB) funds (see description below)
- Legislative appropriation
- Federal grants
- Private fundraising (gifts and grants)

Exhibit 4-1 shows the expected cash flow based on projected enrollment.

Exhibit 4-1
Cash Flow Analysis

		PSCOC	SB9	HB33		
		\$733	\$22	\$546		
Per MEM						
AY	40 day Students	PSCOC Lease Cash Flow	From APS Mil Levy	From APS Mil Levy	Total Anticipated Cash Flow	
2010-11	484					
2011-12	497	\$ 354,941			\$ 354,941	
2012-13	470	\$ 364,475	\$ 10,957		\$ 375,432	
2013-14	495	\$ 344,675	\$ 10,361		\$ 355,036	
2014-15	495	\$ 363,008	\$ 10,913		\$ 373,921	
2015-16	495	\$ 363,008	\$ 10,913		\$ 373,921	
2016-17	495	\$ 363,008	\$ 10,913		\$ 373,921	
2017-18	495	\$ 363,008	\$ 10,913	\$ 270,270	\$ 644,191	
2018-19	495	\$ 363,008	\$ 10,913	\$ 270,270	\$ 644,191	
2019-20	495	\$ 363,008	\$ 10,913	\$ 270,270	\$ 644,191	
2020-21	495	\$ 363,008	\$ 10,913	\$ 270,270	\$ 644,191	
2021-22	495	\$ 363,008	\$ 10,913	\$ 270,270	\$ 644,191	
2022-23	495	\$ 363,008	\$ 10,913	\$ 270,270	\$ 644,191	

Source: ARC



4.1.4 PSCOC Capital Outlay Funding

The New Mexico legislature provides capital funding for public schools, through either direct allocation or capital outlay from the PSCOC, for renewal or new construction projects. PSFA ranks each school facility with respect to all other facilities in the state, and assigns a condition index value which describes physical and programmatic deficiencies. The New Mexico condition index (NMCI) value is a composite derived from the cost to repair deficiencies compared to the replacement cost of the facilities.

Charter schools are eligible for funding after successful operation for six consecutive years (first year for planning in advance of opening, second through fifth years for operations, and sixth year for charter renewal process). NVA is currently eligible.

Funding from the PSCOC follows a matching formula that varies by district. State-chartered schools follow the formula of the district where they are located. NVA would follow the APS matching formula (in 2012, the state share equals 54%, requiring a 46% local match).

PSCOC satisfies facility funding needs statewide by meeting the greatest needs first. The PSCOC funds award applications for projects at the top of the ranked list of public school facilities needs in each funding cycle, according to the amount of funds available.

PSCOC funding is targeted primarily to correct deficiencies in a facility. The priority of deficiencies is based on a statute that outlines the prioritization criteria for deficiencies correction (6.27.41 of NMAC). In the 2013 PSFA school ranking, NVA is #666 out of 722 schools on the NMCI, which means the condition of the school is better than the statewide average. This ranking means that the facility will receive approval for lease/purchase, but is not likely to receive capital outlay funding within the planning period of this study.

Federal Qualified Zone Academy Bond Program (QZAB)

Background

In 1997, US Congress created the Federal Qualified Zone Academy Bond Program (QZAB), which is allocated by the PSCOC to New Mexico school districts. The QZAB program offers interest-free financing to schools for repair and renovation projects. The fund provides the bondholders with a federal tax credit in lieu of a cash interest payment. Because the federal government makes the interest payment, the district then is typically only responsible for repaying the bond's principle value. This program eases school districts' burden of financing school renovation.



Requirements of the Program

Programs established with QZAB must:

- Have the goal to enhance the academic curriculum, increase graduation and employment rates or better prepare students for college and the workforce
- 35% or more of the school's students must qualify for free and reduced lunch
- Enter into a partnership with a private entity or entities. The partner must contribute at least 10% of the net present value of the amount of money borrowed. Contributions can include:
 - » Equipment
 - » Technical assistance in implementing the academic program
 - » Training for teachers
 - » Internships or field trips for students in the program
 - » Services for students, such as mentoring programs
 - » Other property or services specified by the local school board
- Contract at least 10% of the financing within six months after issuance
- Spend 100% of the QZAB within three years of date of issuance

Allowable Expenditures

Schools can use QZABs for renovation and modernization to an existing school structure, but not for new construction. They must use funds borrowed for one or more of the following:

- Rehabilitation or repair of the public school facility where the academy is housed
- Provision of equipment for the academy
- Development of course materials for education at the academy
- Training of academy teachers and other school personnel



4.2 Capital Needs

4.2.1 Projects

Phase 1 - Short Term

In the short term, NVA will accomplish small projects with grant and volunteer assistance. The school will need to tap SEG funds to provide capital outlay. It is anticipated that these costs could be approximately \$60,000.

Phase 2 - Mid Term

Mid-term projects will rectify deficiencies. These projects are estimated at approximately \$520,000.

Phase 3 - Long Term

Long-term projects are for facilities to accommodate future programs. These projects are estimated at \$530,000.

Exhibit 4-2 lists the capital projects, their costs, and potential timeframe for implementation. All costs are in 2012 dollars and do not include escalation.



Exhibit 4-2
Capital Projects

Capital Projects					
#	Description of work	Implement year	Comments	Cost (2012 \$)	Total Cost by Year
12.1	Technology improvements	2012-13	Title 1 funds	\$ -	
12.2	Restroom renovations	2012-13	Landlord responsibility	\$ -	
13.1	Egress through administration wing	2013-14	Volunteer activity, funding for supplies	\$ 14,000	
13.2	Kindergarten playground	2013-14	Volunteer activity, funding for equipment	\$ 13,000	
13.3	Furniture replacement	2013-14	From APS auction, 10 classrooms	\$ 33,000	\$ 60,000
14.1	Grass field, sprinkler system, garden boxes	2014-15	Volunteer activity, funding for supplies	\$ 50,000	
14.2	New portable for library media center	2014-15	Purchase from APS, funds - site adapt/equipt	\$ 105,000	
14.3	Furniture replacement	2014-15	From APS auction 12 classrooms	\$ 40,000	
14.4	Plumbing improvements for K classrooms and science	2014-15		\$ 15,000	
14.5	Expand existing classrooms for Kindergarten	2014-15		\$ 310,000	\$ 520,000
20.1	Classroom windows	2020-21		\$ 93,000	
20.2	Storage casework / counter in all classrooms	2020-21	Includes plumbing for sinks	\$ 120,000	
20.3	Cooking classroom addition	2020-21		\$ 320,000	\$ 533,000

Total projects

\$1,113,000

Source: ARC



4.3 Implementation Strategy and Capitalization Analysis

4.3.1 Capitalization

Exhibit 4-3 shows the project phasing schedule to implement short-term, mid-term, and long-term needs. NVA will apply for QZAB program funding to access funds before the next HB33 election cycle in 2017. If it does not receive approval to sell bonds through QZAB, NVA must delay most facilities improvement projects (which are costly) until it is authorized to receive HB33 money in 2017.

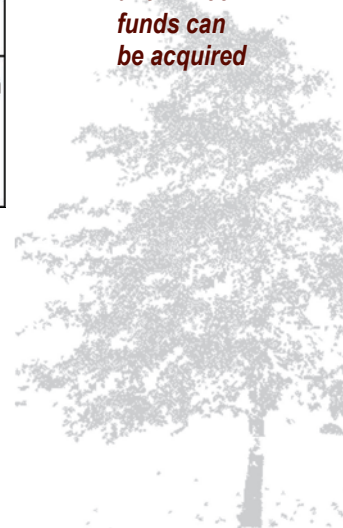
The capitalization analysis in Exhibit 4-3 shows the potential to borrow and pay back money through bond sales and loans.

Exhibit 4-3
Capitalization Analysis

AY	Total Anticipated Cash Flow	Lease Payments	Net Cash Flow	Projected Capital Projects	Financed Amount	Pay Back	Comments
2010-11							
2011-12	\$ 354,941	\$ 564,000	\$ (209,059)				
2012-13	\$ 375,432	\$ 564,000	\$ (188,568)				
2013-14	\$ 355,036	\$ 564,000	\$ (208,964)	\$ 60,000			Use SEG, Grants
2014-15	\$ 373,921	\$ 564,000	\$ (190,079)	\$ 520,000	\$ 468,000	\$ (50,000)	Use QZAB Bonds 10% Donation from partner
2015-16	\$ 373,921	\$ 564,000	\$ (190,079)			\$ (50,000)	
2016-17	\$ 373,921	\$ 564,000	\$ (190,079)			\$ (50,000)	
2017-18	\$ 644,191	\$ 564,000	\$ 80,191			\$ (100,000)	
2018-19	\$ 644,191	\$ 564,000	\$ 80,191			\$ (100,000)	
2019-20	\$ 644,191	\$ 564,000	\$ 80,191			\$ (100,000)	End payback of QZAB
2020-21	\$ 644,191	\$ 564,000	\$ 80,191	\$ 533,000	\$ 1,000,000	\$ (100,000)	Use MFA loan 20 year term Balance from SEG

Use QZAB to fund mid-term projects

Otherwise mid-term projects must wait until HB33 funds can be acquired



Implementation Timeframe

If NVA can participate in the QZAB program, funds can be used for major remodeling to correct deficiencies as early as 2014-15. NVA can use HB33 funds in 2017 to pay off the remainder of the bond principal through 2020. At that time, HB33 funds can support new construction of the teaching kitchen classroom. Exhibit 4-4 shows this scenario.

Exhibit 4-4
Project Implementation
Time Line with QZAB

If QZAB is not available to NVA, it must delay all remodeling and new space installation until HB33 is available, in 2017. See Exhibit 4-5.

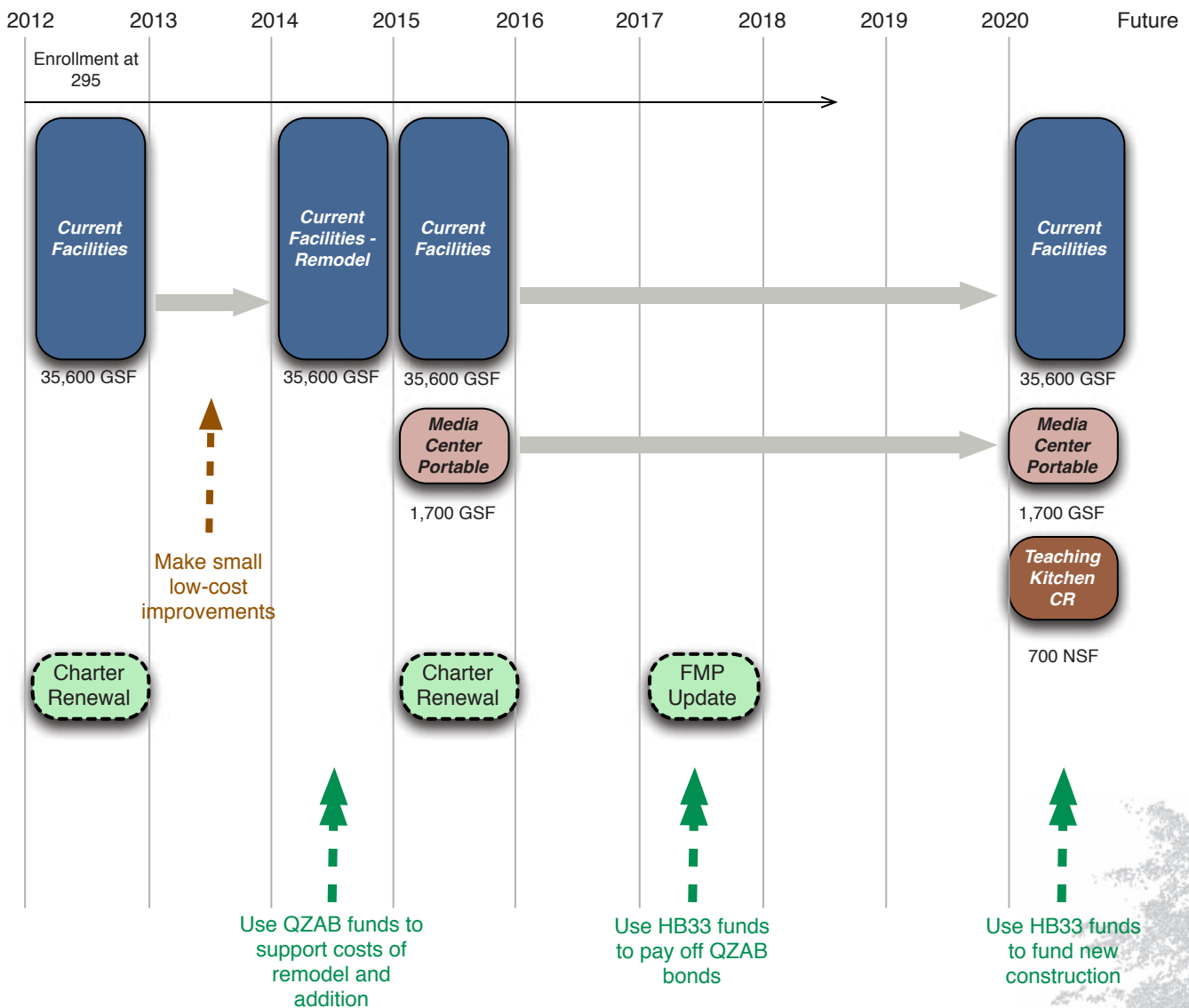
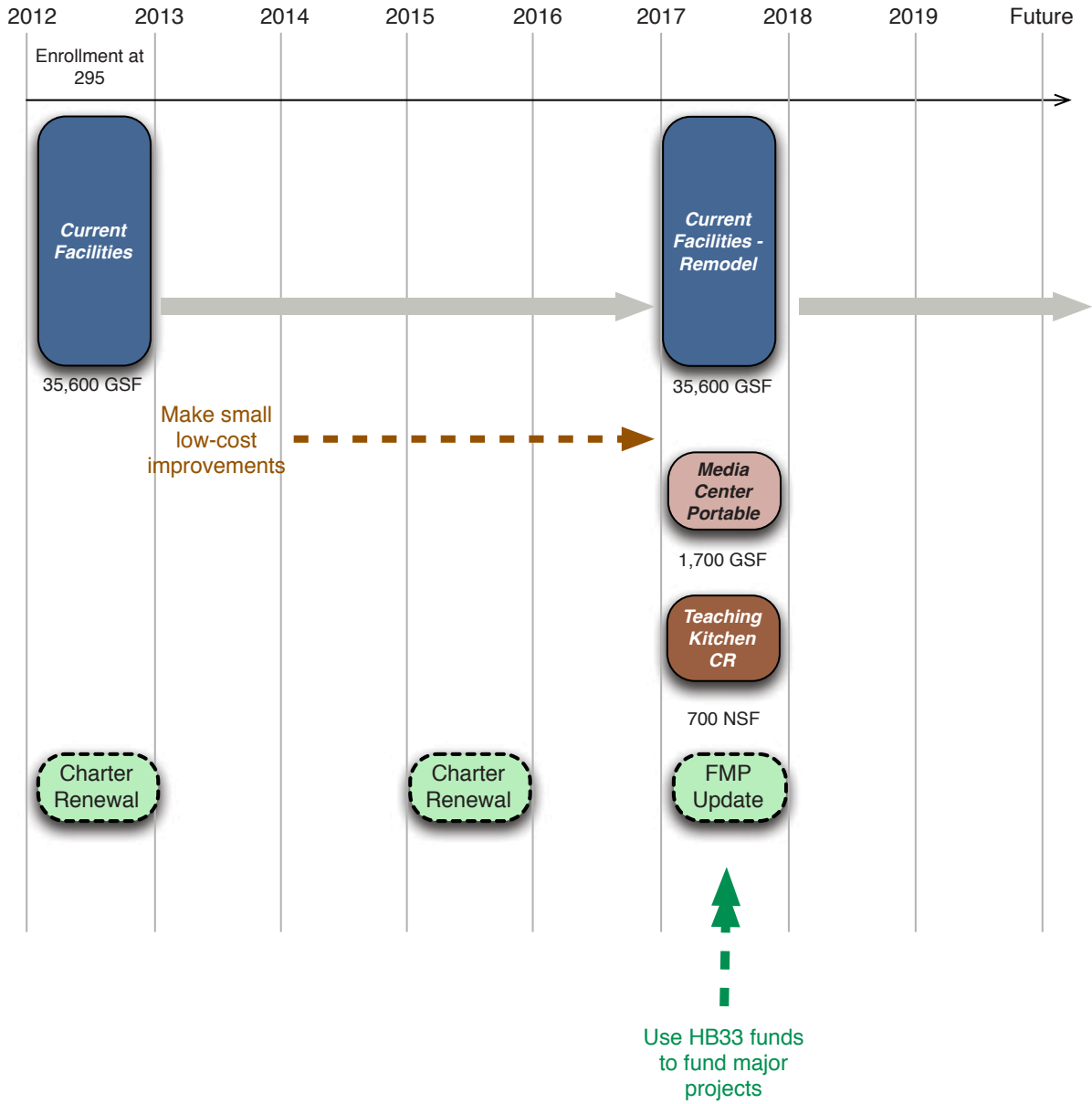


Exhibit 4-5
Project Implementation
Time Line without QZAB



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Facility Detail

This section provides details about the facility condition and other supporting documents, and includes the following information:

- 5.1 Sites and facilities data tables
- 5.2 Plans and inventories
 - » 5.2.1 Site Plan
 - » 5.2.2 Floor plans
 - » 5.2.3 Space inventory
- 5.3 Facility evaluation
- 5.4 Facility photographs
- 5.5 FAD update
- 5.6 Utilization analysis
- 5.7 Capital Improvement Projects (CIPs)

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5.1 Sites and Facilities Data Tables

- Name of facility – North Valley Academy Charter School
- State identification number - 504001
- Physical address – 7939 4th St. NW, Los Ranchos de Albuquerque, NM 87107
- Date of opening – 2002
- Dates of major additions and renovations – NA
- Weighted N.M. Facility Condition Index (NMCI) – 2.06%, ranked 666
- Site owned or leased – leased
- Total building area gross sq. ft. - 35,600
- Site acreage - 6.58
- Total number of permanent general classrooms – 23
- Total number of permanent specialty classrooms – 3
- Total number of portable classrooms – 0
- Total number of classrooms – 26
- Percentage of portable classrooms compared to total number of permanent classrooms – 0%
- Total enrollment 2011-12 school year (40th day count) – 497
- Number of gross sq. ft. per student – 71.6



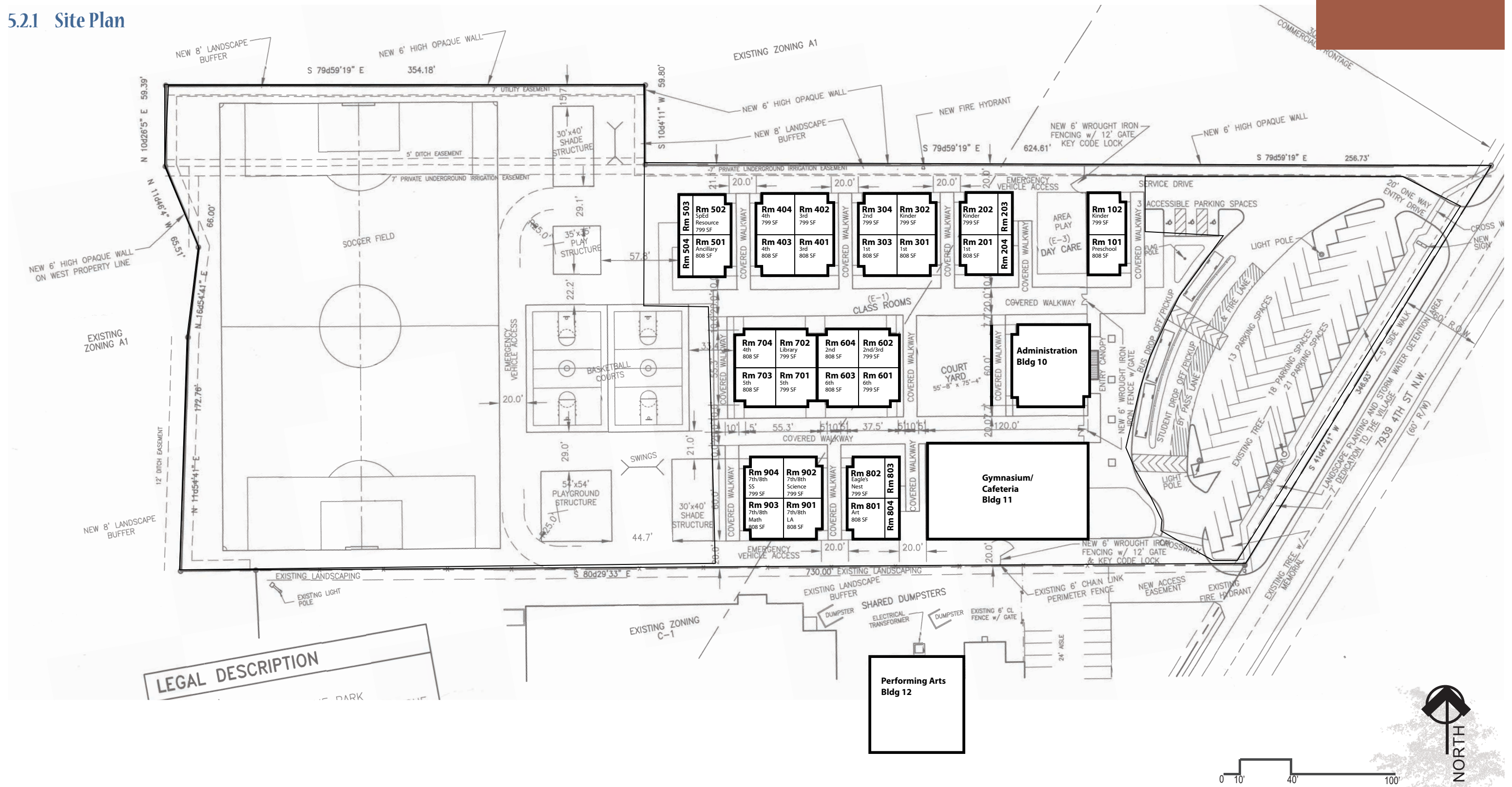
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5.2 Plans and Inventories

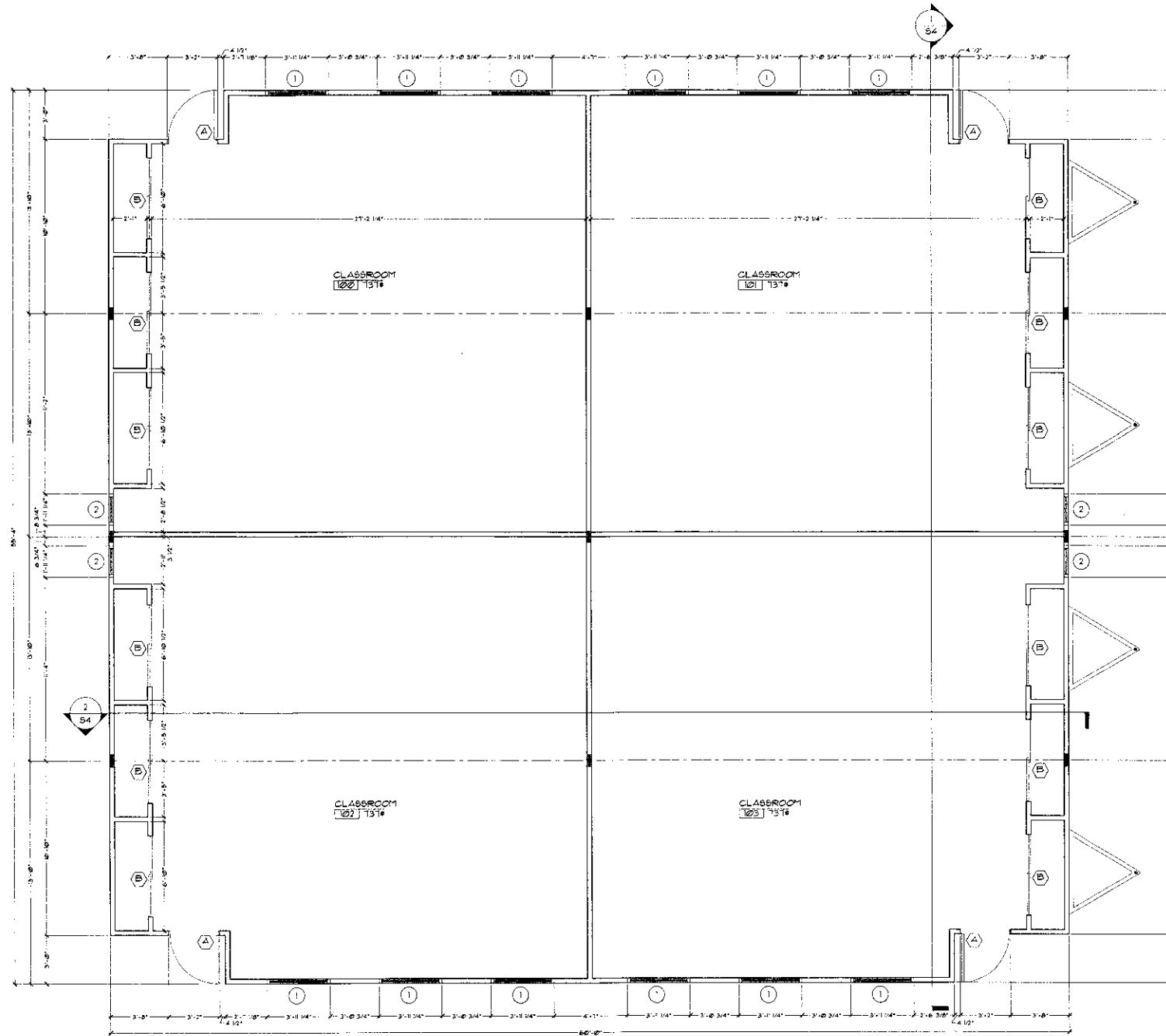
5.2.1 Site Plan

Exhibit 5-1 Site Plan

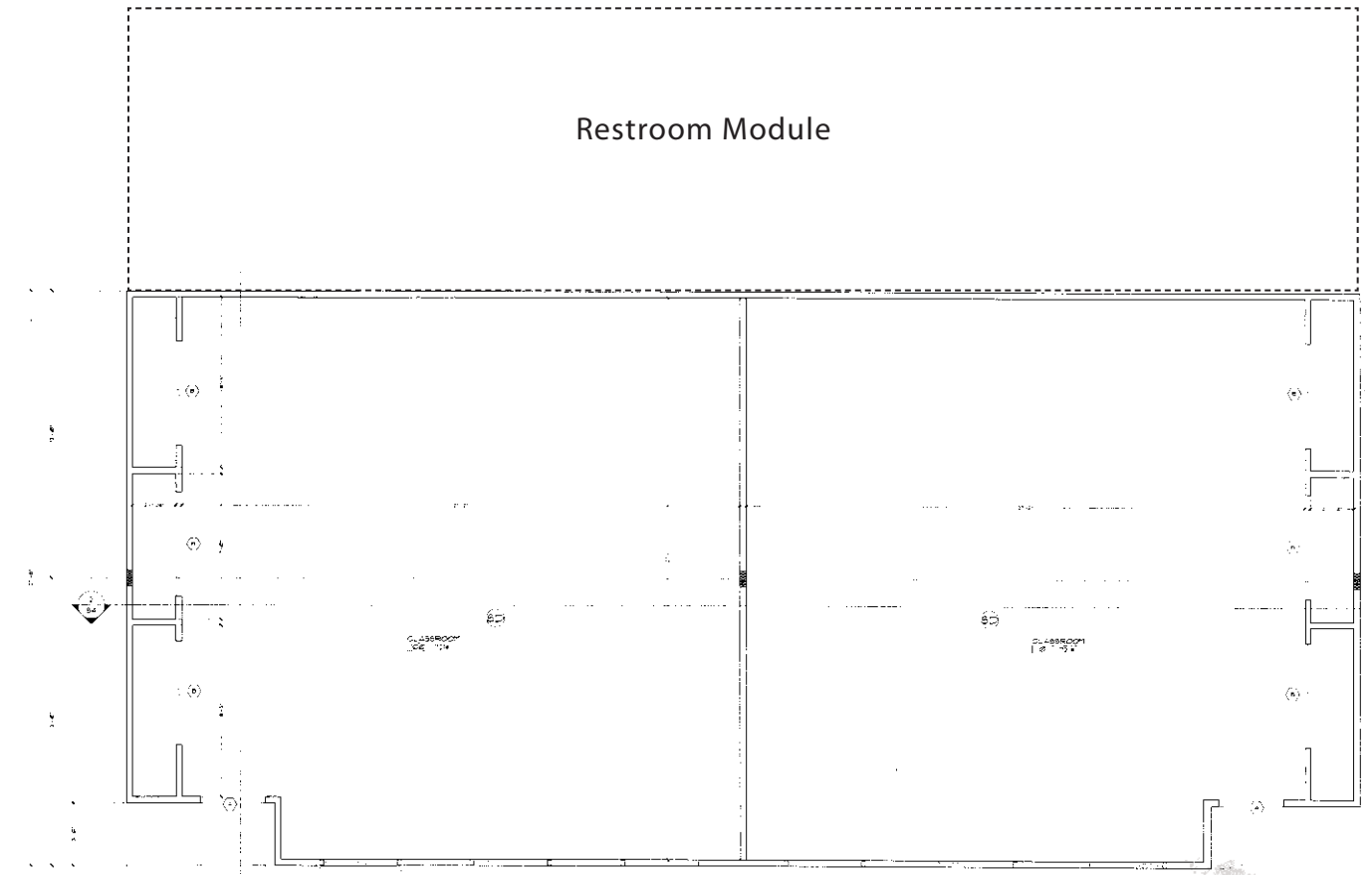


LEGAL DESCRIPTION



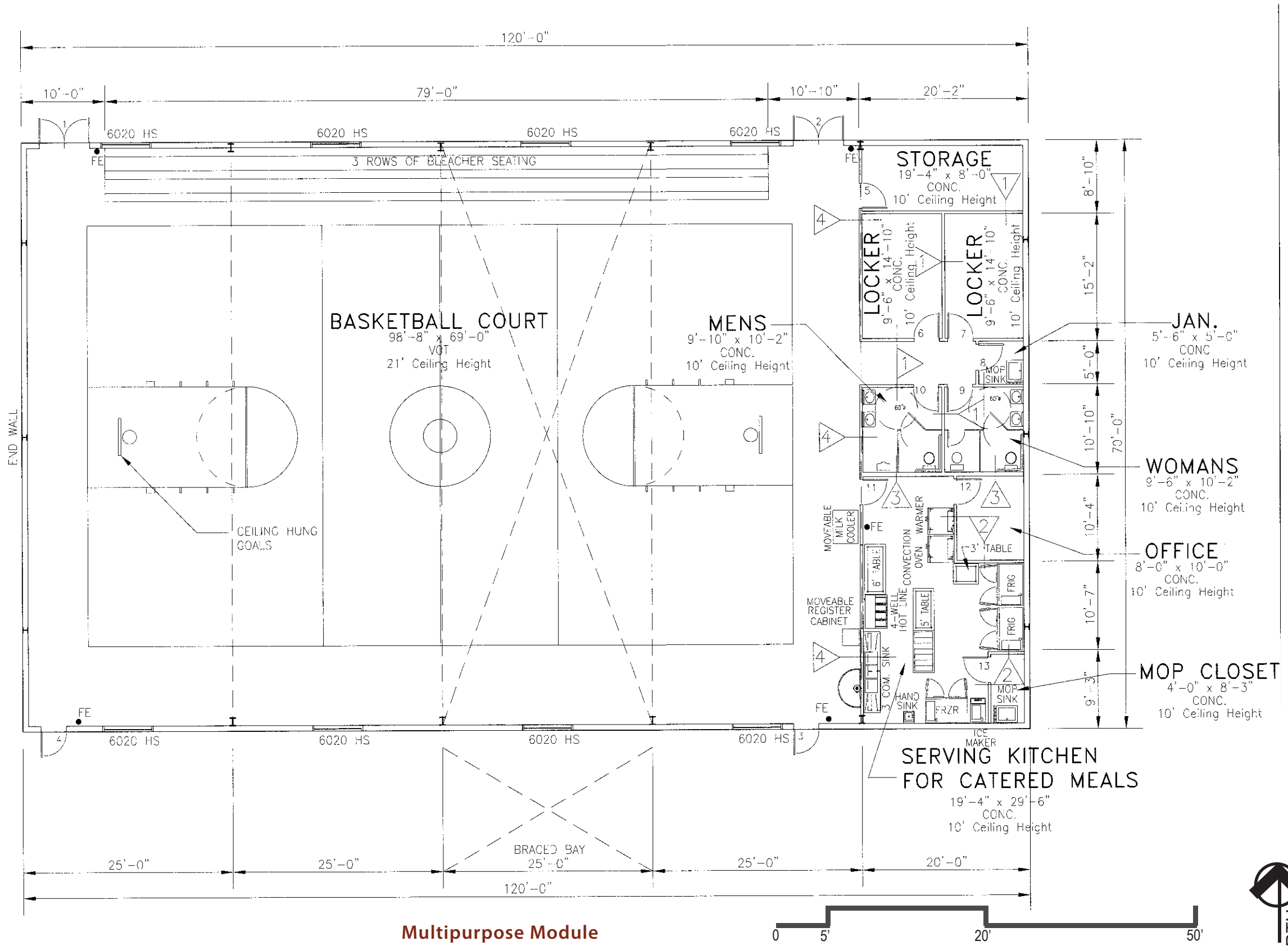


Full Classroom Module



Half Classroom Module

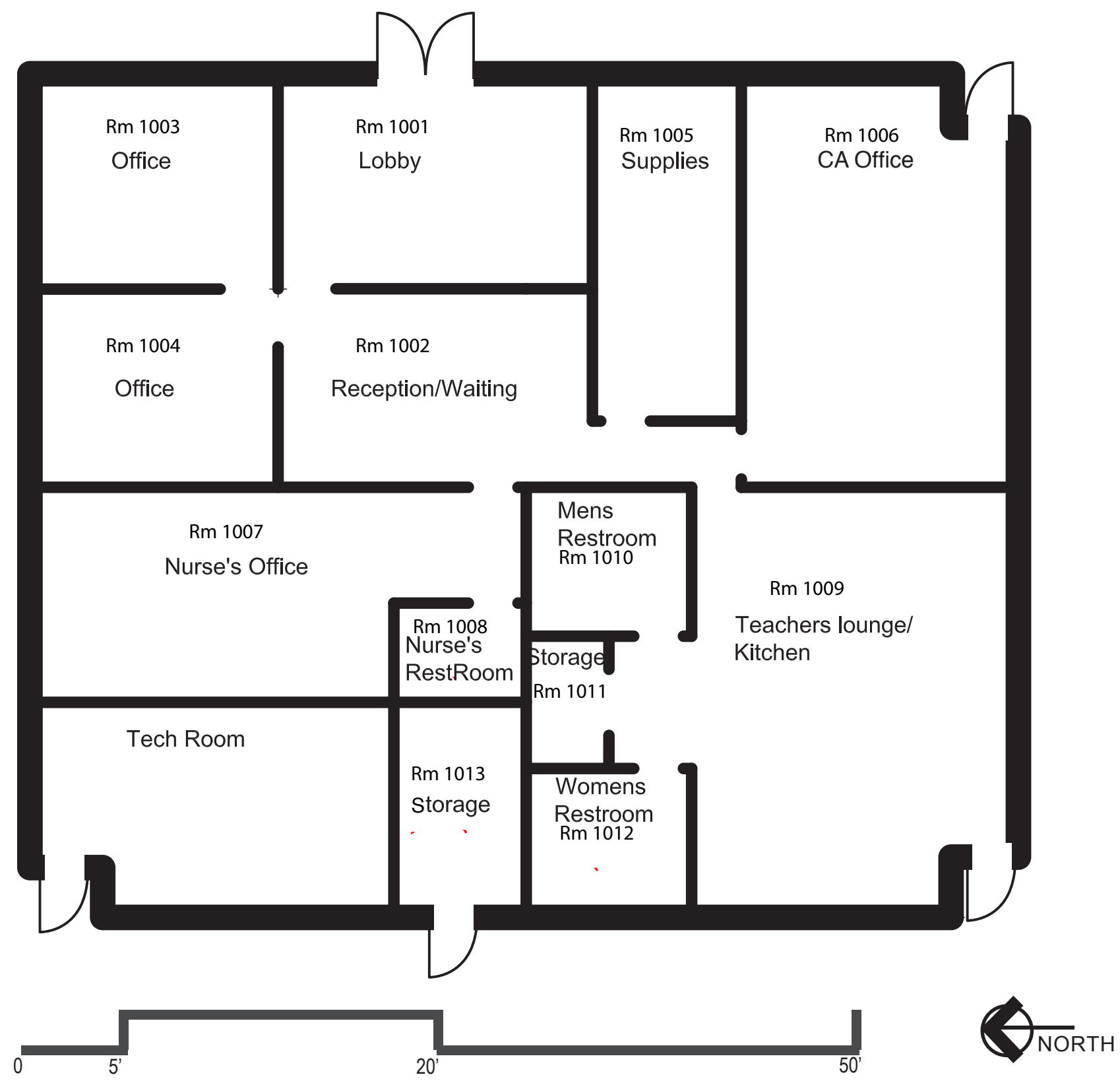




Multipurpose Module



Exhibit 5-4
Administration Floor
Plan



5.2.3 Space Inventory

Building	Room	Inventory Number	Room Name	Classification	Teacher	Grade	Sq Feet
1	1	101	Classroom	Preschool	Mrs. Catanzaro	Preschool	808
1	2	102	Classroom	Classroom	Mrs. Roback	Kinder	799
2	1	201	Elem Classroom	Classroom	Ms. Atencio	1st	808
2	2	202	Classroom	Classroom	Ms. Jackson	Kinder	799
2		203	Girls Restroom				
2		204	Boys Restroom				
3	1	301	Elem Classroom	Classroom	Ms. Gleason	1st	808
3	2	302	Classroom	Classroom	Mrs. Manzanares	Kinder	799
3	3	303	Elem Classroom	Classroom	Mrs. Hinkle	1st	808
3	4	304	Elem Classroom	Classroom	Ms. Sanchez	2nd	799
4	1	401	Elem Classroom	Classroom	Mrs. Beasley	3rd	808
4	2	402	Elem Classroom	Classroom	Mrs. Reid	3rd	799
4	3	403	Elem Classroom	Classroom	Mrs. Schwyzer	4th	808
4	4	404	Elem Classroom	Classroom	Mrs. Holland	4th/5th	799
5	1	501	Offices	Special Ed.	Ms. Humphrey	Student Services (Ancillary)	808
5	2	502	Specialized Classroom	Special Ed.	Flink/Lopez	Learning Lab (SpEd)	799
5		503	Girls Restroom				
5		504	Boys Restroom				
6	1	601	Elem Classroom	Classroom	Ms. Tichy	6th	808
6	2	602	Elem Classroom	Classroom	Ms. Doherty	2nd/3rd	799
6	3	603	Elem Classroom	Classroom	Ms. Clark	6th	808
6	4	604	Elem Classroom	Classroom	Ms. Trujillo	2nd	799
7	1	701	Elem Classroom	Classroom	Ms. Rose	5th	808
7	3	703	Elem Classroom	Classroom	Mrs. Carothers	5th	808
7	4	704	Elem Classroom	Classroom	Ms. Ghelfi	4th	799
7	2	702	Library	Shared	Library	Library	799
8	1	801	Specialized Classroom	Shared	Mrs. Cavellier	Art	808
8	2	802	Specialized Classroom	Shared	Eagles' Nest	ISS/Tutoring	799
8		803	Girls Restroom				
8		804	Boys Restroom				
9	1	901	Classroom	Classroom	Mr. Pettit	7/8	808
9	2	902	Classroom	Classroom	Mr. Wilkening	7/8	799
9	3	903	Classroom	Classroom	Mr. Evridge	7/8	808
9	4	904	Classroom	Classroom	Mrs. Payne	7/8	799
10		1002	Reception.Waiting	Administration			264
10		1003	Office	Administration			195
10		1004	Office	Administration			179
10		1006	Headmaster's Office	Administration			425
10		1007	Nurse's Office/Conference	Administration			342
10		1005	Supplies	Support			189
10		1009	Teacher's Lounge/workroom	Support			560
10		1011	Storage	Support			40
10		1013	Storage/Janitor	Support			104
10		1014	Tech Room	Support			286
10		1001	Lobby				
10		1008	Nurse's Restroom				
10		1010	Men's Restroom				
10		1012	Women's Restroom				
11		1101	Court	Shared			4,210
11		1102	Bleachers	Shared			503
11		1103	Storage	Support			155
11		1104	Locker Right	Support			141
11		1105	Locker Left	Support			141
11		1108	Kitchen	Support			490
11		1109	Office (within kitchen)	Support			80
11		1106	Restroom Womens				
11		1107	Restroom Mens				
12		1201	Performing Arts	Shared			2,800

of rooms = 39

Total NSF =

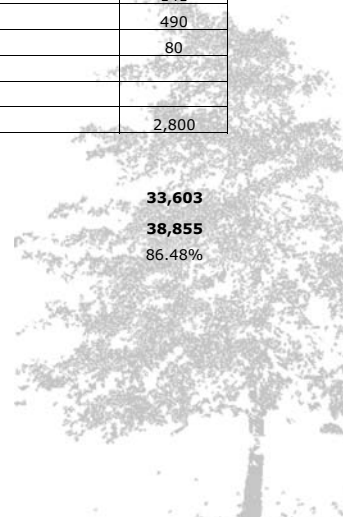
33,603

Total GSF

38,855

Efficiency

86.48%



5.3 Facility Evaluation

North Valley Academy Charter School

7939 Fourth Street NW

Los Ranchos de Albuquerque, NM 87114

Permanent building area: 36150 GSF

Modular building area: 0 GSF

Modular buildings are 0.0% of the facility area

Site acres: 6.27

Grade Levels: PreK-8

Student Enrollment: 443

GSF/Student: 82.00

Scoring Category	Possible Points	Total Earned	%
The Site	246	214.0	87.0
Physical Plant Assessment	354	316.5	89.4
Adequacy and Environment for Education	400	287.0	71.8
Total	1000	817.5	81.8

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Participants:

Headmaster Jerald Snider and evaluator Sharon Bloom

Note: Jerald Snider was Headmaster at the time of the evaluation. Current Chief Administrator is Stephanie Belmore. Some conditions have changed since the evaluation was conducted.



Notes from Principal's Meeting and Questionnaire

None

Summary Notes and Comments

School Site:

North Valley Academy Charter School is located on Fourth Street NW, the main road running through the village of Los Ranchos de Albuquerque. The road has a lot of traffic and is home to numerous commercial and small business properties. There is a flashing school sign on the street at the school. Adjacent properties include a strip mall, large and small single family residences, and small commercial buildings.

Site drainage is adequate, with no buildings adversely affected by water. Sidewalks at the perimeter of the classroom complex have little adjacent soil due to erosion.

A parking lot in front of the school has 50 spaces, including three handicapped spaces and one motorcycle space. There are six parking spaces near the gymnasium for staff. There is no identified visitor parking. Parents are directed to drop-off and pick-up at the side of the adjacent strip mall using a driveway off Ranchitos Road, per a sheriff's department sign on the property.

Sidewalks connect all eleven buildings on the school site, and some need to be replaced. The walkways are not covered, but most entrances have a small amount of shelter. There are lights above many entrance and service doors for safety. The parking lot has two pole lights.

Site athletics consists of an exercise course along a crushed gravel running path. The path surrounds a play field, but the field is not irrigated and is overrun with weeds. The school's PTA hopes to raise money to resurrect an old well on site to provide irrigation for the field. There is a concrete play area with four basketball goals. There are numerous pieces of play equipment located west of the classroom buildings, and a separate shaded play area for pre-kindergarten is located outside the pre-K classroom.

A large outdoor learning area is the courtyard central to the classroom buildings. It is shaded with numerous trees and has seating. There are also shade structures near the playgrounds with seating that have seating. Gardens are located between some classroom buildings.

Landscaping is mainly xeric, with native plantings. The parking area and classrooms have ample plantings. Landscaping is minimally maintained.

Utilities reach the buildings from underground, and transformers are located near the gymnasium and administration buildings. The modular classroom buildings each have their own utility feeds and the restroom modularity have sewer cleanouts.

There are fire hydrants along Fourth Street, and an emergency vehicle access road on the north side of the site. There are surveillance cameras throughout the site.

Accessibility can be improved by updating the handicapped parking spaces and providing an automatic door opener at the main entrance to the administration building. Tactile and Braille signage is also needed at classrooms, restrooms, and offices.



School Plant:

The single-story school is comprised of ten modular classroom / office buildings, a multi-purpose building, and a performing arts space in the adjacent strip mall. The buildings are clustered together with the parking lot to the east and play areas to the west. Buildings exterior walls are exterior insulated finishing system (EIFS) to ground level, with the foundation not visible. Floors are flush with grade or have a minimal rise at the threshold.

Exterior doors are hollow metal in metal frames with panic hardware for egress and a non-ADA compliant pull at the exterior. Doors have peepholes for vision. Exterior windows are fixed single-paned glass units set high into the walls for natural light.

Classroom buildings have either two or four classrooms per structure. They are arranged so that door face each other and grade levels are adjacent.

Three of the buildings include boys and girls group restrooms, a janitor's closet, and a drinking fountain. Restroom facilities are generally poor. Fixtures are not vandal-resistant, and floor and wall materials are not high quality and deteriorating. Since all but two classrooms lack sinks, teachers send students to the restrooms constantly to clean up after art projects and the sinks suffer from paint splatter and excessive paper towels. Only the drinking fountain at the gymnasium is handicapped accessible. The other three are exterior fixtures, with plastic hosing running water to them from the janitor closet area. They cannot be left outside in the winter without freezing. Therefore, in winter, the school's only drinking fountain is in the gymnasium.

Roofing on the modular buildings is a mineral surface BUR system. There are very few signs of minor leaks, and no complaints. The roof at the multi-purpose building is standing metal seam. There are no internal roof drains. Parapets have no metal caps and appear to be covered only with EIFS. Rain water runs to canales and into downspouts. A new rainwater collection system is on campus waiting to be installed.

Classrooms and office areas are carpeted, with the exception of the technology office / head end room and maintenance storage room. Walls are painted gypsum board, and ceilings are 2x4 acoustical tile.

Heating and cooling are supplied to the modular buildings by rooftop units and supplies and returns are ducted. The multipurpose building has a large HVAC unit located atop the kitchen that serves the entire space via exposed supply ducting and a wall return vent. Heating and cooling work adequately in all buildings. There appears to be a problem with pigeons at the units on top of the kitchen.

Electrical and technology outlets are available in all classrooms and offices, and lighting is good in all areas, including emergency lighting. Most classrooms have 2 light switches to allow some dimming.

The school has a cooking kitchen at the multi-purpose building. Breakfast and four lunches are served daily, and snacks are sent twice daily to the pre-kindergarten.

The cafeteria is part of the multi-purpose room, and there is a curtain that is pulled to separate the four lunch groups from any P.E. classes or indoor recess that are going on. New cafeteria tables have been ordered. There are girls and boys restrooms and a drinking fountain in the cafeteria area. The floor in the space is VCT and the ceiling has insulation between the metal joists. Lighting is HID and there is some natural light from high windows.



The exterior of the building is EIFS, and there has been some damage at the parking area.

Performing arts is located in a storefront space in the adjacent strip mall. Students walk from the classroom area through a secure, fenced walkway to the back door of the space at the mall. The performance space is ample and is a good example of a black box theater. A moveable platform with stairs is used as the stage. There are separate areas for storage, and a room used by the school's PTA group. A small toilet is for staff. The space has no communication with the rest of the school. It is protected with a fire alarm system and annunciators.

The pre-kindergarten and an adjacent kindergarten classroom have smaller usable square footage than the standard rooms because they have small kitchenettes and two restrooms each. These extra amenities allow them to be self-contained, but give them less space for program delivery. An adjacent pre-kindergarten play area has play equipment and a rubber nugget fall zone with fabric shade structure above.

Telephones are present in every classroom and office, except for performing arts, and serve as the school's public address system. Two of the classrooms (one modular) are sprinkled. All areas have fire alarm annunciators, fire alarm pulls at exits, and fire extinguishers.

There is no CCTV system for classroom use, but the school is protected with a surveillance system.

Classrooms and offices are all at grade level and have negligible thresholds. There is no accessible path to any outdoor learning space or play area. Classrooms, offices, and most restrooms lack tactile and Braille signage. Door handles leading into classrooms are not ADA-compliant.

Adequacy and Environment for Education:

The school serves grades pre-kindergarten through eight. The school has no special programs. Special education is inclusive as well as pull-out. Student services include OT/PT and speech, and renovations are needed to the Special Services office to provide privacy for staff working with students or conferring with parents. A conference room is needed for IEPs.

The administration building is the gateway to the school. After school begins, all students and visitors enter campus through the administration building. The facility has adequate office, work, and lounge space, and the nurse's office seems to function well, except for the carpeting on the floor, which could be replaced with VCT for ease of sanitizing. A section of the reception counter needs to be lowered for accessibility.

There is separate drop-off and pick-up for pre-kindergarten, although there is no signage at the parking lot. Parking bumpers are needed at the service parking area. Signage is need for visitors. The handicapped parking and accessible route should be modified to meet current ADA standards. The asphalt parking lot needs to be patched and sealed.

Some sidewalks on site are in need of repair or replacement, and there are cracks in the concrete play area that could be repaired. Each function at the school is in a separate building. Walkway covers are needed.

The play field is not irrigated, weedy, and unusable. The old well needs to be revived and an



irrigation system installed. Paths are needed to access play equipment and outdoor learning areas.

There are some minor areas where the EIFS has been damaged on the buildings and should be repaired to retain the integrity of the structures.

The media center is located in a standard classroom, and has been nicely arranged to have separate areas for stacks, group work, computers, and a reading area.

Physical education has a storage room and office at the multi-purpose room. The gym space has two basketball hoops with wall pads. A divider curtain separates the space when it has to be shared with lunch or indoor recess. The area is noisy, and sound attenuation panels would help alleviate the noise during peak periods, especially when both sides of the curtain are occupied. Outdoor PE can occur at the track with exercise stations. A green field is needed.

The kitchen is small for a cooking kitchen, has an inefficient layout, and lacks equipment. Needs include a stove, a prep sink and prep table, replacement coolers, and a larger domestic water heater. An additional phone jack in the kitchen area, and a bell at the service door is also needed. An awning for weather protection at the service door would be a nice addition for staff safety.

The largest space available for assembly would be the multi-purpose room, but it lacks a stage or bleachers. Performing arts uses a space at the strip mall south of the classroom buildings. It is a nice sized black box space and classes hold performances for parents there. The space lacks telephone, internet, and public address. Cell phones fail to work in the space, and walkie-talkies access the nearest teacher, not the front office. The communication problem needs to be resolved for student safety.

Science for the school consists of one classroom without water. There is no lab. The space is inadequate. A combination lecture/lab space is needed, with a prep area for safe storage of materials.

There are no vocational, home economics, music, or computer labs on the campus. There are computers-on-wheels, or carts of laptops that teachers can use in their classrooms.

There is one art room house in a standard classroom. Two utility sinks have been installed, but the room remains carpeted and has virtually no storage for materials.

General classrooms are conspicuously lacking in storage. There are no built-in cabinets, and no sinks. A hodge-podge of bookcases and shelving materials have been brought in to try to tame the clutter. Adding sinks with drinking fountains would benefit the staff by allowing teachers to keep students in the classroom rather than sending them to the restroom modulars. It would also save wear and tear on the restrooms by keeping unsupervised students away. Exterior, including classroom, door hardware should be change to make it ADA-compliant, and room signage is needed. Classrooms have clocks and white boards, but lack tack boards.

The pre-kindergarten and adjacent kindergarten are severely lacking in space due to the excess of toilets in the already small building they occupy. Staff suggested removing two of the restrooms to gain space for instruction.



Lack of storage was the major complaint of all staff. Not only do teachers lack classroom storage, but the facility lacks general and book storage.

The Main Capital Investment Areas:

Site issues:

Irrigation system needed for field area

No parking spaces for visitors

ADA access needs improvement

Walkways between classrooms are not protected from the weather

Building Issues:

Restrooms are in poor condition

Classrooms need casework and storage

Plumbing should be available in Kindergarten

Special Education and ancillary offices are lacking privacy

Science Lab needs plumbing

Kitchen needs equipment and water heater

Pre-K and Kindergarten classrooms are too small

Site Plan



5.4 Facility Photographs



Front Entry Facade



Play Area



Classroom Exterior



Multipurpose Room





Middle School Classroom



Elementary School Classroom



**Outdoor Gathering Area and
Greenhouse**



Garden Boxes





5.5 FAD Update

State Chartered Schools North Valley Academy Charter School School ID: 504001

High Level Overview

General Information

Location:	Albuquerque, NM 87114	Ed. Adequacy Model:	Charter School Educational Adequacy
School Type:	Middle	Ed. Adequacy CCI:	100.00%
School Category:	Charter	School CCI City:	RSMEANS2012\US_NM_ALBUQUERQ, UE

NMCI Statistics

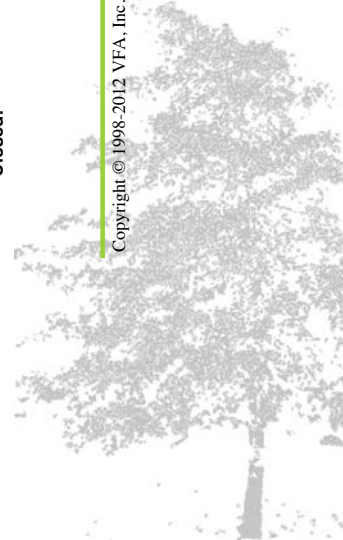
Number of Students:	497	Number of Buildings:	5
Growth Factor:	1.00	Number of Portables:	0
Total Gross Square Feet:	36,150	Building Square Feet:	36,150
Site Size (Acres):	0.01	Portable Square Feet:	0

NMCI School Metrics

Replacement Cost:	\$5,493,132	Unweighted Repair Cost:	\$693,894
Weighted Repair Cost:	\$230,550	Unweighted Educational Adequacy Cost:	\$0
Weighted Educational Adequacy Cost:	\$0	Total Unweighted Cost:	\$693,894
Total Weighted Cost:	\$230,550	Unweighted NMCI Score:	12.63
Weighted NMCI Score:	4.20		

NMCI Facility History

Last Assessment Date:	09-09-2008	Previous Award, Yes or No, Year if Yes:	Yes, -
Closed:	No		





State Chartered Schools School: North Valley Academy Charter School School ID: 504001

Facility Description

2012 Update:

North Valley Academy is a part of the State Charter Schools located at 7939 4th Street NW in Los Ranchos de Albuquerque, New Mexico. The 1-story campus contains 36,150 SF in permanent buildings and 0 SF in portable buildings for a total of 36,150 GSF. The complex serves 465, pre-K thru 8th grade students with a staff of 44. Originally constructed in 2003, there have been 0 additions. There are no portable buildings on site. A portion of an adjacent strip mall is rented for performing arts, and is not included in the school's square footage. To most accurately capture repair costs, the complex is split into 5 permanent building assessment and 0 portable building assessment.

Site: The site amenities include fabric shade structures, a crushed gravel track with exercise course, and playground equipment. The lighted parking lot capacity of 65 (3 are handicap spaces) is not sufficient. All paved areas are asphalt and are in good condition. The drainage on the site is adequate. Concrete sidewalks are in good condition. Buses are only used for events like field trips. The student drop off area is separated from other school traffic. There is an old well at the rear of the site that the PTA hopes to revive for irrigation of the play field. It is covered and fenced.

Structural/Exterior Closure: There is one multipurpose building and 11 smaller modular buildings. The buildings concrete foundations are not visible. The exterior wall finish is exterior insulated finishing system. The main structure is steel frame. The roof system on the multi-purpose room is steel framed with standing seam metal roofs that was replaced in 2003. Roofing on the modular buildings is mineral surface BUR. The exterior doors are steel and windows are fixed aluminum, single glazed units.

Interiors: Partition wall types include painted CMU and drywall. The interior wall finishes are in generally good condition and were repainted 2003. Most ceilings are suspended acoustical tile. Flooring in administration is carpet. Classroom flooring is carpet. Flooring in the multipurpose room, storage room, and restrooms is vinyl. Interior doors consist of wood in the office/administration areas.

Mechanical/Plumbing: Heating and cooling is supplied roof mounted units. The distribution system is ductwork. Bathroom ventilation is adequate. The plumbing, in the buildings that have plumbing, is in good condition. The plumbing fixtures are in good condition.

Electrical: The electrical system is fed from a transformer that delivers 120/208v, three phase power to the facility. Lighting is fluorescent and illumination is adequate. Emergency lights and exit lights are adequate.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system complies with current requirements. It consists of annunciators activated by hand pulls and is centrally monitored. The school does not have a fire sprinkler system except at one of the modular buildings. The means of egress meets with current code requirements. The complex is generally handicap compliant except for door pulls and tactile and Braille signage. The school's intercom system is two way via the telephones. LAN ports are located in all teaching rooms. CATV ports are located in all teaching rooms and most middle

school classrooms have smart boards.

Formerly Horizon Northwest

State Charter Effective 7/1/08

Updated Current Grades pre-K-8th





State Chartered Schools School: North Valley Academy Charter School School ID: 504001

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size	Type	Use
Admin Building (2003)	Middle School Building	\$57,937	\$14,526	2003	3,310	Building	Educational
Classroom and Restrooms (2003)	Modular Middle School Building	\$116,627	\$71,021	2003	6,663	Building	Educational
Main Classrooms (2003)(5)	Middle School Building	\$287,061	\$84,270	2003	16,400	Building	Educational
MultiPurpose/Cafeteria (2003)	Middle School Building	\$143,303	\$36,383	2003	8,187	Building	Educational
Pre-K/Kindergarten (2003) (1)	Middle School Building	\$27,831	\$6,958	2003	1,590	Building	Educational
Site	Middle School Site	\$61,134	\$17,392	2003	36,150	Building	Site
Building Totals		\$693,894	\$230,550				
Educational Adequacy Need	Charter School Educational Adequacy	\$0	\$0				
School Totals		\$693,894	\$230,550				





State Chartered Schools: North Valley Academy Charter School School ID: 504001

Asset Detail

Building Name: Admin Building (2003) Cost Model: Middle School Building Size: 3,310

Name	Cost SF	Renewal Life	Last Percent	Next Reno.	Degrade Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2003	2023	25%	33.25%	9	.25	\$672
Ceiling Finishes	\$6.05	30	110%	2003	2033	11%	33.25%	9	.25	\$612
Communications/Security	\$1.85	15	90%	2003	2018	44%	33.25%	9	.25	\$611
Exterior Walls	\$13.19	100	100%	2003	2103	1%	33.25%	9	.25	\$109
Exterior Windows and Doors	\$6.56	30	110%	2003	2033	11%	33.25%	9	.25	\$663
Fire Detection/Alarm	\$1.90	15	90%	2003	2018	44%	33.25%	9	.25	\$630
Fire Sprinkler	\$0.97	50	130%	2003	2053	4%	33.25%	5	.5	\$83 12/13/12 Update AM Per FMP Vendor ARC: Category 5 override applied.
Floor Finishes	\$4.64	12	110%	2003	2015	69%	33.25%	9	.25	\$2,933
Foundation/Slab/Structure	\$25.81	100	100%	2003	2103	1%	33.25%	9	.25	\$214
HVAC	\$22.42	30	100%	2003	2033	11%	33.25%	9	.25	\$2,061
Institutional Equipment	\$2.45	30	100%	2003	2033	11%	33.25%	9	.25	\$225
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	2003	2053	4%	33.25%	9	.25	\$333
Interior Walls	\$4.87	60	90%	2003	2063	3%	33.25%	9	.25	\$101
Lighting/Branch Circuits	\$10.92	30	90%	2003	2033	11%	33.25%	9	.25	\$904
Main Power/Emergency	\$1.76	30	90%	2003	2033	11%	33.25%	9	.25	\$146
Other Electrical Systems	\$0.50	20	90%	2003	2023	25%	33.25%	9	.25	\$94
Other Equipment	\$3.83	60	110%	2003	2063	3%	33.25%	9	.25	\$97
Plumbing	\$9.15	30	100%	2003	2033	11%	33.25%	9	.25	\$841
Roof	\$4.44	20	120%	2003	2023	25%	33.25%	9	.25	\$1,101
Technology	\$0.67	10	90%	2003	2013	100%	33.25%	4	.25	\$497
Wall Finishes	\$2.78	12	100%	2003	2015	69%	33.25%	9	.25	\$1,599
Total:										\$57,937



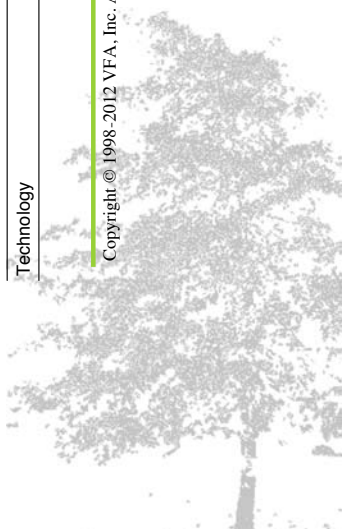


State Chartered School: **North Valley Academy Charter School** School ID: **504001**
District: Schools

Asset Detail

Building Name: Classroom and Restrooms **Cost Model:** Middle School Building **Size:** 6,663
 Modular (2003)

Name	Cost SF	Life	Renewal %	Last Reno.	Next Reno.	Degrade Adj. %	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2003	2023	25%	\$5,412	9	.25	\$1,353	
Ceiling Finishes	\$6.05	30	110%	2003	2033	11%	\$4,927	9	.25	\$1,232	
Communications/Security	\$1.85	15	90%	2003	2018	44%	\$4,920	9	.25	\$1,230	
Exterior Walls	\$13.19	100	100%	2003	2103	1%	\$879	9	.25	\$220	
Exterior Windows and Doors	\$6.56	30	110%	2003	2033	11%	\$5,342	9	.25	\$1,335	
Fire Detection/Alarm	\$1.90	15	90%	2003	2018	44%	\$5,071	9	.25	\$1,268	
Fire Sprinkler	\$0.97	50	130%	2003	2053	4%	\$334	5	.5	\$167	12/13/12 Update AM Per FMP Vendor ARC: Assigned category 5 override.
Floor Finishes	\$4.64	12	110%	2003	2015	69%	\$23,615	3	2	\$47,231	12/13/12 Update AM Per FMP Vendor ARC: Vendor suggests installing new ceramic tile floor and wainscot in restrooms.
Foundation/Slab/Structure	\$25.81	100	100%	2003	2103	1%	\$1,719	9	.25	\$430	
HVAC	\$22.42	30	100%	2003	2033	11%	\$16,598	9	.25	\$4,149	
Institutional Equipment	\$2.45	30	100%	2003	2033	11%	\$1,814	8	.5	\$907	... Update AM Per FMP Vendor ARC: Vendor suggests that casework, sinks and tackboards be installed in classrooms.
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	2003	2053	4%	\$2,680	9	.25	\$670	
Interior Walls	\$4.87	60	90%	2003	2063	3%	\$811	9	.25	\$203	
Lighting/Branch Circuits	\$10.92	30	90%	2003	2033	11%	\$7,277	9	.25	\$1,819	
Main Power/Emergency	\$1.76	30	90%	2003	2033	11%	\$1,176	9	.25	\$294	
Other Electrical Systems	\$0.50	20	90%	2003	2023	25%	\$756	9	.25	\$189	
Other Equipment	\$3.83	60	110%	2003	2063	3%	\$780	9	.25	\$195	
Plumbing	\$9.15	30	100%	2003	2033	11%	\$6,774	9	.25	\$1,694	
Roof	\$4.44	20	120%	2003	2023	25%	\$8,868	9	.25	\$2,217	
Technology	\$0.67	10	90%	2003	2013	100%	\$4,002	4	.25	\$1,001	





Name	Cost SF	Renewal Life	Last Reno.	Next Reno.	Degrade Adj. Percent	Degrade Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments	
Wall Finishes	\$2.78	12	100%	2003	2015	69%	33.25%	\$12,874	9	.25	\$3,218	
Total:								\$116,627			\$71,021	

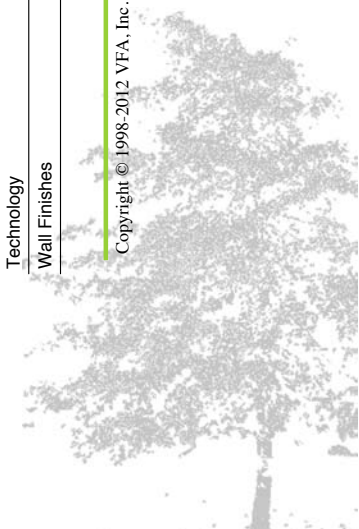




State Chartered School: **North Valley Academy Charter School** School ID: **504001**
District: Schools

Asset Detail

Building Name:	Main Classrooms (2003)(5)	Cost Model:	Middle School Building	Size:	16,400							
Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adj. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2003	2023	25%	33.25%	\$13,321	9	.25	\$3,330	
Ceiling Finishes	\$6.05	30	110%	2003	2033	11%	33.25%	\$12,126	9	.25	\$3,031	
Communications/Security	\$1.85	15	90%	2003	2018	44%	33.25%	\$12,110	9	.25	\$3,028	
Exterior Walls	\$13.19	100	100%	2003	2103	1%	33.25%	\$2,163	9	.25	\$541	
Exterior Windows and Doors	\$6.56	30	110%	2003	2033	11%	33.25%	\$13,148	9	.25	\$3,287	
Fire Detection/Alarm	\$1.90	15	90%	2003	2018	44%	33.25%	\$12,481	9	.25	\$3,120	
Fire Sprinkler	\$0.97	50	130%	2003	2053	4%	33.25%	\$823	9	.25	\$206	12/13/12 Update AM Per FMP Vendor ARC: Category 5 override applied.
Floor Finishes	\$4.64	12	110%	2003	2015	69%	33.25%	\$58,126	9	.25	\$14,531	
Foundation/Slab/Structure	\$25.81	100	100%	2003	2103	1%	33.25%	\$4,232	9	.25	\$1,058	
HVAC	\$22.42	30	100%	2003	2033	11%	33.25%	\$40,853	9	.25	\$10,213	
Institutional Equipment	\$2.45	30	100%	2003	2033	11%	33.25%	\$4,464	9	.25	\$1,116	12/13/12 Update AM Per FMP Vendor ARC: Vendor suggests that casework, sinks and tackboards need to be added.
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	2003	2053	4%	33.25%	\$6,596	9	.25	\$1,649	
Interior Walls	\$4.87	60	90%	2003	2063	3%	33.25%	\$1,996	9	.25	\$499	
Lighting/Branch Circuits	\$10.92	30	90%	2003	2033	11%	33.25%	\$17,911	9	.25	\$4,478	
Main Power/Emergency	\$1.76	30	90%	2003	2033	11%	33.25%	\$2,894	9	.25	\$724	
Other Electrical Systems	\$0.50	20	90%	2003	2023	25%	33.25%	\$1,860	9	.25	\$465	
Other Equipment	\$3.83	60	110%	2003	2063	3%	33.25%	\$1,919	9	.25	\$480	
Plumbing	\$9.15	30	100%	2003	2033	11%	33.25%	\$16,673	6	1	\$16,673	12/13/12 Update AM Per FMP Vendor ARC: None in buildings. Category 6 override applied.
Roof	\$4.44	20	120%	2003	2023	25%	33.25%	\$21,827	9	.25	\$5,457	
Technology	\$0.67	10	90%	2003	2013	100%	33.25%	\$9,851	4	.25	\$2,463	
Wall Finishes	\$2.78	12	100%	2003	2015	69%	33.25%	\$31,687	9	.25	\$7,922	





Executive Summary Report

Name	Cost SF	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Total:							\$287,061			\$84,270	





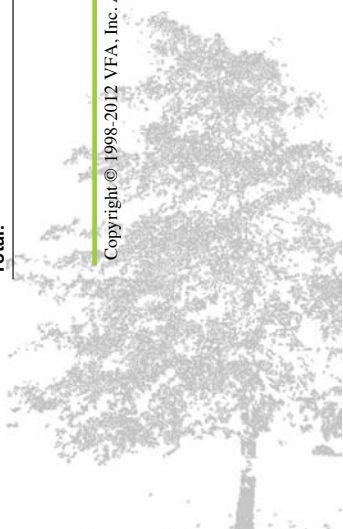
State Chartered Schools: North Valley Academy Charter School School ID: 504001

Asset Detail

Building Name: MultiPurpose/Cafeteria (2003) Cost Model: Middle School Building Size: 8,187

Name	Cost SF	Renewal Life	Last Reno.	Next Reno.	Degrade Adj. Percent	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2003	2023	25%	33.25%	9	.25	\$1,662
Ceiling Finishes	\$6.05	30	110%	2003	2033	11%	33.25%	9	.25	\$1,513
Communications/Security	\$1.85	15	90%	2003	2018	44%	33.25%	9	.25	\$1,511
Exterior Walls	\$13.19	100	100%	2003	2103	1%	33.25%	9	.25	\$270
Exterior Windows and Doors	\$6.56	30	110%	2003	2033	11%	33.25%	9	.25	\$1,641
Fire Detection/Alarm	\$1.90	15	90%	2003	2018	44%	33.25%	9	.25	\$1,558
Fire Sprinkler	\$0.97	50	130%	2003	2053	4%	33.25%	9	.25	\$103
Floor Finishes	\$4.64	12	110%	2003	2015	69%	33.25%	9	.25	\$7,254
Foundation/Slab/Structure	\$25.81	100	100%	2003	2103	1%	33.25%	9	.25	\$528
HVAC	\$22.42	30	100%	2003	2033	11%	33.25%	9	.25	\$5,099
Institutional Equipment	\$2.45	30	100%	2003	2033	11%	33.25%	8	.5	\$1,114
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	2003	2053	4%	33.25%	9	.25	\$823
Interior Walls	\$4.87	60	90%	2003	2063	3%	33.25%	9	.25	\$249
Lighting/Branch Circuits	\$10.92	30	90%	2003	2033	11%	33.25%	9	.25	\$2,235
Main Power/Emergency	\$1.76	30	90%	2003	2033	11%	33.25%	9	.25	\$361
Other Electrical Systems	\$0.50	20	90%	2003	2023	25%	33.25%	9	.25	\$232
Other Equipment	\$3.83	60	110%	2003	2063	3%	33.25%	9	.25	\$239
Plumbing	\$9.15	30	100%	2003	2033	11%	33.25%	9	.25	\$2,081
Roof	\$4.44	20	120%	2003	2023	25%	33.25%	9	.25	\$2,724
Technology	\$0.67	10	90%	2003	2013	100%	33.25%	4	.25	\$1,229
Wall Finishes	\$2.78	12	100%	2003	2015	69%	33.25%	9	.25	\$3,955
Total:										\$36,383

12/13/12 Update AM Per FMP Vendor ARC: Vendor suggests kitchen renovations are needed.





State Chartered Schools School: North Valley Academy Charter School School ID: 504001

Asset Detail

Building Name: Pre-K/Kindergarten (2003) (1) Cost Model: Middle School Building Size: 1,590

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$2.95	20	110%	2003	2023	25%	\$1,291	9	.25	\$323	
Ceiling Finishes	\$6.05	30	110%	2003	2033	11%	\$1,176	9	.25	\$294	
Communications/Security	\$1.85	15	90%	2003	2018	44%	\$1,174	9	.25	\$294	
Exterior Walls	\$13.19	100	100%	2003	2103	1%	\$210	9	.25	\$52	
Exterior Windows and Doors	\$6.56	30	110%	2003	2033	11%	\$1,275	9	.25	\$319	
Fire Detection/Alarm	\$1.90	15	90%	2003	2018	44%	\$1,210	9	.25	\$303	
Fire Sprinkler	\$0.97	50	130%	2003	2053	4%	\$80	9	.25	\$20	
Floor Finishes	\$4.64	12	110%	2003	2015	69%	\$5,635	9	.25	\$1,409	
Foundation/Slab/Structure	\$25.81	100	100%	2003	2103	1%	\$410	9	.25	\$103	
HVAC	\$22.42	30	100%	2003	2033	11%	\$3,961	9	.25	\$990	
Institutional Equipment	\$2.45	30	100%	2003	2033	11%	\$433	9	.25	\$108	
Interior Doors, Partitions, Stairs, Elevator	\$11.17	50	90%	2003	2053	4%	\$639	9	.25	\$160	
Interior Walls	\$4.87	60	90%	2003	2063	3%	\$194	9	.25	\$48	
Lighting/Branch Circuits	\$10.92	30	90%	2003	2033	11%	\$1,736	9	.25	\$434	
Main Power/Emergency	\$1.76	30	90%	2003	2033	11%	\$281	9	.25	\$70	
Other Electrical Systems	\$0.50	20	90%	2003	2023	25%	\$180	9	.25	\$45	
Other Equipment	\$3.83	60	110%	2003	2063	3%	\$186	9	.25	\$47	
Plumbing	\$9.15	30	100%	2003	2033	11%	\$1,617	9	.25	\$404	
Roof	\$4.44	20	120%	2003	2023	25%	\$2,116	9	.25	\$529	
Technology	\$0.67	10	90%	2003	2013	100%	\$955	4	.25	\$239	
Wall Finishes	\$2.78	12	100%	2003	2015	69%	\$3,072	9	.25	\$768	
Total:							\$27,831			\$6,958	





State Chartered Schools: North Valley Academy Charter School School ID: 504001

Asset Detail

Building Name: Site Middle School Site Cost Model: Size: 36,150

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.78	30	90%	2003	2033	11%	33.25%	\$2,812	6	1	\$2,812	12/13/12 Update AM Per FMP Vendor ARC: Needs irrigation.
Fencing	\$0.27	100	110%	2003	2103	1%	33.25%	\$108	9	.25	\$27	Fence around open pit 12/13/12 Update AM Per FMP Vendor ARC: Fence around open pit has been completed.
Landscaping	\$1.64	30	110%	2003	2033	11%	33.25%	\$7,270	9	.25	\$1,818	
Parking Lots	\$3.31	20	80%	2003	2023	25%	33.25%	\$23,949	9	.25	\$5,987	
Playground Equipment	\$0.49	15	100%	2003	2018	44%	33.25%	\$7,873	9	.25	\$1,968	
Site Lighting	\$2.60	40	100%	2003	2043	6%	33.25%	\$5,874	9	.25	\$1,469	
Site Specialties	\$0.21	40	100%	2003	2043	6%	33.25%	\$474	9	.25	\$119	
Site Utilities	\$1.46	50	120%	2003	2053	4%	33.25%	\$2,531	9	.25	\$633	
Walkways	\$2.32	30	110%	2003	2033	11%	33.25%	\$10,243	9	.25	\$2,561	
Total:								\$61,134			\$17,392	





State Chartered School: **North Valley Academy Charter School**
District: Schools School ID: **504001**

Educational Adequacy Detail

Population			
Growth Factor:	1	Number of Kindergarten Students:	61
Number of Staff:	48	Number of 1-5 Students:	301
Number of Students:	497	Number of 6-8 Students:	135
Number of Special Education Students:	0	Number of 9-12 Students:	0
Square Footage			
Permanent GSF:	36,150	General Storage NSF:	150
Portable GSF:	0	Maintenance or Janitorial Space NSF:	145
Admin NSF:	2,480	Media Center NSF:	800
Art/Music NSF:	3,683	Parent Work Space NSF:	650
Assembly NSF:	6,624	Physical Ed NSF:	6,624
Career Ed NSF:	0	Science Classroom NSF:	800
Computer Lab NSF:	0	Science Storage NSF:	0
Faculty Work Area NSF:	0	Special Education Classroom NSF:	800
Food Service NSF:	4,000	Student Health NSF:	500
General Classroom NSF:	20,000		
Classrooms			
Number of Classrooms:	27	Number of Special Education Classrooms:	1
Parking			
Number of Paved Parking Spaces:	65	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	3	Number of Student Drop Offs:	1
Number of Gravel Parking Spaces:	0		
Miscellaneous			
Number of Chemical Storage Rooms:	0	Number of Multi-Use Playgrounds:	0
Playground Equipment:	Yes		





District: **State Chartered Schools** School: **North Valley Academy Charter School** School ID: **504001**

EA Deficiencies

EA Cost Model: Charter School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Missing or Inadequate Multi-use Play Area	0	0	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	65	0	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	500	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	800	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	800	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	6,624	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Parent Work Space	650	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	800	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	145	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	150	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	20,000	16,462	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	4,000	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	0	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	2,480	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	3,683	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	3	0	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0
Total					\$0			\$0



5.6 Utilization Analysis

ELEMENTARY UTILIZATION WORKSHEET

GRADE LEVEL	TOTAL CURRENT STUDENT 40th DAY COUNT	NUMBER OF DD / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSROOMS
Pre-K Student				
Kindergarten	61		3	3
1st Grade	61		3	3
2nd Grade	55		2	2
3rd Grade	65		2	2
4th Grade	69		2	2
5th Grade	51		3	3
6th Grade	52		2	2
7th Grade	49		2	2
8th Grade	34		2	2
TOTALS	497		21	21

Note: Grade Level Chart is a simplified version of enrollment by grade. Students spend their school day in mixed grades and with a variety of teachers, through skill level grouping.

SCHOOL HOURS		Mon - Thu	Fri
School Start Time		8:00	8:00
School End Time		3:30	1:00
Total Hours in School Day		7.5	5

Number of Lunch Turns Per Day	4
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District	State Chartered (located in Albuquerque Public Schools area)
School	North Valley Academy
Date	January 2013

NOTE: Utilization information is based on school year 2011-12 data.

3

SF/Student Standards Used	K/1	1 through 6	7 and 8
	50	32	28

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)									DAYS AND HOURS SPACE IS USED					UTILIZATION		
TEACHERS NAME	CLASSROOM USE/ GRADE LEVEL	ROOM NUMBER	CLASSROOM SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	Max. Number of Students per Adequacy Standards Sq. Ft.	PED Max. PTR per Classroom	% Classroom Occupancy	DOES CLASSROOM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM IS AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT (%)
Roback	K	102	799	19	16	20	NA	No	6.33	6.33	6.33	6.33	4.58	29.9	35	85%
Atencio	1	201	808	20	25	22	NA	Yes	6.33	6.33	6.33	6.33	4.58	29.9	35	85%
Jackson	K	202	799	19	16	20	NA	No	6.33	6.33	6.33	6.33	4.58	29.9	35	85%
Gleason	1	301	808	20	25	22	NA	Yes	6.33	6.33	6.33	6.33	4.58	29.9	35	85%
Manzanares	K	302	799	21	16	20	NA	No	6.33	6.33	6.33	6.33	4.58	29.9	35	85%
Hinkle	1	303	808	22	25	22	NA	Yes	6.33	6.33	6.33	6.33	4.58	29.9	35	85%
Sanchez	2	304	799	23	25	22	NA	Yes	6.33	6.33	6.33	6.33	4.58	29.9	35	85%
Trujillo	2	604	799	24	25	22	NA	Yes	6.33	6.33	6.33	6.33	4.58	29.9	35	85%
Dougherty	2/3	602	799	21	25	23	NA	Yes	6.33	6.33	6.33	6.33	4.58	29.9	35	85%
Reid	3	402	799	23	25	22	NA	Yes	6.25	6.25	6.25	6.25	4.5	29.5	35	84%
Schwzyer	4	403	808	26	25	24	NA	Yes	6.25	6.25	6.25	6.25	4.5	29.5	35	84%
Holland	4/5	404	799	23	25	24	NA	Yes	6.25	6.25	6.25	6.25	4.5	29.5	35	84%
Tichy	6	601	808	26	25	24	NA	Yes	6.25	6.25	6.25	6.25	4.5	29.5	35	84%
Clark	6	603	808	23	25	24	NA	Yes	6.25	6.25	6.25	6.25	4.5	29.5	35	84%
Rose	5	701	808	20	25	24	NA	Yes	6.25	6.25	6.25	6.25	4.5	29.5	35	84%
Carothers	5	703	808	20	25	24	NA	Yes	6.25	6.25	6.25	6.25	4.5	29.5	35	84%
Gheffi	4	704	799	26	25	24	NA	Yes	6.25	6.25	6.25	6.25	4.5	29.5	35	84%
Pettit	7/8	901	808	22	29	27	NA	Yes	5.92	5.92	5.92	5.92	4.17	27.85	35	80%
Wilkening	7/8	902	799	24	29	27	NA	Yes	5.92	5.92	5.92	5.92	4.17	27.85	35	80%
Evridge	7/8	903	808	16	29	27	NA	Yes	5.92	5.92	5.92	5.92	4.17	27.85	35	80%
Payne	7/8	904	799	17	29	27	NA	Yes	5.92	5.92	5.92	5.92	4.17	27.85	35	80%
Gym (PE)	7/9	904	799		NA	NA	NA		5.5	5.5	5.5	5.5	4.33	26.33	35	75%
Fine Art	7/10	904	799		NA	NA	NA		4.7	4.7	4.7	4.7	3.75	22.55	35	64%
Performing Arts	7/11	904	799		NA	NA	NA		5.33	5.33	5.33	5.33	3.75	25.07	35	72%
Totals				497	515	491	101.22%							616.5	735	82%

Classroom Utilization 84%

NOTES:

Count general classrooms as being used while students are attending recess, lunch, library time, and PE activities.

Attach floor plan

1-Max. Number of Students per Adequacy Standards Sq. Ft.: The maximum number of students allowed per the Statewide Adequacy Standards square feet.

2-PED Max. PTR per Classroom: PED's maximum pupil/teacher ratio per classroom

3-Utilization Rate Calculation: Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.



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5☒ Capital Improvement Projects

CIP List of Projects for North Valley Academy Charter School

Project No.	Code	Project Name	MACC	Project Budget
001.2	2.03.F02.1.	New Portable for Library/Media Center	\$81,130	\$104,075
001.3	4.04.C06.2.1.	Classroom Windows	\$69,386	\$92,978
001.4	4.05.C01.2.	Classroom Casework and plumbing	\$88,117	\$118,076
001.5	4.04.C01.1.	Safe Egress Through Administration	\$10,000	\$13,399
001.6	2.02.F05.	Cooking Classroom Addition	\$228,082	\$312,473
001.8	2.06.E06.1.	Kindergarten Playground	\$10,000	\$12,750
001.9	4.00.C01.1.	Option: Expand Existing Classrooms for Kindergarten	\$305,318	\$308,952
001.10	4.05.C01.2.	Replace Classroom Furniture	\$66,000	\$88,440
Total of Project Budgets				\$1,051,142



Facility
ID
Project Number

Category
Type 1
Type 2
P/T

Green Building
 Energy Conservation
 Deferred Maintenance

Project Name

Project Description

Install computer equipment in new media lab.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Create new computer lab	11.501	1.0	Lab	1.00	\$21,375.00	\$21,375
1 Sewer lines	6.374	115.0	LF	1.00	\$35.51	\$4,084
2 Domestic water lines	6.372	30.0	LF	1.00	\$49.37	\$1,481
2 Install double portable	0.000	1.0	Per Portab	1.00	\$50,000.00	\$50,000
3 Interior water lines	6.373	120.0	LF	1.00	\$31.17	\$3,740
4 Install small domestic water heater	0.000	1.0	Each	1.00	\$450.00	\$450
Maximum Allowable Construction Cost						\$81,130
Total Project Cost						\$104,075



Facility **ID** **Project Number**

Category **Type 1** **Type 2** **P/T**

Green Building **Energy Conservation** **Deferred Maintenance**

Project Name

Project Description

Classrooms have small clerestory windows, and more natural light is desired. Install larger windows or enlarge the existing window openings.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Install windows (2 per classroom)	4.785	56.0	Each	1.00	\$1,239.04	\$69,386
Maximum Allowable Construction Cost						\$69,386
Total Project Cost						\$92,978



Facility

ID

Project Number

Category

Type 1

Type 2

P/T

Green Building Energy Conservation Deferred Maintenance

Project Name

Project Description

Install storage casework in classrooms. Casework to include 10 linear feet of base and wall cabinetry. Those classrooms that can be reached by plumbing (201, 202, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 801, 802) shall be provided a sink base unit.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Install casework	4.625	224.0	LF	1.00	\$252.51	\$56,562
2 Install sink	6.362	14.0	Each	1.00	\$2,253.88	\$31,554
Maximum Allowable Construction Cost						\$88,117
Total Project Cost						\$118,076



Facility **ID** **Project Number**

Category **Type 1** **Type 2** **P/T**

Green Building **Energy Conservation** **Deferred Maintenance**

Project Name

Project Description

Revise the route through administration to direct students and visitors out a side door on to campus. Approximately 350 SF of interior renovations will be needed to accomplish this task. Volunteer labor, funding for materials.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Interior renovations to alter egress path	0.000	350.0	SF	1.00	\$28.57	\$10,000
Maximum Allowable Construction Cost						\$10,000
Total Project Cost						\$13,399



Facility

ID

Project Number

Category

Type 1

Type 2

P/T

Green Building **Energy Conservation** **Deferred Maintenance**

Project Name

Project Description

An addition is needed for a cooking classroom. The addition can be located on the east end of the multi-purpose building. The instructional space needed is approximately 475 nsf. Addition: 475 nsf / .7 = 680 GSF. Tie into utilities through existing building.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Cooking classroom addition	3.540	680.0	SF	1.50	\$223.61	\$228,082
Maximum Allowable Construction Cost						\$228,082
Total Project Cost						\$312,473



Facility

ID

Project Number

Category

Type 1

Type 2

P/T

Green Building **Energy Conservation** **Deferred Maintenance**

Project Name

Project Description

Construct a kindergarten playground, fenced and separate from other play areas, with age appropriate equipment. Volunteer activity, funding needed for materials.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Construct playground	0.000	1.0	Project	1.00	\$10,000.00	\$10,000
Maximum Allowable Construction Cost						\$10,000
Total Project Cost						\$12,750



Facility
ID
Project Number

Category
Type 1
Type 2
P/T

Green Building
 Energy Conservation
 Deferred Maintenance

Project Name

Project Description

Relocate walls in three classroom buildings to provide larger classrooms to accommodate kindergarten classrooms. Kindergarten rooms are to include a single sex age-appropriate restroom and 10 linear feet of upper and lower storage casework with countertop and sink. The smaller resultant spaces can be used as offices or resource rooms. Kindergarten classroom shall be 1000 SF. Renovations include 3 buildings x 3300 GSF = 9900 GSF. The total cost of this project is estimated to be \$1,054,780.

Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1 Renovate classrooms to new sizes	4.200	4,800.0	SF	0.80	\$79.51	\$305,318
Maximum Allowable Construction Cost						\$305,318
Total Project Cost						\$308,952



Facility **ID** **Project Number**

Category **Type 1** **Type 2** **P/T**

Green Building **Energy Conservation** **Deferred Maintenance**

Project Name

Project Description

Replace classroom furniture. Purchase from APS auction.

	Description	Cost Code	Quantity	Unit	Severity	Cost	Subtotal Cost
1	Replace classroom furniture	0.000	22.0	Classroom	1.00	\$3,000.00	\$66,000
	Maximum Allowable Construction Cost						\$66,000
	Total Project Cost						\$88,440



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