

Required Appendix I

State of New Mexico
Public School Facilities Authority



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June 15, 2015

Mr. Phillip Skinner
Columbus Community School
PO Box 810
Columbus, New Mexico, 88029-0810

Dear Mr. Skinner:

PSFA has received and reviewed the Facility Master Plan/Educational Specifications (FMP/Ed Specs) for the proposed Columbus Community Charter School (CCCS). The FMP/Ed Specs' guides you in planning of and/or selection of a facility that is adequate to accommodate your educational program and method of instruction. Based upon our review, PSFA is pleased to announce that the FMP/Ed Specs meet our requirements. In accordance with House Bill 283, your next step is to submit your charter school application to the New Mexico Public Education Commission (PEC) and include your FMP/Ed Specs along with this approval letter.

Through our review of the FMP/Ed Specs, PSFA understands the following:

A. School Facts

- The proposed CCCS seeks to operate in the Village of Columbus, New Mexico.
- The CCCS plans to cap enrollment at 200 students in grades 6th-12th.
- The CCCS educational program is based on STEM fields with rigorous dual language instruction and project based curriculum.
- The school desires a student/teacher ratio of 20:1.

B. Intent to Utilize the Village of Columbus owned former Columbus Elementary School

- The proposed CCCS would like to lease space in the former Columbus Elementary School from the Village of Columbus. Your FMP/Ed Specs state that the Village has acquired the property and will renovate it into community space and municipal offices.
- The FMP/Ed Specs contain a copy of the Village of Columbus quitclaim deed demonstrating Village ownership of the property.
- The FMP/Ed Specs contain a memorandum of understanding (MOU) between the Village and the CCCS indicating that the Village agrees to lease classroom space, gym, playground, portables, and portions of the main building to the school.
- The MOU also states the intent of the Village to work collaboratively with the school to provide maintenance/custodial and security services to the school. In addition, the MOU states that the Village will work with the school to provide additional space in the building or site as the school grows.

- The agreement between the CCCS and Village satisfies the HB-283 requirement stipulating that all new schools chartered after July 1, 2015 locate in public buildings.

C. Required Spaces

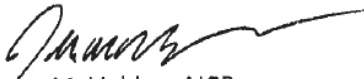
- The CCCS anticipates needing 10 classrooms once the school realizes the full enrollment cap of 200 students in year five of operation.
- The school plans to utilize classrooms in the former Columbus Elementary School along with portables for instructional and administrative spaces. It plans on utilizing the gym in the former elementary school for physical education and multi-purpose needs.
- The school plans on exploring options with other entities for delivery of other school services such as the Village senior center for meal service and student health services with the Ben Archer Health Center.
- The CCCS requires approximately 5,700 SF of classroom space and another 10,055 SF of administrative and support space to deliver its educational program, once the school realizes its full enrollment cap.
- In addition to the 10 classrooms, the school also desires a science classroom, art classroom, music classroom, administrative space, library, storage, and multi-purpose space.

D. Adequacy

- In October of 2014, the school assessed its proposed spaces and presented the findings to PSFA. The updated data resulted in a condition index of 32.94% for the proposed spaces, which is closer to the statewide condition index but still above.
- If the PEC approves your charter school application, PSFA will require you to prepare an 18-month plan of correction to address deficiencies in your facility based on the assessment cited above, prior to occupancy.
- In our review of your spaces, PSFA staff noticed that your art and music classrooms are below the adequacy standards for high school students at full class load of 20. Per our Adequacy Planning Guide, the art and music rooms need to be no smaller than the average classroom size in the facility. However, if you limit the amount of students in the room to 12, based on the NSF/Student in adequacy, we will consider these rooms adequate.

If you are a successful applicant, PSFA's Planning and Design team stands ready to work closely with the school as you prepare to occupy the facility. You can reach us at (505) 843-6272.

Sincerely,



John M. Valdez, AICP
Facilities Master Planner

cc: Richard Romero, New Mexico Association for Charter School Educational Services (Agent)
Martica Casias, Planning and Regional Manager, PSFA
Travis Coker, Regional Manager, PSFA