

State of New Mexico
Public School Facilities Authority

Jonathan Chamblin, Direct



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April 13, 2018

Lucia V. Carmona
Raices del Saber Xinachtli Community School
1565 5th Street
Las Cruces, NM 88005

Dear Ms. Carmona:

PSFA has received and reviewed the Facilities Master Plan/Educational Specifications (FMP/Ed Specs) for the proposed Raices del Saber Xinachtli Community School. The FMP/Ed Specs guide you in the planning and/or selection of a facility to ensure that it meets state-wide adequacy (NMAC 6.27.30), accommodate your educational program, and supports your method of instruction. Based upon our review, PSFA is pleased to announce that the FMP/Ed Specs meet our requirements for applicant charter schools and approves the plan. Your next step is to include your FMP/Ed Specs along with this letter in your charter school application to the New Mexico Public Education Commission (PEC).

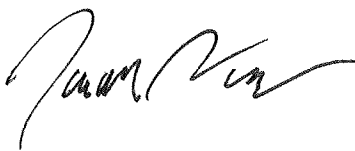
In reviewing the Raices del Saber Community Xinachtli School FMP/Ed Specs, PSFA understands the following:

- Raices del Saber Xinachtli Community School is seeking a Las Cruces, NM or vicinity location.
- You have contacted the City of Las Cruces, Doña Ana County, and the Las Cruces Public Schools to inquire about public space. Each of these entities have responded that they do not have any vacant space to accommodate the school. You have included their responses in your FMP/Ed Specs.
- You identify potential locations for the school and identified the 201-201A E. Lohman Avenue location that previously housed the Los Montañas Charter School as well as the Children's Village at New Mexico State University as options.
- You believe that the 201-201A Lohman facility has the spaces to accommodate your educational program while the Children's Village location requires the E-Occupancy classification for some of the complex.
- In April of 2017, the PSFA assessed the 201 Lohman facility for adequacy and educational occupancy. The assessment generated a weighted New Mexico Condition Index (wNMCI) score of 5.61%, which is better than the statewide average wNMCI for all school facilities in New Mexico.

- You intend to serve students in grades K-5th with a proposed enrollment cap of 220 students phased in over a five year period.
- Your intended pupil teacher ratio (PTR) will be 20:2 for Kindergarten classes requiring 1,000 square feet (SF) classrooms (at a minimum). Your desired PTR for the 1st-5th grades will be 20:1 requiring classrooms of 650 SF (at a minimum).
- At full enrollment cap, you will need 11 classrooms for your K-5th students. In addition to the classrooms, you also desire the following spaces:
 - Multi-purpose room
 - Collaborative administrative suite
 - Library/Media Center
 - Family Meeting Room/Restorative Justice Talking Circle Space
 - Entry-way with Parent Workspace
 - Faculty Work Space
 - Storage in Core Classrooms
- To accommodate your program, you need 11,000 SF of space.
- You plan to have meals brought in from an outside vendor and will utilize the multi-purpose room for student dining. The school does not intend to cook or warm meals at the school.
- You plan to engage PSFA Maintenance Staff for assistance in developing a preventive maintenance plan.

If you are a successful charter school applicant, PSFA is ready to meet and work closely with Raices del Saber Xinachtli on your facility issues. If you choose another facility besides the previously assessed 201 Lohman site, PSFA will need to assess your chosen building to ensure it meets e-occupancy, code and meets/exceeds the average wNMCI. Please contact our office before you occupy the facility. Feel free to contact PSFA if you have any questions or desire additional information.

Sincerely,



John M. Valdez, AICP
Facilities Master Planner

c: Martica Casias, Planning and Design Manager, PSFA
Jorge Au, Regional Manager, PSFA
Larry Tillotson, Maintenance Manager, PSFA