



**State of New Mexico
Public School Facilities Authority**

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March 24, 2021

Mr. Jordan Franco
Rio Grande Academy of Fine Arts
Via email: jordanfranco1990@gmail.com

Dear Mr. Franco:

PSFA has received and reviewed the Facilities Master Plan/Educational Specifications 2021-2026 (FMP/Ed Specs) for the proposed Rio Grande Academy of Fine Arts Charter School (RGafa). The FMP/Ed Specs guide you in the planning and/or selection of a facility to ensure that it adequately accommodates 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).

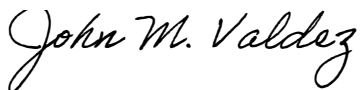
In reviewing the RGafa Charter School's FMP/Ed Specs, PSFA understands:

- The school is seeking charter through the State of New Mexico.
- The school has conducted a survey of the Albuquerque West Side to determine the feasibility of an Arts-focused charter school. The response has indicated a need and desire for this type of charter school on the City's West Side.
- The school is seeking a location on the West Side of the City of Albuquerque and has three potential sites identified with a primary focus on a facility at 5301 Sequoia NW.
 - This facility is a former school and residential treatment center with three separate buildings to accommodate elementary school, middle school, and high school.
 - The facility already has gym and cafeteria space along with space to accommodate dance and performance studios.
 - The facility has classroom space in quantity and size, which could accommodate the school's educational program. It also has open areas the school can utilize for performance/project space.
 - There is an open/outdoor space in the middle of the facility the school can utilize for playground/playfield.
 - The facility already contains spaces to fit the school's educational program. It has many spaces that the school can retrofit for performance and music studios.
 - The facility's location is within the school's preferred area of operation and will reach the target demographic.
 - The facility has the acreage and parking necessary to accommodate the school.
- The school has contacted Albuquerque Public Schools to inquire about potential facility space to accommodate the school but to date, has not received a response.

- The school will serve grades K-12th and accommodate an enrollment cap of 1,144 students.
- The school plans to grow its enrollment in incremental phases beginning with K-1st and 6th grade, gradually adding additional grade levels over the next seven years.
- The school's plan has identified the number of classrooms needed to accommodate its phased enrollment.
- At full capacity, the school desires 69,306 GSF in its facility.
- In determining space needs, the school has followed the State of New Mexico's Adequacy Standards (6.27.30 NMAC).
- In addition to standard and special education classrooms, the school requires:
 - Gym
 - Art studio
 - Library
 - Computer lab
 - Dance studio/Theater
 - Cafeteria
 - Kitchen
 - Multi-purpose space
 - Administrative offices
 - Student health
 - Building support spaces (custodial, storage)
- Upon receiving approval from the PEC to begin operation, the school's Governing Board and specifically, the school's Facilities Committee will immediately implement a funding and building acquisition strategy to obtain a suitable building. Part of this strategy involves meeting with the community on facility-focused workshops.
- The school has already met with a real estate broker for assistance in building acquisition.
- Through the criteria sheets at the end of the FMP, the school has thought about the equipment, surfaces, technology, and furnishings it needs for its building and classrooms.

If you are a successful charter school applicant, PSFA is ready to meet and work closely with Rio Grande Academy of Fine Arts Charter School on your facility issues. If you find a facility, please contact PSFA so we can assess your chosen building to ensure it meets e-occupancy, code and meets/exceeds the average wNMCI. Feel free to contact PSFA if you have any questions or desire additional information.

Sincerely,



John M. Valdez, AICP (505) 659-2516
Facilities Master Planner

c: Martica Casias, Deputy Director, PSFA
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