

New Mexico Public Education Commission



2022 Charter School Renewal Application

Part E: Facilities

Charter Schools Division
Public Education Department
300 Don Gaspar Ave.
Santa Fe, NM 87501
(505) 827-6909
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Approved by the Public Education Commission: March 18, 2022

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Instructions

Please read the entire Charter School Renewal Application Kit before preparing documents. In an effort to help applicants understand the requirements of the Renewal Application, the CSD will hold a minimum of two technical assistance workshops. Applicants will be notified of the dates, times, and locations of the workshops.

Enter applicant responses in boxes below. Answer all questions unless the question indicates that applicants should answer only under certain conditions (e.g., rating on a Performance Framework indicator requires explanation, etc.). Narrative responses should be verifiable through documents submitted or observable evidence at the renewal site visit.

School Information

Name of School: Cottonwood Classical Preparatory School
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Facilities Narrative

Provide a description of the charter school facilities. Enter applicant response in box below:

School response: Cottonwood Classical Preparatory School currently resides at 7801 Jefferson St. NE, Albuquerque, NM 87109, on just more than 10 acres of land with approximately 47,000 square feet of building space and an additional nearly 4,000 square feet of portable classroom space. Phase 1 of the approved Facilities Master Plan (Appendix E-4 and E-4a) is under construction and will tentatively be completed in February 2023. An additional 24,000 square feet of space will be available, including a full-sized gymnasium, black box theater, new classroom spaces, and more. Appendix E-4b provides a nice visual overlay of the current and future site plans.

The campus and its buildings are owned by the Cottonwood Classical Foundation, a 501c.3 organization. There is an approved Lease Purchase Agreement (Appendix E-3) that provides further details.

Appendices

Include the following appendices as PDFs, using the following naming conventions. In place of “School Name” please use a short form of the school’s name, with the same form used consistently for all appendices.

	File Name	Documentation
E-1	E-1 E-Occupancy School Name	E-Occupancy Certificate
E-2	E-2 PSFA NMCI Score School Name	Public School Facilities Authority (PSFA) letter determining the New Mexico Condition Index (NMCI)
E-3	E-3 Lease Agreement School Name	A copy of the facility lease agreement, if applicable
E-4	E-4 Facility Master Plan School Name	Facility Master Plan
E-5	E-5 Facility Assurances Certificate School Name	Assurances that the facilities are in compliance with the requirements of 1978 NMSA §22-8B-4.2, using Certificate A, B, or C

Certificate of Occupancy

City of Albuquerque
Planning Department
Building Safety Division

This Certificate, issued pursuant to the requirements of Section 115.3 of the Albuquerque Uniform Administrative Code, certifies that at the time of issuance this structure was in compliance with the above code and other technical codes and city ordinances regulating building construction or use.

Building Address 7801 Jefferson St NE

Zip 87113

Portion of Building Tenant Improvement for New Charter School Location Cottonwood Classical

Use Classification

COMMERCIAL PROJECT

Bldg. Permit No. 201390131

Occupancy Group E

Type of Construction

II B Sprinkled

Land Use Zone IP

Owner of Building

Cottonwood Classical Foundation

Address: 1776 Montano Los Ranchos de Albuquerque, NM

By:

Patricia Sigala

Date:

May 22, 2013

V Land Clark
Chief Building Official

IBC Code Year: 2009

POST IN A CONSPICUOUS PLACE

MAXIMUM OCCUPANT LOAD: 1074



Martica Casias | Executive Director
Ryan Parks | Deputy Director

(505) 843-6272
<https://www.nmpsfa.org/>

September 13, 2022
John Binnert, Executive Director
Cottonwood Classical Preparatory School

RE: LPA approval for Cottonwood Classical Preparatory School

VIA E-MAIL

Mr. Binnert

The PSFA understands the Cottonwood Classical Preparatory School is going through the renewal process.

Cottonwood Classical Preparatory School is currently constructing a new facility on their existing campus, which will have a facility condition index (FCI) score of 0%. Combined with the existing facility, the potential wNMCI score will be 17.56%. This score is better (lower is better) than the current wNMCI statewide average of 23.4%.

Analysis of the planned classroom space indicates the combined facility will meet the Statewide Adequacy Standards requirements issued by the PSCOC and set forth within 6.27.30 NMAC.

The combined facility also meets Educational Occupancy.

Please feel free to contact me if you have any questions or concerns regarding this correspondence.

Respectfully,

Alyce Ramos, Programs Manager
Public School Facilities Authority



2022 - 2023 Final wNMCI Ranking Sorted by Rank				
Rank	District	School Name	Gross Area (Sq. Ft.)	wNMCI
11-12-60	Espanola	Velarde ES	23,628	50.47%
14-15-10	Zuni	Zuni MS	77,852	41.99%
15-16-17	Espanola	Abiquiu ES	24,562	51.54%
17-18-30	Las Vegas City	Los Ninos	55,221	35.04%
18-19-3	Roswell	Mesa MS	69,790	71.85%
18-19-5	Gallup McKinley	Rocky View ES	51,897	69.42%
18-19-6	Belen	Jaramillo ES	55,341	67.65%
18-19-7	Alamogordo	Holloman ES	68,872	64.45%
18-19-23	Tularosa	Tularosa MS (Systems)	53,751	50.44%
18-19-27	Gallup McKinley	Red Rock ES	60,638	49.31%
18-19-28	Gallup McKinley	Tohatchi HS	125,277	49.27%
18-19-36	Las Vegas City	Sierra Vista ES	42,484	46.85%
18-19-38	Los Lunas	Peralta ES	48,555	46.18%
18-19-39	Roswell	Nancy Lopez ES	32,462	45.78%
18-19-51	Las Cruces	Desert Hills ES	77,128	43.36%
18-19-67	Gallup McKinley	Thoreau ES	48,006	99.83%
18-19-79	Los Lunas	Los Lunas MS	98,306	40.77%
18-19-82	Socorro	Raymond Sarracino MS (Systems)	96,202	40.48%
18-19-102	Alamogordo	Buena Vista ES (Systems)	37,522	38.51%
18-19-118	Las Cruces	Lynn MS (Systems)	114,342	37.32%
18-19-121	West Las Vegas	Tony Serna Jr. ES (Systems)	29,841	37.21%
18-19-134	Las Cruces	Rio Grande Preparatory Institute (Systems)	44,986	36.16%
18-19-167	Magdalena	Magdalena Combo (Systems)	133,441	33.87%
18-19-168	Belen	Dennis Chavez ES (Systems)	55,048	33.84%
18-19-173	Las Cruces	Vista MS (Systems)	106,953	33.51%
18-19-194	Las Cruces	Fairacres ES (Systems)	48,672	32.13%
18-19-223	Las Cruces	Picacho MS (Systems)	133,151	39.18%
18-19-231	Socorro	Socorro HS (Systems)	134,409	30.19%
18-19-237	Las Cruces	Mayfield HS (Systems)	367,206	29.94%
18-19-272	Las Cruces	Highland ES (Systems)	86,874	28.28%
18-19-291	Bernalillo	Bernalillo MS (Systems)	104,085	27.66%
18-19-295	Las Cruces	Hillrise ES (Systems)	56,996	27.54%
19-20-1	Alamogordo	Chaparral MS	140,476	78.51%
19-20-2	Central Consolidated	Newcomb ES	67,467	69.30%
19-20-2	Central Consolidated	Newcomb HS	132,311	39.47%
19-20-2	Central Consolidated	Newcomb MS	50,536	33.64%
19-20-3	Roswell	Mountain View MS	68,270	63.15%
19-20-5	Hobbs	Southern Heights ES	51,311	54.76%
19-20-6	Roswell	Roswell HS (Systems)	246,346	53.65%
19-20-7	Las Cruces	Columbia ES	84,312	53.54%
19-20-12	Roswell	Washington Avenue ES	41,992	51.58%
19-20-46	Des Moines	Des Moines Combo	70,404	42.98%
19-20-52	Grants Cibola	Bluewater ES	23,526	41.96%
19-20-72	Clovis	Barry ES	49,692	39.64%
19-20-210	San Jon	San Jon Combo (Systems)	83,568	29.72%
19-20-213	Gallup McKinley	Tse' Yi' Gai HS (Systems)	64,384	29.54%
19-20-215	Hobbs	Hobbs HS (Systems)	388,915	29.48%
19-20-239	Portales	Brown ES (Systems)	55,183	28.19%
19-20-246	Las Cruces	Valley View ES (Systems)	69,226	27.84%
19-20-266	Hobbs	Mills ES (Systems)	38,746	26.70%
20-21-1	Zuni	Twin Buttes HS	21,638	64.53%
20-21-6	Carrizozo	Carrizozo Combo	93,179	53.02%
20-21-20	Zuni	Zuni HS	116,226	47.99%
20-21-29	Gallup McKinley	Gallup HS (Systems)	259,312	46.29%
20-21-51	Hobbs	Heizer MS	87,148	41.94%
20-21-64	Las Cruces	Tombaugh ES (Systems)	78,092	40.97%
20-21-70	Gallup McKinley	Crownpoint HS	81,218	40.58%
20-21-96	Gallup McKinley	Navajo Pine HS	76,554	37.75%
20-21-100	Grants Cibola	Mesa View ES	55,574	37.47%
20-21-102	Clovis	Clovis HS (Systems)	344,119	37.11%
20-21-124	Gallup McKinley	Crownpoint MS (Systems)	54,678	35.46%
20-21-184	Las Cruces	Organ Mountain GS	283,606	32.78%
20-21-209	Gallup McKinley	Tohatchi MS (Systems)	46,598	30.01%
20-21-275	Hatch Valley	Hatch Valley MS (Systems)	69,106	26.24%
21-21-174	Gadsden	Chaparral MS	90,831	32.49%
21-22-6	Raton	Longfellow ES (Systems)	33,800	59.34%
21-22-17	Gadsden	Gadsden MS	153,091	48.16%
21-22-39	Mosquero	Mosquero Combo ES/HS	53,767	43.07%
21-22-78	Los Alamos	Chamisa ES	49,091	38.67%
21-22-87	Los Lunas	Ann Parish ES	59,576	37.58%
21-22-89	House	House Combo (Systems)	59,389	37.51%
21-22-94	Los Alamos	Pinon ES	45,894	37.09%
21-22-100	Portales	Portales HS (Systems)	193,550	36.85%
21-22-143	Floyd	Floyd Combo (Systems)	71,876	33.74%
21-22-152	Raton	Raton HS (Systems)	108,302	33.17%
21-22-199	T or C	Sierra ES (Systems)	25,462	30.66%
21-22-204	Raton	Raton Intermediate (Systems)	56,292	30.39%
21-22-276	Portales	James ES (Systems)	58,732	26.23%
21-22-285	Tularosa	Tularosa Intermediate (Systems)	40,858	25.89%
Schools with "XX-XX-XX" rankings are projects that have received an award through a previous standards or systems-based award. The rank is formatted by award year followed by the rank from that award cycle.				

2022 - 2023 Final wNMCI Ranking

Sorted by Rank

Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI
OFFICIAL Statewide Average wNMCI: 23.49%; Statewide Average Cumulative FCI: 53.77%; Average wNMCI of Top 30: 49.92%				
1	Gallup McKinley	Gallup School Alternative HS	35,312	122.44%
2	Alamogordo	High Rolls Mountain Park ES	12,613	90.42%
3	Alamogordo	Holloman MS	52,174	69.35%
4	Jemez Mountain	Gallina ES	23,044	69.19%
5	State Chartered Schools	The Albuquerque Sign Language Academy Charter School	10,000	64.81%
6	Pojoaque Valley	Pojoaque MS	83,783	61.16%
7	Espanola	Chimayo ES	35,027	58.47%
8	Springer	Springer ES	40,307	55.32%
9	Albuquerque	Taft MS	162,336	53.03%
10	Pojoaque Valley	Sixth Grade Academy	15,048	51.27%
11	Central Consolidated	Tse'bit'ai MS	108,353	51.14%
12	Albuquerque	Arroyo Del Oso ES	48,142	51.00%
13	Central Consolidated	Dream Dine	4,184	50.45%
14	Albuquerque	Eugene Field ES	54,897	50.34%
15	Animas	Animas MS/HS	76,538	49.16%
16	Albuquerque	John Adams MS	135,207	49.02%
17	T or C	Truth or Consequences MS	70,279	48.63%
18	Gadsden	Santa Teresa MS	127,520	47.83%
19	Albuquerque	Garfield MS	88,645	47.71%
20	Artesia	Park Junior HS	127,921	47.53%
21	Albuquerque	Kennedy MS	103,679	46.78%
22	Albuquerque	Washington MS	97,408	46.35%
23	Albuquerque	Highland HS	387,785	46.24%
24	Albuquerque	Polk MS	94,912	46.07%
25	Santa Rosa	Santa Rosa ES	59,642	46.03%
26	Albuquerque	Longfellow ES	48,444	45.90%
27	Gallup McKinley	Thoreau HS	120,650	45.57%
28	Jemez Mountain	Coronado Combo MS / HS	90,399	45.29%
29	Albuquerque	Mission Avenue ES	62,893	45.08%
30	Albuquerque	Albuquerque HS	341,159	45.05%
31	Quemado	Datil ES	12,342	44.95%
32	Hondo Valley	Hondo Combo	61,440	44.71%
33	Albuquerque	Los Ranchos ES	58,243	44.69%
34	Grants Cibola	Laguna-Acoma Combo MS / HS	125,138	44.48%
35	Mountainair	Mountainair ES	48,351	44.30%
36	Albuquerque	Mary Ann Binford ES	87,978	44.17%
37	Mesa Vista	Mesa Vista Combo MS/HS	52,466	43.71%
38	Albuquerque	Monte Vista ES	59,817	43.14%
39	Albuquerque	Alamosa ES	78,012	43.13%
40	Albuquerque	La Mesa ES	85,468	42.89%
41	Carlsbad	Carlsbad Intermediate School at PR Leyva Campus	169,953	42.56%
42	Los Lunas	Raymond Gabaldon ES	52,300	42.30%
43	Albuquerque	Laland ES	66,414	42.28%
44	Albuquerque	Chamiza ES	74,268	42.16%
45	Albuquerque	S. Y. Jackson ES	57,042	42.14%
46	Albuquerque	Mark Twain ES	65,589	42.04%
47	Albuquerque	Emerson ES	76,682	41.96%
48	Espanola	Dixon ES	20,768	41.91%
49	State Chartered Schools	La Academia Dolores Huerta Charter School	22,025	41.81%
50	Lake Arthur	Lake Arthur Combo	89,414	41.79%
51	Melrose	Melrose Combo	113,523	41.78%
52	Albuquerque	Griegos ES	42,893	41.55%
53	Albuquerque	Alameda ES	45,810	41.43%
54	Albuquerque	Jackson MS	86,382	41.25%
55	Clayton	Clayton HS	103,878	41.12%
56	Albuquerque	Cleveland MS	108,149	40.99%
57	Albuquerque	School on Wheels Alternative School	14,616	40.96%
58	Albuquerque	Eldorado HS	340,989	40.96%
59	Farmington	Mesa Verde ES	54,633	40.95%
60	Albuquerque	Sandia HS	367,148	40.87%
61	Gadsden	Loma Linda ES	59,682	40.52%
62	Eunice	Caton MS	50,084	40.20%
63	Estancia	Estancia Combo ES	79,522	39.90%
64	Albuquerque	Valley HS	343,745	39.88%
65	Farmington	Heights MS	89,383	39.86%
66	Albuquerque	Adobe Acres ES	65,095	39.81%
67	Santa Rosa	Santa Rosa HS	99,268	39.66%
68	Las Cruces	East Picacho ES	64,728	39.60%
69	Albuquerque	San Antonito ES	56,317	39.54%
70	Albuquerque	Matheson Park ES	44,429	39.49%
71	Alamogordo	Academy Del Sol Alternative HS	22,290	39.41%
72	Albuquerque	Edmund G. Ross ES	64,953	39.34%
73	Albuquerque	Dennis Chavez ES	83,161	39.33%
74	Albuquerque	Kirtland ES	54,734	39.16%
75	Albuquerque	Hodgin ES	76,597	39.05%
76	Espanola	Hernandez ES	30,983	39.00%
77	Grants Cibola	Seboyeta ES	17,580	38.97%
78	State Chartered Schools	The MASTERS Program Early College Charter School	7,488	38.94%
79	Las Vegas City	Mike Mateo Sena ES	18,242	38.91%
80	Silver	Sixth Street ES	41,300	38.81%
81	Albuquerque	Eisenhower MS	138,082	38.74%
82	Las Cruces	Mesilla ES	46,506	38.64%

2022 - 2023 Final wNMCI Ranking
Sorted by Rank

Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI
83	Albuquerque	La Cueva HS	384,273	38.35%
84	Cobre	Cobre HS	155,209	38.30%
85	Animas	Animas ES	21,221	37.99%
86	Carlsbad	Carlsbad Enrichment Center	30,476	37.90%
87	Albuquerque	Petroglyph ES	79,636	37.80%
88	Albuquerque	Hayes MS	106,764	37.70%
89	Springer	Springer Combo MS / HS	54,847	37.66%
90	Albuquerque (District Charter)	El Camino Real Academy Charter School	66,122	37.56%
91	Albuquerque	Freedom HS	42,972	37.35%
92	Albuquerque	West Mesa HS	352,222	37.30%
93	Gallup McKinley	David Skeet ES	45,454	37.24%
94	Bloomfield	Central Primary School	93,491	36.95%
95	Bloomfield	Naaba Ani ES	84,713	36.76%
96	Silver	Jose Barrios ES	37,469	36.63%
97	Central Consolidated	Kirtland Central HS	208,301	36.46%
98	Albuquerque	Duranes ES	55,343	36.39%
99	Hobbs	Houston MS	113,618	36.28%
100	Cobre	Snell MS	80,029	36.27%
101	Taos	Arroyo del Norte ES	38,829	36.21%
102	Chama Valley	Chama ES/MS	42,244	36.01%
103	Albuquerque	Kit Carson ES	76,423	36.00%
104	Albuquerque	Governor Bent ES	62,944	35.82%
105	Alamogordo	Alamogordo HS	322,369	35.70%
106	Santa Fe	Capital HS	241,313	35.61%
107	Las Cruces	White Sands ES / MS	71,239	35.57%
108	Silver	Silver HS	193,219	35.50%
109	Taos	Taos HS	197,546	35.37%
110	Albuquerque	Sandia Base ES	56,995	35.35%
111	Carlsbad (District Charter)	Jefferson Montessori Academy	30,698	35.22%
112	Albuquerque	Tomasita ES	60,696	35.20%
113	Gallup McKinley	Chee Dodge ES	54,319	35.15%
114	Bloomfield	Mesa Alta Junior HS	123,077	35.09%
115	Albuquerque	Jefferson MS	142,380	35.01%
116	Hobbs	Highland MS	105,890	34.93%
117	Artesia	Yucca ES	39,968	34.90%
118	Carlsbad	Monterrey ES	40,778	34.88%
119	Albuquerque	Lowell ES	53,671	34.87%
120	Las Cruces	Mayfield HS	282,861	34.86%
121	Maxwell	Maxwell Combo	56,189	34.84%
122	Albuquerque	Roosevelt MS	102,436	34.83%
123	Artesia	Roselawn ES	39,180	34.83%
124	Espanola	Carlos F. Vigil MS	133,434	34.47%
125	Eunice	Eunice HS	151,529	34.36%
126	Santa Fe	Desert Sage Academy	49,427	34.20%
127	Albuquerque	Hubert Humphrey ES	58,892	34.17%
128	Artesia	Penasco ES	13,598	34.08%
129	Albuquerque	Van Buren MS	112,829	34.00%
130	Carlsbad	Dr. E.M. Smith Pre-school	17,419	33.85%
131	Clovis	I Academy at Lincoln Jackson	30,172	33.80%
132	Las Cruces	Camino Real MS	115,184	33.74%
133	Albuquerque	Harrison MS	121,743	33.71%
134	Hobbs	Sanger ES	41,860	33.70%
135	Dexter	Dexter ES	80,345	33.68%
136	Pojoaque Valley	Pablo Roybal ES	81,561	33.57%
137	Hobbs	Stone ES	51,186	33.55%
138	Jemez Valley (District Charter)	San Diego Riverside Charter School	17,178	33.45%
139	Albuquerque	Grant MS	124,261	33.41%
140	Las Cruces	Cesar Chavez ES	72,572	33.33%
141	Espanola	Espanola Valley HS	157,582	33.33%
142	Albuquerque	Armijo ES	60,109	33.30%
143	Albuquerque	East san Jose ES	67,812	33.27%
144	Albuquerque	Sierra Vista ES	72,633	33.25%
145	Albuquerque	La Luz ES	52,532	33.05%
146	Albuquerque	Lyndon B. Johnson MS	165,860	33.03%
147	Las Cruces	Zia MS	111,186	33.00%
148	Albuquerque (District Charter)	Public Academy for Performing Arts Charter School	46,711	32.99%
149	Albuquerque	Edward Gonzales ES	79,778	32.97%
150	Farmington	Apache ES	58,978	32.96%
151	Tucumcari	Tucumcari MS	79,804	32.82%
152	Alamogordo	Sierra ES	46,136	32.78%
153	Penasco	Penasco HS	66,795	32.69%
154	Cimarron	Eagle Nest ES/MS	61,771	32.67%
155	Albuquerque	Barcelona ES	76,469	32.66%
156	Albuquerque	New Futures Alternative HS	45,258	32.59%
157	Alamogordo	Stepping Stone	17,060	32.57%
158	Cimarron	Cimarron HS	54,343	32.48%
159	West Las Vegas (District Charter)	Rio Gallinas Charter	16,849	32.43%
160	Roswell	Goddard HS	240,776	32.41%
161	Silver	Cliff Combo ES / HS	70,722	32.35%
162	State Chartered Schools	Amy Biehl Charter High School	42,684	32.34%
163	Mora	Holman ES	21,783	32.32%
164	Mora	Mora Combo (Mora HS, ES, Lazaro Garcia ES, MS)	146,469	32.30%
165	Belen	Belen HS	293,494	32.26%

2022 - 2023 Final wNMCI Ranking
Sorted by Rank

Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI
166	Hobbs	Taylor ES	41,784	32.26%
167	Clovis	Cameo ES	49,123	32.12%
168	Vaughn	Vaughn Combo ES / HS	64,301	32.05%
169	West Las Vegas	Union Street ES	14,824	32.04%
170	Farmington	Bluffview ES	60,303	31.99%
171	Albuquerque	Bandelier ES	82,704	31.95%
172	Los Alamos	Mountain ES	58,956	31.95%
173	Gadsden	La Union ES	55,725	31.89%
174	Albuquerque	Hoover MS	111,607	31.75%
175	Lovington	Taylor MS	96,980	31.74%
176	Las Cruces	Central ES	29,422	31.73%
177	Albuquerque	McCollum ES	69,973	31.67%
178	Albuquerque	Mitchell ES	56,493	31.65%
179	Jemez Valley	Jemez Valley HS	86,260	31.57%
180	Albuquerque	Carlos Rey ES	100,865	31.51%
181	Cobre	San Lorenzo ES	21,202	31.46%
182	State Chartered Schools	South Valley Preparatory Charter School	21,031	31.42%
183	Taos	Chrysalis Alternative School	1,792	31.37%
184	Albuquerque	Seven Bar ES	86,629	31.26%
185	Alamogordo	North Elem ES	58,862	31.21%
186	Hobbs	Jefferson ES	43,258	31.17%
187	Estancia	Estancia HS	109,594	31.16%
188	Lovington	Ben Alexander ES	54,998	31.03%
189	Grants Cibola	San Rafael ES	30,132	31.01%
190	Albuquerque	Cochiti ES	49,982	31.00%
191	Albuquerque (District Charter)	NM International Charter School	66,076	30.84%
192	Bernalillo	Algodones ES	27,640	30.79%
193	Rio Rancho	Eagle Ridge MS	132,346	30.67%
194	Dulce	Dulce MS	93,800	30.60%
195	Aztec	Lydia Rippey ES	73,608	30.57%
196	NM School for the Deaf	NMSD Albuquerque Preschool Campus	8,444	30.46%
197	Artesia	Hermosa ES	46,074	30.42%
198	Albuquerque	McKinley MS	101,091	30.18%
199	Grants Cibola	Mount Taylor ES	75,426	30.09%
200	Santa Fe	Wood-Gormley ES	50,069	30.04%
201	Farmington	Mesa View MS	102,821	30.04%
202	Lovington	Lovington HS	215,324	29.97%
203	Capitan	Capitan ES	48,371	29.87%
204	Hobbs	Will Rodgers ES	58,745	29.85%
205	Las Vegas City	Robertson HS	171,948	29.80%
206	Albuquerque	Sombra del Monte ES	58,672	29.70%
207	Gallup McKinley	John F. Kennedy MS	140,186	29.66%
208	Carlsbad	Early Childhood Education Center	50,752	29.62%
209	Albuquerque	Bellhaven ES	51,079	29.55%
210	Albuquerque	Bel-Air ES	60,968	29.55%
211	Las Cruces	Hermosa Heights ES	74,193	29.55%
212	Belen	Belen MS	126,793	29.54%
213	Albuquerque	Apache ES	86,346	29.31%
214	Albuquerque	Whittier ES	67,059	29.29%
215	Penasco	Penasco ES	53,505	29.22%
216	Gallup McKinley	Gallup MS	83,397	29.20%
217	Las Cruces	Sunrise ES	64,376	29.16%
218	Albuquerque	Pajarito ES	76,032	29.11%
219	Farmington	Ladera del Norte ES	61,239	29.07%
220	Albuquerque	Ernie Pyle MS	127,404	29.04%
221	Rio Rancho	Mountain View MS	128,762	29.04%
222	Capitan	Capitan Combo MS / HS	77,459	28.97%
223	Deming	Mimbres Valley Alternative High School	6,770	28.97%
224	Carlsbad	Hillcrest ES	39,996	28.95%
225	Carlsbad	Carlsbad Sixth Grade Academy At Alta Vista Campus	122,804	28.83%
226	Gallup McKinley	Stagecoach ES	63,286	28.77%
227	Questa	Questa Combo JH / HS	104,329	28.60%
228	Corona	Corona Combo	65,125	28.54%
229	Albuquerque	Chaparral ES	112,890	28.53%
230	Clayton	Alvis ES	33,360	28.53%
231	Taos	Taos MS	107,551	28.48%
232	Santa Fe	Santa Fe HS	374,067	28.35%
233	Las Cruces	MacArthur ES	49,896	28.33%
234	Elida	Elida ES	16,944	28.33%
235	Las Cruces	University Hills ES	66,479	28.29%
236	Clovis	Yucca MS	112,979	28.15%
237	Clovis	Marshall Junior HS	161,366	28.14%
238	Silver	Harrison H Schmitt ES	70,405	28.10%
239	Rio Rancho	Lincoln MS	136,695	27.99%
240	Tularosa	Tularosa ES	58,140	27.90%
241	State Chartered Schools	Cesar Chavez Community Charter School	26,988	27.87%
242	Hobbs	Booker T Washington ES	32,331	27.71%
243	Santa Fe	Acequia Madre ES	22,275	27.67%
244	Hobbs	Coronado ES	50,378	27.66%
245	Lordsburg	Dugan Tarango MS	44,320	27.64%
246	Rio Rancho	Martin Luther King JR ES	107,834	27.61%
247	Cobre	Hurley ES	35,050	27.60%
248	Las Cruces	Jornada ES	67,216	27.55%

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Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI
249	Albuquerque	Digital Arts and Technology Academy Charter School	51,210	27.51%
250	Hobbs	Edison ES	34,380	27.50%
251	Albuquerque	Onate ES	70,686	27.50%
252	Albuquerque	Montezuma ES	60,763	27.36%
253	Carlsbad	Sunset ES	39,598	27.34%
254	Albuquerque	Cibola HS	380,440	27.27%
255	Albuquerque	Chelwood ES	76,175	27.26%
256	Silver	La Plata MS	105,957	27.24%
257	Central Consolidated	Kirtland ES	94,041	27.21%
258	Jemez Valley	Jemez Valley ES	37,719	27.21%
259	Albuquerque	Manzano HS	407,310	27.21%
260	Santa Fe	Chaparral ES	57,492	27.18%
261	Artesia	Yeso ES	56,428	27.14%
262	Santa Fe	Kearny ES	77,014	27.14%
263	Lovington	Lea ES	52,782	27.12%
264	West Las Vegas	West Las Vegas MS	59,474	27.12%
265	Aztec	Park Avenue ES	70,532	27.10%
266	Cimarron	Cimarron ES/MS	55,457	26.98%
267	Albuquerque	Jimmy Carter MS	173,286	26.77%
268	Albuquerque	Madison MS	111,398	26.75%
269	Hagerman	Hagerman Combo	142,676	26.65%
270	Aztec	McCoy Avenue ES	67,881	26.47%
271	Albuquerque	Corrales ES	63,508	26.43%
272	Santa Rosa	Rita Marquez / Anton Chico Combo	23,112	26.37%
273	Gallup McKinley	Chief Manuelito MS	112,070	26.17%
274	Clovis	Sandia ES	61,343	26.11%
275	Pecos	Pecos Combo MS / HS	135,679	26.07%
276	Clovis	Zia ES	57,004	26.06%
277	West Las Vegas	Luis E. Armijo ES	42,893	25.92%
278	Wagon Mound	Wagon Mound Combo ES / HS	84,721	25.82%
279	Alamogordo	La Luz ES	46,229	25.81%
280	Farmington	Esperanza ES	75,494	25.81%
281	Las Cruces	Conlee ES	64,606	25.72%
282	Clayton	Clayton Junior HS	36,508	25.60%
283	Albuquerque	Rio Grande HS	434,858	25.59%
284	Elida	Elida MS, HS	43,890	25.51%
285	Roswell	Monterrey ES	54,213	25.48%
286	Roswell (District Charter)	Sidney Gutierrez Charter Middle School	31,706	25.29%
287	State Chartered Schools	Alma d' Arte Charter High School	47,308	25.21%
288	Artesia	Zia Intermediate	112,458	25.20%
289	Rio Rancho	Enchanted Hills ES	96,931	25.19%
290	Central Consolidated	Shiprock HS	199,405	25.16%
291	Albuquerque	Alvarado ES	50,962	25.16%
292	Los Lunas	Century Alternative High	56,540	25.10%
293	Farmington	Piedra Vista HS	249,819	25.04%
294	Albuquerque (District Charter)	Robert F. Kennedy Charter High School	75,266	25.01%
295	Gadsden	Sunland Park ES	57,584	25.01%
296	Albuquerque	A. Montoya ES	67,804	24.99%
297	Los Alamos	Los Alamos HS	280,624	24.97%
298	Farmington	McCormick ES	69,145	24.95%
299	Cloudcroft	Cloudcroft ES/MS	60,414	24.91%
300	Ruidoso	Ruidoso HS	168,819	24.90%
301	Santa Fe	Francis X. Nava ES	37,072	24.82%
302	West Las Vegas	West Las Vegas Partnership	16,986	24.68%
303	Albuquerque	Double Eagle ES	33,554	24.68%
304	Questa	Alta Vista ES / INT Combo	61,813	24.58%
305	Taos	Ranchos de Taos ES	68,163	24.55%
306	Hobbs	College Lane ES	58,579	24.50%
307	State Chartered Schools	Aldo Leopold Charter	10,078	24.42%
308	Albuquerque	Hawthorne ES	69,678	24.42%
309	Dexter	Dexter HS	61,758	24.34%
310	Pojoaque Valley	Pojoaque HS	177,901	24.16%
311	Albuquerque	Career Enrichment	75,072	24.13%
312	Artesia	Artesia HS	292,801	24.10%
313	Artesia	Central ES	33,341	24.06%
314	Albuquerque	Reginald Chavez ES	54,078	23.99%
315	Deming (District Charter)	Deming Cesar Chavez Charter High School	23,560	23.99%
316	Gadsden	Mesquite ES	62,095	23.94%
317	State Chartered Schools	Media Arts Collaborative Charter School	26,492	23.73%
318	Taos	Enos Garcia ES	111,738	23.66%
319	Las Cruces	Mesilla Park ES	57,240	23.65%
320	Las Cruces	Booker T. Washington ES	64,624	23.64%
321	Gadsden	Alta Vista Early College HS	16,160	23.61%
322	Roswell	Sierra MS	101,573	23.48%
323	Las Cruces	Alameda ES	52,766	23.40%
324	Espanola	San Juan ES	48,345	23.38%
325	Moriarty / Edgewood	Route 66 ES	69,460	23.37%
326	Las Cruces	Sierra MS	131,007	23.37%
327	Carlsbad	Carlsbad HS	348,984	23.37%
328	Espanola	James Rodriguez ES	66,162	23.34%
329	Albuquerque	Taylor MS	112,880	23.32%
330	Roswell	Roswell Early College High School	16,200	23.09%
331	State Chartered Schools	NM School for the Arts Charter School	72,668	23.08%

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Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI
332	Bloomfield	Bloomfield HS	268,283	23.05%
333	Albuquerque	Desert Ridge MS	159,768	23.04%
334	Questa	Rio Costilla Southwest Learning Academy	23,002	22.98%
335	Albuquerque	Truman MS	168,003	22.91%
336	Gallup McKinley	Indian Hills ES	50,955	22.90%
337	Alamogordo	Mountain View MS	88,680	22.88%
338	Jemez Mountain	Lybrook ES/MS	28,822	22.87%
339	Texico	Texico Combo	162,898	22.79%
340	Albuquerque (District Charter)	Mountain Mahogany Community Charter School	14,323	22.75%
341	Bernalillo	Placitas ES	35,794	22.61%
342	Las Cruces	Mesilla Valley Leadership Academy	16,190	22.58%
343	Rio Rancho	Rio Rancho HS	381,584	22.49%
344	Roy	Roy Combo	57,903	22.45%
345	Albuquerque	Painted Sky ES	99,305	22.43%
346	Dora	Dora Combo ES / HS	104,869	22.42%
347	Moriarty / Edgewood	Moriarty HS	253,245	22.41%
348	Albuquerque	Los Padillas ES	52,962	22.40%
349	Bloomfield	Charlie Y. Brown HS	19,503	22.37%
350	Albuquerque	Cien Aguas International Charter School	72,978	22.26%
351	Albuquerque	Zia ES	68,717	22.24%
352	Lovington	Llano ES	67,072	22.21%
353	Gadsden	Gadsden HS	309,451	22.15%
354	Gadsden	Riverside ES	70,032	22.12%
355	Belen	Gil Sanchez ES	59,416	22.08%
356	Cuba	Cuba MS	37,325	22.07%
357	Lovington	Yarbro ES	72,254	22.00%
358	West Las Vegas	Valley Combo ES / HS	65,746	21.94%
359	Silver	G.W. Stout ES	66,092	21.83%
360	Albuquerque	Lew Wallace ES	37,090	21.83%
361	Albuquerque	James Monroe MS	161,713	21.80%
362	Cobre	Bayard ES	52,420	21.74%
363	Bloomfield	Blanco ES	46,876	21.72%
364	Las Cruces	Dona Ana ES	65,964	21.67%
365	Portales	Portales Junior High	99,761	21.65%
366	Tularosa	Tularosa HS	80,997	21.63%
367	Clovis	Los Ninos Intervention Center	12,820	21.62%
368	Clovis	Clovis Freshman Academy	109,741	21.54%
369	Albuquerque	Manzano Mesa ES	80,367	21.53%
370	Aztec	Aztec HS	228,241	21.44%
371	Rio Rancho	Ernest Stapleton ES	89,380	21.36%
372	Santa Fe	Engage Alternative HS	37,000	21.35%
373	Espanola	Los Ninos Kindergarten ES	24,557	21.26%
374	Lovington	Lovington 6th Grade Academy	112,706	21.16%
375	Los Lunas	Los Lunas ES	65,612	20.98%
376	Los Lunas	Tome ES	66,067	20.95%
377	Dexter	Dexter HS	97,879	20.92%
378	Los Alamos	Topper Freshman Academy	31,150	20.91%
379	Penasco	Penasco MS	30,477	20.84%
380	Gadsden	Santa Teresa HS	246,932	20.75%
381	Roswell	Sunset ES	41,736	20.72%
382	Rio Rancho	Puesta Del Sol ES	83,556	20.63%
383	Loving	Loving ES	47,788	20.63%
384	Farmington	Rocinante HS	26,876	20.62%
385	Jemez Valley	Jemez Valley MS	34,354	20.58%
386	Santa Fe	E. J. Martinez ES	47,873	20.48%
387	Farmington	San Juan Early College HS	8,402	20.47%
388	State Chartered Schools	Middle College Charter High School	5,302	20.41%
389	Los Lunas	Los Lunas Family School	2,688	20.39%
390	Rio Rancho	Colinas del Norte ES	97,284	20.33%
391	Albuquerque	East Mountain Charter High School	44,840	20.33%
392	Tatum	Tatum Jr./Sr. HS	100,297	20.26%
393	State Chartered Schools	School of Dreams Academy Charter School	31,056	20.25%
394	Gallup McKinley	Navajo ES	60,880	20.24%
395	Albuquerque	Navajo ES	83,684	20.13%
396	Albuquerque	Osuna ES	55,035	20.12%
397	Ruidoso	White Mountain ES	88,655	20.07%
398	Rio Rancho	V. Sue Cleveland HS	415,044	20.03%
399	Central Consolidated	Mesa ES	69,241	19.89%
400	Santa Fe	Edward Ortiz MS	112,658	19.80%
401	Roswell	Berrendo MS	103,861	19.79%
402	Farmington	McKinley ES	70,326	19.78%
403	Portales	Valencia ES	69,824	19.77%
404	Albuquerque	Zuni ES	50,719	19.74%
405	Albuquerque	Douglas MacArthur ES	42,804	19.68%
406	Central Consolidated	Ojo Amarillo ES	77,104	19.66%
407	Bernalillo	Cochiti ES/MS	65,726	19.64%
408	Rio Rancho	Maggie Cordova ES	88,000	19.49%
409	Las Vegas City	LVCS Early Childhood Center	17,850	19.45%
410	Albuquerque (District Charter)	Mark Armijo Academy	17,360	19.34%
411	Albuquerque (District Charter)	Los Puentes Charter School	21,174	19.13%
412	Central Consolidated	Eva B. Stokely ES	110,041	19.09%
413	Santa Fe	RM Sweeney	83,851	18.99%
414	Albuquerque	Wilson MS	102,130	18.97%

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Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI
415	Gadsden	Santa Teresa ES	68,690	18.90%
416	State Chartered Schools	Walatowa Charter High School	15,564	18.83%
417	Socorro	Midway ES	22,946	18.82%
418	Santa Fe	Ramirez Thomas	76,716	18.81%
419	T or C	Hot Springs HS	151,583	18.71%
420	Pecos	Pecos ES	65,888	18.61%
421	Roswell	University HS	57,382	18.58%
422	West Las Vegas	West Las Vegas HS	145,632	18.58%
423	Gallup McKinley	Ramah HS	61,252	18.56%
424	State Chartered Schools	Monte Del Sol Charter School	32,742	18.49%
425	Belen	La Merced ES	56,384	18.48%
426	Los Lunas	Katherine Gallegos ES	66,609	18.39%
427	Jal	Jal Jr./Sr. High	110,760	18.38%
428	Quemado	Quemado Combo ES / HS	68,808	18.35%
429	Tatum	Tatum ES	43,927	18.32%
430	Albuquerque	Inez ES	60,339	18.16%
431	Clovis	Mesa ES	60,402	18.13%
432	Albuquerque (District Charter)	South Valley Academy Charter School	66,509	18.05%
433	Albuquerque	Atrisco ES	69,799	18.05%
434	Albuquerque	Collet Park ES	57,961	18.02%
435	Tucumcari	Tucumcari HS	118,289	18.01%
436	Grants Cibola	Grants HS	226,464	17.95%
437	Gallup McKinley	Tobe Turpen ES	50,322	17.94%
438	Albuquerque	Comanche ES	48,275	17.91%
439	Cuba	Cuba ES	41,143	17.83%
440	Logan	Logan Combo	92,763	17.67%
441	Los Lunas	Valencia ES	56,011	17.66%
442	Albuquerque	Valle Vista ES	69,270	17.64%
443	Tucumcari	Tucumcari ES	112,160	17.63%
444	Albuquerque	Cottonwood Classical Preparatory School	71,542	17.56%
445	Rio Rancho	Rio Rancho MS	242,162	17.51%
446	Rio Rancho	Independence HS	28,900	17.45%
447	State Chartered Schools	Albuquerque Institute for Math and Science Charter School	28,020	17.45%
448	Deming	Memorial ES	43,552	17.45%
449	Albuquerque	Albuquerque Charter Academy	27,838	17.42%
450	Deming	Bell ES	33,088	17.41%
451	Chama Valley	Escalante MS/HS	63,730	17.23%
452	Gallup McKinley	Thoreau MS	54,442	17.22%
453	Central Consolidated	Nizhoni ES	71,281	17.20%
454	Albuquerque	Coronado ES	42,915	17.16%
455	Belen	La Promesa ES	57,290	17.15%
456	Hatch Valley	Rio Grande ES	34,161	17.13%
457	Rio Rancho	Vista Grande ES	92,917	17.05%
458	West Las Vegas	Don Cecilio Martinez ES	29,246	17.04%
459	Hatch Valley	Garfield ES	32,810	17.00%
460	Lovington	New Hope Alternative HS	10,752	16.93%
461	Las Cruces	Sonoma ES	91,556	16.93%
462	Bloomfield	Bloomfield Early Childhood Center	58,219	16.92%
463	Hobbs	Freshman School	127,074	16.91%
464	Lovington	Jefferson ES	60,956	16.90%
465	Farmington	Animas ES	56,588	16.87%
466	Cuba	Cuba HS	106,592	16.83%
467	Artesia	Grand Heights Early Childhood	59,680	16.79%
468	Los Lunas	Desert View ES	60,350	16.68%
469	Moriarty/Edgewood	Edgewood MS	104,966	16.67%
470	Albuquerque	Christine Duncan Community Charter School	33,732	16.66%
471	Central Consolidated	Central Career Prep	32,040	16.60%
472	State Chartered Schools	North Valley Academy Charter School	46,615	16.52%
473	Taos (District Charter)	Vista Grande Charter High School	11,906	16.48%
474	State Chartered Schools	Turquoise Trail Charter School	72,736	16.45%
475	Los Lunas	Valencia MS	104,470	16.31%
476	Gallup McKinley	Twin Lakes ES	43,290	16.26%
477	Moriarty / Edgewood	Moriarty ES	61,860	16.26%
478	State Chartered Schools	Southwest Preparatory Learning Center	43,272	16.24%
479	Rio Rancho	Rio Rancho ES	87,646	16.24%
480	Albuquerque	John Baker ES	69,801	16.14%
481	Deming	Chaparral ES	59,873	16.01%
482	Roswell	Military Heights ES	51,191	15.93%
483	State Chartered Schools	Southwest Secondary Learning Center	34,258	15.89%
484	Gadsden	Chaparral HS	262,449	15.88%
485	Central Consolidated	Kirtland M/S	134,163	15.75%
486	Santa Fe	Mandela International Magnet School	28,720	15.68%
487	Grady	Grady Combo	73,516	15.62%
488	Roswell	Valley View ES	50,861	15.60%
489	Socorro	Parkview ES	87,721	15.50%
490	Moriarty / Edgewood	South Mountain ES	48,280	15.47%
491	Albuquerque (District Charter)	La Academia de Esperanza charter school	28,402	15.45%
492	State Chartered Schools	La Tierra Montessori School of the Arts & Sciences	14,482	15.31%
493	Moriarty / Edgewood	Moriarty MS	72,842	15.30%
494	Lordsburg	R.V. Traylor ES	41,794	15.28%
495	Deming	Red Mountain MS	130,470	15.09%
496	Rio Rancho	Cielo Azul ES	91,160	14.93%
497	Albuquerque	Alice King Community Charter School	55,578	14.93%

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Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI
498	Dulce	Dulce ES	68,400	14.82%
499	Deming	My Little School	12,029	14.64%
500	NM School for the Deaf	NMSD Santa Fe Campus	174,390	14.63%
501	Rio Rancho	Sandia Vista ES	87,164	14.62%
502	Santa Fe	Tesuque ES	26,385	14.51%
503	Gallup McKinley	Navajo MS	52,762	14.48%
504	Roswell	East Grand Plains ES	42,495	14.48%
505	Cobre	Central ES	60,116	14.48%
506	Santa Rosa	Santa Rosa MS	46,151	14.43%
507	Roswell	Pecos ES	56,466	14.40%
508	Los Alamos	Los Alamos MS	96,486	14.40%
509	Albuquerque	Del Norte HS	263,451	14.27%
510	Albuquerque	North Star ES	79,411	14.19%
511	Gadsden	Desert Trails ES	74,766	14.19%
512	Dulce	Dulce HS	144,209	14.02%
513	Carlsbad	Carlsbad Early College HS	14,970	14.02%
514	Alamogordo	Yucca ES	47,894	13.97%
515	Loving	Loving HS	81,424	13.93%
516	Farmington	Country Club ES	58,802	13.87%
517	Aztec	Vista Nueva Alternative HS	15,868	13.86%
518	Loving	Loving MS	60,330	13.85%
519	Santa Fe	Carlos Gilbert ES	52,442	13.73%
520	State Chartered Schools	McCurdy Charter School	73,618	13.56%
521	Portales	Lindsey Steiner ES	60,312	13.41%
522	Deming	Bataan ES	68,332	13.35%
523	Hatch Valley	Hatch Valley HS	163,759	13.34%
524	Albuquerque	Dolores Gonzales ES	62,840	13.27%
525	State Chartered Schools	Red River Valley Charter School	14,466	13.27%
526	State Chartered Schools	Southwest Aeronautics, Mathematics and Science Academy Charter School	42,388	13.22%
527	Las Cruces	Mesa MS	118,957	13.12%
528	Espanola	Tony E Quintana ES	41,087	12.89%
529	Santa Fe	Pinon ES	81,245	12.89%
530	Gadsden	Vado ES	61,200	12.88%
531	Lovington	Lovington Freshman Academy	26,025	12.86%
532	Gadsden	Sunrise ES	113,188	12.84%
533	T or C	Arrey ES	38,101	12.82%
534	T or C	Truth or Consequences ES	65,312	12.78%
535	Fort Sumner	Fort Sumner Combo	125,771	12.72%
536	Las Cruces	Monte Vista ES	82,292	12.66%
537	Albuquerque	Tierra Antigua ES	97,288	12.56%
538	Albuquerque (District Charter)	Native American Community Academy (Both Campuses)	81,738	12.46%
539	Socorro	San Antonio ES	20,420	12.32%
540	Belen	The Family Alternative School	9,798	12.28%
541	Albuquerque	Susie Rayos Marmon ES	102,871	12.24%
542	Gallup McKinley	Hiroshi Miyamura HS	204,210	12.22%
543	Gadsden	Anthony ES	83,805	12.21%
544	Farmington	Tibbetts MS	98,562	12.15%
545	Aztec	C.V. Koogler MS	129,645	12.06%
546	Albuquerque	Coral Community Charter School	18,880	11.84%
547	Roswell	Berrendo ES	57,559	11.80%
548	Los Lunas	Valencia HS	248,739	11.65%
549	Albuquerque	Volcano Vista HS	488,795	11.57%
550	Cloudcroft	Cloudcroft HS	80,733	11.52%
551	Clovis	La Casita ES	61,547	11.42%
552	State Chartered Schools	Twenty-First Century Public Academy	52,426	11.39%
553	Santa Fe	Salazar ES	56,488	11.38%
554	Grants Cibola	Milan ES	60,902	11.36%
555	Deming	Ruben S. Torres ES	70,638	11.30%
556	Gallup McKinley	Crownpoint ES	50,384	11.28%
557	Los Lunas	Bosque Farms ES	101,312	11.26%
558	Roswell	El Capitan ES	61,644	11.21%
559	Farmington	Hermosa MS	122,682	11.18%
560	Chama Valley	Tierra Amarilla ES	22,162	11.09%
561	Santa Fe	El Dorado Community School	135,338	11.08%
562	Bernalillo	Bernalillo HS	185,987	11.03%
563	Socorro	Zimmerly ES	39,088	10.95%
564	Albuquerque	Georgia O'Keeffe ES	91,843	10.94%
565	Belen	Central ES	51,962	10.82%
566	Hatch Valley	Hatch Valley ES	43,257	10.73%
567	Deming	Columbus ES	74,258	10.65%
568	Santa Fe	Gonzales Community School	85,019	10.63%
569	Santa Fe	Aspen Community School	119,382	10.63%
570	State Chartered Schools	The Great Academy Charter School	15,034	10.61%
571	Mesa Vista	El Rito ES	25,126	10.60%
572	Santa Fe	Cesar Chavez ES	71,440	10.59%
573	Gadsden	North Valley ES	61,080	10.47%
574	Pojoaque Valley	Pojoaque Intermediate	32,240	10.45%
575	Grants Cibola	Cubero ES	36,340	10.41%
576	Reserve	Reserve Combo ES / HS	57,484	10.40%
577	Clovis	Bella Vista ES	68,476	10.38%
578	Central Consolidated	Naschitti ES	27,134	10.24%
579	Gadsden	Berino ES	73,116	10.22%
580	Albuquerque	Ventana Ranch ES	94,272	10.10%

2022 - 2023 Final wNMCI Ranking

Sorted by Rank

Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI
581	Grants Cibola	Los Alamos MS	70,482	10.07%
582	Ruidoso	Ruidoso MS	111,962	9.97%
583	State Chartered Schools	Las Montanas Charter School	27,054	9.97%
584	Lordsburg	Lordsburg HS	56,188	9.97%
585	State Chartered Schools	Horizon Academy West Charter School	46,762	9.97%
586	Taos (District Charter)	Anansi Charter School	18,790	9.95%
587	Santa Fe	Amy Biehl Community School	64,682	9.83%
588	State Chartered Schools	Explore Academy Charter School	116,991	9.82%
589	Roswell	Missouri Ave ES	54,102	9.76%
590	Taos (District Charter)	Taos Municipal Charter School	32,110	9.70%
591	Albuquerque	Janet Kahn School for Integrated Arts	71,232	9.54%
592	Estancia	Estancia MS	29,151	9.50%
593	Albuquerque	Tony Hillerman MS	178,767	9.44%
594	Ruidoso	Sierra Vista Primary	68,559	9.40%
595	Los Lunas	Los Lunas HS	359,033	9.38%
596	Bernalillo	Carroll ES	65,846	9.38%
597	Albuquerque	Rudolfo Anaya ES	95,832	9.14%
598	Los Lunas	Sundance ES	74,130	9.04%
599	Santa Fe	Atalaya ES	56,146	9.03%
600	Santa Fe (District Charter)	Academy for Technology and the Classics Charter School	45,652	8.79%
601	Gallup McKinley	Tohatchi ES	57,230	8.67%
602	Belen	Infinity Alternative HS	26,230	8.64%
603	Albuquerque	nex+Gen Academy HS	46,606	8.56%
604	Albuquerque	Helen Cordero Primary ES	81,955	8.55%
605	Los Alamos	Aspen ES	69,841	8.46%
606	Albuquerque	Sunset View ES	85,305	8.35%
607	Albuquerque	Atrisco Heritage Academy HS	451,371	8.26%
608	State Chartered Schools	Taos Academy Charter School	27,120	8.25%
609	Las Cruces	Loma Heights ES	68,718	8.20%
610	Gadsden	Chaparral ES	76,911	8.08%
611	NM School for the Blind	NMSBVI Albuquerque Preschool Campus	39,172	8.01%
612	Santa Fe	El Camino Real Academy	141,036	7.90%
613	Mountainair	Mountainair Jr./Sr. HS	85,970	7.68%
614	Albuquerque	Wherry ES	83,371	7.40%
615	Gadsden	Gadsden ES	61,510	7.38%
616	Zuni	Shiwi Ts' Ana ES	91,278	7.34%
617	Clovis	W.D. Gattis	125,836	7.24%
618	Cimarron (District Charter)	Moreno Valley Charter High School	20,432	7.12%
619	Santa Fe	Nina Otero Community School	126,426	7.11%
620	Roswell	Parkview Early Literacy Center	50,070	7.01%
621	Gadsden	Yucca Heights ES	68,750	6.97%
622	Las Cruces	Centennial HS	350,157	6.97%
623	Bernalillo	Bernalillo ES	65,480	6.95%
624	Gallup McKinley	Ramah ES	29,912	6.75%
625	Las Cruces	Arrowhead Park Early College High School	64,260	6.46%
626	Farmington	Farmington HS	360,662	6.46%
627	Albuquerque	College & Career Alternative HS	100,000	6.46%
628	State Chartered Schools	Albuquerque School of Excellence Charter School	88,738	6.44%
629	Farmington	Northeast ES	80,488	6.21%
630	State Chartered Schools	Albuquerque Bilingual Academy	34,826	6.16%
631	Carlsbad	Desert Willow ES	75,988	5.99%
632	Albuquerque (District Charter)	ACE Leadership Charter High School	24,982	5.91%
633	Los Alamos	Barranca Mesa ES	71,896	5.86%
634	Albuquerque	Desert Willow Family Alternative School	39,554	5.85%
635	Espanola	Eutimio T. Salazar-ETS Fairview ES	56,822	5.76%
636	Eunice	Mettie Jordan ES	83,401	5.69%
637	Clovis	James Bickley ES	49,840	5.67%
638	Clovis	Lockwood ES	56,104	5.61%
639	Carlsbad	Ocotillo ES	75,988	5.60%
640	Hobbs	Broadmoor ES	56,262	5.56%
641	State Chartered Schools	The New America Charter School - Las Cruces Campus	24,330	5.53%
642	Las Cruces	Las Cruces HS	428,271	5.45%
643	Albuquerque	Gilbert Sena Chartered HS	14,110	5.30%
644	Espanola	Alcalde ES	49,948	5.00%
645	Alamogordo	Desert Star ES	65,732	4.98%
646	Albuquerque (District Charter)	Montessori of the Rio Grande Charter School	27,998	4.98%
647	Central Consolidated	Judy Nelson ES	93,746	4.78%
648	Hobbs	Murray ES	68,262	4.69%
649	Gadsden	Desert View ES	72,280	4.63%
650	Gallup McKinley	Jefferson ES	61,766	4.63%
651	Mesa Vista	Ojo Caliente ES	24,974	4.54%
652	Socorro (District Charter)	Cottonwood Valley Charter School	19,542	4.52%
653	Gallup McKinley	Catherine A Miller ES	54,418	4.42%
654	State Chartered Schools	Dzilth Dit Looi School of Empowerment	3,172	4.02%
655	Deming	Deming Intermediate School	64,452	3.90%
656	Albuquerque	Tres Volcanes Community Collaborative School	225,075	3.90%
657	Albuquerque	George I. Sanchez Collaborative Community K-8 School	239,146	3.84%
658	Deming	Deming HS	294,338	3.51%
659	Jal	Jal ES	67,514	3.40%
660	NM School for the Blind	NMSBVI Alamogordo Campus	170,335	3.36%
661	State Chartered Schools	The ASK Academy Charter School	37,818	3.15%
662	Las Cruces	Arrowhead Park Medical Academy	46,747	3.15%
663	Albuquerque	Mountain View ES	87,696	2.96%

2022 - 2023 Final wNMCI Ranking

Sorted by Rank

Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI
664	Carlsbad	Cottonwood ES	89,030	2.37%
665	State Chartered Schools	J. Paul Taylor Academy Charter School	23,018	2.35%
666	Gadsden	Desert Pride Academy HS	62,846	2.24%
667	Albuquerque	Marie M. Hughes ES	82,431	2.11%
668	Clovis	Parkview ES	63,272	1.73%
669	Alamogordo	Sunset Hills ES	62,686	1.72%
670	Las Vegas City	LVCS 7th & 8th Grade Academy	98,022	1.62%
671	Gallup McKinley	Lincoln ES	60,353	1.58%
672	Gallup McKinley	Del Norte ES	60,353	1.58%
673	Albuquerque	Coyote Willow Family School	25,607	1.58%
674	Santa Fe	Milargo MS	118,102	1.54%
675	Rio Rancho	Joe Harris ES	88,200	0.84%
676	State Chartered Schools	Estancia Valley Classical Academy Charter School	57,323	0.78%
677	Albuquerque	Tierra Adentro Charter School	38,296	0.25%
678	Clovis	Highland ES	43,546	0.17%
679	Belen	Rio Grande ES	49,968	0.17%
680	Bernalillo	Santo Domingo ES / MS	49,416	0.14%
681	Roswell	Del Norte ES	74,778	0.11%
Upon PEC or District renewal of the charter, these schools will be measured, evaluated and prioritized in the above list and eligible for grants under the standards-based capital outlay process funding.				
*Charter Schools in privately owned facilities are not eligible for PSCOC capital outlay funding, and are therefore not ranked in the body of this list.				
NRC-2023	State Chartered Schools	Hozho Academy Charter School	59,838	12.50%
NRC-2024	State Chartered Schools	Altura Preparatory Charter School	21,696	21.97%
NRC-2024	State Chartered Schools	Albuquerque Collegiate Charter School	10,856	10.08%
NRC-2024	State Chartered Schools	Solare Collegiate Charter School	21,760	0.82%
NRC-2024	State Chartered Schools	Raices del Saber Xinachtli Charter School	6,738	16.50%
NRC-2025	State Chartered Schools	ACES Technical Charter School	20,339	25.68%
NRC-2026	State Chartered Schools	Explore Academy Charter School - Las Cruces	7,425	25.23%
NRC-2026	Albuquerque	Voz Collegiate Preparatory	17,403	17.44%
*	Albuquerque (District Charter)	The International School at Mesa del Sol Charter School	36,064	50.70%
*	Aztec (District Charter)	Mosaic Academy	9,216	31.19%
*	State Chartered Schools	Six Directions Indigenous Charter School	13,174	26.02%
*	Albuquerque (District Charter)	Health Leadership Charter High School	16,124	25.90%
*	State Chartered Schools	ACES Technical Charter School	20,339	25.68%
*	State Chartered Schools	Mission Achievement & Success 1.0 Charter School	72,338	25.46%
*	Albuquerque (District Charter)	Technology Leadership Charter HS	12,000	25.00%
*	State Chartered Schools	Sandoval Academy of Bilingual Education Charter School	23,694	18.96%
*	Albuquerque (District Charter)	William and Josephine Dorn Community Charter School	13,888	18.93%
*	State Chartered Schools	Mission Achievement & Success 2.0 Charter School	16,748	18.65%
*	State Chartered Schools	Tierra Encantada Charter School	28,406	17.76%
*	Albuquerque (District Charter)	Albuquerque Talent Development Secondary Charter School	16,224	17.65%
*	Albuquerque (District Charter)	The New America Charter School	25,440	16.88%
*	State Chartered Schools	The Montessori Elementary Charter School - Middle School Campus	33,924	16.48%
*	State Chartered Schools	Roots and Wings Community Charter School	4,464	14.92%
*	Albuquerque (District Charter)	Corrales International Charter	23,418	13.52%
*	Albuquerque (District Charter)	Siembra Leadership Charter HS	7,572	7.49%
*	State Chartered Schools	Taos International School	24,416	6.82%
*	State Chartered Schools	Taos Integrated School of the Arts	13,062	1.62%

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The Executive Director, John Binnert, was also present.

Executive Director Binnert thereupon introduced and recommended adoption by the Council of a resolution entitled:

RESOLUTION DETERMINING THE NECESSITY FOR ACQUIRING BUILDINGS OR OTHER REAL PROPERTY THROUGH A LEASE-PURCHASE ARRANGEMENT; DETERMINING THE ESTIMATED COST OF THE BUILDING OR OTHER REAL PROPERTY NEEDED; APPROVING AN AMENDMENT TO THE LEASE WITH OPTION TO PURCHASE; APPROVING THE SOURCE OF FUNDS FOR THE LEASE PAYMENTS; AND OTHER MATTERS RELATED THERETO

Member Wesley Burghardt then moved the adoption of the foregoing entitled resolution. Member Susan LaBarge seconded such motion. The motion to adopt said resolution was thereupon put to a vote and was passed and adopted on the following recorded vote:

Those Voting Aye:

They Voting Nay:

Andrew Bundy

Jill Van Nortwicle

Wesley Burghardt

Rahni Kellum

Susan LaBarge

Ratni Casey

Those Abstaining:

After consideration of other business not related hereto, on motion duly made, seconded, and carried, the meeting was adjourned.

Dated at Albuquerque, New Mexico, this 19th day of October, 2021.



Rath Casey, President, Governing Council,
Cottonwood Classical Preparatory School, a
locally chartered public school

[SEAL]

Attest:



Andrew Bundy, Secretary, Governing Council
of the Cottonwood Classical Preparatory School

RESOLUTION DETERMINING THE NECESSITY FOR ACQUIRING BUILDINGS OR OTHER REAL PROPERTY THROUGH A LEASE-PURCHASE ARRANGEMENT; DETERMINING THE ESTIMATED COST OF THE BUILDING OR OTHER REAL PROPERTY NEEDED; APPROVING AN AMENDMENT TO THE LEASE WITH OPTION TO PURCHASE; APPROVING THE SOURCE OF FUNDS FOR THE LEASE PAYMENTS; AND OTHER MATTERS RELATED THERETO

This Resolution is adopted this 19th day of October, 2021 by the Governing Council of the Cottonwood Classical Preparatory School ("Council" and "School," respectively) at a duly called Council meeting, in accordance with the Open Meetings Act, NMSA 1978, §§ 10-15-1 through 10-15-4.

WHEREAS, the School and the Cottonwood Classical Foundation, a New Mexico non-profit corporation organized to support the School ("Foundation"), following receipt of the required approvals from the New Mexico Public Education Department ("PED"), entered into a Lease Agreement with Option to Purchase dated September 16, 2014 (the "Lease Agreement"), for Tract 5-B-1-A-2-A Journal Center, commonly known as 7801 Jefferson NE, Albuquerque, New Mexico (the "Property") which arrangement provides for the Foundation to lease buildings or other real property and equipment to the School to serve the interests of the students of the School, with an option for the School to purchase the same; and

WHEREAS, the Council has considered and hereby determines that it is necessary and desirable and in the best interest of the School to expand its current school facilities, including the renovation of existing facilities and construction of additional classrooms and a gymnasium, as summarized in Exhibit A to the First Amendment to the Lease Agreement with Option to Purchase (the "Amendment") appended hereto as Exhibit 1 (the "Project"); and

WHEREAS, the Foundation has agreed to finance such Project and upon closing of the Foundation's financing and refinancing of the Project, the Foundation intends to construct

certain improvements and renovations to the Property constituting the Project, and the School has agreed to an increase in the Base Rent. The School and the Foundation intend to enter into the Amendment to provide a modified Base Rent Schedule, as provided in Exhibit B to the Amendment appended hereto as Exhibit 1, and the School has agreed to secure certain property, buildings, equipment, fixtures and proceeds thereof, including the Project, as collateral for payment under the Lease Agreement and the Amendment, all subject to the required prior approvals of the PED and/or PSFA; and

WHEREAS, the Council has considered and hereby determines that it is necessary and desirable and in the best interest of the School to lease, and subject to certain contingencies, purchase from the Foundation, the Property, including the facilities, equipment and improvements to be constructed; and

WHEREAS, the Council has made a determination that the maximum purchase price for the Property and improvements of \$20,600,000 (Twenty Million Six Hundred Thousand Dollars and 00/100), with a Maximum Monthly Base Rent Amount of \$129,166.67, subject to reduction in the event actual costs are less than projected costs, is fair and reasonable based on the School's current and projected educational program needs. The interest rate charged shall not exceed the maximum interest rate allowed pursuant to the Public Securities Act, NMSA 1978, §6-14-1 through 6-14-3; and

WHEREAS, the Council has reviewed a summary of the terms of the proposed Amendment and determined that the terms and conditions of the Amendment are in the best interest of the School and are acceptable to the Council, if approved by PED; and

WHEREAS, the Council has determined that the Property and improvements will be suitable for the School's educational program as contemplated by its charter. Further, acquisition, development, renovation and construction of the Property, the Project and improvements as its long-term facility is in the School's best interest; and

WHEREAS, the Council will, prior to executing the Amendment, submit it to PED for approval, pursuant to the requirements of PED, the terms of the Act, and the Charter Schools Act, NMSA 1978, §§22-8B-1, *et seq.*; and

WHEREAS, the Council has reviewed the Sources of Funds that will be used to make the required payments pursuant to the Lease Agreement and the Amendment, which sources comply with NMSA 1978, §22-26A-7 and the Council is satisfied that the School has eligible funding to enter into the Amendment.

THEREFORE, BE IT RESOLVED BY THE GOVERNING COUNCIL OF COTTONWOOD CLASSICAL PREPARATORY SCHOOL THAT:

(1) It is necessary and in the School's best interest to acquire from the Foundation, the Property and the existing and to-be-constructed improvements on Tract 5-B-1-A-2-A Journal Center, commonly known as 7801 Jefferson NE, in the City of Albuquerque, County of Bernalillo, New Mexico, through a lease purchase arrangement as defined by NMSA 1978, §22-26A-3(A); and

(2) The maximum purchase price for the Property and improvements of \$20,600,000 (Twenty Million Six Hundred Thousand Dollars and 00/100), with a Maximum Monthly Base Rent Amount of \$129,166.97, subject to reduction in the event actual costs are less than projected costs, is fair and reasonable based on the School's current and projected

educational program needs. The interest rate charged shall not exceed the maximum interest rate allowed pursuant to the Public Securities Act, NMSA 1978, §6-14-1 through 6-14-3; and

(3) The terms of the proposed First Amendment to the Lease Agreement with Option to Purchase dated September 16, 2014, are reasonable, acceptable, and in the best interest of the School; and

(4) The source of funds to make the payments under the proposed Amendment have been identified from available and allowable funds; and

(5) The School will not be liable for the loan incurred by Foundation for purposes of acquiring, renovating, building, and constructing the Property and all improvements thereto; and

(6) The Amendment, along with all required documentation, shall be forwarded to PED for consideration and approval prior to its execution; and

(7) The Council authorizes any one of the Officers designated below to execute and deliver, on behalf of the Council, all certificates which in such Officer's discretion may be necessary and proper to complete the transactions described in this Resolution, including but not limited to the First Amendment to the Lease Agreement with Option to Purchase, and such other related documents as are consistent with the intent of this Resolution; and

(8) Subject to any approval of the amendment to the Lease-Purchase Agreement by the PED and PSFA, the Council President, Vice President, and Executive Director, (collectively "Officers"), and each of them acting alone, are hereby authorized and directed to finalize, execute, seal, attest and deliver the documents identified above, and any and all other documents pertaining to this transaction. Any one or more of the Officers may consent to this


transaction, or consent to any change or modification in or to the form of documents described herein, as he, she or they may deem appropriate. Each such Officer so acting is hereby authorized to sign, acknowledge and deliver all necessary certificates, documents, instruments and papers and to do all such other acts and things as may, in said Officer's discretion, be necessary or proper to carry out the purposes and intent of, and to consummate the transactions contemplated by this Resolution; and

(9) All actions heretofore taken by the Officers in connection with the Amendment and lease-purchase of the Project are hereby ratified and confirmed, including without limitation, the employment of legal counsel; and

(10) This Resolution shall take immediate effect upon its adoption by the Council.

The undersigned certifies that she is the duly elected President of the Cottonwood Classical Preparatory School Governing Council and that the above is a true and correct statement of the Resolution that was duly adopted at a meeting of the Council, which was held in accordance with State laws and bylaws of the Cottonwood Classical Preparatory School Governing Council.

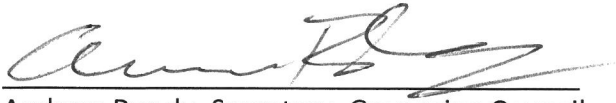
APPROVED AND ADOPTED, THIS 19th day of October, 2021.



Rathi Casey, President, Governing Council of the
Cottonwood Classical Preparatory School, a locally
chartered public school

[SEAL]

Attest:

A handwritten signature in black ink, appearing to read 'Andrew Bundy', written over a horizontal line.

Andrew Bundy, Secretary, Governing Council
of Cottonwood Classical Preparatory School,
a locally chartered public school

EXHIBIT 1

**First Amendment to the Lease Agreement with Option to Purchase
dated September 16, 2014**

(SEE ATTACHED)

**FIRST AMENDMENT TO
LEASE AGREEMENT WITH OPTION TO PURCHASE**

This **First Amendment to Lease Agreement with Option to Purchase** (“Amendment”) is entered by and between Cottonwood Classical Foundation, Inc., a New Mexico non-profit corporation (“Foundation” or “Lessor”) and Cottonwood Classical Preparatory School, a New Mexico public charter school (“Charter School” or “Lessee”).

Background

A. Foundation as Lessor and Charter School as Lessee entered into a Lease Agreement with Option to Purchase dated September 16, 2014 (“Lease”) related to the lease and purchase of Tract 5-B-1-A-2-A Journal Center, commonly known as 7801 Jefferson Street, N.E., Albuquerque, New Mexico (“School Site”) as authorized under the New Mexico Public School Lease Purchase Act, Sections 22-26A-1 to 22-26A-20, NMSA 1978 (the “Lease Purchase Act”).

B. The Foundation is New Mexico nonprofit corporation qualifying under section 501(c)(3) of the Internal Revenue Code, formed for the purpose of providing school facilities for the Charter School.

C. Charter School has determined: (i) it is necessary and desirable and in the best interest of the Lessee to lease and, subject to certain contingencies, purchase from Lessor the School Site; and (ii) it is necessary and desirable for Charter School to expand its school facilities, including the renovation of existing facilities and construction of additional classrooms and a gymnasium, and the Foundation has arranged for financing of those facilities with NBH Bank.

NOW, THEREFORE, in consideration of the mutual covenants and agreement of the parties it is hereby agreed as follows:

1. School Site. Exhibit A and the “School Site” described in Section 3.4 of the Lease shall be supplemented with description of the improvements described in Exhibit A attached to this Amendment and includes those certain improvements located on the School Site

on the Effective Date of this Amendment or added thereafter that are property of Lessee, or its successors and assigns.

2. Base Rent. In consideration of the facilities and the improvements to be constructed, as described in Exhibit A, on the School Site, as described in Section 5.1 of the Lease, Lessee agrees to pay Lessor and lessor agrees to accept as full rent payment for the premises, as improved, a sum equal to the amounts provided in the amended Exhibit B (“Base Rent”) as attached hereto, payable monthly on the first day of the first month following the Effective Date and each succeeding month throughout the term of the Agreement. Any partial month will be calculated on a pro rata basis.

3. Accelerated Sale and Transfer. Section 6.2 of the Lease is amended and restated as follows:

Section 6.2 Accelerated Sale and Transfers. Lessee may acquire the leased property only on an option date. The term “Option Date” shall be December 1, 2031 or any date thereafter.

4. Notice of Sale and Transfer. Section 6.3 of the Lease is amended and restated as follows:

Section 6.3 Notice of sale and transfer. Lessee’s election to proceed to sale and transfer of the property on an Option Date must be evidenced by a written notice addressed to Lessor, and by registered certified mail to Lessor’s office or to any other place designed by Lessor by written notice to Lessee. Such written notice must be given not less than five (5) business days prior to the Option Date on which the option is to be exercised and sale and transfer is to occur.”

5. Purchase Price. Section 6.5 of the Lease is amended and restated as follows:

Section 6.5 Purchase Price on Exercise of Option. The Purchase Price for the School Site shall be \$20,600,000 of principal upon which interest shall accrue at a rate of (a) 3.55% (or such rate established upon the Effective Date to be equal to the 10-year U.S. Treasury rate plus 2.25%) per annum for \$11,600,000 (Series A) of principal (due December 1, 2031), and (b) 3.08% (or such rate established upon the Effective Date equal to the 10-Year U.S. Treasury rate plus 1.98%) per annum for \$9,000,000 (Series C) of principal (due December 1, 2031), and (c) a prepayment premium in accordance with the following schedule:

Months 1 – 12: 5% of the amount prepaid

Months 13 – 24:	4% of the amount prepaid
Months 25 – 36:	3% of the amount prepaid
Months 37 – 48:	2% of the amount prepaid
Months 49 – 60:	1% of the amount prepaid
Months 61 – 120:	0% of the amount prepaid

The price to be paid by Lessee to Lessor for the School Site on an Option Date shall be the principal balance of the unpaid purchase price as of that Option Date, as set forth in the schedules attached at Exhibit B, plus any accrued and unpaid interest plus expenses described in Section 6.6 below.

6. **Mortgage.** The NBH Bank loan will be in a total amount not to exceed \$23,254,650. A first mortgage on the Property will secure the NBH Bank loan in the sum of \$20,600,000. The cost for construction of the new facilities and renovation of the existing school facility is estimated to be \$10,130,000, of which \$7,570,000 is to be funded with Series 2021 bond proceeds and the remainder of which will be funded by Foundation moneys on hand.


7. **Department Approval.** The parties acknowledge this Amendment must be approved by the Public Education Department (“PED”). Charter School and Foundation will immediately take whatever action is necessary to approve this Amendment and shall submit the same to PED for approval as soon as practical. The “**Effective Date**” of this Amendment will be the date on which PED approves this Amendment. Exhibit D of the Lease will be supplemented with the approval of this Amendment from PED.

8. **Indebtedness.** Notwithstanding any other provisions of this Amendment, the Lease or the other provisions in the Lease, Charter School’s governing body represents, warrants and covenants that it has not directly and indirectly undertaken, and will not directly or indirectly undertake, Foundation’s debt under any agreement, nor has Charter School pledged, transferred, or granted a security interest in, or assigned to any private third party, public funds, monies, grants or other distributions received, or to be received, by Charter School from or through the state of New Mexico, for the purpose of securing the payment of Foundation’s financial obligations, in violation of Article IX, Section 14 of the New Mexico Constitution, or in violation of Article IX, Section 11 of the New Mexico Constitution.

9. **Effect of Amendment.** To the extent the provisions of this Amendment modify or are in conflict with the Lease Purchase Agreement, the provisions of this Amendment shall control. Otherwise, the Lease Purchase Agreement shall remain in full force and effect.

FOUNDATION:

Cottonwood Classical Foundation, Inc.
A New Mexico nonprofit corporation


By: Antoinette Pacheco
Its: President

CHARTER SCHOOL:

Cottonwood Classical Preparatory School,
a New Mexico public charter school



By: RATHI CASEY
Its: GC PRESIDENT

EXHIBIT A - SUPPLEMENT

Supplement to the Description of the School Site

(See Attached)

GENERAL NOTES

- A. SAW CUT & REMOVE EXISTING PAVING AS REQUIRED FOR NEW WORK. PATCH & REPAIR ALL AREAS.
- B. SUB GRADE PREPARATION AND SOIL COMPACTION AT ALL CONCRETE WORK SHALL COMPLY WITH REQUIREMENTS NOTED ON CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
- C. PROVIDE BROOM FINISH ON CONCRETE SIDEWALK.
- D. VERIFY SIDEWALK LAYOUT WITH ARCHITECT PRIOR TO FORMING AND POURING CONCRETE. NO EXCEPTIONS.
- E. THE CONTRACTOR IS RESPONSIBLE FOR THE GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS
- F. UTILITIES: LOCATE ALL EXISTING ACTIVE UTILITIES AND DETERMINE ALL REQUIREMENTS FOR DISCONNECTION, RECONNECTION, REROUTING OR CAPPING. CONTRACTOR SHALL PROTECT ALL UTILITIES DESIGNATED TO REMAIN FROM DAMAGE. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN DUE TO CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PAY FOR AND COORDINATE WITH LOCAL UTILITY COMPANIES FOR ALL UTILITY DISCONNECT, RECONNECT, TIE-IN, DEMOLITION WORK, AND CONSTRUCTION AS REQUIRED. CONTRACTOR SHALL COORDINATE ANY UTILITY INTERRUPTIONS WITH OWNER A MINIMUM OF 10 DAYS IN ADVANCE. FOR INFORMATION ON UTILITIES SEE SITE SURVEY SHEET AND SITE UTILITY, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DRAWINGS.
- G. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
- H. FOR INFORMATION ON UTILITIES SEE SITE SURVEY SHEET, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- I. CONTRACTOR SHALL PAY FOR AND COORDINATE WITH LOCAL UTILITY COMPANIES FOR ALL UTILITY DISCONNECT, RECONNECT AND DEMO WORK.
- J. ALL SITE ELEMENTS INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUND COVER MATERIAL, ETC. THAT MUST BE REMOVED FROM THE SITE IN ORDER TO ACCOMPLISH NEW WORK SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO BECOME FAMILIAR

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INTERIORS

Studio M
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GENERAL NOTES

- A. CONTRACTOR SHALL PERFORM DAILY CLEANUP WHEN FINISH GRADE WORK IS BEING PERFORMED.
- B. SEE ENLARGED PLANS FOR CLASSROOM LAYOUTS, CASEWORK, ETC.
- C. SEE ROOM MATERIALS LEGEND ON ID SHEETS FOR FLOOR/ BASE,WALL AND CEILING MATERIAL INFORMATION.
- D. PROVIDE WOOD BLOCKING IN ALL WALLS FOR SUPPORT OF PARTITIONS, SIGNAGE, ACCESSORIES, AND OTHER WALL SUPPORTED ITEMS AS REQUIRED.
- E. SEE ANSI GUIDELINES FOR INFORMATION REGARDING ACCESSIBILITY REQUIREMENTS.
- F. PROVIDE SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.
- G. COORDINATE ALL PLUMBING FIXTURES WITH THE PLUMBING DRAWINGS. IN CASE OF ANY DISCREPANCY, NOTIFY ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN OF INSTALLATION.
- H. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS.
- I. FURNISH AND INSTALL 5/8" ABUSE RESISTANT GYP. BOARD TO 8'-0" AFF AT ALL CORRIDOR AND VESTIBULE WALL LOCATIONS.
- J. SEE A-601 FOR DOOR AND WINDOW SCHEDULE AND A-602/603 FOR DOOR AND WINDOW FRAME ELEVATIONS.
- K. SEE PARTITION TYPES A-501.
- L. SEAL ALL EXISTING PENETRATIONS, HOLES OR OTHER UNUSED DAMAGED EXISTING INTERIOR OR EXTERIOR WALL ASSEMBLIES.

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SYMBOL LEGEND

GENERAL NOTES

- A. SAW CUT & REMOVE EXISTING PAVING AS REQUIRED FOR NEW WORK. PATCH & REPAIR ALL AREAS.
- B. SUB GRADE PREPARATION AND SOIL COMPACTION AT ALL CONCRETE WORK SHALL COMPLY WITH REQUIREMENTS NOTED ON CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
- C. PROVIDE BROOM FINISH ON CONCRETE SIDEWALK.
- D. VERIFY SIDEWALK LAYOUT WITH ARCHITECT PRIOR TO FORMING AND POURING CONCRETE. NO EXCEPTIONS.
- E. THE CONTRACTOR IS RESPONSIBLE FOR THE GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS
- F. UTILITIES: LOCATE ALL EXISTING ACTIVE UTILITIES AND DETERMINE ALL REQUIREMENTS FOR DISCONNECTION, RECONNECTION, REROUTING OR CAPPING. CONTRACTOR SHALL PROTECT ALL UTILITIES DESIGNATED TO REMAIN FROM DAMAGE. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN DUE TO CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PAY FOR AND COORDINATE WITH LOCAL UTILITY COMPANIES FOR ALL UTILITY DISCONNECT, RECONNECT, TIE-IN, DEMOLITION WORK, AND CONSTRUCTION AS REQUIRED. CONTRACTOR SHALL COORDINATE ANY UTILITY INTERRUPTIONS WITH OWNER A MINIMUM OF 10 DAYS IN ADVANCE. FOR INFORMATION ON UTILITIES SEE SITE SURVEY SHEET AND SITE UTILITY, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DRAWINGS.
- G. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE, AND IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED
- H. FOR INFORMATION ON UTILITIES SEE SITE SURVEY SHEET, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- I. CONTRACTOR SHALL PAY FOR AND COORDINATE WITH LOCAL UTILITY COMPANIES FOR ALL UTILITY DISCONNECT, RECONNECT AND DEMO WORK.
- J. ALL SITE ELEMENTS INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUND COVER MATERIAL, ETC. THAT MUST BE REMOVED FROM THE SITE IN ORDER TO ACCOMPLISH NEW WORK SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH SITE FEATURES TO BE DEMOLISHED.
- K. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR PERMIT FEES ASSOCIATED WITH ENVIRONMENTAL PROTECTION AGENCY AND REQUIREMENT OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) COORDINATE WITH ALL REGULATORY AUTHORITIES REGARDING THIS ITEM.

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EXHIBIT B

Amended and Restated Base Rent

(See Attached)

Base Rent Schedule to Lease Agreement

<u>Date</u>	<u>Total Base Rent</u>
11/15/2021	129,166.67
12/15/2021	129,166.67
1/15/2022	129,166.67
2/15/2022	129,166.67
3/15/2022	129,166.67
4/15/2022	129,166.67
5/15/2022	129,166.67
6/15/2022	129,166.67
7/15/2022	129,166.67
8/15/2022	129,166.67
9/15/2022	129,166.67
10/15/2022	129,166.67
11/15/2022	129,166.67
12/15/2022	129,166.67
1/15/2023	129,166.67
2/15/2023	129,166.67
3/15/2023	129,166.67
4/15/2023	129,166.67
5/15/2023	129,166.67
6/15/2023	129,166.67
7/15/2023	129,166.67
8/15/2023	129,166.67
9/15/2023	129,166.67
10/15/2023	129,166.67
11/15/2023	129,166.67
12/15/2023	129,166.67
1/15/2024	129,166.67
2/15/2024	129,166.67
3/15/2024	129,166.67
4/15/2024	129,166.67
5/15/2024	129,166.67
6/15/2024	129,166.67
7/15/2024	129,166.67
8/15/2024	129,166.67
9/15/2024	129,166.67
10/15/2024	129,166.67
11/15/2024	129,166.67
12/15/2024	129,166.67

<u>Date</u>	<u>Total Base Rent</u>
4/15/2028	129,166.67
5/15/2028	129,166.67
6/15/2028	129,166.67
7/15/2028	129,166.67
8/15/2028	129,166.67
9/15/2028	129,166.67
10/15/2028	129,166.67
11/15/2028	129,166.67
12/15/2028	129,166.67
1/15/2029	129,166.67
2/15/2029	129,166.67
3/15/2029	129,166.67
4/15/2029	129,166.67
5/15/2029	129,166.67
6/15/2029	129,166.67
7/15/2029	129,166.67
8/15/2029	129,166.67
9/15/2029	129,166.67
10/15/2029	129,166.67
11/15/2029	129,166.67
12/15/2029	129,166.67
1/15/2030	129,166.67
2/15/2030	129,166.67
3/15/2030	129,166.67
4/15/2030	129,166.67
5/15/2030	129,166.67
6/15/2030	129,166.67
7/15/2030	129,166.67
8/15/2030	129,166.67
9/15/2030	129,166.67
10/15/2030	129,166.67
11/15/2030	129,166.67
12/15/2030	129,166.67
1/15/2031	129,166.67
2/15/2031	129,166.67
3/15/2031	129,166.67
4/15/2031	129,166.67
5/15/2031	129,166.67
6/15/2031	129,166.67

<u>Date</u>	<u>Total Base Rent</u>
7/15/2031	129,166.67
8/15/2031	129,166.67
9/15/2031	129,166.67
10/15/2031	129,166.67
11/15/2031	129,166.67
12/15/2031	129,166.67
1/15/2032	129,166.67
2/15/2032	129,166.67
3/15/2032	129,166.67
4/15/2032	129,166.67
5/15/2032	129,166.67
6/15/2032	129,166.67
7/15/2032	129,166.67
8/15/2032	129,166.67
9/15/2032	129,166.67
10/15/2032	129,166.67
11/15/2032	129,166.67
12/15/2032	129,166.67
1/15/2033	129,166.67
2/15/2033	129,166.67
3/15/2033	129,166.67
4/15/2033	129,166.67
5/15/2033	129,166.67
6/15/2033	129,166.67
7/15/2033	129,166.67
8/15/2033	129,166.67
9/15/2033	129,166.67
10/15/2033	129,166.67
11/15/2033	129,166.67
12/15/2033	129,166.67
1/15/2034	129,166.67
2/15/2034	129,166.67
3/15/2034	129,166.67
4/15/2034	129,166.67
5/15/2034	129,166.67
6/15/2034	129,166.67
7/15/2034	129,166.67
8/15/2034	129,166.67
9/15/2034	129,166.67

<u>Date</u>	<u>Total Base Rent</u>
10/15/2034	129,166.67
11/15/2034	129,166.67
12/15/2034	129,166.67
1/15/2035	129,166.67
2/15/2035	129,166.67
3/15/2035	129,166.67
4/15/2035	129,166.67
5/15/2035	129,166.67
6/15/2035	129,166.67
7/15/2035	129,166.67
8/15/2035	129,166.67
9/15/2035	129,166.67
10/15/2035	129,166.67
11/15/2035	129,166.67
12/15/2035	129,166.67
1/15/2036	129,166.67
2/15/2036	129,166.67
3/15/2036	129,166.67
4/15/2036	129,166.67
5/15/2036	129,166.67
6/15/2036	129,166.67
7/15/2036	129,166.67
8/15/2036	129,166.67
9/15/2036	129,166.67
10/15/2036	129,166.67
11/15/2036	129,166.67
12/15/2036	129,166.67
1/15/2037	129,166.67
2/15/2037	129,166.67
3/15/2037	129,166.67
4/15/2037	129,166.67
5/15/2037	129,166.67
6/15/2037	129,166.67
7/15/2037	129,166.67
8/15/2037	129,166.67
9/15/2037	129,166.67
10/15/2037	129,166.67
11/15/2037	129,166.67
12/15/2037	129,166.67

<u>Date</u>	<u>Total Base Rent</u>
1/15/2038	129,166.67
2/15/2038	129,166.67
3/15/2038	129,166.67
4/15/2038	129,166.67
5/15/2038	129,166.67
6/15/2038	129,166.67
7/15/2038	129,166.67
8/15/2038	129,166.67
9/15/2038	129,166.67

EXHIBIT D - SUPPLEMENT

**Copy of the New Mexico Public Education Department's and Public School Facilities
Authority's approval of this Agreement and the First Amendment**

(See Attached)

COTTONWOOD CLASSICAL FOUNDATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS

BE IT RESOLVED, by the board of directors ("Board") of the Cottonwood Classical Foundation, Inc., a New Mexico nonprofit corporation (the "Corporation"), as follows:

1. The Project and the Bonds.

A. The Corporation has requested the assistance of the NBH Bank (the "Purchaser") and the Public Finance Authority (the "Authority") to finance: (a) refunding of the Corporation's existing indebtedness under the Authority's Charter School Refunding Revenue Bonds (Cottonwood Classical Preparatory School Project), Series 2019A and Charter School Improvement Revenue Bonds (Cottonwood Classical Preparatory School Project) Series 2019B; (b) funding the costs of construction for the expansion and renovation of the Cottonwood Classical Preparatory School's (the "School") current facility; and (c) paying the costs of issuance (collectively, the "Project").

B. In order to finance the Project, the Authority shall issue its Charter School Refunding Revenue Bonds (Cottonwood Classical Preparatory School Project) (i) Series 2021A (Convertible to Tax Exempt) in an the approximate par amount of \$10,450,000.00 (the "Series 2021A Bonds"), (ii) Series 2021B Bonds (Federally Tax Exempt) in the approximate par amount of \$2,780,000.00 (the "Series 2021B Bonds,"); and (iii) Series 2021C Bonds (Federally Tax Exempt) in the approximate par amount of \$7,570,000.00 (the "Series 2021C Bonds" and together with the Series 2021A Bonds and the Series 2021B Bonds, the "Bonds") under an Indenture of Trust (the "Indenture") between the Authority and UMB Bank, N.A. as trustee (the "Trustee") to be dated the date of closing, currently estimated to be in November or December 2021 ("Closing Date"). The Authority will lend the proceeds of the Bonds to the Corporation (the "Loan") under a Loan and Security Agreement between the Authority and the Corporation to be dated on the Closing Date (the "Loan Agreement"). The final terms of the Loan Agreement shall be approved in a subsequent resolution to be considered by the Board.

D. The Board deems it necessary and expedient to finance the cost of the Project.

E. The Bonds will be placed with NBH Bank under a Placement Agent Agreement (the "Placement Agent Agreement") to be dated on or near the Closing Date between the Lender, the Corporation and B.C. Ziegler and Company as placement agent (the "Placement Agent").

F. The final maturity of the Bonds shall not exceed 30 years from the date of their issuance, and the maximum interest rate to be borne by the Bonds (including any "taxable," "penalty" or "default" rate) shall not exceed 12% per annum. The Bonds shall be issuable as fully registered bonds without coupons. The Bonds shall be subject to mandatory and optional redemption prior to maturity as provided in the Indenture.

2. The Transaction Documents. The Board hereby approves the borrowing of the proceeds of the Bonds from the Authority in accordance with the Cottonwood Classical Preparatory School Lending Proposal from the Purchaser dated October 13, 2021, attached hereto as Exhibit "A" and made a part hereof. The Board hereby approves the documents necessary to complete the transaction contemplated hereby, final forms of which will be reviewed, negotiated and approved by the authorized officers of the Corporation in consultation with counsel to the Corporation, and copies of which shall be placed on file in the offices of the Corporation with such changes, insertions and omissions as may be approved by the authorized officers of the Corporation (collectively, the "Transaction Documents").

3. First Amendment to Lease Agreement with Option to Purchase dated September 16, 2014. The Board hereby approves the First Amendment to the Lease Agreement with Option to Purchase dated September 16, 2014 (the "Amendment") attached as Exhibit "B" and made a part hereof. The Amendment shall be submitted to the New Mexico Public Education Department for approval and entered into in conjunction with the issuance of the Bonds.

4. Base Rent Schedule. The Board hereby approves the Base Rent Schedule incorporated in the Amendment between the Corporation and Cottonwood Classical Preparatory School attached as Exhibit "C" to this Resolution and made a part hereof.

5. Authorized Officers. The Corporation:

A. Appoints the President, Vice President, Secretary, Treasurer or any other officer of the Corporation as authorized officers (the "Authorized Officers") and empowers any one of such Authorized Officers to execute the Transaction Documents, approve changes to the documents as may be necessary in consultation with corporate counsel and/or bond counsel and take such further action as is required to comply with the terms and conditions established by federal law and laws of the State of New Mexico regarding the issuance of the Bonds and the laws of the State of New Mexico governing this Corporation, and otherwise required by the Authority, the Purchaser, the Placement Agent or others to complete the sale and issuance of the Bonds; and

B. Acknowledges that the execution of such documents pursuant to this authorization shall be deemed conclusive evidence of the approval and sufficiency thereof.

6. Approval and Execution of Documents.

A. The Authorized Officers are authorized to review, negotiate and approve the Transaction Documents and such other documents necessary to complete the Loan and issuance of the Bonds, and all other documents and certificates necessary to evidence the transactions described herein above and such additional documents as may be required by the Issuer, the Underwriter or bond counsel for the Bonds.

B. Any Authorized Officer acting individually or with one or more other Authorized Officers is authorized to execute and deliver the Transaction Documents and

certificates of the Corporation and may affix thereto the corporate seal, as required, all with such changes and additions thereto as the officers executing the same shall approve, which approval shall be conclusively evidenced by the execution thereof.

C. The Authorized Officers are further authorized and directed to do such things and to execute such documents and certificates as to them may seem necessary and desirable in the performance of or relating to any of the foregoing matters.

7. Increase in Debt Service Cap. The Board hereby approves that the annual debt service cap for the Corporation is increased from \$1,346,000.00 to \$1,400,000.00.

8. Approval of Liens. In order to secure the Corporation's obligations with respect to the Bonds the Board approves the granting of a security interest in certain of the Corporation's real and personal property.

9. Ratification of Actions. All actions and approvals heretofore taken by the Authorized Officers in connection with the Project and the financing thereof by issuance of the Bonds are hereby ratified and confirmed, including without limitation the employment of corporate counsel.

10. Effective Date. This Resolution shall take immediate effect upon its adoption by the Board.

ADOPTED AND APPROVED this 14th day of October, 2021.

COTTONWOOD CLASSICAL FOUNDATION, INC.

By: Antoinette Pacheco
Name: Antoinette Pacheco
Title: Foundation President

EXHIBIT "A"

Cottonwood Classical Preparatory Lending Proposal from NBH Bank dated October 13, 2021
(see attached)

COTTONWOOD CLASSICAL FOUNDATION, INC.

REQUEST FOR PROPOSAL

LENDING PROPOSAL FOR

SERIES 2021 EDUCATIONAL FACILITY REVENUE BONDS

October 13, 2021

Submitted by:
Brian Martorella
Government & Nonprofit Finance
P: (303) 784-5938
C: (303) 888-2366
Brian.Martorella@nbhbank.com



Confidential

October 13, 2021

David Shin
Vice President
Ziegler Investment Banking
One North Wacker Drive, Ste. 2000
Chicago, IL 60606

RE: Cottonwood Classical Preparatory School Series 2021

Dear David,

On behalf of NBH Bank ("NBH" or the "Bank"), I am pleased to present you with the following summary of Indicative Terms and Conditions for Cottonwood Classical Foundation, Inc. (the "Borrower"). This Summary has been provided for the sole use of the Borrower and the Borrower's paid advisors. The information contained in this document is confidential and proprietary to NBH Bank and its affiliates, and cannot be disclosed to any third party without prior written consent of the Bank.

We have enjoyed our continuing relationship with the Foundation and we think that our proposed terms accomplish the goals of the School as we have previously discussed.

The terms and general conditions of the proposed facility are detailed below. This proposal is for discussion purposes and has not been formally approved, however our credit officer has been involved in the process. We are excited to be moving forward with you.

Sincerely,

Brian Martorella
Managing Director, NBH Government & Nonprofit Finance
(303) 784-5938 o
(303) 888-2366 m
Brian.Martorella@nbhbank.com

INDICATIVE TERMS AND CONDITIONS

Borrower:	Cottonwood Classical Foundation, Inc. (the "Foundation") on behalf of Cottonwood Classical Preparatory School (the "School").
Lender:	NBH Bank (the "Bank", or "NBH").
Credit Facility:	Series 2021 Educational Facility Revenue Bonds
Facility Amount:	Series 2021A: \$10,450,000 (Refunding Series 2019A – Cinderella) Series 2021B: \$2,780,000 (Refunding Series 2019B – Tax Exempt) Series 2021C: \$7,570,000 (New Project and Renovation)
Closing Date:	To be determined, estimated to be October or November 2021.
Purpose:	To refund the Foundation's existing Series 2019A and 2019B Bonds, fund construction of new project and renovations, and pay for the costs associated with issuance. Costs of issuance assumed to be approximately \$900,000 proportionated between each Series. New money for project assumed to total approximately \$7,250,000.
Security:	1) 1st Deed of Trust/First Mortgage on Cottonwood Classical Foundation building and corresponding land, to be secured as an abundance of caution; 2) Gross Revenue Pledge of the Foundation. 3) Collateral assignment and pledge by the Foundation, including assignment of lease revenues from the School.
Project Fund:	Funds for new project and renovation may be fully drawn into escrow upon closing, or drawn on a schedule predetermined prior to closing.
Debt Service Reserve Fund:	None.
Amortization:	Series 2021A & B – 20 Years. Series C – 30 Years. See Appendix A for proposed amortization schedules.
Repayment:	All revenues of the Foundation available to cover debt service, which shall begin on a mutually acceptable date. It is expected that a Trustee will be retained for the purpose of collecting state per pupil funding and making monthly payments.
Maturity / Put Option:	10-Years, approximately December 1, 2031: the bonds will either mature, or be eligible for a Put at the option of the Bank. Prior to such date, the Bank and the

Borrower may discuss a mutually beneficial extension, renewal or restructuring of the bonds.

**Interest Rate
Series 2021A:**

Fixed through maturity. At closing, the taxable rate will be equal to the then 10-Year US Treasury rate + 2.25%, **currently 3.82%**, as of October 13, 2021.

Effective December 1, 2022 and assuming the bonds continue to qualify for tax-exempt status, the taxable rate will convert to a tax-exempt, non-bank qualified rate, calculated as the 10-Year US Treasury rate + 1.78%, currently 3.35% as of October 13, 2021. The 1.78% spread is calculated as 79% of the 2.25% taxable spread. The net tax-exempt, non-bank qualified rate will be known prior to closing once the taxable rate is locked.

The fixed rate is subject to change based on fluctuations in the index prior to the rate lock date. The Borrower may lock the rates up to 15 days prior to closing with no additional cost. The Borrower may lock the rate up to 30 days prior to closing for an additional 15bps added to the above rate.

**Interest Rate
Series 2021B & C:**

Fixed through maturity. At closing, the tax-exempt rate will be equal to the then 10-Year US Treasury rate + 1.78%, **currently 3.35%**, as of October 13, 2021.

The fixed rate is subject to change based on fluctuations in the index prior to the rate lock date. The Borrower may lock the rates up to 15 days prior to closing with no additional cost. The Borrower may lock the rate up to 30 days prior to closing for an additional 15bps added to the above rate.

**Interest Rate
Floor:**

As rates fluctuate prior to locking, a rate floor will be implemented. The Taxable Rate Floor will be 3.50% and the Tax-Exempt Rate Floor will be 3.00%.

**Prepayment/
Call Options:**

Prepayment in full can be made at any time. Prepayments will be subject to the following prepayment premium:

Months 1-12:	5% of the amount prepaid
Months 13-24:	4% of the amount prepaid
Months 25-36:	3% of the amount prepaid
Months 37-48:	2% of the amount prepaid
Months 49-60:	1% of the amount prepaid
Months 61-120:	0% of the amount prepaid

Other Terms and Conditions:

Payment Dates: The Bank and Borrower will establish a mutually agreeable monthly payment schedule. For the purposes of this proposal, principal and interest payments are assumed on the first of each month.

Reporting Requirements: The Foundation agrees that it will have its books and records audited annually, commencing with the Fiscal Year ending June 30, 2021, by an Accountant as soon as practicable after the close of such Fiscal Year. The Foundation shall furnish the audit to the Authority, the Registered Owners and the Trustee two weeks following the release of the audit by the New Mexico State Auditor (provided that neither the Authority nor the Trustee has any obligation to review such audit report). If the New Mexico State Auditor has not released audited financial statements by December 31 following the close of the fiscal year, the Foundation shall have complied with this reporting requirement if the Foundation provides a draft copy of the audit by December 31 of each year, if permitted by applicable laws and regulations. If a draft copy of the audit is not permitted to be released to the Registered Owners, then the Foundation will provide draft financial statements by December 31 of each year, if permitted by applicable laws and regulations. The Foundation shall have a 30-day cure period to satisfy this reporting covenant. Annual Compliance Certificate.

Annual Budget of the Borrower within 45 days after prior fiscal year end.

Quarterly financial statements within 45 days of quarter-end.

Other financial information upon request.

Financial Covenants:

The School shall maintain a Minimum Lease (or Base Rent) Coverage Ratio of 1.20x under the Lease. If the coverage ratio falls below 1.20x in any given year, the School shall retain an independent consultant mutually agreeable to the School and the Bank. If the coverage ratio falls below 1.10x, it shall constitute an Event of Default.

Minimum Unrestricted Days Cash on Hand of 60 Days.

Additional Debt: Any additional debt over \$10,000 annually will require prior written consent of the Bank.

All financial covenants will be tested annually, based upon receipt of the School's annual audit. The additional debt covenant will be examined on an as needed basis.

Default Rate: Fixed Rate + 3.00%.



Confidential

Subject To: Necessary additional due diligence for formal approval.
Selection of Bond Counsel and Trustee mutually acceptable to the Bank and the School.
Receipt of necessary real estate documentation including but not limited to title policy, survey, Phase I.

**Fees, Expenses,
and
Indemnification:**

Closing Fee – Waived.

Bank Counsel Fees – The Bank will select a firm to serve as bank counsel. Fees are estimated to be \$40,000. A firm quote will be provided to the School before final selection.

Project inspection fees expected to be \$6,000 not to exceed \$12,000.

Whether or not the Financing Agreement is executed and the Bank has provided a commitment to lend, Organization will (a) pay all fees and expenses relating to preparation of the loan documents and Bank counsel, and (b) to the extent permitted by law, indemnify the Bank and its respective directors, officers and employees against all claims asserted and losses, liabilities and expenses incurred in connection with the transaction.

AGREED AND ACCEPTED:

Antoinette Pacheco, Foundation President

Authorized Signer

10/14/21

Date

Antoinette Pacheco

Signature

All preliminary terms and conditions outlined herein are confidential and may not be shared with any financial institution without the prior consent of NBH Bank. This information is intended for discussion purposes only, and is offered by NBH Bank as a preliminary indication of interest.

This indication of interest does not represent a commitment to lend monies, nor is it an indication that a formal lending commitment may be forthcoming. Any formal lending commitment that may be issued by NBH Bank will be subject to the satisfactory conclusion of the Bank's due diligence, completion of the Bank's credit underwriting process, and requisite approval by the Bank's credit authorities.

Appendix A – Preliminary Amortization Schedules

Series 2021A		Series 2021B		Series 2021C	
Payment Date	Principal	Payment Date	Principal	Payment Date	Principal
12/1/2021	\$ 345,000	12/1/2021	\$ -	12/1/2021	\$ -
12/1/2022	\$ 375,000	12/1/2022	\$ 50,000	12/1/2022	\$ 50,000
12/1/2023	\$ 425,000	12/1/2023	\$ 65,000	12/1/2023	\$ 150,000
12/1/2024	\$ 465,000	12/1/2024	\$ 70,000	12/1/2024	\$ 155,000
12/1/2025	\$ 480,000	12/1/2025	\$ 75,000	12/1/2025	\$ 160,000
12/1/2026	\$ 500,000	12/1/2026	\$ 75,000	12/1/2026	\$ 165,000
12/1/2027	\$ 515,000	12/1/2027	\$ 80,000	12/1/2027	\$ 170,000
12/1/2028	\$ 535,000	12/1/2028	\$ 85,000	12/1/2028	\$ 175,000
12/1/2029	\$ 555,000	12/1/2029	\$ 90,000	12/1/2029	\$ 170,000
12/1/2030	\$ 575,000	12/1/2030	\$ 90,000	12/1/2030	\$ 185,000
12/1/2031	\$ 5,680,000	12/1/2031	\$ 2,100,000	12/1/2031	\$ 6,190,000
Total	\$ 10,450,000	Total	\$ 2,780,000	Total	\$ 7,570,000

EXHIBIT "B"

First Amendment to Lease with Option to Purchase dated September 16, 2014
(see attached)

**FIRST AMENDMENT TO
LEASE AGREEMENT WITH OPTION TO PURCHASE**

This **First Amendment to Lease Agreement with Option to Purchase** (“Amendment”) is entered by and between Cottonwood Classical Foundation, Inc., a New Mexico non-profit corporation (“Foundation” or “Lessor”) and Cottonwood Classical Preparatory School, a New Mexico public charter school (“Charter School” or “Lessee”).

Background

A. Foundation as Lessor and Charter School as Lessee entered into a Lease Agreement with Option to Purchase dated September 16, 2014 (“Lease”) related to the lease and purchase of Tract 5-B-1-A-2-A Journal Center, commonly known as 7801 Jefferson Street, N.E., Albuquerque, New Mexico (“School Site”) as authorized under the New Mexico Public School Lease Purchase Act, Sections 22-26A-1 to 22-26A-20, NMSA 1978 (the “Lease Purchase Act”).

B. The Foundation is New Mexico nonprofit corporation qualifying under section 501(c)(3) of the Internal Revenue Code, formed for the purpose of providing school facilities for the Charter School.

C. Charter School has determined: (i) it is necessary and desirable and in the best interest of the Lessee to lease and, subject to certain contingencies, purchase from Lessor the School Site; and (ii) it is necessary and desirable for Charter School to expand its school facilities, including the renovation of existing facilities and construction of additional classrooms and a gymnasium, and the Foundation has arranged for financing of those facilities with NBH Bank.

NOW, THEREFORE, in consideration of the mutual covenants and agreement of the parties it is hereby agreed as follows:

1. School Site. Exhibit A and the “School Site” described in Section 3.4 of the Lease shall be supplemented with description of the improvements described in Exhibit A attached to this Amendment and includes those certain improvements located on the School Site

on the Effective Date of this Amendment or added thereafter that are property of Lessee, or its successors and assigns.

2. **Base Rent.** In consideration of the facilities and the improvements to be constructed, as described in Exhibit A, on the School Site, as described in Section 5.1 of the Lease, Lessee agrees to pay Lessor and lessor agrees to accept as full rent payment for the premises, as improved, a sum equal to the amounts provided in the amended Exhibit B ("Base Rent") as attached hereto, payable monthly on the first day of the first month following the Effective Date and each succeeding month throughout the term of the Agreement. Any partial month will be calculated on a pro rata basis.

3. **Accelerated Sale and Transfer.** Section 6.2 of the Lease is amended and restated as follows:

Section 6.2 **Accelerated Sale and Transfers.** Lessee may acquire the leased property only on an option date. The term "Option Date" shall be December 1, 2031 or any date thereafter.

4. **Notice of Sale and Transfer.** Section 6.3 of the Lease is amended and restated as follows:

Section 6.3 **Notice of sale and transfer.** Lessee's election to proceed to sale and transfer of the property on an Option Date must be evidenced by a written notice addressed to Lessor, and by registered certified mail to Lessor's office or to any other place designed by Lessor by written notice to Lessee. Such written notice must be given not less than five (5) business days prior to the Option Date on which the option is to be exercised and sale and transfer is to occur."

5. **Purchase Price.** Section 6.5 of the Lease is amended and restated as follows:

Section 6.5 **Purchase Price on Exercise of Option.** The Purchase Price for the School Site shall be ~~\$2018,600~~20,000 of principal upon which interest shall accrue at a rate of (a) 3.55% (or such rate established upon the Effective Date to be equal to the 10-year U.S. Treasury rate plus 2.25%) per annum for ~~\$110,456~~00,000 (Series A) of principal (due December 1, 2031), and (b) 3.08% (or such rate established upon the Effective Date equal to the 10-Year U.S. Treasury rate plus 1.98%) per annum for ~~\$79,570~~00,000 (Series C) of principal (due December 1, 2031), and (c) a prepayment premium in accordance with the following schedule:

____ Months 1 – 12: 5% of the amount prepaid

Months 13 – 24:	4% of the amount prepaid
Months 25 – 36:	3% of the amount prepaid
Months 37 – 48:	2% of the amount prepaid
Months 49 – 60:	1% of the amount prepaid
Months 61 – 120:	0% of the amount prepaid

The price to be paid by Lessee to Lessor for the School Site on an Option Date shall be the principal balance of the unpaid purchase price as of that Option Date, as set forth in the schedules attached at Exhibit B, plus any accrued and unpaid interest plus expenses described in Section 6.6 below.

6.6. Mortgage. The NBH Bank loan will be in a total amount not to exceed \$23,254,650. A ~~which must be a~~ first mortgage on the Property will secure the NBH Bank loan ~~be in the sum of \$1820,02600,000.~~ The cost for construction of the new facilities and renovation of the existing school facility is estimated to be \$10,130,000, of which \$7,570,000 is to be funded with Series 2021 bond proceeds and the remainder of which will be funded by Foundation moneys on hand. ~~7,570,000 and funds from the Series 2021C facility will be used for the purpose of completing construction of the new facilities and renovation of the existing school facility.~~

7.6. Department Approval. The parties acknowledge this Amendment must be approved by the Public Education Department (“PED”). Charter School and Foundation will immediately take whatever action is necessary to approve this Amendment and shall submit the same to PED for approval as soon as practical. The “Effective Date” of this Amendment will be the date on which PED approves this Amendment. Exhibit D of the Lease will be supplemented with the approval of this Amendment from PED.

8.7. Indebtedness. Notwithstanding any other provisions of this Amendment, the Lease or the other provisions in the Lease, Charter School’s governing body represents, warrants and covenants that it has not directly and indirectly undertaken, and will not directly or indirectly undertake, Foundation’s debt under any agreement, nor has Charter School pledged, transferred, or granted a security interest in, or assigned to any private third party, public funds, monies, grants or other distributions received, or to be received, by Charter School from or through the state of New Mexico, for the purpose of securing the payment of Foundation’s financial

obligations, in violation of Article IX, Section 14 of the New Mexico Constitution, or in violation of Article IX, Section 11 of the New Mexico Constitution.

9.8. **Effect of Amendment.** To the extent the provisions of this Amendment modify or are in conflict with the Lease Purchase Agreement, the provisions of this Amendment shall control. Otherwise, the Lease Purchase Agreement shall remain in full force and effect.

FOUNDATION:

Cottonwood Classical Foundation, Inc.
A New Mexico nonprofit corporation



By: Antoinette Pacheco
Its: President

CHARTER SCHOOL:

Cottonwood Classical Preparatory School,
a New Mexico public charter school



By: RATHI CASEY
Its: QC PRESIDENT

EXHIBIT "C"
Base Rent Schedule for Lease

Base Rent Schedule to Lease Agreement

<u>Date</u>	<u>Total Base Rent</u>
11/15/2021	129,166.67
12/15/2021	129,166.67
1/15/2022	129,166.67
2/15/2022	129,166.67
3/15/2022	129,166.67
4/15/2022	129,166.67
5/15/2022	129,166.67
6/15/2022	129,166.67
7/15/2022	129,166.67
8/15/2022	129,166.67
9/15/2022	129,166.67
10/15/2022	129,166.67
11/15/2022	129,166.67
12/15/2022	129,166.67
1/15/2023	129,166.67
2/15/2023	129,166.67
3/15/2023	129,166.67
4/15/2023	129,166.67
5/15/2023	129,166.67
6/15/2023	129,166.67
7/15/2023	129,166.67
8/15/2023	129,166.67
9/15/2023	129,166.67
10/15/2023	129,166.67
11/15/2023	129,166.67
12/15/2023	129,166.67
1/15/2024	129,166.67
2/15/2024	129,166.67
3/15/2024	129,166.67
4/15/2024	129,166.67
5/15/2024	129,166.67
6/15/2024	129,166.67
7/15/2024	129,166.67
8/15/2024	129,166.67
9/15/2024	129,166.67
10/15/2024	129,166.67
11/15/2024	129,166.67
12/15/2024	129,166.67

<u>Date</u>	<u>Total Base Rent</u>
1/15/2025	129,166.67
2/15/2025	129,166.67
3/15/2025	129,166.67
4/15/2025	129,166.67
5/15/2025	129,166.67
6/15/2025	129,166.67
7/15/2025	129,166.67
8/15/2025	129,166.67
9/15/2025	129,166.67
10/15/2025	129,166.67
11/15/2025	129,166.67
12/15/2025	129,166.67
1/15/2026	129,166.67
2/15/2026	129,166.67
3/15/2026	129,166.67
4/15/2026	129,166.67
5/15/2026	129,166.67
6/15/2026	129,166.67
7/15/2026	129,166.67
8/15/2026	129,166.67
9/15/2026	129,166.67
10/15/2026	129,166.67
11/15/2026	129,166.67
12/15/2026	129,166.67
1/15/2027	129,166.67
2/15/2027	129,166.67
3/15/2027	129,166.67
4/15/2027	129,166.67
5/15/2027	129,166.67
6/15/2027	129,166.67
7/15/2027	129,166.67
8/15/2027	129,166.67
9/15/2027	129,166.67
10/15/2027	129,166.67
11/15/2027	129,166.67
12/15/2027	129,166.67
1/15/2028	129,166.67
2/15/2028	129,166.67
3/15/2028	129,166.67

<u>Date</u>	<u>Total Base Rent</u>
4/15/2028	129,166.67
5/15/2028	129,166.67
6/15/2028	129,166.67
7/15/2028	129,166.67
8/15/2028	129,166.67
9/15/2028	129,166.67
10/15/2028	129,166.67
11/15/2028	129,166.67
12/15/2028	129,166.67
1/15/2029	129,166.67
2/15/2029	129,166.67
3/15/2029	129,166.67
4/15/2029	129,166.67
5/15/2029	129,166.67
6/15/2029	129,166.67
7/15/2029	129,166.67
8/15/2029	129,166.67
9/15/2029	129,166.67
10/15/2029	129,166.67
11/15/2029	129,166.67
12/15/2029	129,166.67
1/15/2030	129,166.67
2/15/2030	129,166.67
3/15/2030	129,166.67
4/15/2030	129,166.67
5/15/2030	129,166.67
6/15/2030	129,166.67
7/15/2030	129,166.67
8/15/2030	129,166.67
9/15/2030	129,166.67
10/15/2030	129,166.67
11/15/2030	129,166.67
12/15/2030	129,166.67
1/15/2031	129,166.67
2/15/2031	129,166.67
3/15/2031	129,166.67
4/15/2031	129,166.67
5/15/2031	129,166.67
6/15/2031	129,166.67

<u>Date</u>	<u>Total Base Rent</u>
7/15/2031	129,166.67
8/15/2031	129,166.67
9/15/2031	129,166.67
10/15/2031	129,166.67
11/15/2031	129,166.67
12/15/2031	129,166.67
1/15/2032	129,166.67
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3/15/2032	129,166.67
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7/15/2032	129,166.67
8/15/2032	129,166.67
9/15/2032	129,166.67
10/15/2032	129,166.67
11/15/2032	129,166.67
12/15/2032	129,166.67
1/15/2033	129,166.67
2/15/2033	129,166.67
3/15/2033	129,166.67
4/15/2033	129,166.67
5/15/2033	129,166.67
6/15/2033	129,166.67
7/15/2033	129,166.67
8/15/2033	129,166.67
9/15/2033	129,166.67
10/15/2033	129,166.67
11/15/2033	129,166.67
12/15/2033	129,166.67
1/15/2034	129,166.67
2/15/2034	129,166.67
3/15/2034	129,166.67
4/15/2034	129,166.67
5/15/2034	129,166.67
6/15/2034	129,166.67
7/15/2034	129,166.67
8/15/2034	129,166.67
9/15/2034	129,166.67

<u>Date</u>	<u>Total Base Rent</u>
10/15/2034	129,166.67
11/15/2034	129,166.67
12/15/2034	129,166.67
1/15/2035	129,166.67
2/15/2035	129,166.67
3/15/2035	129,166.67
4/15/2035	129,166.67
5/15/2035	129,166.67
6/15/2035	129,166.67
7/15/2035	129,166.67
8/15/2035	129,166.67
9/15/2035	129,166.67
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7/15/2036	129,166.67
8/15/2036	129,166.67
9/15/2036	129,166.67
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11/15/2036	129,166.67
12/15/2036	129,166.67
1/15/2037	129,166.67
2/15/2037	129,166.67
3/15/2037	129,166.67
4/15/2037	129,166.67
5/15/2037	129,166.67
6/15/2037	129,166.67
7/15/2037	129,166.67
8/15/2037	129,166.67
9/15/2037	129,166.67
10/15/2037	129,166.67
11/15/2037	129,166.67
12/15/2037	129,166.67

<u>Date</u>	<u>Total Base Rent</u>
1/15/2038	129,166.67
2/15/2038	129,166.67
3/15/2038	129,166.67
4/15/2038	129,166.67
5/15/2038	129,166.67
6/15/2038	129,166.67
7/15/2038	129,166.67
8/15/2038	129,166.67
9/15/2038	129,166.67

Facilities Assessment & Campus Master Plan

Cottonwood Classical Preparatory School

Albuquerque, New Mexico

DRAFT – February 3, 2020



Gymnasium Addition – Initial Concept



NEW MEXICO
TEXAS
COLORADO

CORPORATE OFFICE:

MAIL One Park Square
6501 Americas Pkwy NE, Ste. 300
Albuquerque, NM 87110
PHO 505.883.5200
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REGIONAL OFFICES:

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PHO 806.747.2244

MAIL 415 N. Tejon St.
Colorado Springs, CO 80903
PHO 719.309.9440



Cottonwood Classical – Facilities Assessment & Campus Master Plan

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 - c) Building Systems, Envelope and Roof
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 - b) Phase 1
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 - c) Future Phases
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Executive Summary

Cottonwood Classical Preparatory School (CCPS) is located in the Journal Center Business & Industrial Park at 7801 Jefferson Street NE, Albuquerque, New Mexico. Founded in 2007, Cottonwood Classical serves over 700 students in grades 6-12.

In September of 2019 FBT Architects was selected to participate in the Master Planning work for the facility. Led by the Executive Director, members of the General Council and Staff, FBT toured the facility getting acquainted with building's history and current conditions.

Based on this visit and initial discussions the scope of the Facilities Master Plan was proposed to include:

- Assessment of existing conditions
- Review of existing building and site plans for space utilization and functionality
- Assessment of mechanical and electrical systems by Bridgers & Paxton consulting engineers
- Assessment of the building envelope and roof by The Armstrong Group
- Conduct Programming and Planning exercises through interactive work sessions
- Develop short term and long term goals
- Establish priorities and develop phased Capital Improvement Packages with itemized program areas an
- Develop associated opinion of construction & project costs
- Develop recommendations to incorporate the planning work
- Prepare concept ideas and sketches to illustrate planned improvements



The main focus of this master plan is to identify problems within the facility and propose a series of capital projects phased to optimize building programs, and most importantly respect the well-established Mission and Culture of the CCPS educational program.



School Mission / Culture / Growth

Mission Statement

To develop skillful, knowledgeable, compassionate, balanced, and internationally-minded lifelong learners who are inspired to improve themselves and shape a more peaceful world.

To provide a publicly-funded, inclusive, and rigorous education whereby the skills of inquiry, critical thinking, clear communication, independence, responsibility and open-mindedness are fostered through the use of the International Baccalaureate curriculum and utilizing Paideia methodologies.

To develop students and graduate scholars who are prepared to thrive in colleges and universities of the world and to become exemplary leaders in their regional, national, and global communities.

School Community and Culture

The culture of Cottonwood Classical Preparatory School has a significant impact on the wellbeing of all faculty, staff, and students. By creating a shared culture that reflects the mission, values, and beliefs of the school, we can create a dynamic environment conducive to student learning and employee satisfaction.

Growth and Sustainability

Demand for student enrollment continues to remain at an all-time high for Cottonwood Classical Preparatory School, demonstrating a community need for our academic model. CCPS will explore options for growth at our current location and replication within the state. Tied to growth and replication is the maximization of existing facilities, using available funds for proactive maintenance; upgrading in accordance with the Facilities Master Plan as additional funds become available, and prioritizing safety and security in implementing strategic facility goals.



Overview of Existing Conditions

The original building was constructed in the mid-1980s. Original documents were not available at the time of this report. Building addition and renovation occurred in 1992 for Lovelace Neurobehavioral Center. Minor Reconfiguration of spaces occurred between '92 and 2013 when CCPS acquired the building and reconfigured/renovated the interior for educational use and upgraded select portions of building systems. Other minor updates have taken place in the last 7 years as needs arise. Building system replacement, including the roof, have not occurred or been documented since the original construction.

Assessment of the existing facility was conducted to understand the building's utilization, functional relationships and to determine issues associated with space needs. In addition, building systems were evaluated for their functionality based on current needs, and recommendations proposed to support future master plan improvements.

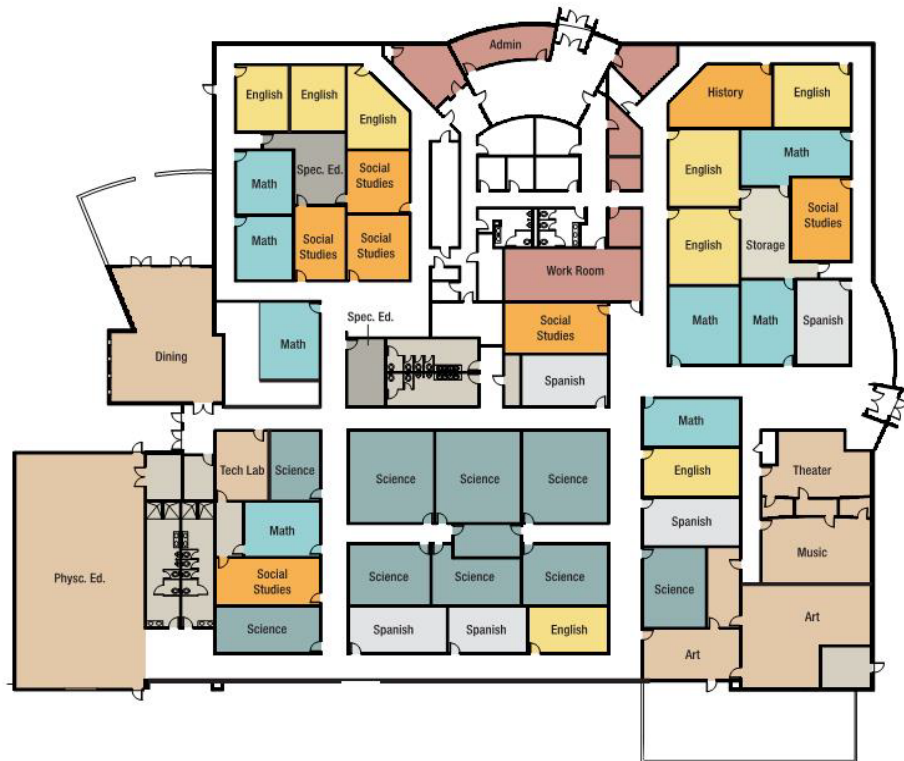


EXISTING SITE PLAN - NOT TO SCALE



Utilization & Functionality

The existing 47,161 GSF building includes 44 teaching spaces for over 730, 6-12 grade students. The teaching spaces are undersized for the current use and student occupancy and are often overcrowded and limit the ability for flexible learning. The average classroom size is 462 NSF and would support 16-18 students per state adequacy standards. Currently the programs average student count is 20 per classroom.



PHASE 1 - EXISTING BUILDING REUTILIZATION - NOT TO SCALE



Primary concerns with building utilization include:

- Small, often crowded classroom spaces
- Limited restroom facilities
- No space in the building to gather student body
- Redundant corridors creating poor circulation patterns and wasted space
- No library space
- Inadequate PE space for education & athletics
- Inadequate cafeteria space & no cooking kitchen
- Inadequate lab space for science
- No natural light into teaching spaces
- No controlled entrance into the main reception area



Building Systems, Envelope & Roof

The attached report from Bridgers & Paxton Consulting Engineers (Attachment #1, Dated October 2019) details the existing conditions of all major building systems.

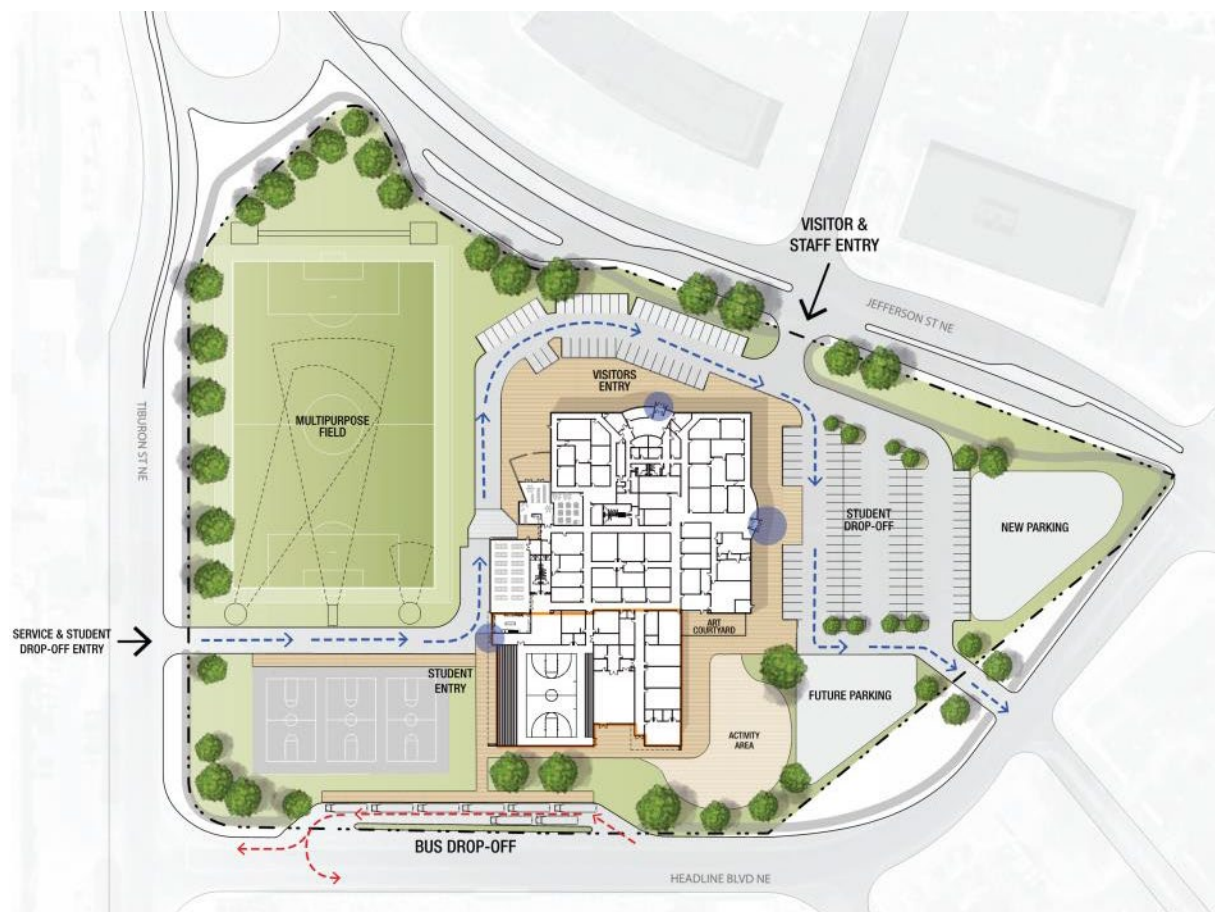
The attached report from the Armstrong Group Inc. (Attachment #2, Dated October 2019) details the existing conditions of the buildings roofing assembly. As noted in this report the existing roof is past its useful life and is a major driver in some of the decisions and budget considerations in the master plan.

Primary building system concerns include:

- The existing roofing assembly is past it's useful life and requires compete replacement
- Mechanical systems
 - 2 gym HVAC units are in disrepair and require replacement
 - All HVAC units older than 15 years should be scheduled for replacement
 - When building renovations occur, individual thermostatic control should be provided in all spaces. This will require compete system upgrades along with the addition of a Facility Management System to optimize efficiency and maintenance
 - General patch and repair at all building penetration for plumbing, gas and water systems
- Electrical system
 - All lighting should be replaced with LED fixtures when renovations occur
 - Exterior lighting is not operational and requires replacement or repair
 - Upgrades to the main building service are not anticipated but may be required based new work
- Technology systems
 - Available space is limited for any expansion of the technology systems and infrastructure, a secondary room may be required for future improvements
 - Wireless and data drops in spaces are limited and should be reviewed during any future renovation
 - Security camera system should be considered for replacement and updated to an IP based system

Master Plan Projects & Budget

During the course of several planning work sessions, basic information on facility needs was developed in support of current requirements and projected future growth. Understanding of the physical space needs was determined by filtering this “wish-list” down to a prioritized building program. Ensuing concept explorations with planning level cost studies establish the direction proposed by this Master Plan.



OVERALL SITE PLAN - PHASE 1 AND PHASE 2 - NOT TO SCALE

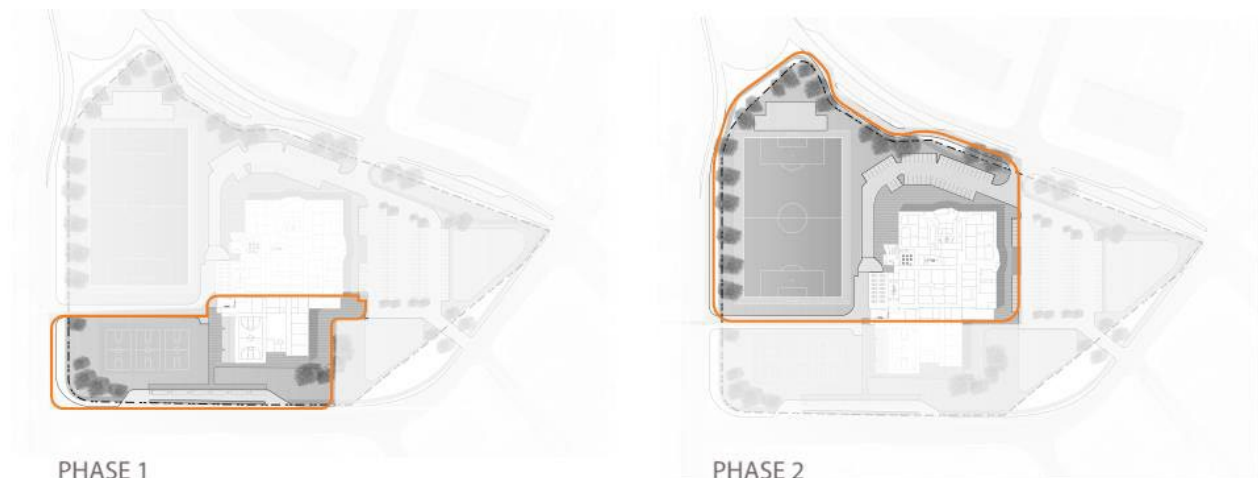
Project Phasing

Budget permitting, capital improvement recommendations of this master plan should ideally be completed as a continuous project to obtain the best value in terms of construction dollars. An important question common with similar projects is the success of a funding campaign. Therefore, phase 1 projects can be strategically developed to allow flexibility in securing capital dollars.

Even as a single project, careful sequencing of the actual construction work would be required to ensure that the facility remains functional during the construction period. The recommended phasing is tailored to minimize interference to the main faculty and systematically achieve the master plan goal.

As a part of this master plan the option to replace the existing building in its entirety was studied. Three main factors resulted in this option not being considered:

1. Complete replacement cost in current dollars is upwards of \$25,000,000
2. The timeframe for funding for this level of improvement is undetermined
3. In order to maintain the existing building while funding was being secured several improvements would be required such as replacement of the existing roof. Significant emergency expenditures for re-roofing the existing buildings was unavoidable since funding and project development for a new faculty would take several years.





Overall Building Program

The following building program tabulation categorizes the renovation and addition work of this master plan for Phase 1 work. Priorities were established after evaluation of the “wish-list” with several criteria – improvement costs, building functionality, construction sequence, etc. Most importantly, the improvements should have an impact on the daily lives of the largest number of students and staff.

Phase 1 - Existing Spaces for Renovation					
# of Space	Room Name	# of Students	NSF per Student	Total NSF	Notes
1	English	14	25	340	
1	English	14	25	343	
1	Math	17	25	425	
1	Dining Support	-	0	400	
1	Dining Room	-	0	1296	Max capacity - 85 occupants
1	PTA Room	-	0	130	
1	Sci - Psych	14	25	338	
1	Tech Lab	12	28	338	
1	Gym	-		1290	
1	Theater	27	28	758	
1	Music	25	28	698	
11		122			
		Existing NSF for Renovation		6,356	
		# of Students Affected		122	

Phase 1 - Renovation					
# of Space	Room Name	# of Students	NSF per Student	Total NSF	Notes
1	TBD	24	25	673	
0				0	Combined space
0				0	Combined Space
1	Tech Lab	24	25	958	
1	Media Center	-	0	1296	
0		-	0	0	Combined space
1	TBD	24	25	683	
0		0	28	0	Combined space
1	Cafeteria	-		1290	
1	TBD	24	28	758	
1	TBD	24	28	698	
7		120			
		Phase 1 - Renovation NSF		6,356	
		# of Students Affected		120	

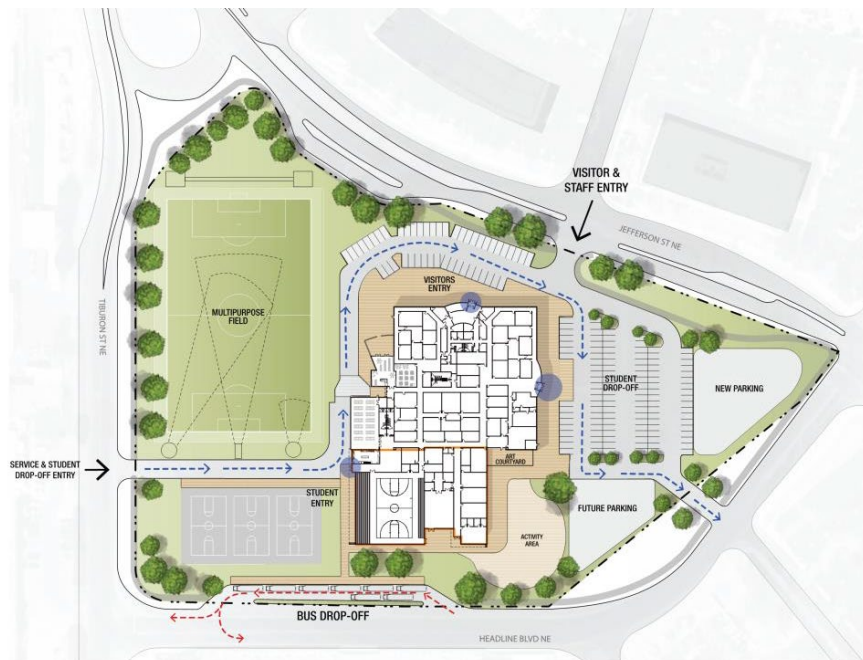


Phase 1 - Building Addition					
# of Space	Room Name	# of Student	NSF per Student	Total NSF	Notes
1	CORE NEW FTE	24	28	750	
1	CORE NEW FTE	24	28	750	
1	CORE NEW FTE	24	28	750	
1	CORE NEW FTE	24	28	750	
1	Kitchen			750	
1	Music Classroom	24		850	
1	Practice Room			90	
1	Practice Room			90	
1	Music Office			90	
1	Music Storage			90	
1	Gym			6500	84' main basketball court
1	Bleacher			2200	450 seat capacity
1	Boys Locker Room			550	
1	Girls Locker Room			550	
1	Gym Storage			280	
1	PE Office			120	
1	AD Office			120	
1	Black Box Theater	24		2200	
1	Boys Dressing			190	
1	Girls Dressing			190	
1	Stagecraft / Storage			290	
1	Theater Office			150	
22		144		18,300	Total NSF
		Total Addition NSF:		18,300	
		Tare (25%):		6,100	
		Total Addition GSF:		24,400	
		Addition Student Capacity:		144	
		Program Summary			
		Total Existing GSF:		47,161	
		Total Renovated GSF:		6,356	
		Total Addition GSF:		24,400	
		Overall GSF:		77,917	
		Existing Student Capacity:		727	
		Renovated Student Capacity:		725	
		Addition Student Capacity:		144	
		Overall Student Capacity:		869	
		*Current Student Enrollment:		736	
		Existing Student Capacity:		727	
		**Projected Student Enrollment:		800	
		***Designed Student Capacity:		869	
	*Current Student Enrollment - Actual number of students currently on campus				
	**Projected Student Enrollment - Estimated number of students at full enrollment				
	***Designed Student Capacity - Estimated maximum number of students when teaching spaces are completely filled at the same time				

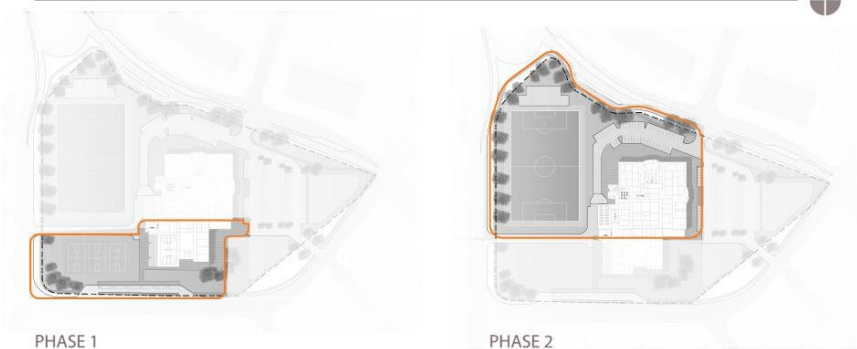
Phase 1 – Site Development Concepts

Phase 1 Site Development has been established to minimize the cost of the new infrastructure and take advantage of existing drive lanes. Separation of the bus traffic and parent traffic is a critical first step to site safety and circulation. The site improvements for this phase will include:

- Develop a slip lane for busses along Headline Blvd.
- Expand outdoor play areas and basketball courts
- Expand overflow parking to the west of the addition (parking on the courts after hours)



OVERALL SITE PLAN - PHASE 1 AND PHASE 2 - NOT TO SCALE





Phase 1 – Building Concepts

Phase 1 Building Addition and Renovation has been developed to maximize potential funding and have an impact on the largest number of students and staff. The building improvements for this phase will include:

- New full size gymnasium for PE, Athletics and school assemblies
- New black box theater to allow for a secondary meeting space
- Relocation of the theater and music components to free up space in the existing building
- New kitchen space sized for future cooking and serving
- Relocation of the cafeteria to the existing gym to increase capacity
- Renovation of the existing cafeteria for Library
- Renovation of several classroom spaces to increase functionality, size and improve the utilization



PHASE 1 FLOOR PLAN - NOT TO SCALE





Phase 1 – Budget Summary

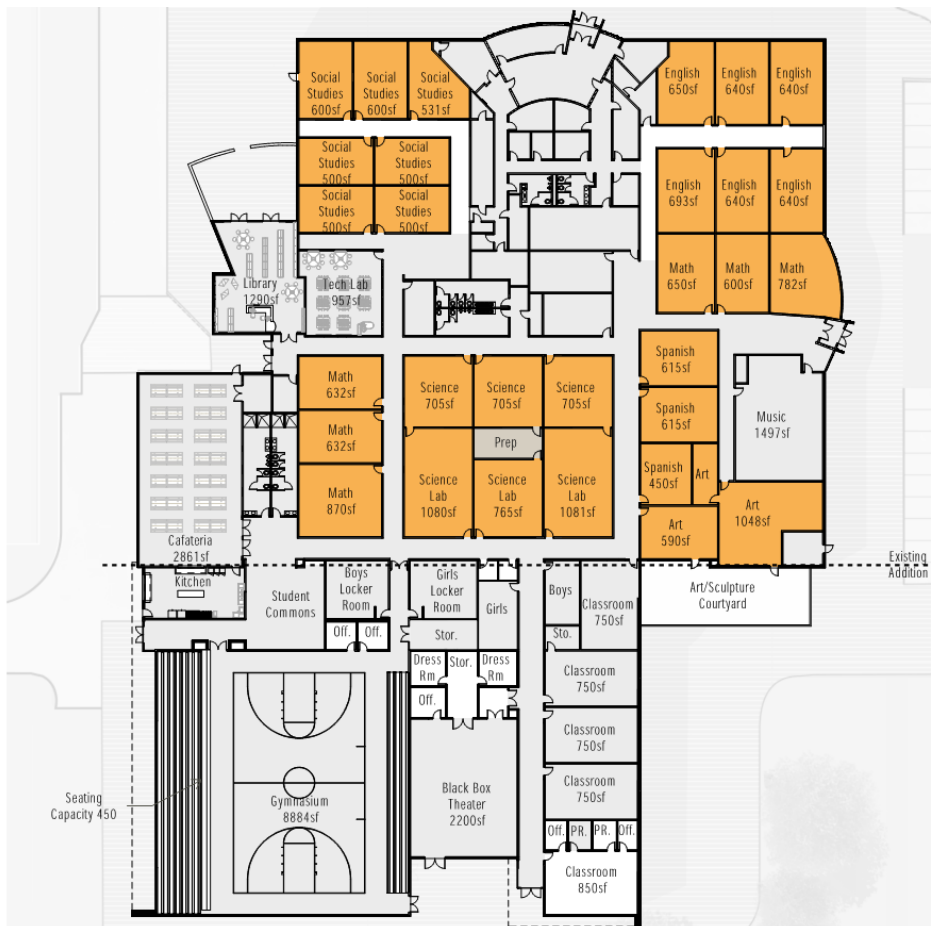
The Phase 1 Budget has been developed as an opinion of construction costs in today's dollars. This budget allows for the renovation portions to be reconfigured and the addition to be built utilizing a pre-engineered metal building structure.

	Phase 1 (gym & classroom addition)				
	GSF	\$/SF Range		Subtotal Range	
Existing Building Re-Roof	-	\$ 25.00	- \$ 28.00	\$ -	\$ -
Minor Renovation					
HVAC Replacement	-	\$ 24.00	- \$ 26.00	\$ -	\$ -
Lighting & Ceiling Replacement	-	\$ 16.00	- \$ 16.00	\$ -	\$ -
Patch and repair	-	\$ 30.00	- \$ 35.00	\$ -	\$ -
Major Renovation	6,356	\$ 60.00	- \$ 80.00	\$ 381,360.00	- \$ 508,480.00
Gym New Construction	10,320	\$200.00	- \$210.00	\$ 2,064,000.00	- \$ 2,167,200.00
Classroom & Black Box New Const.	14,080	\$180.00	- \$190.00	\$ 2,534,400.00	- \$ 2,675,200.00
Existing Building Demolition	-	\$ -	- \$ -	\$ -	\$ -
Site Improvements	Allowance			\$ 200,000.00	- \$ 250,000.00
	Net Construction Cost:			\$ 5,179,760	- \$ 5,600,880
Total GSF:	30,756	Cost per SF:		\$ 168	- \$ 182
Soft Cost Allowances					
Surveying, Potholing & Platting	Allowances			\$ -	\$ -
Geotechnical Investigation				\$ 5,000.00	\$ 7,000.00
Fire Flow and Water Quality Tests				\$ 1,500.00	\$ 2,000.00
Furniture, Fixtures & Equipment				Separate Funding	
Mechanical System Test & Balance				\$ 25,000.00	\$ 30,000.00
Materials Testing during Const.				\$ 30,000.00	\$ 35,000.00
Design & Engineering Fees			5.50%	\$ 284,886.80	\$ 308,048.40
	Net Soft Costs:			\$ 346,387	- \$ 382,048
Project Cost Summary					
Net Construction Costs				\$ 5,179,760	- \$ 5,600,880
Net Soft Costs				\$ 346,387	- \$ 382,048
			Sub Total:	\$ 5,526,147	- \$ 5,982,928
		NMGRT	7.875%	\$ 435,184	- \$ 471,156
		Project Contingency	5.0%	\$ 276,307	- \$ 299,146
	Total Project Cost:			\$ 6,237,638	- \$ 6,753,230
	Cost per SF:			\$ 203	- \$ 220
	Escalation @ 4.0% per year		2021	\$ 6,487,144	- \$ 7,023,360
			2022	\$ 6,736,649	- \$ 7,293,489
			2023	\$ 6,986,155	- \$ 7,563,618

Future Phases – Building Program & Utilization

Phase 2 or future work at the facility should include renovation of the spaces for better utilization, expansion of the existing classrooms and upgrades to building systems per the MEPT report. This work can be done in sections or small areas based on available funding. Key site components include:

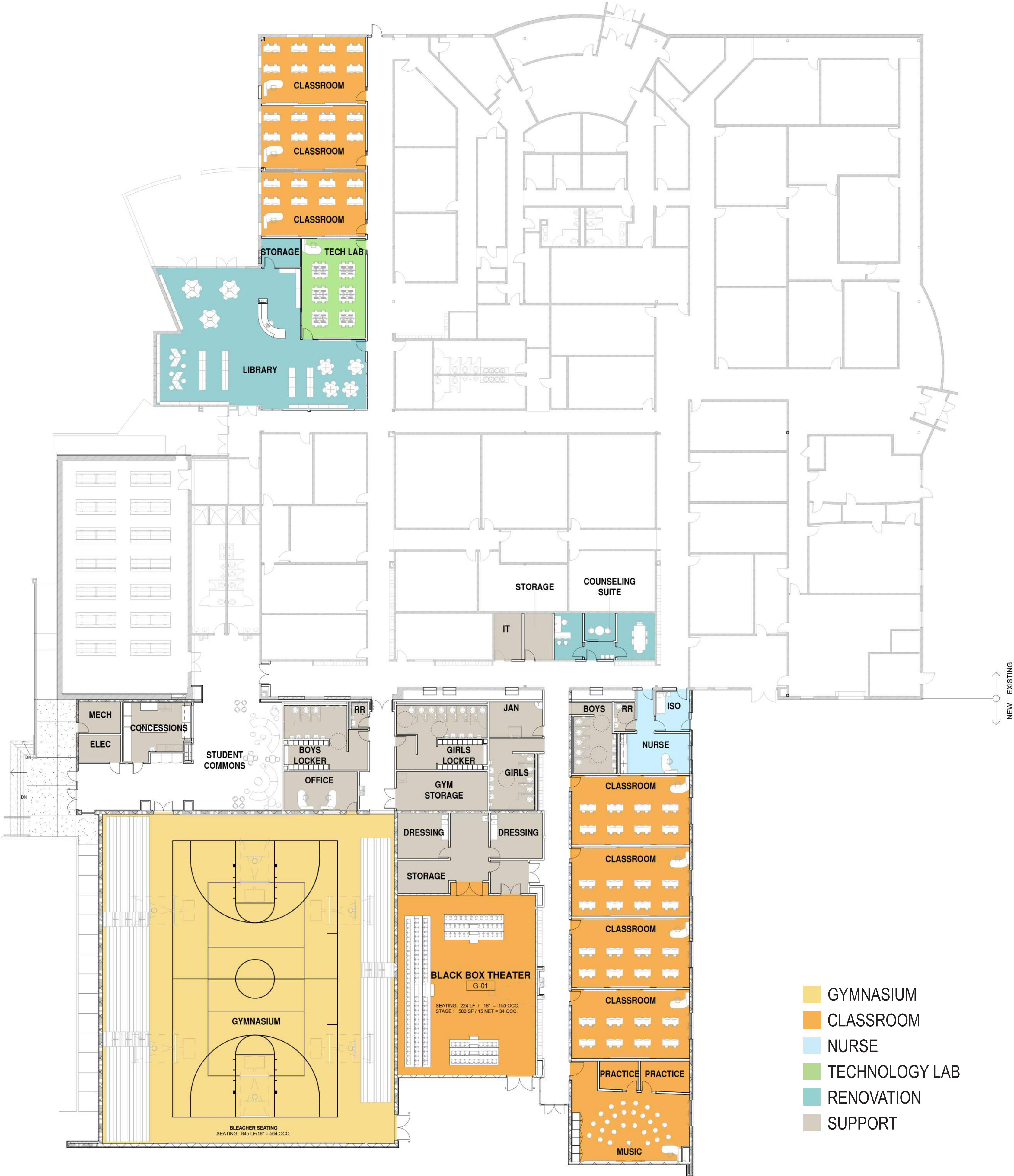
- Multipurpose field (sized for soccer) for PE, athletics and recreation
- Expanded parking around the perimeter and to the east of the Phase 1 addition



PHASE 2 FLOOR PLAN - NOT TO SCALE

COTTONWOOD CLASSICAL PREPARATORY SCHOOL

AUGUST 2021 | ALBUQUERQUE, NM



OVERALL FLOOR PLAN



AUGUST 2021 | ALBUQUERQUE, NM





State of New Mexico
Public School Facilities Authority

Jonathan Chamblin, Director; Martica Casias, Deputy Director

1312 Basehart Road, SE, Suite 200, Albuquerque, NM 87106
(505) 843-6272 (Phone); (505) 843-9681 (Fax)
Website: www.nmpsfa.org

September 25, 2020

Mr. John J. Binnert, M.S. Ed., Executive Director
Cottonwood Classical Preparatory School
7801 Jefferson Street NE
Albuquerque, NM 87109

Dear Mr. Binnert:

PSFA has received and reviewed the Cottonwood Classical Preparatory School Facilities Assessment and Campus Master Plan (2021-2025). Per Section 22-24-5 NMSA 1978, this plan is a requirement for potential Public School Capital Outlay Council (PSCOC) awards to school districts and state-chartered charter schools. Based on our review, PSFA is pleased to announce that the document meets our requirements for master plan/educational specifications submittal. As a result, PSFA considers the plan final and approved. We would like to congratulate Cottonwood Classical Preparatory School for completing this important step that will guide your facility decisions over the next five years while ensuring your building meet your educational program. We strongly believe that effective master planning will be beneficial as the school moves forward in serving the needs of Cottonwood Classical Preparatory students. Since PSFA considers the FMP to be a dynamic and living document, the school should review its plan on an annual basis or as conditions change in your facilities.

Based on PSFA's review of the Campus Master Plan, PSFA understands the following:

- This Facilities Assessment and Campus Master Plan identifies issues related to the existing building and proposes capital projects aimed at improving building utilization and optimizing the building's ability to serve the educational program.
- Cottonwood Classical Preparatory serves over 700 students in grades 6th-12th.
- The existing building consists of 47,161 GSF, consisting of 44 teaching spaces. The average classroom size is 462 SF, with many of the spaces loaded with 20 students. This loading count translated to rooms slightly overcrowded relative to the adequacy standards.
- Other issues the facilities assessment identified include:
 - Limited restroom facilities
 - No library space
 - No student body gathering space
 - Poor circulation
 - Inadequate P.E. space
 - Inadequate cafeteria space and kitchen
 - Inadequate lab space
 - No natural lighting in the classrooms

PSFA, in partnership with New Mexico's school districts, provide quality, sustainable, and well maintained school facilities for our students and educators.

- No controlled entrance
- In addition, the building assessment identified critical building systems such as the roof, HVAC, electrical, and technology need upgrading.
- Since replacing the entire building is not financially or programmatic feasible, the campus master plan identifies a Phase I capital plan combining renovation and building addition.
- The renovation consists of re-organizing 6,356 SF of existing space into space that better supports the program such creation of a media center.
- The addition consists of 24,440 SF organized into classrooms, visual arts, kitchen, and physical education space.
- Phase I also consists of site improvements.
- Phase I cost estimates total \$6.7 million dollars in total project cost.
- The Campus Master Plan also identifies Phase II, which consists of additional renovation and play field development.

PSFA understands that Cottonwood Classical Preparatory is now a district-authorized charter school. As the school moves forward with its capital plan priorities, PSFA encourages the school to engage with Albuquerque Public School Capital Master Plan Office for coordination, if applicable. The school should also develop a Preventative Maintenance Plan (PMP) that it updates yearly, since maintenance can prolong a building system's life span if the building owner does not provide maintenance. Ultimately, any building system will require cyclical renewal using capital funding. Alternatively, capital investments schools do not maintain properly will have a significantly decreased useful life. Continual communication between the PSFA maintenance staff and the school's maintenance and operational personnel is vital in order to meet your goals and ensure a successful planning period. If you have any questions or desire additional information on the FMP, please do not hesitate to call me at (505) 843-6272.

Sincerely,

John M. Valdez, AICP
Facilities Master Planner

c: Martica Casias, PSFA Deputy Director
Richard Dicks, PSFA Regional Facilities Manager
Larry Tillotson, PSFA Maintenance and Operations Manager

CERTIFICATION C
Facility Owner - Non-Profit Foundation

The undersigned hereby certify under penalty of perjury that the owner of the facility in which
(name of charter school) Cottonwood Classical Preparatory School
is housed is a nonprofit entity specifically organized for the purpose of providing the facility for
(name of charter school) Cottonwood Classical Preparatory School.

Charter School Governing Board President

By: [Signature]
Print Name: Bill Pava Norwick
Print Title: GC President
Date: 4/21/21

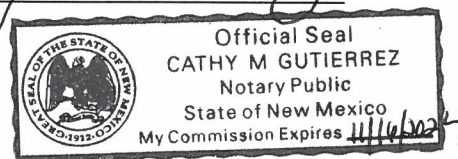
STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

On this 21 day of April, 2021, before me, the undersigned officer,
personally appeared Bill Pava Norwick,
known to me to be the person whose name is subscribed to the within instrument, and
acknowledged executing the same for the purpose therein contained.

[Signature]
Notary Public

My Commission Expires:

11/16/2024



Charter School Principal / Administrator

By: [Signature]
Print Name: John Binnert
Print Title: Executive Director
Date: 4/20/2021

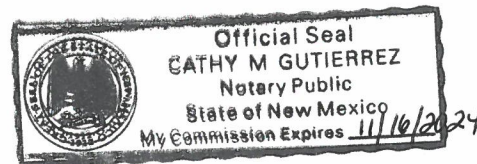
STATE OF NEW MEXICO)
COUNTY OF Bernalillo) ss.

On this 20 day of April, 2021, before me, the undersigned officer,
personally appeared John T. Binnert,
known to me to be the person whose name is subscribed to the within instrument, and
acknowledged executing the same for the purpose therein contained.

[Signature]
Notary Public

My Commission Expires:

11/16/2024



Use note:

For use by charter schools that are housed in a facility that is owned by the charter school, the school, the state, an institution of the state, another political subdivision of the state, the federal government or one of its agencies or a tribal government.