



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

*Martica Casias, Executive, Director; Ryan Parks, Deputy Director*

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May 30, 2023

Justin Baiardo, Founder/Director  
Explore Academy Santa Fe  
Via email: [baiardo@explore.academy](mailto:baiardo@explore.academy)

Dear Mr. Baiardo:

PSFA has received and reviewed the Facilities Master Plan/Educational Specifications 2023-2028 (FMP/Ed Specs) for the proposed Explore Academy Santa Fe. The FMP/Ed Specs guide you in the planning and/or selection of a facility to ensure that it adequately accommodates your educational program and supports your method of instruction. Based upon our review, PSFA is pleased to announce that the FMP/Ed Specs meet our requirements for applicant charter schools and approves the plan. Your next step is to include your FMP/Ed Specs along with this letter in your charter school application to the New Mexico Public Education Commission (PEC).

In reviewing the Explore Academy Santa Fe's FMP/Ed Specs, PSFA understands:

- At this time, the school does not have a building.
- The school seeks a Santa Fe, NM location. Should the school receive approval to operate, it will inquire about available sites owned by the Santa Fe Public School district. If the district does not have available properties, it will work with a realtor to identify suitable sites.
- Explore Santa Fe's proposed enrollment cap is 1,200 students serving grades K-12. In the short-term, however, the school's initial goal will focus on a 560 student enrollment. This 560 figure will inform the school's facility search and planning.
- The 560-enrollment number will require 38 classrooms based on a classroom loading of 14 students per classroom.
- The school will phase in its enrollment over a period of several years. The initial enrollment will consist of 235 students in grades K-2nd and build up to 560 students in grades K-6th in 2028-29, with the balance of its cap added later.
- Each teacher will manage his/her classroom and there will be no sharing of classroom space between teachers.
- The school also requires ancillary program space, administration offices, storage and a cafeteria.
- The school's goal is to eventually purchase a building.
- The school estimates it needs a building consisting of 43,560 SF for enrollment and educational program.

- The school does not plan to employ any alternative methods of instruction.

If you are a successful charter school applicant, PSFA is ready to meet and work closely with Explore Academy Santa Fe on your facility issues. If you find a facility, please contact PSFA so we can assess your chosen building to ensure it meets e-occupancy, code and meets/exceeds the average wNMCI. Feel free to contact PSFA if you have any questions or desire additional information. In addition, should your application receive approval, this plan will be your FMP for the next five years, expiring on December 31, 2028.

Sincerely,

John M. Valdez, AICP  
Facilities Master Planner

c: Alyce Ramos, Program Manager, PSFA  
Amy Smith, Project Technician, PSFA