

E. Facility

A description of the charter school facilities and assurances that the facilities are in compliance with the requirements of Section 22-8B-4.2 NMSA 1978.

The school must provide a narrative description of its facilities. The school should attach any facility plans or the school's Facility Master Plan in **Appendix D**.

In addition, attach a copy of the building E Occupancy certificate and a letter from the PSFA with the facility NMCI Score as **Appendix D**, indicating that the school facility meets the requirements at Subsection C of 22-8B-4.2 NMSA 1978. (If the charter school is relocating or expanding to accommodate more students.)

The school must also provide assurances that the facilities are in compliance with the requirements of Section 22-8B-4.2 NMSA 1978, including subsections A, C, and D. A template is available from the PEC's website.

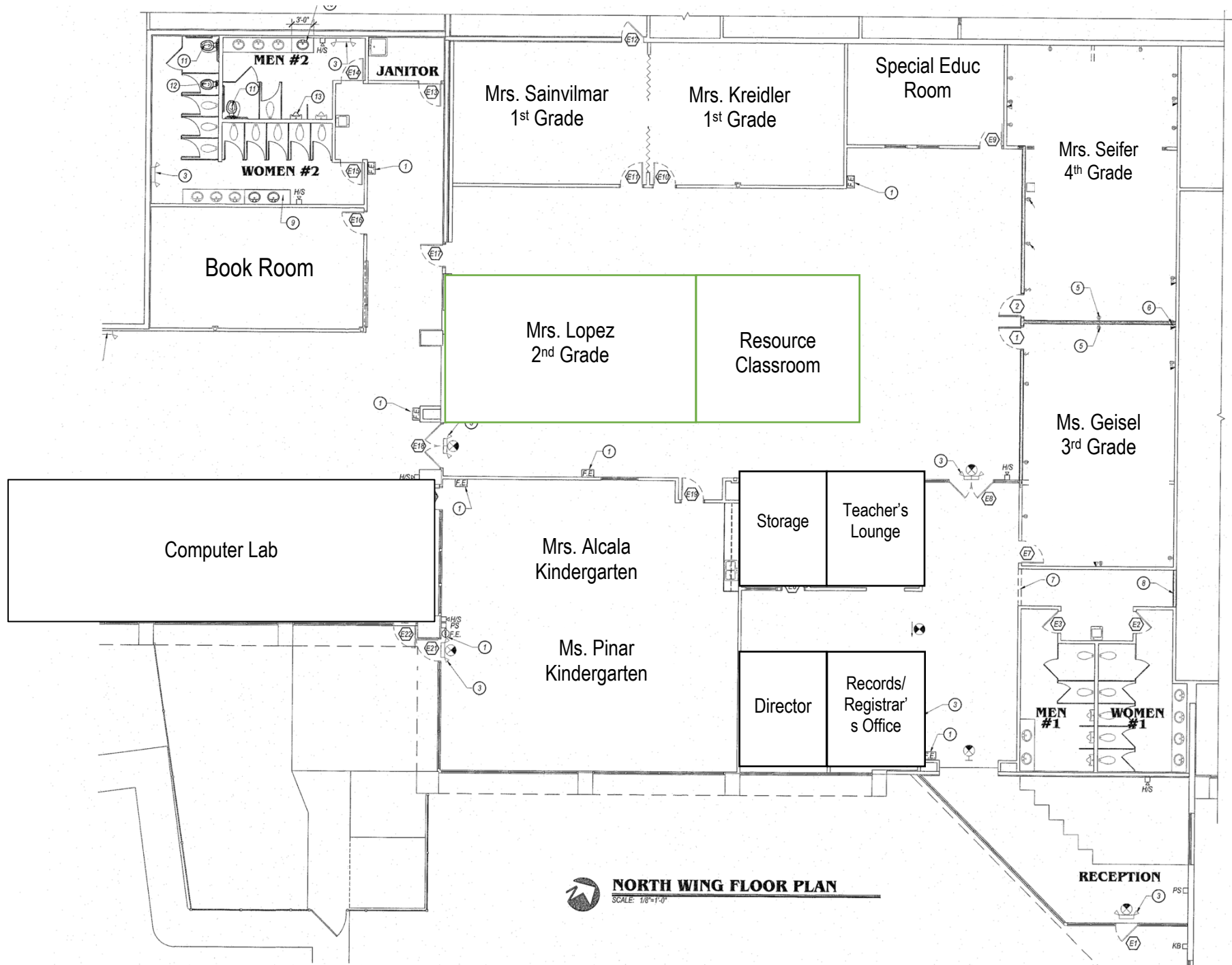
School response:

Sandoval Academy of Bilingual Education's campus consists of 25,000 square feet. This space currently accommodates nine general education classrooms, one special education classroom, one computer lab, one cafeteria, one resource room, one after-school area, and one therapy room. The school building has a current E-Occupancy certificate (attached). Also attached are an exterior and interior school map, Public School Facilities Authority letter, and compliance assurance. Attached you will also find Sandoval Academy of Bilingual Education's Facilities Master Plan as Appendix D.

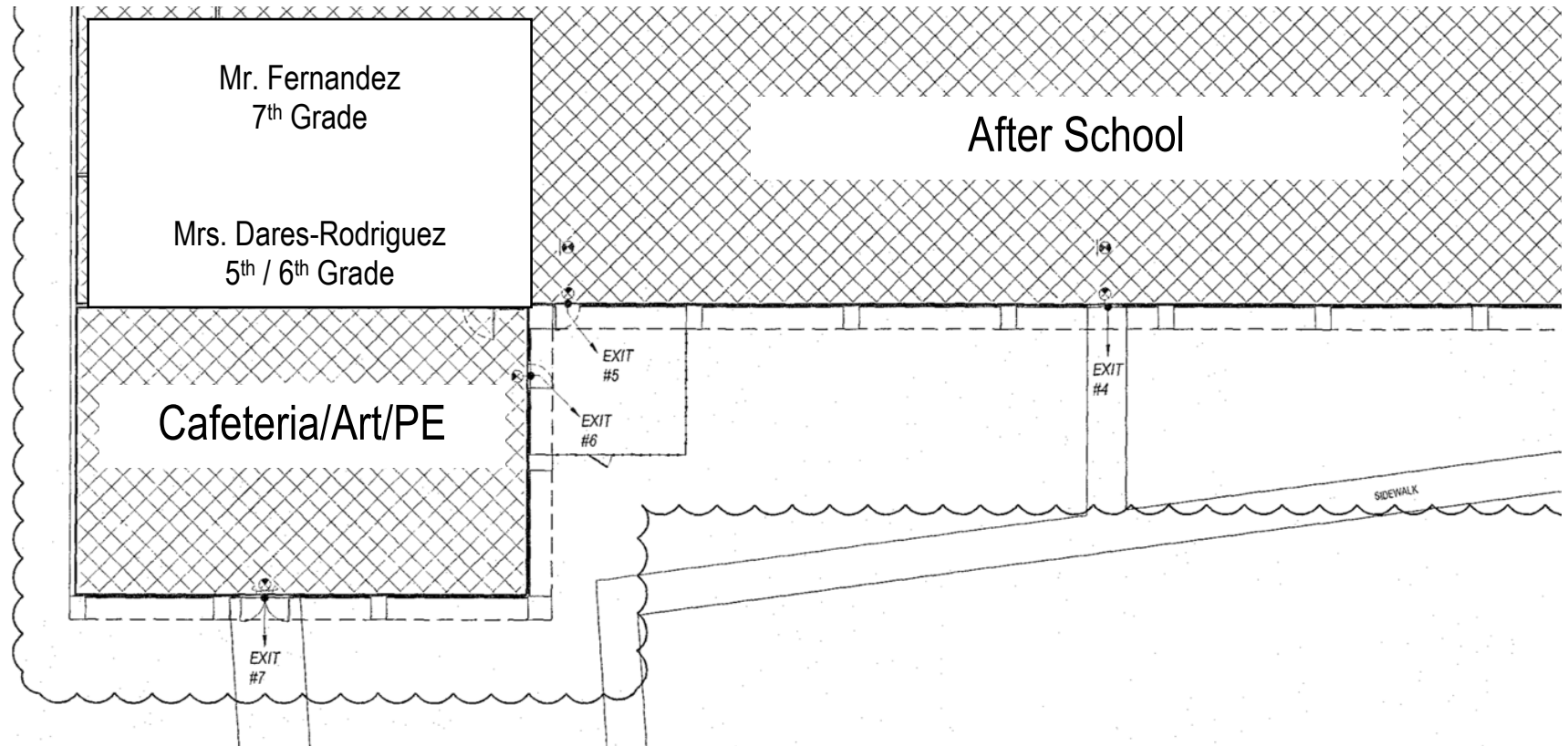
School Campus Overhead Exterior Map



School Campus Interior Map (Northside)



School Campus Interior Map (Southside)



CITY OF RIO RANCHO, NEW MEXICO

This certifies that the following described property complies with the SPECIAL USE Zoning District regulations and the requirements for Occupancy Group "E" as specified in the International Building Code.

Issued To INSIGHT CONSTRUCTION LLC

4321 FULCRUM WY NE RIO RANCHO
Address

SUITE A
COMMERCIAL REMODEL
Portion of Building

FIVE SANDOVAL INDIAN PUEBLOS / SANDOVAL BILINGUAL EDUCATION
Name and Address of Owner

CHARTER SCHOOL

CERTIFICATE OF OCCUPANCY

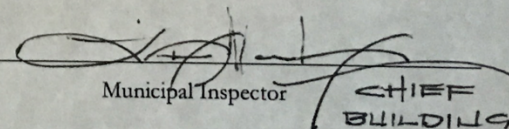
Given this 28th day of JUNE, 2019

15-00003357

Building Permit Number

* THIS C.O. IS A REISSUE FOR THE ORIGINAL DATED JULY 30, 2015. THE ORIGINAL INCORRECTLY LISTED THE OCCUPANCY GROUP AS "A", INSTEAD OF "E".




Municipal Inspector
CHIEF BUILDING OFFICIAL



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

July 9, 2019

Jackie Rodriguez
Principal/Director
Sandoval Academy of Bilingual Education
4321 Fulcrum Way NE, Ste A
Rio Rancho, NM 87124

Dear Ms. Rodriguez,

You requested a letter from PSFA indicating your current facility meets requirements of NMAC 6.80.4.13 for charter school renewal.

Your facility has E-Occupancy and meets Adequacy Standards as required in NMSA 1978 Section 22-8B-4.2. Your current wNMCI score is 16.82%, well below the current statewide average of 23.07% (lower is better with zero being perfect).

Please contact us should you have further questions.

Sincerely,

Jo Eekhoff, MArch, LCSW
Planning & Design Manager
Public School Facilities Authority
Office Phone: 505.468.0295
Email: jeekhoff@nmpsfa.org

CERTIFICATION B
No Public Facility Available

The undersigned hereby certify under penalty of perjury that (insert name of charter school) has diligently sought space in public buildings and that such public buildings are not available or have been determined not to be adequate for the education program of (insert name of charter school).

In addition, the undersigned hereby certify under penalty of perjury that the owner of the facility is fully responsible for maintaining the facility to the statewide adequacy standards applicable to charter schools, at no cost to the lessee school or to the state, as set forth in NMSA 1978 Section 22-8B-4.2(D)(2)(a), or a successor statute.

Charter School Governing Board

By: Becky Torres
Print Name: **Becky Torres**
Print Title: **Governing Council President**
Date: 9/18/19

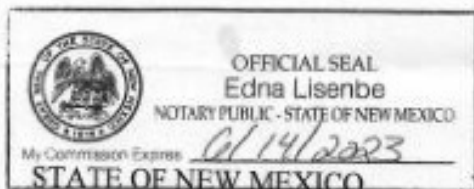
STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) ss.
(insert county))

On this 18th day of September, 2019, before me, the undersigned officer, personally appeared Becky Torres, 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.

Edna Lisenbe
Notary Public

My Commission Expires:

6/14/2023



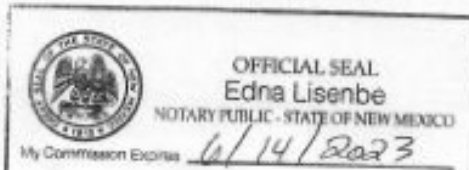
COUNTY OF SANDOVAL) ss.
)

On this 18th day of September, 2019, before me, the undersigned officer, personally appeared Jackie Rodriguez, 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.

Edna Lisenbe
Notary Public

My Commission Expires:

6/14/2023



Charter School Principal / Administrator

By: Jackie Rodriguez
Print Name: **Jackie Rodriguez**
Print Title: **Principal/Director**
Date: 9/18/19

APPENDIX I



STATE OF NEW MEXICO Public School Facilities Authority

Robert A. Gorrell
Director

☐ originating office
Santa Fe Main Office
410 Don Gaspar Ave
Santa Fe, NM 87501
Telephone: 505-988-5989
Facsimile: 505-988-5933

☒ originating office
Albuquerque Field Office
1312 Basehart SE, Suite 200
Albuquerque, NM 87106
Telephone: 505-843-6272
Facsimile: 505-843-9681

May 05, 2014

Ms. Gonzalez
Sandoval Academy of Bilingual Education (SABE)
483 Arkansas St. SE
Rio Rancho, NM 87124

Dear: Ms. Gonzalez,

PSFA has received and reviewed the Facility Master Plan/Educational Specification's (FMP/Ed Spec's) for Sandoval Academy of Bilingual Education (SABE). The FMP/Ed Spec's purpose is to guide you in the planning of and/or selection of a facility to ensure that it is adequate to accommodate your educational program and method of instruction. Based upon our review, PSFA is pleased to announce that the Plan meets our requirements. In accordance with House Bill 283, your next step is to submit your charter school application to the New Mexico Public Education Department (PED) and include your plan.

Through our review of the FMP/Ed Spec's, PSFA understands the following:

- SABE did request to locate in existing Rio Rancho district facilities
- Your proposed enrollment is 360 students and consists of K thru 8th grades
- Anticipated number of 18 classrooms/spaces
- No cafeteria or food prep area, students will bring lunch or food service will be provided and students will eat in their classroom or outside
- School will partner with nearby schools, County facilities, or churches for school wide functions
- Outdoor space will double as the PE "classroom" locating near city park if possible
- No full size library and will use community and/or city library programs and volunteers to provide library time for students once a week
- You have reviewed our adequacy standards, planning guide and HB 283

If you are a successful applicant, please remember to work closely with PSFA's Planning and Design team as you review potential facilities. You can reach me at (505) 468-0282.

Sincerely,

A handwritten signature in cursive script that reads "William W. Sprick".

William W. Sprick,
Facility Master Planner

cc: Natalie Diaz, PSFA Regional Manager
Martica Casias, PSFA Planning and Design Manager

Serving the Planning, Construction & Maintenance Management Needs of Public Schools in New Mexico!

SABE

Sandoval Academy of Bilingual Education



Facilities

Master

Plan

2014

Sandoval Academy of Bilingual Education

Contact:

Miranda González
483 Arkansas St. SE
Rio Rancho, NM 87124
(505) 803-8444
miranda.d.gonzalez@gmail.com

Charter School Overview:

If approved by the PEC, Sandoval Academy of Bilingual Education would open as a dual-language elementary school for the 2015-2016 school year.

Application year: 2014

We have reviewed the Statewide Adequacy Standards in NMAC 6.27.30 as well as the Charter-Alternative School Statewide Adequacy Standard Variance.

1. GOALS / MISSION**1.1 Goals**

SABE will work with parents and the community to provide exceptional curriculum that will allow students to master common core in two languages.

1.1.1 Mission

Sandoval Academy of Bilingual Education (SABE) enables students to maintain their native language, reconnect with their heritage language, or discover a new enriching language. Students attending SABE will attain Spanish and English fluency and literacy, which will expand their worldview and educational and career opportunities.

1.1.2 Describe the general educational philosophy

SABE will teach bi-literacy using an immersion program where the minority language (Spanish) will receive a greater portion of the instructional time in the early elementary years (90% in kindergarten) and then decrease as grade level increases until reaching equilibrium (50% English, 50% Spanish) by the fourth grade. By assuring that students receive core educational content in Spanish rather than Spanish as an auxiliary course, SABE's students will have a competence in both English and Spanish to a degree that is sufficient for them to use it in real-life and academic situations.

A major aspect of SABE's philosophy is that teachers are facilitators, not lecturers. Students learn language best when teachers talk less and students talk more. And when students have two fully-functional languages, these languages strengthen each other and give students an increased capacity for memory and problem-solving skills. By retaining a native language or learning a new language, students have increased cultural awareness and a global connection.

1.1.3 Serving the community

According to the last U.S. Census, 1 in 5 people in Rio Rancho speak a home language other than English, and a U.S. Department of Education study states that, nationally, more than three-quarters of ELL (English Language Learners) students are native Spanish speakers. Besides native Spanish speakers, there are also native English speakers who wish to place their children in a bilingual immersion program, but in order to do so, they must travel 30-40 minutes one way to take their children to one of Albuquerque's bilingual charter schools. By creating a bilingual charter school in Rio Rancho, we will relieve the commutes of Rio Ranchoans and foster a sense of solidarity by meeting educational needs here within our own community.

Currently, the Rio Rancho Public School District is suffering from extreme overcrowding at the elementary school level. By opening a new school in Rio Rancho, we will serve the dual purpose of providing much-needed bilingual education and creating space for more elementary students. The closest dual-language charter school to Rio Rancho residents is Corrales International School, which has 515 students waitlisted, some of whom are from Rio Rancho. SABE will serve to alleviate the waiting list for CIS and other dual-language programs in Albuquerque.

By conducting interviews with parents, we have learned that a big concern in our community is a disconnect between generations. Native Spanish-speaking children often begin school speaking only Spanish, but instead of adding English to their native language, they replace their native language and no longer communicate with their parents and grandparents in Spanish. As a result, family relationships suffer. By maintaining the language of their heritage, students will be firmly tied to their familial roots, and by strengthening families through communication and culture, our city will be stronger.

1.2 Process

1.2.1 Describe process for data gathering and analysis

In order to gather data about potential facilities for our school, we have spoken with leaders from the City of Rio Rancho, Sandoval County, Rio Rancho Public Schools, UNM West, CNM Rio Rancho, Bernalillo Public Schools, the Town of Bernalillo, and the Village of Corrales. While these leaders were supportive, they were sorry to inform us that they have no public space available and have provided us with written confirmation to this effect. Please see attached letters in Exhibits A, B, C, D, E, F, G, and H.

We have reviewed several possible private facilities in preparation for submitting the charter application, but as there are no private facilities that would suit our needs as is, we need the charter to first be approved so that we will have negotiation power and the ability to sign a lease that would motivate the leasing owner to make renovations at no additional cost to SABE.

1.2.2 Authority and facilities decision making

Steering committee members:

Facilities Contact: Miranda González, B.S. English and Spanish Education, English teacher at Rosetta Stone, co-founder of SABE

Brennan Divett, B.A. in Secondary Education - Spanish and TESOL, Spanish and History teacher at the A.S.K. Academy, co-founder of SABE

Wayne Frank, M.Arch., M.S. Construction Management, AIA, PMP, LEED AP BD+C, CDT, Senior Architect and Project Manager at WHPacific Inc.

Christina Herrera, B.A. International Studies and Spanish, Field Officer at High Knoll Development Company

German Martinez, B.S. Behavioral Science & Health, M.B.A. (August 2014), Business Manager

On April 15th, we held a community input meeting at the Loma Colorado Library in Rio Rancho. Many members of the community were present, and most notably, we had NM State Representative Jason Harper in attendance as we presented the Statewide Adequacy Standards and the requirements needed for our individual school. From this meeting we developed a number of building leads after we thought we had exhausted all possible spaces for lease in Rio Rancho. If our charter is approved, we will continue to work closely with local business and political leaders to acquire an adequate building for lease.

The steering committee members have visited and called several potential locations such as churches and office buildings to seek out possible sites, but final decision-making authority, subject to NM Adequacy Standards, will be granted to the Governing Board upon approval of the charter.

2. PROJECTED CONDITIONS

2.1 Programs and Delivery Methods

2.1.1 Programs overview

Due to a lack of available public space, SABE does not have a location at this time, but as Rio Rancho is an area of rapid growth and new construction, we are looking into working with developers to negotiate a build-to-suit or renovate-to-suit lease arrangement.

SABE will have a 20:1 student-teacher ratio. To provide for the large demand for bilingual education, we will have two classes per grade level. The students will consist of a mix of native Spanish speakers and native English speakers, ideally being as close to 50/50 as possible. Each kindergarten class will have an educational assistant as well as a teacher. We plan to work with Dual Language of New Mexico and/or the New Mexico Association of Bilingual Education to provide instruction that ties the two languages together and assessments that assure us that our students are on track to achieve dual proficiency.

Grades K-5 will be divided by grade level, and students will remain in their classrooms throughout the day (with the exception of recess); class time will be divided into blocks of reading, writing, math, social studies, and science. P.E. will be incorporated into guided play during recess. Music and art teachers will visit the classrooms for a weekly period of instruction to avoid necessitating separate specialty classrooms. Instead of planning to accommodate a full-sized school library, we will work with local community and/or city library volunteers to have a weekly story time and a reading buddy program. At full capacity, we will need 12 elementary-level classrooms.

Grades 6-8 will follow a period schedule and will rotate according to subject. In this format, we can have teachers who specialize in one or two areas of study, as is usually the case at the middle-school level. At least one of the rooms will be dedicated to elective courses. This room will be multipurpose. Instead of having a computer lab, we will provide a set of laptops (possibly more contingent on technology donations), which can be checked out in a classroom set. At full capacity, we will need 6 middle-school level classrooms.

[illegible]

2.2.4 Classroom loading policy

Each grade will have 20 students per class and two classes per grade level. We will begin Year 1 with 40 kindergarten students and 40 first graders, but only 20 second graders and 20 third graders. The purpose of this is to front-end load the program as students will be more successful in a dual-language program the earlier they start. At all grade levels we will maintain a 20:1 student-teacher ratio. At the kindergarten level, classrooms will also have an educational assistant.

Additional educational assistants may be placed in classrooms according to the individualized education programs of students with disabilities.

2.2.5 Classroom needs

Total number of classrooms needed: 18

Year	Number of students	Number of classrooms
1	120	6
2	160	8
3	200	10
4	240	12
5	280	14
6	320	16
7	340	17
8	360	18

For a breakdown of classroom and other square footage, please see the tables under 3.2.1.

2.3 Site and Facilities

2.3.1 Location/site

On the next page, we have an example of a potential build-to-suit lease arrangement. It would accommodate the building square footage we require (15,300) and would be located in northern Rio Rancho, an ideal location to draw students from Rio Rancho, Corrales, Bernalillo, Algodones, and Placitas.

Rio Rancho Build to Suit Opportunity

4404 Jager Drive Rio Rancho, NM 87144



Offered at \$12.00 PSF

Totaling \$611,582.00

- 1.17 Acres = 50,965 SF, will allow structure from 12,750 to 15,300 SF
- C-1 Zoning Allowed Uses: Retail stores, Restaurants, Repair Shops, Banks, Church, Bakery/Confectionary, Nursery/Daycare, Non-Profits, Medical or Professional Building, Photo Shop, Photo Copying, Blue Printing, Pet Shop, Dressmaking, Tailoring, Dry Cleaning, Nursing Home, Drive-In or Drive-Up Window Restaurant, Indoor Recreational Uses
- Conditional Uses Include: Auto Repair, Auto Lubricating, and Private School

Contact Info:

Don Chapman
505-563-4661 Office
505-249-5616 Cell
dgc@lcrealty.com

Bill Adams
505-563-4653 Office
505-252-2510 Cell
billadams@lcrealty.com

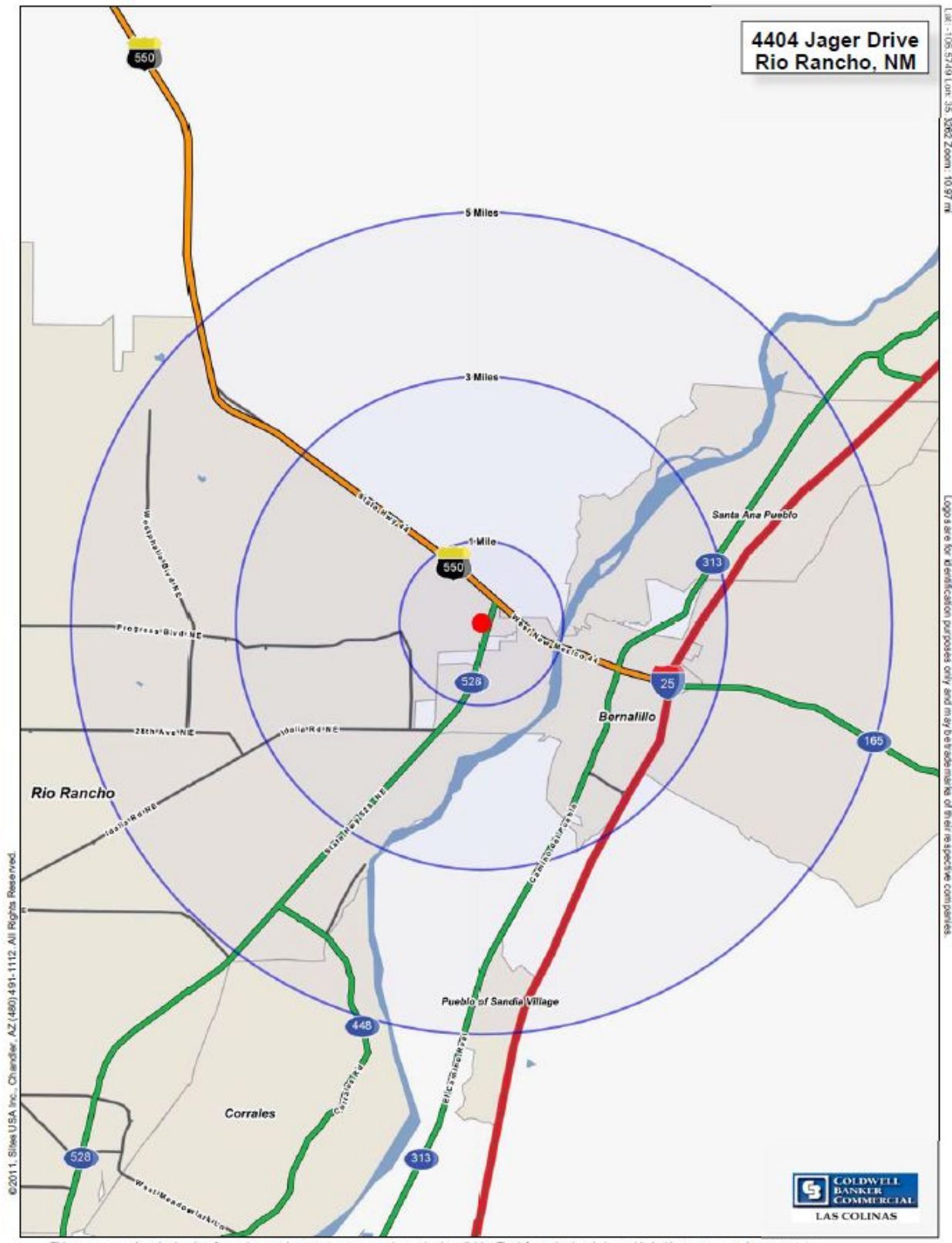


LAS COLINAS

4801 Lang Avenue NE, Suite 100
Albuquerque, NM 87109
505-897-7227 Office • 505-897-1646 Fax

www.LCREALTY.COM • www.CBCWorldwide.com

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This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Lat: -105.5719 Lon: 35.3082 Zoom: 10.97 m

Logos are for identification purposes only and may be trademarks of their respective companies.

2.3.4 Facility evaluation

N/A

3. PROPOSED FACILITY REQUIREMENTS (Ed Spec)

3.1 Facility Goals and Concepts

3.1.1 What are the goals to be met by your school facility?

The ultimate goal of SABE is to teach content through language and teach language through content. Once students have strong literacy skills, they can use those skills to learn all other subjects because all learning requires reading. The concept behind our building plan is that you don't need a lot of space to have a solid common core foundation - you simply need peer interaction, parent support, distance learning through technology, and of course, excellent bilingual teachers.

Since "public buildings are not available or adequate for the educational program of the charter school," we will seek to find a building that will meet Statewide Adequacy Standards " at no additional cost to the charter school or the state," thus complying with HB-283.

3.1.2 Concepts

Safety and security: The building that SABE will acquire must be structurally sound, meet E-occupancy standards, and meet a 20.38% on the New Mexico Conditions Index. The building must also comply with fire code and have a fire alarm and suppression system.

As the building will house elementary school students, the entire structure and accompanying outdoor recreational space will be fenced in with limited access points. Foot traffic will be directed through the office so that visitors must sign in at the office to have access to the classrooms. Outside of the fenced area, we will have a parking lot that students can only access when accompanied by a parent (when dropped off in the morning), or a teacher (when picked up in the afternoon). Parking will be located on the side of the building where the office is located.

Sustainability: As we are looking into a build-to-suit, or renovate-to-suit lease agreement, care will be taken to use the most energy efficient installations that modern construction has to offer. Below are several points that are important for the community and will improve the success of our school.

- **Water efficiency** – We will provide landscaping that is appropriate for our desert climate and does not consume too much water. If the opportunity permits, we would like to use rainwater capture to help provide irrigation as well. If building to suit, we will use low-flow fixtures throughout the building.
- **Energy Efficiency** – If building to suit, we will endeavor to have high-efficiency heating and cooling units, adequate insulation on walls and roofs, and insulated windows and doors to reduce energy consumption of the building.
- **Daylight Harvesting** – In a renovated or new building, we would like all classrooms to have daylight. It has been proven that increased daylight increases student performance, and it can reduce overall energy when controlled in conjunction with electrical lighting.
- **Interior Air Quality** – If building to suit, we will use materials, glues, and substrates that do not give off volatile organic compounds (VOC's) into the building. This will improve occupant comfort and make the environment more enjoyable.

Flexibility: We have discussed using removable or operable partitions to change one big room into four classrooms, and then in turn, to turn four classrooms into a big room to create common space necessary for larger activities. Depending on space requirements, we are prepared to make rooms serve multiple functions.

Community use: Due to limited space, SABE does not have any plans to offer the building for community use at this time.

3.2 Space Requirements

3.2.1 Space summary

Provide a summary list of all individual space needs and sizes.

Grade	Net Sq ft per student	Sq ft for storage per student	Number of students	Total Sq ft
K	50	2	40	2,080
1 - 5	32	2	200	6,800
6 -8	28	2	120	3,600
Total classroom square footage:				12,480

Other facility areas	Minimum sq ft	Per 50 students	Sq ft	Enrollment cap	Total square footage
Administration	150	-	1.5	360	690
Health	0	-	1	360	360
Teacher workspace	0	-	1	360	360
General storage	0	-	1	360	360
Janitorial	0	-	0.5	360	180
Bathrooms	0	8	20	-	160
Parent workspace	0	-	0.5	360	180
Total other square footage:					2,290

Total classroom square footage	12,480
Total other square footage	2,290
Total building square footage	14,770*

*Depending on the layout of the building, we will need to add an additional 3-4% of total square footage for hallways. As we are basing this analysis on a maximum square footage of 15,300 per the build-to-suit advertisement, this will allow us enough room to add these hallways.

While we would ideally like to have a large multipurpose room / common area, we would not be able to fit this into the maximum square footage of this hypothetical location, so we would be operating with the bare minimum, only providing for classroom space, bathrooms, and only the most necessary

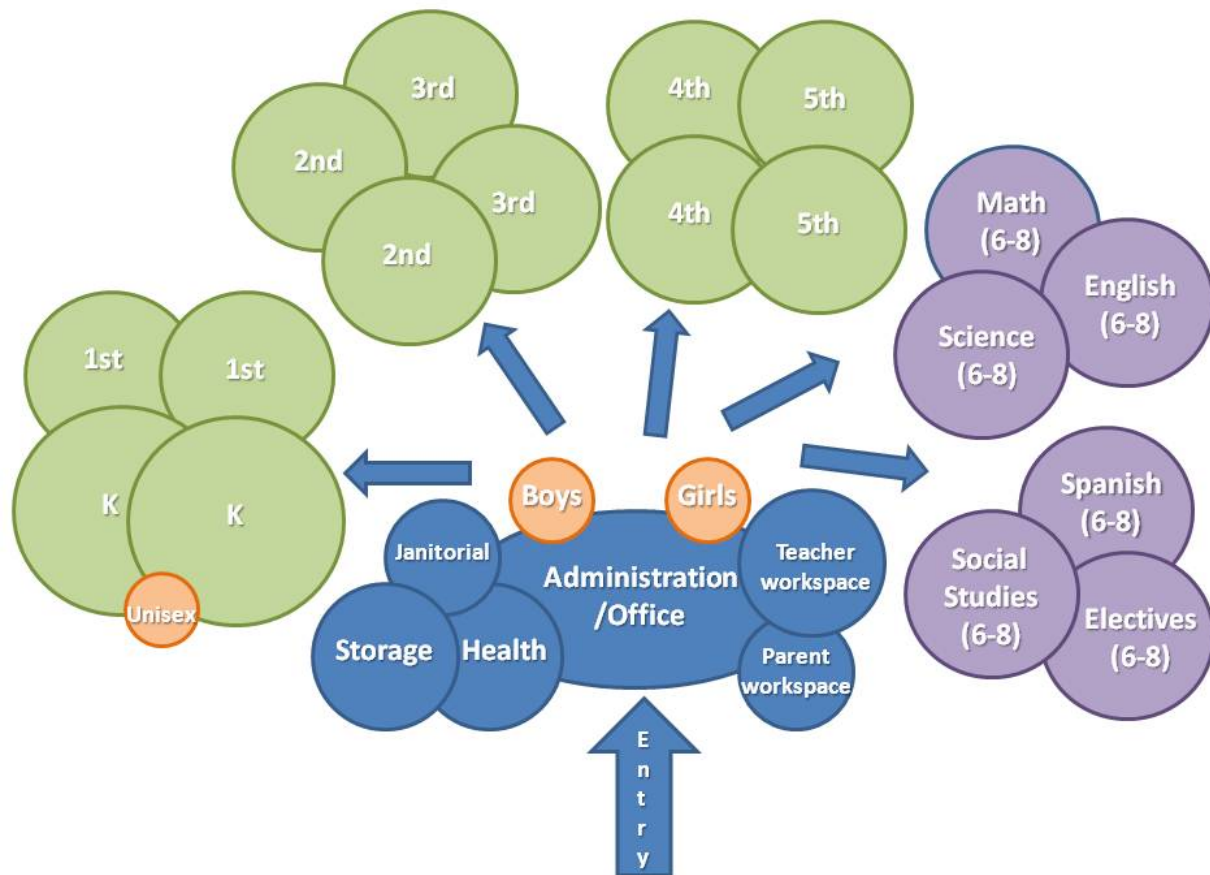
supporting spaces. This would mean that students would eat in their classrooms or outside. After hours school-wide functions would be accommodated by partnering and using space from nearby schools (such as Mountain View Middle School) or Sandoval County facilities, or if these are not available, local churches. We will continue to look for a location that will allow us to have a bit more square footage, but for the purposes of this facilities master plan, we are showing that we can operate with very limited space.

In addition to the building, we will need to have an outdoor recreation area that includes a play structure. As we will most likely not have the space for an indoor P.E. facility, this outdoor site will also double as the P.E. "classroom". Depending on the final location of the school, we will consider locating near (within approximately 150 yards) a city park and using those facilities for recess and P.E.

We will not have a cafeteria or food prep area as students will bring their own lunch and/or a sack lunch service will be provided. Similarly, we will not have a full-sized library and will rely on parents, community and/or city library programs and volunteers to provide library time for our students once a week.

3.2.2 Describe site requirements

As illustrated by the diagram below, K-5 students will stay in their assigned classrooms throughout the day (with the exception of recess). Students in grades 6-8 will operate on a rotating schedule where entire classes of students will move to different classrooms for different subjects. For example, one class of sixth graders will be in math, while another class of sixth graders will be in science, and another class of seventh graders will be in English, etc. When the period is over, the entire class will rotate to another classroom and another subject. Therefore, while grades 6-8 will remain with a single class of 20 students, they will rotate rooms according to periods and subjects.



4. CAPITAL PLAN

Based on our space needs of 15,300 and using an average local fair market value of \$12 per square foot for lease of a facility, we estimate the lease to be \$183,600 for basic space needs. Funding for lease expenses will initially be covered by operational funds and anticipated funding from the lease assistance grant through the Public School Capital Outlay.

Upon approval of the Charter, the school will work with a local architect and the NMPSFA to obtain an approved facilities master plan for the occupied location. This will enable us to apply for SB-9 funds to suit our facility needs in the future. We anticipate to use the capital funds generated through SB-9 and other grants to be used for future purchase of a facility that will fit the needs of SABE.

5. MASTER PLAN SUPPORT MATERIAL

5.1 Sites and Facilities Data Table

N/A

5.2 Site Plan

N/A

5.3 Floor Plan

N/A

5.8 Detailed Space and Room Requirements (Ed Spec)

N/A

5.8.1 Technology and communications criteria

The school program will necessitate a Wi-Fi connection in all classrooms and a SMART TV and DVD player. Each classroom will also be equipped with a projector and a computer for the teacher. We will have a classroom set of laptops that can be reserved by a teacher. Contingent upon additional technology donations (we have a pending partnership), we will also have a few classroom desktops.

5.8.2 Power criteria

N/A at this time

5.8.3 Lighting and day lighting criteria

As New Mexico has a very sunny climate, we will make use of skylights and windows to save on energy costs and also to create an inviting environment for students. This lighting will provide excellent visibility for student tasks.

5.8.4 Environmental conditioning criteria

Each classroom will have heating, air conditioning, and ventilation that will maintain the classroom temperature between 68 and 75 degrees Fahrenheit.

5.8.5 Classroom acoustics criteria

The classrooms will be sufficiently soundproofed to ensure that the sound level does not exceed 55 decibels as dictated by the New Mexico Adequacy Standards.

5.8.6 Furnishing and equipment criteria

A desk will be provided in each classroom for the teacher as well as an ergonomic chair. As there will be 20 students per classroom, there will be 20 chairs per classroom. At the elementary level, each student will have an individual desk that will provide space for books and supplies. At the middle school level, students will be seated four to a table for cooperative learning (5 tables per classroom). Each classroom will also have a whiteboard. Other miscellaneous items include but are not limited to: administrative desks and chairs, printers, an industrial copier, a fax machine, computer tables, bookcases, cabinets, and office and classroom supplies.

5.8.7 Table types

See previous.

5.8.8 Storage types

As stated in the storage requirements per student, adequate storage space will be provided in each classroom, and each teacher can decide how to best utilize that space whether it be in the form of bookshelves, cabinets, drawers, etc. A general storage room will also be situated in the building to accommodate additional supplies.

5.8.9 Criteria sheets

N/A at this time.

EXHIBIT A - City of Rio Rancho



March 26, 2014

Dear Miranda Gonzalez:

Per your request, this is a formal follow-up to your recent inquiry to the City of Rio Rancho about available public space for use by the Charter School you are looking to establish.

At the present time there are no City of Rio Rancho owned and operated municipal government buildings available and/or adequate for the educational program needs of a Charter School.

If you have any additional questions, please do not hesitate to contact my office at (505) 891-5002.

Sincerely,

A handwritten signature in blue ink that reads 'Keith Riesberg'.

Keith Riesberg, City Manager

EXHIBIT B - Town of Bernalillo

4/24/2014

Gmail - Charter school



Miranda González <miranda.d.gonzalez@gmail.com>

Charter school

Maria Rinaldi <mrinaldi@townofbernalillo.org>
To: Miranda González <miranda.d.gonzalez@gmail.com>

Thu, Mar 27, 2014 at 4:44 PM

Hello. As discussed, the Town currently has no public facilities for lease that are adequate for the educational programing of a charter school. Please let me know if I can be of further assistance. Maria

María G. Rinaldi

Interim Town Administrator

Director of Community Development and Capital Programs

Town of Bernalillo

mrinaldi@townofbernalillo.org

505-867-3311ext133

505-379-5098 (mobile)

From: Miranda González [mailto:miranda.d.gonzalez@gmail.com]
Sent: Thursday, March 27, 2014 4:38 PM
To: Maria Rinaldi
Subject: Charter school

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EXHIBIT C - Village of Corrales

4/24/2014

Gmail - Public space for lease



Miranda González <miranda.d.gonzalez@gmail.com>

Public space for lease

Jennifer Hise <jhise@corrales-nm.org>
To: Miranda González <miranda.d.gonzalez@gmail.com>

Fri, Mar 28, 2014 at 3:24 PM

Hi Miranda,

The Village of Corrales does not have a facility available that would suit your needs. I am sorry we could not help you. If we can be of any assistance in the future please feel free to contact us.

Thank you,

Jennifer Hise

Village of Corrales

4324 Corrales Road

Corrales, NM 87048

505-897-0502 fax; 505-897-7217

email: jhise@corrales-nm.org

From: Miranda González [mailto:miranda.d.gonzalez@gmail.com]
Sent: Thursday, March 27, 2014 4:46 PM
To: Jennifer Hise
Subject: Public space for lease

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EXHIBIT D - Sandoval County

4/24/2014

Gmail - Public Lease Space



Miranda González <miranda.d.gonzalez@gmail.com>

Public Lease Space

Eduardo Montoya <emontoya@sandovalcountynm.gov>
To: "miranda.d.gonzalez@gmail.com" <miranda.d.gonzalez@gmail.com>

Mon, Mar 31, 2014 at 2:14 PM

Miranda,

This is in response to your request for the availability of Sandoval County Property for a Educational program of a Charter School. Sandoval does not have any space available for lease that would meet the requirements of education facility at this time. Thank you for your inquiry. If you have any additional questions please feel free to contact me.

Sincerely,

Edward Montoya

ROW Specialist

Sandoval County Planning and Zoning

[505-404-5828](tel:505-404-5828)

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EXHIBIT E - Rio Rancho Public Schools

4/24/2014

Gmail - Public space for lease



Miranda González <miranda.d.gonzalez@gmail.com>

Public space for lease

Alfred Sena <asena@rrps.net>

Fri, Apr 11, 2014 at 8:22 AM

To: Miranda González <miranda.d.gonzalez@gmail.com>, Beverly Covert <bcovert@rrps.net>

Cc: Suzanne Harper <SHarper@rrps.net>

Ms. Gonzalez, Rio Rancho Public Schools is responding to your request for information related to availability of space at SSPS. Currently all buildings are in use. If not for instruction or programs, we are using the space as storage. If you have any further questions please use me as your contact as I can help provide you answers more effectively.

Regards,

Alfred R. Sena

Executive Director

RRPS Facilities Department



From: Miranda González [mailto:miranda.d.gonzalez@gmail.com]

Sent: Thursday, April 10, 2014 6:40 PM

To: Beverly Covert

Cc: Alfred Sena

Subject: Re: Public space for lease

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EXHIBIT F - Bernalillo Public Schools

4/24/2014

Gmail - Lack of public spaces for lease



Miranda González <miranda.d.gonzalez@gmail.com>

Lack of public spaces for lease

Martin J. Montano <mjmontano@bps.k12.nm.us>
To: Miranda González <miranda.d.gonzalez@gmail.com>

Thu, Mar 27, 2014 at 4:54 PM

Ms. González,

Unfortunately, we do not have any suitable spaces available for use as a charter school. One of the provisions when we were granted matching State funding for the two schools that replaced the only potential school (Roosevelt ES) was that we never use the school for educational purposes again. It was the District's justification at the time that the current school did not suit the needs of the District therefore to accommodate the K-5 enrollment, one new school was built (Bernalillo Elementary) for grades 3,4,5 and Carroll Elementary was renovated for grades K,1,2. After vacating Roosevelt ES it was our intention to renovate the building for use as a District Central office. Unfortunately, the space could not accommodate our needs and the building has remained vacant ever since. Being vacant has posed some issues as well. In particular, vandalism and theft. We estimate that it would take a lot of funding to make repairs and replace stolen building systems in order to have the building suitable for any form of occupancy.

Martin Montañó

Facilities, Safety & Security Director

Bernalillo Public Schools

560 S. Camino del Pueblo

Bernalillo, NM 87004

T: 505.404.5742 M: 505.362.2881

From: Miranda González [mailto:miranda.d.gonzalez@gmail.com]

Sent: Wednesday, March 26, 2014 5:14 PM

To: Martin J. Montano

Subject: Lack of public spaces for lease

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EXHIBIT G - UNM West

4/24/2014

Gmail - Lack of public spaces for lease



Miranda González <miranda.d.gonzalez@gmail.com>

Lack of public spaces for lease

Diana Gourlay <dgourlay@unm.edu>
To: Miranda González <miranda.d.gonzalez@gmail.com>

Thu, Mar 27, 2014 at 9:35 AM

Hi Miranda,

Thanks for your inquiry on space in our building, however, we do not have any space available at this time. We are just one building and are currently negotiating with another charter school on space for their 6th grade class. Good luck in your search.

Diana

UNM West

From: Miranda González <miranda.d.gonzalez@gmail.com>
Sent: Wednesday, March 26, 2014 5:10 PM
To: Diana Gourlay
Subject: Lack of public spaces for lease

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EXHIBIT H - CNM Rio Rancho

4/24/2014

Gmail - CNM Rio Rancho



Miranda González <miranda.d.gonzalez@gmail.com>

CNM Rio Rancho

SENGEL, SAMANTHA <SBous@cnm.edu>
To: Miranda González <miranda.d.gonzalez@gmail.com>

Mon, Mar 31, 2014 at 12:41 PM

Good afternoon Miranda,

Thank you for your inquiry to CNM regarding use of space at the CNM Rio Rancho campus. Unfortunately, at this time, CNM does not have excess space that we could offer to another entity for use. We wish you luck in finding a good fit in optimal space for your charter school.

Please feel free to contact me if you have any further questions. We would be happy to provide guest speakers and demonstrations in the future regarding career pathways and educational options for your students.

Samantha Sengel

Chief Community Engagement Officer

Central New Mexico Community College (CNM)

President's Office

525 Buena Vista SE

Albuquerque, New Mexico 87106

505-224-4414

505-224-4417 fax

Central New Mexico Community College



EXHIBIT H - CNM Rio Rancho (continued)

4/24/2014

Gmail - CNM Rio Rancho

From: Miranda González [mailto:miranda.d.gonzalez@gmail.com]

Sent: Thursday, March 27, 2014 4:31 PM

To: SENDEL, SAMANTHA

Subject: CNM Rio Rancho

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