Monte del Sol Charter School

Facilities Narrative

The main building for the school was built in 2003 and is still in excellent shape. There are 15 classrooms, admin offices, business offices and a full kitchen in the main building.

In 2014 half of the HVAC units were replaced and the remaining were refurbished.

In 2016 the we began a 4-year process of repairing the entire roof on the main building. The last section of the roof replacement will occur in July 2020.

In 2005 6 portables were installed that house 6 classrooms and two office suites, one for Special Education and the other for Mentorship, Athletic Coordinator and administration. These portables have served their useful life and need to be replaced.

In 2017 the school updated the master plan. The idea at that time was to replace the portables in 5 phases. The first was to install modular structures that would move all classes from the portables to the new buildings. The second phase was to move all offices into new modular. Phases 3 and 4 were to upgrade facilities in the main building. Phase 5 was to be the construction of a gym.

In 2018-19 we met with banker Leo Valdez who has assisted in financing charter school projects such as McCurdy Charter School in Española. In assessing the most efficient way to acquire funding, the modular plan of five phases did not prove viable; the cost would be more over the building process and creditors would not approve financing modular buildings at the same rate as design to build.

Consequently, we are moving forward with a plan that combines phases 1, 2 and 5. A result of our new plan is that we will now be able to have a singular point of entry, which is a recommendation of security experts. We will also be able to save on utility costs through more efficient buildings and solar panel installation. We are attaching a preliminary sketch of the foot print of the structure.



MONTE DEL SOL CHARTER SCHOOL 5 Year Facilities Master Plan / Educational Specification

FINAL • 2017-2022 • # 5294









Charter School Overview

MONTE DEL SOL CHARTER SCHOOL





Monte del Sol Charter School Campus

Charter Agreement

Monte del Sol Charter School (MDS) became a district charter school in Santa Fe Public Schools in 1999 and was renewed in 2004, 2009. In 2015 MDS became a State Charter School. The school has an associated not-for-profit foundation which is designated as a component unit of the School.

Initially MDS classes took place in the Santa Fe Boys & Girls Club. In January 2001, the school moved into the Solana Center in Santa Fe. The current campus was designed for MDS in the Nava Ade neighborhood, and the school moved in at the 2003-04 school year.

Monte del Sol is a small, rigorous, community-minded, public Charter School. MDS role in SFPS is to accommodate students in a relational and interactive engaged learning environment. Embracing diversity fully and creating a school environment where diverse ideas, cultures and language is celebrated is a top priority of the School. MDS has an outstanding special services department, serving high numbers of gifted and special needs students.

Description of the MDS Program Service Area

MDS is located in the City of Santa Fe, within the boundaries of the Santa Fe Public School District (SFPS). While MDS is no longer a district charter school and is not included in the SFPS enrollment numbers, students that attend MDS reside primarily within SFPS boundaries. Admission to MDS is through an annual lottery process.

Charter School Enrollment Cap

MDS has a maximum capacity of 360 7th - 12th grade students as identified in its State Charter. MDS met this benchmark in 2004-05. Its first graduating class was in 2005.

Acknowledgement Statement of New Mexico Adequacy Standards *State wide Adequacy Standards NMAC 6.27.30*

MDS is aware of that they do not comply with all New Mexico Adequacy Standards (NMAS). The areas where HAW does not meet NMAS include:



Charter School Overview

Library - Do not have Computer sf - Below NMAS Music Classroom - Do not have Art Classroom - Do not have Physical Education area - Below NMAS

Charter - Alternative School Statewide Adequacy Standard Variance

MDS uses alternative delivery methods to provide students with public school services that are not available within MDS facilities.



Table of Contents

SECTION 1: GOALS AND PROCESS

1.1 - Goals

- **1.1.1 -** School Mission Statement
- 1.1.2 Educational Philosophy
- **1.1.3** Serving the Community

1.2 - Process

1.2.1 - Data Gathering and Analysis

Process for Capital Planning and Decision Making

Master Plan Team

1.3 - Acronyms & Definitions

SECTION 2: EXISTING CONDITIONS

2.1 - Programs and Delivery Methods

2.1.1 - Programs Overview

2.2 - Proposed Enrollment

- 2.2.2 Phased Enrollment
- 2.2.3 Classroom Loading Policy
- 2.2.4 Classroom Needs

2.2 - Classroom Needs

Portable Village

Special Services

Physical Education

Arts

Global Citizenship/Global Literacy

Science Labs

Technology

Sustainable / Ecological Education

2.3 - Site and Facilities

2.3.1 - Location / Site

MDS Aerials

2.3.2 - Facility Evaluation

FAD Executive Summary

2.4 - Utilization Analysis

- 2.4.1 Factors Affecting Utilization and Capacity
- **2.4.2** Facility Capacity
 Utilization and Capacity Tables

2.5 - Facility Maintenance



Table of Contents

SECTION 3: PROPOSED FACILITY REQUIREMENTS

3.1 - Facility Goals and Concepts

3.1.1 - Facility Goals

3.1.2 - Concepts

3.1.2.a Life, Health and Safety

Update existing portables

Cameras, alarm systems, cameras

3.1.2.b Sustainability / Energy Efficiency

Utilities

3.1.2.c Cohesive School Campus

Connectivity

Main entrance

3.1.2.d Physical Education / Athletics

Gymnasium & Outdoor Physical Education Spaces

SECTION 4: CAPITAL PLAN

4.1 - Total Capital Needs

MDS Charter School capital plan

Facility needs spreadsheet

Capital funding sources

Proposed capital plan and probable cost

Proposed option floor plans and phasing diagrams

Existing and proposed footprint

Quantity and size of spaces

Program of spaces based on educational specification and

program statement

SECTION 5: SUPPORT MATERIAL

5.1 - Sites and Facility Data Table

5.2 - New Mexico Adequacy Standards (NMAS) Summary

5.3 - MDS Existing Aerials

5.4 - MDS Existing Floor Plans

5.5 - Appendix

Goals / Process

1.1 GOALS

1.1.1 School Mission Statement

Mission:

Monte del Sol Charter School educates and inspires Santa Fe's diverse population in grades 7 through 12, by building strong relationships and creatively engaging the local and global community.



To do this, Monte del Sol Charter School will:

- provide a small school so each individual is known;
- acknowledge and celebrate the diversity of its members and the community;
- connect students with adult community members through the mentorship program;
- foster awareness of the world through international trips, student exchanges, special events and curricula;
- engage students in the arts through events, activities, and curricula;
- teach the importance of environmental sustainability in our curricula and through participation in the garden.

1.1.2 Educational Philosophy

The following items summarizes the MDS educational philosophy around which all academic instruction is centered.

Global Perspective

Monte del Sol encourages their students to explore the world and to understand that they are a piece of a global mosaic. This is accomplished by:

- Offering Spanish, Arabic, Mandarin, and Japanese as second languages
- Spanish Language Arts and English Language Development for students for whom Spanish is their first language
- Opportunities to develop relationships with people from other countries and cultures at the school, as well as offering travel opportunities. Past trips include:



Mural on MDS Campus

Goals / Process

Oaxaca, Mexico; Japan; Spain, England and France. Past students have and future students are encouraged to participate in travel programs.

 Global knowledge is woven into the curriculum through which students can understand how diversity impacts their lives.

Integrating Technology

Technology is an integral part of the instruction at MDS. Technology is incorporated in to every aspect of the classroom along with traditional methods of instruction. MDS specifically uses technology for:

- Digital photography and film making
- · Math and Sciences for project based learning
- Desktop publishing
- Communicating with sister city schools

Diversity

Focusing on diversity and inclusion is a critical component of the MDS program. MDS has developed a training program that includes forums, cultural competency training, workshops committees and celebrations. The school believes that student leadership skills are expanded by ensuring a nurturing environment in which each individual is encouraged to enrich their thinking by viewing the world through multiple perspectives. The School is committed to developing an educational approach that reverses the legacy of bias by enhancement of identity, affinity and solidarity between individuals and peoples (Source: Monte del Sol Statement on Diversity).



MDS Classroom Wall

Mentorship

A crucial aspect of Monte del Sol's educational program is the Mentorship Program which connects MDS students to members of the local community that share their interests, passions and dreams. Through this program students are able to connect academics with praxis to make their studies come alive. Students and mentors together create a project of mutual design. The student meets with mentors for a minimum of 2 hours per week for 9 months. Approximately 150 students participate in this program. The school has had great success with the program.

Goals / Process

Sustainability

One of the goals of the MDS campus and facilities is to create a space that is supportive of the natural environment. There is a sustainably created community garden, several water catchment areas and black water recycling on site. The school has recently completed an energy audit which will help the school make the best decisions for their energy use.

Students and staff work on the outdoor open spaces, landscaping and community gardens as part of their curriculum. This fosters a sense of ownership and pride in the facilities among students and staff while also teaching about sustainable practices.



MDS Near Outdoor Commons

1.1.3 Serving the Community

Many of the mentorship opportunities center around community oriented

projects. MDS requires a minimum of 2 years in the Mentorship program at the high school level; though 4 years is encouraged. Middle school students are allowed to take mentorship programs as extra curricular activity.

1.2 PROCESS

1.2.1 Data Gathering and Analysis

The MDS Governing Board commissioned the development of this 5 Year Facilities Master Plan (FMP) / Educational specification to serve as a reference and guide for Monte del Sol Charter School (MDS). The MDS plan was guided by the FMP Committee which included community members, staff, parents and Governing Board members.

It is recommended that this plan be reviewed yearly and modified as necessary to reflect the direction and accomplishments of MDS. It is Student,
Staff,
Community,
Meetings

MDS
FMP
Committee

MDS
Governing
Board

the responsibility of MDS to review and revise the content of this FMP / Educational specification a minimum of every 5 years.

Goals / Process

Process for Capital Planning and Decision Making

The schedule below outlines the process of participation and decision making for the MDS 2017-22 Facility Master Plan / Educational Specification.

Participants	Meeting Description	Location	Date	Time
Greer Stafford	Interviews and Facility Assessments		24-Mar-16	1:30 - 4:20 PM
1st MDS FMP Committee Mtg.	Strategic Planning Mtg.: Review PSFA concerns; Establish FMP Process & Schedule; Establish Roles & Responsibilities & Decision Making Process; Establish Committees; Discuss FMP Goals; School Issues, Concerns & Needs	Classroom	Thursday 24-Mar-16	6:00 - 8:30 PM
Dr. Jessen & Jamie/Greer Stafford	Interviews and Facility Assessments		Tuesday 5-Apr-16	4:15pm
2nd MDS FMP Committee Mtg.	Review Data; Discuss FMP Goals; District Issues, Concerns & Needs; Review draft and finalize Student and Community Surveys; Develop Agendas for School Teacher/Staff & Student & Community meetings	Classroom	Tuesday 5-Apr-16	6:00-8:15pm
Greer Stafford	Issue Surveys: Student Survey; Community Survey	On-Line	Apr 18 - Apr 25	
Monte Del Sol Staff	Interviews: SPEd, Athletics, Student Health, Food Service, Transportation, Technology		Apr 29 - May 10	
Dr. Jessen / Greer Stafford	Review Data; Review Student and Community Survey Summary; Review School teacher / Staff presentation	Classroom	Thursday 12-May-16	3:30pm
School Teacher / Staff Mtg.	Review & Discuss FMP Process & Schedule; Review & Discuss Data & District Background Info; Review Survey Summaries; Input on FMP Goals, Issues, Concerns & Needs	Gathering Space	Thursday 12-May-16	4:30-6:00pm
3rd MDS FMP Committee Mtg.	Review Data; Review School Teacher input; Review Survey Results; Review Student and Community presentations; Discuss FMP Goals; District Issues, Concerns & Needs; Discuss Priorities & Options	Classroom	Thursday 12-May-16	6:00-7:30pm
Governing Board and Community	Review of Data; Surveys; Teacher/Staff, Student & Community Input; Priorities; & Options	Classroom	14-Jun-16	6:00pm
Governing Board	Review of School Priorities, Capital Plan and Recommendations.		9-Aug-16	6:00pm
School Teacher / Staff Mtg.	Review & Discuss of FMP recommendations and capital plan	Gathering Space	Thursday 12-May-16	10:00-11:00am
Governing Board	Adopt FMP / Ed Spec		13-Sep-16	6:00pm

Goals / Process

MASTER PLAN TEAM

MDS Governing Board

Cassandra Reid - Board President

Michael Smith - Treasurer

Thomas Jaehn Ph.D. - Board Development Committee Chair

Elena Junes - Secretary and Program Committee Chair

George Brown - Community Support Force Chair

Gilbert Lopez - Audit Committee Chair

Brett Frauenglass - Member

Ann Salzmann - Member

Jennifer St. Clair - Member

Sierra Corriveau - Faculty Representative

Nancy Sue Michels - Faculty Representative

Staff and Faculty Participants

Robert Jessen - MDS Head Learner

Jaime Sowers - MDS Assistant Head Learner

Erica Velarde - MDS Parent

Joe Annon - MDS Parent

Bob Kreger - Kreger Design Build

Max Luft - ACES

Michael Webb - MDS Photography Instructor

Alfredo Lujan - MDS Teacher / Athletic Director

Deidre Sue Pizzarro - MDS Teachning Assistant

Giselle Piburn - MDS Director Mentorship Program

Pablo Cerquera - MDS Technology Department

Professional Consultants



Marilyn Strube - Head Planner Charlene Johnson - Planner Alyssa Metoyer - Intern Jacqueline Zamora - Intern

> GS Architecture / SJCF Architecture 1717 Louisiana Blvd. NE, Suite 205 Albuquerque, NM 87110 505.821.0235

Acronyms

1.3 ACRONYMS & DEFINITIONS

Admin – Administration

Building Efficiency – the ratio of net assignable square feet to gross square feet (NASF/GSF)

BBER – University of New Mexico Bureau of Business and Economic Research

CIP – Capital Improvement Project

ED SPEC – Educational Specification

ESL – English as a second language

ELD – English language development

FACS – Family and consumer science, formerly known as home ec or home economics

FCI – Facility Condition Index (see NMCI), a ratio of facility value to cost of improvements

FMAR – Facilities Maintenance Assessment Report

FMP - Facilities Master Plan

GIS – Geographic information system

GSF – Gross square feet, or the sum of net assignable square feet plus all other building areas that are not assignable. This "left over" area is called "tare." Tare includes areas such as hallways, mechanical areas, restrooms, and the area of interior and exterior walls.

HE - Home economics

HS – High school

HVAC – Heating, ventilation and air conditioning

IDEAL NM – Innovative, Digital, Education, and Learning in New Mexico

IEP - Individualized Education Plan

IT – Information technology

MDS – Monte del Sol Charter School

MEC – Materials, equipment and

MS – Middle school

commodities

NASF – Net assignable square feet, or the total of all assignable areas in square feet

NMCI - New Mexico Condition Index (see

FCI)

PED – New Mexico Public Education Department

PMP – Preventative Maintenance Plan PSCOC – Public School Capital Outlay Council

PSFA – Public School Facilities Authority

PTR - Pupil/teacher ratio

SFPS – Santa Fe Public Schools

SPED – Special Education

STARS – Student Teacher Accountability

Reporting System

STEM – Science, Technology, Engineering, Math

TPC – Total project cost, or the total cost of the project including fees, moveable

of the project including fees, moveable equipment, land acquisition

(if any), administration, and contingencies

2.1 PROGRAMS AND DELIVERY METHODS

2.1.1 Programs Overview

MDS offers all state required core classes for Middle School and High School as well as classes in Arts, World languages, and advanced placement. The school has implemented Common Core State Standards.



The MDS curriculum is rooted in the educational philosophy summarized in Section 1. All classes are located in the permanent and portable classrooms located on campus.

Shared /Joint use facilities

The school does use shared facilities for all extracurricular athletic events. MDS uses community facilities and gymnasiums at other Santa Fe schools or local churches.

Schedule

The school uses an A through G block schedule daily. Classes begin at 8:45 AM and dismissal is at 4:05 PM. Class times vary; Monday/Wednesday 60 minutes, Tuesdays/Thursdays 55 minutes, Fridays 50 minutes.

Organization

MDS student body consists of grades 7th - 12th and is organized according to grade level except bilingual and art classes. The ideal classroom capacity is 16-22 students; however, some classes can exceed this due to scheduling.

Special Curricular Classes

Bilingual classes:

- · Spanish / Spanish Language Arts
- Arabic
- Japanese
- Mandarin

Art and Visual Art Classes:

- Art
- Media Arts
- Photography

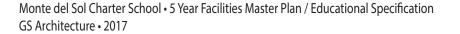
General Use Classrooms

Classrooms at MDS are unique with instructors having great latitude to design the classroom spaces for their particular instructional needs. All classrooms meet NM Adequacy Standards.





MDS Classrooms



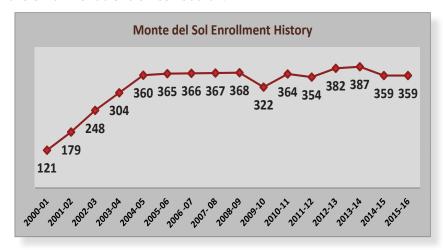
2.2 PROPOSED ENROLLMENT

2.2.2 Phased Enrollment

The enrollment maximum capacity for Monte del Sol Charter School is 350 7th – 12th grade students as set forth in its original charter. From its inception, the school planned a phased increase in enrollment to reach the 350 student cap in their fifth year of operation, 2004-05. On the 40th day of 2015-16, the school had an official enrollment of 359. The school anticipates an enrollment of approximately 350 students for the 2016-17 school year and currently has a waiting list of students that wish to enroll in the school.

Grade	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006 -07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
7th	62	60	64	60	61	60	62	61	63	32	64	66	65	69	61	62
8th	59	59	65	63	61	64	62	62	63	59	65	68	71	66	62	60
9th		60	63	61	63	61	63	65	63	58	67	62	67	69	62	60
10th			56	62	60	64	60	60	61	61	60	59	66	69	61	61
11th				58	55	60	59	60	66	56	59	55	60	56	62	57
12th					60	56	60	59	52	56	49	44	53	58	51	59
Totals	121	179	248	304	360	365	366	367	368	322	364	354	382	387	359	359

The following table provides the MDS historic enrollment by grade level and the graph depicts the enrollment trend since 2000-01.



Projected Enrollment

MDS intends to keep enrollment stable at around 350 through the next 5 years.

2.2.3 Classroom Loading Policy 2015-2016 Enrollment 359 - 7th - 12th Grades

Average Pupil to Teacher Ratio (PTR) 16.57:1

Grade Levels PTR

Grade	2015-16 Enrollment	2015-16 # of Classrooms & Teachers	PED PTR	2015-16 MDS MS-HS PTR
7th Grade:	62	4	27	15.50
8th Grade:	60	4	27	15.00
9th Grade:	60	4	30	15.00
10th Grade:	61	4	30	15.25
11th Grade:	57	3	30	19.00
12th Grade:	59	3	30	19.67
Support Spaces:	0	3		
Total:	359	25	29.00	16.57

2.2.4 Classroom Needs

Currently MDS facilities are utilized well for their current enrollment. The School does not anticipate adding or reducing the amount of classrooms at this time. Supporting documentation of utilization is provided in section 2.4 Utilization Analysis.

The following are MDS needs that relate to carrying out their educational programming.

Portable Village

MDS has four single portables and two double portables on site. The portables house several administration offices, and general use classrooms. The portables are past their useful life and have numerous issues. The first priority of the school is to replace all portables as soon as funding is available. The portables are scheduled to be replaced with sustainable modular buildings.



MDS Portable Village



Special Services / Education

Special Services such as Life Skills and Special Education classrooms were moved into the permanent facility from the portables at the start of the 2016-17 school year. They were able to make this move by eliminating the computer lab because all students have iPads. MDS has a reputation of providing outstanding instruction to students through special services. Therefore, the school has a larger ratio of students with special needs than the average school. MDS will review its needs for special services facilities throughout the year and make adjustments as necessary.



MDS Life Skills Classroom

Physical Education

Physical Education (PE) and health are required by NM Public Education Department (PED) for graduation. MDS offers Physical Education in the Gathering Space, located in the MDS facility, which also serves as the cafeteria, communal and assembly space. The school has added a new dedicated gymnasium to the capital plan.

The MDS site has a small outdoor basketball court with one basketball hoop and a concrete floor that is uneven and poses a safety risk. The school would like to build a new two hoop outdoor court for students and community use.

A practice field is planned for the MDS site in the near future. The location of the proposed field is documented in Section 3.

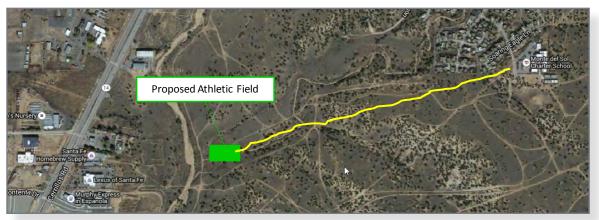
Until the school can expand outdoor spaces it will uses the new La Solera housing development's athletic center complete with full size soccer fields. The school is located approximately 3/4 of mile from the proposed fields and has an agreement to have use of them when it is complete. The image below shows the location of the new field.



Entrance to Gathering Space



MDS Basketball Courts



Proposed La Solera Athletic Fields

Existing and Projected Conditions

The Arts

Art instruction is incorporated into general education classes whenever possible. MDS offers popular Media Arts classes which are currently held in a portable. The instructor has modified the portable into a classroom that fits the needs the curriculum including constructing a darkroom using outdoor tents. It is this innovation and creativity that makes MDS a unique learning environment and makes the portable village a particularly unique and valued part of the school environment.



Makeshift Darkroom outside Media Arts Classroom

Global Citizenship / Global Literacy

As mentioned prior, one of the school's primary mission is to maintain an environment that will enable globally literate students. Students are provided many choices for bilingual education and the school hosts diverse gatherings for students to learn about cultures outside their own in the Gathering Space on campus and in outside common areas. The school wants to provide real time collaborative, bilingual interactions with students around the world, but technology upgrades and renovation of classrooms are needed. The school is working on this in 2017.



Outdoor Commons Area

Science Labs

MDS has two science classrooms but it does not have a science lab. All science lab instruction is done in the classroom. Many students expressed the desire to have a science lab as part of the school classrooms. The school may look at using technology to create a virtual lab experience

and possibly a portable lab within the classroom.



Biology Experiment in Science Classroom



Science Classroom

Existing and Projected Conditions

Technology

Currently, MDS classrooms are equipped with Apple TV, projectors and desktops for teachers and students. MDS also supplies each student with an IPad Tablet. This allows them to eliminate their need for a computer lab.

The School updated fiber and broadband during the summer of 2016. This will supply the school with needed speed for classroom instruction and testing speeds.



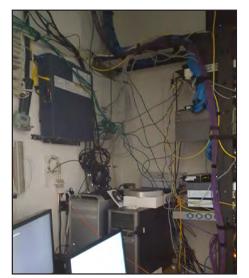
Computers in Classroom

Currently the school's technology infrastructure is located in a closet in the Administration Suite which is not ideal. The school has 30 wireless access points and is connected primarily through Ethernet. The school will be looking at relocating all IT / technology infrastructure into the Annex. The move will allow the district to expand and organize its technology.

Portable classrooms and administration offices are connected with fiber. The school anticipates updating this infrastructure as the existing portables are replaced with modular buildings.

Sustainable / Ecological Education

The school uses the community garden to teach sustainability. It has invested time and resources



IT Closet

to create a campus that is cohesive with the surrounding natural environment and does not overuse resources. Some of the environmentally sustainable attributes of the site include:

- Water catchment systems located at various locations across campus.
- Blackwater site for reusable water use
- Community garden: Sustainable produce used in cafeteria; use of compost systems;
 garden uses water retaining strategies for reduced water usage

Existing and Projected Conditions

Xeriscape and natural landscaping throughout campus provide students with the opportunity to learn about how to care for landscapes and gardens in a sustainable way.







MDS Community Garden

The School has incorporated LED lighting on the interior and exterior as well as using solar voltaic panels to offset energy consumption. The existing aging portables are scheduled to be replaced with modular buildings that are more energy efficient, ecologically constructed which will aid the goal of creating a low environmental impact MDS campus.



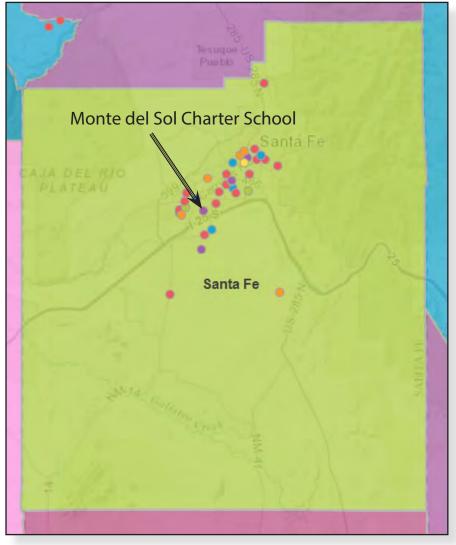


MDS Xeriscape near Commons and Front Entrance

2.3 SITE AND FACILITIES

2.3.1 Location / Site

Monte del Sol Charter School is approximately 3 acres and is located at 4157 Walking Rain Rd., Santa Fe, New Mexico 87507. The school is located in the southeastern section of the City of Santa Fe. MDS is a State Charter school located in the Santa Fe Public School District. The map below indicates the location of MDS within the Santa Fe Public School District.



Source: PSFA GIS

Existing and Projected Conditions

Monte del Sol Aerials

The aerial below depicts the Monte del Sol Charter School Site and surrounding area. The School is located in the Nava Ade housing subdivision with whom the school has a long standing, beneficial relationship.

The open space directly south of the school is currently being developed for housing. The most current aerial of this location, shown below, does not reflect this new housing development. The developers have made agreements with the school to create an east west road from the school to a sub artery street for a second access to the school alleviating traffic. The contractor will also grade a section of the site that the school plans on developing for a practice field and new parking lot. Further information on this is in Section 3.



MONTE DEL SOL CHARTER SCHOOL

MDS location and immediate surroundings

The following aerial depicts the MDS site with school boundaries outlined in black. The site is adjacent to a private parcel of land to the east on which the school's community garden is located (outlined in green). Refer to Section 4 for additional information on the current and proposed campus layout. The land the community garden is located on is scheduled to be given to MDS once development to the east begins.



MDS boundaries

Existing and Projected Conditions

2.3.2 Facility Evaluation

FAD Executive Summary Report Facility Description

Monte del Sol Charter School permanent facilities were completed for the 2003/2004 school year and occupation began in August 2003. It currently houses 7th through 12th grade students and a staff of approximately 43. The campus contains permanent buildings and portables. It is located in the new Nava Ade housing addition at 4157 Walking Rain Road in Sante Fe, NM. The school construction was funded primarily with private funds through the Monte del Sol Foundation with the exception of \$50,000 in Direct Appropriations funds under project number 02-1331.

Site: The site is approximately 3 acres, is not fenced, and has paved parking and an outdoor basketball court. The parking capacity of 93 (6 are handicap spaces) is sufficient. All paved areas are in new condition and do not require improvements. Concrete sidewalks are in good condition. A hazard exists at the stair form the basketball court to sidewalk. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on continuous concrete foundation walls and footers which are new. The structural system of the main building uses concrete block bearing walls. The built-up roof is new and it is not leaking. Exterior doors are metal, and windows are new double-pane units with metal frames.

Interiors: Partition walls are painted concrete block. Ceilings are metal, high and acoustically sound proofed. Flooring is typically vinyl composition tile. Interior doors are hollow metal, and are fire-rated.

Mechanical/Plumbing: Heating and cooling for the building is supplied by rooftop combination units. The heating and cooling distribution system consists of ductwork and diffusers. Fresh air is supplied by combination units and operable windows. Bathroom ventilation is generally adequate. Plumbing fixtures and piping are new.

Electrical: The complex is fed from a pad-mounted transformer that delivers 120/208 V., 3-phase power via a 600 amp main panel. Lighting is typically fluorescent, and illumination is adequate. Emergency lighting with battery back-up is in corridors, and emergency exit signs are typically illuminated.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of annunciators throughout. The system is activated by pull stations, and is centrally monitored. Egress corridors have appropriate fire separation, and interior doors on escape corridors are fire-rated. The facility has a security system consisting of motion detectors. The complex is generally handicap compliant. The ramp from the main campus to the portables is not complaint; nor is the ramp that serves as an exit from the science wing.

Alternative Programs: N/A

2011 Update: All is same, no upgrades since constructed, new kitchen equipment installed summer 2008-2009. Fire alarm system not operating correctly.

FAD Ranking

MDS Ranking is 517. The School does not anticipate partnering with the State for capital projects in the foreseeable future.

School	2016-17 Rank	Weighted NMCI
Monte Del Sol Charter	517	8.81%

2.4 UTILIZATION ANALYSIS

2.4.1 Special Factors Affecting Utilization and Capacity

School utilization and capacity are not stationary numbers; they can change from year to year depending on the educational programs available at the school, the pupil/teacher ratio (PTR) or class size, scheduling, and special needs of the students. For these reasons, it is recommended that the utilization and capacity of the facilities be reviewed annually and updated as necessary to realize the most effective use of the buildings and to enable the school to effectively plan for the future.

The methodology used to determine facility capacity can be slightly different for each school type due to their educational programs and use of facilities. MDS utilizes its facility very efficiently primarily because it does not have a full size library or gymnasium.

The school has a lower Pupil to Teacher Ratio (PTR) than recommended by NM Public Education Department (PED). The school wants to keep this lower PTR and continue to provide smaller classes. MDS also has a unique schedule to accommodate the community service and mentoring aspect of its instructional program. The following table details each MDS grade level and its PTR. It shows that the average PTR for 7th - 10th grade is approximately 15.00 and the average PTR for 11th - 12th is approximately 19.

Grade	2015-16 Enrollment	2015-16 # of Classrooms & Teachers	PED PTR	2015-16 MDS MS-HS PTR
7th Grade:	62	4	27	15.50
8th Grade:	60	4	27	15.00
9th Grade:	60	4	30	15.00
10th Grade:	61	4	30	15.25
11th Grade:	57	3	30	19.00
12th Grade:	59	3	30	19.67
Support Spaces:	0	3		
Total:	359	25	29.00	16.57

2.4.2 FACILITY CAPACITY

It is important to identify the capacity of a school facility to be able to determine if the size of the facility is in alignment with the student enrollment. Once a capacity for a school has been identified it is easy to determine if a school is being utilized to its optimum potential or if there is room for improvement. To determine the capacity of MDS, this study calculated the *maximum capacity* and the *functional capacity* based on its leased space.

Maximum Capacity

This is the sum of the maximum number of students that can be assigned to each classroom/ instructional space of a school facility. The maximum number of students that can be assigned to each classroom is based upon the PED standard for PTR or the New Mexico State Adequacy Standards (NMAS) for minimum square feet required per student, whichever is more restrictive. When calculating maximum capacity, consideration is not given to the educational program delivered at the school and how the classrooms are used. It is understood that this is not a realistic capacity for a school, but serves to identify a facility **maximum**, not to be exceeded.

Maximum Functional Capacity

This is the potential best use of classrooms/instructional spaces based on the school's educational program and facility design. It is the sum of the maximum number of students that can be assigned to each general use classroom of a school facility. Unlike maximum capacity, this calculation excludes the instructional spaces that provide support to assigned classroom/instructional spaces, such as computer or science labs. Similar to maximum capacity, the number of students that can be assigned to each classroom is based upon the PED standard for PTR or the NMAS for square feet per student, whichever is more restrictive. This calculation of capacity allows for the school's **functional** uses of the facility based on educational programming.

Utilization and Capacity Tables

The following table identifies a functional capacity of 590 students for current MDS facilities, and a maximum capacity of 660 with portables. Without portables the school has a functional capacity of 428 and a maximum capacity of 482.

				Maximum			Maximum		PSFA Capacity
				Functional	Maximum		Functional	Maximum	based on
			Existing # of	Facility	Facility	Existing # of	Facility	Facility	Existing
		2015-16	Classrooms	Capacity w/o	Capacity w/o	Classrooms	Capacity	Capacity w/	Permanent
School	Grades	Enrollment	w/o Portables	Portables	Portables	w/ Portables	w/Portables	Portables	SF/Student
Monte Del Sol Charter	7-12	359	19	482	428	26	590	660	161

As mentioned above, MDS anticipates replacing aging portables with modular classrooms, relocating special services and administration, renovate existing permanent classrooms and add a gymnasium to the campus. The following pages contain utilization sheets for the current MDS facility and the proposed MDS facilities. More on the proposed facilities are located in Section 4, Capital Improvement Plan.

MDS Current Utilization

									PERIOD A			PERIOD B		P	ERIOD C		PI	ERIOD D		P	ERIOD E		PE	RIOD F		PE	RIOD G		PED			
			Sauara	Max# Max C	Capacity	Functional	A. S.		8:45 - 9:45		9	:55 - 10:55		11	00 - 12:00		12	:50 - 1:50		1:	55 - 2:55		3:0	0 - 4:05		2:1	4 - 3:06			Tot % Dr	Occ # of	0/ Daried
Rm#	Teacher	Cirm Use	Square Footage	of St./ or PE Sq Ft PTR	ED MAX R/CIrm	Functional Capacity	Y/N	# of % R St. Oc	a Subject	# of St.	% Rm Occ.	m Suniact	# of St.	% Rm Occ.	Subject Subject	# of St.	% Rm Occ.		# of St.		Subject Subject	# of St.	% Rm Occ.	Subject Subject	# of St.	% Rm Occ.	Subject	Tot. St.	Max. PTR /Day		Pd.'s / Day	
2	Hufford	Math/Science	673	24	27	24	N	21 87	% Algebra	25	104%	Geometry		0%	Prep		87%	Geometry		75%	Algebra I	24	100%	8 Math	14	58%	Geometry	109	150	73%	8	100%
3	Przyborowski	Soc. Studies			27	24	N	14 589	% 11 English	1	4%	Prep		100%	11 English		96%	Health		104%	Health	25	104%	Health		0%	Prep	112	150	67%	8	100%
4	Brucker	Multiple Uses			27	24	N	17 71		_	_	8 Math		79%	8 Math	_	79%					1	4%	Prep	1	4%	Prep	96	150	58%	8	100%
5	Corriveau	Eng/Art	673	24	27	24	N	19 79	% 8 History	25	104%	10 World History		58%	10 W. History	17	71%	10 W. History	26	108%	8 History	1	4%	AC Lab		0%	Prep	102	150	61%	8	100%
10	Lujan	English		25	27	25	N	21 85	% 7 English		0%	Prep		89%	7 English	18	73%	7 English		64%	11 English	10	40%		8	32%		87	150	55%	6	75%
11	Leighton	Moving Images	673	24 2	27	24	N	18 75	% 7 History	22	92%	7 History		87%	7 History		0%	Prep	20	83%	NM History		0%	Prep	-	83%	Moving Images	81	150	60%	8	100%
12	ButlerJessen	Spanish / French			27	24	N	26 108	% Government	9	37%	Prep		96%	7 SLA		71%	9 ELD	8	33%	HS ELD	3	12%		_	108%	HS ELD	86	150	67%	7	88%
13	Tidrick	English/Social Studies		24	27	24	N	20 83	4 10 Honors English		92%			100%	10 English	25	104%	8 English		0%	Prep	18	75%	8 English		50%		109	150	72%	7	88%
14	Correal	Math/Health/French		26	27	26	N	19 73	6 HS Spanish		92%	MS Spanish	17	65%	8 SLA		0%	Prep	20	77%	9 SLA	4	15%	Prep		65%	LA Span	84	150	55%	8	100%
15	Schroth	English		26	27	26	N	19 73	% 9 English	16	62%	12 English		0%	Prep	24	92%	AP English	11	42%	12 English		_	9 English	-	69%	English	94	150	62%	8	100%
M-1	Alkazaz / Petterson	Classroom		32	27	27	Υ	7 26	MS Arabic II	13	48%	MS/HS Arabic		0%	Prep		0%	Prep		19%	Film Production	12	44%	Film Production	n 19	70%	Film Production	37	150	30%	8	100%
M-2	Kovari	Classroom			27	27	Υ	31 115		1	4%	Prep	12	44%	11 US History		85%	11 USHistory	_	56%	11 History	18	67%	8 History		0%	Prep	100	150	53%	8	100%
M-3	Trillo	Classroom		32	27	27	Υ	9 33'	MS Spanish III		67%	9 Spanish		0%	Prep		33%	HS Spanish		48%	APSpanish		0%	Prep	6	22%	Spanish LA	49	150	29%	8	100%
M-4	Osgood	Classroom			27	27	Υ	09	Prep	21	78%	Japanese		41%	Calculus		70%	Algebra I		67%	Japanese	_	59%	Fin.Literacy	17	63%		85	150	54%	7	88%
M-5	Arbetan	Classroom		32	27	27	Υ	13 48	% Algebra		0%	Prep	19	70%	Pre-Algebra	20	74%	Algebra II	20	74%	Algebra II	18	67%	PreCalculus		0%	Prep	90	150	48%	8	100%
0		SPED		47	16	0	Υ	09	Ď		0%			0%			0%			0%			0%			0%		0	0	0%	0	0%
1	Wendy	ISS / Counseling			27	0	N	09	iss iss		0%	ISS		0%	ISS		0%	ISS		0%	ISS	0	0%	ISS	0	0%	ISS	0	150	0%	3	38%
6	Michaels	Visual Art		24	27	24	N	20 83	% Visual Arts	19	79%	Honors Art		87%	3D Art		0%	Prep		0%	Prep	26	108%	Visual Art	23	96%	Visual Art	86	150	65%	8	100%
7	Bernard	Science Clrm/Lab	992	35	27	27	Υ	17 63	% 9 Science	21	78%	9 Science		52%	Environ Science	24	89%	9 Science		0%	Prep		0%	Prep		0%	Prep	76	150	40%	8	100%
8	Henderson	Science		35	27	27	Υ	23 85	% 8 Science		67%			85%	8 Science		93%	7 Science		70%	7 Science	20	74%	7 Science	2	7%	Prep	128	150	69%	8	100%
9	Ward	Science		35	27	27	Υ	23 85	% Chemistry	27	100%	Chemistry	15	56%	Biology	18	67%	Biology		81%	Biology	4	15%	Prep		59%	Anatomy / Phys	109	150	66%	8	100%
16	Butler	Multi-Purp/GS	4428	158	27	27	Υ	0%	5		0%			0%			0%		27	100%	7 PE	38		7 PE	28	104%	PE	65	150	49%	3	38%
M-6	Meneghello/Bovis/Sowers	Art	896	32	27	27	Υ	6 22	% AC Lab	18	67%	NM History	23	85%	NM History	13	48%	AC Lab 8		0%	AC Lab	16	59%	HS Art Theater	41	152% N	MS Art Theater	76	150	62%	8	100%
M-7	Webb	Photo	896	32	27	27	Υ	0 09	Prep	1	4%	Prep	17	63%	HS Photo	17	63%	HS Photo	15	56%	Honors Photo	18	67%	HS Photo	21	78%	Art Photograph	y 68	150	47%	8	100%
M-8	Webb	Classroom	896	32	27	27	Υ	0 09	b l	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	150	0%	8	100%
17		Gym	8000	286	27	27	Υ	09	Ó		0%			0%			0%			0%			0%			0%		0	150	0%	0	0%
			32,071	1,145 6	91	620		343 7	1%	319	66	%	319	74%		332	76%	6	320	69%		296	60%		289	66%		1,929	3,750	54%	177	85%

- 1) Max # of St./Sq. Ft.= The maximum number of students allowed per the Statewide Adequacy Standards square feet.
- 2) PED Max PTR/Clrm = PED's maximum pupil / teacher ratio per class period.
- 3) % Rm Occ. = The number of students column divided by either the PED Max/PTR/CIrm column or the Max #of St./Sq ft column, which ever column is the smaller maximum allowed by A.S. or PED.
- 4) Tot. St. = The total number of students in the specific instructional space throughout the day.
- 5) PED Max. PTR/Day = The maximum pupil teacher ratio allowed by PED for specific teacher per day allowed.
- 6) Tot. % Rm Occ. / Day = Total average percentage room is occupied throughout the day. (count all periods in average)
- 7) Occ. # of Pd.'s / Day = Occupied number of periods occupied per day. (Prep period may be counted as utilized if teacher does not have a separate office from classroom) 8) % Pd. / Day = The average percent of occupied periods (occupied number of periods divided by the number of periods available per day).

Monte Del Sol

GRADE LEVEL	CURRENT STUDENT 40TH DAY COUNT	NUMBER OF / SPEC NEEDS STUDENTS PER GRADE	NUMBER TEACHING SPACES
7th Grade	62		
8th Grade	60		
9th Grade	60		
10th Grade	61		
11th Grade	57		
12th Grade	59		
TOTALS	359	0	25

Number of Lunch Turns Per [2	
Grade Levels	7-12	
Total Canallacent	0.0	

ased On Number of Instructional Spaces:								
Number of and % Of General Use Classrooms	15	58%						
Number of and % Of Special Education Classrooms	1	4%						
Number of and % Of Special Use Classrooms	10	38%						
Number of and % Of Portable Classrooms	0	0%						
	26	100%						

LEGEND										
	General Instruction									
	Special Education									
	Special Programs									
	Non-Instructional									

FACILITY CAPACITY (including Portables)						
Maximum Facility Capacity:	691					
Functional Facility Capacity:	620					
Instructional Space Capacity w/ Portables @ 75%:	527					
Instructional Space Capacity w/o Portables @ 75%	527					
Instructional Space Capacity w/ Portables @ 67%	470					
Instructional Space Capacity w/o Portables @ 67%	470					

Mi	Student	
359	54031	sqft
E	33,111	sqft
	61%	

Existing and Projected Conditions

MDS Proposed Utilization

									PERIOD A	PE	RIOD B		PER	IOD C		PERIOD D		P	ERIOD E	P	ERIOD F	PE	RIOD G		PED			
			Square	Max #	Max Capacity	Maximum	۸ و		8:45 - 9:45	9:5	5 - 10:55		11:00	- 12:00	1	2:50 - 1:50		1:	55 - 2:55	3	:00 - 4:05	2:	14 - 3:06		Max.	Tot % Pm	Occ # of	% Pariod
Rm#	Teacher	Cirm Use	Footage	of St./ Sq Ft	Max Capacity or PED MAX PTR/CIrm	Functional Capacity		# of % Rn St. Occ.		# of St. Occ.	Subject Subject	# of St.	% Rm Occ.	Subject	# of % Rr St. Occ	II OF II SIINIA	ct # c	of % Rm t. Occ.	Subject	# of % Rm St. Occ.	m Suniact	# of St. % Rm Occ.	Subject Subject	Tot. St.	PTR /Day		Pd.'s / Day	
2	Hufford	Math/Science	673		24	24	N	21 88%	Algebra	25 104%	Geometry			Prep	21 88%			18 75%	Algebra I	24 100%	8 Math	14 58%	Geometry	109	150	73%	8	100%
3	Przyborowski	Soc. Studies	673		24	24	N	14 58%		1 4%	Prep		100% 11		23 96%			25 104%	Health	25 104%	Health	0%	Prep	112	150	67%	8	100%
4	Brucker	Multiple Uses	673		24	24	N	17 71%	7 Math		8 Math			Math	19 79%			22 92%	7 Math	1 4%	Prep	1 4%	Prep	96	150	58%	8	100%
5	Corriveau	Eng/Art	673		24	24	N	19 79%	8 History		10 World History			W. History	17 71%		y 2		8 History	1 4%	AC Lab	0%	Prep	102	150	61%	8	100%
10	Lujan	English	695		25	25	N	21 85%	7 English	0%	Prep			English	18 73%		1	16 64%	11 English	10 40%		8 32%		87	150	55%	6	75%
11	Leighton	Moving Images	673		24	24	N	18 75%	7 History		7 History		88% 7		0%		2	20 83%	NM History	0%	Prep	20 83%	Moving Images		150	60%	8	100%
12	ButlerJessen	Spanish / French	673		24	24	N	26 108%	Government	9 38%	Prep		96% 7		17 71%			8 33%	HS ELD	3 13%		26 108%	HS ELD	86	150	67%	7	88%
13	Tidrick	English/Social Studies	673	24	24	24	N	20 83%	10 Honors English	22 92%	8 English			English	25 1049			0%	Prep	18 75%	8 English	12 50%		109	150	72%	7	88%
14	Correal	Math/Health/French	729		26	26	N	19 73%	HS Spanish	24 92%	MS Spanish	17		SLA	0%			20 77%	9 SLA	4 15%	Prep	17 65%	LA Span	84	150	55%	8	100%
15	Schroth	English	728		26	26	N	19 73%			12 English			Prep	24 92%		h ′	11 42%	12 English	24 92%	9 English	18 69%	English	94	150	62%	8	100%
M-1	Alkazaz / Petterson	Classroom-P1	896		27	27	Υ	7 26%	MS Arabic II	13 48%	MS/HS Arabic			Prep	0%			5 19%	Film Production	12 44%	Film Productio		Film Production	_	150	30%	8	100%
M-2	Kovari	Classroom-P2	896		27	27	Υ	31 115%	Economics	1 4%	Prep	12		US History	23 85%		<i>'</i>	15 56%	11 History	18 67%	8 History	0%	Prep	100	150	53%	8	100%
M-3	Trillo	Classroom-P3	896		27	27	Υ	9 33%	HS Spanish III		9 Spanish	1	0%	Prep	9 33%			13 48%	APSpanish	0%	Prep	6 22%	Spanish LA	49	150	29%	8	100%
M-4	Osgood	Classroom-P4	896		27	27	Υ	0%	Prep	21 78%	Japanese			Calculus	19 70%			18 67%	Japanese	16 59%	Fin.Literacy	17 63%		85	150	54%	7	88%
M-5	Arbetan	Classroom-P5		32	27	27	Y	13 48%	Algebra	0%	Prep	19		Pre-Algebra	20 74%	J		20 74%	Algebra II	18 67%	PreCalculus	0%	Prep	90	150	48%	8	100%
0		SPED	1313		16	0	Y	0%		0%		1	0%		0%			0%		0%		0%		0	0	0%	0	0%
1	Wendy	ISS / Counseling	673		24	0	N	0%	ISS	0%	ISS	ļ.,		ISS	0%			0%	ISS	0 0%	ISS	0 0%	ISS	0	150	0%	0	0%
6	Michaels	Visual Art	673		24	24	N	20 83%	Visual Arts	19 79%	Honors Art	_		3D Art	0%			0%	Prep	26 108%	Visual Art	23 96%	Visual Art	86	150	65%	8	100%
7	Bernard	Science Clrm/Lab	992		27	27	Y	17 63%	9 Science	21 78%	9 Science			Environ Science	24 89%			0%	Prep	0%	Prep	0%	Prep	76	150	40%	8	100%
8	Henderson	Science	992		27	27		23 85%			8 Science		85% 8		25 93%			19 70%	7 Science	20 74%	7 Science	2 7%	Prep	128	150	69%	8	100%
9	Ward	Science	969		27	27	Y	23 85%	Chemistry	27 100%	Chemistry	15		Biology	18 67%			22 81%	Biology	4 15%	Prep	16 59%	Anatomy / Phys	_	150	66%	8	100%
16	Butler	Multi-Purp/GS			27	27	Y	0%	1	0%		- 00	0%		0%		- 2	27 100%		38 141%		28 104%	PE NO NOTE	65	150	49%	3	38%
M-6	J	Art-P6			2/	2/	Y	6 22%	1 10	18 67%	NM History			NM History	13 48%			0%	AC Lab	16 59%	HS Art Theater		MS Art Theater	76	150	62%	8	100%
M-7	Webb	Photo-P7	896		27	27	Y	0 0%	Prep	1 4%	Prep			HS Photo	17 63%			15 56%	Honors Photo	18 67%	HS Photo	21 78%	Art Photograph	ny 68	150	47%	8	100%
M-8	Webb	Classroom-P8	896		27	0	Y	0 0%		0 0%	U	0	0%	U	0 0%			0 0%	0	0 0%	U	0 0%	0	0	150	0%	0	0%
17		Gym	8000	286	27		Ť	0%	0/	0%		0.15	0%		0%	0/		0%		0%		0%		0	150	0%	0	0%
			32,071	1,145	660	566		343 71	%	319 66%		319	74%		332 76	%	32	20 69%		296 60%	6	289 66%		1,929	3,750	54%	166	80%

- 1) Max # of St./Sq. Ft.= The maximum number of students allowed per the Statewide Adequacy Standards square feet.
- 2) PED Max PTR/Clrm = PED's maximum pupil / teacher ratio per class period.
- 3) % Rm Occ. = The number of students column divided by either the PED Max./PTR/CIrm column or the Max #of St./Sq ft column, which ever column is the smaller maximum allowed by A.S. or PED.
- 4) Tot. St. = The total number of students in the specific instructional space throughout the day.
- 5) PED Max. PTR/Day = The maximum pupil teacher ratio allowed by PED for specific teacher per day allowed.
- 6) Tot. % Rm Occ. / Day = Total average percentage room is occupied throughout the day. (count all periods in average)
- 7) Occ. # of Pd.'s / Day = Occupied number of periods occupied per day. (Prep period may be counted as utilized if teacher does not have a separate office from classroom)
- 8) % Pd. / Day = The average percent of occupied periods (occupied number of periods divided by the number of periods available per day).

Monte Del Sol

GRADE LEVEL	CURRENT STUDENT 40TH DAY COUNT	NUMBER OF / SPEC NEEDS STUDENTS PER GRADE	NUMBER TEACHING SPACES
7th Grade	62		
8th Grade	60		
9th Grade	60		
10th Grade	61		
11th Grade	57		
12th Grade	59		
TOTALS	359	0	25

Number of Lunch Turns Per Day	2

Total Enrollment 35	
Total Elliolificht	9

Based On Number of Instructional Spaces:		
Number of and % Of General Use Classrooms	15	58%
Number of and % Of Special Education Classrooms	1	4%
Number of and % Of Special Use Classrooms	10	38%
Number of and % Of Portable Classrooms	0	0%
	26	100%

LEGEND
General Instruction
Special Education
Special Programs
Non-Instructional

Maximum Facility Capacity:	660
Functional Facility Capacity:	566
Instructional Space Capacity w/ Portables @ 75%:	527
Instructional Space Capacity w/o Portables @ 75%	527
Instructional Space Capacity w/ Portables @ 67%	470
Instructional Space Capacity w/o Portables @ 67%	470

Mi	Student				
59	54031	sqft			
Е	31,594	sqft			
	58%				

SECTION

2

Existing and Projected Conditions

2.5 PREVENTIVE MAINTENANCE

At the time of this FMP, MDS did not have a preventive maintenance plan in place. The school is contracting with a private entity to develop a preventive maintenance plan in the future. The school completed a comprehensive energy usage assessment in 2016 and has upgraded all light bulbs to LED and will continue to make adjustments to energy usage as recommended in the assessment. Future campus improvements will focus heavily on energy efficiency such as incorporating a solar voltaic field and using black water and water harvesting for garden use.

3.1 FACILITY GOALS AND CONCEPTS

3.1.1 School Facility Goals

Monte del Sol Charter School (MSD) currently meets all requirements of HB-283 for Charter School leasing of public building requirements by being housed in a public building. The school has an associated not-for-profit foundation which is designated as a component unit of the School.



The goal for the MDS facilities is to update building systems and replace the portable village on campus as funds become available. .

3.1.2 Concepts

3.1.2.a - Life, Health and Safety

Update portables

The highest priority for Monte del Sol Charter School is to remove the aging portables on campus and replace them with sustainable green modular buildings which will meet adequacy standards. Portables housing classrooms will be the highest priority for replacement followed by administration offices. By replacing the portables the school will be creating a safer and more cohesive school campus, as well as more environmentally friendly facilities.





Existing Portable Village





Cameras, alarm systems, communications

The school has recently upgraded and added security cameras throughout the school, however the school lacks an intercom system and a useful fire alarm system that can be heard throughout the campus. The school has plans to reconfigure its entrance to create a more secure entry into the school building and commons area that will be visible to the administration office.



Security cameras

3.1.2.b - Sustainability / Energy Efficiency

Utilities

The school is continually reducing utility usage across the campus. The school recently completed an energy audit and has replaced bulbs in all facilities to LED. The school would like to expand its commitment to sustainability and energy efficiency by incorporating a solar voltaic field on the campus and solar voltaic panels in the parking lot. The solar voltaic areas of the campus are specified in Section 4.

The school also currently incorporates several water catchment systems on campus and expects to expand this as school facilities are updated.



Examples of Water Catchments on MDS Campus



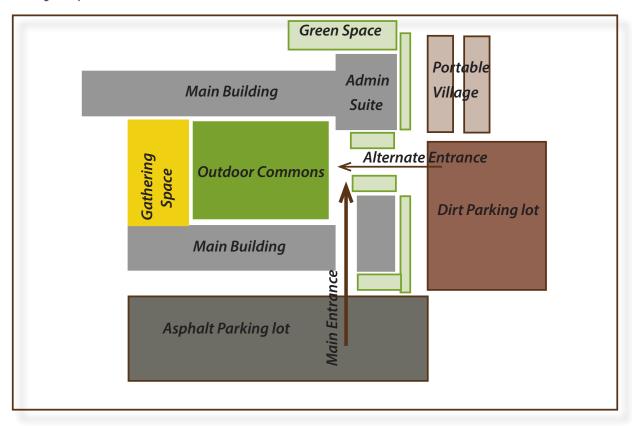


3.1.2.c - Cohesive School Campus

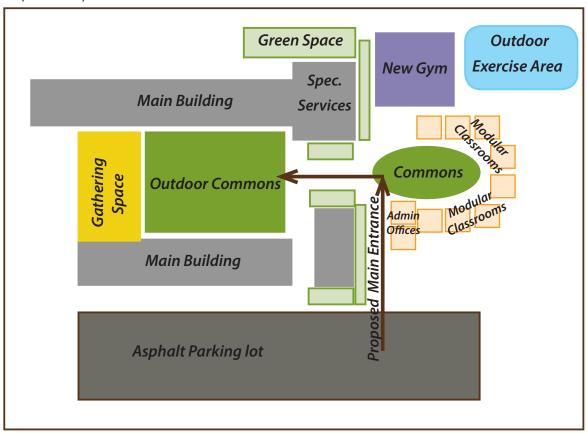
Connectivity

MDS will replace the portables on campus due to age and poor condition. The school will replace all portables in phases. As they are replaced the school will reconfigure the portables into a half circle opening towards the outdoor commons area at the center of the existing campus. This design has the potential to connect the new portable area and the main campus. The "Portable Village" could also include a Gymnasium and a outdoor physical activity area. The reconfiguration of the campus will also redirect the main entrance near the administration offices and outdoor commons area. The following two graphics depict the existing campus configuration and the proposed campus configuration.

Existing Campus Connections



Proposed Campus Connections



Main Entrance

The following photos show the schools entrance possibilities. The first photos are of the existing entrance and outdoor walkway to the administration suite. While this entrance is near the parking lot, the wayfinding is not ideal to lead visitors to the Administration Suite set back from the main entrance.

The following photos show the MDS campus and the area that will be reconfigured into the existing main entrance. The proposed main entrance in its current state functions as an alternate entrance to the school. With the new modular classrooms re-situated to create an enclosed outdoor area, this entrance may be a very effective change to provide security and a unifying entrance for students, staff and visitors.



Existing Main Entrance



View of proposed Main Entrance and parking lot from existing Main Entrance and parking lot



Proposed Main Entrance



Proposed Main Entrance into Commons Area



Proposed Main Entrance view into outdoor Commons Area

3.1.2.d - Physical Education / Athletics

Gymnasium & Outdoor Physical Education spaces

MDS uses the Gathering Space as a multi-purpose room for physical education and exercise. While the school does have competitive athletic programs such as girls and boys basketball and soccer and girls volleyball, the teams do not have a dedicated school gymnasium in which to compete. The MDS campus also lacks outdoor physical activity centers such as practice fields and courts.

The school utilizes facilities owned by outside entities in the area; however, the majority of MDS staff, students and parents believe the school would be enhanced by incorporating physical activity facilities on campus and would support the schools efforts to fund a school gymnasium.

Possibilities for enhancing physical activity on campus include:

- Practice field
- Outdoor basketball court
- Sand Volleyball court
- Competition Gymnasium
- Ropes Structure



Lill of the little of the litt

4.1 TOTAL CAPITAL NEEDS

Monte del Sol Charter School Capital Plan

In 2015-16 Monte del Sol Charter School took a very pro-active stance concerning its facilities. It has hired a consultant to develop and implement a preventive maintenance plan and begin work on maintenance issues at the school. MDS also undertook the development of this facilities master plan / educational specification to provide direction for the school's facilities for the next five years.

The capital needs were derived from the identified facility needs of the school and its campus. The facility needs for Monte del Sol were derived from age and condition of both permanent and portable facilities, the educational program and the school's mission. The facility needs were identified by visual inspection of each facility, surveys, and meetings with school staff, and the Monte del Sol FMP Advisory committee. The actual facility needs based on the age and condition of permanent facilities are the majority of the needs identified. During the facilities master plan / educational specification process the school reviewed its educational program and mission and the impact facilities have on them. Several facility needs were identified during the process which will require new construction and reconfiguration of existing space.

The school staff, MDS FMP Advisory committee and the Governing Board reviewed the facility information to assure all facility needs had been identified for their impact on the facilities and to anticipate the impact they may have on the existing facilities within the life of this FMP. The school is also cognizant of the impact that construction has on the environment and the school's ability to maintain its facilities. To aid in the prioritization process, MDS identified a facilities master plan / educational specification goal and objectives to use as criteria to assess the importance of each facility need.

FACILITIES MASTER PLAN / EDUCATIONAL SPECIFICATION GOAL

A facilities master plan / educational specification goal of Monte del Sol Charter School is to provide quality education to all of its students in a comfortable and stimulating learning environment that is housed in safe, efficient and effective facilities. To accomplish this goal, the School has to provide adequate facilities that will support the school's mission, educational program and student enrollment. Monte del Sol has embraced the 'size right' philosophy for its facilities since its inception and continued to embrace this philosophy in the development of its capital plan.

OBJECTIVES IN DETERMINATION OF CAPITAL PLAN

Monte del Sol Charter School has a unique student enrollment, educational program and philosophy when compared to the other schools located within its service areas. It is located within the Santa Fe Public School District in the southern portion of town. The School undertook the development of this facilities master plan / educational specification in partnership with PSCOC / PSFA and its community to identify basic facility requirements and develop a realistic capital plan that will assist the School in reaching its facility goal and objectives. The facilities master plan / educational specification process of Monte del Sol Charter School aided in identifying and addressing the unique facility needs of the School.



To adequately address the goals and objectives of this facilities master plan / educational specification and determine space requirements, there were several objectives that were established, reviewed, analyzed, and discussed throughout the facilities master plan / educational specification process. School staff, students, parents and community members provided input on the following facility objectives:

Safe and secure facilities

Efficient and effective facilities sized for student enrollment

Condition of existing facilities: Permanent and Portable

Best use of existing facilities

Utilization of existing facilities

Facilities required to meet student needs and School's mission

Environmentally friendly facilities

Facilities that comply with State requirements and standards

SAFE AND SECURE FACILITIES

Safety and security of students, staff and visitors is an objective for Monte del Sol. The current school facilities and their layout present two specific challenges when addressing safety and security issues. The first issue is campus security. The existing main entry to the campus does not have the ability to be monitored by the administration. This allows visitors to enter the school without going through the office to check-in. The school has no perimeter fence, resulting in several means of access that make monitoring and security difficult on a daily basis. Students, staff and visitors can enter the campus and go anywhere with very limited visual access by the administration.

The location of Monte del Sol, until recently, has been on the edge of a residential development at the end of a small dead end street with no drive by traffic. This presented limited exposure of the school to the general public; however, this situation is rapidly changing. Infrastructure is currently being installed throughout the remaining vacant land surrounding Monte del Sol with plans of extensive residential development. This recent development emphasizes the need for changes in access to the School for safety and security.

The second issue is facility safety. Monte del Sol is comprised of a main building, two double portables and four single portables. The permanent building was constructed in 2002 and is in relatively good condition. However, the portables that are on campus were constructed in the 1980's and are deteriorating. The age and condition of the portables suggest that they are past their useful life and it is more economically viable to replace these facilities for student and staff safety, in lieu of renovation.

EFFICIENT AND EFFECTIVE FACILITIES SIZED FOR STUDENT ENROLLMENT

Student enrollment determines the overall footprint of a school. For many schools in New Mexico, student enrollment has been declining in recent years; however, Monte del Sol Charter School has had a very stable student enrollment of 350. 350 students is its maximum student capacity which is identified in its charter documents. The School has reached its maximum capacity and anticipates staying at this capacity for the foreseeable future. There are no plans to increase the student enrollment. A detailed breakdown of student enrollment is provided in an earlier section of this document.

CONDITION OF EXISTING FACILITIES: PERMANENT AND PORTABLE

The facilities at Monte del Sol were assessed for the age of their building systems and ability to be renovated or replaced to meet NM Adequacy Standards. All of the permanent facilities at the school were constructed in 2002. As stated earlier in this section, two double and four single portables were brought onto the campus to serve as classrooms and support space. The portables were manufactured in the 1980's and, according to the PSCOC / PSFA facilities assessment database are past their useful life.

The majority of building systems in the permanent building is in good condition and still operational. There are some building systems that are, or will be within the next five years, in need of repair or replacement. The roof, door hardware, floor finishes, lighting and furniture are some of the building systems that could need replacement during the life span of this document.

Two of the single portables are experiencing major building system failures and are starting to impact the schools operational mission and pose safety issues. The remaining portables are still functional, but require extensive maintenance to keep them operational and safe. As stated earlier, it is more cost effective and will better serve the needs of the students to replace the existing portables than to perform a major renovation to keep them operational.

BEST USE OF EXISTING FACILITIES

Monte del Sol has a very efficient overall footprint of 96 square feet per student and wants to maintain this efficiency while meeting student and staff needs. Part of the FMP / Educational Specification process was to look at the functions being housed in spaces and determine their relevance to the school's mission and vision. The primary spaces that were reviewed for their relevance and effectiveness were the computer lab, gathering space, administration and special education.

UTILIZATION OF EXISTING FACILITIES

A Utilization study of Monte del Sol Charter School was a requirement of PSCOC / PSFA for this facilities master plan / educational specification. This study was an essential part of identifying and understanding the overall space needs of the school and the impact additional space will have on the overall utilization of the school. The results of the utilization study were discussed in depth in a previous section of this document. The study revealed that the school has a pupil to teacher ratio (PTR) of 16.57 which is fairly typical of New Mexico middle and high schools. This PTR reflects the low classroom utilization rate of 54%, which indicates that the sizes of the classrooms are capable of containing more students than are currently being assigned each period. The overall school has an 85% utilization rate which shows that each classroom is in use most periods per day and the number of existing classrooms supports the educational program of the school.

FACILITIES REQUIRED TO MEET STUDENT NEEDS AND SCHOOL'S MISSION

A major concern of school staff, students, parents and its community has been providing the facilities that support the mission of the school and meet the students' needs. The lack of a dedicated physical education space has been a topic of discussion for several years. Currently Monte del Sol has a large gathering space which has served as the physical education space along with other programmatic

needs, but the space does not meet all the needs of the physical education program. The School has worked with other local charter and private schools to fill the need of a physical education space; however, this has proven to be expensive and problematic. Student transportation is a safety concern and a time issue.

The other space needs identified at Monte del Sol are a library/media center, science lab, and In School Suspension (ISS) classroom. Currently there is no space to house books and have them assessable to students. The existing science classrooms are not equipped to conduct experiments which are a vital, hands-on part of the science curriculum. Currently students are sent home when discipline is required due to the lack of an ISS classroom.

ENVIRONMENTALLY FRIENDLY CAMPUS AND FACILITIES

Monte del Sol wants to instill in its students an appreciation and respect for nature which should be reflected and supported in its facilities. The school has established a garden that all students are encouraged to participate in. There is also a grey water system on campus. The existing facilities, and in particular the portables, do not reflect or support the school's attempt to educate students on the importance of being environmentally friendly and responsible.

FACILITIES THAT MEET STATE REQUIREMENTS AND STANDARDS

Part of this FMP / educational specification process was to assess the Monte del Sol Charter School facilities for compliance with all State requirements and standards. Monte del Sol is a State charter school which means that when it was granted a charter it waived certain facilities requirements and standards that public schools are required to provide for their students. At the time of its original charter, the major facility requirements that Monte del Sol waived was a gymnasium and library. Since that time, the school has had the opportunity to assess its facility needs and determine the impact of those needs on its educational program and mission.

The New Mexico State requirements and standards that were utilized in the assessment of Monte del Sol Charter School are:

NM Adequacy Standards Recommended Square Foot per Student

Public Education Department's (PED) Pupil to Teacher Ratio (PTR)

New Mexico Adequacy Standards

New Mexico Adequacy Planning Guide

School District Facilities Master Plan Components and Guidelines

Common Core Standards

With the exception of the facilities that have been waived, the existing permanent facilities of the school are in compliance with all of the above requirements and standards based on current pupil to teacher ratio of the school. The existing permanent classrooms are not sized to accommodate the maximum 27 students per classroom per PED; however, they are above adequacy for the current average PTR of 16.57. The existing portables do not meet all of the New Mexico Adequacy Standards due to the age and condition of the building systems.



FACILITIES MASTER PLAN / EDUCATIONAL SPECIFICATION NEEDS

The table on the following page identifies all of the facility needs that MDS identified as necessary to properly maintain its facilities, support its educational program and mission, and meet the goal and objectives of the school's facilities master plan / educational specification.

Lits beginning it in the state of the state



MDS Facility Needs Spreadsheet

CATEGORY	SYSTEM	AREA	ROOM	FACILITY NAME	FACILITY NEEDS	Funding	QTY	UNIT	COST/UNIT	MACC	TOTAL PROJECT COST	YEAR
	HVAC	2002	Main Bldg	MDS	Upgrade HVAC Controls	SB-9	22,122	_	\$4.00	\$88,488		2020
EdPro	111710	2002	Campus	MDS	New Gymnasium	Other	11,500		\$225.00	\$2,587,500		2021
	Ceiling Finishes	2002	Main Bldg	MDS	Replace ceiling tiles	SB-9	12,000		\$5.00	\$60,000		2020
	Floor Finishes	2002	Main Bldg	MDS	Replace carpet	SB-9	12,000		\$6.00	\$72,000		2020
- derteri	Interior	2002	main Blag	120	topiaco carpot	02 0	.2,000	0.	ψ0.00	Ψ. Ξ,σσσ	φσσ,σσσ	2020
FacRen	Windows&Doors	2002	Main Bldg	MDS	Replace door hardware	SB-9	30	ea	\$350.00	\$10,500	\$13,650	2020
FacRen	Lighting	2002	Main Bldg	MDS	Upgrade lighting	SB-9	22,122		\$4.00	\$88,488	· · · ·	2020
FacRen	Other Equipment	2002	Main Bldg	MDS	Upgrade classroom furniture	SB-9		ea	\$5,000.00	\$115,000		2016-21
FacRen	Parking Lot	2002	Main Bldg	MDS	Upgrade parking lots, including dirt lot	SB-9	30,000	sf	\$4.00	\$120,000	\$156,000	2017
FacRen	Portable	1980	Portable	MDS	Replace Classroom Portables	Other	*		\$161,280.00	\$967,680	\$1,257,984	2017-19
FacRen	Portable	1980	Portable	MDS	Replace Administration Portables	Other	2	ea	\$161,280.00	\$322,560	\$419,328	2017
FacRen	Wall Finishes	2002	Main Bldg	MDS	Paint Interiors	SB-9	30,000	sf	\$3.00	\$90,000	\$117,000	2020
FacRen		2002	Campus	MDS	Upgrade/relocate outdoor basketball court	SB-9	7,200	sf	\$20.00	\$144,000	\$187,200	2017
FacRen		2002	Main Bldg	MDS	Renovation of interior and exterior spaces	SB-9	22,122	sf	\$31.00	\$685,782	\$891,517	2017
L-H-S-S	Communications	2002	Main Bldg	MDS	Install Intercom System	SB-9	22,122	sf	\$3.00	\$66,366	\$86,276	2020
L-H-S-S	Fire Detection	2002	Main Bldg	MDS	Upgrade Fire Alarm System	SB-9	22,122	sf	\$3.00	\$66,366		2020
L-H-S-S		2002	Campus	MDS	Campus Way-finding signage	SB-9	6	ea	\$500.00	\$3,000	\$3,900	2020
LocPol	Athletic Field		Campus	MDS	Practice field	SB-9	22,000	sf	\$5.00	\$110,000	\$143,000	2017
LocPol			Campus	MDS	Photovoltaic Panels	Other	12,000	sf	\$30.00	\$360,000	\$468,000	2021
LocPol			Campus	MDS	Sand Volleyball Court	SB-9	7,200	sf	\$2.00	\$14,400		2018
LocPol			Campus	MDS	Ropes Structure	SB-9	250	sf	\$100.00	\$25,000	\$32,500	2018
PM	Roof	2002	Main Bldg	MDS	Repair roof leaks	SB-9		ea	\$50,000.00	\$50,000		2020
Tech	Technology	2002	Main Bldg	MDS	Upgrade Technology	SB-9	22,122	sf	\$4.00	\$88,488		2016-21
					TOTALS:			_		\$6,135,618	\$7,976,303	_

Lits of the state of the state

Capital Funding Sources

SB-9 FUNDS:

Monte del Sol receives SB-9 funds from Santa Fe Public School District. MDS is responsible to provide the preventive and regular maintenance for its facilities. Their SB-9 funds have been and will continue to be used for preventive and regular maintenance at the school. Due to the age of its permanent facilities there has been minimal maintenance expenses to date; however, the facilities are reaching an age where some of its building systems are going to require updating or replacement. The portables on campus have past their useful life and, even with regular maintenance, the building systems are in need of substantial updates and/or replacement.

The technology program at MDS is funded through their SB-9 funds and e-rate when available.

HB-33 FUNDS:

In 2015-16 Santa Fe Public Schools passed a HB-33 bond which has resulted in capital funding on a yearly basis for Monte del Sol for the next five years. 2015-16 was the first school year that these funds were available to MDS. The school has identified these funds for implementation of its capital plan and to address major facility needs.

Due to the current economic conditions in the area both the SB-9 and HB-33 funds for MDS will be reduced for the 2016-17 year. Below is a comparison of the funds received in 2015 and the funds anticipated to be received in 2016.

	2015-16	2016-17	% Change
SB-9:	\$300,000	\$158,000	-47%
HB-33:	\$136,000	\$118,000	-13%

The reduction of 47% in SB-9 funding is significant to the school and could affect its ability to maintain its facilities. The reduction of 13% in HB-33 funding could have a slight impact on the capital plan, but should not be a major factor.

GENERAL OBLIGATION BOND FUNDS:

In 2016 MDS became a State chartered charter school in lieu of being a Santa Fe Public School District charter school. As a State charter school Monte del Sol does not qualify to receive any of the general obligation bond (GOB) from the school district for capital projects. At this point in time, there are no GOB funds available for State chartered schools.

PSCOC / PSFA FUNDS:

The current Facilities Assessment Database (FAD) ranking of Monte del Sol is: 517 with a weighted NMCI of 8.81%.

With the current FAD ranking, it appears that there will be no opportunity to partner with PSCOC / PSFA during the life span of this document. Any maintenance issues, building system replacements or facility renewal will be the sole responsibility of the school.



DIRECT LEGISLATIVE APPROPRIATIONS:

Monte del Sol has received a direct legislative appropriations for its facilities but does not anticipate receiving any of these funds in the foreseeable future.

STATE LEASE ASSISTANCE FUNDS:

Monte del Sol has received State lease assistance funding since its inception. For the 2015-16 school year it received \$251,067 which was applied toward its lease of \$253,752.

GRANTS AND OTHER FUNDING SOURCES:

MDS is actively pursuing other funding sources for its capital projects and anticipates obtaining capital project funding in the near future.

MSD Charter School Proposed Capital Plan and Probable Cost

As shown above in the Capital Funding Sources, MDS has access to very limited capital funds to implement its capital plan. The total capital needs exceed the available school funding sources at this time. To make this a successful capital plan that the school can implement, the capital needs were separated into five phases, with a list of three alternate capital projects for consideration. The phases were developed to allow MDS to address the priority projects as quickly as possible within the funding constraints of the school.

MDS Option 1 Proposed Costs

			Marrian	
	F	0 1 D	Maximum	
	Existing	Cost Per	Allowable	
Outland.	Square	Square	Construction	Tatal Busines
Option 1:	Footage	Foot	Cost	Total Project
Phase 1:				
Remove 6 Classroom Portables	-5,376	\$0	\$0	\$0
Purchase and install 6 Classroom Modulars	5,376	\$180	\$967,680	\$1,257,984
Phase 1 Subtotal:	0		\$967,680	\$1,257,984
Phase 2:				
Remove 2 Administration / Support Portables	-1,792	\$0	\$0	\$0
Purchase and install 2 Administration / Support Modulars: Relocate				
Administation and Teachers Lounge to New Modulars	1,792	\$180	\$322,560	\$419,328
Relocate Technology from Administration to Annex Storage	653	\$50	\$32,650	\$42,445
Relocate Special Ed and ISS from Classroom 1 to Administration Ar	ea 1,188	\$50	\$59,400	\$77,220
Relocate Nurse and Counselors to Main Building North of Clrm 15	704	\$50	\$35,200	\$45,760
Create Media Ctr/Intervention Space in Classroom 1	677	\$50	\$33,850	\$44,005
Create Outdoor Basketball Court	7,200	\$20	\$144,000	\$187,200
Create New Parking Lot; Revise Existing Parking Lot	30,000	\$4	\$120,000	\$156,000
Complete Soccer Playfield	22,000	\$5	\$110,000	\$143,000
Create Ropes Structure	250	\$100	\$25,000	\$32,500
Create Sand Volleyball	7,200	\$2	\$14,400	\$18,720
Phase 2 Subtotal:	69,872		\$897,060	\$1,166,178
Phase 3:				
Purchase and install 2 Classroom Modulars	1,792	\$180	\$322,560	\$419,328
Relocate 2 Annex Classrooms to 2 New Classroom Modulars	1,792	\$180	\$322,560	\$419,328
Create Maintenance space in the Annex Building	1,306	\$25	\$32,650	\$42,445
Phase 3 Subtotal:	4,890		\$677,770	\$881,101
			· ,	. ,
Phase 4:				
Renovate Existing School: Except for Phase 2 renovations	19,626	\$50	\$981,300	\$1,275,690
Phase 4 Subtotal:	19,626	φοσ	\$981,300	. , ,
1 Huse 4 Oubtotui.	13,020		ψ301,000	ψ1,210,030
Phase 5:				
Construct New Gymnasium with restrooms	11,500	\$225	\$2,587,500	\$3,363,750
Phase 5 Subtotal:	11,500	ΨΖΖΟ	\$2,587,500	\$3,363,750
	11,300			
TOTAL PROJECT:			\$6,111,310	\$7,944,703
Alternates:				
Purchase and install 1 Media Center Modular	896	\$180	\$161,280	\$209,664
Install PhotoVoltaic Shade Structure in New Parking Lot	12,000	\$30	\$360,000	\$468,000
Construct New Gymnasium and restrooms	11,500	\$30 \$180	\$2,070,000	\$2,691,000
Alternates Total:				
Alternates Total:	24,396		\$2,591,280	\$3,368,664



Phase 1:

\$1,257,984

Replace six existing classroom portables with six new classrooms. The probable cost for the six classrooms is based on environmentally friendly modular units. These six classrooms will house the same classroom functions as the six existing portable classrooms, but will be placed on campus to begin to create an outdoor courtyard. During the FMP / educational specification process it was determined that the computer lab housed in Classroom 1 was no longer needed and, to best utilize this space, the special education program would be moved from a portable into this space. There is no additional square footage or classroom space included in this phase.

Phase 2:

\$1,166,178

Replace the special education and administration portables with new administration space. The probable cost for the new space is based on environmentally friendly modular units. These modular units will house the entire administration space and include a teachers' lounge. The new modular administration units will be placed near the new modular classrooms to create a new secure main entry to the campus and emphasis campus way finding. The technology equipment will be relocated from the existing administration area to the empty space in the Annex building. Special education and the In School Suspension program will be moved from Classroom 1 into the existing administration space which will be renovated to house these programs. Classroom 1 will be renovated to house a media center and intervention program. The area in the main building north of Classroom 15 will be renovated to house the nurse and counselors. A new practice field will be located in close proximity to the location of the old portables. The existing outdoor basketball court will be relocated close to the new practice field to create an outdoor sports area. A ropes structure and sand volleyball area will be added to the outdoor sports area. There is no additional square footage included in this phase.

Phase 3:

\$881,101

Relocate the two classrooms in the annex to two new modular classrooms and create a maintenance storage space in the annex. This phase includes approximately 1,792 square feet of additional permanent space to the campus to accommodate the creation of maintenance storage.

Phase 4:

\$1,275,690

Renovate the existing facilities that were not renovated in Phase 2. The renovation will include flooring, furnishings, door hardware, HVAC controls, lighting, ceiling tiles and paint. There is no additional square footage included in this phase.

Phase 5:

\$3,363,750

Construct a new gymnasium on campus in close proximity to the outdoor sports area. The location of the gymnasium is to have minimal impact to the existing site grading and positioned for maximum



solar benefits, supporting the School's objective to be an example of environmentally responsible. This phase will increase the permanent square footage of the campus by approximately 11,500 square feet.

There are three alternate capital projects for MDS to consider should funding be available. The first is to purchase and install a dedicated media center modular. The second project is the installation of a photovoltaic shade structure over the new parking lot. The third project is to house the new gymnasium in a pre-engineered metal building which would result in a lower construction cost.

The capital plan increases the overall campus square footage by approximately 12,956 square feet, adds one instructional space, the gymnasium, renovates the existing permanent facilities and replaces the existing portable buildings with modular buildings for a total project cost of approximately \$7,944,703. The classroom addition will affect the overall campus utilization slightly.

Refer to the following pages for a graphic representation of the proposed Monte del Sol capital plan.

Lits beginning it in the state of the state

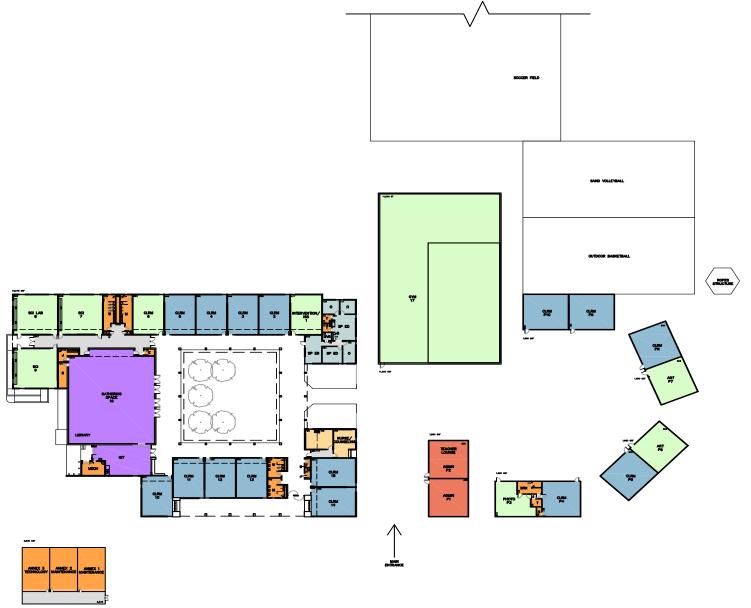


Option 1 - Overall Proposed Floor Plan on Existing Site

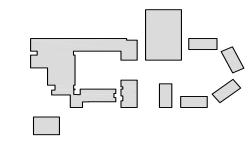




Option 1 - Overall Proposed Floor Plan



KEY PLAN



LEGEND

ADMINISTRATION
SUPPORT

STUDENT HEALTH/ COUNSELING
FOOD SERVICE

GENERAL CLASSROOM
SPECIAL EDUCATION CLASSROOM

SPECIAL USE CLASSROOM

TARE SPACES



MONTE DEL SOL CHARTER SCHOOL

OVERALL FLOOR PLAN (PROPOSED OPTION 1)

PERMANENT GSF = 22,122

ANNEX GSF = 2,600

GYM GSF = 11,500

+ PORTABLE GSF = 8,400

TOTAL = 44,622 GSF

1/64" = 1'-0"

Option 1 - Proposed Partial Floor Plan 1





MONTE DEL SOL CHARTER SCHOOL

PARTIAL FLOOR PLAN (PROPOSED OPTION 1)

PERMANENT GSF = 22,122

ANNEX GSF = 2,600

GYM GSF = 11,500

+ PORTABLE GSF = 8,400

TOTAL = 44,622 GSF

1/32" = 1'-0"



Option 1 - Proposed Partial Floor Plan 1





MONTE DEL SOL CHARTER SCHOOL

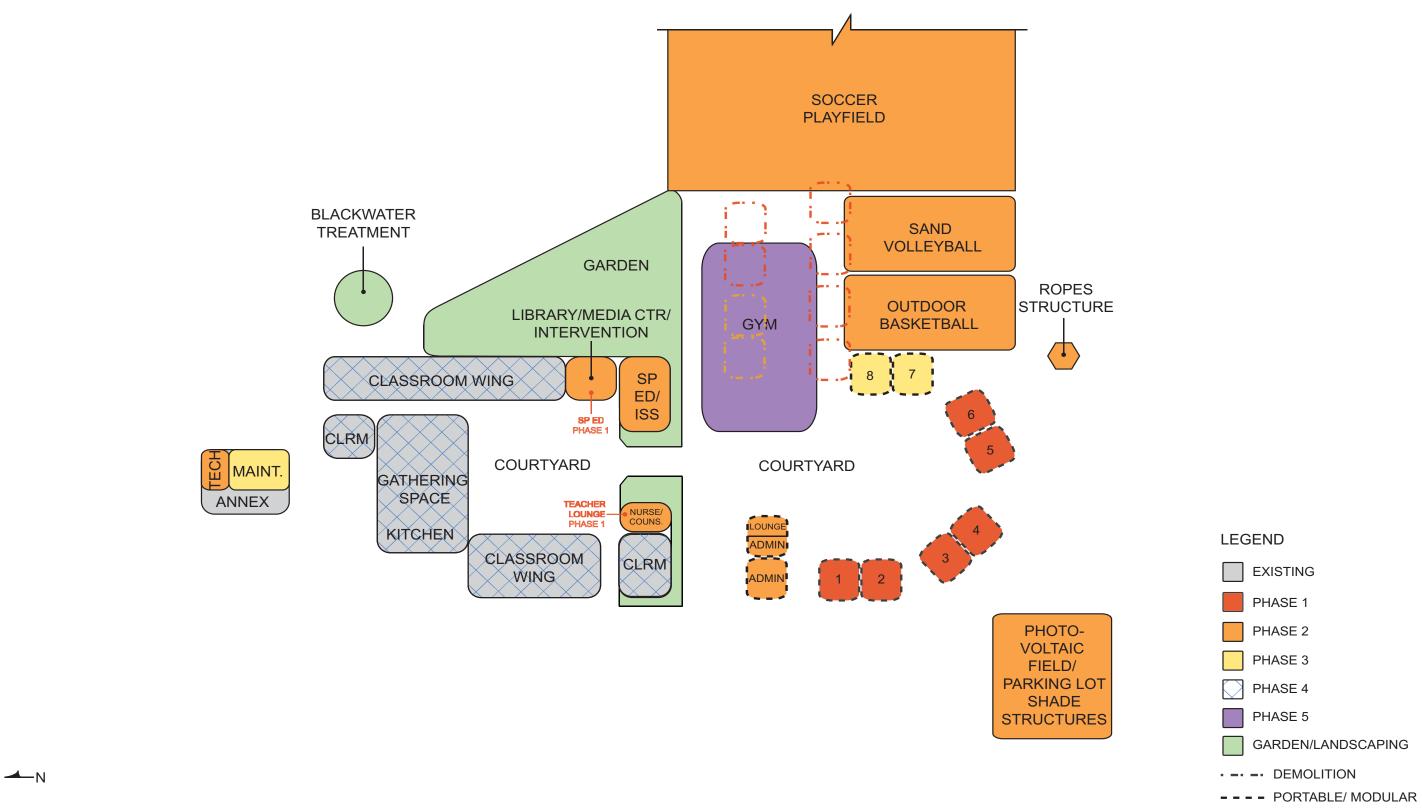
PARTIAL FLOOR PLAN (PROPOSED OPTION 1)

PERMANENT GSF = 22,122
ANNEX GSF = 2,600
GYM GSF = 11,500
+ PORTABLE GSF = 8,400
TOTAL = 44,622 GSF

1/32" = 1'-0"

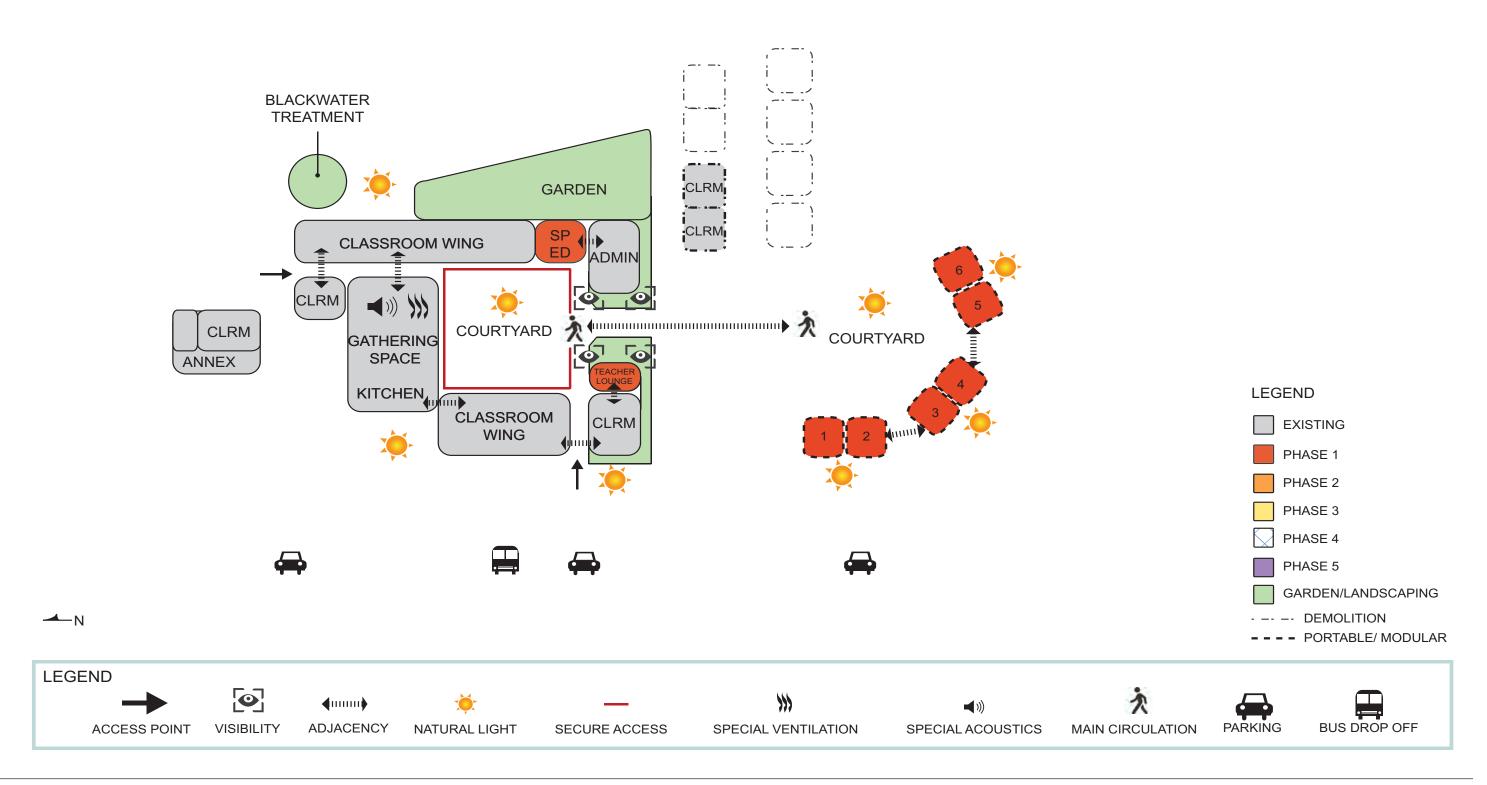


Option 1 - Overal Phased Relationship of Spaces Diagram



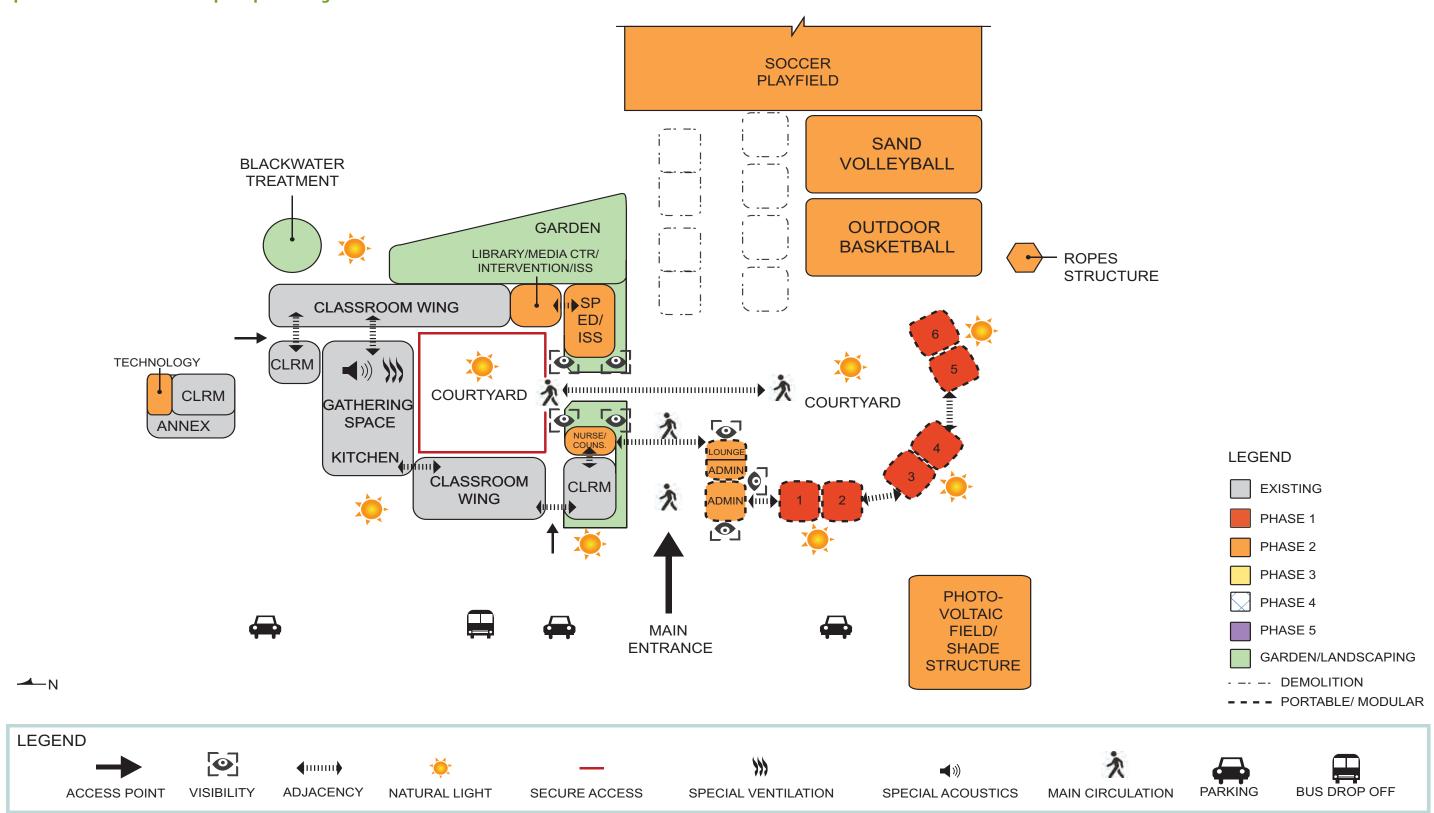


Option 1 - Phase 1 Relationship of Spaces Diagram





Option 1 - Phase 2 Relationship of Spaces Diagram

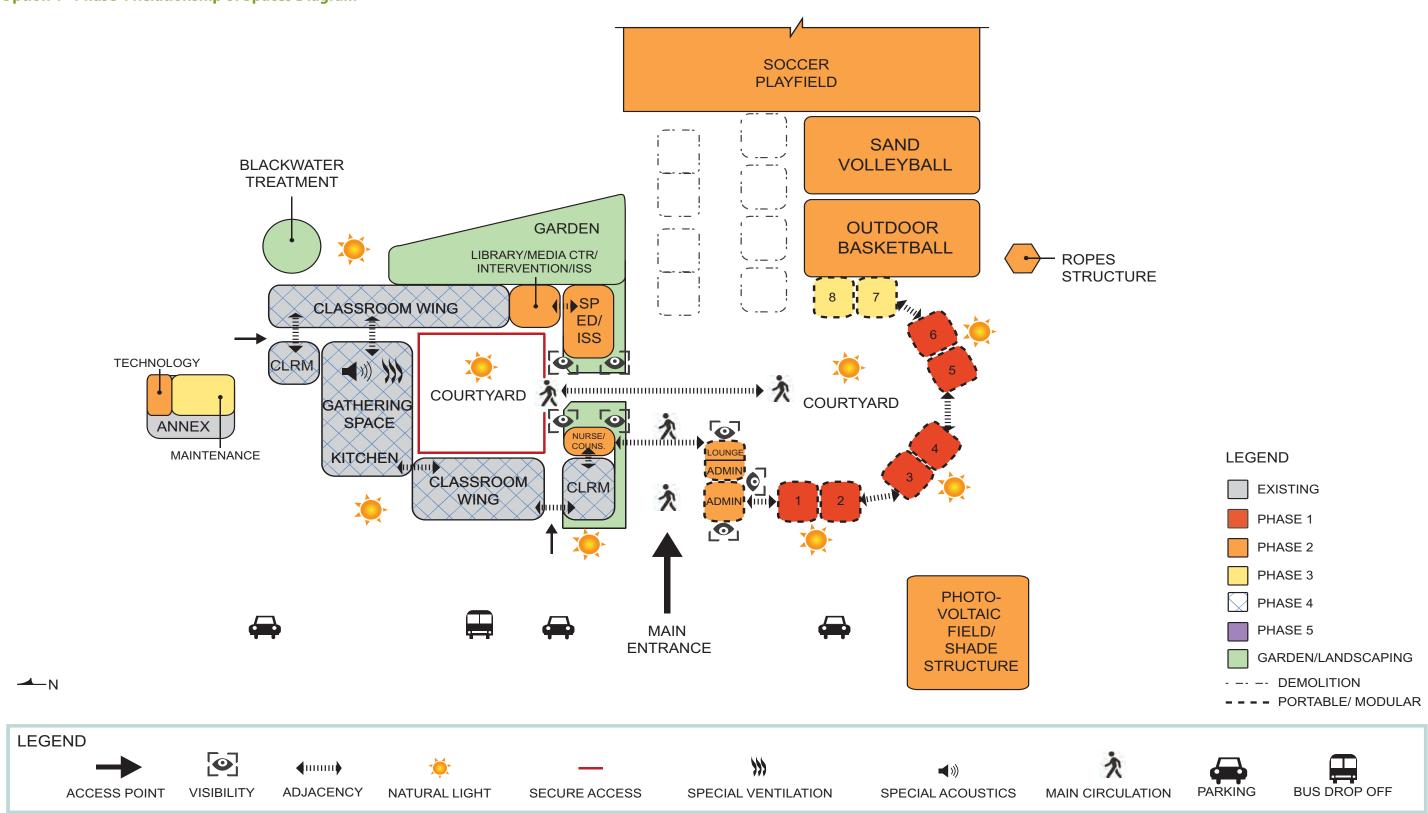




Option 1 - Phase 3 Relationship of Spaces Diagram SOCCER **PLAYFIELD** SAND **BLACKWATER VOLLEYBALL TREATMENT OUTDOOR GARDEN BASKETBALL** LIBRARY/MEDIA CTR/ **ROPES** INTERVENTION/ISS STRUCTURE **CLASSROOM WING** ED/ ISS **TECHNOLOGY** CLRM COURTYARD COURTYARD **GATHERING** SPACE **ANNEX** Ž. 0 KITCHEN MAINTENANCE **LEGEND** CLASSROOM CLRM **EXISTING** WING PHASE 1 PHASE 2 PHASE 3 PHOTO-PHASE 4 **VOLTAIC** MAIN PHASE 5 FIELD/ **ENTRANCE** SHADE GARDEN/LANDSCAPING **STRUCTURE** -N- -- -- DEMOLITION --- PORTABLE/ MODULAR LEGEND VISIBILITY ADJACENCY MAIN CIRCULATION **PARKING BUS DROP OFF** ACCESS POINT NATURAL LIGHT SECURE ACCESS SPECIAL VENTILATION SPECIAL ACOUSTICS

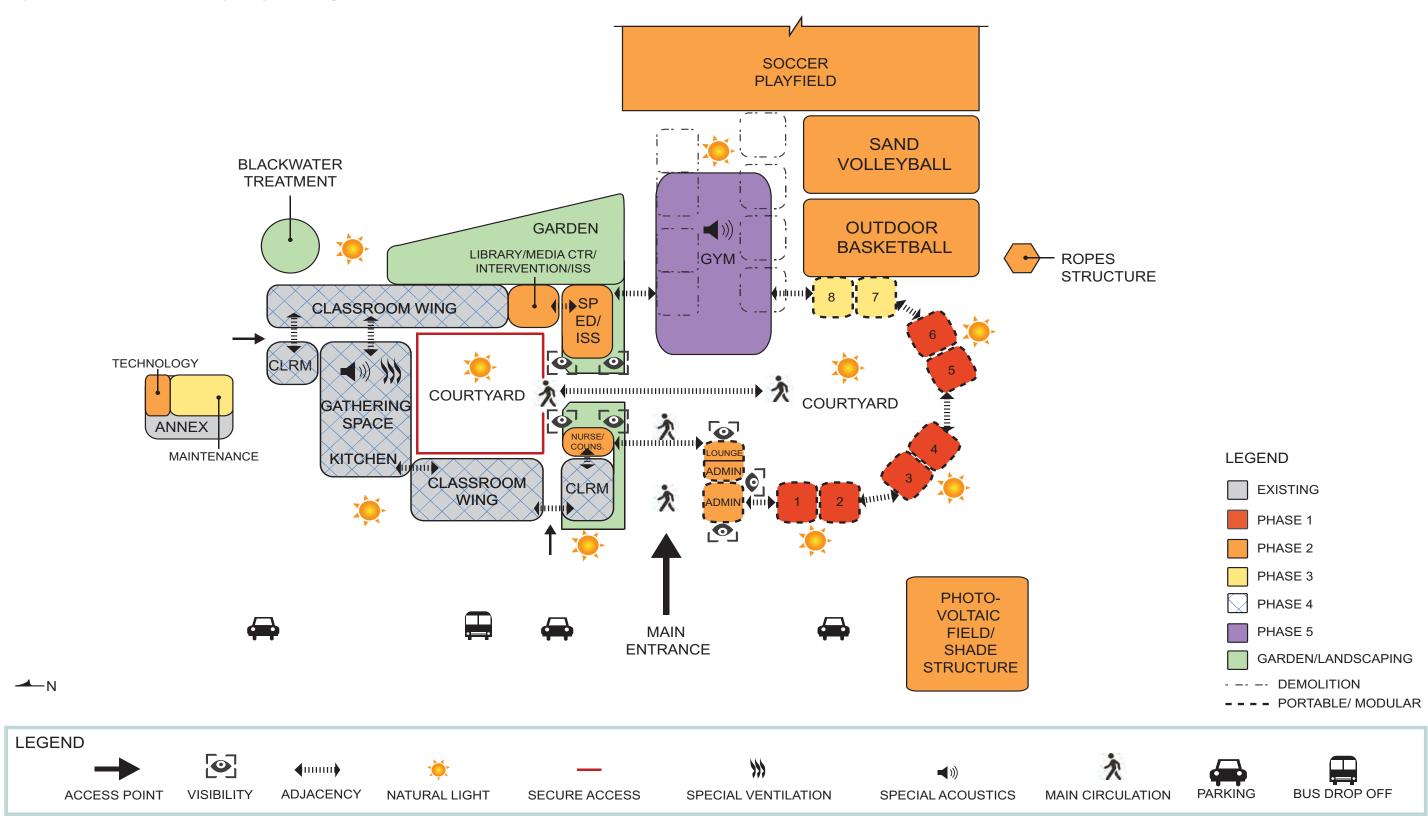


Option 1 - Phase 4 Relationship of Spaces Diagram





Option 1 - Phase 5 Relationship of Spaces Diagram





Monte del Sol CHARTER SCHOOL EXISTING AND PROPOSED FOOTPRINT:

For a middle / high school that has partnered with PSCOC / PSFA, the NM Adequacy Standards recommended square foot per student formula is utilized to determine the overall footprint of the school. The formula is dependent upon the grades served by the schools and the capacity of the individual school to assure that a school is sized right. PSCOC / PSFA work closely with NM school districts and charter schools to size right facilities that meet student and staff needs, but do not create a maintenance burden on the district or school. As a school project comes on-line, the actual overall school footprint will be calculated based on the PSCOC awarded capacity of the school and the NM Adequacy Standards square foot per student formula.

The PSCOC / PSFA square footage recommendation for Monte del Sol Charter School with a maximum capacity of 350 students is 188 square feet per student, or an overall footprint of 65,865 square feet.

Existing Monte del Sol School:

Existing Square Foot Per Student: 96sf/student
Existing Monte del Sol Charter School Footprint: 31,666sf

NM Adequacy Standards Recommended Schools:

Recommended Square Foot Per Student: 188sf/student Recommended Overall School Square Footage: 65,865sf

The existing facilities of Monte del Sol are 49% below State recommendations.

Proposed Monte del Sol School:

Proposed Square Foot Per Student: 128sf/student
Proposed Monte del Sol Charter School Footprint: 44,622sf

The proposed facilities of Monte del Sol are 33% below State recommendations.

The Monte del Sol project is comprised of approximately 12,956 square feet of new construction, 22,112sf of renovation, and 7,168sf of demolition. This is a 29% increase in overall existing campus square footage.

QUANTITY AND SIZE OF SPACES

During the facilities master plan / educational specification process, the quantity and size of spaces required to support the MDS educational program was discussed at length. It was determined that the existing quantity and size of instructional spaces was adequate to support the educational program and mission of MDS. The spaces that are identified to be replaced will be replaced with similar sized spaces. The only addition in square footage is creation of maintenance storage and a new gymnasium.

Refer to the following Space Summary table for a list of required spaces and their size to meet the needs of the MDS students.

I LIS OF THE STATE OF THE STATE



PROGRAM OF SPACES FOR EDUCATIONAL SPECIFICATIONS AND PROGRAM STATEMENT

School, School District: Monte Del Sol State Charter School

Approved Design Capacity:

359 2015-16 Students 188 sf/student

62 7th Grade 60 8th Grade 9th Grade

2015-16 Total

Allowed Gross Square Footage per Appendix A of the PSFA Adequacy Planning Guide:	188 st/student	60 8th Grade
	65,865 sf to Adequacy	60 9th Grade
Existing Space to Remain/To Be Renovated	for 350 high school	61 10th Grade
New Space		57 11th Grade
Space to Be Demolished		59 12th Grade
Please refer to the notes below for a description of each column		359 2015-16 Tota

PROGRAM OF SPACES BA	ASED ON EDUCATIONAL SPECIFICATIONS	-									
			_				_				
			Max. # of				# of New or		Project		
		# of Existing	Students	# of		Project Total	Renovated	Project	Total		
		Instructional	Served per	Students		Demolished	Instructional	Total New	Renovated		
		Spaces	Proposed	Served per	Existing	NSF per	Spaces	NSF per	NSF per	Total NSF	
RM#	Room Description	Provided	Space	Space	Space	Space	Provided	Space	Space	per Area	Comments
Clrm 02	Math	1			666		1		666		Phase 4: Renovate existing Space
Clrm 03	English	1			666		1		666		Phase 4: Renovate existing Space
Clrm 04	Math	1			666		1		666		Phase 4: Renovate existing Space
Clrm 05	History	1			666		1		666		Phase 4: Renovate existing Space
Clrm 10	English	1			673		1		673		Phase 4: Renovate existing Space
Clrm 11	History	1			666		1		666		Phase 4: Renovate existing Space
Clrm 12	Government	1			666		1		666		Phase 4: Renovate existing Space
Clrm 13	English	1			666		1		666		Phase 4: Renovate existing Space
Clrm 14	Spanish	1			692		1		692		Phase 4: Renovate existing Space
Clrm 15	English	1			692		1		692		Phase 4: Renovate existing Space
P-2	History/Economics	1			806		1	896			Phase 3: Demolish Portable; New modular
p-3	Spanish	1			728	728	1	896			Phase 2: Demolish Portable; New modular
P-6	Math	1			896	896	1	896			Phase 2: Demolish Portable; New modular
P-8	Math	1			856	856	1	896			Phase 2: Demolish Portable; New modular
Annex 2	Unassigned (Convert to Maintenance)	1			653		1		653		Phase 3: New modular clrm - renovate Annex space to maintenance
GENERAL USE CLRMS:		15	0	0	10,658	3,286	15	3,584	7,372	10,956	
						•					
P-7 - Existing Sp.Ed.	Special Education	1	0	0	896	896	1	0	1,188	0	Phase 1: Demolish Portable - Renovate existing Admin to special ed
SPECIAL ED CLRMS:		1	0	0	896	896	1	0	1,188	1,188	
						•					
Clrm 01	Seminar	1			677		1		677		Phase 4: Renovate existing Space
Clrm 06	Visual Art	1			663		1		663		Phase 4: Renovate existing Space
Clrm 07	Science	1			948		1		948		Phase 4: Renovate existing Space
Clrm 08	Science	1			952		1		952		Phase 4: Renovate existing Space
Clrm 09	Science	1			947		1		947		Phase 4: Renovate existing Space
Clrm 16	Multipurpose Cafeteria	1			4,278		1		4,278		Phase 4: Renovate existing Space
Annex 1	Film Production (Convert to Maint)	1			653		1	896	653		Phase 3: New Modular clrm -renovate Annex space to maintenance
P-1	Computer Lab (Convert to ISS)	1			806		1	896			Phase 3: Demolish Portable-New Modular
P-4	Dark Room	0			129	129	0	0	0		Phase 2: Included in demolished Portable
P-4	Photo	1			804	804	1	896			Phase 2: Demolish Portable-New Modular
SPECIAL USE CLRMS:		9	0	0	10,857	1,739	9	2,688	9,118	11,806	
	17 Gymnasium						1	8,000			Phase 5: New Gym
PHYSICAL EDUCATION:			_					8.000		8,000	

PROGRAM OF SPACES B	ASED ON EDUCATIONAL SPECIFICATIONS										
vi #	Room Description	# of Existing Instructional Spaces Provided	Max. # of Students Served per Proposed Space	# of Students Served per Space	Existing Space	Project Total Demolished NSF per Space	# of New or Renovated Instructional Spaces Provided	Project Total New NSF per Space	Project Total Renovated NSF per Space	Total NSF per Area	Comments
VIπ	Room Description	TTOVIdea	Space	Space	Space	Space	TTOVIdea	Space	Space	per Area O	Confinents
BRARY/MEDIA CENTER	2.	0	0	0	0	0	0	0	0	0	
IBRARY/IVIEDIA CENTER	(:	0	U	U	U	U	U	U	U	U	
	Kitchen	0			883			1	883		Phase 4: No work
OOD SERVICE:	Ritchen	0			883		0	0	883		Filase 4. NO WOLK
OOD SERVICE:		U			883	U	U	U	883	883	
	Administration	1 0	I	1	220		0	896	1		Phase 1. Palacata admin to 2 navy modulars
	Administration Office	0			320 117		0				Phase 1: Relocate admin to 2 new modulars Phase 1: Share new modular with teacher lounge/workroom
	Office	0			129		U	440			Phase 1: Renovate existing administration to Special Ed.
	Office	0			152			-			Phase 1: Renovate existing administration to Special Ed.
	Office	0			184						Phase 1: Renovate existing administration to Special Ed.
	Server	0			36						Phase 1: Renovate existing administration to Special Ed.
	Reception	0			250						Phase 1: Renovate existing administration to Special Ed.
	Conference	0			125				0		Phase 1: Renovate existing administration to Special Ed.
	Registar	0			169				0		Phase 1: Renovate existing administration to Special Ed.
	Office	0			315				0		Phase 1: Renovate existing administration to Special Ed.
DMIN:		0	0	0	1,797	0	0	1,342	0	1,342	
		<u> </u>						,		•	
-5	Waiting Room	0			415	415					Phase 1: Demolish Portable-Renovate ex. Conference, registar, off
	Nurse	0			158	158			315		Phase 1: Renovate existing Conference, registar, office
	Counselor	0			89				125		Phase 1: Renovate existing Conference, registar, office
	Counselor	0			178	178			169		Phase 1: Renovate existing Conference, registar, office
IEALTH:		0	0	0	840	840	0	0	609	609	
		· ·	•								
	Teacher Lounge / Workroom	0					0	450			Phase 1: Share Part of New Modular with Administration
EACHER WORKROOM/	LOUNGE:	0			0	0	0	450	0	450	
<u>.</u>		· ·	•								
		0 0			0		0	0	0	0	
AISCELLANEOUS SUPPO	DRT:	0			0	0	0	0	0	0	
						-	_				
	Storage	0			124				124		Phase 4: No Work
	Storage	0			12				12		Phase 4: No Work
	Storage	0			27				27		Phase 4: No Work
	Storage	0			26	26					Phase 2: Included in Demolished Portable
nnex 3	Storage (Convert to IT)	0			653				653		Phase 1: Renovate to IT
ENERAL STORAGE:		0	0	0	842	26	0	0	816	816	
IISC AND SUPPORT:		0			0	0	0	0	0	0	
	Corridors: 17%	0			95		0	100	100		Phase 4: Renovate
	Toilets: 3%	0			944		0	560	697	1,258	Phase 4: Renovate
	Mech, Electrical, Janitors Closets:2%	0			355	0	0		465	838	Phase 4: Renovate
	Walls: 8%	0			2,533	573	0	1,494	1,859	3,353	Phase 4: Renovate
ARE:		0			3,927	643	0	2,528	3,121	5,649	
									,		
				0	26,773	6,787	26	16,064	19,986	36,050	
	TOTALS	25	0	U	26,773	0,767	20	10,0041	19,960	30,030	
	TOTALS TARE @ 30%	25		U	3,927		26 0				

SUMMARY OF MONTE DEL SOL CHARTER SCHOOL FACILITY EVALUATION

MDS is located on the southeast side of Santa Fe, in the Nava Ade Neighborhood. The school facility has been occupied by Monte del Sol since 2003-04 school year. The facility consists of a 19 permanent facility classrooms and 7 portable classrooms. The total GSF is 31,594 sf.



Monte del Sol Charter School Outdoor Gathering Space

This section will offer support material for the MDS Facility Master Plan (FMP) / Educational Specification including:

Sites and Facility Data Table New Mexico Adequacy Standards (NMAS) Summary MDS Existing Aerials MDS Existing Floor Plans Appendix

5.1 SITES AND FACILITIES DATA TABLE

Facility Inventory	
Facility Name:	Monte del Sol Charter School
District ID:	State Charter Schools
State ID:	Monte del Sol Charter School
Address:	4157 Walking Rain Rd. Santa Fe, NM 87507
Phone:	505.982.5225
Fax:	505.982.5321
Principal / Site Manager:	Dr. Robert Jessen - Head Learner
Facility Open Date:	August 2003
Age:	13
Construction Dates:	2003/2004
State FCI:	N/A
Site Acreage:	Approximately 3
Owned / Leased:	Leased from MDS Foundation
Total Building GSF:	31,666 GSF
Grades:	7-12
Current Year 40 Day Enrollment:	359
Number of Permanent Classrooms:	19
Number of Portable Classrooms:	7
Portable Classrooms % of Total:	36%
Gym / Multipurpose:	1
GSF / Student:	151



		MEETS	DEFICIENT	CORRECTIVE ACTION
GEN	IERAL REQUIREMENTS			
A.	Building Condition			
	1. Structural		Х	Portables are past their useful life
	2. Exterior Envelope		Х	
	3. Interior Surfaces		Х	
	4. Interior Finishes		Х	
B.	Building Systems			
	1. General	Х		
	2. Heating, Ventilation and Air Conditioning	X		
	3. Plumbing Fixtures	X		
	4. Electrical	Χ		
	5. Fire Alarm	Χ		
	6. 2-way Communication System		Χ	Phones in Classroom
SCH	IOOL SITE			
A.	Site Size	X		
B.	Parking (1.5/staff FTE & 1/4 H.S. Students)	X		
C.	Safe Access	X		
D.	Drainage (Doesn't undermine structure)	Х		
E.	Security (Fenced K-6)		Χ	No perimeter fence
F.	Water/Effluent Disposal	Х		
SITI	RECREATION & OUTDOOR PHYSICAL EDUCATION			
A.	SFCC			
	1. Paved Multipurpose play surface		Х	
	2. Playing field	N/A		Public and private fields available for MDS use
AC/	ADEMIC CLASSROOM SPACE			
A.	Classroom Space	X		
B.	Classroom Fixtures and Equipment	X		
	1. Work surface and seating	X		
	2. Erasable/Projection/Display Surface	Х		
	3. Storage	Х		
	4. Teacher/Aide Space	Х		
C.	Classroom Lighting (min. 50 foot candles)	Х		
D.	Classroom Temperature (between 68 and 75 degrees)	Х		
E.	Classroom Acoustics (less than 55 decibels)	Х		
F.	Classroom Air Quality (Continually moves air and CO2 level below 1,200 parts per million)	Х		



(continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
	ERAL USE CLASSROOMS Juage Arts, Mathematics & Social Studies)			
A.	Classroom Net SF Requirements	Х		
B.	At least 2 net/sf student classroom storage	Х		
C.	Sufficient # of classrooms to meet student/staff ratio	Х		
	Grades 9-12: 25 net sf/student = 675 sf	Х		
	CIALTY CLASSROOM nce, Arts, Career Education & Physical Education)			
A.	Science			
	Grades 7-12: 4 sf/student or average clrm	X		
	80 sf for storage	X		
	Equipment	X		
B.	Special Education (min. 450 sf)	X		
	Kitchenette with minimum of 15 sf storage	N/A		
C.	Art Education Programs	Χ		
	High School			
	1. Band/orchestra/drama (min. 5 sf/student with additional space for group practice, individual practice, music storage, storage, and office space)		Х	
	2. Chorus room min. 5 sf/student with additional space for group practice rooms, individual practice, music storage and office space		Х	
	3. Art room min. 5 sf/student plus additional space for storage and office(s)		Х	Art incorporated into general education Classrooms
D.	Career Education			
	High School			
	Career education programs shall be provided with no less than 4 net sf/student of the speciality program capacity of the school for career education. Each program lab or classroom space shall not be smaller than 650 net sf.	X		
E.	Computer and Keyboarding Labs		Х	
	High School			
	Min. 3 sf/student population, min. 900 sf			
F.	Alternative Delivery Method		Х	Every student has an iPad
PHY:	SICAL EDUCATION			
	High School			
	Min. 6, 500 sf plus bleachers for 1.5 design capacity.		Χ	PE held in Gathering Space



(continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
	2 dressings rooms, lockers, showers and restroom fixtures. 2 offices, min. 150 SF each. PE equipment storage.		X	Agreement with Local Charter Schools and Private entities
LIBR	ARIES AND MEDIA CENTERS/RESEARCH AREA			
	High School			
	3 net sf/student population plus office/workroom spaces and secure storage		Х	Use alternative method
	Equipment to meet State Board of Education		Χ	
FOO	D SERVICE STANDARDS			
A.	A. Cafeterias			
	1. Serving and Dining			
	Serving area:	X		
	Dining area to be 15 sf/seated students and no more than 3 servings.	Х		
	2. Fixtures and Equipment			
	Comply with The Food Service & Food Processing Regulations of the NM Dept. of Environment	Х		
	Include food prep, sink, oven, range & serving area, dishwashing, hot storage, cold storage, dry storage, and staff space	Х		
B.	Kitchen			
	Food Preparation Kitchen (2 sf/meal served)	Х		
	High School: 1,700 sf min.		Х	Meets School Needs
	Equipment	Х		
	Serving Kitchen (min. 200 sf w/sink & phone)		N/A	
ОТН	ER FACILITY AREAS			
A.	Parent Workspace			
	1 sf/student, min. 150 sf		Χ	No parent program
B.	Administrative Space			
	min. 150 sf + 1.5 sf/student	Х		
C.	Student Health, Counseling & Ancillary Space		Х	Part time Nurse, Counseling
	Access a restroom, 1 sf/student			
D.	Faculty Workspace or Teacher Lounge	Х		
	1 sf/student	Х		
	ERAL STORAGE udes lockers, JC, Kitchen & Specialty Classrooms)			
	Grades 6 - 12: 1 sf/student	Х		



(continued)

		MEETS	DEFICIENT	CORRECTIVE ACTION
MAIN	NTENANCE OR JANITORIAL SPACE			
	.5 sf/student for maintenance or janitorial	Χ		
STAN	STANDARDS EXCEPTION			
	Council may grant a variance			

5.3 MONTE DEL SOL CHARTER SCHOOL AERIAL



This page intentionally left blank

Master Plan Support Material

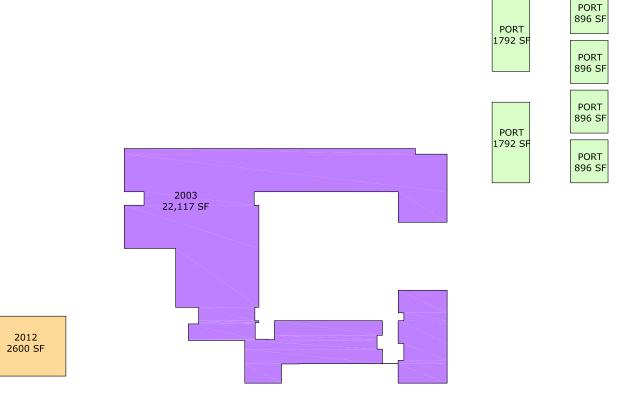
FLOOR PLANS

MONTE DEL SOL CHARTER SCHOOL CONSTRUCTION PLAN

CONSTRUCTION DATES

2003

PORTABLE





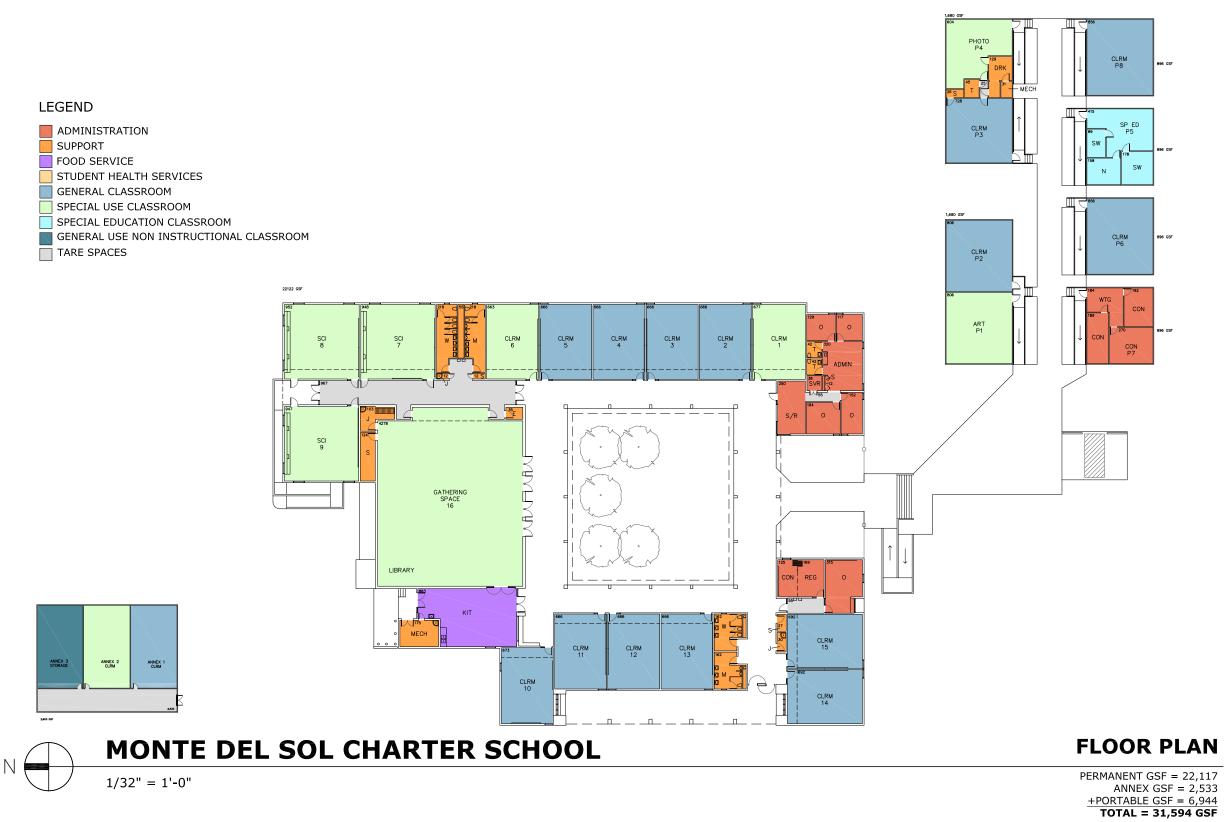
MONTE DEL SOL CHARTER SCHOOL

CONSTRUCTION DATES PLAN

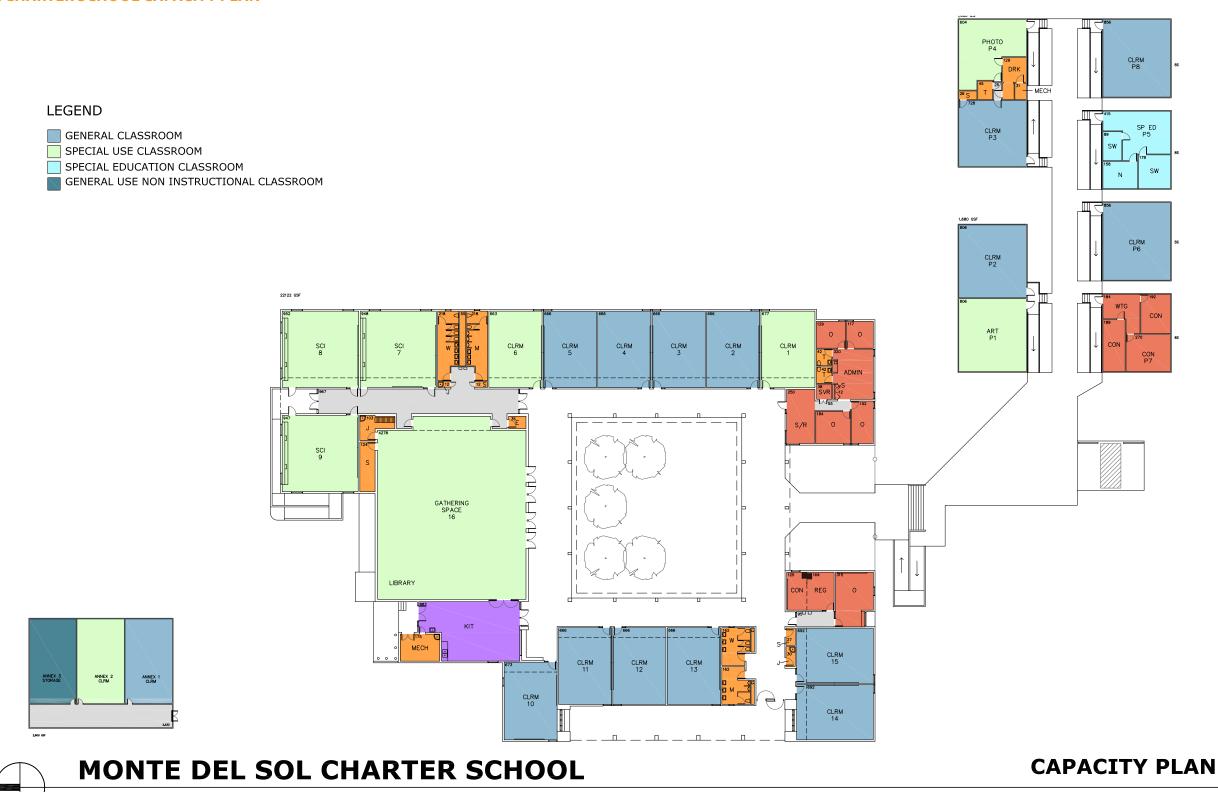
PERMANENT GSF = 22,117 ANNEX GSF = 2,533 +PORTABLE GSF = 6,944 TOTAL = 31,594 GSF

1/64" = 1'-0"

MONTE DEL SOL FLOOR PLAN



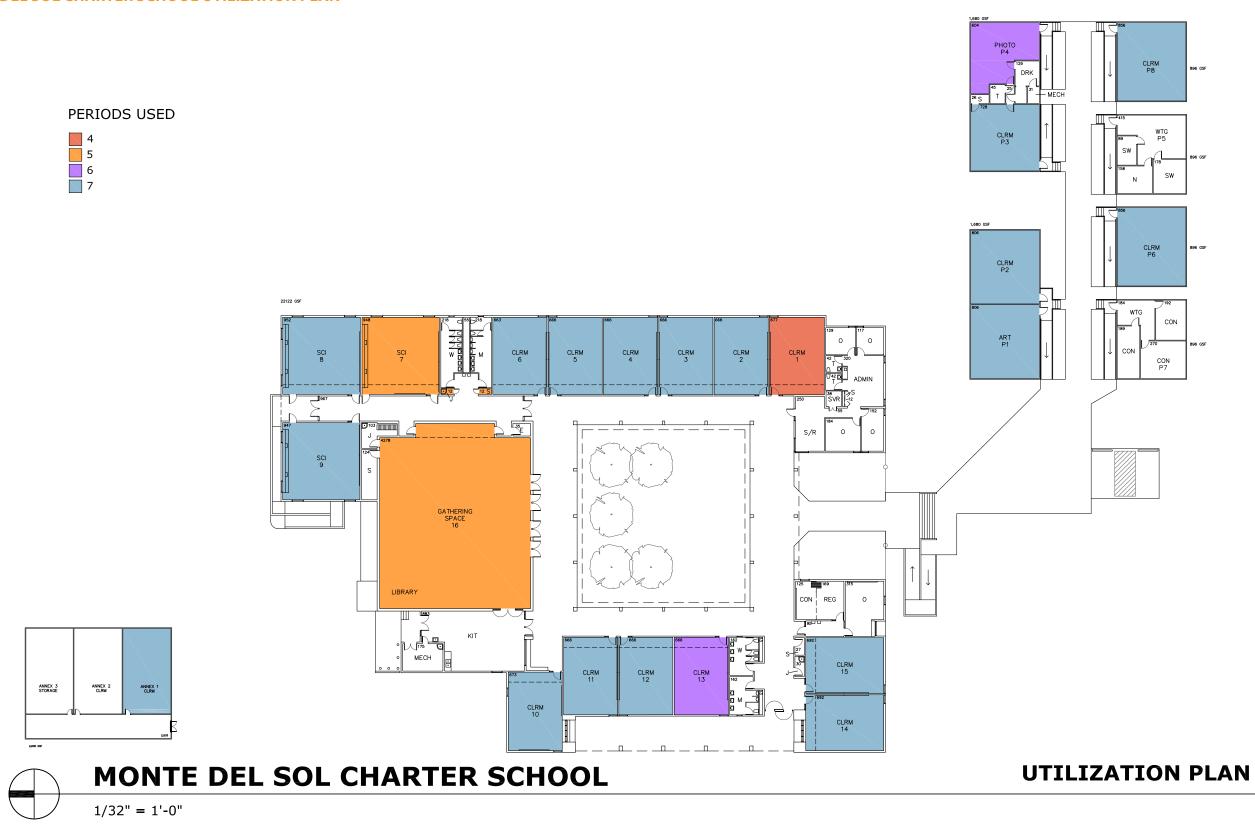
MONTE DEL SOL CHARTER SCHOOL CAPACITY PLAN



1/32" = 1'-0"

INSTRUCTIONAL SPACES = 26

MONTE DEL SOL CHARTER SCHOOL UTILIZATION PLAN



FLOOR PLANS

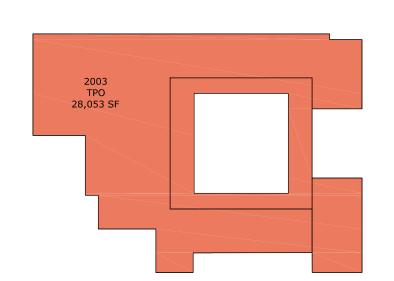
MONTE DEL SOL CHARTER SCHOOL ROOF PLAN



2003

2012

PORTABLE



PORT METAL 1792 SF

896 SF

METAL

PORT METAL 896 SF

PORT METAL

PORT METAL 1792 SF

896 SF PORT METAL 896 SF

MONTE DEL SOL CHARTER SCHOOL

METAL 2600 SF

1/64" = 1'-0"

ROOF PLAN

PERMANENT GSF = 22,117 ANNEX GSF = 2,533 +PORTABLE GSF = 6,944 TOTAL = 31,594 GSF

MONTE DEL SOL CHARTER SCHOOL SITE AND TOPOGRAPHY PLAN



Master Plan Support Material

Appendix:

- Monte del Sol Charter School Facilities Assessment Data Base (FAD)
- Presentations
- Survey Responses

Master Plan Support Material

This page intentionally left blank



Moved to State Chartered

Monte Del Sol Charter School: School

State Chartered District: Schools

School ID:

High Level Overview

General Information

Charter School Educational Adequacy Ed. Adequacy Model: Ed. Adequacy CCI: Santa Fe, NM 87502 High School Type: Location:

Charter

School Category:

RSMEANS2015:US_NM_ALBUQUERQ, UE School CCI City:

NMCI Statistics

26,798 2465 C 6,944 Number of Buildings: **Building Square Feet:** Portable Square Feet: Number of Portables: 32,742-31594 1.00 359 5.00 Total Gross Square Feet: Number of Students: Site Size (Acres): Growth Factor:

NMCI School Metrics

\$1,008,656 \$1,008,656 Unweighted Educational Adequacy Cost: Unweighted Repair Cost: Unweighted NMCI Score: Total Unweighted Cost: 9.85 \$4,569,106 \$450,250 80 \$450,250 Weighted Educational Adequacy Cost: Weighted Repair Cost: Weighted NMCI Score: Total Weighted Cost: Replacement Cost:

22.08

NMCI Facility History

14

Page 1 of



Last Assessment Date: Closed:

09-02-2011 No

Previous Award, Yes or No, Year if Yes:

2

Mar 22, 2016

Page 2 of 14



Moved to State Chartered

School ID:

State Chartered District: Schools Facility Description

Monte Del Sol Charter School: School

campus contains permanent buildings and portables. It is located in the new Nava Ada housing addition at 4157 Walking Rain Road in Sante Fe, NM. The school construction was funded primarily with private funds with the exception of \$50,000 in Direct Appropriations funds under project number 02-1331. A prevention of \$50,000 in Direct Appropriations funds under project number 02-1331. A prevention of \$50,000 in Direct Appropriations funds under project number 02-1331. Monte Del Sol Charter School was completed for the 2003/2004 school year and occupation began in August 2003. It currently houses 7th through 12th grade students and a staff of approx 43. The

Site: The site is approximately 3 acres, is not fenced, and has paved parking and an outdoor basketball court. The parking capacity of 93 (6 are handicap spaces) is sufficient. All paved areas are in new condition and do not require improvements. Concrete sidewalks are in good condition. A hazard exists at the stair form the basketball court to sidewalk. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on continuous concrete foundation walls and footers which are new. The structural system of the main building uses concrete block bearing walls. The built-up roof is new and it is not leaking. Exterior doors are metal, and windows are new double-pane units with metal frames. Interiors: Partition walls are painted concrete block. Ceilings are metal, high and acoustically sound proofed. Flooring is typically vinyl composition tile. Interior doors are hollow metal, and are fire-rated.

Mechanical/Plumbing: Heating and cooling for the building is supplied by rooftop combination units. The heating and cooling distribution system consists of ductwork and diffusers. Fresh air is supplied by combination units and operable windows. Bathroom ventilation is generally adequate. Plumbing fixtures and piping are new

Electrical: The complex is fed from a pad-mounted transformer that delivers 120/208 V., 3-phase power via a 600 amp main panel. Lighting is typically fluorescent, and illumination is adequate. Emergency lighting with battery back-up is in corridors, and emergency exit signs are typically illuminated. Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of annunciators throughout. The system is activated by pull stations, and is centrally monitored. Egress corridors have appropriate fire separation, and interior doors on escape corridors are fire-rated. The facility has a security system consisting of motion detectors. The complex is generally handicap compliant. The ramp from the main campus to the portables is not complaint, nor is the ramp that serves as an exit from the science wing.

Alternative Programs: N/A

2011 Update: All is same, no upgrades since constructed, new kitchen equipment installed summer 2008-2009. Fire alarm system not operating correctly.

2012: Preengineered metal building,



State Chartered District: Schools	Chartered School:	Monte Del Sol Charter School	School ID:	071014 Moved to State Chartered	ō		
Asset Level Summary Building Name	ary Cost Model	Repair Cost (Unweighted)		Repair Cost Year (Weighted) Built	Size Type		Use
Music / Arts (2012) Annex	High School Building	\$8,853		\$2,213 2010	2,700 Building 2533	9 253 3	i
Portables (1987) 6	High School Portable	\$335,434		\$83,858 1987	6,944 Building	0	Educational
Main Building (2003)	Middle School Building	\$562,140		\$338,621 2003	23,098 Building 2.2 UT	T11 22 g	Educational
Site	Middle School Site	\$102,229		\$25,557 2003	32,742 Building <1 <94 Site	991594	Site
Building Totals		\$1,008,656		\$450,250			
Educational Adequacy Need	Charter School Educational Adequacy		\$0	\$0			
School Totals		\$1,008,656		\$450,250			



Moved to State Chartered

School ID:

State Chartered School: School School Asset Detail (בוחס ארייה) איייה: Music / Arts (2012)

Size: 2,700 2533

High School Building

Cost Model:

Building Name:

Name	Cost	Life	Renewal Life Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Adj. Factor	Repair Cost Category (Unweighted) Number	_	Category Weight	Category Category Repair Cost Number Weight (Weighted)	Comments	
Air/Ventilation Equipment	\$3.10	20	110%	2012	2032	4%	33.25%	\$368	6		5 \$92		
Ceiling Finishes	\$5.56	30	110%	2012	2042	2%	33.25%	\$293	6	.25	5 \$73	3	
Communications/Security	\$1.89	15	%06	2012	2027	7%	33.25%	\$326	6	.25	5 \$81		
Exterior Walls	\$14.26 100	100	100%	2012	2112	%0	33.25%	\$62	6	.25	5 \$15	15	
Exterior Windows and Doors	\$5.88	30	110%	2012	2042	2%	33.25%	\$310	6 (.25	5 \$78	3	
Fire Detection/Alarm	\$1.90	15	%06	2012	2027	7%	33.25%	\$328	6	.25	5 \$82		
Fire Sprinkler	\$2.72	20	130%	2012	2062	1%	33.25%	\$61	6	.25	5 \$15		
Floor Finishes	\$6.47	12	110%	2012	2024	11%	33.25%	\$2,136	6	.25	5 \$534		
Foundtion/Slab/Structure	\$28.62	100	100%	2012	2112	%0	33.25%	\$124	6	.25	5 \$31		
HVAC	\$24.35	30	100%	2012	2042	2%	33.25%	\$1,169	6	.25	5 \$292		
Institutional Equipment	\$3.86	30	100%	2012	2042	2%	33.25%	\$185	6	.25	5 \$46		
Interior Doors, Partitions, Stairs, Elevator	\$11.54	20	%06	2012	2062	1%	33.25%	\$179	6	.25	5 \$45		
Interior Walls	\$7.38	09	%06	2012	2072	%0	33.25%	\$80	6	.25	5 \$20		
Lighting/Branch Circuits	\$10.73	30	%06	2012	2042	2%	33.25%	\$464	6	.25	\$116		
Main Power/Emergency	\$1.40	30	%06	2012	2042	2%	33.25%	\$61	6	.25	5 \$15		
Other Electrical Systems	\$0.52	20	%06	2012	2032	4%	33.25%	\$50	6	.25	5 \$13		
Other Equipment	\$11.52	09	110%	2012	2072	%0	33.25%	\$152	6	.25	\$38		
Plumbing	\$10.40	30	100%	2012	2042	2%	33.25%	\$499	6	.25	\$ \$125		
Roof	\$7.91	20	120%	2012	2032	4%	33.25%	\$1,025	6	.25	\$256		
Technology	\$0.14	10	%06	2012	2022	16%	33.25%	\$55	6	.25	\$14		
Wall Finishes	\$3.09	12	100%	2012	2024	11%	33.25%	\$926	6	.25	5 \$231		

Page 5 of 14



lame	SF	Life	Renewal L	Last Reno.	Next Reno.	Degrade Adj. F Percent Factor (Repair Cost Category Category Repair Cos (Unweighted) Number Weight (Weighted)	ory Category er Weight	(Weighted)	Comments
otal:							\$8,853		\$2.213	

Mar 22, 2016

Page 6 of 14



WAS 071014 -Moved to State Chartered

State Chartered School: School School 2 doubles 2 doubles 4 singles

School ID:

Size: 6,944

High School Portable

Cost Model:

Asset Detail

Building Name:

	Cost		Renewal	Last	Next	Degrade Adi.		Repair Cost Category Category Repair Cost	Category	Catanony	Ronair Cost		
Name	SF	Life	Percent	Reno.	·	Percent Factor	- Lo	(Unweighted) Number V	Number	Weight	(Weighted)	Comments	
Portable Building	\$48.31	15	100%	1987	2002	2002 100%	, 33.25%	\$335,434	4	.25	\$83,858		
Total:								\$335,434			\$83.858		

Page 7 of 14



School ID:

WAS 071014 Moved to State Chartered

School: School State Chartered District: Schools

Size: 23,098 22117

Middle School Building

Cost Model:

Main Building (2003)

Building Name:

Asset Detail

Name	Cost	Life	Renewal Last Life Percent Reno	Last Reno.	Next Reno.	Degrade Adj. Percent Fac	Adj. Factor	Repair Cost Category (Unweighted) Number	Category Number	Category Weight	Category Category Repair Cost Number Weight (Weighted)	Comments
Air/Ventilation Equipment	\$3.10	20	110%	2003	2023	42%	33.25%	\$33,243	6	.25	\$8,311	
Ceiling Finishes	\$5.56	30	110%	2003	2033	19%	33.25%	\$26,510	o	.25	12.	\$6,628 TL 5/19/2014 Stained ceiling tile needs to be replaced.
Communications/Security	\$1.89	15	%06	2003	2018	15%	33.25%	\$29,456	6	.25	\$7,364	
Exterior Walls	\$13.48 100	100	100%	2003	2103	2%	33.25%	\$5,261	o	.25		\$1,315 TL 5/19/2014 Some minor surface cracking in stucco. Old graffiti cover-up visible.
Exterior Windows and Doors	\$6.92	30	110%	2003	2033	19%	33.25%	\$33,011	6	.25	\$8,253	
Fire Detection/Alarm	\$1.90	15	%06	2003	2018	75%	33.25%	\$29,600	1	3.5	\$103,601	alarm system in trouble mode. Possible short circut. Changed to category 1, TL 5/19/2015 Issue still exists.
Fire Sprinkler	\$0.89	20	130%	2003	2053	7%	33.25%	\$1,809	2	1.5	\$2,713	TL 5/19/2014 Fire sprinkler system is out of compliance. Needs an annual inspection.
Floor Finishes	\$4.74	12	110%	2003	2015	100%	33.25%	\$120,324	4	.25		\$30,081 TL 5/19/2014 Carpet in classrooms in need of cleaning/replacement.
Foundtion/Slab/Structure	\$26.88 100	100	100%	2003	2103	2%	33.25%	\$10,492	6	.25	\$2,623	
HVAC	\$23.66	30	100%	2014	2044	%0	33.25%	\$2,429	6	.25	Ť	\$607 TL 5/19/2014 Informed 5 HVAC units being replaced and 5 being repaired.
Institutional Equipment	\$2.51	30	100%	2003	2033	19%	33.25%	\$10,866	6	.25	\$2,716	
Interior Doors, Partitions, Stairs, Elevator	\$11.90	20	%06	2003	2053	%1	33.25%	\$16,719	6	.25		\$4,180 TL 5/19/2015
Interior Walls	\$5.64	09	%06	2003	2063	2%	33.25%	\$5,503	6	.25	\$1,376	
Lighting/Branch Circuits	\$10.85	30	%06	2003	2033	19%	33.25%	\$42,340	6	.25		\$10,5852014 Multiple burnt light bulbs in classrooms need to be changed. One classroom missing electrical cover plate.



Name	Cost		Renewal Life Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Adj. Factor	Repair Cost Category Category Repair Cost (Unweighted) Number Weight (Weighted)	Category	Category	Repair Cos (Weighted)	Repair Cost (Weighted) Comments
Main Power/Emergency	\$1.40	30	%06	2003	2033	19%	33.25%	\$5,478	6	.25		6
Other Electrical Systems	\$0.41	1 20	%06	2003	2023	42%	33.25%	\$3,591	6	.25	\$898	8
Other Equipment	\$4.37	09 ,	110%	2003	2063	2%	33.25%	\$5,212	6	.25	\$1,303	3
Plumbing	\$8.79	\$8.79 30	100%	2003	2033	19%	33.25%	\$38,131	6	.25	\$9,533	3
Roof	\$4.86	3 20	120%	2003	2023	42%	33,25%	\$56,928	K	2	\$113,85	\$113,856 tile in classrooms. Equipment room has water damage to ceiling and wall. Photos,6091,6092,6262,6274,6318,6345
Technology	\$0.67	10	%06	2003	2013	100%	33.25%	\$13,955	4	.25	\$3,489	6
Wall Finishes	\$3.09	3 12	100%	2003	2015	100%	33.25%	\$71,282	4	.25	\$17,821	
Total:								\$562,140			\$338,621	



WAS 071014 Moved to State Chartered

State Chartered District: Schools

School: School

School ID:

Size: 32,742

Middle School Site

Cost Model:

Site

Building Name:

Asset Detail

Name	Cost		Renewal Last Life Percent Reno	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Adj. Factor	Repair Cost Category Category Repair Cost (Unweighted) Number Weight (Weighted)	Category Number	Category Weight	Repair Cost (Weighted)	Repair Cost (Weighted) Comments
Athletic Fields	\$0.88	3 30	%06	2003	2033	19%	33.25%	\$4,919	o	.25		
Fencing	\$0.28	\$0.28 100	110%	2003	2103	7%	33.25%	\$172	6	.25		\$43 TL fencing around basketball court in need of repair. Generally in good condition.
Landscaping	\$1.81	30	110%	2003	2033	19%	33.25%	\$12,235	6	.25		\$3,059 TL 5/19/2014 some weed control needed. Repairs to landscaping/ gravel underlayment north side of building
Parking Lots	\$3.58	3 20	80%	2003	2023	42%	33,25%	\$39,564	6	.25		\$9,891 TL 5/19/2014 some minor cracking in asphalt
Playground Equipment	\$0.52	15	100%	2003	2018	75%	33.25%	\$12,788	6	.25	\$3,197	
Site Lighting	\$2.80) 40	100%	2003	2043	11%	33.25%	\$9,683	6	.25	\$2,421	
Site Specialties	\$0.15	5 40	100%	2003	2043	11%	33.25%	\$519	6	.25	\$130	
Site Utilities	\$2.14	1 50	120%	2003	2053	%2	33.25%	\$5,688	6	.25	\$1,422	
Walkways	\$2.47	, 30	110%	2003	2033	19%	33.25%	\$16,662	6	.25		\$4,165cracking in a few areas. TL 5/19/2014 spalling in concrete between portables and north side of main building.
Total:								\$102,229			\$25,557	

Page 10 of 14



Monte Del Sol Charter District: Schools

Moved to State Chartered

WAS 071014

District: Schools School:	School: School	School ID:	Chartered
Educational Adequacy Detail			
Population			
Growth Factor:	-	Number of Kindergarten Students:	rten Students:
Number of Staff:	65	Number of 1-5 Students:	ints:
Number of Students:	359	Number of 6-8 Students:	ints:
Number of Special Education Students:	0	Number of 9-12 Students:	lents:
Square Footage			
Permanent GSF:	23,098 24650	General Storage NSF:	
Portable GSF:	6,944	Maintenance or Janitorial Space NSF:	torial Space NSF:
Admin NSF:	1,648	Media Center NSF:	
Art/Music NSF:	1,350	Parent Work Space NSF:	VSF:
Assembly NSF:	4,021	Physical Ed NSF:	
Career Ed NSF:	1,350	Science Classroom NSF:	NSF:

123 236

0 0

415

4,012 2,790 968 144

Special Education Classroom NSF:

Student Health NSF:

Science Storage NSF:

704 5,131 15,872 2000 Number of Classrooms:

General Classroom NSF:

Classrooms

Food Service NSF:

Faculty Work Area NSF:

Computer Lab NSF:

railled of classicollis.	S	Number of Special Education Classrooms:
Parking		
Number of Paved Parking Spaces:	81	Number of Bus Drop Offs:
Number of Handicap Parking Spaces:	80	Number of Student Drop Offs:
Number of Gravel Parking Spaces:	10	

Miscellaneous



Rooms:	
ical Storage Ro	pment:
Number of Chem	Playground Equi

Number of Multi-Use Playgrounds:

0 %

0

Page 12 of 14



Repair Cost (Weighted)

\$0

WAS 071014 Moved to

State Chartered District: Schools		Monte Del Sol Charter School		School ID:	to State Chartered		
EA Deficiencies							
EA Cost Model: Charter School Educational Adequacy	acy						
Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Categoy	Category Weight
Missing or Inadequate Multi-use Play Area	0	0	\$11,436	\$11,436.30	0\$	80	5.
Insufficient Total Parking	91	0	\$1,322	\$1,321.66	0\$	9	-
Insufficient Student Health Square Footage	144	0	\$80	\$80.00	80	7	က
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	80	9	-
Insufficient Special Education Square Footage	968	0	\$80	\$80.00	\$0	7	8
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	က
Insufficient Science Square Footage	2,790	0	\$80	\$80.00	\$0	7	8
Insufficient Physical Education Square Footage	4,012	0	\$80	\$80.00	0\$	7	m
Insufficient Parent Work Space	0	0	\$80	\$80.00	\$0	7	က
Insufficient Media Center Square Footage	0	0	\$80	\$80.00	80	7	co
Insufficient Janitorial Square Footage	415	0	\$80	\$80.00	\$0	7	3
Insufficient General Storage	236	0	\$80	\$80.00	\$0	7	n
Insufficient General Classroom Square Footage	15,872	9,344	\$80	\$80.00	80	7	က
Insufficient Food Service Square Footage	5,131	0	\$80	\$80.00	\$0	7	က
Insufficient Faculty Workspace	294	0	\$80	\$80.00	\$0	7	က
Insufficient Computer Lab Square Footage	704	0	\$80	\$80.00	0\$	7	8
Insufficient Career Ed Square Footage	1,350	0	\$80	\$80.00	\$0	7	3
Insufficient Bus Drop Off	1	0	\$20,800	\$20,799.69	\$0	9	-
Insufficient Administrative Square Footage	1,648	0	\$80	\$80.00	80	2	က
Insufficient Art and Music Square Footage	1,350	0	\$80	\$80.00	\$0	7	က

Inadequate Number of Chemical Storage Units

Inadequate Number of Handicap Spaces

14

\$0 \$0

9 ∞

\$0 \$0

\$143.52 \$1,464.30

\$144 \$1,464

0 0

00 0

5



Value	Value	Unit Cost	Cost	(Unweighted)	Number	Weight	(Weighted)	
				80			80	

Page 14 of 14



Moved

State Chartered District: Schools

Monte Del Sol Charter School: School

School ID:

State Chartered

High Level Overview

General Information

Location: Santa Fe, NM 87502 Ed. Adequacy Model: Charter School Educational Adequacy

School Type: High Ed. Adequacy CCI: 100.00%

School Category: Charter School CCI City: RSMEANS2015:US_NM_ALBUQUERQ, UE

NMCI Statistics

Number of Students: 359 Number of Buildings: 2 **Growth Factor:** 1.00 **Number of Portables: Total Gross Square Feet:** 32,742 **Building Square Feet:** 25,798 Site Size (Acres): 5.00 **Portable Square Feet:** 6,944

NMCI School Metrics

Replacement Cost: \$4,569,106

Weighted Repair Cost: \$450,250 **Unweighted Repair Cost:** \$1,008,656 **Weighted Educational Adequacy Cost:** \$0 \$0 **Unweighted Educational Adequacy Cost: Total Weighted Cost:** \$450,250 **Total Unweighted Cost:** \$1,008,656 Weighted NMCI Score: 9.85 **Unweighted NMCI Score:** 22.08

NMCI Facility History





Previous Award, Yes or No, Year if Yes: Last Assessment Date: 09-02-2011 No

Closed: No



Moved State

State Chartered District: Schools

Monte Del Sol Charter School: School

School ID:

Facility Description

Monte Del Sol Charter School was completed for the 2003/2004 school year and occupation began in August 2003. It currently houses 7th through 12th grade students and a staff of approx 43. The campus contains permanent buildings and portables. It is located in the new Nava Ada housing addition at 4157 Walking Rain Road in Sante Fe, NM. The school construction was funded primarily with private funds with the exception of \$50,000 in Direct Appropriations funds under project number 02-1331.

Site: The site is approximately 3 acres, is not fenced, and has paved parking and an outdoor basketball court. The parking capacity of 93 (6 are handicap spaces) is sufficient. All paved areas are in new condition and do not require improvements. Concrete sidewalks are in good condition. A hazard exists at the stair form the basketball court to sidewalk. Site drainage is generally adequate.

Structural/Exterior Closure: The building rests on continuous concrete foundation walls and footers which are new. The structural system of the main building uses concrete block bearing walls. The built-up roof is new and it is not leaking. Exterior doors are metal, and windows are new double-pane units with metal frames.

Interiors: Partition walls are painted concrete block. Ceilings are metal, high and acoustically sound proofed. Flooring is typically vinyl composition tile. Interior doors are hollow metal, and are fire-rated.

Mechanical/Plumbing: Heating and cooling for the building is supplied by rooftop combination units. The heating and cooling distribution system consists of ductwork and diffusers. Fresh air is supplied by combination units and operable windows. Bathroom ventilation is generally adequate. Plumbing fixtures and piping are new.

Electrical: The complex is fed from a pad-mounted transformer that delivers 120/208 V., 3-phase power via a 600 amp main panel. Lighting is typically fluorescent, and illumination is adequate. Emergency lighting with battery back-up is in corridors, and emergency exit signs are typically illuminated.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of annunciators throughout. The system is activated by pull stations, and is centrally monitored. Egress corridors have appropriate fire separation, and interior doors on escape corridors are fire-rated. The facility has a security system consisting of motion detectors. The complex is generally handicap compliant. The ramp from the main campus to the portables is not complaint; nor is the ramp that serves as an exit from the science wing.

Alternative Programs: N/A

2011 Update: All is same, no upgrades since constructed, new kitchen equipment installed summer 2008-2009. Fire alarm system not operating correctly.



Moved

State Chartered District: Schools

School: Monte Del Sol Charter School

School ID:

to State Chartered

Asset Level Summary

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size Type	Use
Music / Arts (2012)	High School Building	\$8,853	\$2,213	2010	2,700 Building	-
Portables (1987) 6	High School Portable	\$335,434	\$83,858	1987	6,944 Building	Educational
Main Building (2003)	Middle School Building	\$562,140	\$338,621	2003	23,098 Building	Educational
Site	Middle School Site	\$102,229	\$25,557	2003	32,742 Building	Site
Building Totals		\$1,008,656	\$450,250			
Educational Adequacy Need	Charter School Educational Adequacy	\$0	\$0			
School Totals		\$1,008,656	\$450,250			



Moved

State Chartered District: Schools

School: Monte Del Sol Charter School

School ID:

to State Chartered

Asset Detail

Building Name: Music / Arts (2012) High School Building Cost Model: Size: 2,700

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	•	Repair Cost (Unweighted)		Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.10	20	110%	2012	2032	4%	33.25%	\$368	9	.25	\$92	
Ceiling Finishes	\$5.56	30	110%	2012	2042	2%	33.25%	\$293	9	.25	\$73	
Communications/Security	\$1.89	15	90%	2012	2027	7%	33.25%	\$326	9	.25	\$81	
Exterior Walls	\$14.26	100	100%	2012	2112	0%	33.25%	\$62	9	.25	\$15	
Exterior Windows and Doors	\$5.88	30	110%	2012	2042	2%	33.25%	\$310	9	.25	\$78	
Fire Detection/Alarm	\$1.90	15	90%	2012	2027	7%	33.25%	\$328	9	.25	\$82	
Fire Sprinkler	\$2.72	50	130%	2012	2062	1%	33.25%	\$61	9	.25	\$15	
Floor Finishes	\$6.47	12	110%	2012	2024	11%	33.25%	\$2,136	9	.25	\$534	
Foundtion/Slab/Structure	\$28.62	100	100%	2012	2112	0%	33.25%	\$124	9	.25	\$31	
HVAC	\$24.35	30	100%	2012	2042	2%	33.25%	\$1,169	9	.25	\$292	
Institutional Equipment	\$3.86	30	100%	2012	2042	2%	33.25%	\$185	9	.25	\$46	
Interior Doors, Partitions, Stairs, Elevator	\$11.54	50	90%	2012	2062	1%	33.25%	\$179	9	.25	\$45	
Interior Walls	\$7.38	60	90%	2012	2072	0%	33.25%	\$80	9	.25	\$20	
Lighting/Branch Circuits	\$10.73	30	90%	2012	2042	2%	33.25%	\$464	9	.25	\$116	
Main Power/Emergency	\$1.40	30	90%	2012	2042	2%	33.25%	\$61	9	.25	\$15	
Other Electrical Systems	\$0.52	20	90%	2012	2032	4%	33.25%	\$50	9	.25	\$13	
Other Equipment	\$11.52	60	110%	2012	2072	0%	33.25%	\$152	9	.25	\$38	
Plumbing	\$10.40	30	100%	2012	2042	2%	33.25%	\$499	9	.25	\$125	
Roof	\$7.91	20	120%	2012	2032	4%	33.25%	\$1,025	9	.25	\$256	
Technology	\$0.14	10	90%	2012	2022	16%	33.25%	\$55	9	.25	\$14	
Wall Finishes	\$3.09	12	100%	2012	2024	11%	33.25%	\$926	9	.25	\$231	



	Cost	Renewal	Last	Next	Degrade Adj.	Repair Cost	Category	Category	Repair Cost	
Name	SF L	Life Percent	Reno.	Reno.	Percent Factor	(Unweighted)	Number	Weight	(Weighted)	Comments
Total:	•		•			\$8,853		•	\$2,213	



Moved

State Chartered District: Schools

School: Monte Del Sol Charter School

School ID:

to State Chartered

Asset Detail

Building Name: High School Portable Portables (1987) 6 Cost Model: Size: 6,944

Name	Cost SF	Life			Next Reno.	Degrade Percent		Repair Cost (Unweighted)		Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$48.31	15	100%	1987	2002	100%	33.25%	\$335,434	4	.25	\$83,858	
Total:								\$335,434			\$83,858	



Moved

State Chartered District: Schools

School: Monte Del Sol Charter School

School ID:

to State Chartered

Asset Detail

Building Name: Main Building (2003) Middle School Building Cost Model: Size: 23,098

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	•	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Air/Ventilation Equipment	\$3.10	20	110%	2003	2023	42%	33.25%	\$33,243	9	.25	\$8,311	
Ceiling Finishes	\$5.56	30	110%	2003	2033	19%	33.25%	\$26,510	9	.25	\$6,628	TL 5/19/2014 Stained ceiling tile needs to be replaced.
Communications/Security	\$1.89	15	90%	2003	2018	75%	33.25%	\$29,456	9	.25	\$7,364	
Exterior Walls	\$13.48	100	100%	2003	2103	2%	33.25%	\$5,261	9	.25	\$1,315	TL 5/19/2014 Some minor surface cracking in stucco. Old graffiti cover-up visible.
Exterior Windows and Doors	\$6.92	30	110%	2003	2033	19%	33.25%	\$33,011	9	.25	\$8,253	
Fire Detection/Alarm	\$1.90	15	90%	2003	2018	75%	33.25%	\$29,600	1	3.5	\$103,601	alarm system in trouble mode. Possible short circut. Changed to category 1. TL 5/19/2015 Issue still exists.
Fire Sprinkler	\$0.89	50	130%	2003	2053	7%	33.25%	\$1,809	2	1.5	\$2,713	TL 5/19/2014 Fire sprinkler system is out of compliance. Needs an annual inspection.
Floor Finishes	\$4.74	12	110%	2003	2015	100%	33.25%	\$120,324	. 4	.25	\$30,081	TL 5/19/2014 Carpet in classrooms in need of cleaning/replacement.
Foundtion/Slab/Structure	\$26.88	100	100%	2003	2103	2%	33.25%	\$10,492	9	.25	\$2,623	
HVAC	\$23.66	30	100%	2014	2044	0%	33.25%	\$2,429	9	.25	\$607	TL 5/19/2014 Informed 5 HVAC units being replaced and 5 being repaired.
Institutional Equipment	\$2.51	30	100%	2003	2033	19%	33.25%	\$10,866	9	.25	\$2,716	
Interior Doors, Partitions, Stairs, Elevator	\$11.90	50	90%	2003	2053	7%	33.25%	\$16,719	9	.25	\$4,180	TL 5/19/2015
Interior Walls	\$5.64	60	90%	2003	2063	5%	33.25%	\$5,503	9	.25	\$1,376	
Lighting/Branch Circuits	\$10.85	30	90%	2003	2033	19%	33.25%	\$42,340	9	.25	\$10,585	2014 Multiple burnt light bulbs in classrooms need to be changed.One classroom missing electrical cover plate.



Name	Cost SF	Life		Last Reno.	Next Reno.	Degrade Percent	•	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Main Power/Emergency	\$1.40	30	90%	2003	2033	19%	33.25%	\$5,478	9	.25	\$1,369	
Other Electrical Systems	\$0.41	20	90%	2003	2023	42%	33.25%	\$3,591	9	.25	\$898	
Other Equipment	\$4.37	60	110%	2003	2063	5%	33.25%	\$5,212	9	.25	\$1,303	
Plumbing	\$8.79	30	100%	2003	2033	19%	33.25%	\$38,131	9	.25	\$9,533	
Roof	\$4.86	20	120%	2003	2023	42%	33.25%	\$56,928	3	2	\$113,856	tile in classrooms. Equipment room has water damage to ceiling and wall. Photos,6091,6092,6262,6274,6318,6345
Technology	\$0.67	10	90%	2003	2013	100%	33.25%	\$13,955	4	.25	\$3,489	
Wall Finishes	\$3.09	12	100%	2003	2015	100%	33.25%	\$71,282	4	.25	\$17,821	
Total:								\$562,140			\$338,621	



Moved

State Chartered District: Schools

School: Monte Del Sol Charter School

School ID:

to State Chartered

Asset Detail

Building Name: Site Cost Model: Middle School Site Size: 32,742

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	•	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.88	30	90%	2003	2033	19%	33.25%	\$4,919	9	.25	\$1,230	
Fencing	\$0.28	100	110%	2003	2103	2%	33.25%	\$172	9	.25	\$43	TL fencing around basketball court in need of repair. Generally in good condition.
Landscaping	\$1.81	30	110%	2003	2033	19%	33.25%	\$12,235	9	.25	\$3,059	TL 5/19/2014 some weed control needed. Repairs to landscaping/ gravel underlayment north side of building
Parking Lots	\$3.58	20	80%	2003	2023	42%	33.25%	\$39,564	9	.25	\$9,891	TL 5/19/2014 some minor cracking in asphalt
Playground Equipment	\$0.52	15	100%	2003	2018	75%	33.25%	\$12,788	9	.25	\$3,197	
Site Lighting	\$2.80	40	100%	2003	2043	11%	33.25%	\$9,683	9	.25	\$2,421	
Site Specialties	\$0.15	40	100%	2003	2043	11%	33.25%	\$519	9	.25	\$130	
Site Utilities	\$2.14	50	120%	2003	2053	7%	33.25%	\$5,688	9	.25	\$1,422	
Walkways	\$2.47	30	110%	2003	2033	19%	33.25%	\$16,662	9	.25	\$4,165	cracking in a few areas. TL 5/19/2014 spalling in concrete between portables and north side of main building.
Total:								\$102,229			\$25,557	



Moved

to State Chartered School: Monte Del Sol Charter School State Chartered District: Schools School ID:

Educational Adequacy Detail

Population

Growth Factor:	1	Number of Kindergarten Students:	0
Number of Staff:	65	Number of 1-5 Students:	0
Number of Students:	359	Number of 6-8 Students:	123
Number of Special Education Students:	0	Number of 9-12 Students:	236

Square Footage

Permanent GSF:	23,098	General Storage NSF:	236
Portable GSF:	6,944	Maintenance or Janitorial Space NSF:	415
Admin NSF:	1,648	Media Center NSF:	0
Art/Music NSF:	1,350	Parent Work Space NSF:	0
Assembly NSF:	4,021	Physical Ed NSF:	4,012
Career Ed NSF:	1,350	Science Classroom NSF:	2,790
Computer Lab NSF:	704	Science Storage NSF:	0
Faculty Work Area NSF:	294	Special Education Classroom NSF:	896
Food Service NSF:	5,131	Student Health NSF:	144
General Classroom NSF:	15,872		

Classrooms

Number of Classrooms: 23 **Number of Special Education Classrooms:**

10

Parking

Number of Paved Parking Spaces:	81	Number of Bus Drop Offs:	1
Number of Handicap Parking Spaces:	8	Number of Student Drop Offs:	1

Miscellaneous

Number of Gravel Parking Spaces:





Number of Chemical Storage Rooms: Number of Multi-Use Playgrounds: 0 0

Playground Equipment: No



WAS 071014 Moved

State Chartered District: Schools

School: Monte Del Sol Charter School

School ID:

to State Chartered

EA Deficiencies

EA Cost Model: Charter School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Categoy Number	Category Weight	Repair Cost (Weighted)
Missing or Inadequate Multi-use Play Area	0	0	\$11,436	\$11,436.30	\$0	8	.5	\$0
Insufficient Total Parking	91	0	\$1,322	\$1,321.66	\$0	6	1	\$0
Insufficient Student Health Square Footage	144	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$21,000.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	896	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Science Square Footage	2,790	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Physical Education Square Footage	4,012	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Parent Work Space	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Media Center Square Footage	0	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Janitorial Square Footage	415	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Storage	236	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient General Classroom Square Footage	15,872	9,344	\$80	\$80.00	\$0	7	3	\$0
Insufficient Food Service Square Footage	5,131	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Faculty Workspace	294	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	704	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Career Ed Square Footage	1,350	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Bus Drop Off	1	0	\$20,800	\$20,799.69	\$0	6	1	\$0
Insufficient Administrative Square Footage	1,648	0	\$80	\$80.00	\$0	7	3	\$0
Insufficient Art and Music Square Footage	1,350	0	\$80	\$80.00	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	8	0	\$144	\$143.52	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,464.30	\$0	8	.5	\$0



Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Categoy Number	Category Weight	Repair Cost (Weighted)
Total		•	•		\$0		•	\$0

Facility Maintenance Assessment Report

2014 SANTA FE

071014 MONTE DEL SOL CHARTER

Combined Id 1: Schools Id 2:

FMAR_Date: 5/19/2014 **Weather:** Sunny & warm **PSFA Reps:** Levesque Troy Tillotson, Larry

District Reps:

Overall School Maintenance Rating			
Outstanding 90.1% to 100%			
Good 80.1% to 90%			
Satisfactory 70.1% to 80			
Marginal	60.1 to 70%		
Poor <= 60%			

Deficiency Factors					
Life Safety, Health or Property Loss					
Ex	Exposure Multipliers				
Minor		Potential Threat and			
Deficiency	1.5	No Work Order			
Major	3.5	ImmediateThreat and			
Deficiency		No Work Order			

		Performance Level		Deficiency Level Factors			Performance Def		e Defi	ciencies			
Area	Performance Items	Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
	Roadway/Parking	0	\bigcirc	•	\bigcirc	\bigcirc	\circ	\bigcirc	•	3	-1.89	0	-5.67
	Site Utilities	0	\bigcirc	•	\bigcirc	\bigcirc	•	\bigcirc	\bigcirc	5	-1.89	1.5	-14.18
Site	Playgrounds/Athletic Fields	•	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\circ	\bigcirc	•	5	0	0	0.00
	Site Drainage	0	\bigcirc	•	\bigcirc	\circ	0	\circ	•	8	-1.89	0	-15.12
	Sidewalks	0	\bigcirc	•	\bigcirc	\bigcirc	0	\circ	•	2	-1.89	0	-3.78
	Grounds	0	0	\circ	•	\circ	\circ	0	•	2	-2.83	0	-5.66
	Windows/Calking	0	\bigcirc	•	\bigcirc	\bigcirc	0	\circ	•	3	-1.89	0	-5.67
Building	Walls/Finishes	0	\circ	\circ	•	\circ	0	\circ	\odot	5	-2.83	0	-14.15
Exterior	Entry/Exterior Doors	0	0	•	\bigcirc	0	0	0	•	7	-1.89	0	-13.23
	Roof/Flashing/Gutters	0	\bigcirc	\circ	•	\circ	\circ	\circ	•	10	-2.83	0	-28.30
	Walls/Floors/Ceilings/Stairs	0	0	0	•	0	•	0	0	3	-2.83	1.5	-12.74
Building	Interior Doors	0	0	•	\circ	0	0	0	•	3	-1.89	0	-5.67
Interior	Restrooms	0	0	•	0	0	0	0	•	3	-1.89	0	-5.67
	Housekeeping	0	\bigcirc	\circ	•	\bigcirc	\circ	\bigcirc	•	4	-2.83	0	-11.32
	Electrical Distribution	0	0	•	\circ	0	0	0	•	3	-1.89	0	-5.67
	Lighting	0	\circ	\bigcirc	\bigcirc	•	•	\circ	\circ	5	-3.77	1.5	-28.28
Building	Fire Protection Systems	0	0	\circ	•	\circ	0	•	\circ	10	-2.83	3.5	-99.05
Equipment and	Equipment Rooms	0	0	•	\circ	\circ	0	0	•	2	-1.89	0	-3.78
Systems	Heating/Cooling/Ventilation	0	0	\circ	•	\circ	0	0	•	10	-2.83	0	-28.30
	Air Filters	0	•	0	\circ	0	0	0	•	5	-0.95	0	-4.75
	Kitchen Equipment/Refrig	0	0	•	\circ	0	0	0	•	2	-1.89	0	-3.78
	Plumbing/Water Heaters	0	0	•	\bigcirc	\circ	\circ	\circ	•	6	-1.89	0	-11.34
	PM Plan	0	•	0	\circ	0				10	-0.95		-9.50
FIMS Qtr: 2	FIMS and Equipment Data	-	0	0	•	0				7	-2.83		-19.81
Maintenance	Staff Development	\circ	0	0	0	•				5	-3.77		-18.85
Management	Maintenance Safety	•	0	0	0	0				5	0		0.00
	Maint. Contractor Oversight	•	0	0	0	0				5	0		0.00
	Facilities Master Plan (Renewal)	0	•	\bigcirc	\bigcirc	\bigcirc				3	-0.95		-2.85
Total Perform	ance Deficiencies: -377.10 To	tal S	cor	e:	62	2.90			0	veral	l Rating:	62	2.29%

Comments Section

Roadway/Parking

Asphalt drive lanes show signs of cracking in areas along path of travel. Parking spaces are marked. Handicap Accessible spaces are marked with signage. Recommend repainting handicap lanes. Fire lane is accessible and clearly visible.

Site Utilities

Site Utilities are in clearly marked areas, secure from tampering on main building. Metal building exterior electrical panel was unlocked and partly opened. Main gas line is unsecure and accessible to public. Recommend creating methods to prevent access.

Playgrounds/Athletic Fields

N/A No playgrounds/Athletic Fields

Site Drainage

Site drainage seems to be adequate. No signs of ponding water around building. Drainage system in place and working per design. School is collecting some roof water in tanks to water landscaping and garden.

Sidewalks

Sidewalks around the site are generally flat and have even transitions; surface erosion between portables and north side of kitchen area may cause tripping hazards. ADA ramps and stairs compliant and maintained. Evidence of uneven concrete correction by grinding near entry to facility was noted.

Grounds

Weed control in parking lot needed. Landscaping fabric is exposed on North side of the building. Area back side of building (East side) contains pile of dead wood and grass. Recommend removal due to high fire dangers.

Windows/Caulking

All windows were observed complete and sealed. Caulking around frames and glass has dirt build-up; no signs of water damage present.

Walls/Finishes

Building exterior is stucco with some minor cracking. Areas observed where graffiti was painted over. Some damage on corners of exterior in need of repair.

Entry/Exterior Doors

Majority of doors are in operating condition. Entry door to gathering room does not properly close, needs adjustment. Some chipping on painted doors noted. Overall, doors and hardware are in working condition.

Roof/Flashing/Gutters

Interior staining of ceiling tiles/sheetrock suggest roof leaks present. No obvious points of leakage observed from roof. Excessive sealant installed at parapet metal joints. Gutters are free of debris. No issues with roof flashing. Graffiti on HVAC units and roofing material noted. Recommend removal.

Walls/Floors/Ceilings/Stairs

Flooring throughout the building consists of VCT, tile and carpet. The majority of classrooms floors are carpet with staining and heavy wear. Covered overhangs have some water damage in sheetrock due to roof leaks. Some classrooms have stained ceiling tiles that need to be replaced. Recommend tracing and fixing origin of roof leaks.

Interior Doors

Interior doors are in good working condition with no significant denting or damage present. Majority of smoke seals are in place. Bathroom door closer has graffiti which needs to be removed.

Restrooms

Student restrooms are in good condition; flushing mechanisms operate well. Faucets operational, partitions intact with operating door hardware. One stall door in need of repair due to chipped laminate. Recommend high dusting at all ventilators /return air ducts. Graffiti on one door closer cover noted needing removal.

Housekeeping

Housekeeping in classrooms, offices and storage areas evident. High dusting at HVAC/return air vents need to be increased, refer to photos of dust build-up on return vent. Bathrooms are well maintained and stocked

with appropriate toiletries. Organization in custodial and equipment rooms is poor and needs improvement.

Elecrical Distribution

Electrical panels are secure from public access. Exterior panel is accessible and needs to be secured. Spare breakers have covers in electrical panels. Ceiling penetrations for electrical is properly sealed.

Lighting

Lighting throughout classrooms is inadequate with multiple burned out bulbs. Suggest replacing bulbs in this area. Bathrooms need bulbs replaced.

Fire Protection Systems

Fire monitoring system in trouble mode and has been since 2011. Fire sprinkler system for facility is missing annual inspections/certification recommend scheduling immediate inspection of this system for a reliable working system. Fire extinguishers have annual inspection and need monthly inspection review. Kitchen hood system is up to date on annual inspection.

Equipment Rooms

Equipment rooms are clean and free of debris. No issues at time of assessment.

Heating/Cooling/Ventilation

HVAC units; 5 HVAC Trane units are being replaced. 5 units are being repaired. Ventilation is adequate. Recommend cleaning all return air vents for proper function of units.

Air Filters

Air filters are dated. No other issues at this time.

Kitchen Equipment/Refrig

Kitchen area was very clean with no food or debris present. Wash sinks are very clean with no water damage on adjacent surfaces. Kitchen hood system inspection is current and in working condition.

Plumbing/Water Heaters

Plumbing and water heaters; water heater in kitchen area is newer and in good working condition. Plumbing is not an issue at this time.

MONTE DEL SOL CHARTER SCHOOL

FACILITIES MASTER PLAN / EDUCATIONAL SPECIFICATION

FMP/ED SPEC Committee MEETING

LOCATION:

MONTE DEL SOL

MARCH 24TH, 2016

6:00PM

AGENDA:

- 1. Introductions
- 2. FMP Purpose & Objective
- Review PSFA FMP/ED SPEC Requirements, Issues, Concerns & Needs
 - a. Facilities Master Plan / Educational Specification Checklist
 - b. FAD / FMAR Report
 - c. FMAR & Preventive Maintenance
 - d. Enrollment
 - e. Utilization
- 4. Review and Modify the FMP/ Ed Spec Process
 - a. Data / Input
 - i. Assessments
 - 1. Facilities
 - 2. Demographics
 - 3. Enrollment
 - 4. Utilization
 - 5. Funding
 - ii. Interviews
 - iii. Surveys
 - iv. Reviews
 - b. Discussion / Recommendations
 - i. FMP Core Committee
 - ii. Committee(s):
 - 1. Advisory Committee

- 2. Other
- iii. Community
- iv. Students
- c. Decisions
 - i. Decision Making Process
 - 1. Governing Board
 - 2. FMP Core Committee
 - 3. Advisory Committee
 - 4. Community
- 5. Review and Modify Roles and Responsibilities
 - a. Governing Board
 - b. PSCOC / PSFA
 - c. Community
 - d. Advisory Committee
 - e. FMP Committee
- 6. Review and Modify FMP Schedule
 - a. Meetings
 - i. FMP Core Committee
 - ii. Advisory Committee
 - iii. Community
 - iv. Students
 - v. Governing Board
- 7. Review Background Information
- 8. Review PSFA Issues & Concerns
 - a. FMAR & Preventive Maintenance
 - b. Enrollment
 - c. Utilization
- 9. Identify Issues, Concerns & Needs

MONTE DEL SOL CHARTER SCHOOL

FACILITIES MASTER PLAN / EDUCATIONAL SPECIFICATION

FMP/ED SPEC Committee MEETING

LOCATION:

MONTE DEL SOL

MARCH 24TH, 2016

6:00PM

MEETING MINUTES:

ATTENDEES:

Robert Jessen – Head Learner
Joe Annon - Parent
Erica Velarde - Parent
Bob Kreger – Kreger Design Build
Brett Frauenglass – MDS Governing Board
Max Luft - ACES
Charlene Johnson – Greer Stafford
Marilyn Strube – Greer Stafford

AGENDA:

- 1. Introductions: Everyone introduced themselves.
- 2. FMP Purpose & Objective: We reviewed the FMP / ED Spec purpose and objectives identified in the 3-24-16 PowerPoint.
- 3. Review PSFA FMP/ED SPEC Requirements, Issues, Concerns & Needs: Greer Stafford addressed the following items:
 - Facilities Master Plan / Educational Specification Checklist: the final document will be developed in accordance with the PSFA FMP / Ed Spec Checklist.
 - FAD / FMAR Report: MDS has minimum items on the FAD / FMAR report. All items will be reviewed.
 - c. FMAR & Preventive Maintenance: MDS is working with ACES on their Preventive Maintenance Plan.
 - d. Enrollment: MDS has a cap on its enrollment of 360. MDS intends to maintain a maximum enrollment of 360.

- e. Utilization: A complete utilization study will be completed during the FMP / Ed Spec process.
- 4. Review and Modify the FMP/ Ed Spec Process
 - a. Data / Input
 - i. Assessments
 - 1. Facilities
 - 2. Demographics
 - 3. Enrollment
 - 4. Utilization
 - 5. Funding
 - ii. Interviews: To be determined.
 - iii. Surveys: Both Student and Community surveys will be developed and distributed.
 - iv. Reviews: The FMP / Ed Spec committee will review all information
 - b. Discussion / Recommendations
 - FMP Core Committee: The strategic planning attendees will be the FMP Core and Advisory committee. MDS will include one instructor, to be determined.
 - ii. Committee(s):
 - 1. Advisory Committee: There be one committee comprised of the strategic planning attendees plus one school instructor.
 - 2. Other
 - iii. Community: There will be a FMP / Ed Spec meeting for each of the following groups:
 - School Staff / Teachers: Facilitated by Greer Stafford
 - 2. 7th & 8th Grade Team: Facilitated by Mr. Jessen
 - 3. 9th & 10th Grade Team: Facilitated by Mr. Jessen
 - 4. 11th & 12th Grade Team: Facilitated by Mr. Jessen
 - MDS Community/Parents: Facilitated by Greer Stafford
 - iv. Students: See above.
 - c. Decisions
 - i. Decision Making Process
 - 1. Governing Board

- 2. FMP / Ed Spec Committee: Jessen, Annon, Velarde, Kreger, Frauenglass, Luft, Johnson, Strube, one teacher
- MDS Community: Input through meetings and surveys

5. Review and Modify Roles and Responsibilities

- a. Governing Board: Will review and approve the final document.
- b. PSCOC / PSFA: Guidance
- c. MDS Community: Input
- d. FMP Committee: Review and verification of data; development of priorities and options, capital plan and recommendations based on input.

6. Review and Modify FMP Schedule

- a. Meetings
 - i. FMP / ED Spec Committee: 5 meetings
 - ii. MDS Community: Staff / Teachers; Parents
 - iii. Students: By Team Grade
 - iv. Governing Board: 2 review meetings and 1 adoption meeting.

7. Review Background Information:

- a. MDS has gone through 4 charters, 3 as Santa Fe Public Schools Charter School, 1 as a State Charter
- b. Enrollment is capped at 360 and will remain at that
- c. School grade reviewed
- d. MDS building capacity is approximately 486
- e. MDS building sf is below PSFA recommendations for existing enrollment
- f. FAD ranking is 517
- g. State Share of capital project is 10%
- h. MDS receives SB-9 funds and will receive HB-33 funds this year.

8. Review PSFA Issues & Concerns

- a. FMAR & Preventive Maintenance
- b. Enrollment
- c. Utilization
- d. Technology

9. Identify Issues, Concerns & Needs

a. Positive Features:

- i. MDS is undergoing an energy audit by ECI
- ii. MDS Had an extensive FMP completed in 2008 by RMK
- iii. MDS wants to be energy efficient/ working toward Green School
- iv. MDS wants to be sustainable
- v. Recycle water; capture 24,000 gallons
- vi. Sports are central of MDS
- vii. Engage in the community / Part of the community
- viii. Low student to teacher ratio
- ix. Garden is import feature of School
- x. Centralized social space is important / student socialization
- xi. Visual access of students
- xii. Trust
- xiii. High Ceiling volume of space is important

b. Future of Education:

- i. Virtual headsets for instruction
- ii. More informal spaces in school
- iii. Use technology to transcend walls and reach out to other schools

c. Issues:

- i. There is No Gymnasium / Affects School Pride
- ii. Would like Photo Voltaic Panels as energy savings and learning tool
- iii. Operating cost (utilities) is a concern
- iv. Orientation of campus entry
- v. Campus circulation / traffic flow
- vi. Practice Field
- vii. Condition of dirt parking lot
- viii. Condition of Portables

d. Needs:

- i. Replace portables
- ii. Door hardware needs to be replaced
- iii. Need a Science Lab
- iv. Repurpose classroom annex
- v. Upgrade HVAC Controls

- vi. Standing Desks
- vii. Install intercom system
- viii. Cannot hear fire alarm
 - ix. Upgrade lighting





Monte del Sol Charter School FACILITIES MASTER PLAN/ EDUCATIONAL SPECIFICATION 2016-2021 MARCH 24, 2016

AGENDA

FMP/ED SPEC Purpose

FMP/ED SPEC Objective

FMP/ED SPEC Partnership

FMP/ED SPEC Process

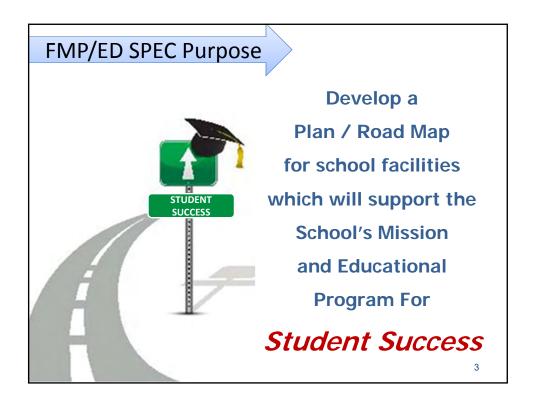
FMP/ED SPEC Schedule

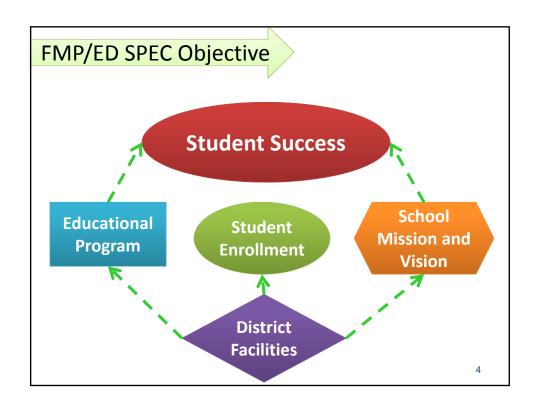
Background Information

FMP/ED Goals and Objectives

Issues, Concerns & Needs

2016-2021 Monte del Sol FMP/ED SPEC

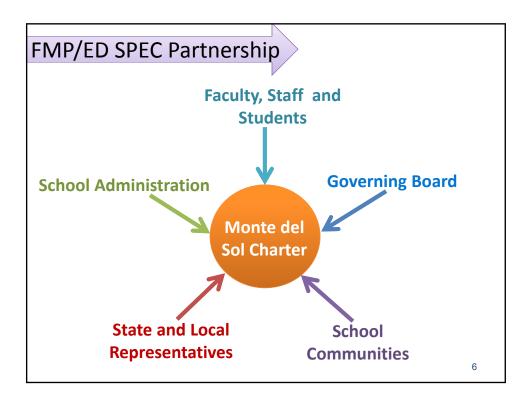




MONTE DEL SOL 2016

MISSION

The mission of *Monte del Sol Charter School* is to challenge each member of its community, both youth and adult, to be a life-long learner and responsible community member or leader; and to support the education necessary for each individual to realize his or her potential.



PSFA FMP / EDUCATIONAL SPECIFICATION REQUIREMENTS

Facilities Master Plan / Educational Specification Checklist

Enrollment

Facility Utilization

School Issues, Concerns & Needs:

Life Health Safety

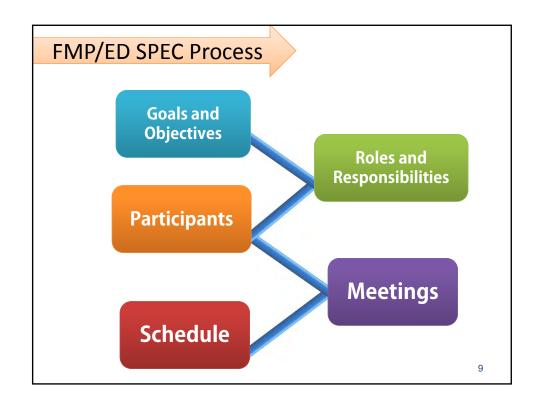
Technology

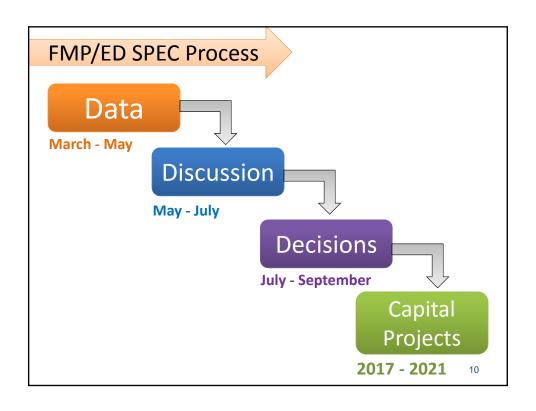
Preventive Maintenance

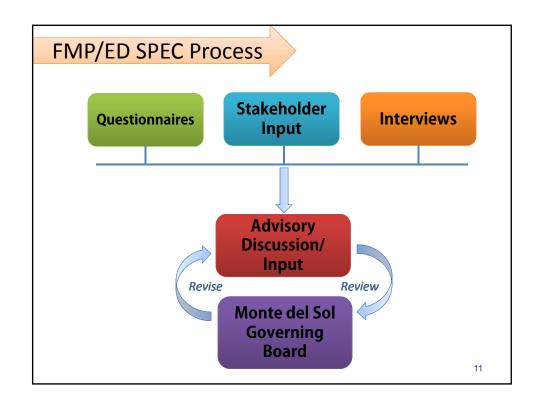
Efficient / Effective Use of Square Footage

7

The FMP / Ed Spec Should: EDUCATE ENGAGE EMPOWER







STEP 1: DATA

A. GATHER INFORMATION

School Vision, Mission & Goals

School Property

Demographics

Enrollment History & Projections

Facilities Overview

Square Footage

Number of Instructional Spaces

Age of Facilities

Condition of Facilities

Capacity & Utilization

School Needs

Financial Overview

B. REVIEW and VERIFY DATA with:

All Stakeholders

Governing Board

State PSFA Representatives

FMP/ED SPEC Committee

Advisory Committee

Community

STEP 2: DISCUSSION

- A. Include All Stakeholders
- B. School Issues / Needs
- C. Cost Associated with School Needs
- D. Funding Sources
- E. Develop Options

FMP/ED SPEC Process

STEP 3: DECISIONS

- A. Obtain Input from ALL Stakeholders
- B. Prioritize School Needs / Issues
- C. Review School Priorities with ALL Stakeholders
- D. Develop Recommendations Packet
- E. Governing Board Review of Recommendations Packet

STEP 4: CAPITAL PROJECTS

A. Governing Board Adopt and Implement Facilities Master Plan / Educational Specification

ROLES AND RESPONSIBILITIES

GOVERNING BOARD

- PROVIDE GUIDANCE AND DIRECTION
- ☐ REVIEW IDENTIFIED SCHOOL LEVEL
 - GOALS
 - CONCERNS
 - PRIORITIES
- □ APPROVE AND IMPLEMENT SCHOOL FACILITIES MASTER PLAN / EDUCATIONAL SPECIFICATION

FMP/ED SPEC Process

ROLES AND RESPONSIBILITIES

PSCOC / PSFA:

- □ HELP IDENTIFY SCHOOL LEVEL
 - NEEDS
 - GOALS
 - PRIORITIES
- □ PROVIDE INPUT, GUIDANCE AND DIRECTION TO ADVISORY AND FMP/ED SPEC COMMITTEE
- □ PROVIDE SUPPORT TO THE SCHOOL

ROLES AND RESPONSIBILITIES

COMMUNITY:

- □ HELP IDENTIFY SCHOOL LEVEL
 - NEEDS
 - GOALS
 - PRIORITIES
- □ PROVIDE INPUT, GUIDANCE AND DIRECTION TO ADVISORY AND FMP/ED SPEC COMMITTEES
- PROVIDE SUPPORT TO THE SCHOOL

FMP/ED SPEC Process

ROLES AND RESPONSIBILITIES

ADVISORY COMMITTEE:

- □ HELP ESTABLISH SCHOOL LEVEL
 - NEEDS
 - GOALS
 - PRIORITIES
- □ PROVIDE INPUT ON SCHOOL OPTIONS
- □ PROVIDE INPUT ON SCHOOL CAPITAL PLAN
- □ PROVIDE INPUT ON RECOMMENDATIONS FOR GOVERNING BOARD
- □ LIAISON TO COMMUNITY CONCERNING SCHOOL ISSUES

ROLES AND RESPONSIBILITIES

ADVISORY COMMITTEE:

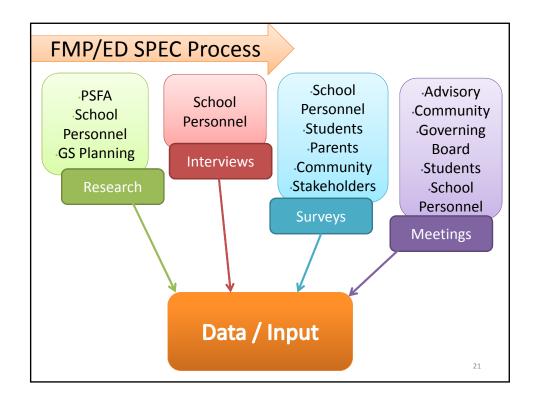
	PSFA Representatives	2-4
	School Representatives	12-16
	Student Representatives	2-4
	Parent Representatives	2-4
	Community Leaders	4-8
TO	TAL ADVISORY COMMITTEE MEMBERSHIP:	20-50

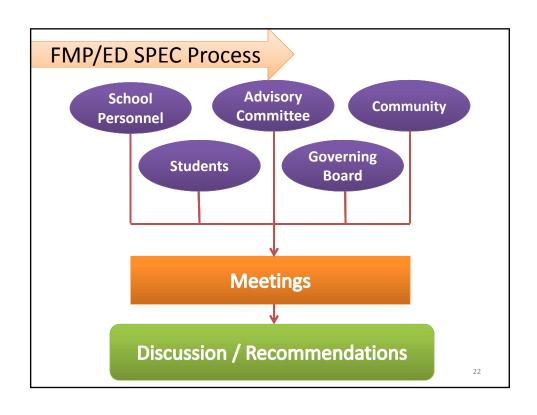
FMP/ED SPEC Process

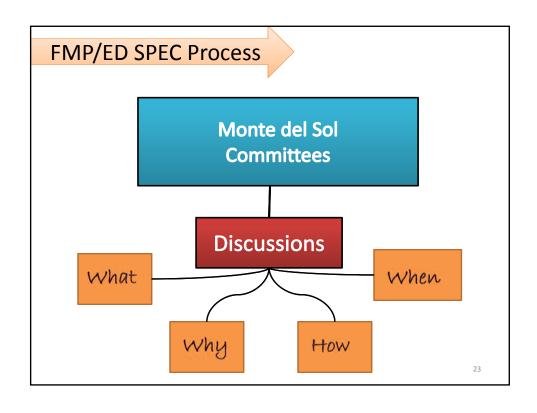
ROLES AND RESPONSIBILITIES

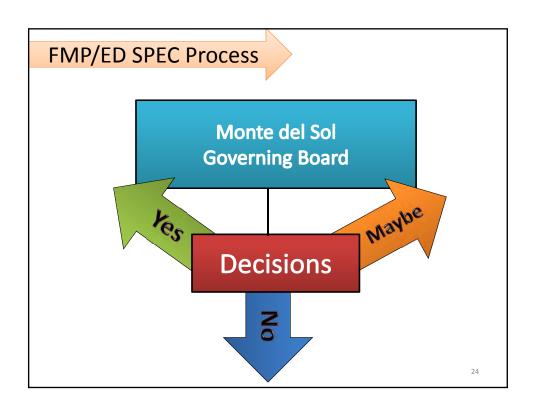
FACILITY MASTER PLAN (CORE) COMMITTEE:

- □ PROVIDE ASSISTANCE IN OBTAINING SCHOOL DATA
- ☐ REVIEW ALL SCHOOL DATA
- □ HELP ESTABLISH SCHOOL LEVEL
 - NEEDS, GOALS & PRIORITIES
- SYNTHESIS COMMUNITY AND ADVISORY COMMITTEE INPUT
- REFINE RECOMMENDATIONS FOR GOVERNING BOARD
- □ LIAISON TO COMMUNITY CONCERNING SCHOOL ISSUES

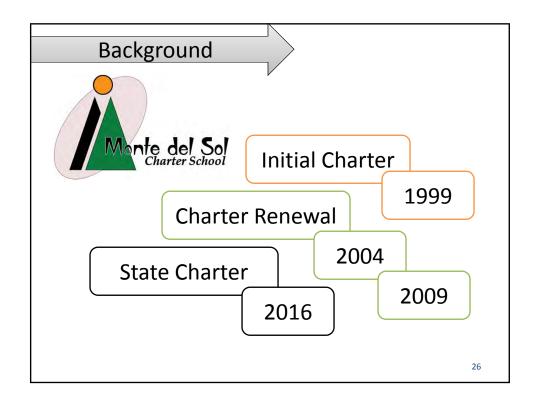


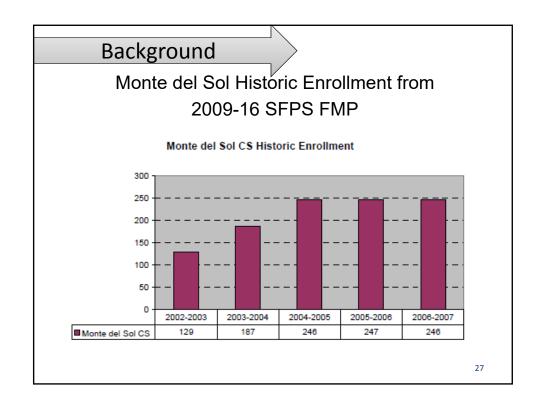


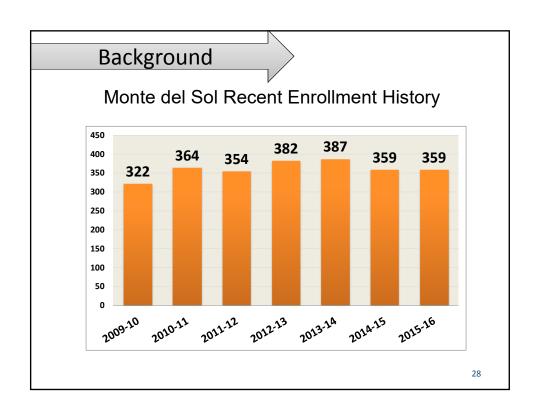


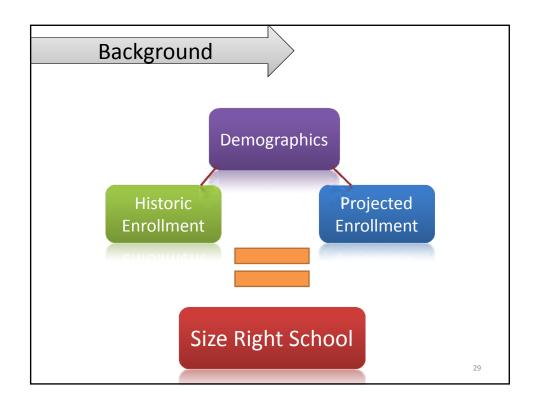


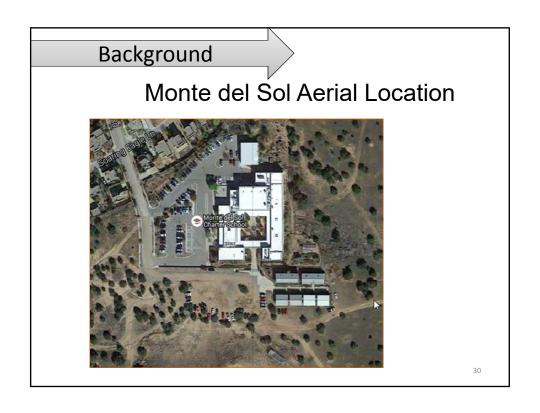


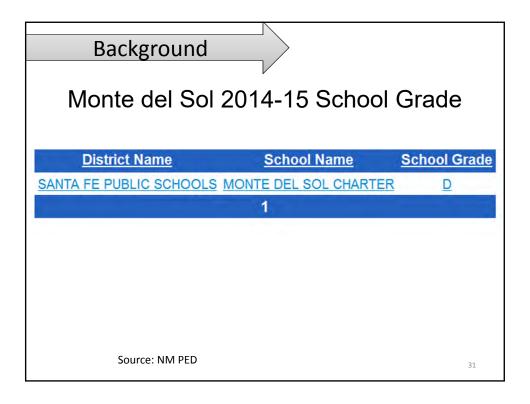


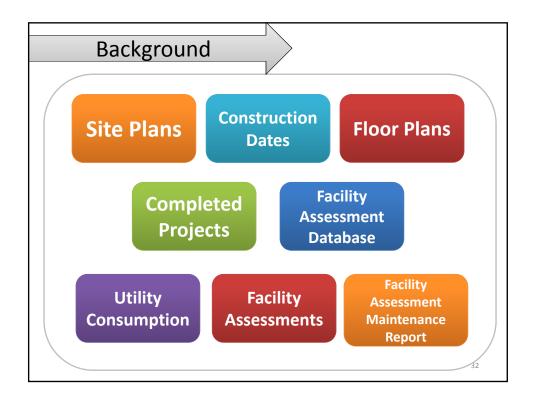












MONTE DEL SOL SCHOOLS 2015-16 CAPACITIES

School	Grades	2015-16 Enrollment	Existing # of Classrooms w/o Portables	Classrooms	Instructional Space Capacity w/Portables @ 67%
Monte del Sol					
Charter School	7 – 12	359	16	24	486

33

Background

MONTE DEL SOL SCHOOL PSFA RECOMMENDED SQ. FOOTAGE

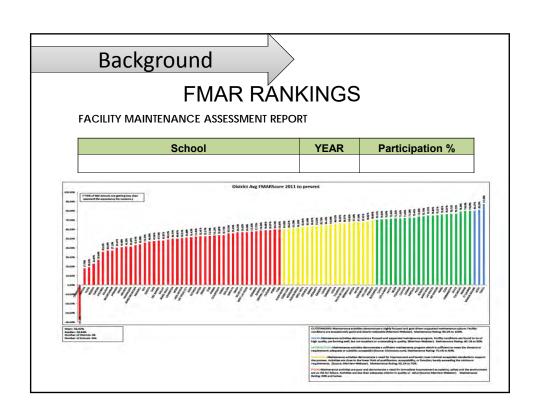
	Current	PSFA CURRENT Recommended	PSFA Recommended	Facility SF	Facility SF
School	Enrollment	SF/Student	Facility SF	(Permanent)	portables)
Monte Del Sol			•		•
Charter School	359	151	54,209	24,068	32,742
			,	,	,

Ratio of Existing SF	to
Recommended SF	PSFA Capacity
(Permanent Facilitie	based on Existing
Only)	SF/Student
44%	159

2015 FACILITIES ASSESSMENT DATABASE (FAD) RANKINGS

School	2016-17 Rank	Weighted NMCI
Monte Del Sol Charter	517	8.81%

2015 State Share of an approved project: 10% District Share of an approved project: 90%



PSCOC / PSFA SYSTEMS BASED FUNDING

FAD SYSTEM	LIFE SPAN
BUILDING:	
Air / Ventilation Equipment	20
Ceiling Finishes	30
Communications / Security	15
Exterior Walls	100
Exterior Windows and Doors	30
Fire Detection / Alarm	15
Fire Sprinkler	50
Floor Finishes	12
Foundation / Slab / Structure	100
HVAC	30

37

Background

FAD SYSTEM	LIFE SPAN
BUILDING:	
Institutional Equipment	30
Interior Doors, Partitions,	
Stairs, Elevator	50
Interior Walls	60
Lighting / Branch Circuits	30
Main Power / Emergency	30
Other Electrical Systems	20
Other Equipment	60
Plumbing	30
Roof	20
Technology	10
Wall Finishes	12

SITE:	
Athletic Fields	30
Fencing	100
Landscaping	30
Parking Lots	20
Playground Equipment	15
Site Lighting	40
Site Specialties	40
Site Utilities	50
Walkways	30

39

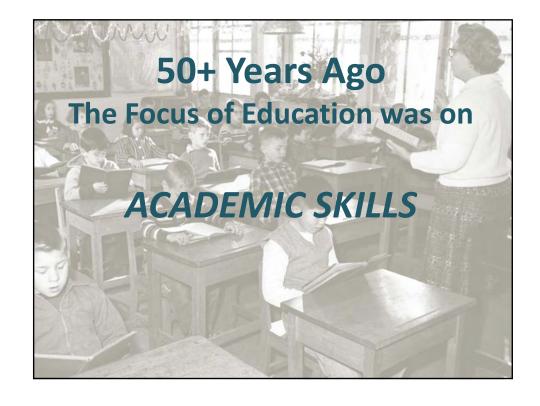
Background

MONTE DEL SOL CHARTER SCHOOL CAPITAL PROJECT FUNDING HISTORY

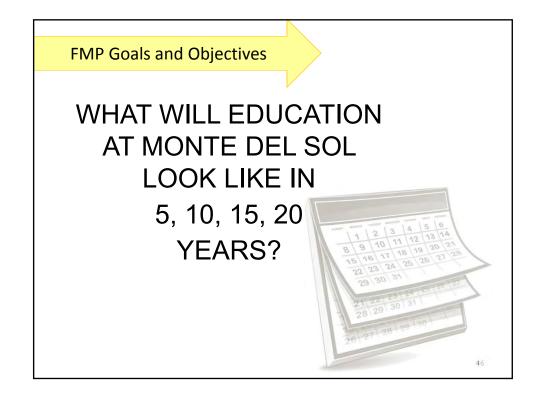




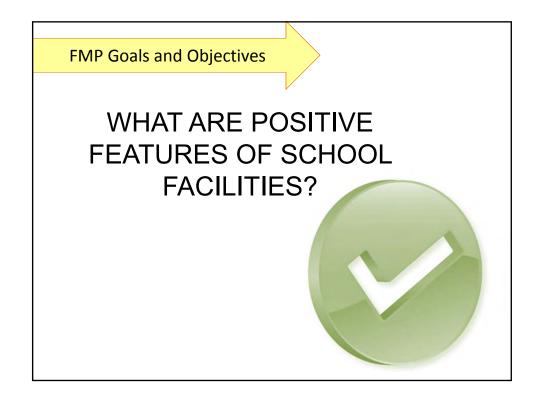












FMP Goals and Objectives

WHAT ARE THE EDUCATIONAL CHALLENGES FACED BY MONTE DEL SOL?

FMP Goals and Objectives

WHAT IS THE LONG RANGE VISION OF THE SCHOOL FOR EDUCATIONAL PROGRAM DELIVERY TRENDS?



IN THE NEXT FIVE PLUS YEARS, WHAT ARE SOME FEATURES OF SCHOOL FACILITIES THAT NEED TO CHANGE OR IMPROVE?



FMP Goals and Objectives

WHAT SPECIAL PROGRAMS NEED TO BE CONSIDERED FOR THE FMP / ED SPEC?



Issues, Concerns & Needs

```
Life-Health-Safety-Security
Technology
Preventive Maintenance
Building Systems:
Fire Alarm
Intercom
Roofs
HVAC
Electrical
Plumbing
Lighting
Site
Utilization of Space
Other
```

Monte del Sol Charter School FMP Core Committee Meeting

Tuesday, April 5th, 2016

First Name	Position	Email Address	Phone Number	5-Apr-16
Robert	Head Learner	arjessen@montedelsol.org	505-501-0713	
Joe	Parent	jaannon@msn.com	505-470-4288	
Erica	Parent	ericarita@yahoo.com	505-577-2796	
Bob	Kreger Design Build	kregerdesignbuild@msn.com	505-660-9391	
Brett	Governing Board	bfrauenglass@montedelsol.org	505-660-0788	
Max	ACES	max.l@nmaces.org	505-269-2109	
Irina	PSFA Regional Manager	iivashkova@nmpsfa.org	505-476-3416	
John	PSFA FMP Manager	jvaldez@nmpsfa.org	505-843-6272	
Charlene	Greer Stafford	cjohnson@greer-stafford.com	505-821-0235	
Marilyn	Greer Stafford	mstrube@greer-stafford.com	505-250-4314	
	Name Robert Joe Erica Bob Brett Max Irina John Charlene	Robert Head Learner Joe Parent Erica Parent Bob Kreger Design Build Brett Governing Board Max ACES Irina PSFA Regional Manager John PSFA FMP Manager Charlene Greer Stafford	NamePositionEmail AddressRobertHead Learnerarjessen@montedelsol.orgJoeParentjaannon@msn.comEricaParentericarita@yahoo.comBobKreger Design Buildkregerdesignbuild@msn.comBrettGoverning Boardbfrauenglass@montedelsol.orgMaxACESmax.l@nmaces.orgIrinaPSFA Regional Managerjivashkova@nmpsfa.orgJohnPSFA FMP Managerjvaldez@nmpsfa.orgCharleneGreer Staffordcjohnson@greer-stafford.com	NamePositionEmail AddressPhone NumberRobertHead Learnerarjessen@montedelsol.org505-501-0713JoeParentjaannon@msn.com505-470-4288EricaParentericarita@yahoo.com505-577-2796BobKreger Design Buildkregerdesignbuild@msn.com505-660-9391BrettGoverning Boardbfrauenglass@montedelsol.org505-660-0788MaxACESmax.l@nmaces.org505-269-2109IrinaPSFA Regional Managerjivashkova@nmpsfa.org505-476-3416JohnPSFA FMP Managerjvaldez@nmpsfa.org505-843-6272CharleneGreer Staffordcjohnson@greer-stafford.com505-821-0235



GS PLANNING Monte del Sol Charter School FACILITIES MASTER PLAN/ EDUCATIONAL SPECIFICATION 2016-2021

April 5, 2016

AGENDA

Issues, Concerns & Needs

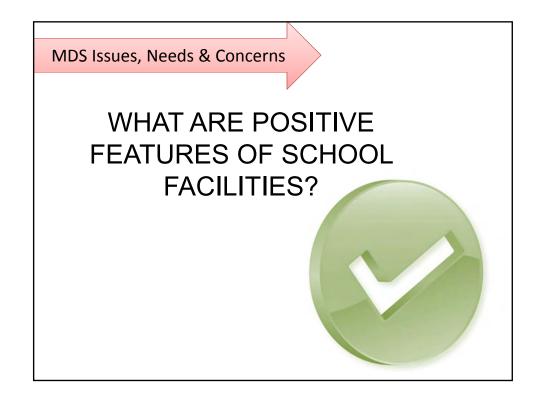
FMP/ED Goals and Objectives

Monte del Sol FMP/ED SPEC

2016-2021

FMP/ED SPEC Schedule





POSITIVE FEATURES:

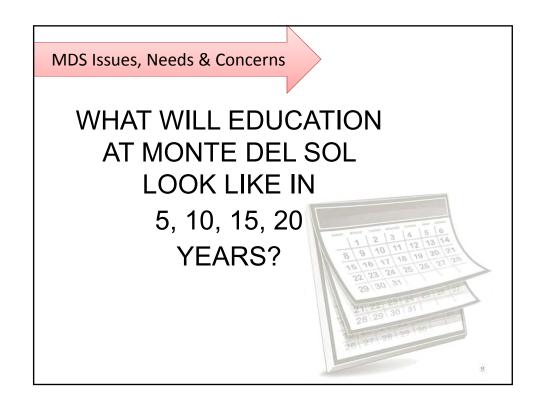
- Had an extensive FMP completed in 2008 by RMK
- Undergoing an energy audit by ECI to increase efficiency
- Wants to be energy efficient/ working toward Green School
- Wants to be sustainable
- Recycle water; capture 24,000 gallons
- Sports are vital part of school experience
- Engage in the community / Part of the community
- Low student to teacher ratio
- Garden is import feature of School
- Centralized social space is important / student socialization
- Visual access of students
- Trust
- High Ceiling volume of space is important

MDS Issues, Needs & Concerns

WHAT IS THE LONG RANGE VISION OF THE SCHOOL FOR EDUCATIONAL PROGRAM DELIVERY TRENDS?









FUTURE OF MDS EDUCATION:

- Virtual headsets for instruction
- More informal spaces in school
- Use technology to transcend walls and reach out to other schools

IN THE NEXT FIVE PLUS YEARS, WHAT ARE SOME FEATURES OF SCHOOL FACILITIES THAT NEED TO CHANGE OR IMPROVE?

MDS Issues, Needs & Concerns

MDS FACILITY NEEDS:

- Replace Portables
- Need a Science Lab
- Repurpose Classroom Annex
- Standing Desks for Students and Teachers
- Install Intercom System
- Upgrade fire alarm: Cannot hear system in some areas
- Preventive Maintenance
 - Upgrade HVAC Controls
 - Door hardware needs to be replaced
 - Upgrade flooring finishes
 - · Upgrade lighting

WHAT SPECIAL PROGRAMS NEED TO BE CONSIDERED FOR THE FMP / ED SPEC?



13

MDS Issues, Needs & Concerns

MDS PHYSICAL EDUCATION / ATHLETICS NEEDS:

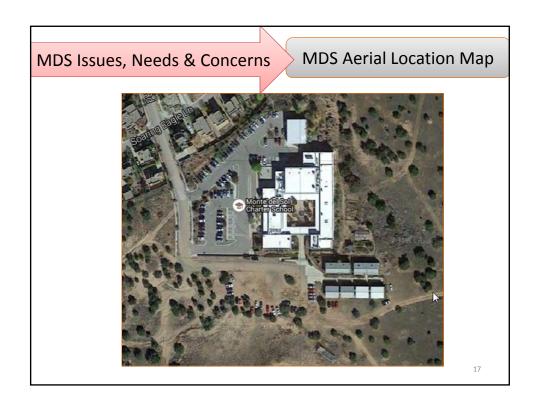
Gymnasium

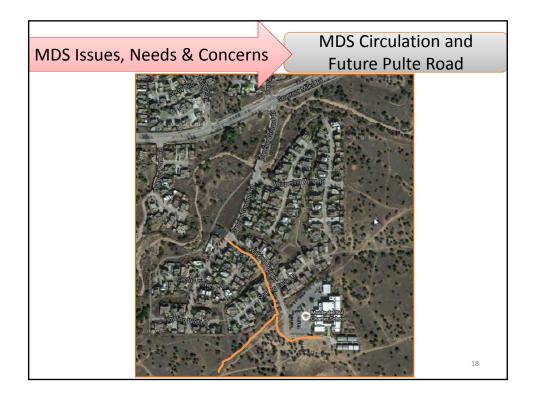


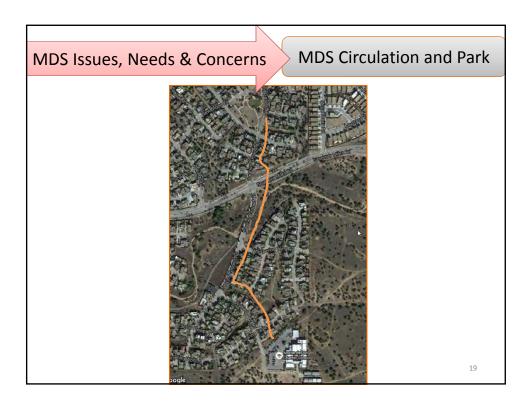
MDS Issues, Needs & Concerns

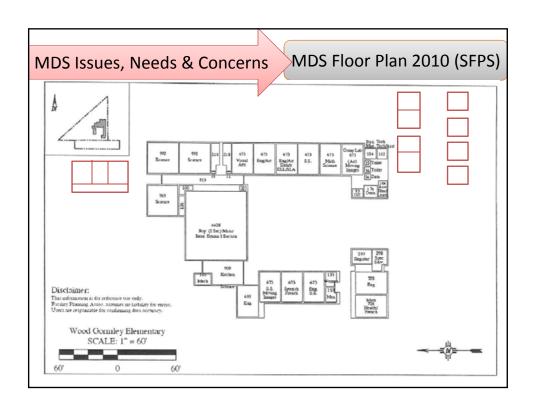
MDS FACILITY ISSUES:

- There is No Gymnasium / Affects School Pride
- Would like Photo Voltaic Panels as Energy Savings and Learning Tool
- Operating Cost (utilities) is a concern
- Orientation of campus entry
- Campus circulation / traffic flow
- Practice Field
- Condition of dirt parking lot
- Condition of Portables









Life-Health-Safety-Security:

Card Key Access

Surveillance Cameras

Secure Entries

Technology:

Keep it current

Meet student needs

21

MDS Issues, Needs & Concerns

MAINTENANCE: REGULAR & PREVENTIVE

BUILDING SYSTEMS:

Fire Alarm: Cannot hear some alarms Intercom: No intercom system installed

Roofs: Repair some leaks HVAC: Adjust controls

Electrical:

Plumbing: Water pipes in exterior walls Lighting: Update to LED School Wide

Windows / Doors: Replace door hardware

Exterior / Interior Finishes

Ceilings: replace damaged, stained tiles

Floors: replace worn carpet

Walls: Paint

SITE:

Parking lots: Upgrade Fencing: No work

Landscaping: Erosion Control

Lighting:

Sidewalks: Upgrade

Playgrounds: New practice field

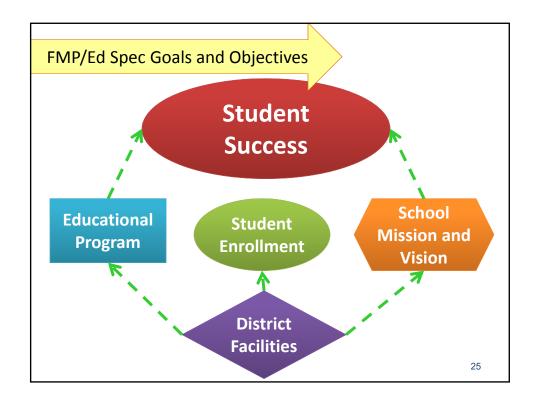
EFFICIENT USE OF SPACE:

OTHER:

23

FMP/Ed Spec Goals and Objectives

WHAT ARE THE GOALS AND OBJECTIVES FOR THE MDS FMP?



FMP/Ed Spec Goals and Objectives

FMP Schedule				
May 12	Teacher / Staff Meeting			
Date TBA	Student Gatherings			
Date TBA	School Community (Parents) Meeting			
July 12	Governing Board & Community Meeting			
Sept 13	Governing Board Review			
Oct 11	Governing Board Adoption			
	_			

Monte del Sol Charter School FMP Core Committee Meeting

Thursday, May 12th, 2016	Thursday	, May	12th,	2016
--------------------------	----------	-------	-------	------

Last Name	First Name	Position	Email Address	Phone Number
HNOM	MICHAEL	PARENT	JAHANONEMSN.	on 505 - 470 - 429
/EBB	MICHARC	TEACHETZ	MUZDE @montede/gol-2	ra 505-310-556
Kseger	BOB	architest	~ 17	
		· · · · · · · · · · · · · · · · · · ·		
		16		
				5
				- 1

Monte del Sol Charter School Staff Meeting Thursday, May 12th, 2016

Last Name	First Name	Position	Email Address	Phone Number
Lujan	Alfredo	Teacher (M2S) + All blice): 12.	alujan@nontedalsol.ov	9 505-670-2339
BIZZ arro	RUBERT STE	teaching assistant (academic	coach dbizarp@m	redelsalora 206 6
Sovers	Jaine	Asst. Head Learn	argesten a moment in.	505 - 577 - 0408
Piburn	Giselle	Dir. Mentorship Program	gpiburne	6660.3171
			0,	

Monte del Sol Charter School FMP Core Committee Meeting

Thursday,	May	12th,	2016
-----------	-----	-------	------

Last Name	First Name	Position	Email Address	Phone Number
THROM VEBB KSEGER	MICHAEL	PARENT	JAHANONEMSH.GA	505-470-4290
VEBB	MICHAEL	TEACHET architest	TAAMONEMSN.Com mwebb@montedelgol.org	505-310-556
KJeger	BOB	architest		
		14		
		- 17		

Monte del Sol Charter School Staff Meeting Thursday, May 12th, 2016

Last Name	First Name	Position	Email Address	Phone Number
BIZZARYO ESSEN Somers Piburn	Alfredo Deirdre Sre Russer Jaim Giselle	Teaching assistant (academic HEAD LEARNER Asst. Head Learn Dir. Memborship Program	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

MONTE DEL SOL CHARTER SCHOOL

FACILITIES MASTER PLAN / EDUCATIONAL SPECIFICATION

FMP/ED SPEC STAFF MEETING

LOCATION:

MONTE DEL SOL

MAY 12TH, 2016

4:30PM

MEETING MINUTES:

ATTENDEES:

Dr. Robert Jessen – Head Learner
Alfredo Lujan – Instructor
Deirdre Sue Bizzarro – Academic Coach
Jaime Sowers – Assistant Head Learner
Giselle Piburn – Director Mentorship Program
Charlene Johnson – Greer Stafford
Marilyn Strube – Greer Stafford

AGENDA:

- 1. Introductions: Everyone introduced themselves.
- 2. Went through the FMP PowerPoint Presentation (See Attached)
- 3. Discussed FMP / Ed Spec Purpose & Objective
- 4. Reviewed Monte Del Sol Mission and how they will accomplish it.
- 5. Discussed the importance of the MDS partnership with the State and School Community
- 6. Discussed FMP / Ed Spec Process and time line
- 7. Reviewed MDS Background Information
- 8. Discussed that La Solaris is going to develop a Regional Park with Soccer fields and maybe baseball fields. That could be 2 years out.
- 9. Reviewed and discussed the results of the Student Survey. 57 students responded to the survey. Of the 57 students that responded to the survey 60% were not affiliated with a sport. 70% said that a gymnasium on campus was very important. Their reason for a gymnasium on campus was for a dedicated space for physical

education and school pride. The most important need to the students was a new gymnasium then outdoor athletic/ social spaces, followed closely by replacing the portables, then a fully operational science lab.

10.Reviewed MDS Concerns, Issues & Needs: We discussed Positive features of MDS facilities, what education at MDS will look like in the future, what building systems will need to be repaired, updated or replaced in the next five years, and other MDS needs.

11.MDS Facility Concerns and Needs:

- a. Age and condition of portables
- b. Age and condition of existing facilities
- c. No On-campus gymnasium
- d. Best use of existing space: gathering space, annex, computer lab
- e. There is no real science lab
- f. Classroom furnishings
- g. No Teacher Lounge
- h. No Intervention / ISS space
- i. Operating cost (utilities: installing photo voltaic panels as energy savings and learning tool
- j. Campus circulation / traffic flow
- k. Campus way-finding
- I. Orientation of campus entry
- m. Condition of dirt parking lot
- n. Areas for students to eat lunch and socialize
- o. Acoustics at Front Entry
- p. Practice Field
- q. Sand Volley ball
- r. Ropes structure
- s. Upgrade / relocate outdoor basketball courts
- t. Maintenance Storage
- 12. The staff discussed the following:

- a. There is no need for a computer lab. That space can be repurposed.
- b. There is a need for space for a library. It does not have to be a dedicated room, but a space where books can be available to students.
- c. There a need for special education space.
- d. The annex could be repurposed to a technology space or for maintenance equipment.
- e. In approximately 18 months MDS will have a practice filed
- 13. Reviewed and discussed the list of MDS Facility Building System Updates/Repairs that will need to be addressed in the next five years:
 - a. Replace Portable Classrooms #1 need
 - b. Replace Portable Administration Space #1 need
 - c. Upgrade Security: Install Intercom System; Upgrade fire alarmIn Progress
 - d. Upgrade technology In Progress
 - e. Upgrade HVAC Controls In Progress
 - f. Repair Roof it is 13 years old
 - g. Upgrade finishes: door hardware, carpet, paint, ceiling tiles
 - h. Upgrade lighting In Progress
 - Upgrade parking lots, including dirt parking lot Increase parking
 - j. Upgrade classroom furniture In Progress
 - k. Enlarge size of grease trap In Progress
- 14. Reviewed and discussed MDS Facility Needs:
 - a. On-Campus Gymnasium
 - b. Science Lab
 - c. Intervention / ISS Space
 - d. Teacher Lounge
 - e. Photo voltaic panels
 - f. Campus circulation / traffic flow

- g. Campus way-finding
- h. Campus entry Orientation
- i. Student areas to eat and socialize
- j. Front Entry acoustic upgrade
- k. Practice Field
- I. Sand Volleyball Court
- m. Ropes structure
- n. Upgrade / relocate outdoor basketball courts: need a full length court
- o. Maintenance Storage
- p. Library / Media Center
- 15. After review and discussion of all of MDS Concerns, Issues and Needs the staff worked with a site plan and developed a plan for the future of MDS.



16.

MONTE DEL SOL CHARTER SCHOOL

FACILITIES MASTER PLAN / EDUCATIONAL SPECIFICATION

FMP/ED SPEC COMMITTEE MEETING

LOCATION:

MONTE DEL SOL

MAY 12TH, 2016

6:00PM

MEETING MINUTES:

ATTENDEES:

Dr. Robert Jessen – Head Learner
Joseph Annon – Parent
Michael Webb – Teacher
Bob Kreger - Architect
Charlene Johnson – Greer Stafford
Marilyn Strube – Greer Stafford

AGENDA:

- Reviewed and discussed the FMP PowerPoint Presentation for the MDS Staff
- 2. Discussed FMP / Ed Spec Process and time line
- 3. Reviewed and discussed the results of the Student Survey. 57 students responded to the survey. Of the 57 students that responded to the survey 60% were not affiliated with a sport. 70% said that a gymnasium on campus was very important. Their reason for a gymnasium on campus was for a dedicated space for physical education and school pride. The most important need to the students was a new gymnasium then outdoor athletic/ social spaces, followed closely by replacing the portables, then a fully operational science lab.
- 4. Reviewed MDS Concerns, Issues & Needs: We discussed the building systems that will need to be repaired, updated or replaced in the next five years, and other MDS needs.
- 5. MDS Facility Concerns and Needs:

- a. Age and condition of portables. This is the top priority of this committee.
- b. Age and condition of existing facilities. This committee realizes that the existing facilities have to be maintained and updated as needed.
- c. No On-campus gymnasium. There is a need for an on-campus gymnasium, but there are other priorities.
- d. Best use of existing space: gathering space, annex, computer lab. Need to start re-purposing existing space.
- e. There is no real science lab. This would benefit the educational program.
- f. Classroom furnishings. MDS has started to replace classroom tables with adjustable standing height tables.
- g. No Teacher Lounge. The teachers need a space they can have some privacy.
- h. No Intervention / ISS space. There is a need for an intervention– ISS space on campus.
- Operating cost (utilities: installing photo voltaic panels as energy savings and learning tool. This would be beneficial to the School and help reduce operational costs. There is room of a photovoltaic field on campus.
- j. Campus circulation / traffic flow with the new construction, the road in front of MDS is going to change. The circulation in the front of the school will need to be changed and parking expanded. Bus parking and access will need to be addressed.
- k. Campus way-finding. Need signage to help direct visitors
- I. Orientation of campus entry. Move the main entry of the school. The existing entry is confusing to first time visitors.
- m. Condition of dirt parking lot. Pulte is going to re-grade this area. The parking lot and traffic flow will need to be addressed.
- n. Areas for students to eat lunch and socialize. This can be incorporated into the overall campus plan.
- Acoustics at Front Entry. This could be addressed with moving the main entry of the school.

- p. Practice Field. Pulte is committed to grading the practice field. Once the portables are removed the practice field can be completed.
- q. Sand Volley ball. There is room on campus for a sand volley ball area.
- r. Ropes structure. There is room on campus for a ropes structure.
- s. Upgrade / relocate outdoor basketball courts. It would be beneficial to have a full court outdoor basketball court. This could be accomplished when the traffic flow is addressed.
- t. Maintenance Storage. Possible to convert annex to maintenance storage once the classrooms in the annex can be replaced.
- 6. Reviewed the staff FMP items:
 - a. There is no need for a computer lab. That space can be repurposed.
 - b. There is a need for space for a library. It does not have to be a dedicated room, but a space where books can be available to students.
 - c. There a is a need for special education space.
 - d. The annex could be repurposed to a technology space or for maintenance equipment.
 - e. In approximately 18 months MDS will have a practice filed
- 7. Reviewed and discussed the list of MDS Facility Building System Updates/Repairs that will need to be addressed in the next five years:
 - a. Replace Portable Classrooms #1 need of staff and FMP Committee
 - Replace Portable Administration Space #1 need of staff and FMP committee
 - c. Upgrade Security: Install Intercom System; Upgrade fire alarmIn Progress
 - d. Upgrade technology In Progress
 - e. Upgrade HVAC Controls In Progress

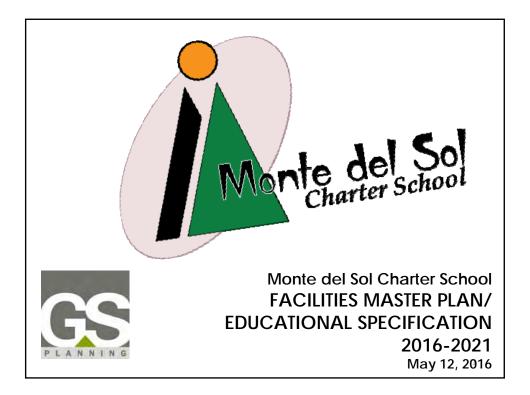
- f. Repair Roof it is 13 years old, but able to be maintained at this time. Life expectancy is approximately 5 to 7 years.
- g. Upgrade finishes: door hardware, carpet, paint, ceiling tiles, window blinds. MDS needs to develop a replacement schedule for these items.
- h. Upgrade lighting In Progress
- Upgrade parking lots, including dirt parking lot Increase parking. Pulte will do some grading of the site. MDS needs to have a plan for this area.
- j. Upgrade classroom furniture In Progress
- k. Enlarge size of grease trap In Progress
- 8. Reviewed and discussed MDS Facility Needs:
 - a. On-Campus Gymnasium. Need to address portables first.
 - b. Science Lab. Include in overall campus plan.
 - c. Intervention / ISS Space. Include in overall campus plan.
 - d. Teacher Lounge. Look at re-purposing some existing space.
 - e. Photo voltaic panels. Include in overall campus plan.
 - f. Campus circulation / traffic flow. Include in overall campus plan.
 - g. Campus way-finding. Include in overall campus plan.
 - h. Campus entry Orientation. Include in overall campus plan.
 - i. Student areas to eat and socialize. Include in overall campus plan.
 - j. Front Entry acoustic upgrade. Include in overall campus plan.
 - k. Practice Field. Include in overall campus plan.
 - I. Sand Volleyball Court Include in overall campus plan..
 - m. Ropes structure. Include in overall campus plan.
 - n. Upgrade / relocate outdoor basketball courts: need a full length court. Include in overall campus plan.
 - o. Maintenance Storage. Include in overall campus plan.
 - p. Library / Media Center. Include an area for students to access books in overall campus plan.

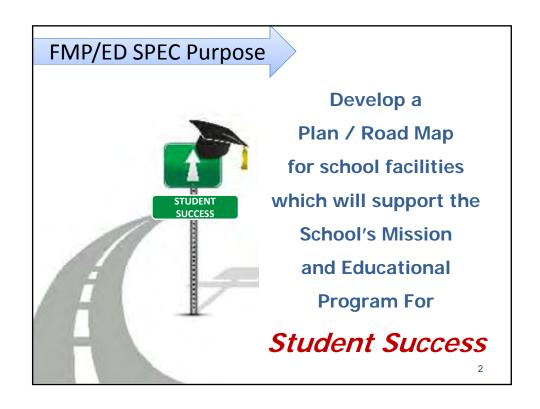
9. The FMP Committee reviewed and discussed the site plan that was developed by the staff for the future of MDS.

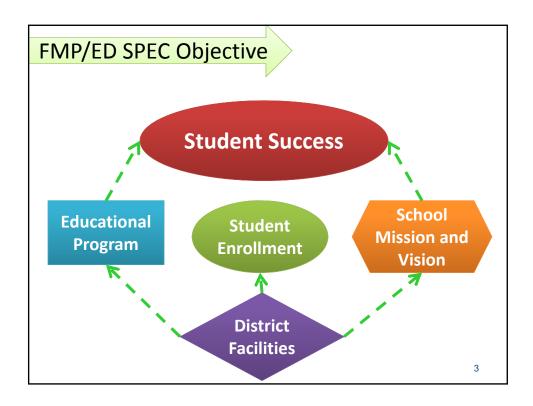


- 10. The FMP determined that they had gathered enough information and there was no need to have a meeting with students or parents.
- 11. The next step in the process is to present the findings of the FMP process to the Governing Board and obtain their input on MDS needs and the capital plan to address the needs.
- 12. The FMP review will be held at the June 14th Governing Board meeting.

	_
AADG La ara Na ala G Garage	
MDS Issues, Needs & Concerns	
MDS FACILITY BUILDING SYSTEM UPDATES / REPAIRS:	
Replace Portable Classrooms	
Replace Portable Administration Space	
Upgrade Security: Install Intercom System; Upgrade fire alarm	
Upgrade technology	
Upgrade HVAC Controls	
Repair roof	
Upgrade finishes: door hardware, carpet, paint, ceiling tiles	
Upgrade lighting	
Upgrade parking lots, including dirt parking lot	
Upgrade classroom furniture	-
1	
4	
	٦
MDS Issues, Needs & Concerns	
IVIDS 133des, Needs & Concerns	
MDS FACILITY NEEDS:	
On-Campus Gymnasium	
Science Lab	
Computer Lab	
Intervention / ISS Space	
Teacher Lounge	
Photovoltaic Panels	
Campus circulation / traffic flow	
Campus way-finding	
Campus entry Orientation	
	-
2	
MDS Issues, Needs & Concerns	
MDS FACILITY NEEDS:	
Student areas to eat and socialize	
Front Entry acoustic upgrade	
Practice Field	-
Sand Volleyball court	
Ropes structure	
Upgrade / relocate outdoor basketball court	
Maintenance Storage	
ą	







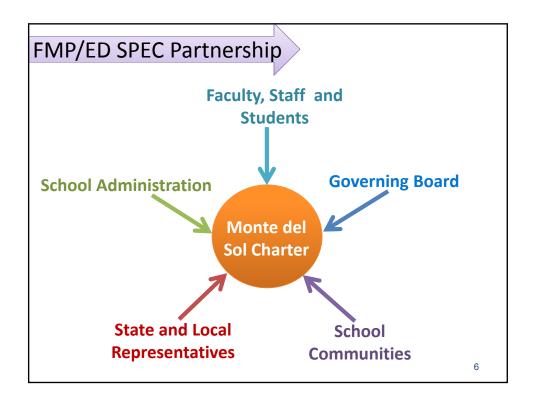
MONTE DEL SOL 2016 MISSION

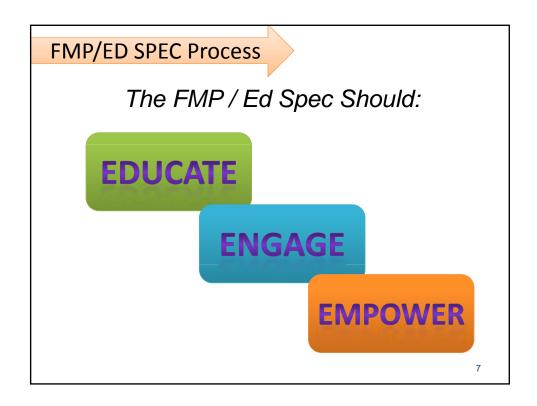
Monte del Sol Charter School educates and inspires Santa Fe's diverse population in grades 7 through 12, by building strong relationships and creatively engaging the local and global community.

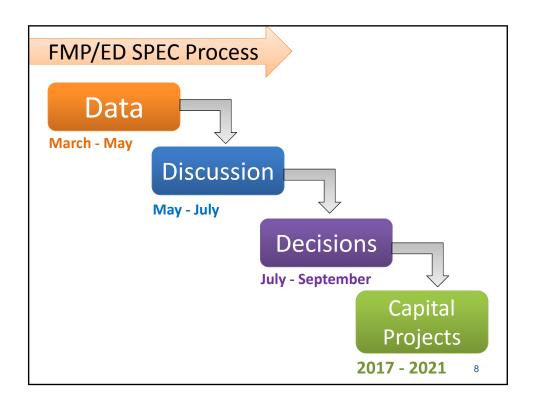
MONTE DEL SOL 2016

To do this, Monte del Sol Charter School will:

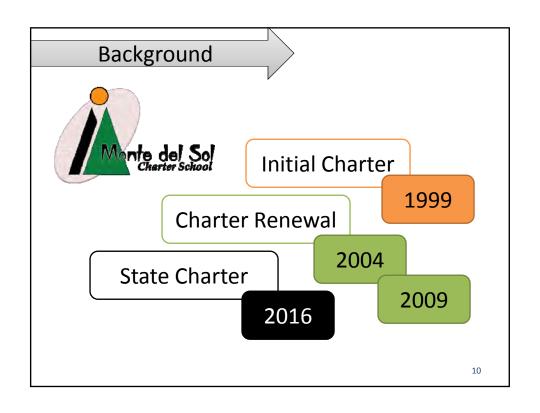
- · provide a small school so each individual is known;
- acknowledge and celebrate the diversity of its members and the community;
- connect students with adult community members through the mentorship program;
- foster awareness of the world through international trips, student exchanges, special events and curricula;
- engage students in the arts through events, activities, and curricula;
- teach the importance of environmental sustainability in our curricula and through participation in the garden.

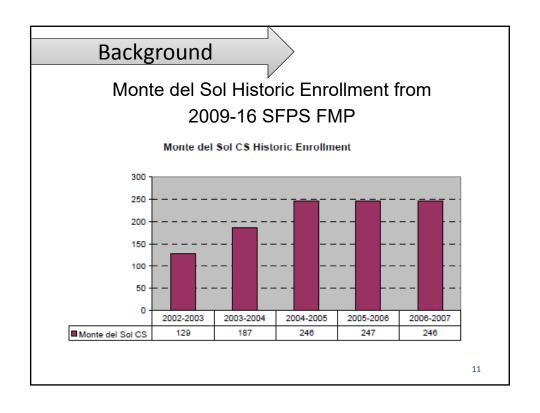


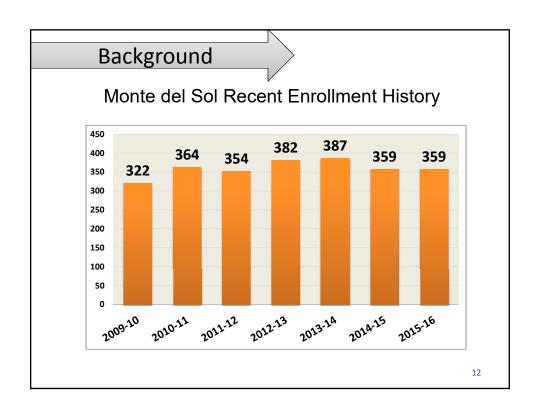


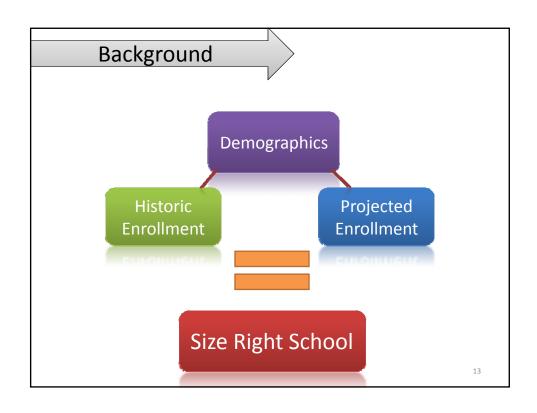


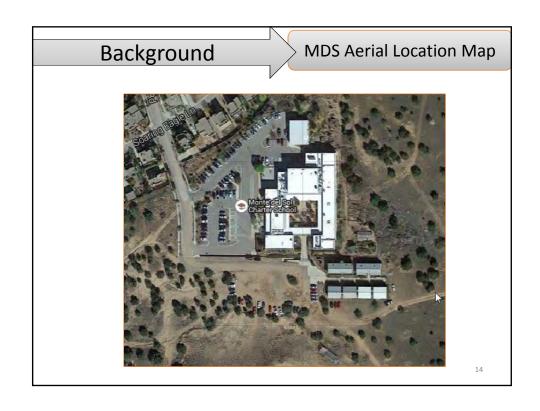


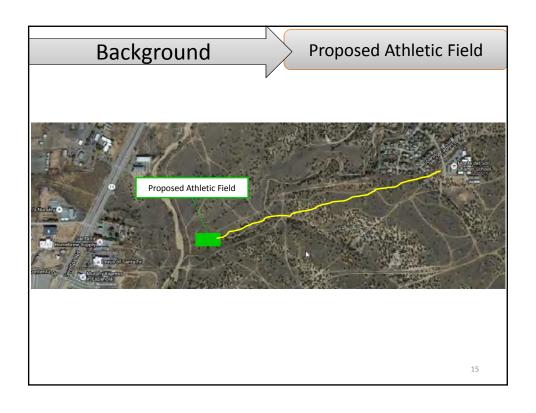


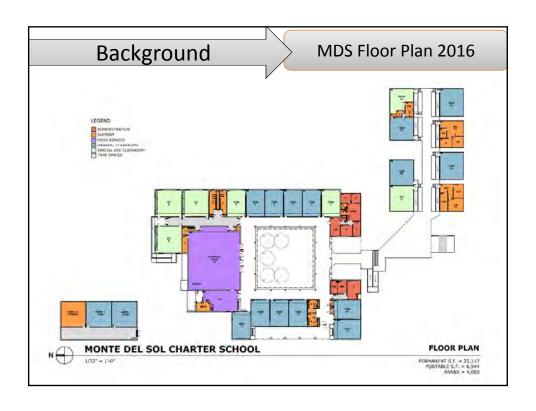


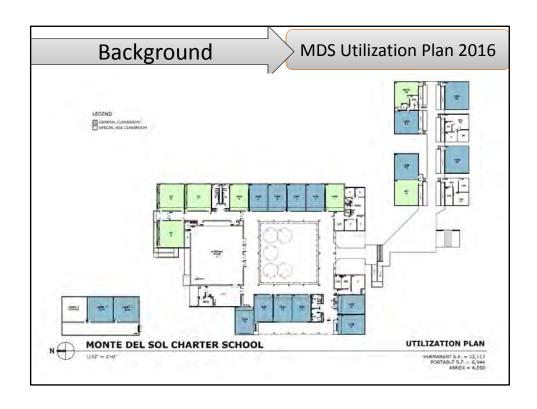


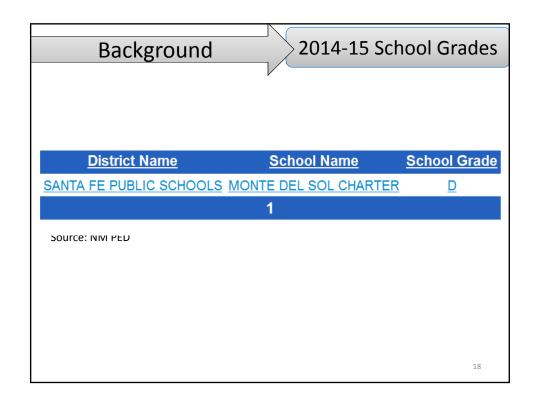












Background

MDS 2015-16 Capacities

School	Grades	2015-16 Enrollment	Existing # of Classrooms w/o Portables	Classrooms	w/Portables @
Monte del Sol					
Charter School	7 – 12	359	16	24	486

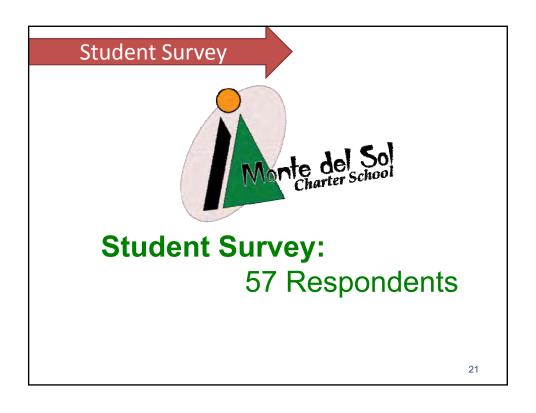
19

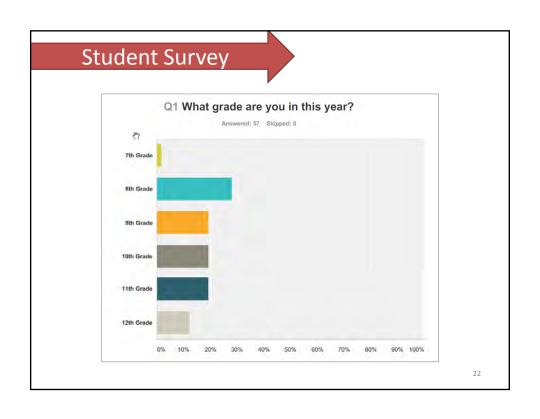
Background

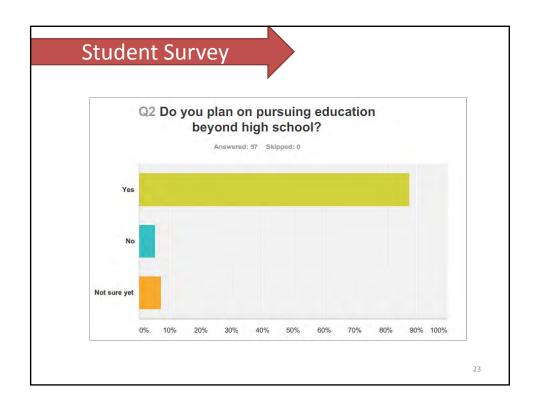
MDS FAD 2016-17 Ranking

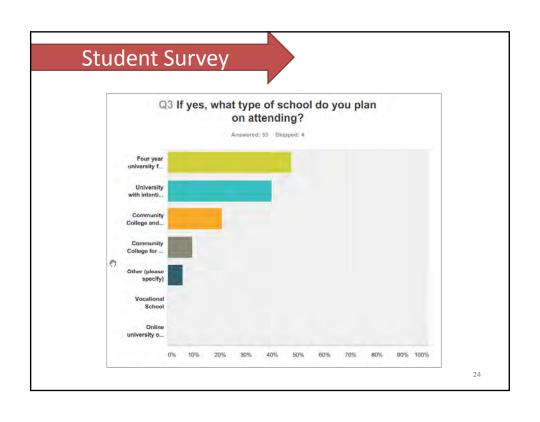
School	2016-17 Rank	Weighted NMCI
Monte Del Sol Charter	517	8.81%

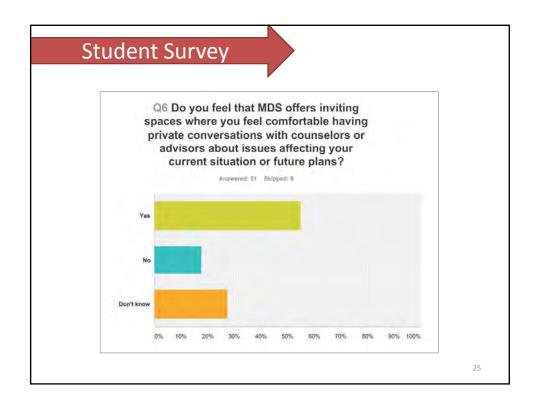
2015 **State Share** of an approved project: 10% **School Share** of an approved project: 90%

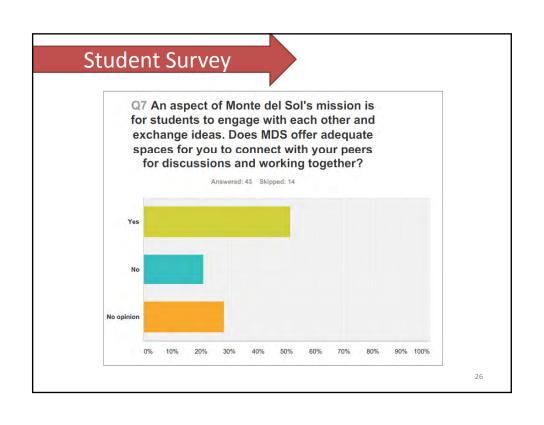


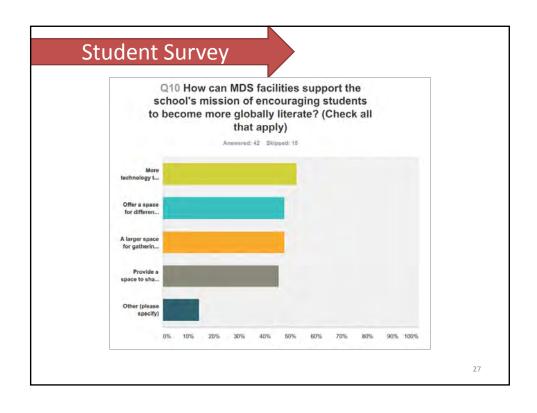


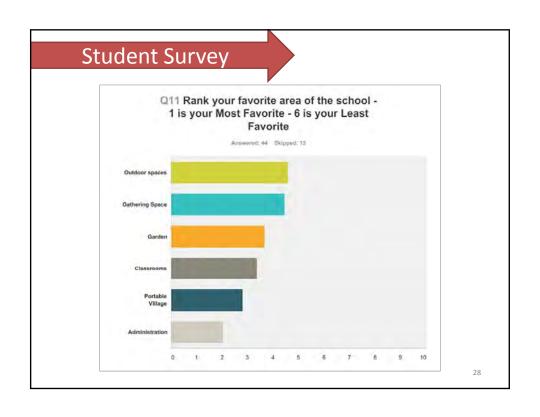


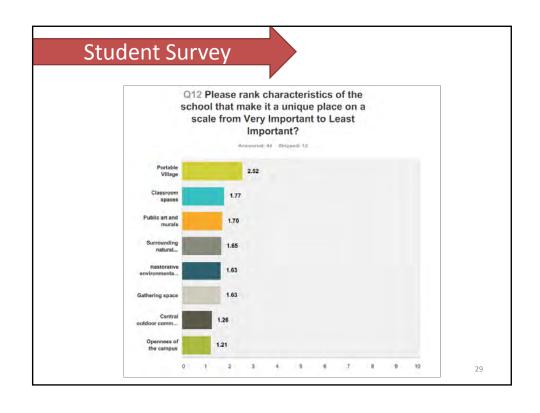


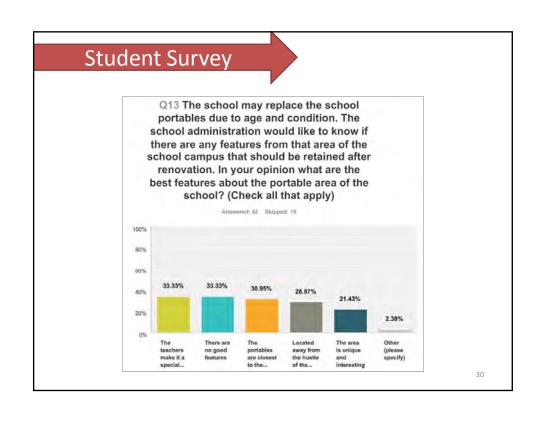


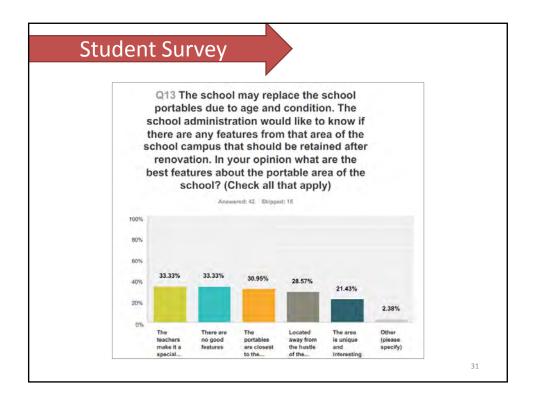


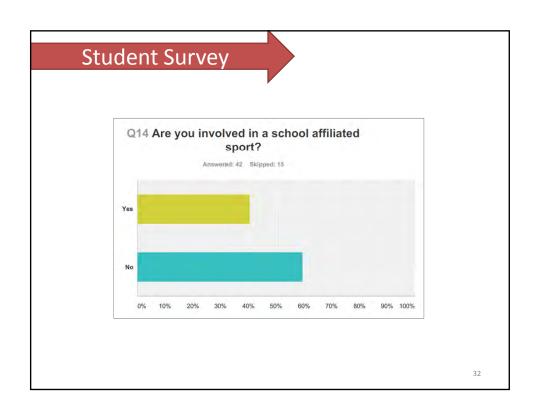


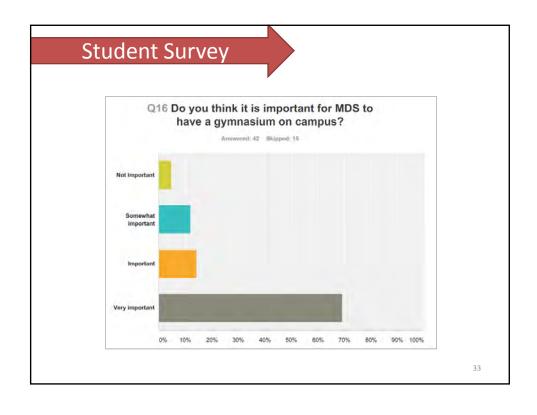


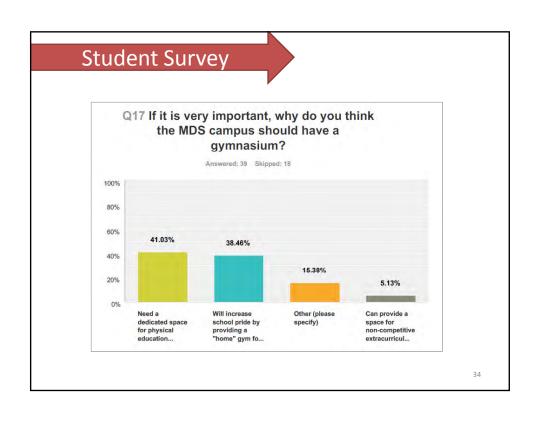


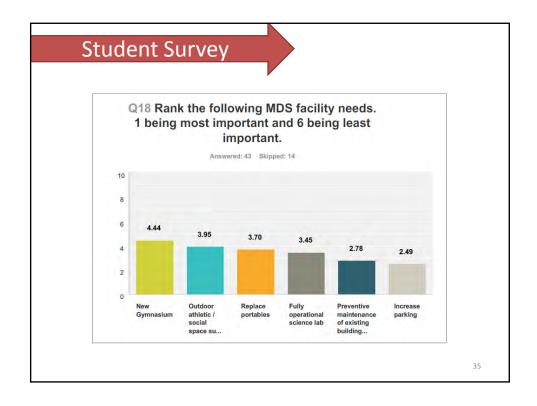






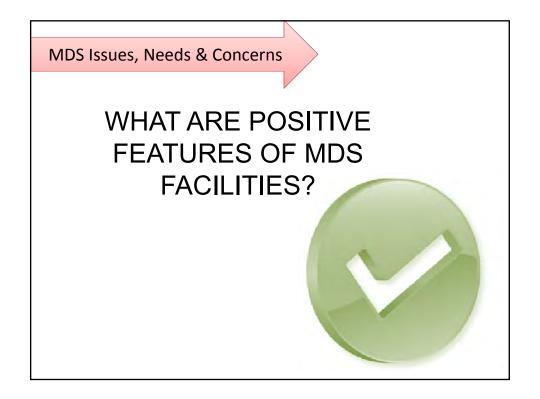






Student Survey Q19 If you have any other suggestions to make MDS school buildings even better, please write your suggestion in the following comment box. Responses Bigger classrooms and more sports I think the achool should add a gymnasium and a socienflootball field, that way we could also have more motivation for sports, and possibly start a hotball or track team. I think the school should also get a cafeteria, with the floor not carpet because it's easier to clean that way. The colors of the gathering don't match the school at all. Get more stuff LI. Fire Mana You should have outdoor classes so that students aren't always smuggled in a classroom all day Park! Lockers! Climbing Wall! Etc! Build a gym to bring up Monte as a school with pride and honor. Students will begin to feel the school as being their I believe you should add lockers and remove the fee on the current ones we have. I also believe we should add a public space students can socialize in, like a library. 9 10 Add a library 11 12 Music studio A library would be a very nice thing to have. And, if possible, a mural for Cara Esquivel. 36





POSITIVE FEATURES:

- Energy audit by ECI to increase efficiency
- Working toward Green School: Energy efficiency
- Working toward sustainability: Recycle water use
- Mentorship
- Students Engage in the community / Part of the community
- Low student to teacher ratio
- Garden is important feature of School
- Centralized social space is important / student socialization
- · Sense of security: Visual access of students
- Trust
- · Volume of space: High Ceilings
- Surrounded by natural environment
- · Stimulating learning environment with minimal amenities
- · Student involvement in School

39

MDS Issues, Needs & Concerns

WHAT WILL EDUCATION AT MONTE DEL SOL LOOK LIKE IN

5, 10, 15, 20

YEARS?





FUTURE OF MDS EDUCATION:

- Virtual headsets for instruction
- · More informal spaces in school
- Use technology to transcend walls and reach out to other schools
- Mentorship
- Program Compaction: more focused study

IN THE NEXT FIVE PLUS YEARS,
WHAT ARE SOME BUILDING
SYSTEMS / FEATURES OF SCHOOL
FACILITIES THAT NEED TO
CHANGE, IMPROVE OR BE
UPDATED?

MDS Issues, Needs & Concerns

MDS FACILITY CONCERNS & ISSUES:

- Age and Condition of Portables
- · Age and Condition of existing facilities
- No On-Campus Gymnasium:
- Best Use of Existing Space: Gathering Space, Annex, Computer Lab
- · There is no real Science Lab
- Classroom furnishings
- No Teacher Lounge
- No Intervention / ISS space
- Operating Cost (utilities):Install Photo Voltaic Panels as Energy Savings and Learning Tool

MDS FACILITY CONCERNS & ISSUES:

- Campus circulation / traffic flow
- · Campus way-finding
- · Orientation of campus entry
- Condition of dirt parking lot
- · Areas for students to eat lunch and socialize
- Acoustics at Front Entry
- · Practice Field
- Sand Volleyball
- · Ropes Structure
- Upgrade / relocate outdoor basketball courts
- Maintenance Storage

4.5

MDS Issues, Needs & Concerns

MDS FACILITY BUILDING SYSTEM UPDATES / REPAIRS: ____Replace Portable Classrooms ____Replace Portable Administration Space _____Upgrade Security: Install Intercom System; Upgrade fire alarm _____Upgrade technology _____Upgrade HVAC Controls _____Repair roof _____Upgrade finishes: door hardware, carpet, paint, ceiling tiles _____Upgrade lighting _____Upgrade parking lots, including dirt parking lot _____Upgrade classroom furniture

MDS Issues, Needs & Concerns	
MDS FACILITY NEEDS:	
On-Campus Gymnasium	
Science Lab	
Computer Lab	
Intervention / ISS Space	
Teacher Lounge	
Photovoltaic Panels	
Campus circulation / traffic flow	
Campus way-finding	
Campus entry Orientation	
	47
	••

MDS Issues, Needs & Concerns MDS FACILITY NEEDS: ____Student areas to eat and socialize ____Front Entry acoustic upgrade ___Practice Field ___Sand Volleyball court ___Ropes structure ___Upgrade / relocate outdoor basketball court ___Maintenance Storage





Monte del Sol Charter School FACILITIES MASTER PLAN/ EDUCATIONAL SPECIFICATION 2016-2021 May 12, 2016

AGENDA

FMP/ED SPEC Purpose

FMP/ED SPEC Objective

FMP/ED SPEC Partnership

FMP/ED SPEC Process

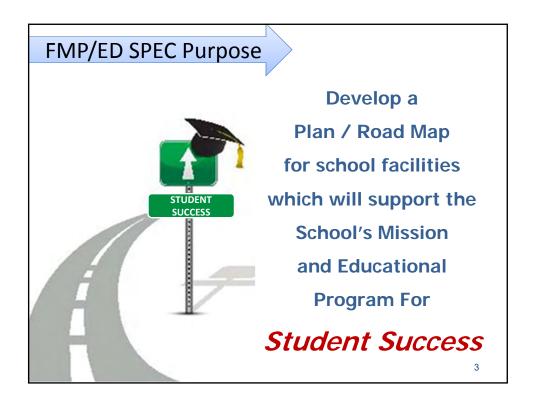
FMP/ED SPEC Schedule

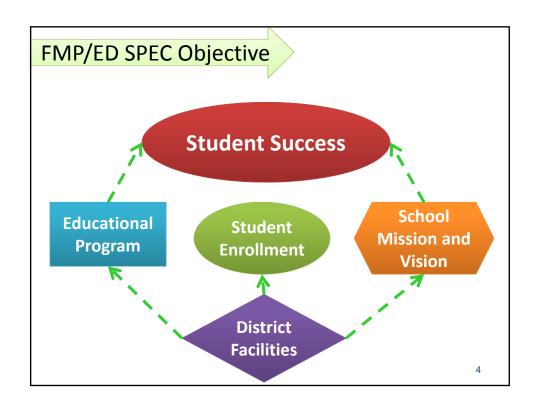
Background Information

FMP/ED Goals and Objectives

Issues, Concerns & Needs

2016-2021 Monte del Sol FMP/ED SPEC

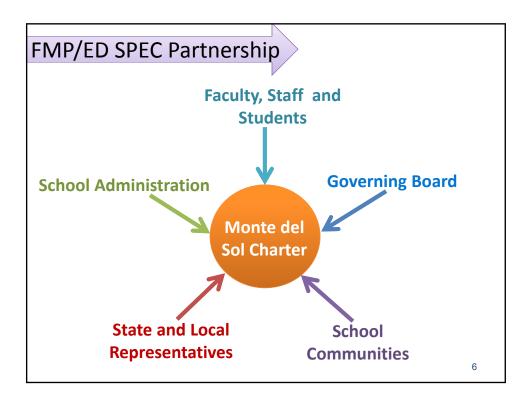


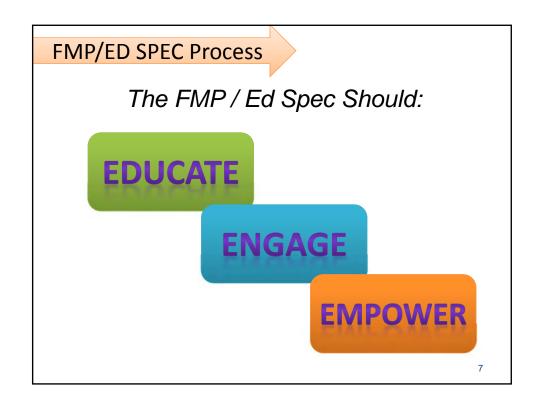


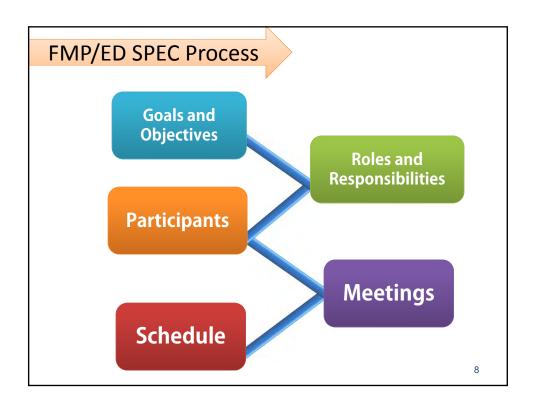
MONTE DEL SOL 2016

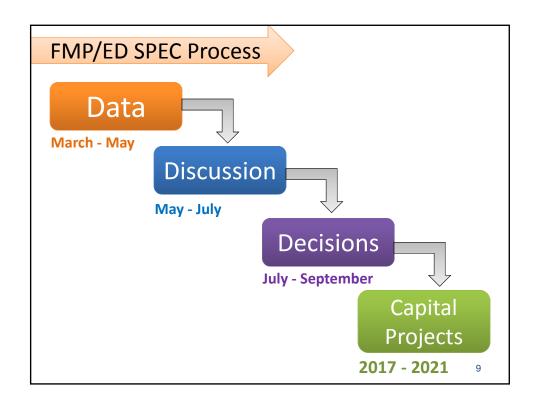
MISSION

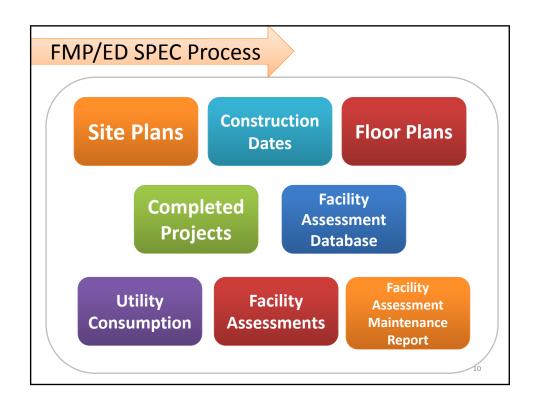
The mission of *Monte del Sol Charter School* is to challenge each member of its community, both youth and adult, to be a life-long learner and responsible community member or leader; and to support the education necessary for each individual to realize his or her potential.

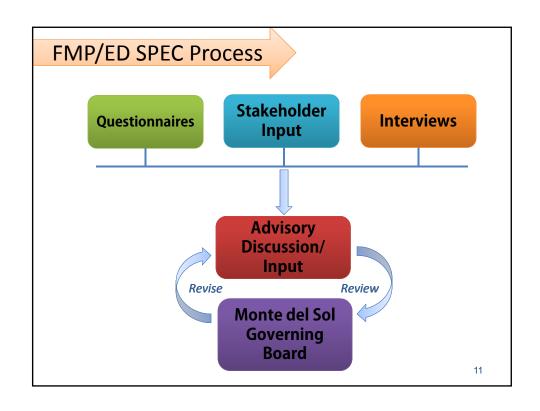


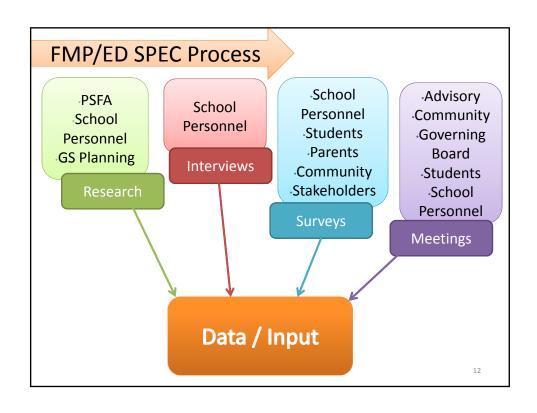


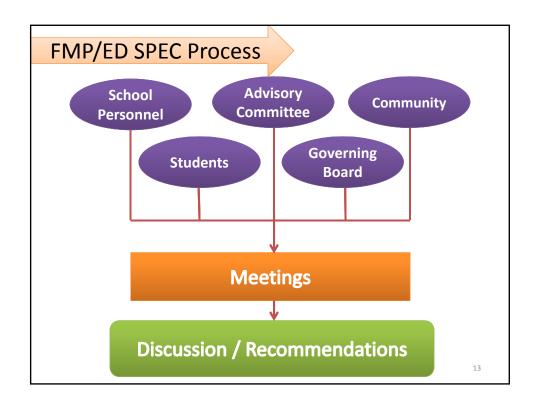


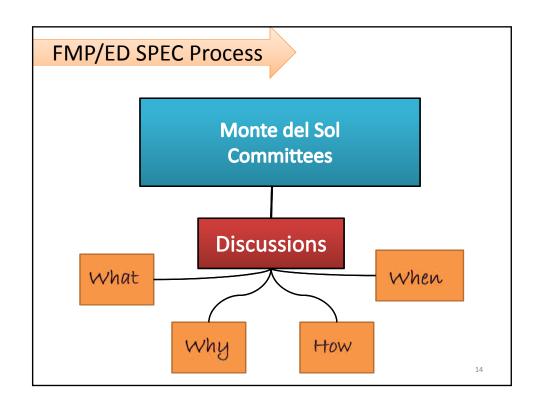


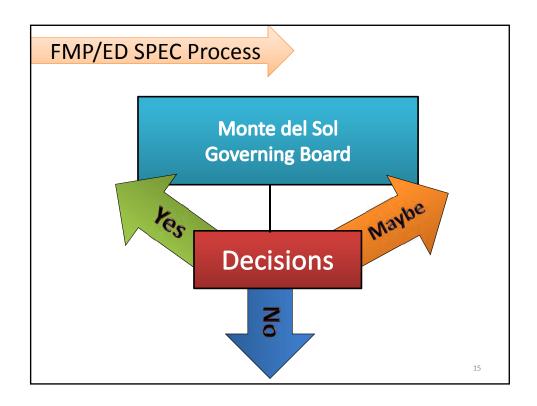




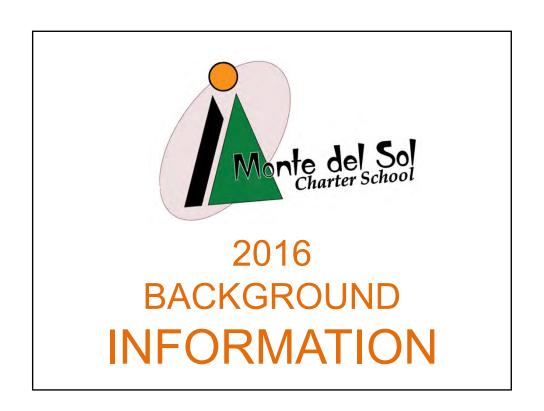


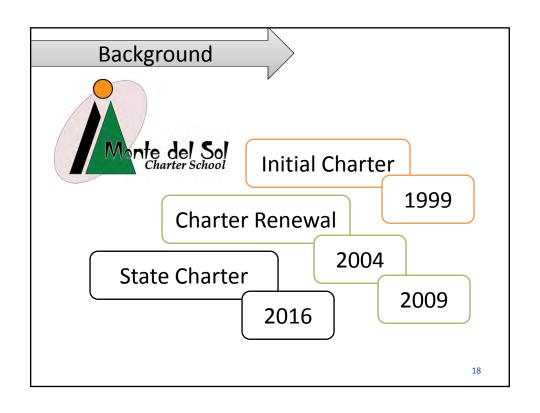


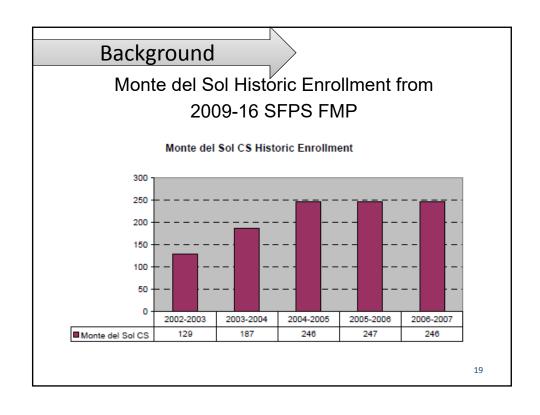


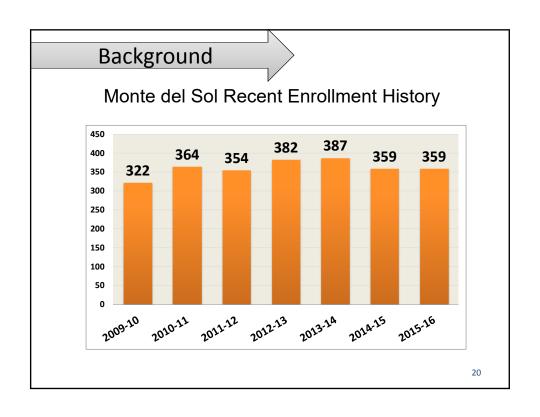


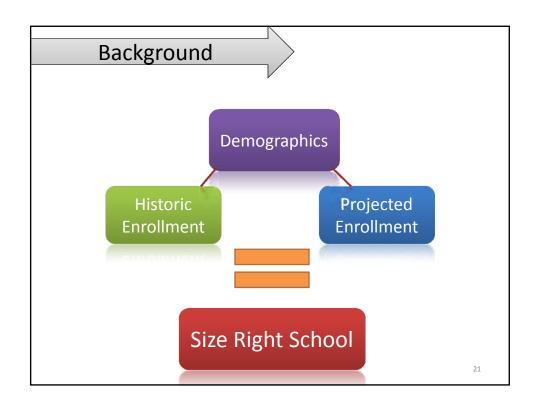
FMP Schedule			
May 12	Teacher / Staff Meeting		
Date TBA	Student Gatherings		
Date TBA	School Community (Parents) Meeting		
July 12	Governing Board & Community Meeting		
Sept 13	Governing Board Review		
Oct 11	Governing Board Adoption		
	ge.		

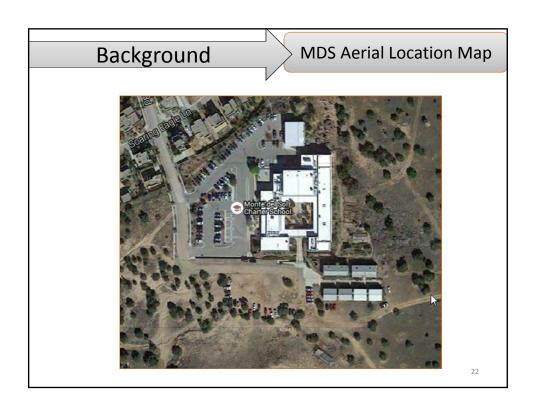


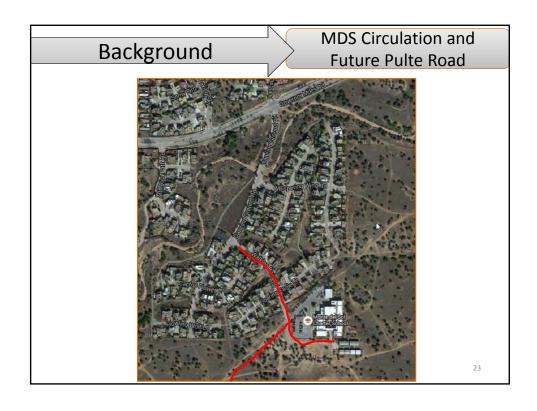


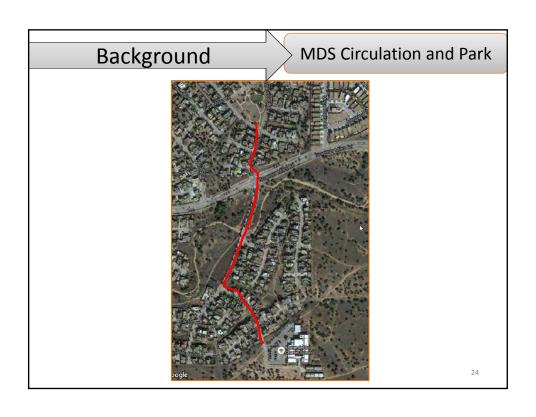


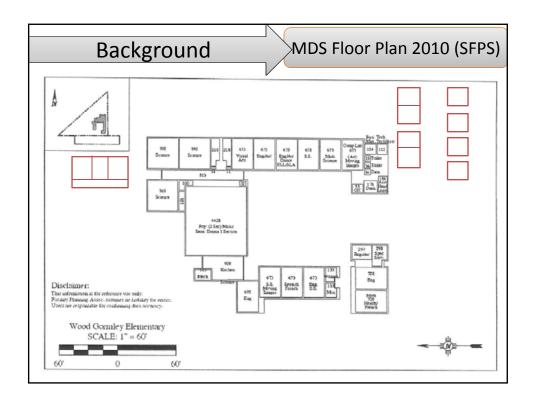


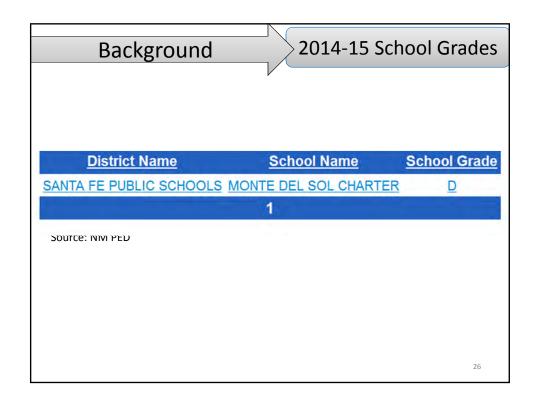












Background

MDS 2015-16 Capacities

School	Grades	2015-16 Enrollment	Existing # of Classrooms w/o Portables	Classrooms	Instructional Space Capacity w/Portables @ 67%
Monte del Sol					
Charter School	7 – 12	359	16	24	486

27

Background

MDS PSFA Recommended Square Footage

	Current	PSFA CURRENT Recommended	PSFA Recommended	Facility SF	Facility SF
School	Enrollment	SF/Student	Facility SF	(Permanent)	portables)
Monte Del Sol					
Charter School	359	151	54,209	24,068	32,742

Ratio of Existing SF to	
Recommended SF	PSFA Capacity
(Permanent Facilities	based on Existing
Only)	SF/Student
44%	159

Background

MDS FAD 2016-17 Ranking

School	2016-17 Rank	Weighted NMCI
Monte Del Sol Charter	517	8.81%

2015 **State Share** of an approved project: 10% **School Share** of an approved project: 90%

29

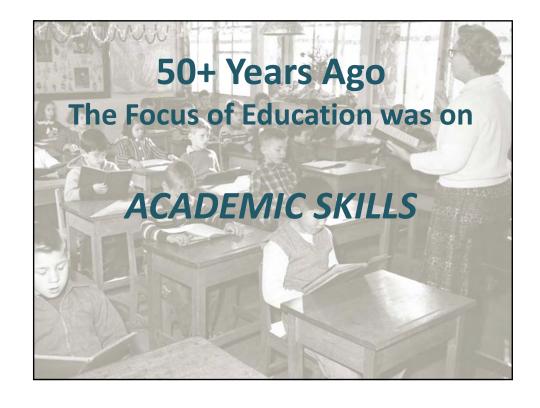
Background

MONTE DEL SOL CHARTER SCHOOL CAPITAL PROJECT FUNDING HISTORY

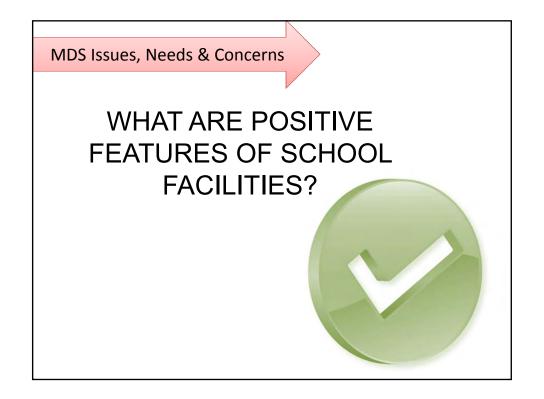












POSITIVE FEATURES:

- Had an extensive FMP completed in 2008 by RMK
- Undergoing an energy audit by ECI to increase efficiency
- Wants to be energy efficient/ working toward Green School
- Wants to be sustainable
- Recycle water; capture 24,000 gallons
- Sports are vital part of school experience
- Engage in the community / Part of the community
- Low student to teacher ratio
- Garden is import feature of School
- Centralized social space is important / student socialization
- Visual access of students
- Trust
- High Ceiling volume of space is important

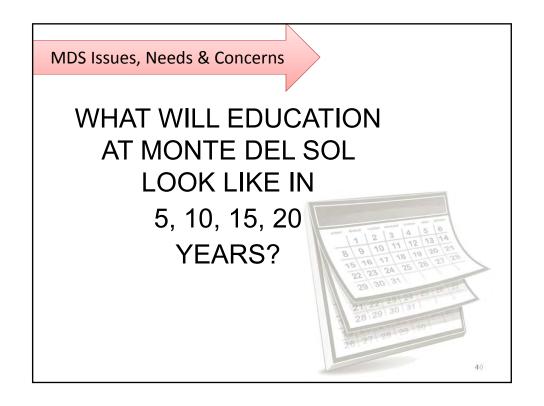
37

MDS Issues, Needs & Concerns

WHAT IS THE LONG RANGE VISION OF THE SCHOOL FOR EDUCATIONAL PROGRAM DELIVERY TRENDS?









FUTURE OF MDS EDUCATION:

- Virtual headsets for instruction
- More informal spaces in school
- Use technology to transcend walls and reach out to other schools

IN THE NEXT FIVE PLUS YEARS, WHAT ARE SOME FEATURES OF SCHOOL FACILITIES THAT NEED TO CHANGE OR IMPROVE?

MDS Issues, Needs & Concerns

MDS FACILITY NEEDS:

- Replace Portables
- Need a Science Lab
- Repurpose Classroom Annex
- Standing Desks for Students and Teachers
- Install Intercom System
- Upgrade fire alarm: Cannot hear system in some areas
- Preventive Maintenance
 - Upgrade HVAC Controls
 - Door hardware needs to be replaced
 - Upgrade flooring finishes
 - · Upgrade lighting

WHAT SPECIAL PROGRAMS NEED TO BE CONSIDERED FOR THE FMP / ED SPEC?



45

MDS Issues, Needs & Concerns

MDS PHYSICAL EDUCATION / ATHLETICS NEEDS:

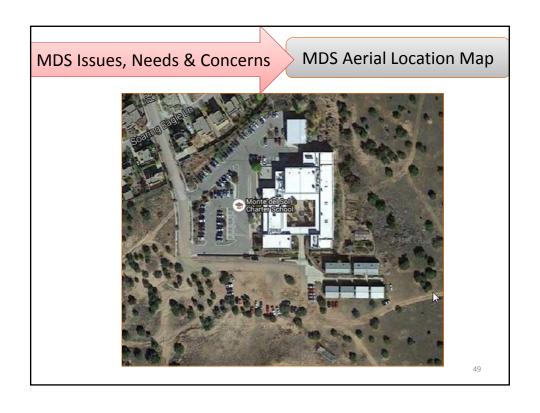
Gymnasium

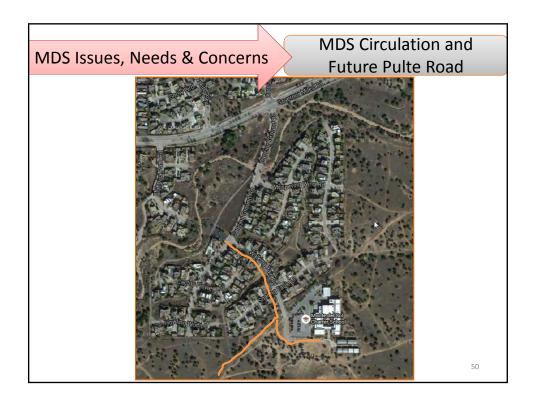
WHAT ARE THE EDUCATIONAL CHALLENGES FACED BY MONTE DEL SOL?

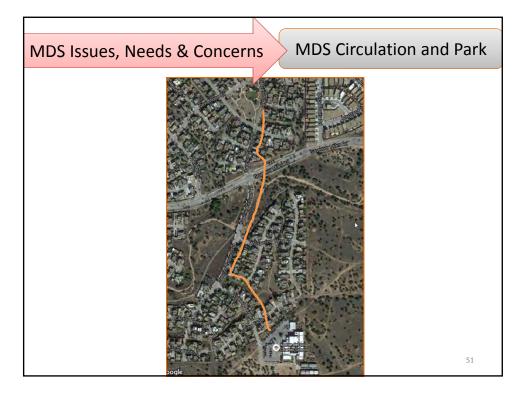
MDS Issues, Needs & Concerns

MDS FACILITY ISSUES:

- There is No Gymnasium / Affects School Pride
- Would like Photo Voltaic Panels as Energy Savings and Learning Tool
- Operating Cost (utilities) is a concern
- Orientation of campus entry
- Campus circulation / traffic flow
- Practice Field
- Condition of dirt parking lot
- Condition of Portables







Life-Health-Safety-Security:

Card Key Access

Surveillance Cameras

Secure Entries

Technology:

Keep it current

Meet student needs

MAINTENANCE: REGULAR & PREVENTIVE BUILDING SYSTEMS:

Fire Alarm: Cannot hear some alarms Intercom: No intercom system installed

Roofs: Repair some leaks HVAC: Adjust controls

Electrical:

Plumbing: Water pipes in exterior walls Lighting: Update to LED School Wide

Windows / Doors: Replace door hardware

Exterior / Interior Finishes

Ceilings: replace damaged, stained tiles

Floors: replace worn carpet

Walls: Paint

53

MDS Issues, Needs & Concerns

SITE:

Parking lots: Upgrade Fencing: No work

Landscaping: Erosion Control

Lighting:

Sidewalks: Upgrade

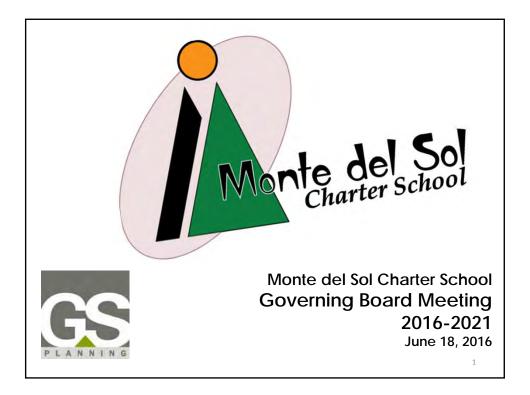
Playgrounds: New practice field

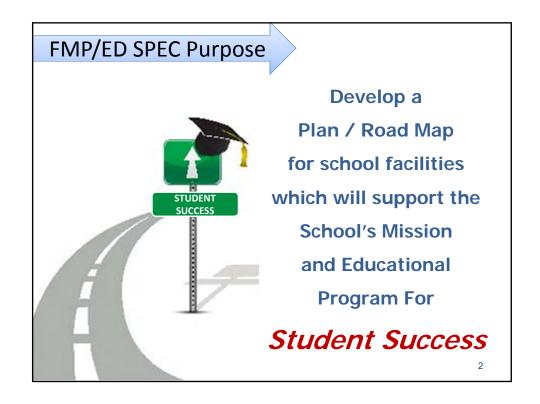
EFFICIENT USE OF SPACE:

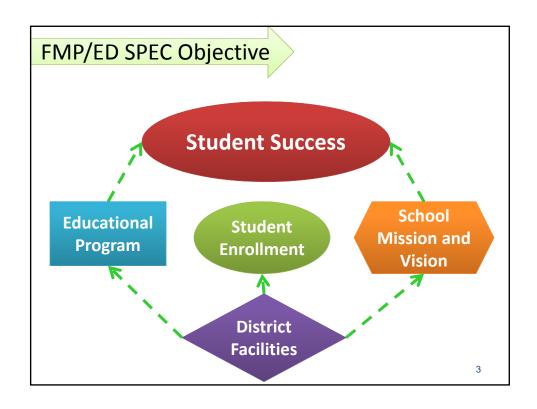
OTHER:

WHAT ARE THE GOALS AND OBJECTIVES FOR THE MDS FMP?

FMP/Ed Spec Goals and Objectives







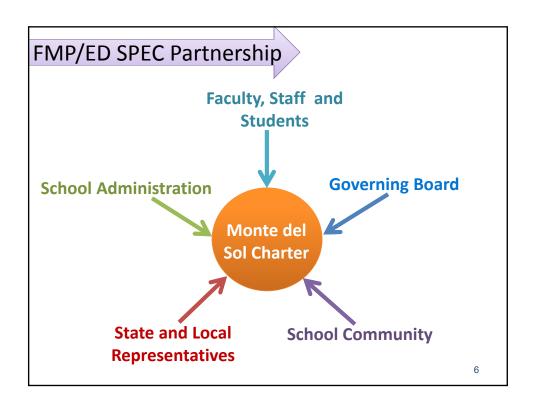
MONTE DEL SOL 2016 MISSION

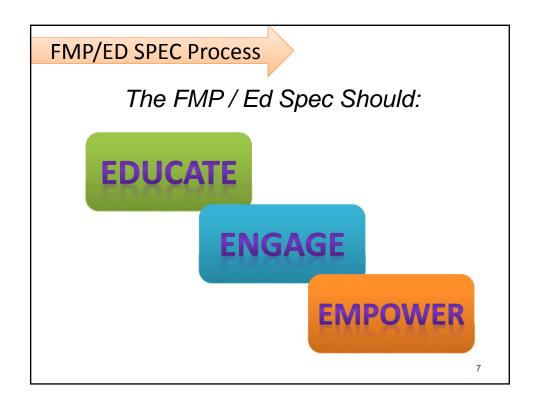
Monte del Sol Charter School educates and inspires Santa Fe's diverse population in grades 7 through 12, by building strong relationships and creatively engaging the local and global community.

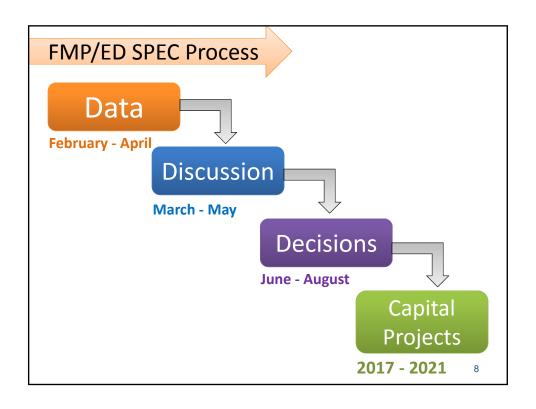
MONTE DEL SOL 2016

To do this, Monte del Sol Charter School will:

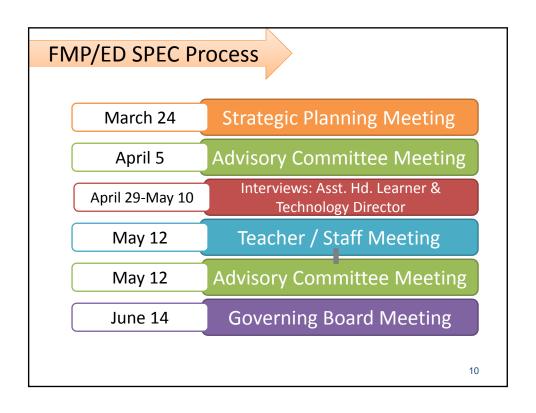
- · provide a small school so each individual is known;
- acknowledge and celebrate the diversity of its members and the community;
- connect students with adult community members through the mentorship program;
- foster awareness of the world through international trips, student exchanges, special events and curricula;
- engage students in the arts through events, activities, and curricula;
- teach the importance of environmental sustainability in our curricula and through participation in the garden.



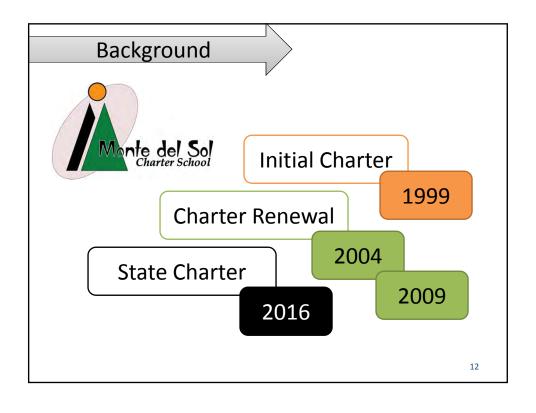


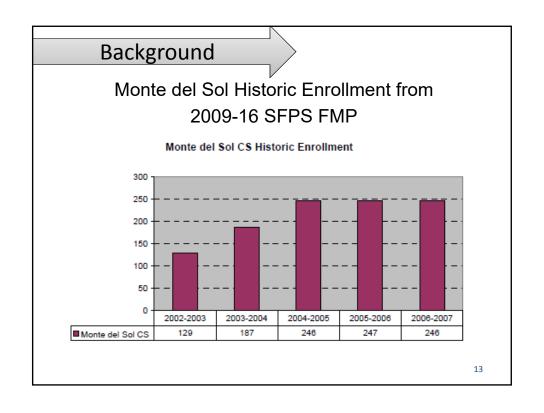


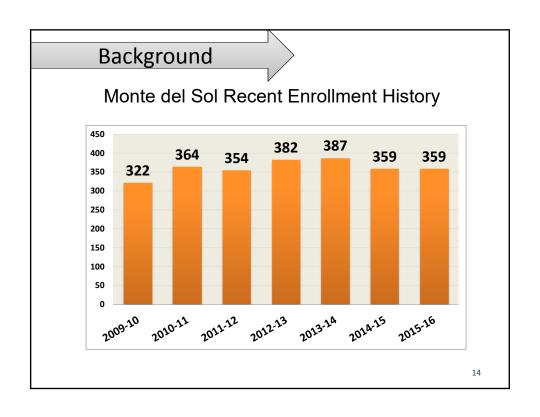


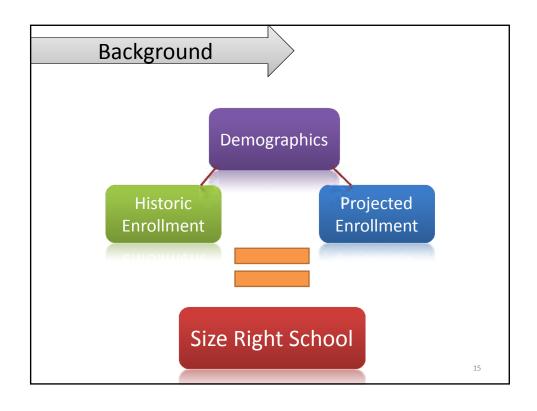


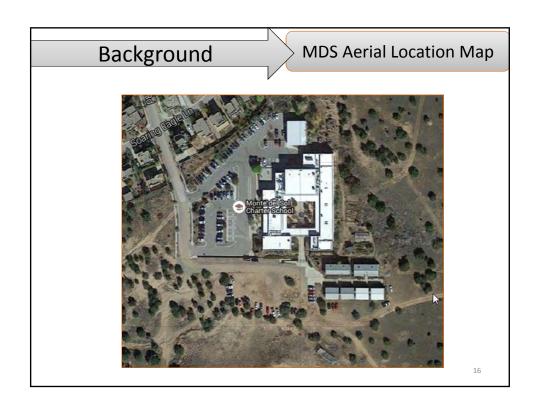


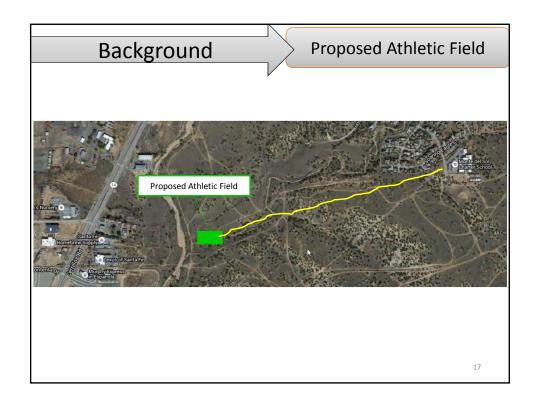


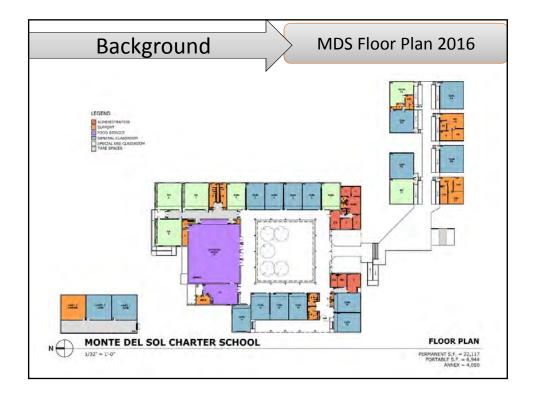


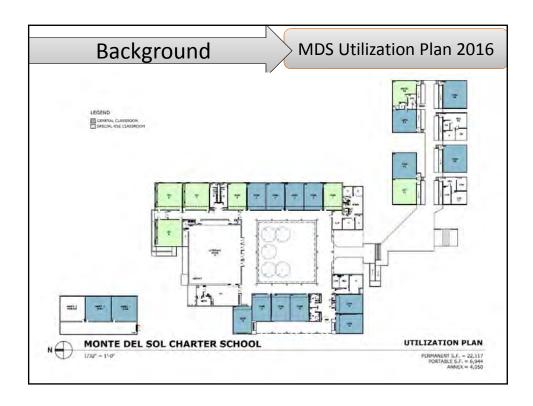


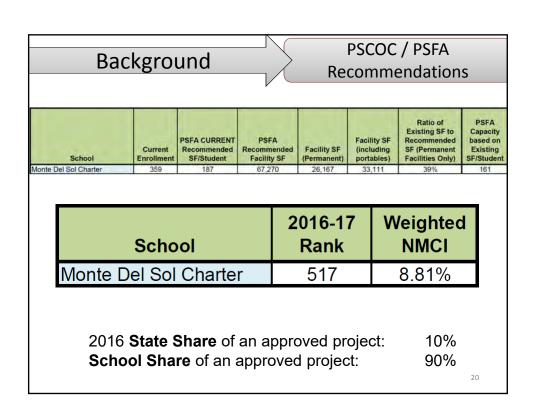




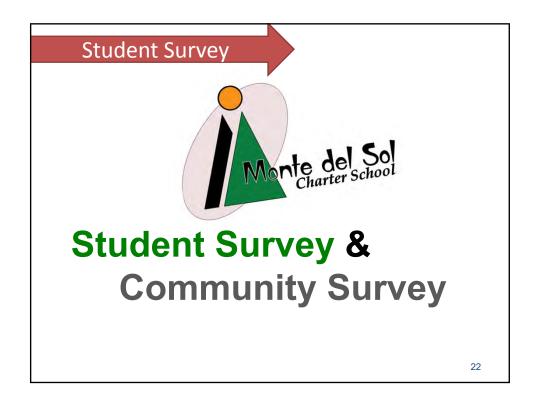


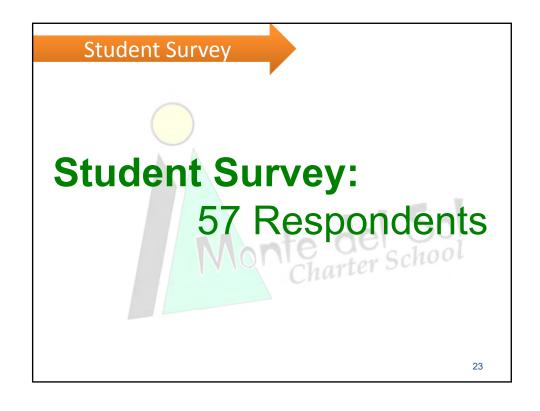


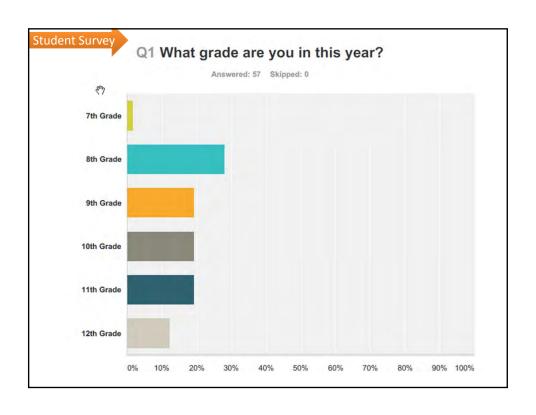


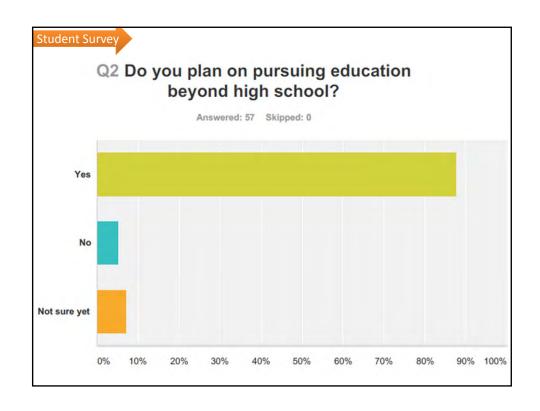


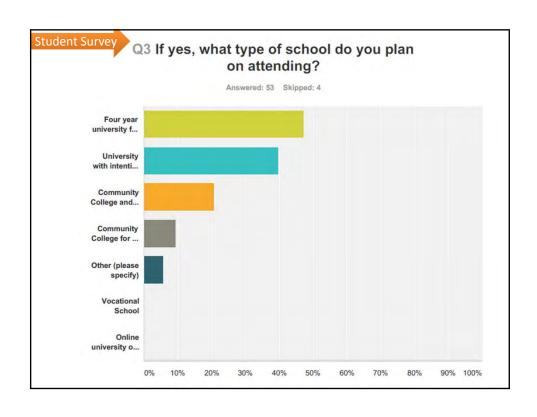
MDS 2015-16 Capacities Background Instructional Instructional Space Existing # of Capacity w/o Existing # of Space Capacity 2015-16 Portable @ Classrooms w/Portables @ Classrooms w/o Portables Enrollment 67% w/Portables 67% Monte Del Sol Charter 7-12 326 452 2015-16 # of GRADE: 2015-16 Classrooms 2015-16 MDS Enrollment & Teachers PED PTR MS-HS PTR 7th Grade: 62 27 15.50 27 8th Grade: 60 4 15.00 9th Grade: 60 4 30 15.00 61 4 30 15.25 10th Grade: 11th Grade: 57 3 30 19.00 12th Grade: 59 3 30 19.67 0 3 Support Spaces: 25 29.00 359 16.57 TOTAL:

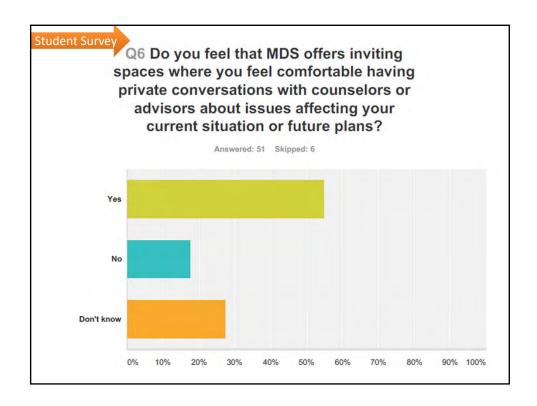


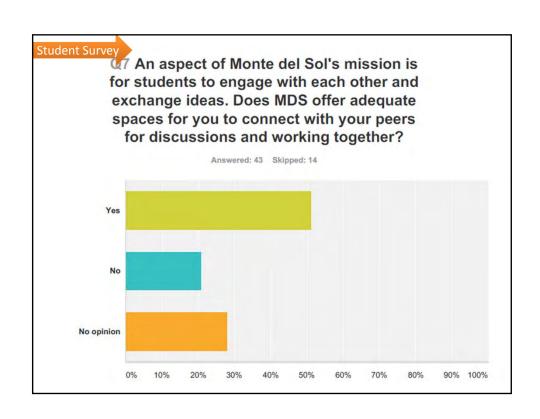


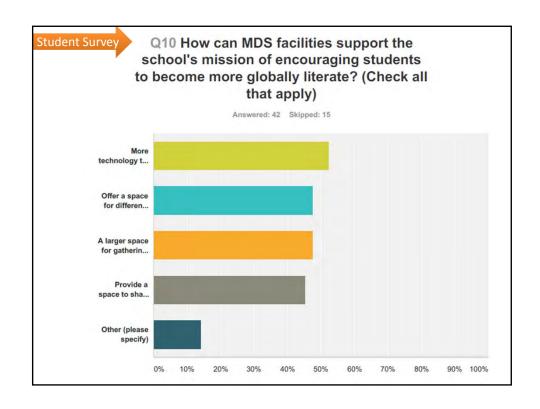


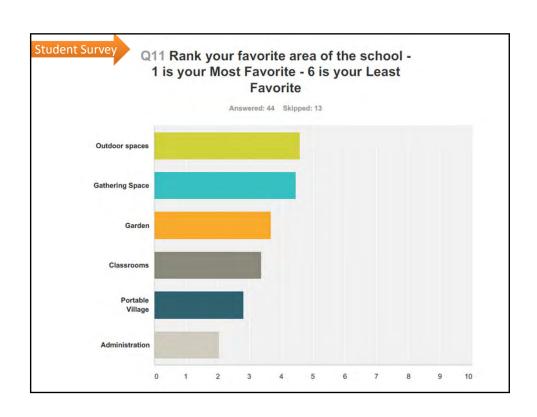


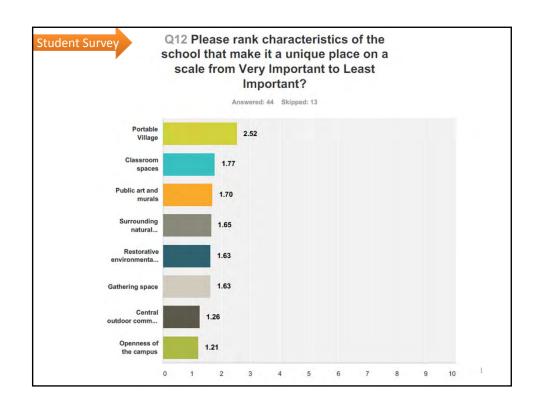


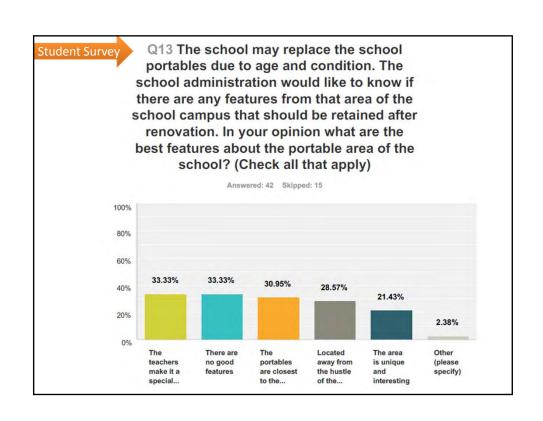


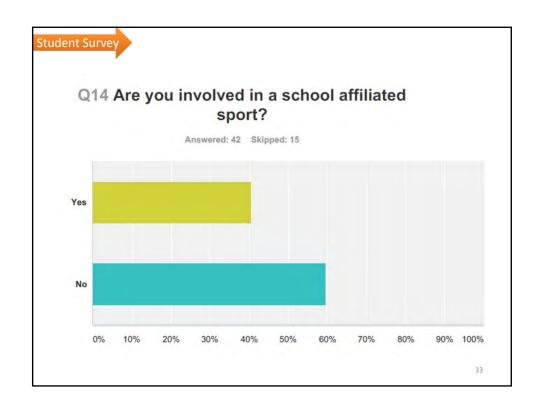


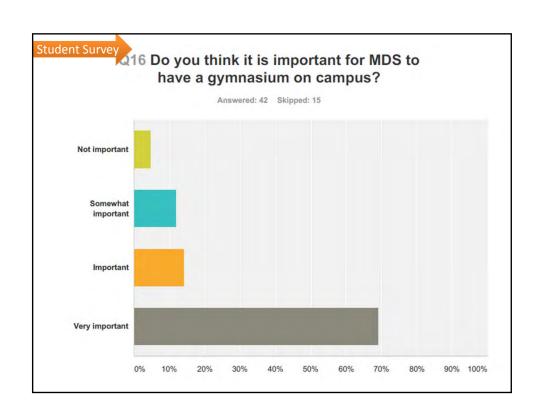


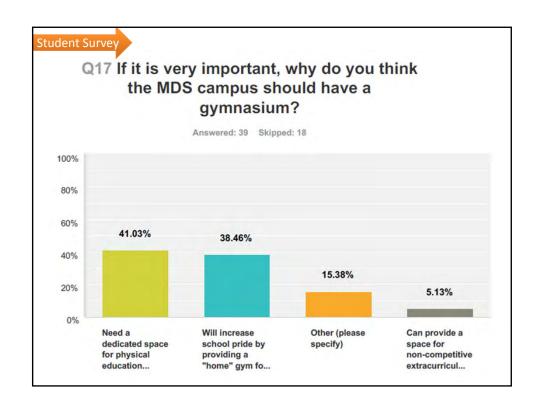


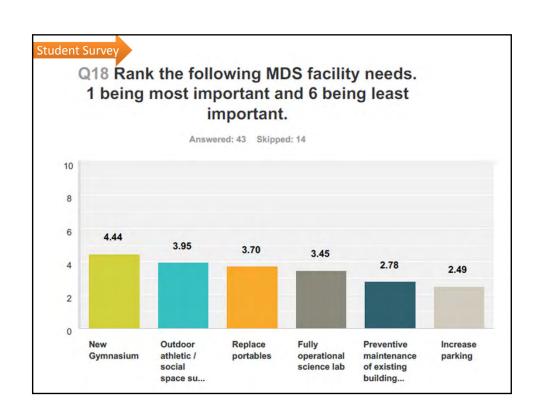












Student Survey

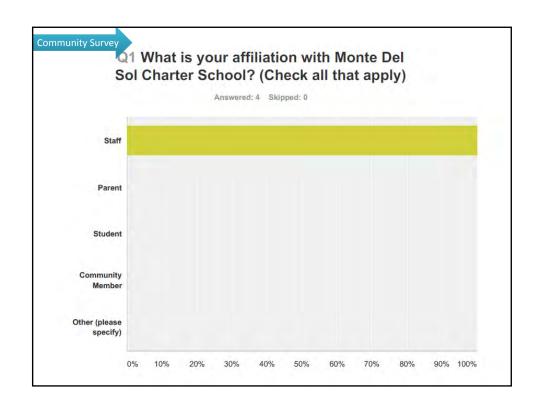
Q19 If you have any other suggestions to make MDS school buildings even better, please write your suggestion in the following comment box.

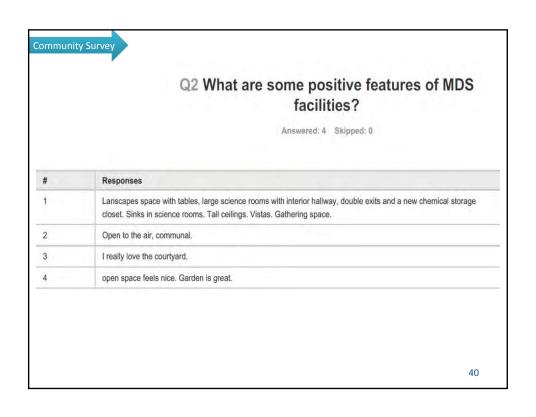
Answered: 13 Skipped: 44

#	Responses
1	Bigger classrooms and more sports
2	I think the school should add a gymnasium and a soccer/football field, that way we could also have more motivation for sports, and possibly start a football or track team. I think the school should also get a cafeteria, with tile floor not carpet because it's easier to clean that way. The colors of the gathering don't match the school at all.
3	Get more stuff.
4	и
5	Fire Maria
6	You should have outdoor classes so that students aren't always smuggled in a classroom all day.
7	Park! Lockers! Climbing Wall! Etc!
8	Build a gym to bring up Monte as a school with pride and honor. Students will begin to feel the school as being their home.
9	I believe you should add lockers and remove the fee on the current ones we have. I also believe we should add a public space students can socialize in, like a library.
10	Add a library
11	None
12	Music studio
13	A library would be a very nice thing to have. And, if possible, a mural for Cara Esquivel.

Community Survey







Community Survey

Q3 What are the educational challenges faced by MDS?

Answered: 4 Skipped: 0

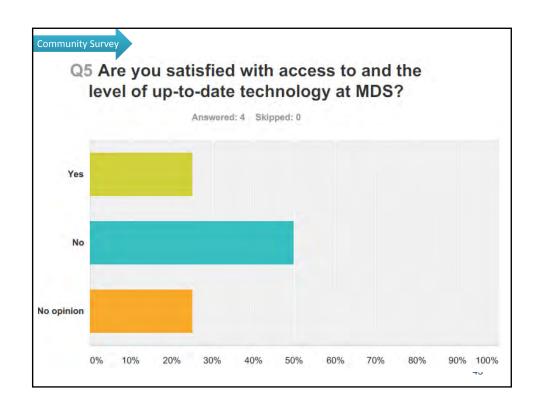
1	
	Quietseniors need a place to go so as. It to disturb other classes when thy don't have one. Time for teachers to collaborate to improve student learning. Cell phone interruptions to students learning. Sufficient monies for sconce labs to keep students up to date in this education.
2	Student/staff retention, 21st century technology (computer lab/science)
3	Monte del Sol has a diverse student population which makes it very rich but also very challenging academically.
4	discipline, keeping high achieving students, consistency in expectations across classrooms.

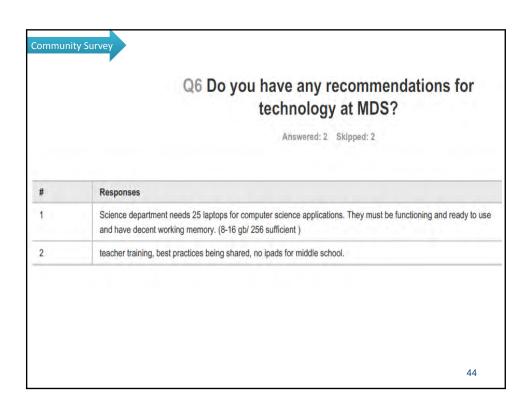
Community Survey

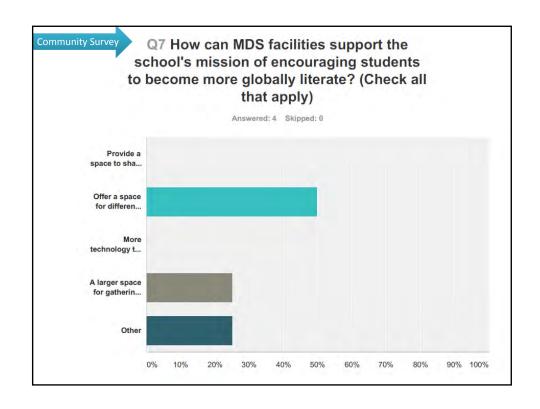
Q4 Considering the impact of technology on education, what will education at MDS look like in 5, 10, 15 or 50 years?

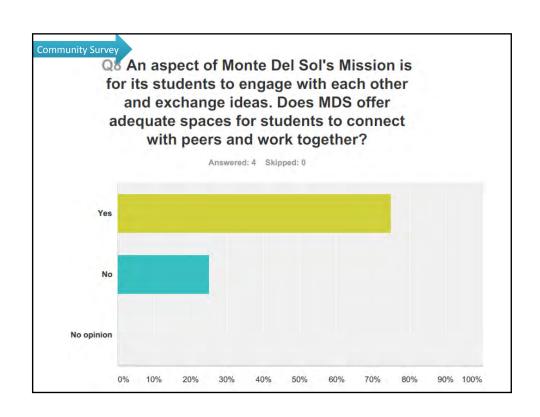
Answered: 3 Skipped: 1

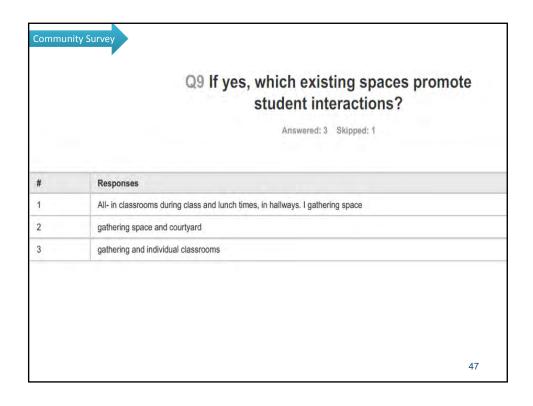
#	Responses
1	Students need a lap top or iPad.
2	Fully wired classrooms with immersive multimedia
3	I think studies are beginning to show that technology does not outdo teacher/student relationship when it comes to increasing learning. Because of this, I think the best MDS would have more staff and less technology.

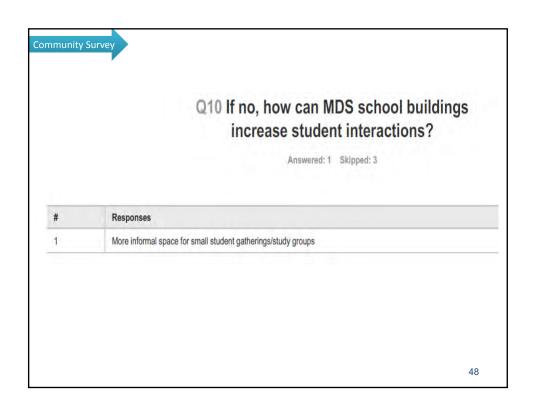


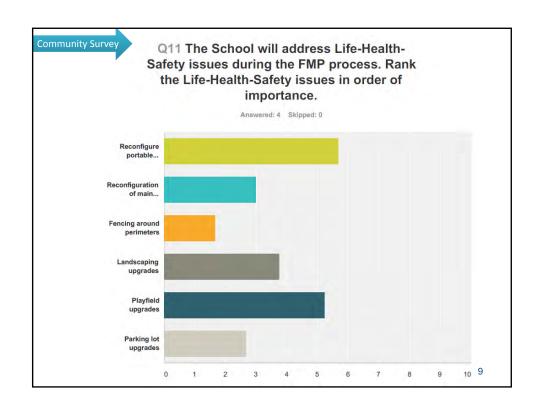


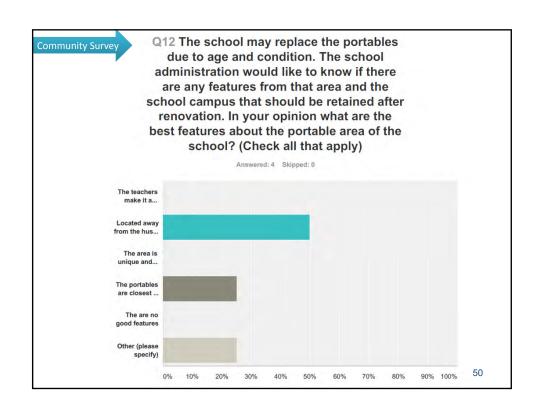


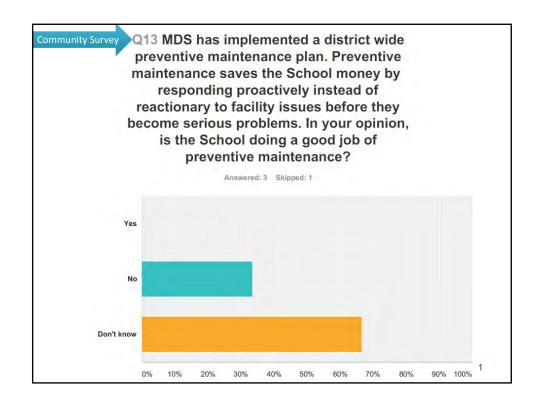


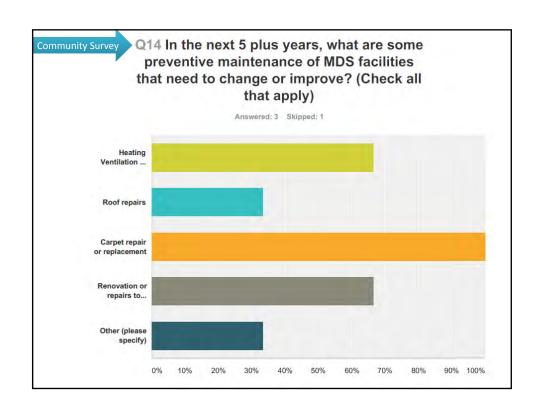


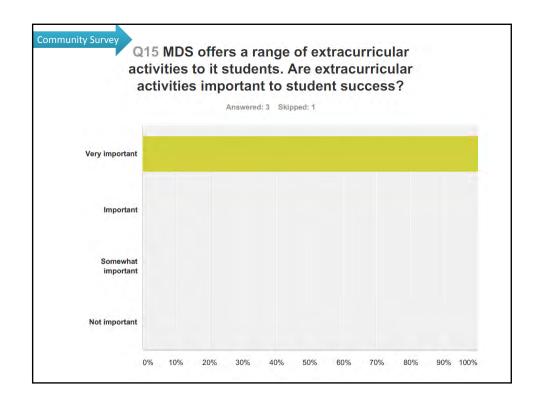


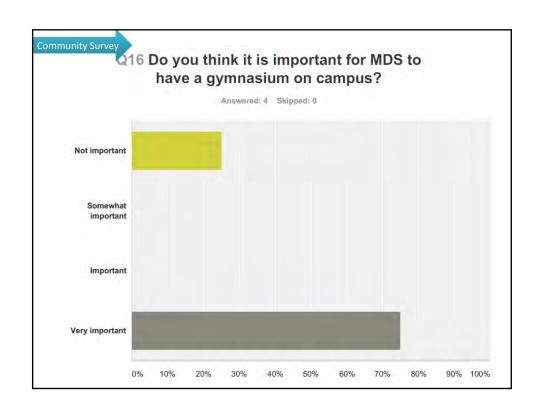


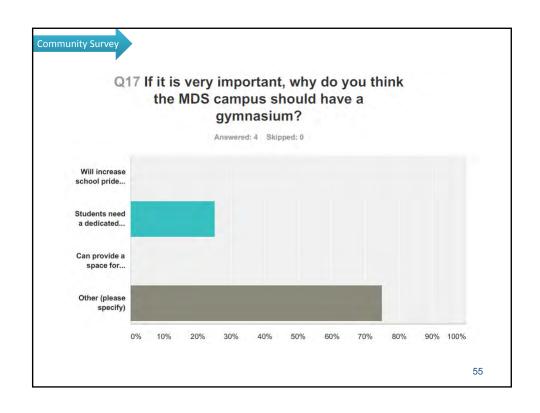


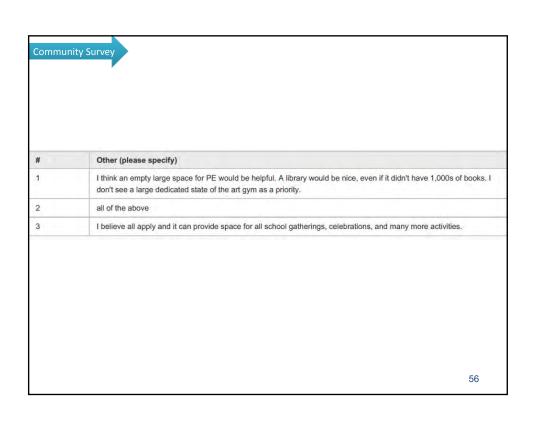


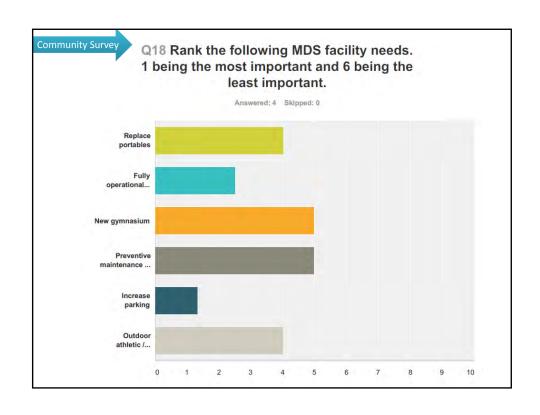


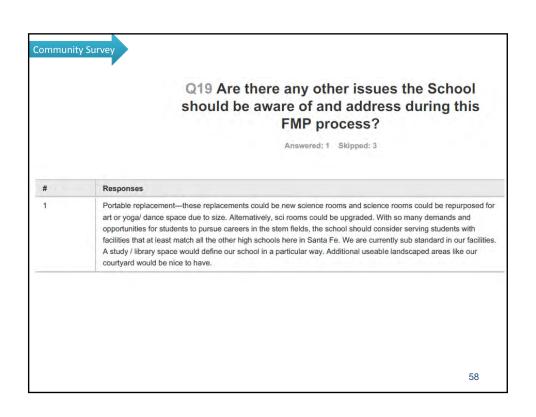














WHAT ARE POSITIVE
FEATURES OF MDS
FACILITIES?

POSITIVE FEATURES:

- Energy audit by ECI to increase efficiency
- Working toward Green School: Energy efficiency
- · Working toward sustainability: Recycle water use
- Mentorship
- Students Engage in the community / Part of the community
- Low student to teacher ratio
- Garden is important feature of School
- Centralized social space is important / student socialization
- · Sense of security: Visual access of students
- Trust
- · Volume of space: High Ceilings
- Surrounded by natural environment
- Stimulating learning environment with minimal amenities
- · Student involvement in School

61

MDS Issues, Needs & Concerns

WHAT WILL EDUCATION AT MONTE DEL SOL LOOK LIKE IN

5, 10, 15, 20 YEARS?





FUTURE OF MDS EDUCATION:

- · Virtual headsets for instruction
- · More informal spaces in school
- Use technology to transcend walls and reach out to other schools
- Mentorship
- Program Compaction: more focused study

IN THE NEXT FIVE PLUS YEARS,
WHAT ARE SOME BUILDING
SYSTEMS / FEATURES OF SCHOOL
FACILITIES THAT NEED TO
CHANGE, IMPROVE OR BE
UPDATED?

MDS Issues, Needs & Concerns

MDS FACILITY CONCERNS & ISSUES:

- Age and Condition of Portables: #1 Priority of Staff & FMP / Ed Spec Committee
- Age and Condition of existing facilities: Important
- No On-Campus Gymnasium: #1 Priority of Students
- Best Use of Existing Space: Gathering Space, Annex,
 Computer Lab: Look at re-purposing some existing space
- There is no real Science Lab: Important to the educational program
- Classroom furnishings: In Progress
- No Teacher Lounge: Important to Teachers and Staff
- No Intervention / ISS space: Needed Space(s)
- Operating Cost (utilities):Install Photo Voltaic Panels as Energy Savings and Learning Tool: There is room on campus for Photo Voltaic field

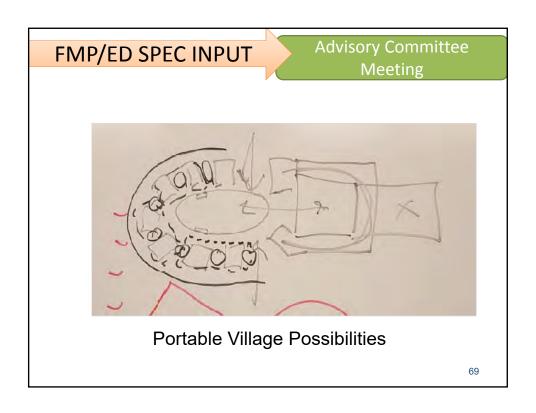
MDS FACILITY CONCERNS & ISSUES:

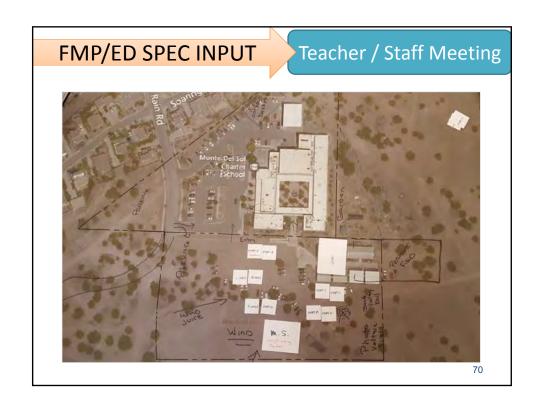
- Campus circulation / traffic flow: Has to be addressed with Neighborhood development underway
- Campus way-finding: Difficult for 1st time visitors to find their way to office
- Orientation of campus entry: Existing entry does not function as the main campus entry
- Condition of dirt parking lot: Pulte has offered to grade that portion of the site
- Areas for students to eat lunch and socialize: Include in overall campus plan
- Acoustics at Front Entry: Include in overall campus plan,

MDS Issues, Needs & Concerns

MDS FACILITY CONCERNS & ISSUES:

- Practice Field: Pulte will grade this area of campus
- Sand Volleyball: Include in overall campus plan
- Ropes Structure: Include in overall campus plan
- Upgrade / relocate outdoor basketball courts: need full court outdoor basketball court: Include in overall campus plan
- Maintenance Storage: Include in overall campus plan





CAPITAL PLAN

Funding Sources

Santa Fe Public Schools HB-33: \$200,000/year

Senate Bill – 9: \$300,000/year

PSCOC / PSFA: \$0

Lease Options:

Other Options:

71

CAPITAL PLAN

Re-Occurring Needs

MDS RE-OCCURRING FACILITY NEEDS: (SB-9 and HB-33)

- 1. Technology: (SB-9 and HB-33 Funds)
- 2. Life-Health-Safety-Security: (SB-9 and HB-33 Funds)
- 3. Maintenance: (SB-9 and HB-33 Funds)

Facility & Site Preventive Maintenance: (SB-9 Funds)

Equipment & Material Replacement : (SB-9 Funds)

- Ceiling Tiles
- Carpet
- Window Blinds
- Wall Paint
- Wall Boards
- Furniture

CAPITAL PLAN

MDS Building Systems

MDS BUILDING SYSTEMS: (SB-9 and HB-33 Funds) REPAIR / REPLACEMENT

Door Hardware

Lighting

Roof

Parking Lots

Campus circulation / traffic flow

73

CAPITAL PLAN

MDS Space Needs

MDS SPACE NEEDS:

____Portable Classrooms: Replace

_____Portable Administration Space: Replace

___On-Campus Gymnasium: Addition

Science Lab: Addition

____Library / Media Center: Re-Purposed Space?

____Intervention / ISS Space: Re-Purposed Space

___Teacher Lounge: Re-Purposed Space?

_____Technology Equipment Space: Annex?

_____Maintenance Equipment / Storage Space: Annex?

CAPITAL PLAN

Site Needs

MDS SITE NEEDS:

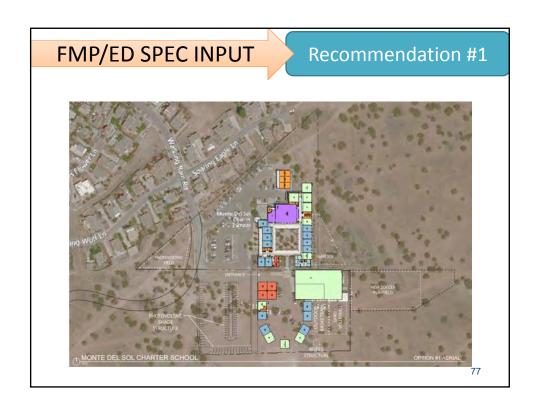
- Photo Voltaic Panels
- Practice Field
- ____Sand Volleyball Court
- ____Ropes Structure
- ____Upgrade / relocate outdoor basketball court
- ____Campus way-finding
- ____Front Entry acoustic upgrade
- ____Campus entry orientation
- ____Student areas to eat and socialize

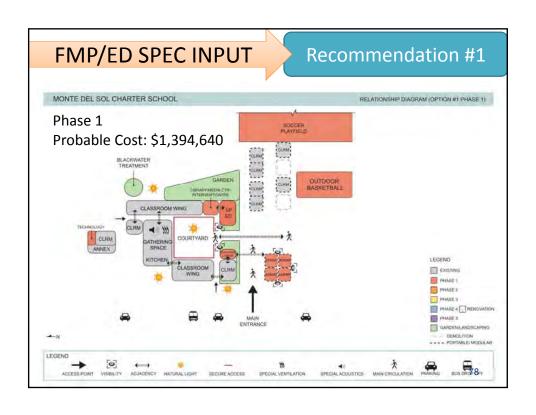
75

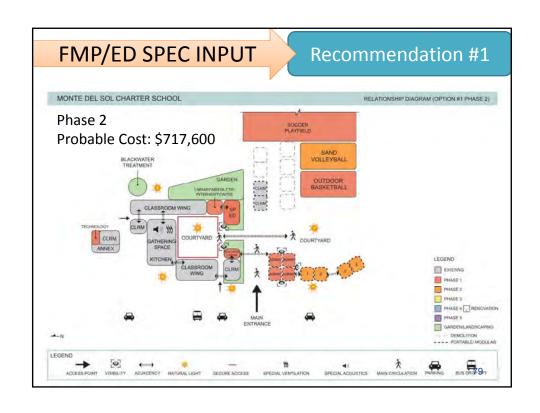
Background

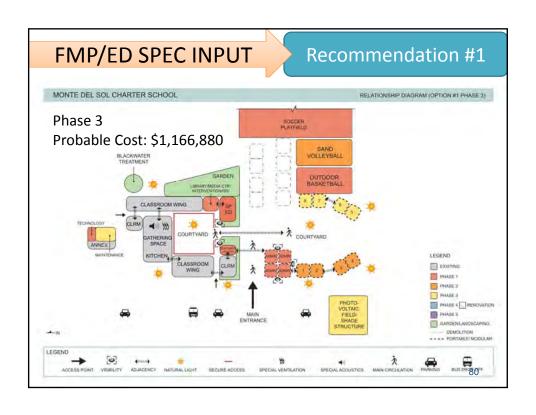
MDS Aerial Location Map

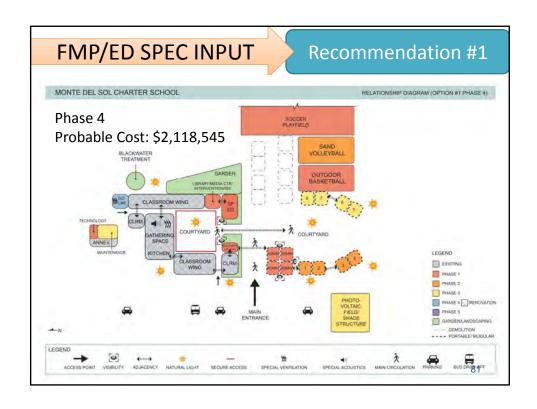


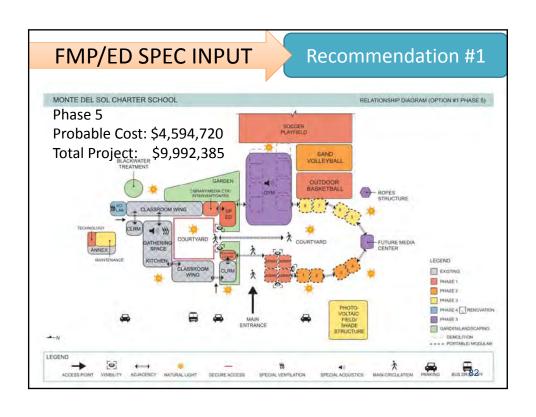












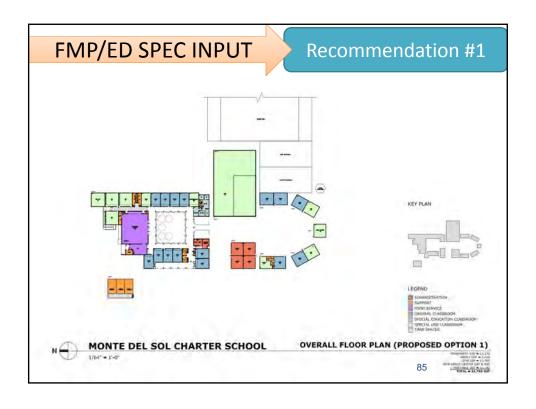
FMP/ED SPEC INPUT

Recommendation #1

Option 1:	Maximum Allowable Construction Cost	Total Project
Phase 1	\$1,072,800	\$1,394,640
Phase 2	\$552,000	\$717,600
Phase 3	\$897,600	\$1,166,880
Phase 4	\$1,629,650	\$2,118,545
Phase 5	\$3,534,400	\$4,594,720
Total Option 1:	\$7,686,450	\$9,992,385

Existing Square Footage:	31,666
Proposed Square Footage:	51,769
Increase in Square Footage:	20,103





FMP/ED SPEC INPUT Recommendation #1 Instructional Space Instructional Existing # of Capacity w/o Existing # of Space Capacity w/Portables @ 2015-16 Portable @ Classrooms w/o Classrooms Enrollment **Portables** 67% w/Portables 67% School Grades 452 Instructional Instructional Space Existing # of Space Capacity Capacity w/o Existing # of Portable @ Classrooms w/o Classrooms w/Portables @ Enrollment 67% Grades **Portables** 67% w/Portables School Monte Del Sol Charter 488 MDS EXISTING: 31,666sf / 350 students = 90.5sf/student

PSFA Recommendation: 67,270sf / 350 students = 187sf/student

51,769sf / 350 students = 148sf/student

MDS PROPOSED:

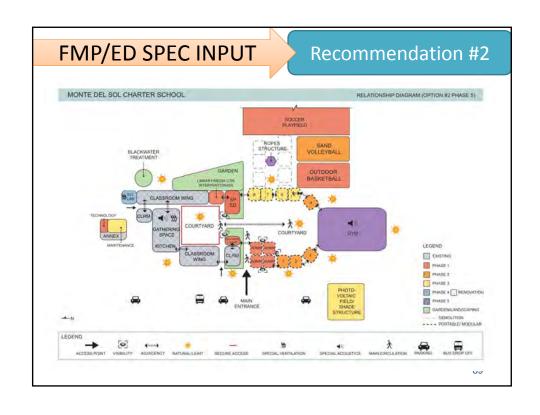
FMP/ED SPEC INPUT

Recommendation #1

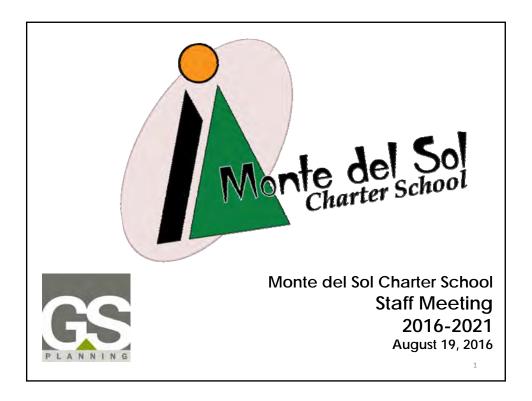
GRADE:	2015-16 Enrollment	2015-16 # of Classrooms & Teachers	PED PTR	2015-16 MDS MS-HS PTR
7th Grade:	62	4	27	15.50
8th Grade:	60	4	27	15.00
9th Grade:	60	4	30	15.00
10th Grade:	61	4	30	15.25
11th Grade:	57	3	30	19.00
12th Grade:	59	3	30	19.67
Support Spaces:	0	3		
TOTAL:	359	25	29.00	16.57

GRADE:	2015-16 Enrollment	Proposed Enrollment	2015-16 # of Classrooms & Teachers	Proposed # of Classrooms & Teachers	PED PTR	2015-16 MDS MS- HS PTR	Proposed MDS MS-HS PTR w/ Existing Classrooms
7th Grade:	62	60	4	4	27	15.50	15.00
8th Grade:	60	60	4	4	27	15.00	15.00
9th Grade:	60	60	4	4	30	15.00	15.00
10th Grade:	61	60	4	4	30	15.25	15.00
11th Grade:	57	55	3	4	30	19.00	13.75
12th Grade:	59	55	3	3	30	19.67	18.33
Support Spaces:	0		3	4			
TOTAL:	359	350	25	27	29.00	16.57	15.35
							87

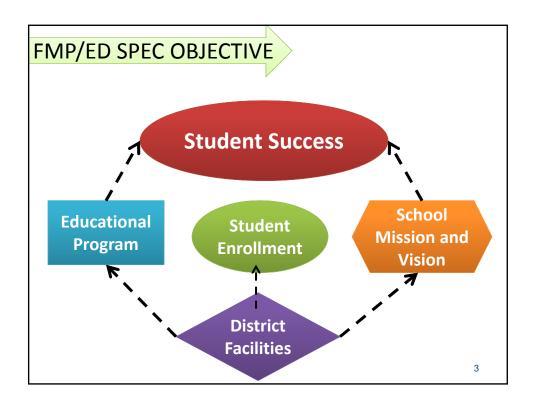
FMP/ED SPEC INPUT Recommendation #2











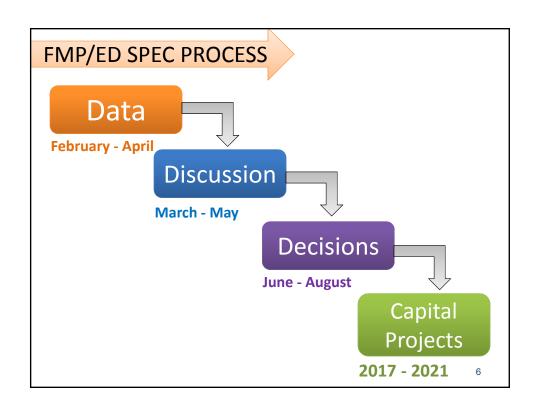
MONTE DEL SOL 2016 MISSION

Monte del Sol Charter School educates and inspires Santa Fe's diverse population in grades 7 through 12, by building strong relationships and creatively engaging the local and global community.

MONTE DEL SOL 2016

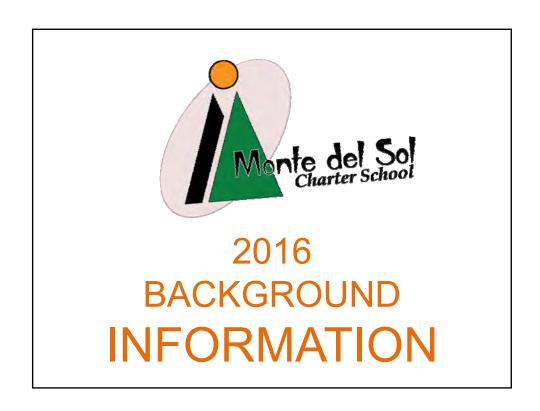
To do this, Monte del Sol Charter School will:

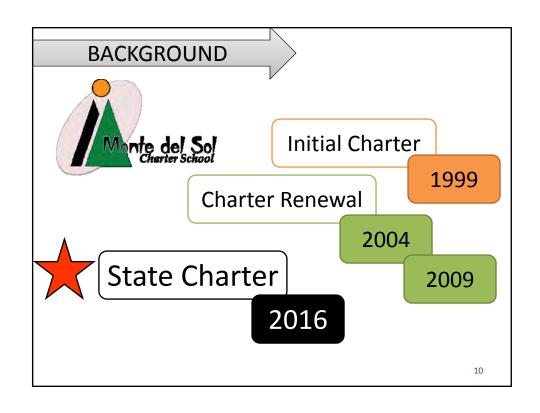
- · provide a small school so each individual is known;
- acknowledge and celebrate the diversity of its members and the community;
- connect students with adult community members through the mentorship program;
- foster awareness of the world through international trips, student exchanges, special events and curricula;
- engage students in the arts through events, activities, and curricula;
- teach the importance of environmental sustainability in our curricula and through participation in the garden.

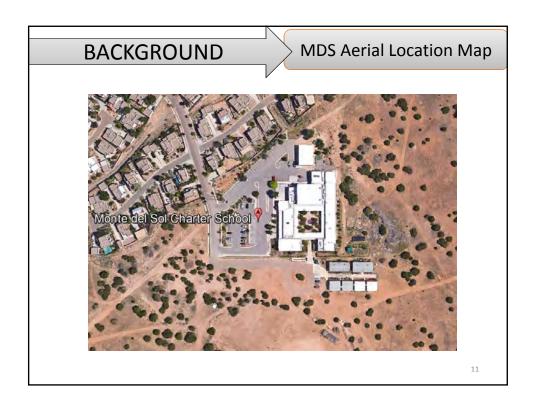


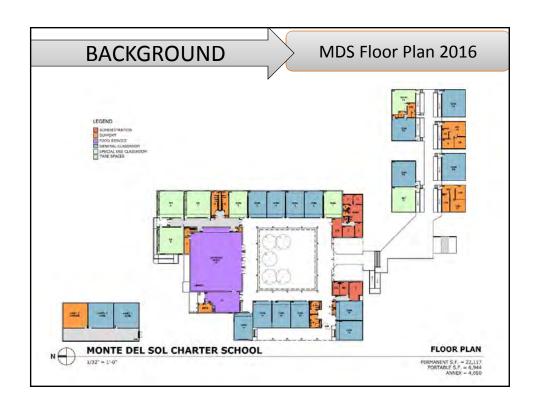


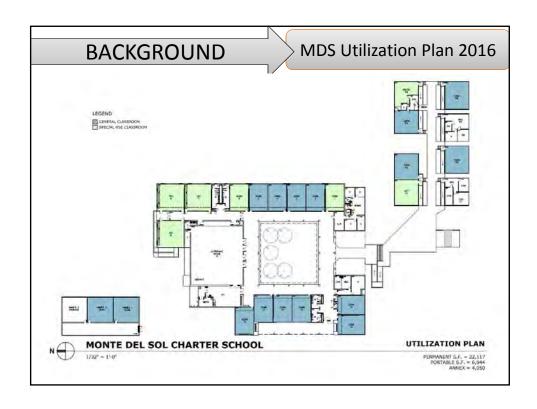
FMP/ED SPEC PROCESS				
March 24	Strategic Planning Meeting			
April 5	Facility Assessment & Advisory Committee Meeting			
April 29-May 10	Interviews: Asst. Hd. Learner & Technology Director			
May 12	Teacher / Staff Meeting			
May 12	Advisory Committee Meeting			
June 14	Governing Board Review			
August 9	Governing Board Review			
August 19	Staff Review			
September	Governing Board Adoption			

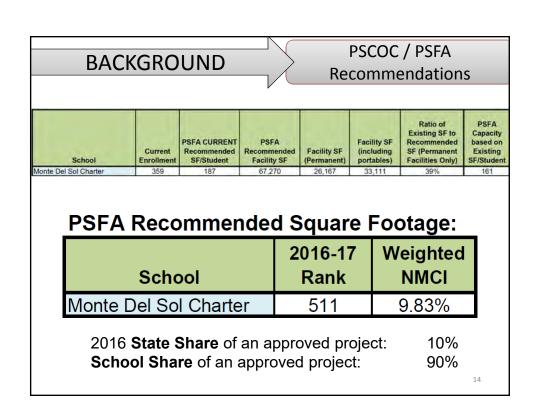








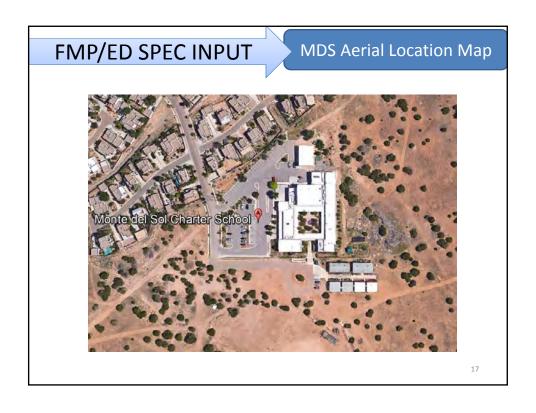


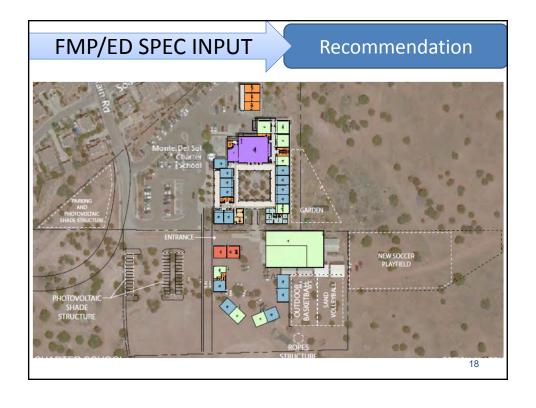


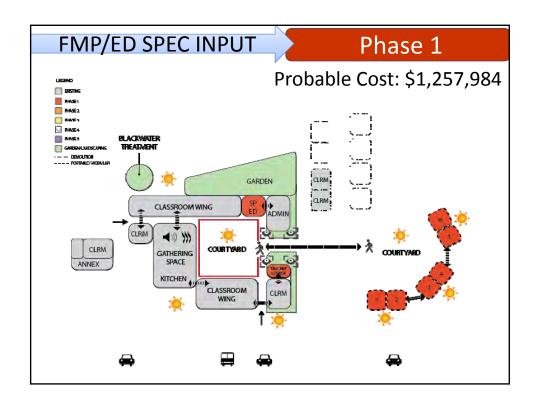
MDS 2015-16 Capacities **BACKGROUND** Instructional Instructional Space Existing # of Capacity w/o Existing # of **Space Capacity** 2015-16 Portable @ w/Portables @ Classrooms Classrooms w/o Portables 67% w/Portables Enrollment 67% Monte Del Sol Charter 7-12 326 452 2015-16 # of 2015-16 2015-16 MDS GRADE: Classrooms Enrollment & Teachers PED PTR MS-HS PTR 27 15.50 7th Grade: 62 4 60 4 27 8th Grade: 15.00 9th Grade: 60 4 30 15.00 61 10th Grade: 4 30 15.25 11th Grade: 57 3 30 19.00 12th Grade: 59 3 30 19.67 0 3 Support Spaces: 25 359 29.00 16.57 TOTAL:

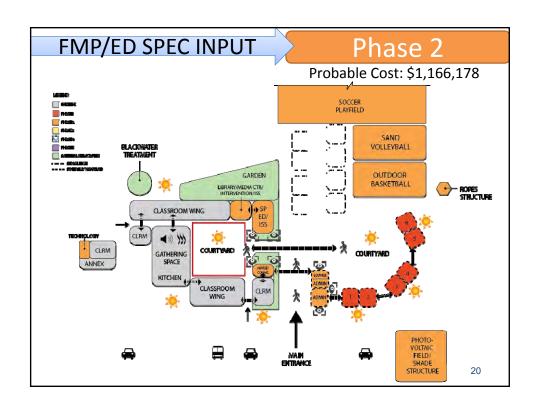


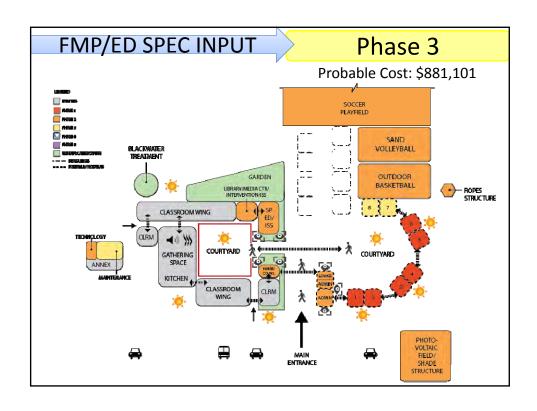
Final Recommendations

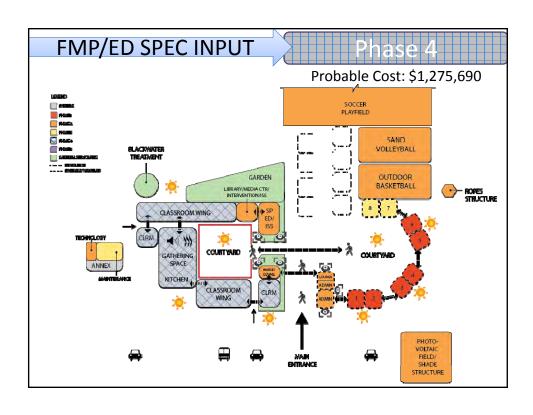


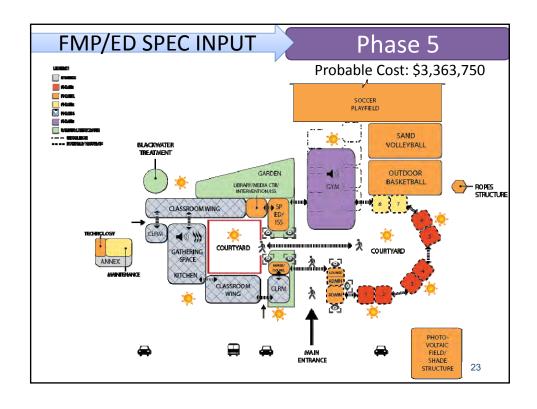


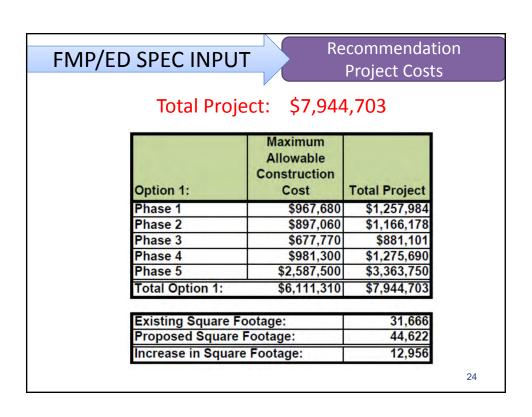




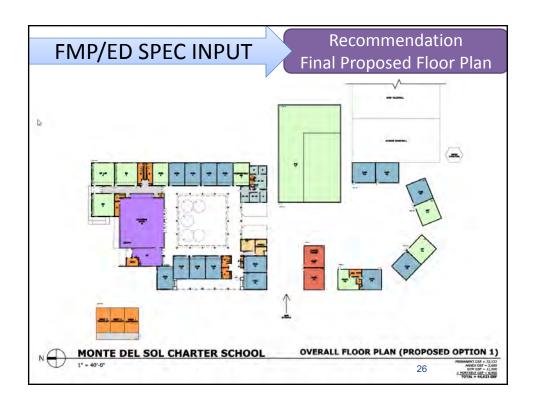






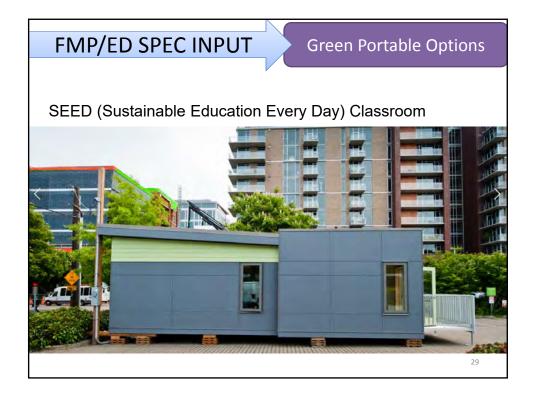






FMP/ED SPEC INPUT **Proposed Capacity** Instructional Space Existing # of Capacity w/o Existing # of **Space Capacity** Portable @ 2015-16 Classrooms w/o Classrooms w/Portables @ Grades Enrollment Portables 67% w/Portables 67% School Monte Del Sol Charter 7-12 18 326 452 MDS EXISTING: 31,666sf / 350 students = 90.5sf/student Instructional Instructional Space Existing # of Capacity w/o Existing # of Space Capacity Portable @ Classrooms w/o Classrooms w/Portables @ Enrollment School Grades **Portables** 67% w/Portables 67% 452 452 MDS PROPOSED: 44,622sf / 350 students = 127sf/student PSFA Recommendation: 67,270sf / 350 students = 187sf/student

P/ED SPE	C INPU	T	Prop	osed PTF
Grade	2015-16 Enrollment	Proposed Enrollment	2015-16# of Classrooms & Teachers	Proposed # of Classrooms and Teachers
7th Grade:	62	60	4	4
8th Grade:	60	60	4	4
9th Grade:	60	60	4	4
10th Grade:	61	60	4	4
11th Grade:	57	55	3	3
12th Grade:	59	55	3	3
Support Spaces:	0	0	3	3
Total:	359	3	50 25	25
		1	Proposed MDS	
	PED PTR	2015-16 MDS MS-HS PTR	MS-HS PTR W/	
	27	THE RESERVE OF THE PARTY OF THE	MS-HS PTR w/ Existing	
	27 27	MS-HS PTR 15.50 15.00	MS-HS PTR w/ Existing Classrooms 15,50 15.00	
	27 27 30	MS-HS PTR 15.50 15.00 15.00	MS-HS PTR w/ Existing Classrooms 15.50 15.00	
	27 27 30 30	MS-HS PTR 15.50 15.00 15.00 15.25	MS-HS PTR w/ Existing Classrooms 15.50 15.00 15.00	
	27 27 30 30 30	MS-HS PTR 15.50 15.00 15.00 15.25 19.00	MS-HS PTR w/ Existing Classrooms 15.50 15.00 15.00 15.00 18.33	
	27 27 30 30	MS-HS PTR 15.50 15.00 15.00 15.25	MS-HS PTR w/ Existing Classrooms 15.50 15.00 15.00	

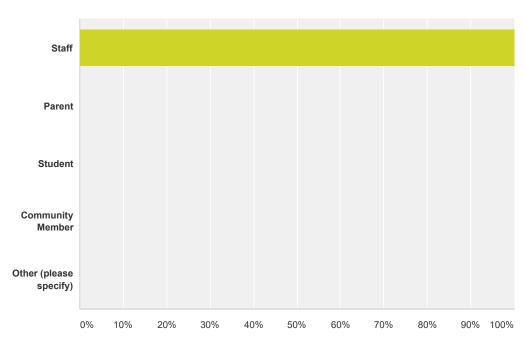


Conclusion

Thank you! Questions?

Q1 What is your affiliation with Monte Del Sol Charter School? (Check all that apply)





Answer Choices	Responses	
Staff	100.00%	4
Parent	0.00%	0
Student	0.00%	0
Community Member	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 4		

#	Other (please specify)	Date
	There are no responses.	

Q2 What are some positive features of MDS facilities?

Answered: 4 Skipped: 0

#	Responses	Date
1	Lanscapes space with tables, large science rooms with interior hallway, double exits and a new chemical storage closet. Sinks in science rooms. Tall ceilings. Vistas. Gathering space.	5/11/2016 8:10 PM
2	Open to the air, communal.	5/5/2016 10:12 AM
3	I really love the courtyard.	5/5/2016 10:11 AM
4	open space feels nice. Garden is great.	5/3/2016 2:08 PM

Q3 What are the educational challenges faced by MDS?

Answered: 4 Skipped: 0

#	Responses	Date
1	Quietseniors need a place to go so as. It to disturb other classes when thy don't have one. Time for teachers to collaborate to improve student learning. Cell phone interruptions to students learning. Sufficient monies for sconce labs to keep students up to date in this education.	5/11/2016 8:10 PM
2	Student/staff retention, 21st century technology (computer lab/science)	5/5/2016 10:12 AM
3	Monte del Sol has a diverse student population which makes it very rich but also very challenging academically.	5/5/2016 10:11 AM
4	discipline, keeping high achieving students, consistency in expectations across classrooms.	5/3/2016 2:08 PM

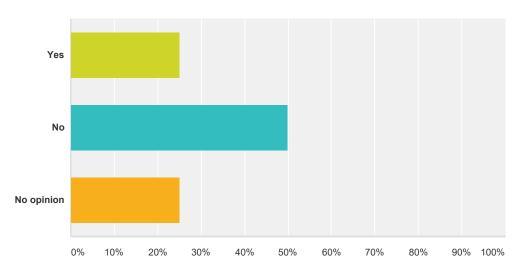
Q4 Considering the impact of technology on education, what will education at MDS look like in 5, 10, 15 or 50 years?

Answered: 3 Skipped: 1

#	Responses	Date
1	Students need a lap top or iPad.	5/11/2016 8:10 PM
2	Fully wired classrooms with immersive multimedia	5/5/2016 10:12 AM
3	I think studies are beginning to show that technology does not outdo teacher/student relationship when it comes to increasing learning. Because of this, I think the best MDS would have more staff and less technology.	5/3/2016 2:08 PM

Q5 Are you satisfied with access to and the level of up-to-date technology at MDS?





Answer Choices	Responses	
Yes	25.00%	1
No	50.00%	2
No opinion	25.00%	1
Total		4

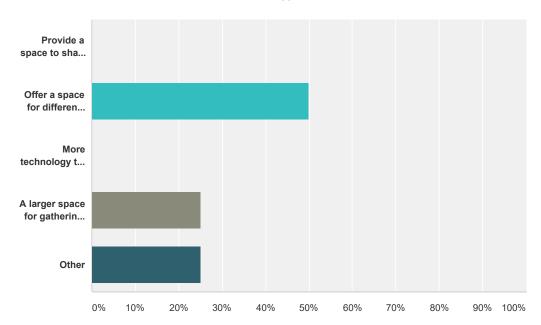
Q6 Do you have any recommendations for technology at MDS?

Answered: 2 Skipped: 2

#	Responses	Date
1	Science department needs 25 laptops for computer science applications. They must be functioning and ready to use and have decent working memory. (8-16 gb/ 256 sufficient)	5/11/2016 8:10 PM
2	teacher training, best practices being shared, no ipads for middle school.	5/3/2016 2:08 PM

Q7 How can MDS facilities support the school's mission of encouraging students to become more globally literate? (Check all that apply)

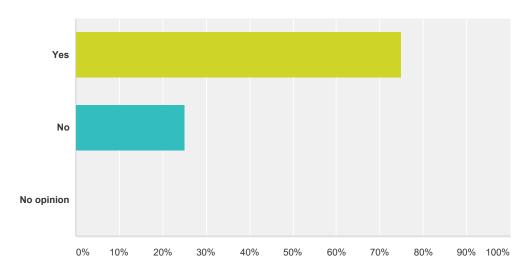
Answered: 4 Skipped: 0



Answer Choices		
Provide a space to share and practice language acquisition	0.00%	0
Offer a space for different cultural celebrations	50.00%	2
More technology to interact with students from other countries via internet	0.00%	0
A larger space for gatherings with guest speakers from multiple backgrounds	25.00%	1
Other	25.00%	1
Total		4

Q8 An aspect of Monte Del Sol's Mission is for its students to engage with each other and exchange ideas. Does MDS offer adequate spaces for students to connect with peers and work together?





Answer Choices	Responses
Yes	75.00% 3
No	25.00 % 1
No opinion	0.00% 0
Total	4

Q9 If yes, which existing spaces promote student interactions?

Answered: 3 Skipped: 1

#	Responses	Date
1	All- in classrooms during class and lunch times, in hallways. I gathering space	5/11/2016 8:10 PM
2	gathering space and courtyard	5/5/2016 10:11 AM
3	gathering and individual classrooms	5/3/2016 2:08 PM

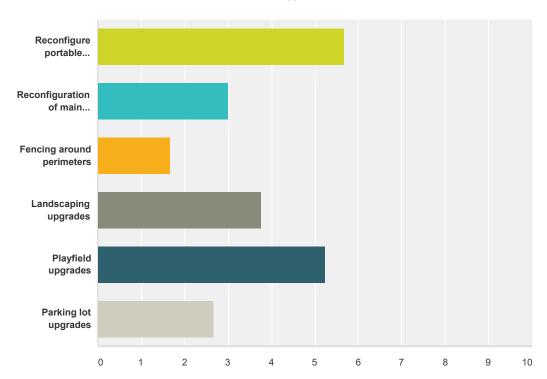
Q10 If no, how can MDS school buildings increase student interactions?

Answered: 1 Skipped: 3

#	Responses	Date
1	More informal space for small student gatherings/study groups	5/5/2016 10:12 AM

Q11 The School will address Life-Health-Safety issues during the FMP process. Rank the Life-Health-Safety issues in order of importance.

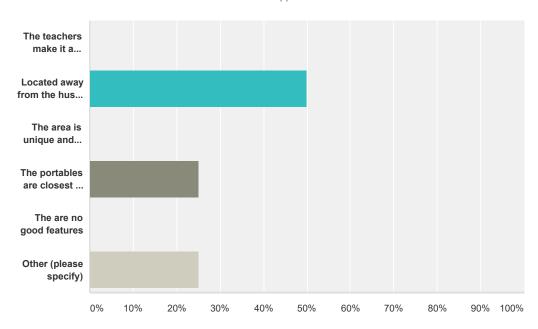




	1	2	3	4	5	6	Total	Score
Reconfigure portable village	66.67%	33.33%	0.00%	0.00%	0.00%	0.00%		
	2	1	0	0	0	0	3	5.67
Reconfiguration of main entrance for maximum security	0.00%	0.00%	50.00%	0.00%	50.00%	0.00%		
	0	0	2	0	2	0	4	3.00
Fencing around perimeters	0.00%	0.00%	0.00%	33.33%	0.00%	66.67%		
	0	0	0	1	0	2	3	1.67
Landscaping upgrades	25.00%	0.00%	25.00%	25.00%	25.00%	0.00%		
	1	0	1	1	1	0	4	3.75
Playfield upgrades	25.00%	75.00%	0.00%	0.00%	0.00%	0.00%		
	1	3	0	0	0	0	4	5.25
Parking lot upgrades	0.00%	0.00%	33.33%	33.33%	0.00%	33.33%		
	0	0	1	1	0	1	3	2.67

Q12 The school may replace the portables due to age and condition. The school administration would like to know if there are any features from that area and the school campus that should be retained after renovation. In your opinion what are the best features about the portable area of the school? (Check all that apply)

Answered: 4 Skipped: 0

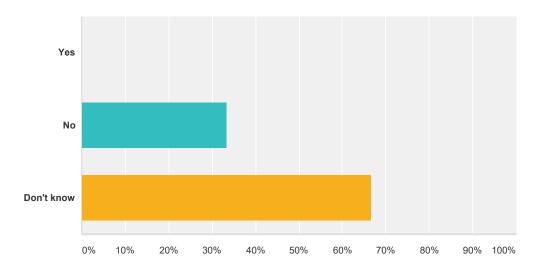


Answer Choices		
The teachers make it a special place	0.00%	0
Located away from the hustle of the inner area	50.00%	2
The area is unique and interesting	0.00%	0
The portables are closest to the natural environment	25.00%	1
The are no good features	0.00%	0
Other (please specify)	25.00%	1
otal		4

#	# Other (please specify)	
1	The Exobrick bench should be moved if possibl vs being destroyed neons of the landscaping can also b transplanted.	5/11/2016 8:10 PM

Q13 MDS has implemented a district wide preventive maintenance plan. Preventive maintenance saves the School money by responding proactively instead of reactionary to facility issues before they become serious problems. In your opinion, is the School doing a good job of preventive maintenance?

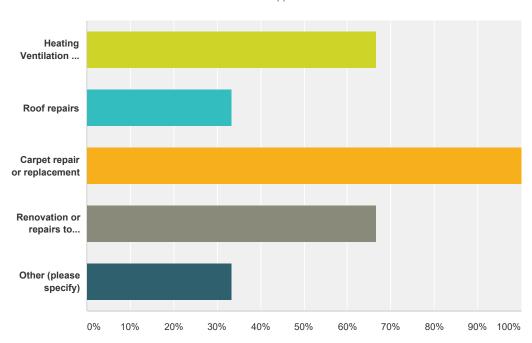
Answered: 3 Skipped: 1



Answer Choices	Responses
Yes	0.00%
No	33.33 % 1
Don't know	66.67%
Total	3

Q14 In the next 5 plus years, what are some preventive maintenance of MDS facilities that need to change or improve? (Check all that apply)

Answered: 3 Skipped: 1

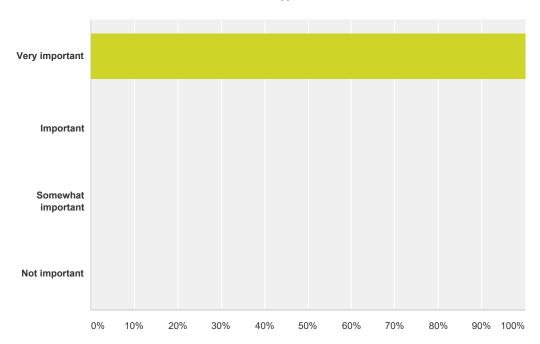


Answer Choices	Responses	
Heating Ventilation and Air Conditioning	66.67%	2
Roof repairs	33.33%	1
Carpet repair or replacement	100.00%	3
Renovation or repairs to restrooms	66.67%	2
Other (please specify)	33.33%	1
Total Respondents: 3		

#	Other (please specify)	Date
1	Door knob replacement. Some ad/ heaters will continue to bed maintenance. Screen replacements on Windows. Stucco repair. Back of school is unattractive and not integrated. Overall cleanliness.	5/11/2016 8:10 PM

Q15 MDS offers a range of extracurricular activities to it students. Are extracurricular activities important to student success?

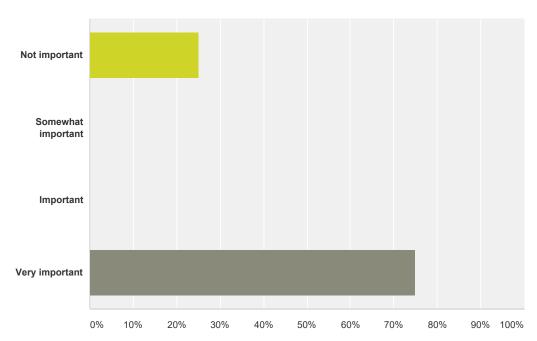
Answered: 3 Skipped: 1



Answer Choices	Responses	
Very important	100.00%	3
Important	0.00%	0
Somewhat important	0.00%	0
Not important	0.00%	0
Total		3

Q16 Do you think it is important for MDS to have a gymnasium on campus?

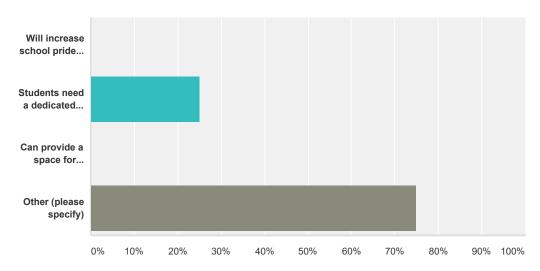




Answer Choices	Responses	
Not important	25.00%	1
Somewhat important	0.00%	0
Important	0.00%	0
Very important	75.00%	3
Total		4

Q17 If it is very important, why do you think the MDS campus should have a gymnasium?

Answered: 4 Skipped: 0

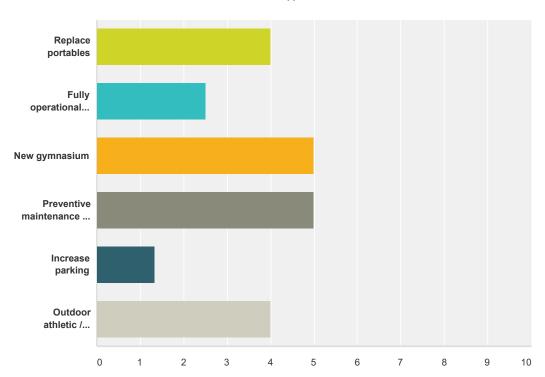


nswer Choices		
Will increase school pride by providing a "home" gym environment for competitive sports	0.00%	0
Students need a dedicated space for physical education classes	25.00%	1
Can provide a space for non-competitive extracurricular sport activities	0.00%	0
Other (please specify)	75.00%	3
Total		4

#	Other (please specify)	Date
1	I think an empty large space for PE would be helpful. A library would be nice, even if it didn't have 1,000s of books. I don't see a large dedicated state of the art gym as a priority.	5/11/2016 8:10 PM
2	all of the above	5/5/2016 10:12 AM
3	I believe all apply and it can provide space for all school gatherings, celebrations, and many more activities.	5/5/2016 10:11 AM

Q18 Rank the following MDS facility needs. 1 being the most important and 6 being the least important.

Answered: 4 Skipped: 0



	1	2	3	4	5	6	Total	Score
Replace portables	25.00%	25.00%	0.00%	25.00%	25.00%	0.00%		
	1	1	0	1	1	0	4	4.00
Fully operational science lab	0.00%	0.00%	25.00%	25.00%	25.00%	25.00%		
	0	0	1	1	1	1	4	2.50
New gymnasium	33.33%	33.33%	33.33%	0.00%	0.00%	0.00%		
	1	1	1	0	0	0	3	5.00
Preventive maintenance of exisiting buildings such as: Replace carpet,	25.00%	50.00%	25.00%	0.00%	0.00%	0.00%		
upgrade lighting, painting walls interior and exterior or roof repairs	1	2	1	0	0	0	4	5.00
Increase parking	0.00%	0.00%	0.00%	0.00%	33.33%	66.67%		
	0	0	0	0	1	2	3	1.33
Outdoor athletic / social space such as: Practice fields, sand volleyball	25.00%	0.00%	25.00%	50.00%	0.00%	0.00%		
court, ropes structure or outdoor basketball	1	0	1	2	0	0	4	4.00

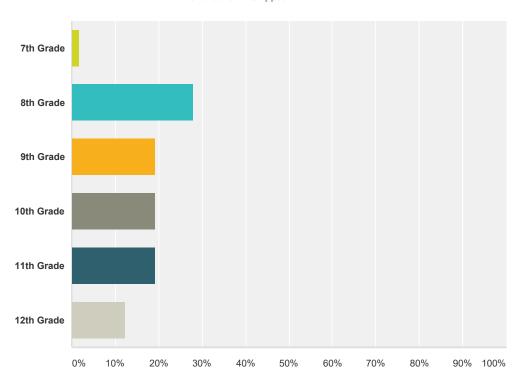
Q19 Are there any other issues the School should be aware of and address during this FMP process?

Answered: 1 Skipped: 3

#	Responses	Date
1	Portable replacementthese replacements could be new science rooms and science rooms could be repurposed for art or yoga/ dance space due to size. Alternatively, sci rooms could be upgraded. With so many demands and opportunities for students to pursue careers in the stem fields, the school should consider serving students with facilities that at least match all the other high schools here in Santa Fe. We are currently sub standard in our facilities. A study / library space would define our school in a particular way. Additional useable landscaped areas like our courtyard would be nice to have.	5/11/2016 8:10 PM

Q1 What grade are you in this year?

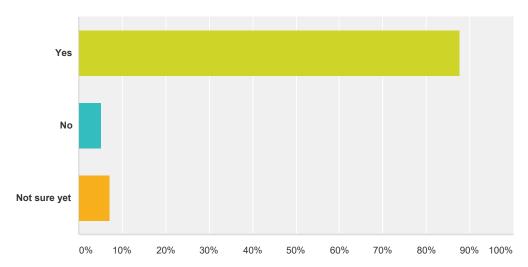
Answered: 57 Skipped: 0



Answer Choices	Responses	
7th Grade	1.75%	1
8th Grade	28.07%	16
9th Grade	19.30%	11
10th Grade	19.30%	11
11th Grade	19.30%	11
12th Grade	12.28%	7
Total		57

Q2 Do you plan on pursuing education beyond high school?

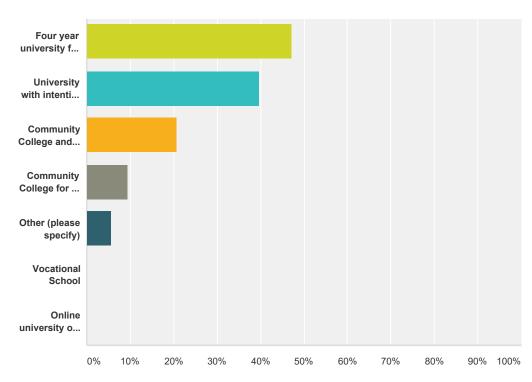




Answer Choices	Responses	
Yes	87.72%	50
No	5.26%	3
Not sure yet	7.02%	4
Total		57

Q3 If yes, what type of school do you plan on attending?

Answered: 53 Skipped: 4



Responses	
47.17%	25
39.62%	2
20.75%	1
9.43%	
5.66%	
0.00%	
0.00%	
	47.17% 39.62% 20.75% 9.43% 5.66% 0.00%

#	Other (please specify)	Date
1	I don't know yet	5/5/2016 9:48 AM
2	None	5/5/2016 9:48 AM
3	Technical school for being a Computer Technician	5/3/2016 9:54 AM

Q4 If you do not plan on continuing education or training beyond high school, what career path are you planning to pursue instead?

Answered: 17 Skipped: 40

#	Responses	Date
1	I plan to continue my education.	5/5/2016 10:13 AM
2	Mechanic	5/5/2016 9:59 AM
3	Sports	5/5/2016 9:55 AM
4	Sports	5/5/2016 9:54 AM
5	Respiratory Therapist	5/5/2016 9:52 AM
6	I don't know	5/5/2016 9:49 AM
7	Work	5/5/2016 9:48 AM
8	Nba	5/5/2016 9:48 AM
9	Constructor	5/3/2016 10:05 AM
10	Own business	5/3/2016 10:03 AM
11	Acting	5/3/2016 10:00 AM
12	Medical	5/3/2016 9:59 AM
13	Auto mechanics, because my father is a mechanic and has his own shop.	5/3/2016 9:58 AM
14	Computer repair	5/3/2016 9:54 AM
15	Get a job	5/3/2016 9:53 AM
16	I do plan to continue in school.	5/3/2016 9:52 AM
17	I'll go to collage.	5/3/2016 9:52 AM

Q5 Do you have any suggestions on how MDS buildings can support your future career aspirations?

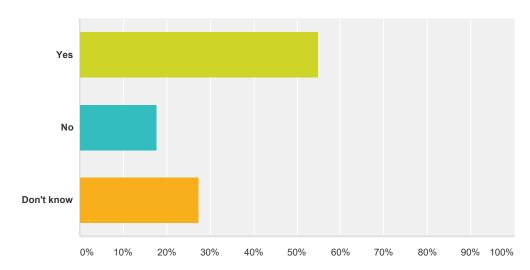
Answered: 34 Skipped: 23

#	Responses	Date
1	MDS buildings can support my future career by allowing me to explore more classes and figure out what to do with my future career.	5/5/2016 10:13 AM
2	I think that having more and better building facilities could allow the school to provide more opportunities for more classes.	5/5/2016 10:13 AM
3	Yeah make them habital and not trashy	5/5/2016 10:08 AM
4	We could get a gym and improve our lunch room	5/5/2016 10:01 AM
5	Parking lot	5/5/2016 9:59 AM
6	No	5/5/2016 9:55 AM
7	No	5/5/2016 9:54 AM
8	Mentorship	5/5/2016 9:52 AM
9	Get a sports complex and sports fields	5/5/2016 9:51 AM
10	With a special area devoted to things such as sports.	5/5/2016 9:51 AM
11	Library, football field SO KIDS WONT HIT YOU WITH A BALL AT LUNCH	5/5/2016 9:50 AM
12	I don't know	5/5/2016 9:49 AM
13	A science lab, library, good lunch, and a grass field.	5/5/2016 9:49 AM
14	I don't know	5/5/2016 9:49 AM
15	By helping us learn more about college	5/5/2016 9:48 AM
16	Better education	5/5/2016 9:48 AM
17	No	5/5/2016 9:48 AM
18	gym with dance floor, and library	5/3/2016 10:20 AM
19	Have more science classrooms for labs and biology.	5/3/2016 10:07 AM
20	Have a park. Maybe expand and break up the gathering space. Have a cafeteteria. Music classroom. Have a library. Have bigger classrooms. We need lockers! No fee on lockers.	5/3/2016 10:05 AM
21	I believe that if there were large tables instead of normal desks than it will hence the quality of education at MdS. I believe this will help because it makes the students more involved in student discussion. Another suggestion I have is to construct some form of library. A library will be useful because it will provide students a quiet area to study.	5/3/2016 10:02 AM
22	More programs such as sports or a library	5/3/2016 10:00 AM
23	If we can I think we should add a medical program	5/3/2016 9:59 AM
24	Opening up art sections, for example, Auto mechanic garage class, music studio,etc.	5/3/2016 9:58 AM
25	Have paint class	5/3/2016 9:57 AM
26	a gym to help students stay fit and healthy an actual library for extending knowledge for al academics	5/3/2016 9:55 AM
27	They should have a gym	5/3/2016 9:54 AM
28	Get a sports complex	5/3/2016 9:54 AM
29	Coding class	5/3/2016 9:54 AM
30	Music room	5/3/2016 9:53 AM
	I I	

31	Music studio	5/3/2016 9:53 AM
32	I feel like the school should get better portables for example, they have been on school campus for a really long time.	5/3/2016 9:52 AM
33	Music studio	5/3/2016 9:52 AM
34	A library would be really nice.	4/23/2016 11:19 AM

Q6 Do you feel that MDS offers inviting spaces where you feel comfortable having private conversations with counselors or advisors about issues affecting your current situation or future plans?

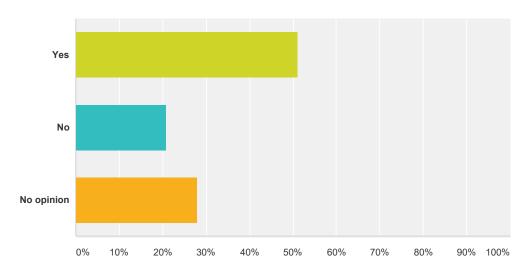




Answer Choices	Responses	
Yes	54.90%	28
No	17.65%	9
Don't know	27.45%	14
Total		51

Q7 An aspect of Monte del Sol's mission is for students to engage with each other and exchange ideas. Does MDS offer adequate spaces for you to connect with your peers for discussions and working together?





Answer Choices	Responses	
Yes	51.16%	22
No	20.93%	9
No opinion	27.91%	12
Total		43

Q8 If yes, which existing spaces promote student interactions?

Answered: 24 Skipped: 33

#	Responses	Date
1	courtyard, gathering, garden	5/5/2016 10:03 AM
2	All the classes	5/5/2016 10:01 AM
3	Classrooms and any large areas like the gathering space or courtyard	5/5/2016 9:58 AM
4	Courtyard	5/5/2016 9:58 AM
5	Classrooms, the courtyard, and gathering space.	5/5/2016 9:56 AM
6	Lunch, gathering space, sports and classes	5/5/2016 9:56 AM
7	Spaces such as designated classrooms.	5/5/2016 9:56 AM
8	Mentorship	5/5/2016 9:55 AM
9	I don't know	5/5/2016 9:54 AM
10	The gathering space	5/5/2016 9:52 AM
11	Class, garden,gathering	5/5/2016 9:51 AM
12	Gathering Space	5/3/2016 10:17 AM
13	Court yard. Gathering space. Garden. Classrooms.	5/3/2016 10:10 AM
14	Gathering space some classes	5/3/2016 10:08 AM
15	The gathering space is a great space that promotes student interactions with other student and teachers.	5/3/2016 10:08 AM
16	The gathering space and the quart yard	5/3/2016 10:07 AM
17	The gathering space and classrooms	5/3/2016 10:05 AM
18	Gathering space the court yard and some class rooms.	5/3/2016 10:03 AM
19	Classrooms	5/3/2016 10:01 AM
20	Courtyard, gathering space, garden	5/3/2016 10:01 AM
21	Class, and. Sports	5/3/2016 9:59 AM
22	Gathering space	5/3/2016 9:57 AM
23	Classroom	5/3/2016 9:57 AM
24	The gathering space	5/3/2016 9:56 AM

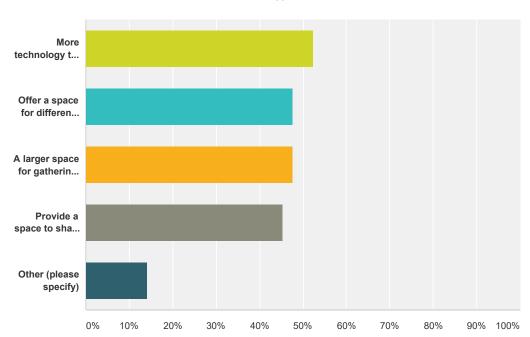
Q9 If no, how can MDS school buildings increase student interactions?

Answered: 12 Skipped: 45

#	Responses	Date		
1	We can have more classes that are closer to each other.	5/5/2016 10:22 AM		
2	Get rid of the portable.	5/5/2016 10:18 AM		
3	Give them a space to talk????	5/5/2016 10:12 AM		
4	I don't know	5/5/2016 9:54 AM		
5	Gym	5/5/2016 9:52 AM		
6	classrooms are locked and garden has been closed to students	5/3/2016 10:29 AM		
7	More free tom to work. Expand classroom space.	5/3/2016 10:10 AM		
8	Make monte monte again!	5/3/2016 10:08 AM		
9	By building a space that all students feel comfortable in, like a library where you can talk, interact, eat lunch, and do work inside.	5/3/2016 10:06 AM		
10	A gym, a library	5/3/2016 10:05 AM		
11	Library	5/3/2016 10:01 AM		
12	Dont encourage student interaction.	5/3/2016 10:01 AM		

Q10 How can MDS facilities support the school's mission of encouraging students to become more globally literate? (Check all that apply)

Answered: 42 Skipped: 15

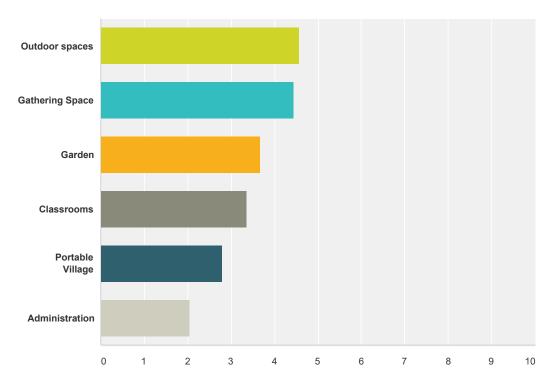


Answer Choices	Responses	
More technology to interact with students from other countries via internet		22
Offer a space for different cultural celebrations	47.62%	20
A larger space for gatherings with guest speakers from multiple backgrounds	47.62%	20
Provide a space to share and practice language acquisition	45.24%	19
Other (please specify)	14.29%	6
Total Respondents: 42		

#	Other (please specify)	Date
1	WE NEED MORE CHAIRS!!!	5/5/2016 9:56 AM
2	Gym	5/3/2016 10:05 AM
3	Fields, sports complex	5/3/2016 9:59 AM
4	Music studio	5/3/2016 9:57 AM
5	Build fields for kids to play on so that we don't have to be the home team on other schools fields and so we don't have to risk breaking ankles at mrc	5/3/2016 9:57 AM
6	Music studio	5/3/2016 9:56 AM

Q11 Rank your favorite area of the school -1 is your Most Favorite - 6 is your Least Favorite

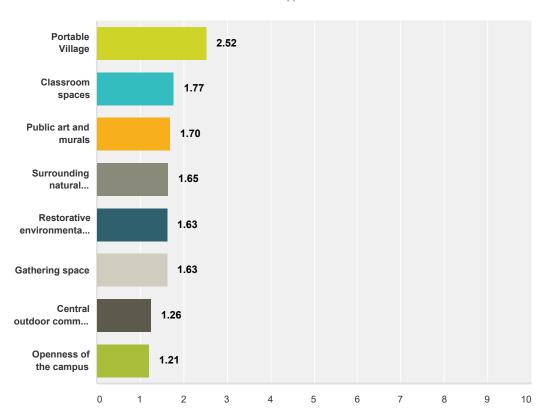
Answered: 44 Skipped: 13



	1	2	3	4	5	6	Total	Score
Outdoor spaces	42.50%	22.50%	15.00%	5.00%	0.00%	15.00%		
	17	9	6	2	0	6	40	4.58
Gathering Space	19.51%	43.90%	17.07%	7.32%	4.88%	7.32%		
	8	18	7	3	2	3	41	4.44
Garden	16.67%	9.52%	33.33%	11.90%	21.43%	7.14%		
	7	4	14	5	9	3	42	3.67
Classrooms	10.26%	10.26%	20.51%	30.77%	20.51%	7.69%		
	4	4	8	12	8	3	39	3.36
Portable Village	7.32%	7.32%	9.76%	26.83%	31.71%	17.07%		
	3	3	4	11	13	7	41	2.80
Administration	5.13%	5.13%	2.56%	17.95%	15.38%	53.85%		
	2	2	1	7	6	21	39	2.05

Q12 Please rank characteristics of the school that make it a unique place on a scale from Very Important to Least Important?

Answered: 44 Skipped: 13

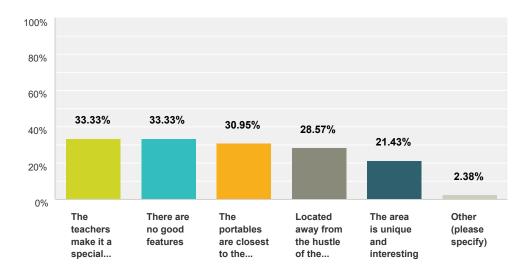


	Very important	Important	Somewhat important	Least important	Total	Weighted Average
Portable Village	17.50%	27.50%	40.00%	15.00%		
	7	11	16	6	40	2.52
Classroom spaces	46.51%	32.56%	18.60%	2.33%		
	20	14	8	1	43	1.7
Public art and murals	56.82%	25.00%	9.09%	9.09%		
	25	11	4	4	44	1.7
Surrounding natural environment	48.84%	39.53%	9.30%	2.33%		
	21	17	4	1	43	1.6
Restorative environmental features such as the garden and water	55.81%	27.91%	13.95%	2.33%		
catchments	24	12	6	1	43	1.6
Gathering space	58.14%	25.58%	11.63%	4.65%		
	25	11	5	2	43	1.6
Central outdoor commons area	73.81%	26.19%	0.00%	0.00%		
	31	11	0	0	42	1.2
Openness of the campus	78.57%	21.43%	0.00%	0.00%		
	33	9	0	0	42	1.2

#	Other (please specify)	Date
	There are no responses.	

Q13 The school may replace the school portables due to age and condition. The school administration would like to know if there are any features from that area of the school campus that should be retained after renovation. In your opinion what are the best features about the portable area of the school? (Check all that apply)

Answered: 42 Skipped: 15

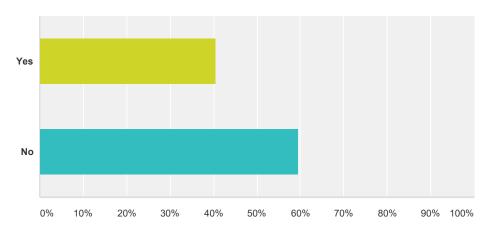


nswer Choices		Responses	
The teachers make it a special space	33.33%	14	
There are no good features	33.33%	14	
The portables are closest to the natural environment	30.95%	13	
Located away from the hustle of the inner area	28.57%	12	
The area is unique and interesting	21.43%	9	
Other (please specify)	2.38%	1	
tal Respondents: 42			

#	Other (please specify)	Date	
1	personal air conditioning/heating	5/3/2016 10:29 AM	

Q14 Are you involved in a school affiliated sport?

Answered: 42 Skipped: 15



Answer Choices	Responses
Yes	40.48% 17
No	59.52% 25
Total	42

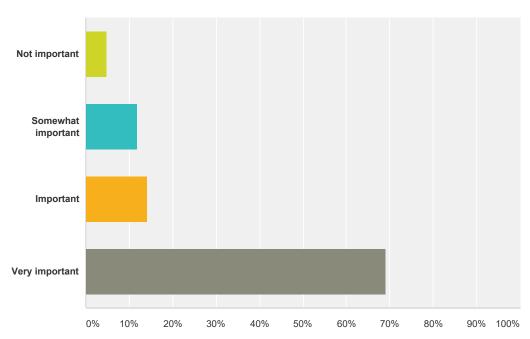
Q15 If yes, which sport are you involved in?

Answered: 13 Skipped: 44

#	Responses	Date
1	Basketball, soccer	5/5/2016 9:59 AM
2	Basketball	5/5/2016 9:56 AM
3	Baseball, basketball	5/5/2016 9:56 AM
4	Basketball	5/5/2016 9:55 AM
5	Soccer	5/5/2016 9:52 AM
6	Soccer	5/5/2016 9:51 AM
7	swimming	5/3/2016 10:29 AM
8	Basketball, Soccer	5/3/2016 10:08 AM
9	Soccer	5/3/2016 10:05 AM
10	Basketball, volleyball	5/3/2016 10:01 AM
11	Soccer	5/3/2016 10:00 AM
12	Baseball/basketball	5/3/2016 9:59 AM
13	Soccer, baseball	5/3/2016 9:57 AM

Q16 Do you think it is important for MDS to have a gymnasium on campus?

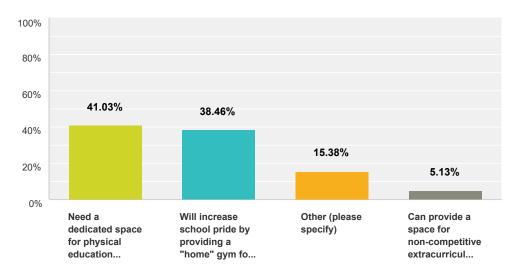
Answered: 42 Skipped: 15



Answer Choices	Responses	
Not important	4.76%	2
Somewhat important	11.90%	5
Important	14.29%	6
Very important	69.05%	29
Total		42

Q17 If it is very important, why do you think the MDS campus should have a gymnasium?

Answered: 39 Skipped: 18

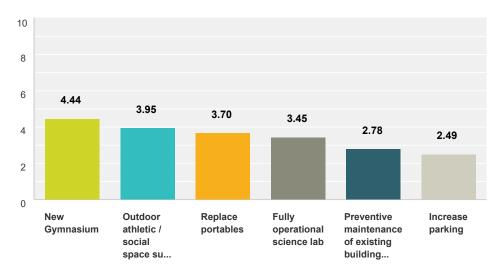


swer Choices		
Need a dedicated space for physical education classes	41.03%	1
Will increase school pride by providing a "home" gym for competitive sports	38.46%	1
Other (please specify)	15.38%	
Can provide a space for non-competitive extracurricular sport activities	5.13%	
al		3

#	Other (please specify)	Date
1	all	5/5/2016 10:03 AM
2	Will increase school pride by providing a "home" gym for competitive sports. Need a proper space for physical education. Needed for practices, so we don't have to pay other places to borrow their floor.	5/5/2016 9:59 AM
3	All the above	5/5/2016 9:58 AM
4	To have our own gym and it makes it easier for the parents and students to practice	5/5/2016 9:56 AM
5	All of the above, we should have facilities additional to classrooms	5/5/2016 9:52 AM
6	All of the above	5/3/2016 9:59 AM

Q18 Rank the following MDS facility needs. 1 being most important and 6 being least important.

Answered: 43 Skipped: 14



	1	2	3	4	5	6	Total	Score
New Gymnasium	35.90%	25.64%	10.26%	7.69%	15.38%	5.13%		
	14	10	4	3	6	2	39	4.44
Outdoor athletic / social space such as: Practice fields, sand volleyball	18.92%	21.62%	27.03%	10.81%	10.81%	10.81%		
court, Ropes structure or outdoor basketball	7	8	10	4	4	4	37	3.95
Replace portables	24.32%	18.92%	10.81%	10.81%	18.92%	16.22%		
	9	7	4	4	7	6	37	3.70
Fully operational science lab	13.16%	21.05%	23.68%	2.63%	18.42%	21.05%		
	5	8	9	1	7	8	38	3.45
Preventive maintenance of existing buildings such as: Replace carpet,	5.56%	2.78%	8.33%	44.44%	25.00%	13.89%		
upgrade lighting, painting walls interior and exterior or roof repairs.	2	1	3	16	9	5	36	2.78
Increase parking	5.41%	5.41%	13.51%	21.62%	16.22%	37.84%		
	2	2	5	8	6	14	37	2.49

Q19 If you have any other suggestions to make MDS school buildings even better, please write your suggestion in the following comment box.

Answered: 13 Skipped: 44

#	Responses	Date
1	Bigger classrooms and more sports	5/5/2016 10:01 AM
2	I think the school should add a gymnasium and a soccer/football field, that way we could also have more motivation for sports, and possibly start a football or track team. I think the school should also get a cafeteria, with tile floor not carpet because it's easier to clean that way. The colors of the gathering don't match the school at all.	5/5/2016 9:59 AM
3	Get more stuff.	5/5/2016 9:56 AM
4	LI	5/5/2016 9:54 AM
5	Fire Maria	5/5/2016 9:52 AM
6	You should have outdoor classes so that students aren't always smuggled in a classroom all day.	5/3/2016 10:17 AM
7	Park! Lockers! Climbing Wall! Etc!	5/3/2016 10:10 AM
8	Build a gym to bring up Monte as a school with pride and honor. Students will begin to feel the school as being their home.	5/3/2016 10:08 AM
9	I believe you should add lockers and remove the fee on the current ones we have. I also believe we should add a public space students can socialize in, like a library.	5/3/2016 10:06 AM
10	Add a library	5/3/2016 10:01 AM
11	None	5/3/2016 10:00 AM
12	Music studio	5/3/2016 9:57 AM
13	A library would be a very nice thing to have. And, if possible, a mural for Cara Esquivel.	4/23/2016 11:25 AM



Sep 02 05 07:59s

p.1



Certificate Of OCCUPANCY CITY OF SANTA FE, NEW MEXICO

This certifies that the appropriate departments of the City of
Santa Fe have inspected this building and found it in compliance
as a Group Division Occupancy for the portion of the building herein described:
vilding Permit #: 02-222-Building Address: 4157 Walking Rain
Stome and Address of Owner Louthwest Oad, In Teacher Devel
Date 9-18-03 Building Official: Muskall Vinney
THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION
*

2009 New Mexico Charter School Renewal Application Monte del Sol Charter School



New Mexico Public School Facilities Authority

Partnering with New Mexico's communities to provide quality, sustainable school facilities for our students and educators.

Home

Schools

Assessor

Auditor

Reporter

Admin

PSFA.fad

(ver. 1.0)

Search Assessor Comments

Print this page

Add a Comment

Executive Summary (EDIT)

Monte Del Sol Charter School CH | 564001

View Comments this School



Santa Fe, NM 87502

SCHOOL ADDRESS

PO Box 4068

9/2/2011 Plan Review by Annette Montoya.

12/19/2011 Andrew Martinez Entered plan review data from
Annette. 5/19/2014 Site assessment by Troy Levesque.

5/21/2014 CJA I created a new asset (Music / Arts) and set its
year built to 2012. See asset description for full details.

3/17/2015 CJA Moved from Santa Fe District to State Chartered.

3/7/2016 CJA Enabled access to this school for GS Planning.

3/13/2018 Site assessment by Troy Levesque.

School Report List Target: wNMCI (Default)

DISTRICT DATA

District ID: 564

District Name: State Chartered Schools

SCHOOL INFO

School ID: 564001

School Name: Monte Del Sol Charter School CH

Year Constructed: 1/1/1987 School Design Capacity: 370

Current Rank Position: [user:field-w-nmci-rank]

NMCI INFO

fad.nmpsfa.org/user/772 1/6

Educational Adequacy (564001)

District ID	District Name	School ID	School Name	uw/Repair Index	w/Repair Index	EA Profile	
564	State Chartered Schools	564001	Monte Del Sol Charter School CH	0	0	Click to view	

Print this report

Educational Adequacy

Deficiency Report for Monte Del Sol Charter School CH | 564001

Assessment ID: Go Back to EA_564001

Weighted Repair Index: 0

NMCI Factors

District Name	School Name	Gross Area (Sq. Ft.)	uw/EA Repair	EA w/Repair	w/Repair Index	Replace. Index
CAMPUS TOTALS	4	32742			1135896	6142087
State Chartered Schools	Monte Del Sol Charter School	32742			1135896	6142087

FCI Report

(excludes Sites & Portables)

District	School Name	Property Name	Gross Area (Sq. Ft.)	Repair Index	Building FCI
State Chartered Schools	Monte Del Sol Charter School	Main Building (2003)	23098	1627145	35.44
State Chartered Schools	Monte Del Sol Charter School	Media / Classroom / Storage Metal Building (2012)	2700	116133	22.84



Description

Monte Del Sol Charter School was completed for the 2003/2004 school year and occupation began in August 2003. It currently houses 7th through 12th grade students and a staff of approx 43. The campus contains permanent buildings and portables. It is located in the new Nava Ada housing addition at 4157 Walking Rain Road in Sante Fe, NM. The school construction was funded primarily with private funds with the exception of \$50,000 in Direct Appropriations funds under project number 02-1331. Site: The site is approximately 3 acres, is not fenced, and has paved parking and an outdoor basketball court. The parking capacity of 93 (6 are handicap spaces) is sufficient. All paved areas are in new condition and do not require improvements. Concrete sidewalks are in good condition. A hazard exists at the stair form the basketball court to sidewalk. Site drainage is generally adequate. Structural/Exterior Closure: The building rests on continuous concrete foundation walls and footers which are new. The structural system of the main building uses concrete block bearing walls. The built-up roof is new and it is not leaking.

fad.nmpsfa.org/user/772 2/6

Exterior doors are metal, and windows are new double-pane units with metal frames. Interiors: Partition walls are painted concrete block. Ceilings are metal, high and acoustically sound proofed. Flooring is typically vinyl composition tile. Interior doors are hollow metal, and are fire-rated. Mechanical/Plumbing: Heating and cooling for the building is supplied by rooftop combination units. The heating and cooling distribution system consists of ductwork and diffusers. Fresh air is supplied by combination units and operable windows. Bathroom ventilation is generally adequate. Plumbing fixtures and piping are new. Electrical: The complex is fed from a pad-mounted transformer that delivers 120/208 V., 3-phase power via a 600 amp main panel. Lighting is typically fluorescent, and illumination is adequate. Emergency lighting with battery back-up is in corridors, and emergency exit signs are typically illuminated. Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of annunciators throughout. The system is activated by pull stations, and is centrally monitored. Egress corridors have appropriate fire separation, and interior doors on escape corridors are fire-rated. The facility has a security system consisting of motion detectors. The complex is generally handicap compliant. The ramp from the main campus to the portables is not complaint; nor is the ramp that serves as an exit from the science wing. Alternative Programs: N/A 2011 Update: All is same, no upgrades since constructed, new kitchen equipment installed summer 2008-2009. Fire alarm system not operating correctly.

Property Report (Record ID #: 42437)

This report itemizes the Systems of a permanent or portable structure, or site.

INDICES

w/Repair: 664529 Replacement: 4591420

FCI: 35.44

Repair: 1627145

View Comments by Property

Main Building (2003)

School ID: 564001 | Monte Del Sol Charter School (State Chartered Schools)

Total Area: 23098

NMCI Contrib?

YES

*Index values denoted as "	per squar	e foot". ½ s	symbol den	otes syste	m is "split"					
System (Uniformat)	w/Rep. Idx.	Install / Ren.	Age (YOY)	Replac. Idx.	Degrad. (YOY)	Age-based Wgt.	Cond based Wgt.	Applied Wgt.	Rep. Idx.	Life
A-Foundation / Slab / Structure	1.0364	2003	16	25.91	0.16	0.25	0.250	0.250	4.1456	100
B2010-Ext. Walls	0.58	2003	16	14.5	0.16	0.25	0.250	0.250	2.32	100
B2020-Ext. Windows	0.43864	2003	16	3.29	0.5333	0.25	0.250	0.250	1.7546	30
B2030-Ext. Doors	0.43864	2003	16	3.29	0.5333	0.25	0.250	0.250	1.7546	30
B30-Roof	11.466	2003 (½)	16	11.76	0.8	0.25	2.000	2.000	6.3504	20
C10-Int. Door, Part, Stair, Elev.	0.82656	2003	16	11.48	0.32	0.25	0.250	0.250	3.3062	50
C1030-Int. Walls	0.50286	2003	16	8.38	0.2667	0.25	0.250	0.250	2.0115	60
C3010-Wall Finishes	0.24	2016	3	3.84	0.25	0.25	0.250	0.250	0.96	12
C3020-Floor Finishes	2.27336	2003 (½)	16	6.2	1	0.625	0.625	0.625	3.9784	12
C3030-Ceiling Finishes	0.93421	2003	16	6.37	0.5333	0.25	0.250	0.250	3.7368	30
D2010-Plumbing Fixt.	0.09488	2017	2	5.69	0.0667	0.25	0.250	0.250	0.3795	30
D2020-Water Dist.	0.75862	2003	16	5.69	0.5333	0.25	0.250	0.250	3.0345	30
D2030-Drain, Waste, Vent	0.75862	2003	16	5.69	0.5333	0.25	0.250	0.250	3.0345	30
D3020-Heat Gen. Sys.	0	0	0	0	0	0	0	0	0	0
D3030-Cool Gen. Sys.	0	0	0	0	0	0	0	0	0	0
D3041-Air Dist. Sys.	2.19986	2003	16	16.5	0.5333	0.25	0.250	0.250	8.7995	30
D3042-Exh. Vent. Sys.	0.43597	2003	16	3.27	0.5333	0.25	0.250	0.250	1.7439	30

fad.nmpsfa.org/user/772 3/6

D3050-Roof Unitary AC	2.68099	2003 (½)	16	25.74	0.5333	0.25	0.250	0.250	10.724	30
D3060-HVAC Control	0.7194	2003	16	3.27	0.8	0.25	0.250	0.250	2.8776	20
D4010-Fire Sprinkler	0.42848	2003	16	4.12	0.32	0.25	0.250	0.250	1.7139	50
D5010-Main Pwr, Emgy.	0.18119	2003	16	1.51	0.5333	0.25	0.250	0.250	0.7248	30
D5020-Ltg, Br. Circuits	0.18879	2017	2	12.58	0.0667	0.25	0.250	0.250	0.7552	30
D5037-Fire Det., Alarm	0.1017	2016	3	2.26	0.2	0.25	0.250	0.250	0.5044	15
D5038-Comm., Sec.	0.1017	2016	3	2.26	0.2	0.25	0.250	0.250	0.4068	15
D5039-Technology	0.01485	2017	2	0.33	0.2	0.25	0.250	0.250	0.0594	10
D5090-Other Electrical	0	0	0	0	0	0	0	0	0	0
Systems	U	U	O	U	U	0	U	U	U	U
D5092-Emerg. Ltg.	0.08	2003	16	0.5	0.64	0.25	0.250	0.250	0.32	25
E1020-Inst. Equip.	0.51997	2003	16	3.9	0.5333	0.25	0.250	0.250	2.0799	30
E1090-Other Equip.	0.76643	2003	16	10.45	0.2667	0.25	0.250	0.250	3.0657	60

Media / Classroom / Storage Metal Building (2012)

School ID: 564001 | Monte Del Sol Charter School (State Chartered Schools)

Total Area: 2700

NMCI Contrib?

YES

*Index values denoted as "per square foot". $\frac{1}{2}$ symbol denotes system is "split"

System (Uniformat)	w/Rep. Idx.	Install / Ren.	Age (YOY)	Replac. Idx.	Degrad. (YOY)	Age-based Wgt.	Cond based Wgt.	Applied Wgt.	Rep. Idx.	Life
A-Foundation / Slab / Structure	0.45343	2012	7	25.91	0.07	0.25	0.250	0.250	1.8137	100
B2010-Ext. Walls	0.25375	2012	7	14.5	0.07	0.25	0.250	0.250	1.015	100
B2020-Ext. Windows	0.19189	2012	7	3.29	0.2333	0.25	0.250	0.250	0.7676	30
B2030-Ext. Doors	0.19189	2012	7	3.29	0.2333	0.25	0.250	0.250	0.7676	30
B30-Roof	1.23375	2012	7	11.75	0.35	0.25	0.250	0.250	4.935	20
C10-Int. Door, Part, Stair, Elev.	0.36162	2012	7	11.48	0.14	0.25	0.250	0.250	1.4465	50
C1030-Int. Walls	0.22004	2012	7	8.38	0.1167	0.25	0.250	0.250	0.8802	60
C3010-Wall Finishes	0.55997	2012	7	3.84	0.5833	0.25	0.250	0.250	2.2399	12
C3020-Floor Finishes	0.99453	2012	7	6.2	0.5833	0.25	0.250	0.250	3.9781	12
C3030-Ceiling Finishes	0.40868	2012	7	6.37	0.2333	0.25	0.250	0.250	1.6347	30
D2010-Plumbing Fixt.	0.33187	2012	7	5.69	0.2333	0.25	0.250	0.250	1.3275	30
D2020-Water Dist.	0.33187	2012	7	5.69	0.2333	0.25	0.250	0.250	1.3275	30
D2030-Drain, Waste, Vent	0.33187	2012	7	5.69	0.2333	0.25	0.250	0.250	1.3275	30
D3020-Heat Gen. Sys.	0	0	0	0	0	0	0	0	0	0
D3030-Cool Gen. Sys.	0	0	0	0	0	0	0	0	0	0
D3041-Air Dist. Sys.	0.96236	2012	7	16.5	0.2333	0.25	0.250	0.250	3.8495	30
D3042-Exh. Vent. Sys.	0.19072	2012	7	3.27	0.2333	0.25	0.250	0.250	0.7629	30
D3050-Roof Unitary AC	1.87588	2012	7	25.73	0.2333	0.25	0.250	0.250	7.5035	30
D3060-HVAC Control	0.31474	2012	7	3.27	0.35	0.25	0.250	0.250	1.259	20
D4010-Fire Sprinkler	0.18746	2012	7	4.12	0.14	0.25	0.250	0.250	0.7498	50
D5010-Main Pwr, Emgy.	0.07926	2012	7	1.51	0.2333	0.25	0.250	0.250	0.3171	30
D5020-Ltg, Br. Circuits	0.66036	2012	7	12.58	0.2333	0.25	0.250	0.250	2.6414	30
D5037-Fire Det., Alarm	0.23732	2012	7	2.26	0.4667	0.25	0.250	0.250	1.0469	15

fad.nmpsfa.org/user/772 4/6

D5038-Comm., Sec.	0.1017	2016	3	2.26	0.2	0.25	0.250	0.250	0.4068	15
D5039-Technology	0.01485	2017	2	0.33	0.2	0.25	0.250	0.250	0.0594	10
D5090-Other Electrical	0	0	0	0	0	0	0	0	0	0
Systems	U	U	U	U	U	U	U	U	U	U
D5092-Emerg. Ltg.	0.035	2012	7	0.5	0.28	0.25	0.250	0.250	0.14	25
E1020-Inst. Equip.	0.22747	2012	7	3.9	0.2333	0.25	0.250	0.250	0.9099	30
E1090-Other Equip.	0	0	0	0	0	0	0	0	0	0

Portables (1987) 6

School ID: 564001 | Monte Del Sol Charter School (State Chartered Schools)

Total Area: 6944

NMCI Contrib?

YES

*Index values denoted as "per square foot". ½ symbol denotes system is "split"

System (Uniformat)	w/Rep. Idx.	Install / Ren.	Age (YOY)	Replac. Idx.	Degrad. (YOY)	Age-based Wgt.	Cond based Wgt.	Applied Wgt.	Rep. Idx.	Life
F1012-Pre-eng. Struct.	52.44	1987	32	52.44	1	0.625	1.000	1.000	52.44	15

Site

School ID: 564001 | Monte Del Sol Charter School (State Chartered Schools)

Total Area: 32742

NMCI Contrib?

YES

*Index values denoted as "per square foot". ½ symbol denotes system is "split"

System (Uniformat)	w/Rep. Idx.	Install / Ren.	Age (YOY)	Replac. Idx.	Degrad. (YOY)	Age-based Wgt.	Cond based Wgt.	Applied Wgt.	Rep. Idx.	Life
G2020-Parking Lots	0.8416	2003	16	5.26	0.8	0.25	0.25	0.25	3.52	20
G2030-Pedestrian Paving	0.39744	2003	16	2.71	0.5333	0.25	0.25	0.25	1.6625	30
G2041-Fences and Gates	0.02728	2003	16	0.62	0.16	0.25	0.25	0.25	0.1141	100
G2047-Playing Fields	0	0	0	0	0	0	0	0	0	0
G2050-Landscaping	0.32411	2003	16	2.21	0.5333	0.25	0.25	0.25	1.3558	30
G2052-Basketball Courts	0.2272	2003	16	1.42	0.64	0.25	0.25	0.25	0.9503	25
G2053-Running Track	0	0	0	0	0	0	0	0	0	0
G2054-Tennis Courts	0	0	0	0	0	0	0	0	0	0
G2055-Playground	0	0	0	0	0	0	0	0	0	0
Equipment	U	U	U	U	U	U	U	U	U	U
G3010-Water Supply	0.216	2003	16	2.25	0.32	0.25	0.25	0.25	0.9034	50
G3020-Sanitary Sewer	0.27168	2003	16	2.83	0.32	0.25	0.25	0.25	1.1363	50
G3030-Storm Sewer	0	0	0	0	0	0	0	0	0	0
G3052-Wells for	0	0	0	0	0	0	0	0	0	0
Cooling/Heating	U	U	U	U	U	U	U	U	U	U
G3060-Fuel Distribution	0	0	0	0	0	0	0	0	0	0
G4010-Electrical	0.0432	2003	16	0.54	0.32	0.25	0.25	0.25	0.1807	EO
Distribution	0.0432	2003	10	0.54	0.32	0.25	0.25	0.25	0.1607	50
G4020-Site Lighting	0.03588	2017	2	2.87	0.05	0.25	0.25	0.25	0.1952	40

fad.nmpsfa.org/user/772 5/6

G4090-Other Site	0	0	0	0	0	0	0	0	0	0
Electrical Utilities										
G90-Site Specialties	0	0	0	0	0	0	0	0	0	0

Support Documents

Help

Assessor Training Video (24min)



User Guide - General

General Service Level Agreement

Change Log & Known Issues

Program Version: 1.0.0.001 Change Log

Who's online

There is currently 1 user online.

• amartinez

Copyright © 2017-2019 New Mexico Public School Facilities Authority

fad.nmpsfa.org/user/772