



## **Part E—Description of the Charter School Facilities and Assurances\***

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

\* All schools must provide a response for this section of the application.

## E. Facility

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

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

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

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

### ***School response:***

**Currently the school is located at 933 Bradbury SE on the University of New Mexico South Technology Park. The school rents the facility and is currently in the process of having the north part of the AIMS building renovated to accommodate our students currently partially located at 1155 University SE. This new renovation will allow all students to be accommodated under one roof. The renovated building will be continuous with the original building.**

STATE OF NEW MEXICO  
REGULATION AND LICENSING DEPARTMENT  
CONSTRUCTION INDUSTRIES DIVISION  
GENERAL CONSTRUCTION BUREAU

No 13802

  X   THIS BUILDING HAS BEEN OCCUPIED BEFORE A FINAL INSPECTION HAS BEEN CONDUCTED.  
PERMANENT \_\_\_\_\_ TEMPORARY, \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

~ CERTIFICATE OF OCCUPANCY ~

THE FOLLOWING BUILDING OR PORTION THEREOF HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF  
OCCUPANCY GROUP   E   AS SPECIFIED BY THE NEW MEXICO BUILDING CODE.

933 SE BRADBURY DR. AIB NM 87109  
BUILDING ADDRESS

UNM SCIENCE & TECHNOLOGY PARK  
NAME AND ADDRESS OF OWNER # 23895

BRITTON CONST. INC  
NAME(S) OF LICENSED NEW MEXICO CONTRACTOR(S)

2007024323  
BUILDING PERMIT NUMBER

[Signature]  
INSPECTOR'S NAME

\_\_\_\_\_ IF NO LICENSED CONTRACTOR, NAME(S) OF OWNER-BUILDER(S)

\_\_\_\_\_ PORTION OF BUILDING

4-30-08  
DATE

\_\_\_\_\_ COMMENTS



**Susana Martinez**  
GOVERNOR

**Robert "Mike" Unthank**  
SUPERINTENDENT

**James McKay**  
CHIEF LEGAL COUNSEL

**Pat McMurray**  
DIRECTOR

**Administrative Services Division**  
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**Alcohol and Gaming Division**  
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**Boards and Commissions Division**  
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**Construction Industries Division**  
(505) 476-4700

**Financial Institutions Division**  
(505) 476-4885

**Manufactured Housing Division**  
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**Securities Division**  
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## New Mexico Regulation and Licensing Department

### CONSTRUCTION INDUSTRIES & MANUFACTURED HOUSING DIVISION

2550 Cerrillos Road • Santa Fe, NM 87505 • Ph (505) 476-4700 • Fax (505) 476-4685  
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505 S. Main St., Suite 118 • Las Cruces, NM 88004 • Ph (575) 524-6320 • Fax (575) 524-6319  
[www.rld.state.nm.us/construction](http://www.rld.state.nm.us/construction)

September 2, 2014

Martica Casias  
Planning and Design Manager  
401 Don Gasper  
Santa fe, NM 87505

Re: Albuquerque Institute for Mathematics and Science (AIMS Charter School)

Dear Ms. Casias:

On September 2, 2014 a meeting was held at UNM facility campus Located at 800 Bradbury to review the space for (rooms 158,160,175) to determine the occupancy classification for AIMS Charter school. Present were Kathy Sandoval with AIMS Charter School, and Ron Hibner Chief Building Inspector to determine if the proposed use for AIMS Charter School proposal would be acceptable.

Construction Industries has determined that under Section 508 (mixed use and occupancy) under the 2009 IBC, the proposed use of AIMS Charter School would be approved. The UNM facility campus is a Type II-B construction which would allow a maximum square footage of 14,500 for an (E) occupancy classification. However, each section of the building must be individually classified in accordance with Section 302.1 which states where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

The lower level floors of the UNM facility campus which have an occupancy classification of (B) will be in full compliance with the 2009 IBC with a mixed use occupancy classification. Therefore CID is requesting that AIMS Charter School be allowed to proceed to occupy the UNM facility campus.

If you require additional information, please contact me at 505-476-4672 or [martin.romero@state.nm.us](mailto:martin.romero@state.nm.us).

Sincerely,

Martin Romero, CBO, General Bureau Chief  
Construction Industries Division  
State of New Mexico

cc: Daniel A. Ivey Soto, Senator Bernalillo-15  
Mike Unthank, Superintendent of RLD  
Pat McMurray, Director of CID/MHD  
Kathy Sandoval, Aims Charter School, (AIMS)



June 8, 2018

Mrs. Katharina Sandoval-Snider  
Albuquerque Institute for Mathematics and Science  
933 Bradbury SE  
Albuquerque, NM 87106

Dear Mrs. Sandoval-Snider:

This letter is in response to your request for a compliance statement concerning the premises leased to the Albuquerque Institute for Mathematics and Science at the UNM Science and Technology Park. We have reviewed State of New Mexico Adequacy Standards and the Charter Alternative School Analysis Variance Matrix provided by the New Mexico Public School Facility Authority. With reliance on the Variance Matrix, the leased premises is in compliance and will be maintained in compliance through the term of the lease. Implicit in this statement is that the security requirements have been reviewed and approved by the appropriate agencies and the University will have no obligations to modify the site conditions that currently exist. Please let me know if you need additional information. The University of New Mexico is committed to do all that we can to provide a high quality experience for your students.

Sincerely,



Thomas Neale  
Director of Real Estate  
University of New Mexico

## PSFA Review of AIMS preliminary design

From: Janet E. Lacy <JanetL@dpsdesign.org>

Sent: Thu, Oct 25, 2018 at 11:49 am

To: ksandoval@aims-unm.org, Gloria Muniz-Chavarria, Constance Clemons Vance

Cc: Sanjay S. Kadu, Megan Padilla

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[image001.jpg](#) (2.8 KB)



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Hello Everyone:

Megan and I did a preliminary plan review with Martica Casaus with PSFA this morning, and it went well with no course corrections. Martica would like to have a copy of our latest feasibility study if possible, so Gloria, if you let me know if this is permissible I will email it to her. Other than that ~ I will see you all Wednesday Oct. 31 at 1:30 at the School for the first design review and materials selection discussion.

**DEKKER  
PERICH  
SABATINI** Janet E. Lacy, RA, DBIA  
Project Manager  
Dekker/Perich/Sabatini  
505.761.9700 / [dpsdesign.org](http://dpsdesign.org)

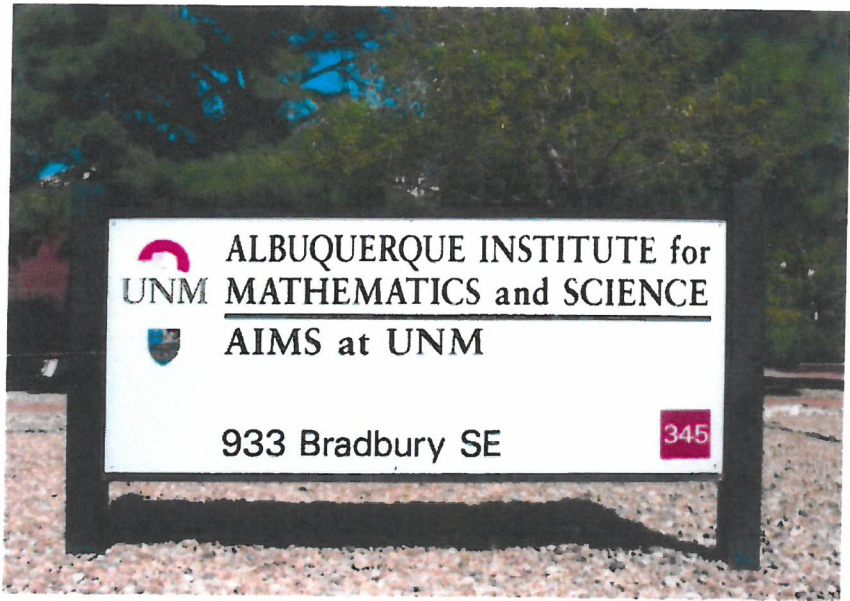
D/PS is a proud sponsor and fundraiser for the Leukemia & Lymphoma Society [Light the Night Walk](#). Register with our team to walk with us on Saturday, November 3.



**NM** THE UNIVERSITY OF  
NEW MEXICO

# UNM AIMS Charter School

FEASIBILITY STUDY | REV 4, SEPTEMBER 28, 2018



REVIEWED & APPROVED

*Kathy Sandoval* 10-1-18  
KATHY SANDOVAL DATE

DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

GLORIA MUNIZ-CHAVARRIA DATE

7601 jefferson ne, suite 100, albuquerque, nm 87109 | 505.761.9700 ph | www.dpsdesign.org

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# INTRODUCTION

## project team

### PROJECT TEAM

Albuquerque Institute of Math & Science  
(AIMS)



University of New Mexico  
Owner

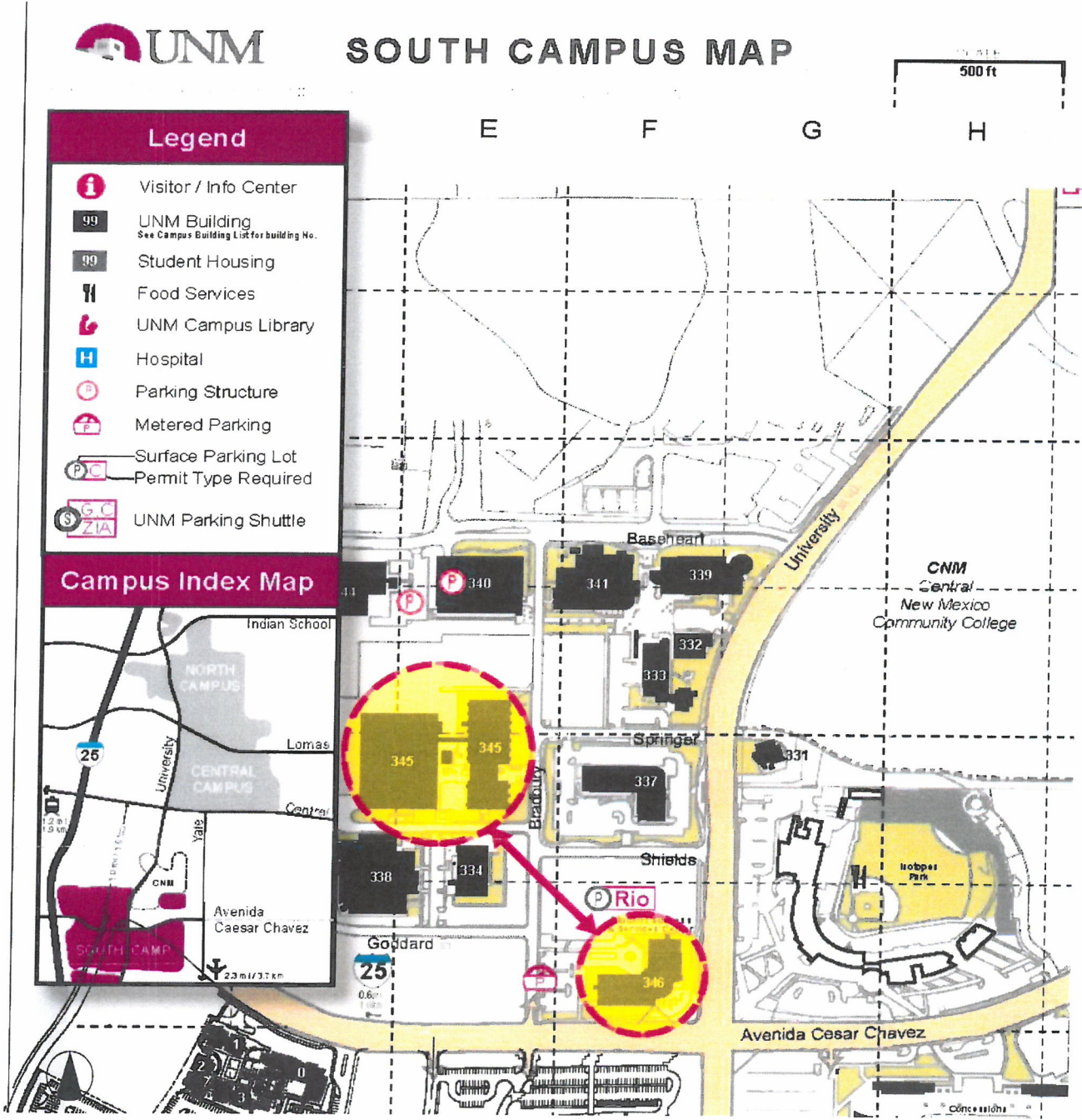


Dekker/Perich/Sabatini  
Architecture, Structural Engineering,  
Interior Design, Landscape Design



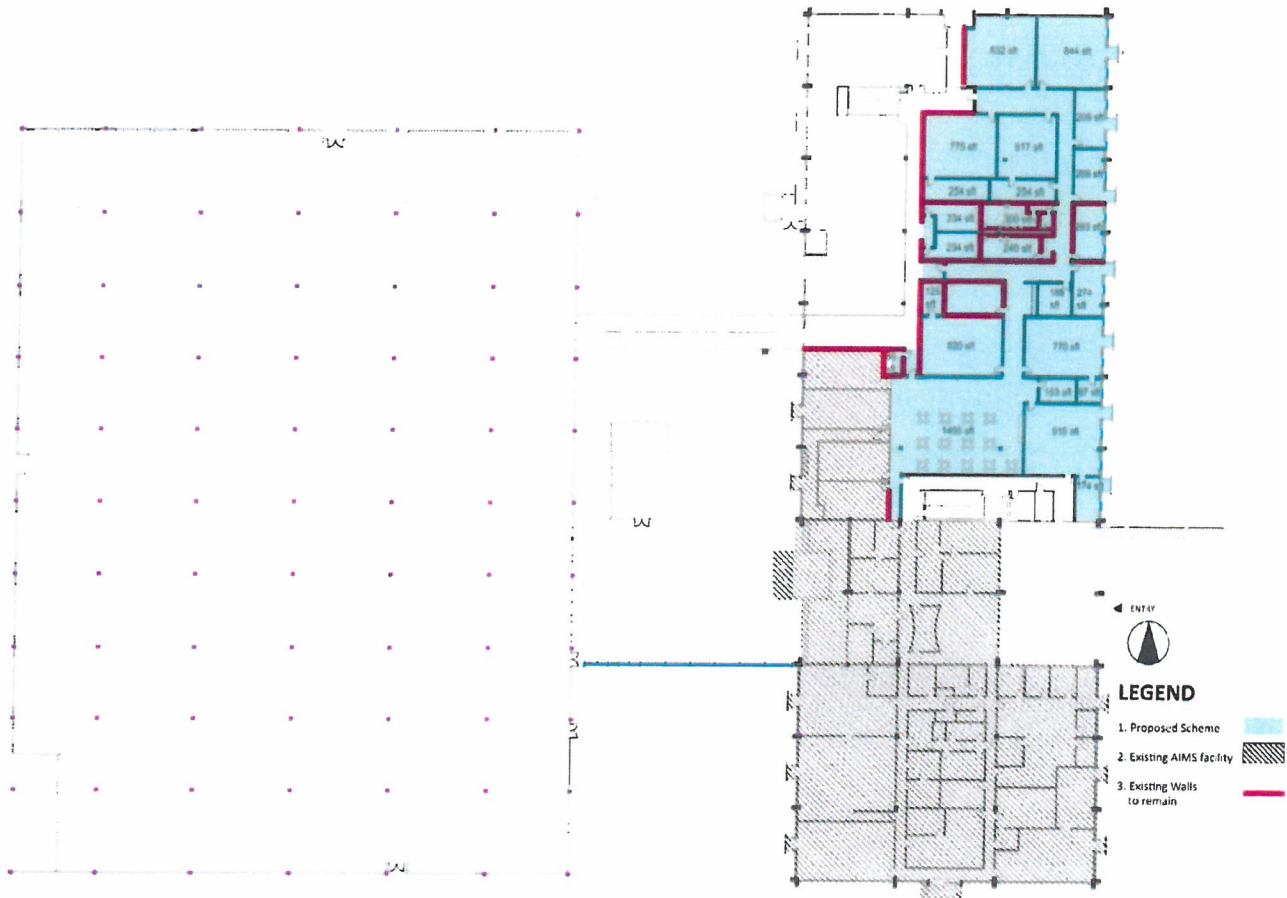
# EXECUTIVE SUMMARY

The design team, in conjunction with UNM Real Estate Department, studied the partial relocation and possible expansion of the AIMS Charter School. Currently the charter school occupies two separate buildings, 933 Bradbury SE (Building 345) and 1155 University Boulevard SE (Building 346), on the south UNM campus. Consolidating the entire school into a single building offers increased security, control, and efficiency for students and staff.



# EXECUTIVE SUMMARY

AIMS Charter School is already occupying administration and educational spaces in the southern portion of the east wing of 933 Bradbury NE, Albuquerque, NM. The option for expansion would be to the north.



Proposed Expansion





# PROGRAM OF SPACES

UNM AIMS Charter School: ESTIMATE OF SQUARE FOOTAGE FOR PROPOSED SCHEME						
C.R. No.	Existing Space at 1155 University Blvd.	EXIST.SF	occ load factor	PROPOSED Scheme	OCC. LOAD	
	Room Name					
1	Classroom Fouser	705	20	832	41.6	
2	Classroom Holmes	570	20	844	42.2	
3	Classroom Watje	546	20	775	38.8	
4	Classroom	447	20			
5	Classroom Appel	618	20	617	30.9	
6	Classroom Tyler	641	20	820	41.0	
7	Classrm Wingenbach	732	20	770	38.5	
8	Classroom Spitz	1317	20	915	45.8	
	Storage "S"	256	300	254	0.8	
	Storage @ large C.R.	330	300	254	0.8	
	Extra Storage		300	125	0.4	non-programmed
	Extra Storage		300	97	0.3	non-programmed
	Extra Storage		300	162	0.5	non-programmed
	Seminar Study Rooms		100	846	8.5	non-programmed
	Office #1	155	100	160	1.6	
	Office #2	155	100	160	1.6	
	Office #3	155	100	153	1.5	
	New Toilets (549 SF)					non-programmed
	Existing Toilets			670		non-programmed
	Student Commons		15	1495	99.7	non-programmed
	Subtotal	6627		9949		
	TARE approx. 22-30%	1988.1		2737		
	TOTAL Current Space	8615.1				
	TOTAL Scheme			12686	394	
	<b>Probable Const. Cost:</b>		size SF	Cost/SF	Total Cost	
	<b>Major Renovation Costs:</b>		12,686	101.55	\$ 1,288,263.30	
	(new toilet, north expansion)					
	<b>Minor Renovation Costs:</b>		670	56.00	\$ 37,520.00	
	(existing toilets)					
	<b>TOTAL</b>				<b>\$ 1,325,783.30</b>	

# DESIGN NARRATIVES

## overview of design criteria

The AIMS Charter School expansion is intended to augment their existing main campus with educational spaces designed to be in compliance with PSFA standards for Charter schools. Several concepts were drivers for design decisions in order to provide a durable and cost effective expansion, as follows:

- Resilient finishes and building materials that are easily maintained.
- Reuse of existing fixtures and HVAC to the greatest degree possible for cost savings.
- Access to existing windows for occupied spaces whenever possible.
- Segregated facilities that eliminate student contact with other building occupants (except for emergency exiting).
- Areas for the expansion were planned to minimize, as much as possible, the demolition and impact on existing building users.

The following criteria is used as a guideline in the initial layouts and cost estimating for the expansion scheme.

### SITE LAYOUT

No changes are anticipated to the current design or use of the site. Improvements to the courtyard between the east and west wings of the buildings has been suggested as a desirable amenity, but this work is not in the scope or budget for the project at this time.

### STRUCTURAL

No structural modifications to any part of the existing buildings are anticipated. There is an existing interior structural column grid that could result in free-standing columns in occupied spaces, depending on the final approved layout.

### GENERAL SCOPE

Reconfigure existing spaces to meet the needs of the school. New spaces and circulation will receive new ceiling, new painted gypboard walls, new power, new lighting, new data and new flooring.

### CLASSROOM DESIGN

The sizing of each classroom is intended to approximate a full size classroom, ranging from 625 to 1000 square feet, depending on layout and location in the overall scheme. Finishes are priced as a sheet product flooring, painted gypsum board walls, doors to match existing doors in the building, and a suspended acoustic panel ceiling. Each classroom will

have an eight foot tall, eight foot long piece of casework with sliding marker boards on the top half that double as doors for open shelving behind. In addition, each classroom will have one 4'x'8' tackboard, and one 4'x'8' wall-mounted white marker board with 2-4'x4' tack boards on each side. One wall of each classroom will have power and IT conduit for a smart board (smart board NIC). Lockable storage rooms off of several classrooms are provided as space and layout permit. No furnishings are included for classrooms or storage rooms.

### OFFICE DESIGN

Each office will have carpeting, painted gypsum board walls, and a suspended acoustical panel ceiling.

### STOREROOMS

Storerooms will have sheet product flooring, painted gypsum board walls, and suspended acoustical panel ceiling. No shelving is included.

### SEMINAR ROOMS

Seminar rooms will be carpeted, have painted gypboard walls, and a new suspended ceiling. Storefront glazing will be all along the corridor wall.

### EXISTING TOILET ROOMS

The existing Men/Women Toilet rooms will require the addition of one lavatory in each to meet the code requirements for the addition.



# DESIGN NARRATIVES

## overview of design criteria

### STUDENT COMMONS AREA

Commons area will have sheet flooring products, painted gypsum board walls, and suspended acoustical panel ceilings. A 12'-0" base cabinet and upper cabinets will be provided.

### NEW TOILET ROOMS

The scheme requires the addition of male/female toilet rooms designed to serve the remaining B Occupancy after existing toilet rooms are sequestered for student use. These new toilet rooms will each include two wall mounted lavatories and two water closets, one urinal in the men's room, and drinking fountains in the corridor. Finishes are ceramic tile on the floor, ceramic tile on the plumbing wall to 5'-0", painted gyp board ceiling and walls, and toilet partitions. Typical toilet room accessories will be included per UNM standards.

### EAST BUILDING EXISTING MECHANICAL CONDITIONS

The East Building mechanical system is dual duct VAV system with the main mechanical room located in the penthouse. No major renovations were noticed during the inspection. During the 2008 renovation, all dual duct boxes were replaced and the control system was updated to new digital controls. The system is still in operation and the building was noted to be maintaining system requirements.

### CLASSROOM MECHANICAL DESIGN

Each classroom will be designed for air changes and temperature range in compliance with PSFA standards. To the greatest extent possible, each classroom will have independent climate control.

### FIRE PROTECTION

The expansion scheme will be fully sprinkled.

### FIRE ALARM

The Fire Alarm System will be a junction box and conduit

rough-in only. UNM's Third Party Vendor should provide all cable, face plates, equipment, termination and testing.

### SOUND/PUBLIC ADDRESS/COMMUNICATION

Each classroom and commons area will be connected to a PA system. The Sound/PA System will consist of a complete system including speakers, call-in switches, head-end equipment and associated wiring.

### TELECOMMUNICATIONS

The telecommunications system will be a junction box and conduit rough-in only. UNM's Third Party Vendor will provide all cable, faceplates, equipment, termination and testing.

### DATA

One data port will be located on each wall of the classrooms, plus the data port for the smart board. Each Office and seminar room will have two data ports on separate walls. The commons area will have four data ports. Power outlets, data ports, and conduit may be surface-mounted on existing walls to remain.

# DESIGN NARRATIVES

## overview of design criteria

### POWER DISTRIBUTION

The secondary distribution power system including panels and associated feeders are existing to remain. No new electrical distribution equipment is anticipated for this project.

should be LED type with self-contained battery packs. All paths of egress should be illuminated to a minimum of 1 foot-candle. Interior and windowless classrooms should be provided with an emergency light fixture.

### ELECTRICAL RECEPTACLES

Duplex receptacle outlets should be provided as follows:

- |                       |  |
|-----------------------|--|
| 1.) classrooms        | - minimum two (2) per wall or 12' o.c. |
| 2.) corridors         | - minimum 50' o.c.                     |
| 3.) offices & seminar | - minimum one (1) per wall or 8' o.c.  |
| 4.) toilets           | - one adjacent to lavatory (GFI)       |
| 5.) janitor           | - one (1) adjacent to door             |
| 6.) Utility           | - minimum 16' o.c.                     |

Duplex receptacles installed adjacent to lavatories or sinks

### LIGHTING

All existing 2x4 lay-in troffers will be removed and salvaged to the Owner. New 2x4 LED troffers will be provided throughout the renovation area. Illuminance levels should be designed to meet or exceed Illuminating Engineering Society (IES) standards. Occupancy sensor switches will be provided in all offices, storage rooms, utility rooms, janitor closet, and offices. All switch device plates will be stainless steel and all switches should be ivory in color.

### EMERGENCY LIGHTING

Emergency and egress lighting will consist of self-contained battery pack light fixtures. Emergency fixtures will utilize 12V halogen lamps and pure lead batteries, with low-voltage cutoff and a LED to indicate charging mode. The batteries will be lead calcium with 15 year life expectancy. Emergency light fixtures will be connected to the closest unswitched lighting circuit in the area the unit is located. Circuits feeding emergency lighting fixtures will be clearly marked and labeled in the branch circuit panelboards to allow testing of fixtures by maintenance personnel. Emergency lighting will be provided in all interior and windowless classrooms. Exit light fixtures



# PROPOSED EXPANSION

## (A) NARRATIVE

Expanding the existing AIMS educational facility to the north would locate the school under a single roof. A relatively simple expansion of an existing corridor would provide access, with classrooms located off either side of this corridor as it moves north. Since existing first floor building occupants to remain after the renovation would not be able to get to the central stair and elevator core, this core would be walled off to serve second floor occupants (with emergency-only egress for students if required).

The proposed expansion offers seven additional full size classrooms. The existing toilet room opening onto the school corridor would be modified to add one sink in each toilet room to meet code fixture counts for the E Occupancy. An expansion of the existing plumbing wall to the west would permit construction of new toilet rooms dedicated to the remaining Business Occupants in the remainder of the first floor.

Five of the classrooms have attached storage rooms. Additional areas shown (but not originally called for as programmed spaces) in the expansion are two storage rooms, three student seminar rooms and the student commons area.

Dual duct VAV boxes will be relocated and reused if compatible with zoning requirements. Additional dual duct VAV boxes will be added to the existing building system if it is determined additional zones are required. The majority of the low velocity duct will be required to be replaced due to new architectural floor plan requirements.

Additional toilet groups will be added. The addition of the toilet groups in the proposed location does not present any issues. Fixtures will be selected to match what was previously installed. ADA fixtures will be provided if required.

## (B) PROPOSED EXPANSION CODE REVIEW

Building Name:	East Building UNM Bradbury Building 933 Bradbury NE, Albuquerque
Project Type:	Tenant Alteration and Partial Change of Occupancy
Applicable Codes:	2015 IBC and 2015 IEBC
Type of Construction:	IIB fully sprinkled, existing
Allowable Floor Area:	(IBC Section 506.2.4) [58,000 + (14,500 x 0.75)] = 68,875 sf
Existing First Floor Area:	42,386 sf
Allowable Building Height:	55'0"
Existing Building Height:	33-6" two story
Square Footage of Tenant Alteration:	17,347 sf first floor
Occupancy Group:	24, 916 sf Existing E Occupancy 12,686 sf New Alteration from B to E Occupancy 4,572 sf Existing B Occupancy to remain
Mixed Occupancy Separation:	None

# PROPOSED EXPANSION

(C) PROPOSED EXPANSION PLAN





DEKKER  
PERICH  
SABATINI | ARCHITECTURE  
DESIGN  
INSPIRATION

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