

New Mexico Public Education Commission



Charter School Renewal Application Part E: Facilities

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

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Instructions

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

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

School Information

Name of School: Monte del Sol Charter (MDS)
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Facilities Narrative

Describe the charter school facilities. Enter the applicant's response in the box below:

School Response: Monte del Sol (MDS) is located in the southeastern section of the City of Santa Fe, within the Nava Ade neighborhood, and is now bordered by Las Solares to the south and a high-density development to the east. The school's permanent facilities were completed for the 2003-2004 school year, with the campus opening in August 2003. The campus comprises both permanent buildings and portable structures.
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In 2023, Monte del Sol partnered with the Charter School Development Corporation (CSDC) to develop the upper parking lot, an approximately three-acre parcel of school-owned land. Currently, six portables on this land are used as classrooms and offices, while the open space serves as overflow parking. The development plan for the upper lot includes the construction of a new administration wing, additional classrooms, a gym, and outdoor recreation areas.
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Site: The main site, which houses the permanent facilities, covers approximately three acres. It is unfenced and features paved parking and an outdoor basketball court located at the front of the school. The parking area has a capacity of 83 spaces, including six designated handicapped spaces. While all paved areas are in good condition, some concrete surfaces are beginning to show signs of weathering.
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Structure/Exterior: The building rests on continuous concrete foundation walls with new footers. The main structure utilizes concrete block-bearing walls, and the roof has been recently replaced. Exterior doors are metal, and windows are new double-pane units with metal frames.

Interiors: Interior partition walls are painted concrete blocks. Ceilings are high, metal, and occasionally soundproofed. Flooring consists primarily of vinyl composition tile. Interior doors are hollow metal and fire-rated.

Mechanical/Plumbing: Heating and cooling are provided by rooftop combination units, which are outdated and require replacement. The distribution system includes ductwork and diffusers, with fresh air supplied through the combination units and operable windows. Bathroom ventilation is adequate, and plumbing fixtures are in working order.

Electrical: The complex is powered by a pad-mounted transformer delivering 120/208V, 3-phase power via a 600-amp main panel. Lighting throughout the facility is LED, providing adequate illumination. Emergency lighting and exit signs are functional.

Fire Protection/Life Safety/Accessibility: The fire alarm system, updated in 2020, includes annunciators and is activated by pull stations with central monitoring. Egress corridors have appropriate fire separation, and interior doors along escape routes are fire-rated. The facility has upgraded security cameras covering the entire site. While generally handicap accessible, some areas will need improvements during the construction of the new facility.

Facility Capacity: The facility's functional capacity is 590 students, with a maximum capacity of 660 when including portables. Without portables, the functional capacity drops to 428 students and the maximum capacity to 482. As noted, Monte del Sol plans to replace aging portables with new construction.

Appendices

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

	File Name	Documentation
E-1	E-1 E-Occupancy MDS	E-Occupancy Certificate
E-2	E-2 Lease Agreement MDS	A copy of the facility lease agreement, if applicable
	E-2 b Lease Side Agreement MDS	A copy of the LPA Side Agreement with CSDC and MDS
E-3	E-4 Facility Master Plan MDS	Facility Master Plan

E-1 E-Occupancy MDS

PART A - PERFORMANCE REPORT

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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 E Division 1 Occupancy for the portion of the building herein described: Charter School

Building Permit #: 02-222 Building Address: 4157 Walking Rain Rd.
Name and Address of Owner: Southwest Cent. for Teacher Development
Date: 9-18-03 Building Official: Michael Turley

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS LOCATION

BJ028.P65-11/98



Sent via Email

April 29, 2024

Peter Mitchell
Governing Council President
4157 Walking Rain Road
Sante Fe, NM 87507

Re: Side Agreement – Monte Del Sol Charter School & CSDCPC Monte Del Sol LLC – Assumption of Lease Agreement With Option to Purchase, Amended Rent Schedule, Tenant Improvement Sourced Funds & Costs & Fees Reimbursement – Terms and Conditions

Dear Mr. Mitchell,

CSDCPC Monte Del Sol LLC (CSDCPC or Landlord), an affiliate of Charter Schools Development Corporation (CSDC), as of the date of this Side Agreement has closed on and acquired the properties currently occupied by Monte Del Sol Charter School (MDS), located at 4157 Walking Rain Road and 4161 Walking Rain Road in Sante Fe, New Mexico. CSDCPC, as successor in interest, is an assignee to the *Lease Agreement With Option to Purchase Between the Foundation for Monte Del Sol Charter School, as Lessor, and Monte Del Sol Charter School, as Lessee*, originally dated as of October 18, 2012 for an initial term of thirty (30) years (LPA).

As of the date of this Side Agreement, the LPA shall remain in full force and effect, subject to the following terms and conditions as further outlined and set forth herein with respect to rental payments, tenant improvements, and reimbursement for costs and fees incurred by CSDCPC.

CSDCPC Closing Summary		
Total Acquisition: \$2,210,000.00		
LPA/Property Acquisition – 4157 Walking Rain Road (\$1,588,243.95)	MDS Additional LPA Payment: (\$330,000.00)	Tenant Improvement Allowance: (\$512,992.00)
Acquisition of 4161 Walking Rain Road (\$330,000.00)	Closing Costs, Due Diligence and CSDCPC Fees-estimate:	

	(\$108,565.00)	
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- A. LPA Rental Payment Schedule** – Section 5.1 of the LPA shall be amended to include Exhibit A attached hereto – Amendment 1 to Payment Schedule for the period of 4/30/24 through 10/31/2042;
- B. Tenant Improvement Sourced Funds** – CSDCPC shall provide funds in the amount not to exceed \$512,992 from the proceeds of the total acquisition costs to fund certain tenant improvements, to include: HVAC repairs and replacement, certain structural repairs, other facilities related costs and development costs of new multipurpose facility, as mutually agreed to by and between the CSDCPC and MDS;
- C. Reimbursement to CSDCPC for Costs and Fees Incurred** – MDS agrees to and shall reimburse CSDCPC the amount of \$108,565 from the proceeds of the total acquisition costs for costs and fees incurred, inclusive of acquisition closing costs and recordation fees, professional reports/surveys; and
- D.** This Side Agreement and the terms and conditions outlined herein shall be read together with the LPA; and the parties confirm that, except as expressly modified herein solely with respect to the obligations outlined herein, all covenants and conditions in the LPA remain unchanged, unmodified and in full force and effect.

CSDCPC Monte Del Sol, LLC

By:

CSDC Property Corporation, an Arizona nonprofit corporation, as sole Owner/Member



Name: Laura Fiemann
Title: Chief Development Officer

Acknowledged and Accepted by:

MONTE DEL SOL CHARTER SCHOOL



Name: Peter Mitchell
Title: President Monte Del Sol Governing Board

Date: April 29, 2024

Restated payment schedule-
Section 6.5

4/30/2024

	Date	Payment	Interest	Principal	Balance
Loan	04/30/2024				2,210,000.00
1	04/30/2024	330,000.00	0.00	330,000.00	1,880,000.00
2	05/31/2024	21,146.00	18,832.77	2,313.23	1,877,686.77
3	06/30/2024	21,146.00	18,809.59	2,336.41	1,875,350.36
4	07/31/2024	21,146.00	18,786.19	2,359.81	1,872,990.55
5	08/31/2024	21,146.00	18,762.55	2,383.45	1,870,607.10
6	09/30/2024	21,146.00	18,738.67	2,407.33	1,868,199.77
7	10/31/2024	21,146.00	18,714.56	2,431.44	1,865,768.33
8	11/30/2024	21,146.00	18,690.20	2,455.80	1,863,312.53
9	12/31/2024	21,146.00	18,665.60	2,480.40	1,860,832.13
10	01/31/2025	21,146.00	18,640.75	2,505.25	1,858,326.88
11	02/28/2025	21,146.00	18,615.66	2,530.34	1,855,796.54
12	03/31/2025	21,146.00	18,590.31	2,555.69	1,853,240.85
13	04/30/2025	21,146.00	18,564.71	2,581.29	1,850,659.56
14	05/31/2025	21,146.00	18,538.85	2,607.15	1,848,052.41
15	06/30/2025	21,146.00	18,512.73	2,633.27	1,845,419.14
16	07/31/2025	21,146.00	18,486.35	2,659.65	1,842,759.49
17	08/31/2025	21,146.00	18,459.71	2,686.29	1,840,073.20
18	09/30/2025	21,146.00	18,432.80	2,713.20	1,837,360.00
19	10/31/2025	21,146.00	18,405.62	2,740.38	1,834,619.62
20	11/30/2025	21,146.00	18,378.17	2,767.83	1,831,851.79
21	12/31/2025	21,146.00	18,350.44	2,795.56	1,829,056.23
22	01/31/2026	21,146.00	18,322.44	2,823.56	1,826,232.67
23	02/28/2026	21,146.00	18,294.16	2,851.84	1,823,380.83
24	03/31/2026	21,146.00	18,265.59	2,880.41	1,820,500.42
25	04/30/2026	21,146.00	18,236.73	2,909.27	1,817,591.15
26	05/31/2026	21,146.00	18,207.59	2,938.41	1,814,652.74
27	06/30/2026	21,146.00	18,178.15	2,967.85	1,811,684.89
28	07/31/2026	21,146.00	18,148.42	2,997.58	1,808,687.31
29	08/31/2026	21,146.00	18,118.40	3,027.60	1,805,659.71
30	09/30/2026	21,146.00	18,088.07	3,057.93	1,802,601.78
31	10/31/2026	21,146.00	18,057.44	3,088.56	1,799,513.22
32	11/30/2026	21,146.00	18,026.50	3,119.50	1,796,393.72
33	12/31/2026	21,146.00	17,995.25	3,150.75	1,793,242.97
34	01/31/2027	21,146.00	17,963.68	3,182.32	1,790,060.65
35	02/28/2027	21,146.00	17,931.81	3,214.19	1,786,846.46
36	03/31/2027	21,146.00	17,899.61	3,246.39	1,783,600.07
37	04/30/2027	21,146.00	17,867.09	3,278.91	1,780,321.16
38	05/31/2027	21,146.00	17,834.24	3,311.76	1,777,009.40
39	06/30/2027	21,146.00	17,801.07	3,344.93	1,773,664.47
40	07/31/2027	21,146.00	17,767.56	3,378.44	1,770,286.03
41	08/31/2027	21,146.00	17,733.71	3,412.29	1,766,873.74
42	09/30/2027	21,146.00	17,699.53	3,446.47	1,763,427.27
43	10/31/2027	21,146.00	17,665.01	3,480.99	1,759,946.28
44	11/30/2027	21,146.00	17,630.14	3,515.86	1,756,430.42

Date	Payment	Interest	Principal	Balance
45 12/31/2027	21,146.00	17,594.92	3,551.08	1,752,879.34
46 01/31/2028	21,146.00	17,559.34	3,586.66	1,749,292.68
47 02/29/2028	21,146.00	17,523.41	3,622.59	1,745,670.09
48 03/31/2028	21,146.00	17,487.13	3,658.87	1,742,011.22
49 04/30/2028	21,146.00	17,450.47	3,695.53	1,738,315.69
50 05/31/2028	21,146.00	17,413.45	3,732.55	1,734,583.14
51 06/30/2028	21,146.00	17,376.06	3,769.94	1,730,813.20
52 07/31/2028	21,146.00	17,338.30	3,807.70	1,727,005.50
53 08/31/2028	21,146.00	17,300.15	3,845.85	1,723,159.65
54 09/30/2028	21,146.00	17,261.63	3,884.37	1,719,275.28
55 10/31/2028	21,146.00	17,222.72	3,923.28	1,715,352.00
56 11/30/2028	21,146.00	17,183.42	3,962.58	1,711,389.42
57 12/31/2028	21,146.00	17,143.72	4,002.28	1,707,387.14
58 01/31/2029	21,146.00	17,103.63	4,042.37	1,703,344.77
59 02/28/2029	21,146.00	17,063.14	4,082.86	1,699,261.91
60 03/31/2029	21,146.00	17,022.24	4,123.76	1,695,138.15
61 04/30/2029	21,146.00	16,980.93	4,165.07	1,690,973.08
62 05/31/2029	21,146.00	16,939.20	4,206.80	1,686,766.28
63 06/30/2029	21,146.00	16,897.06	4,248.94	1,682,517.34
64 07/31/2029	21,146.00	16,854.50	4,291.50	1,678,225.84
65 08/31/2029	21,146.00	16,811.51	4,334.49	1,673,891.35
66 09/30/2029	21,146.00	16,768.09	4,377.91	1,669,513.44
67 10/31/2029	21,146.00	16,724.23	4,421.77	1,665,091.67
68 11/30/2029	21,146.00	16,679.94	4,466.06	1,660,625.61
69 12/31/2029	21,146.00	16,635.20	4,510.80	1,656,114.81
70 01/31/2030	21,146.00	16,590.01	4,555.99	1,651,558.82
71 02/28/2030	21,146.00	16,544.37	4,601.63	1,646,957.19
72 03/31/2030	21,146.00	16,498.28	4,647.72	1,642,309.47
73 04/30/2030	21,146.00	16,451.72	4,694.28	1,637,615.19
74 05/31/2030	21,146.00	16,404.69	4,741.31	1,632,873.88
75 06/30/2030	21,146.00	16,357.20	4,788.80	1,628,085.08
76 07/31/2030	21,146.00	16,309.23	4,836.77	1,623,248.31
77 08/31/2030	21,146.00	16,260.77	4,885.23	1,618,363.08
78 09/30/2030	21,146.00	16,211.84	4,934.16	1,613,428.92
79 10/31/2030	21,146.00	16,162.41	4,983.59	1,608,445.33
80 11/30/2030	21,146.00	16,112.49	5,033.51	1,603,411.82
81 12/31/2030	21,146.00	16,062.06	5,083.94	1,598,327.88
82 01/31/2031	21,146.00	16,011.14	5,134.86	1,593,193.02
83 02/28/2031	21,146.00	15,959.70	5,186.30	1,588,006.72
84 03/31/2031	21,146.00	15,907.74	5,238.26	1,582,768.46
85 04/30/2031	21,146.00	15,855.27	5,290.73	1,577,477.73
86 05/31/2031	21,146.00	15,802.27	5,343.73	1,572,134.00
87 06/30/2031	21,146.00	15,748.74	5,397.26	1,566,736.74
88 07/31/2031	21,146.00	15,694.67	5,451.33	1,561,285.41
89 08/31/2031	21,146.00	15,640.07	5,505.93	1,555,779.48
90 09/30/2031	21,146.00	15,584.91	5,561.09	1,550,218.39
91 10/31/2031	21,146.00	15,529.20	5,616.80	1,544,601.59
92 11/30/2031	21,146.00	15,472.94	5,673.06	1,538,928.53
93 12/31/2031	21,146.00	15,416.11	5,729.89	1,533,198.64

	Date	Payment	Interest	Principal	Balance
94	01/31/2032	21,146.00	15,358.71	5,787.29	1,527,411.35
95	02/29/2032	21,146.00	15,300.73	5,845.27	1,521,566.08
96	03/31/2032	21,146.00	15,242.18	5,903.82	1,515,662.26
97	04/30/2032	21,146.00	15,183.04	5,962.96	1,509,699.30
98	05/31/2032	21,146.00	15,123.31	6,022.69	1,503,676.61
99	06/30/2032	21,146.00	15,062.97	6,083.03	1,497,593.58
100	07/31/2032	21,146.00	15,002.04	6,143.96	1,491,449.62
101	08/31/2032	21,146.00	14,940.49	6,205.51	1,485,244.11
102	09/30/2032	21,146.00	14,878.33	6,267.67	1,478,976.44
103	10/31/2032	21,146.00	14,815.54	6,330.46	1,472,645.98
104	11/30/2032	21,146.00	14,752.13	6,393.87	1,466,252.11
105	12/31/2032	21,146.00	14,688.08	6,457.92	1,459,794.19
106	01/31/2033	21,146.00	14,623.38	6,522.62	1,453,271.57
107	02/28/2033	21,146.00	14,558.04	6,587.96	1,446,683.61
108	03/31/2033	21,146.00	14,492.05	6,653.95	1,440,029.66
109	04/30/2033	21,146.00	14,425.39	6,720.61	1,433,309.05
110	05/31/2033	21,146.00	14,358.07	6,787.93	1,426,521.12
111	06/30/2033	21,146.00	14,290.07	6,855.93	1,419,665.19
112	07/31/2033	21,146.00	14,221.40	6,924.60	1,412,740.59
113	08/31/2033	21,146.00	14,152.03	6,993.97	1,405,746.62
114	09/30/2033	21,146.00	14,081.97	7,064.03	1,398,682.59
115	10/31/2033	21,146.00	14,011.20	7,134.80	1,391,547.79
116	11/30/2033	21,146.00	13,939.73	7,206.27	1,384,341.52
117	12/31/2033	21,146.00	13,867.54	7,278.46	1,377,063.06
118	01/31/2034	21,146.00	13,794.63	7,351.37	1,369,711.69
119	02/28/2034	21,146.00	13,720.99	7,425.01	1,362,286.68
120	03/31/2034	21,146.00	13,646.61	7,499.39	1,354,787.29
121	04/30/2034	21,146.00	13,571.49	7,574.51	1,347,212.78
122	05/31/2034	21,146.00	13,495.61	7,650.39	1,339,562.39
123	06/30/2034	21,146.00	13,418.97	7,727.03	1,331,835.36
124	07/31/2034	21,146.00	13,341.57	7,804.43	1,324,030.93
125	08/31/2034	21,146.00	13,263.39	7,882.61	1,316,148.32
126	09/30/2034	21,146.00	13,184.42	7,961.58	1,308,186.74
127	10/31/2034	21,146.00	13,104.67	8,041.33	1,300,145.41
128	11/30/2034	21,146.00	13,024.11	8,121.89	1,292,023.52
129	12/31/2034	21,146.00	12,942.75	8,203.25	1,283,820.27
130	01/31/2035	21,146.00	12,860.58	8,285.42	1,275,534.85
131	02/28/2035	21,146.00	12,777.58	8,368.42	1,267,166.43
132	03/31/2035	21,146.00	12,693.75	8,452.25	1,258,714.18
133	04/30/2035	21,146.00	12,609.08	8,536.92	1,250,177.26
134	05/31/2035	21,146.00	12,523.56	8,622.44	1,241,554.82
135	06/30/2035	21,146.00	12,437.19	8,708.81	1,232,846.01
136	07/31/2035	21,146.00	12,349.95	8,796.05	1,224,049.96
137	08/31/2035	21,146.00	12,261.83	8,884.17	1,215,165.79
138	09/30/2035	21,146.00	12,172.84	8,973.16	1,206,192.63
139	10/31/2035	21,146.00	12,082.95	9,063.05	1,197,129.58
140	11/30/2035	21,146.00	11,992.16	9,153.84	1,187,975.74
141	12/31/2035	21,146.00	11,900.46	9,245.54	1,178,730.20

	Date	Payment	Interest	Principal	Balance
142	01/31/2036	21,146.00	11,807.85	9,338.15	1,169,392.05
143	02/29/2036	21,146.00	11,714.30	9,431.70	1,159,960.35
144	03/31/2036	21,146.00	11,619.82	9,526.18	1,150,434.17
145	04/30/2036	21,146.00	11,524.39	9,621.61	1,140,812.56
146	05/31/2036	21,146.00	11,428.01	9,717.99	1,131,094.57
147	06/30/2036	21,146.00	11,330.66	9,815.34	1,121,279.23
148	07/31/2036	21,146.00	11,232.33	9,913.67	1,111,365.56
149	08/31/2036	21,146.00	11,133.03	10,012.97	1,101,352.59
150	09/30/2036	21,146.00	11,032.72	10,113.28	1,091,239.31
151	10/31/2036	21,146.00	10,931.41	10,214.59	1,081,024.72
152	11/30/2036	21,146.00	10,829.09	10,316.91	1,070,707.81
153	12/31/2036	21,146.00	10,725.74	10,420.26	1,060,287.55
154	01/31/2037	21,146.00	10,621.36	10,524.64	1,049,762.91
155	02/28/2037	21,146.00	10,515.93	10,630.07	1,039,132.84
156	03/31/2037	21,146.00	10,409.44	10,736.56	1,028,396.28
157	04/30/2037	21,146.00	10,301.89	10,844.11	1,017,552.17
158	05/31/2037	21,146.00	10,193.26	10,952.74	1,006,599.43
159	06/30/2037	21,146.00	10,083.54	11,062.46	995,536.97
160	07/31/2037	21,146.00	9,972.72	11,173.28	984,363.69
161	08/31/2037	21,146.00	9,860.79	11,285.21	973,078.48
162	09/30/2037	21,146.00	9,747.74	11,398.26	961,680.22
163	10/31/2037	21,146.00	9,633.56	11,512.44	950,167.78
164	11/30/2037	21,146.00	9,518.24	11,627.76	938,540.02
165	12/31/2037	21,146.00	9,401.76	11,744.24	926,795.78
166	01/31/2038	21,146.00	9,284.11	11,861.89	914,933.89
167	02/28/2038	21,146.00	9,165.29	11,980.71	902,953.18
168	03/31/2038	21,146.00	9,045.27	12,100.73	890,852.45
169	04/30/2038	21,146.00	8,924.05	12,221.95	878,630.50
170	05/31/2038	21,146.00	8,801.62	12,344.38	866,286.12
171	06/30/2038	21,146.00	8,677.96	12,468.04	853,818.08
172	07/31/2038	21,146.00	8,553.06	12,592.94	841,225.14
173	08/31/2038	21,146.00	8,426.91	12,719.09	828,506.05
174	09/30/2038	21,146.00	8,299.50	12,846.50	815,659.55
175	10/31/2038	21,146.00	8,170.81	12,975.19	802,684.36
176	11/30/2038	21,146.00	8,040.83	13,105.17	789,579.19
177	12/31/2038	21,146.00	7,909.55	13,236.45	776,342.74
178	01/31/2039	21,146.00	7,776.96	13,369.04	762,973.70
179	02/28/2039	21,146.00	7,643.03	13,502.97	749,470.73
180	03/31/2039	21,146.00	7,507.77	13,638.23	735,832.50
181	04/30/2039	21,146.00	7,371.15	13,774.85	722,057.65
182	05/31/2039	21,146.00	7,233.16	13,912.84	708,144.81
183	06/30/2039	21,146.00	7,093.79	14,052.21	694,092.60
184	07/31/2039	21,146.00	6,953.02	14,192.98	679,899.62
185	08/31/2039	21,146.00	6,810.85	14,335.15	665,564.47
186	09/30/2039	21,146.00	6,667.24	14,478.76	651,085.71
187	10/31/2039	21,146.00	6,522.20	14,623.80	636,461.91
188	11/30/2039	21,146.00	6,375.71	14,770.29	621,691.62
189	12/31/2039	21,146.00	6,227.75	14,918.25	606,773.37
190	01/31/2040	21,146.00	6,078.31	15,067.69	591,705.68

	Date	Payment	Interest	Principal	Balance
191	02/29/2040	21,146.00	5,927.37	15,218.63	576,487.05
192	03/31/2040	21,146.00	5,774.92	15,371.08	561,115.97
193	04/30/2040	21,146.00	5,620.94	15,525.06	545,590.91
194	05/31/2040	21,146.00	5,465.42	15,680.58	529,910.33
195	06/30/2040	21,146.00	5,308.34	15,837.66	514,072.67
196	07/31/2040	21,146.00	5,149.69	15,996.31	498,076.36
197	08/31/2040	21,146.00	4,989.44	16,156.56	481,919.80
198	09/30/2040	21,146.00	4,827.60	16,318.40	465,601.40
199	10/31/2040	21,146.00	4,664.13	16,481.87	449,119.53
200	11/30/2040	21,146.00	4,499.02	16,646.98	432,472.55
201	12/31/2040	21,146.00	4,332.26	16,813.74	415,658.81
202	01/31/2041	21,146.00	4,163.83	16,982.17	398,676.64
203	02/28/2041	21,146.00	3,993.71	17,152.29	381,524.35
204	03/31/2041	21,146.00	3,821.89	17,324.11	364,200.24
205	04/30/2041	21,146.00	3,648.35	17,497.65	346,702.59
206	05/31/2041	21,146.00	3,473.07	17,672.93	329,029.66
207	06/30/2041	21,146.00	3,296.03	17,849.97	311,179.69
208	07/31/2041	21,146.00	3,117.22	18,028.78	293,150.91
209	08/31/2041	21,146.00	2,936.62	18,209.38	274,941.53
210	09/30/2041	21,146.00	2,754.21	18,391.79	256,549.74
211	10/31/2041	21,146.00	2,569.97	18,576.03	237,973.71
212	11/30/2041	21,146.00	2,383.88	18,762.12	219,211.59
213	12/31/2041	21,146.00	2,195.94	18,950.06	200,261.53
214	01/31/2042	21,146.00	2,006.11	19,139.89	181,121.64
215	02/28/2042	21,146.00	1,814.37	19,331.63	161,790.01
216	03/31/2042	21,146.00	1,620.72	19,525.28	142,264.73
217	04/30/2042	21,146.00	1,425.13	19,720.87	122,543.86
218	05/31/2042	21,146.00	1,227.57	19,918.43	102,625.43
219	06/30/2042	21,146.00	1,028.04	20,117.96	82,507.47
220	07/31/2042	21,146.00	826.51	20,319.49	62,187.98
221	08/31/2042	21,146.00	622.96	20,523.04	41,664.94
222	09/30/2042	21,146.00	417.38	20,728.62	20,936.32
223	10/31/2042	21,146.00	209.68	20,936.32	0.00



Charter School FMP/Ed Specs Five-Year Renewal Program

PART II. UPDATED PLANNING PROGRAM – RENEWAL OF THE SCHOOL’S EXISTING FMP/ED SPECS

This section updates the planning program in the Monte del Sol Charter facilities master plan/educational specifications dated 2027-2022. Updating this section, makes the existing facilities master plan good through June 2023 – May 2028.

The following procedures and information will provide PSFA enough information to renew the charter’s existing FMP/Ed Specs.

I. SCHOOL BACKGROUND

A. School name: Monte del Sol Charter School

B. School address and contact name: 4157 Walking Rain Road, Santa Fe, NM 87507

Zoë Nelsen, Ph.D. (Head Learner)

C. Grade levels served: 7-12

D. Does school expect to add or reduce grade levels in next five years? No

E. Date of next charter renewal: June 2025

F. Charter school cap: 380

G: Gross Square Feet (GSF) of your campus, if different from your existing FMP (if multiple buildings, please break down by building): No changes

II. ENROLLMENT UPDATE

A. Enrollment and Charter School Cap: The Public Education Commission (PEC) updated our enrollment cap in the spring of 2022, from 360 to 380. Based on our current facilities, no additional classroom space is needed and the school does not intend to increase the enrollment above facility capacity. The information below was provided to the PEC.

The Narrative for Monte del Sol Charter School Enrollment Cap Increase

The staffing requirements to increase the enrollment cap by 20 students would not result in a need to hire additional staff. We plan to expand our grade level cap to an average of three students in each grade level. Based on the number of students on our waiting list, one scenario might increase students in grades 7 (55 students on the waiting list) and 9 (67 students on the waiting list), which currently have three sections of

core classes and sixty students. Adding five students to grades 7 and 9 would increase the average class size from 20 to 22. If we brought five students into grades 7 and 9, we could disperse another 1-2 students throughout grades 8, 10, 11, and 12.

End of Year Student Enrollment by Grade

Grade	EOY 2021-22
7	71 (4 sections)
8	75 (4 sections)
9	57
10	50
11	57
12	47
Total	357

New Students and Waiting List (as of 5/10/22)

Grade	Registered	Waiting List
7	60	55
8	12	25
9	3	67
10	2	19
11	2	1
12	0	9

Resources

Our plan disperses students throughout the grades and programs. We will need to increase the number of Chromebook licenses and other subscriptions set at a maximum of 360 students.

Enrollment Matrix

This matrix may fluctuate based on the number of students that return each year. However, these grade-level caps illustrate a pattern over the past couple of years. We have managed our enrollment numbers by increasing the number of sections in grades 7-9.

Option #1 (steady staffing and enrollment)

Grade	SY 2022-23	SY 2022-23	SY 2023-24
7	65	65	65
8	80 (4 sections)	80 (4 sections)	80 (4 sections)
9	65	67	65
10	60	60	60
11	55	55	55
12	55	50	50
Total	380	380	380

Option #2 (if we see attrition in the upper grades)

Grade	SY 2022-23	SY 2022-23	SY 2023-24
7	65	75 (4 sections)	66
8	80 (4 sections)	75 (4 sections)	80 (4 sections)
9	65	70	66
10	60	65	63

11	55	50	55
12	55	45	50
Total	380	380	380

Staffing Matrix

A possible adjustment might be required if we were to see attrition in the upper grades. In this case, teacher assignments would change to different grade levels.

Grade	SY 2022-23	Possible adjustment in subsequent years
7	3 sections	3-4 sections
8	4 sections	4 sections
9	3 sections	3-4 sections
10	3 sections	3 sections
11	3 sections	2-3 sections
12	2 sections	2 sections

Pupil per Teacher Ratio Comparison 2021-22 and 2022-23

SY 2021-22	PTR		SY 2022-23	PTR	
71	17.75		65	21.67	
75	18.75		80	20.00	
57	19.00		65	21.67	
50	16.67		60	20.00	
57	19.00		55	18.33	
47	23.50		55	27.50	* revisit
357	19.11		380	21.53	

III. CAPACITY AND UTILIZATION ANALYSIS

A. Capacity Analysis – Please provide a floorplan and site plan. A spread sheet with the data below can suffice.

1. Classroom data – Please identify: **No Change**

- Total number of permanent general classrooms
- Total number of permanent specialty classrooms or instructional spaces including physical education, performing arts, visual arts, vocational, technology, and other special elective spaces
- Total number of portable classrooms
- Grand total number of classrooms
- Total number of other specialty instructional spaces by number and type
- Classroom deficiency/surplus

2. For facility – Please identify specialty spaces present at facility including: **No Change**

- Administration spaces
 - Counseling
 - OT/PT
 - Staff offices

- Student health
- Student dining (**if applicable**)
- Kitchen facilities (**if applicable**)
- Labs or vocational spaces
- Other spaces

3. Discuss special factors that affect utilization such as (if any):

- Space limitations: classroom size limits the number of students that can comfortably fit in a classroom, which does impact overall FTE requirements.
- FTE availability
- Low PTR required for certain rooms/classes
- Curriculum issues (AP classes, vocational programs, electives, special programs that limit student loading, staffing)
- Alternative educational delivery methods the school may use to deliver education (i.e. PE at another location, online science, etc...)

IV. PSFA Facilities Assessment Database Review

Based on the 2018 Executive Summary, three areas of concern were mentioned.

1. A hazard exists at the stair from the basketball court to the sidewalk.
2. The ramp from the main campus to the portables is not compliant; now is the ramp that serves an exit from the science wing.
3. Fire alarm system is not operating correctly.

Responses

1. It was not noted in the report what the specific hazard is. In 2019 the basketball court was repaired to level the concrete, and a fence was rebuilt. There is a drainage issue at the stairs that requires attention in the winter to prevent the build up of ice.
2. The ramps will need to be reconstructed for ADA compliance during the building project.
3. The fire alarm system was replaced in 2019.

V. Available Funding for Capital, Systems, Security, and Broadband/Technology Needs

1. Identify current and future financial resources available (indicate years available) to meet capital, system, security, maintenance, and technology needs.

- List sources of funds for maintenance: HB30 and SB9
- List sources of funds for capital needs: HB30 and SB9
- Lists source of funds for systems needs: HB30 and SB9
- List source of fund for security needs: Operations and Capital Outlay
- List sources of fund for technology/broadband: Ed Tech Funds

VI. Planning Strategy (The school's building ownership status will guide this section).

1. **TOP PRIORITY:** An expansion plans include nearly 20,000 square feet of classroom, administration, and gymnasium space and minor remodeling of existing spaces. The new classroom space will replace four obsolete portable buildings, currently serving as classrooms and offices. We plan to re-purpose two of six units to use as storage areas for maintenance and athletic storage, which will free up additional classroom space around campus. The new administrative area will become the school's primary entrance. The plan creates needed office and conference space that is not currently available.

It further provides a gymnasium and locker room space that will be utilized for physical education classrooms and interscholastic practice and competition. Currently, all athletic practices and games happen through public facilities, at a cost to the school. We are also aware of the importance and necessity of adding a library/art gallery space and are looking at either adding this to the plan or re-purposing another space to make this possible.

2. **Renovation Projects:** Add solar to the existing building. We have a few classroom modifications (e.g., build a closet a science classroom).
3. **Systems Upgrades:** The HVAC needs to be replaced.
4. **Security/safety improvements:** The proposed building project will help with campus safety. Additional cameras need to be installed.
5. **Broadband/Technology Needs:** Continual updates occur and will be required.

Continue to pay the note on the existing mortgage and the new note for the building expansion.

VI. Planning Implementation, if applicable to Charter School

A. Use this section to identify and prioritize the facility's needs. The school can base these needs on projects the existing FMP/Ed Specs identify but not yet addressed as well as new needs found in the PSFA Facilities Assessment database and/or new needs school staff or the Governing Board want to implement.

The priority of improvements are as follows:

1. Expansion of facilities
 - a. Classroom and administrative
 - b. Gym
 - c. Outdoor fields/courts
2. Classroom upgrades (e.g., closets, remove carpet, *makers' space/CTE*)
3. Update the HVAC System
4. Install Solar (grant funding)

By identifying your buildings needs in this section, PSFA will renew your existing FMP for another five years.

Please provide this update to PSFA in electronic format. You can email John Valdez at jvaldez@nmpsfa.org to submit your update.



May 30, 2023

Dr. Zoe A. Nelson, Head Learner
Monte del Sol Charter School
4157 Walking Rain Road
Santa Fe, New Mexico 87507

Dear Dr. Nelsen:

PSFA has received and reviewed the Monte del Sol Charter School FMP/Ed Specs Five-Year Renewal Plan. We appreciate the time and effort the school put into preparing the renewal letter detailing the work the school's request to renew its current master plan. Per Section 22-24-5 NMSA 1978, school districts and state-chartered charter schools must have a current five year facilities master plan (FMP) as a requirement for potential Public School Capital Outlay Council (PSCOC) awards to school districts and state-chartered charter schools. Based upon our review, PSFA is pleased to announce the Renewal Plan meets our requirements for a Charter FMP/Ed Specs. As a result, PSFA considers your plan to be renewed and approved through the end of 2028.

In reviewing your FMP/Ed Specs Renewal Plan, PSFA finds the following:

- Monte del Sol Charter School adopted its previous plan in 2017, making it good through December 2022.
- The school's Governing Board adopted this Renewal Plan at its May 17, 2023 meeting.
- The Public Education Commission (PEC) updated the school's enrollment cap slightly in 2022, increasing the cap from 360 to 380 students. The increase did not result in the need for additional classroom space or capital projects to accommodate the additional enrollment.
- The school's number of classrooms or classroom use has not changed from the 2017-2022 plan.
- The school has not needed additional support spaces beyond those the 2017-2022 plan identified.
- The 2023-2028 Renewal Plan identifies approximately 20,000 square feet (SF) of building addition to house classrooms, gymnasium, and remodeling of existing spaces.
- The classroom expansion will replace obsolete portables that currently serve as classrooms.
- The addition will also allow the school to create a new administration area/primary entrance.



- The gym addition will allow the school to bring all interscholastic practice and competition back to Monte del Sol's campus. Presently, the school must rent out this space in the community.

- The Renewal Plan also identifies the need for:
 - Installation of solar power to existing classrooms
 - Replace the school's HVAC system
 - Improve and enhance the school's security
 - Continual upgrade of the school's technology

PSFA encourages the school to review its FMP/Ed Specs regularly and update if conditions change. If the school feels it could benefit from a comprehensive and substantial revision to its 2023-2028 Renewal Plan, Monte del Sol Charter School can apply for matching funds from the PSCOC at any time during the life of the Renewal or at the end of the Renewal period in 2028.

We would like to congratulate the school for completing this important step that will guide your facility decisions over the next five years. We strongly believe that effective master planning will be beneficial to your school as it moves forward in serving the students of Monte del Sol Charter School. Should you have any questions or desire additional information, please do not hesitate to call me at (505) 468-0289.

Sincerely,

John M. Valdez, AICP
Facilities Master Planner

c: Martica Casias, Executive Director, PSFA
Larry Tillotson, Maintenance and Operations Manager, PSFA
Alyce Ramos, Programs Manager, PSFA
Amy Smith, Project Technician, PSFA
Sean Mussell, Regional Facilities Manager, PSFA

