

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
charter.schools@ped.nm.gov

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: Sandoval Academy of Bilingual Education (SABE)

Facilities Narrative

Provide a description of the charter school facilities. Enter applicant response in box below:

School response: Our current facilities focus on a conducive learning environment that supports our mission and philosophy.
--

Building:

We currently lease a 25,000 square foot building with Roger Cox & Associates
We have been in the same facility for the last 9+ school years

Classrooms:

We currently have 15 classrooms.
Classrooms are well-equipped with necessary student desks, tables and chairs for the number of students in each class
Classrooms are spacious and designed to foster collaborative and active learning

Classrooms integrate technology, including smart boards, projectors, and access to computers and/or tablets for students. Teachers allow for flexible seating arrangements that accommodate different teaching styles, such as group work, individual tasks, or traditional lecture formats

Outdoor Spaces:

We have a recreational area for physical education, sports, and general student recreation
We also have three covered outdoor learning areas that can be utilized for outdoor learning

Multipurpose Spaces:

We have one multipurpose room utilized for student assemblies, extra-curricular activities, and community events and meetings
This space is also utilized to provide our USDA National School Lunch Program; it is a clean and safe space for students to eat breakfast, lunch, and after school snack

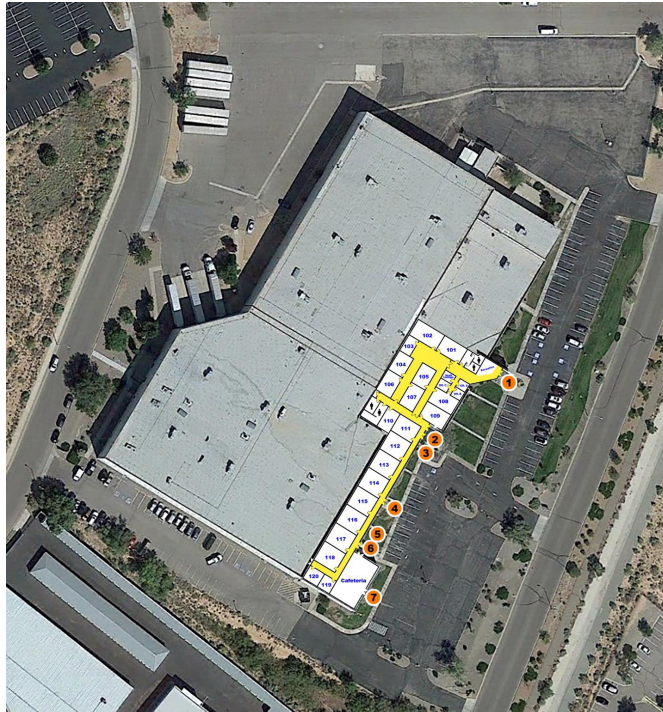
Administrative, Health & Ancillary Offices:

We have 6 offices for the school's administration, teachers, and other ancillary services to manage the day-to-day operations and support student well-being.

Security Features:

Our facility offers safety measures that include surveillance cameras and secure entry points, ensuring the school remains a safe environment for students and staff





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 School Name	E-Occupancy Certificate
E-2	E-3 Lease Agreement School Name	A copy of the facility lease agreement, if applicable
E-3	E-4 Facility Master Plan School Name	Facility Master Plan

CITY OF RIO RANCHO, NEW MEXICO

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

Issued To INSIGHT CONSTRUCTION LLC
4321 FULCRUM WY NE RIO RANCHO SUITE A
Address *Portion of Building* COMMERCIAL REMODEL
FIVE SANDOVAL INDIAN PUEBLOS / SANDOVAL BILINGUAL EDUCATION
Name and Address of Owner CHARTER SCHOOL

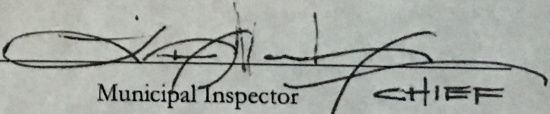
CERTIFICATE OF OCCUPANCY

Given this 28TH day of JUNE, 2019

15-00003357

Building Permit Number




Municipal Inspector **CHIEF BUILDING OFFICIAL**

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

FOURTH AMENDMENT TO LEASE AGREEMENT

THIS FOURTH AMENDMENT TO LEASE AGREEMENT (the "Fourth Amendment") is made as of this 30th day of June 2021 by and between FULCRUM BUILDING, LLC., a New Mexico limited liability company, hereinafter referred to as "Landlord", and SANDOVAL ACADEMY OF BILINGUAL EDUCATION, a public charter school, hereinafter referred to as "School".

WITNESSETH:

WHEREAS, Landlord and School entered into a Lease dated April 23, 2015, for rental of space located in the building (the "Building") at 4321 Fulcrum Way NE, Suite A, Rio Rancho, NM 87114.

WHEREAS, said Lease was amended by First Amendment to Lease Agreement, dated November 3, 2017, in which the Base Rent schedule was amended.

WHEREAS, said Lease was amended by Second Amendment to Lease Agreement, dated June 1, 2020, in which the Term was extended and the Base Rent schedule was amended.

WHEREAS, said Lease was amended by Third Amendment to Lease Agreement, dated June 1, 2021, in which the Term was extended and the Base Rent schedule was amended.

WHEREAS, a Change Order has been provided by AIC to cover the costs of architectural fees and permits that were not included in the original cost of the buildout of the additional classrooms and Landlord and School have agreed to amend the Lease as hereinafter set forth to repay the Landlord for these additional costs.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, Landlord and School agree that the Lease is hereby amended as follows:

1. Addendum "Five" Base Rent and Monthly Fixed Reimbursable Expenses: is amended as follows:

<u>Renewal Term:</u>	<u>Annual Base Rent:</u>	<u>Monthly Base Rent:</u>
7/1/21 to 6/30/22	\$254,903.88 (\$10.20/sq.ft.)	\$21,241.99
7/1/22 to 6/30/23	\$262,566.24 (\$10.51/sq.ft.)	\$21,880.52
7/1/23 to 6/30/24	\$271,886.28 (\$10.88/sq.ft.)	\$22,657.19
7/1/24 to 6/30/25	\$276,886.20 (\$11.08/sq.ft.)	\$23,073.85

Except as expressly modified herein, all terms and conditions of the Lease shall remain in full force and effect.

FOURTH AMENDMENT TO LEASE AGREEMENT

Page 2

IN WITNESS WHEREOF, the parties have executed this instrument on the date first written above.

LANDLORD
Fulcrum Building, LLC.

By: 
Name: Kenneth R. Thurston


Its: Manager

SCHOOL
Sandoval Academy of Bilingual Education

By: 
Name: Becky Torres

Name: Becky Torres

Title: Governing Council President

By: 
Name: Jackie Rodriguez

Name: Jackie Rodriguez

Its: Principal/Director

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT (the "Second Amendment") is made as of this 1st day of June 2020 by and between FULCRUM BUILDING, LLC., a New Mexico limited liability company, hereinafter referred to as "Landlord", and SANDOVAL ACADEMY OF BILINGUAL EDUCATION, a public charter school, hereinafter referred to as "School".

WITNESSETH:

WHEREAS, Landlord and School entered into a Lease dated April 23, 2015, for rental of space located in the building (the "Building") at 4321 Fulcrum Way NE, Suite A, Rio Rancho, NM 87114.

WHEREAS, said Lease was amended by First Amendment to Lease Agreement, dated November 3, 2017, in which the Base Rent schedule was amended.

WHEREAS, Landlord and School have agreed to amend the Lease as hereinafter set forth.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, Landlord and School agree that the Lease is hereby amended as follows:

1. **Part "A" SPECIFIC LEASE PROVISIONS (SLP) ITEM L. Term:** is amended as follows:

The Term of this Lease shall be extended for an additional Five (5) years and Zero (0) months commencing on July 1, 2020 and expiring June 30, 2025.

2. **Part "A" SPECIFIC LEASE PROVISIONS (SLP) ITEM M. "Charter Expiration Date":** is amended as follows:

School's charter expires on June 30, 2025.

3. **Part "A" SPECIFIC LEASE PROVISIONS (SLP) ITEM R. Brokers:** is amended as follows:

Roger Cox & Associates Property Management, LLC (Brian R. Anderson), representing Landlord (Landlord's Broker) is the only Broker involved with this transaction.

4. **Addendum "Three" Tenant Improvements by Landlord:** is amended as follows:

Landlord shall construct the following Improvements to the Premises ("Landlord's Work") prior to the commencement of the 2020/2021 school year or August 4, 2020. Reference attached "Proposal for Construction".

1. Construct three (3) additional classrooms.
2. Divide the existing "Break Room" into two additional classrooms.
3. Add one (1) 120 volt 20 amp dedicated circuit and one (1) 220 volt 30 amp dedicated circuit to the existing cafeteria.
4. The construction drawings for these improvements will be added as an exhibit to this amendment when completed by architect.
5. All construction shall comply with the "E" occupancy standards.

SECOND AMENDMENT TO LEASE AGREEMENT

Page 2

5. Addendum "Five" Base Rent and Monthly Fixed Reimbursable Expenses: is amended as follows:

<u>Renewal Term:</u>	<u>Annual Base Rent:</u>	<u>Monthly Base Rent:</u>
7/1/20 to 6/30/21	\$235,500.00 (\$9.42/sq.ft.)	\$19,625.00
7/1/21 to 6/30/22	\$235,500.00 (\$9.42/sq.ft.)	\$19,625.00
7/1/22 to 6/30/23	\$247,482.30 (\$9.90/sq.ft.)	\$20,623.53
7/1/23 to 6/30/24	\$252,482.30 (\$10.10/sq.ft.)	\$21,040.20
7/1/24 to 6/30/25	\$257,482.30 (\$10.30/sq.ft.)	\$21,456.86

Except as expressly modified herein, all terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this instrument on the date first written above.


LANDLORD
Fulcrum Building, LLC.

By: 

Name: Kenneth R. Thurston


Its: Manager

SCHOOL
Sandoval Academy of Bilingual Education

By: 

Name: Becky Torres

Title: Governing Council President

By: 

Name: Jackie Rodriguez

Its: Principal/Director



SABE
Sandoval Academy of Bilingual Education

Facilities Master Plan

2022-2027

Sandoval Academy of Bilingual Education

Contact:

Jackie Rodriguez, Executive Director
4321 Fulcrum Way NE, Suite A
Rio Rancho, NM 87124
(505) 771-0555
jrodriguez@nmsabe.org

Charter School Overview:

Sandoval Academy of Bilingual Education is a dual-language elementary school that opened for the 2015-2016 school year.

Application year: 2014

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

1. GOALS / MISSION**1.1 Goals**

SABE works with parents and the community to provide exceptional curriculum that allows students to master common core in two languages.

1.1.1 Mission

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

1.1.2 Describe the general educational philosophy

SABE teaches bi-literacy using an immersion program where they receive instruction in Spanish and English. By assuring that students receive core educational content in Spanish rather than Spanish as an auxiliary course, SABE's students will have a competence in both English and Spanish to a degree that is sufficient for them to use it in real-life and academic situations.

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

1.1.3 Serving the community

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

We serve the purpose of providing much-needed bilingual within the city of Rio Rancho.

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

1.2 Process

1.2.1 Describe process for data gathering and analysis

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

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

1.2.2 Authority and facilities decision making

Steering committee members:

Original charter development members:

- *Facilities Contact: Miranda González, B.S. English and Spanish Education, English teacher at Rosetta Stone, co-founder of SABE*
- *Brennan Divett, B.A. in Secondary Education - Spanish and TESOL, Spanish and History teacher at the A.S.K. Academy, co-founder of SABE*
- *Wayne Frank, M.Arch., M.S. Construction Management, AIA, PMP, LEED AP BD+C, CDT, Senior Architect and Project Manager at WHPacific Inc.*
- *Christina Herrera, B.A. International Studies and Spanish, Field Officer at High Knoll Development Company*

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

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

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

2. PROJECTED CONDITIONS

2.1 Programs and Delivery Methods

2.1.1 Programs overview

SABE does not have a permanent owned location at this time. We continue looking into working with developers to negotiate a build-to-suit or renovate-to-suit lease arrangement.

To provide for the large demand for bilingual education, we will have two classes per grade level. The students will consist of a mix of native Spanish speakers and native English speakers, ideally being as close to 50/50 as possible. Each kindergarten class will have an educational assistant as well as a teacher. We continue to work with organizations to provide professional develop to help teachers provide instruction that ties the two languages together and assessments that assure us that our students are on track to achieve dual proficiency.

Grades K-5 will be divided by grade level, and students will remain in their classrooms throughout the day (with the exception of recess); class time will be divided into blocks of reading, writing, math, social studies, and science. Physical education and music will be provided by licensed teachers and art will be presented by the general education teacher. Instead of planning to accommodate a full-sized school library, we will work with local community and/or city library volunteers to have a weekly story time and a reading buddy program.

Grades 6-8 will follow a period schedule and will rotate according to subject. In this format, we can have teachers who specialize in one or two areas of study, as is usually the case at the middle-school level. All students have access to laptop devices.

School-sponsored cultural events will take place each semester, and we will work with the city and/or other community entities to reserve parks or other multi-purpose facilities to accommodate students, parents, and community members for these events.

2.2 Proposed Enrollment

2.2.1 Indicate proposed enrollment cap

At full capacity, the enrollment cap will be 345 students.

2.2.2 Describe any plans for phased enrollment

The phased enrollment is as follows:

School Year	K	1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	Total
2020-2021	40	40	40	25	25	25	25	25	25	270
2021-2022	40	40	40	50	25	25	25	25	25	295
2022-2023	40	40	40	50	50	25	25	25	25	320
2023-2024	40	40	40	50	50	50	25	25	25	345
2023-2024	40	40	40	50	50	50	25	25	25	345

2.2.4 Classroom loading policy

Kindergarten through second grades will have twenty students per class and two classes per grade level. Third through fifth grades will have 25 students per class and two classes per grade level. At the kindergarten level, classrooms will also have an educational assistant.

2.2.5 Classroom needs

Total number of classrooms needed: 16

School Year	Number of Students	Number of Classroom
2020-2021	270	13
2021-2022	295	14
2022-2023	320	15
2023-2024	345	16
2023-2024	345	16

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

2.3 Site and Facilities

2.3.1 Location/site

We are actively working with a commercial realtor and real estate attorney to identify potential locations to build a new facility on vacant land or potential buildings within the Rio Rancho area. Additionally, we are also pursuing the lease to purchase options to support our facility needs.

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

2.3.4 Facility evaluation

N/A

3. PROPOSED FACILITY REQUIREMENTS (Ed Spec)

3.1 Facility Goals and Concepts

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

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

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

3.1.2 Concepts

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

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

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

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

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

3.2 Space Requirements

3.2.1 Space summary

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

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

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

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

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

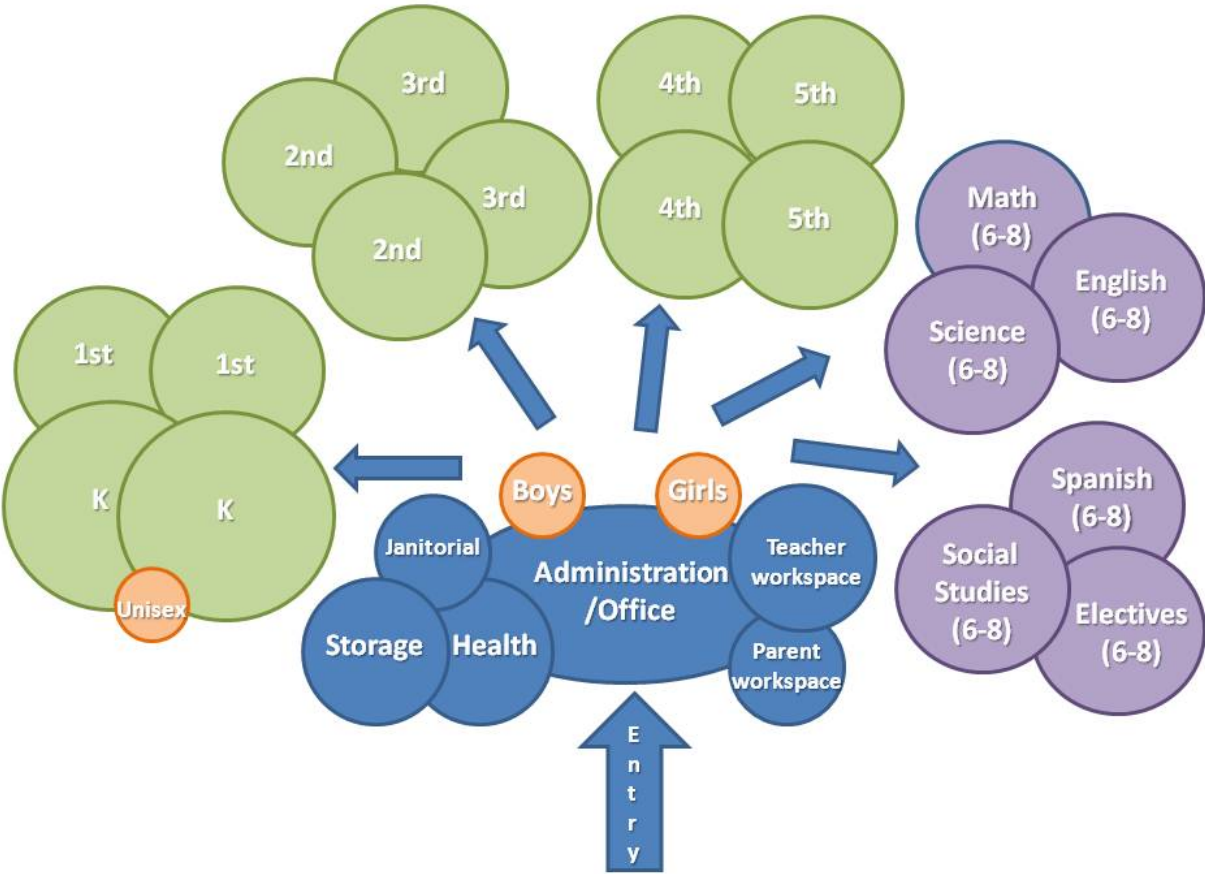
While we would ideally like to have a large multipurpose room / common area, we would not be able to fit this into the maximum square footage of this location, so we would be operating with the bare minimum, only providing for classroom space, bathrooms, and only the most necessary supporting spaces. After hours school-wide functions would be accommodated by partnering and using space from nearby buildings or Sandoval County facilities, or if these are not available, local churches. We will continue to look for a location that will allow us to have more square footage, but for the purposes of this facilities master plan, we are showing that we can operate with very limited space.

In addition to the building, we will need to have an outdoor recreation area that includes a play structure / playground. As we will most likely not have the space for an indoor P.E. facility, this outdoor site will also double as the P.E. "classroom".

We will utilize our cafeteria for food distribution, but because we have no kitchen, we will contract with a food service provider. Similarly, we will not have a full-sized library and we will make accommodations to provide students opportunities to take part in public library events and visits.

3.2.2 Describe site requirements

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



4. CAPITAL PLAN

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

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

5. MASTER PLAN SUPPORT MATERIAL

5.1 Sites and Facilities Data Table

N/A

5.2 Site Plan

N/A

5.3 Floor Plan

N/A

5.8 Detailed Space and Room Requirements (Ed Spec)

N/A

5.8.1 Technology and communications criteria

The school program will necessitate internet connections in all classrooms. Each classroom will also be equipped with a promethium board, document camera, and a computer for the teacher. We will have a classroom set of laptops.

5.8.2 Power criteria

N/A

5.8.3 Lighting and day lighting criteria

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

5.8.4 Environmental conditioning criteria

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

5.8.5 Classroom acoustics criteria

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

5.8.6 Furnishing and equipment criteria

A desk will be provided in each classroom for the teacher as well as an ergonomic chair. At the all levels, each student will have an individual desk that will provide space for books and supplies. Each classroom will also have a whiteboard. Other miscellaneous items include but are not limited to: administrative desks and chairs, printers, an industrial copier, a fax machine, computer tables, bookcases, cabinets, and office and classroom supplies.

5.8.7 Table types

N/A

5.8.8 Storage types

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

5.8.9 Criteria sheets

N/A

EXHIBIT A - City of Rio Rancho



March 26, 2014

Dear Miranda Gonzalez:

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

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

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

Sincerely,

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

Keith Riesberg, City Manager

EXHIBIT B - Town of Bernalillo

4/24/2014

Gmail - Charter school



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

Charter school

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

Thu, Mar 27, 2014 at 4:44 PM

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

María G. Rinaldi
Interim Town Administrator
Director of Community Development and Capital Programs
Town of Bernalillo
mrinaldi@townofbernalillo.org
505-867-3311ext133
505-379-5098 (mobile)

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

[Quoted text hidden]

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

EXHIBIT C - Village of Corrales

4/24/2014

Gmail - Public space for lease



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

Public space for lease

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

Fri, Mar 28, 2014 at 3:24 PM

Hi Miranda,

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

Thank you,

Jennifer Hise

Village of Corrales

4324 Corrales Road

Corrales, NM 87048

505-897-0502 fax, 505-897-7217

email: jhise@corrales-nm.org

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

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EXHIBIT D - Sandoval County

4/24/2014

Gmail - Public Lease Space



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

Public Lease Space

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

Mon, Mar 31, 2014 at 2:14 PM

Miranda,

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

Sincerely,

Edward Montoya
ROW Specialist
Sandoval County Planning and Zoning
[505-404-5828](tel:505-404-5828)

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EXHIBIT E - Rio Rancho Public Schools

4/24/2014

Gmail - Public space for lease



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

Public space for lease

Alfred Sena <asena@rps.net>

Fri, Apr 11, 2014 at 8:22 AM

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

Cc: Suzanne Harper <SHarper@rps.net>

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

Regards,

Alfred R. Sena

Executive Director

RRPS Facilities Department



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

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

To: Beverly Covert

Cc: Alfred Sena

Subject: Re: Public space for lease

[Quoted text hidden]

[Quoted text hidden]

EXHIBIT F - Bernalillo Public Schools

4/24/2014

Gmail - Lack of public spaces for lease



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

Lack of public spaces for lease

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

Thu, Mar 27, 2014 at 4:54 PM

Ms. González,

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

Martin Montaño

Facilities, Safety & Security Director

Bernalillo Public Schools

560 S. Camino del Pueblo

Bernalillo, NM 87004

T: 505.404.5742 M: 505.362.2881

From: Miranda González [mailto:miranda.d.gonzalez@gmail.com]
Sent: Wednesday, March 26, 2014 5:14 PM
To: Martin J. Montano
Subject: Lack of public spaces for lease

[Quoted text hidden]

EXHIBIT G - UNM West

4/24/2014

Gmail - Lack of public spaces for lease



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

Lack of public spaces for lease

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

Thu, Mar 27, 2014 at 9:35 AM

Hi Miranda,

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

Diana

UNM West

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

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EXHIBIT H - CNM Rio Rancho

4/24/2014

Gmail - CNM Rio Rancho



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

CNM Rio Rancho

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

Mon, Mar 31, 2014 at 12:41 PM

Good afternoon Miranda,

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

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

Samantha Sengel

Chief Community Engagement Officer

Central New Mexico Community College (CNM)

President's Office

525 Buena Vista SE

Albuquerque, New Mexico 87106

505-224-4414

505-224-4417 fax

Central New Mexico Community College



EXHIBIT H - CNM Rio Rancho (continued)

4/24/2014

Gmail - CNM Rio Rancho

From: Miranda González [mailto:miranda.d.gonzalez@gmail.com]
Sent: Thursday, March 27, 2014 4:31 PM
To: SENDEL, SAMANTHA
Subject: CNM Rio Rancho

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STATE OF NEW MEXICO
Public School Facilities Authority

Robert A. Gorrell
Director

originating office
Santa Fe Main Office
410 Don Gaspar Ave
Santa Fe, NM 87501
Telephone: 505-988-5989
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originating office
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Albuquerque, NM 87106
Telephone: 505-843-6272
Facsimile: 505-843-9681

May 05, 2014

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

Dear: Ms. Gonzalez,

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

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

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

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

Sincerely,

William W. Sprick,
Facility Master Planner

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