

Decommissioning and Disposal of School Facilities

Public School Capital Outlay Oversight Task Force

8-28-18



New Mexico Public School Facilities Authority

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

Necessary Participants in Decommissioning & Disposal of School Facilities

- **Community Consensus**
 - **Board adoption of a district five-year Facilities Master Plan (FMP)**
- **Public Education Department**
- **Board of Finance**
- **State Auditor**

Community Consensus

Community Considerations when considering decommissioning or disposal of a school facility:

- Facility condition
- Enrollment trends
- Facility utilization
 - other available school facility locations to house students (school consolidation)
- Heating & cooling costs/maintenance & operation costs
- Insurance costs/liability and risks

Public Education Department Approval

Whole school facilities cannot be closed without approval from the Public Education Department (PED). A school must be closed prior to decommissioning.

Districts fill out a “Reorganization of Grade Levels/Establishing and Closing Schools” request for PED. At PED the following departments analyze the request:

- Financial Analysis Bureau
- Transportation Bureau
- Assessment & Accountability Division
- Capitol Outlay Bureau
 - Request of PSFA analysis
- Data & Quality Communication

Board of Finance & State Auditor Approval

- Once community consensus is obtained the school district must do the following:
- Provide a written determination to Board of Finance (BOF)
- Provide an assessed valuation to BOF
 - Assessed valuations can be obtained through either professional building assessors or through Cooperative Educational Services (CES)
 - After BOF approval, the district must request approval of the State Auditor 2.2.2 NMAC. The State Auditor has 30 days to give approval

Disposition

- Sell
 - offer to public or private entity
- Donate
 - offer to public entity
- Demolish
 - proceed with demolition
- State Historic Preservation Office (SHPO)
 - If listed on historic or federal register SHPO must be contacted
 - Facility must be documented prior to demolition

Summary of Public School Capitol Outlay Funded Demolition Only Projects

Types of facilities demolished to date in 21 districts:

- ES, MS and HS Schools
- Gym-Ag Shop
- Field House
- Teacherages
- Gyms
- Maintenance Shops
- Total Project Award 5.8M
 - State share 4.5 M
 - District share 1.3 M

General Process for School Closure

Summary of Community Decision, Public Education Department (PED), District, State Historic Preservation Office (SHPO) and Statue Processes

- FMP Community Decision Factors:
- Transportation
 - Cost to Operations
 - Small School Funding
 - < 200 ES
 - < 400 HS
 - Insurance Cost
 - wNMC I %
 - FCI %
 - SHPO

- Community Consensus Building and Public/Steering Committee Analysis and Priority
- Cost Benefit Analysis
 - Maintenance Cost
 - Loss of Small School Funding
 - If school is not in use, insurance cost savings (reclaim)
 - Increased distance with transportation or decreased distance (reclaim)
 - Operational cost to heat and cool unused space
 - Staff Reductions (reclaimed)

Community Consensus

Demolish/Disposal

If Historic?

No?

- Required Statutory Approvals
- Written Determination by District Administration
 - Assessed Valuation
 - Board of Finance (BOF)
 - State Auditor
 - Environmental Dept.
 - PED

Yes?

SHPO Process

Dispose

Sell

Donate

Demolish

Offer to Public or Private Entity

Offer to Public Entity

Decision:
• Cost
• Savings
• Safety

Offer accepted?

Offer declined?

Offer accepted?

Offer declined?

Sell

Donate

Demolish

Keep

Disposal Time Line

- Variables:
 - Community Consensus
 - Funding Issues
 - Appraisal
 - Appropriate Agency
- Review Time:
 - PED
 - SHPO
 - BOF
 - Environmental (Potentially)
 - State Auditor

District - District Name	School - School Name	School - Total NMCI Gross Square Feet	Notes
Alamogordo	CLOSED - Heights ES	39,208	Currently in use but will be demolished after completion of P15-001 (Sunset Hills ES)
Alamogordo	CLOSED - Holloman Intermediate	38,857	Building is currently standing but used by Holloman Air Force Base for training. District is not using this facility.
Alamogordo	CLOSED - Oregon ES	36,759	Currently in use but will be demolished after completion of P15-001 (Sunset Hills ES)
Alamogordo	CLOSED - Sacramento ES	53,822	District application to PSCOC for demolition (August 2018)
Alamogordo	CLOSED - Yucca ES	55,212	Remodeled and in Use. No plans to close
Albuquerque	CLOSED - Acoma ES	44,989	Acoma ES combined with Onate; PAPA charter school now uses this facility
Albuquerque	CLOSED - Marie M. Hughes	69,922	Demolished and replaced
Belen	CLOSED OLD Rio Grande ES -	44,163	Current status unknown
Bernalillo	CLOSED - Roosevelt ES		Current status unknown
Bloomfield	CLOSED - Rio Vista ES		Current status unknown
Capitan	CLOSED - Capitan HS - REPLACE WITH NEW SECONDARY SCHOOL	1,477	Current status unknown
Capitan	CLOSED - Capitan MS - REPLACE WITH NEW SECONDARY SCHOOL	0	Current status unknown
Carlsbad	CLOSED - Eddy ES	29,508	District is using this facility as Eddy Alternative;
Carlsbad	CLOSED - Pate ES - New Facility On Own Dime	34,649	district planned demolition (subject to change), Current status unknown
Carlsbad	CLOSED - Puckett ES - New Facility On Own Dime	32,540	district planned demolition (subject to change), Current status unknown
Carlsbad	CLOSED - Riverside ES - Replaced with Ocotillo	31,103	district planned demolition (subject to change), Current status unknown
Central Consolidated	CLOSED - Grace B. Wilson ES -> NEW Judy Nelson ES	53,816	repurposed for Tech School
Central Consolidated	CLOSED - Naschitti ES - BEING REBUILT	33,665	demolished, new school rebuilt
Central Consolidated	CLOSED - Nataani Nez ES	88,752	demolished 2016
Central Consolidated	CLOSED - Ruth N. Bond ES -> NEW Judy Nelson ES	44,458	demolished 2016 (old gym retained)
Clayton	CLOSED - Kiser ES	15,593	Current status unknown
Clovis	CLOSED - Parkview ES - BEING REBUILT DIFFERENT SITE	48,642	Old Parkview used to temporarily house Highland Students. District intends to demolish when Highland project is complete with PSCOC assistance
Clovis	CLOSED - Ranchvale ES	49,321	Land/building reverted back to private owners
Clovis	CLOSED for ranking - Choices - Program	6,255	Moved to Clovis High School
Deming	CLOSED - Hofacket MS	90,206	Current status unknown
Deming	CLOSED - Mimbres Valley Alternative School at old Deming Intermediate School	19,062	We understand district is using a portion of this school as the Mimbres Valley Alternative - Need to confirm
Deming	CLOSED - Martin Elementary School		Used for Cesar Chavez Charter High School
Deming	CLOSED - Smith Elementary		District administrative space, per information provided by our regional manager in 2011
Deming	CLOSED - Sunshine Elementary		District administrative space; some early childhood functions
Dulce	CLOSED Dulce ES - MOVED TO TRIBAL LOCATION	90,387	Dulces ES in operating in new building on tribal land - current use unknown at this time
Dulce	CLOSED Dulce MS THEY MOVED MS TO JOIN HS	77,188	MS incorporated into HS. Current use of MS unknown at this time
Espanola	CLOSED - Old Sombrillo ES		Demolished (funded by PSCOC in 2009)
Espanola	CLOSED - San Juan ES		Demolished (funded by PSCOC in 2009)
Estancia	CLOSED - Estancia Valley Learning Center	3,840	Current status unknown
Farmington	CLOSED FOR RANKING - Farmington Preschool	6,745	Current status unknown
Farmington	CLOSED FOR RANKING - NIM Virtual Academy Charter School	4,200	Closed for ranking purposes, school still operating from leased facilities
Gallup McKinley	CLOSED - Church Rock Academy ES	42,646	Current status unknown
Gallup McKinley	CLOSED - Juan de Onate ES - THIS SITE WILL CLOSE (New Del Norte)	46,834	planned demolition or disposal of property
Gallup McKinley	CLOSED - Lincoln ES - OLD SCHOOL DATA	36,513	Current status unknown
Gallup McKinley	CLOSED - Ramah ES	29,354	Current status unknown
Gallup McKinley	CLOSED - Washington ES - WILL BE REPLACED BY New Del Norte	43,512	planned demolition

Gallup McKinley	CLOSED-Crownpoint ES	47,073	Current status unknown
Grants Cibola	CLOSED - Los Alamos MS	74,458	Current status unknown
Hobbs	CLOSED - Jenkins-Nunan Center Early Childhood Pre-K	10,736	planned disposal of property. Building obsolete for educational adequacy
Jemez Mountain	Coyote ES	17,222	Current status unknown
Las Cruces	CLOSED - Mesilla Valley RTC		former building housing a district program. District has repurposed the facility for the Mesilla Valley Alternative Middle School
Las Vegas City	CLOSED - Legion Park ES	31,733	Current status unknown
Las Vegas City	CLOSED - Memorial MS	98,022	Current status unknown
Las Vegas City	CLOSED - Paul D. Henry ES - DISTRICT TO DEMO	30,442	Current status unknown
Lordsburg	CLOSED - Central Elementary		District planned disposal at the end of HS project
Lordsburg	CLOSED Southside ES - WAS REPLACED BY COMBO AWARDED ELEMENTARY	17,674	District planned disposal at the end of HS project
Los Lunas	CLOSED - Daniel Fernandez ES	59,030	Current status unknown
Mesa Vista	CLOSED - La Madera ES		Demolished (funded by PSCOC in 2009)
Mesa Vista	CLOSED - Ojo Caliente HS		Demolished (funded by PSCOC in 2009)
Moriarty / Edgewood	CLOSED Edgewood ES - DISTRICT WILL REPURPOSE FACILITY	57,900	Current status unknown
Moriarty / Edgewood	CLOSED Mountainview ES - DISTRICT WILL RE-PURPOSE FACILITY	67,809	Current status unknown
Pecos	CLOSED - Pecos HS - now combined with MS	96,160	Current status unknown
Pecos	CLOSED - Pecos MS - now combined with HS	34,946	Current status unknown
Portales	CLOSED - Broad Horizons Alt HS		Current status unknown
Portales	CLOSED - Lindsey Elementary		Demolished replaced with new Lindsey Steiner ES (consolidated with Steiner ES)
Portales	CLOSED - Steiner Elementary		Demolished replaced with new Lindsey Steiner ES (consolidated with Steiner ES)
Raton	CLOSED - Columbian ES	27,115	Current status unknown
Raton	CLOSED - Kearny ES	25,952	Current status unknown
Reserve	CLOSED - Glenwood ES	5,841	PED closed the school, current use unknown
Roswell	CLOSED - Chisum Elementary School		Demolished (funded by PSCOC in 2008)
Roswell	CLOSED - Edgewood Elementary School		School district using for maintenance storage
Santa Fe	CLOSED - Agua Fria ES		Demolished majority then rebuilt new sq ft will become the Nye Early Childhood Center
Santa Fe	CLOSED - Alameda MS		renovated/expanded and reopened 2010-2011 as Aspen Community Magnet School
Santa Fe	CLOSED - Alvord ES	33,936	district sold this facility
Santa Fe	CLOSED - Calvin Capshaw MS - Consolidated w/ DeVargas	89,035	Current status unknown
Santa Fe	CLOSED - DeVargas MS - CONSOLIDATE WITH CAPSHAW	93,500	Students at DeVargas will be combined with students as Capshaw MS; DeVargas scheduled to be demolished and a new school constructed
Santa Fe	CLOSED - Kaune ES		Facility sold by the district
Santa Fe	CLOSED - Larragoite ES	8,797	reopened in 2011-2012 as the Career Academy at Larragoite (District Alternative HS)
Santa Fe	CLOSED - Some District Early Childhood Admin Complex at OLD Agua Fria ES		Current status unknown
Santa Fe	CLOSED - Kaune ES	39,120	Kurrent status unknown
Socorro	CLOSED - Aim HS Torres Campus	18,848	Current status unknown
Socorro	CLOSED - Cottonwood Valley Charter School - MOVED BACK TO ORIGINAL	12,269	Current status unknown
Socorro	CLOSED - Edward Torres ES		district administration
State Chartered Schools	CLOSED - Anthony Charter School - Charter Revoked by PEC	6,297	Current status unknown
State Chartered Schools	CLOSED - Carinos de los Ninos Charter School	26,599	county owns building
State Chartered Schools	CLOSED - Creative Education Preparatory Institute #1 Charter School		Current status unknown
State Chartered Schools	CLOSED - NRC - NM Connections Academy Charter School - Charter Revoked by PEC		Current status unknown
State Chartered Schools	CLOSED - NRC - Sage Montessori Charter School	16,140	Current status unknown
State Chartered Schools	CLOSED - NRC - Student Athlete Head Quarters (SAHQ) Academy Charter High School	27,734	Current status unknown
State Chartered Schools	CLOSED - NRC - Taos International Charter School - Charter Revoked by PEC	24,416	Current status unknown
State Chartered Schools	CLOSED - NRC - Uplift Community Charter School	41,900	Current status unknown

State Chartered Schools	CLOSED - The Learning Community Charter School		Current status unknown
State Chartered Schools	CLOSED - Tierra Adentro Charter School - Not at this location	18,875	Current status unknown
State Chartered Schools	CLOSED FOR RANKING Montessori Elementary Charter School Pre K Campus	4,000	Current status unknown
Taos	CLOSED - Chrysalis Alternative School MOVED TO TAOS HS SITE	7,440	Current status unknown
Taos	CLOSED - Taos ES	38,584	Current status unknown
Wagon Mound	CLOSED - Valmora High		Current status unknown
Zuni	CLOSED - A:Shiwí ES	58,306	Current status unknown
Zuni	CLOSED - Dowa Yalanne ES	63,189	Current status unknown
Zuni	CLOSED - Old Zuni MS		Demolished (funded by PSCOC in 2008)

District	Project Number	School Name	Total Project Award	Local Match %	State Match %	Local Match \$	State Match \$
Alamogordo	D08-001	Old Groundskeeper's Building	\$ 57,500	31%	69%	\$ 17,825	\$ 39,675
Belen	D08-002	Old Warehouse/Mid School	\$ 300,000	31%	69%	\$ 93,000	\$ 207,000
Belen	D08-003	Old Logsdon Hall	\$ 80,000	31%	69%	\$ 24,800	\$ 55,200
Cuba	D08-004	Old Cuba MS	\$ 124,000	22%	78%	\$ 27,280	\$ 96,720
Des Moines*	D08-005	Gym-Ag Shop-Well House-House-Garage	\$ 129,774	56%	44%	\$ 72,673	\$ 57,101
Dora	D08-006	Original Old School	\$ 130,000	46%	54%	\$ 59,800	\$ 70,200
Estancia	D08-007	Estancia Field House	\$ 25,000	30%	70%	\$ 7,500	\$ 17,500
Gallup - McKinley	D08-008	Crownpoint Elementary Teacherage	\$ 315,270	17%	83%	\$ 53,596	\$ 261,674
Gallup - McKinley	D08-009	Church Rock Academy Teacherage	\$ 101,910	17%	83%	\$ 17,325	\$ 84,585
Hatch	D08-010	Hatch Union High School (old facility)	\$ 800,000	11%	89%	\$ 88,000	\$ 712,000
Questa*	D08-011	Old Costilla ES annex	\$ 67,980	88%	12%	\$ 59,822	\$ 8,158
Roswell	D08-012	Chisum Elementary	\$ 200,000	30%	70%	\$ 60,000	\$ 140,000
Springer	D08-013	Solar Collector Facility - House/Barn	\$ 35,604	51%	49%	\$ 18,158	\$ 17,446
Tucumcari	D08-014	Granger ES & Granger Gym	\$ 200,000	25%	75%	\$ 50,000	\$ 150,000
Vaughn**	D08-015	Vacant Portable Buildings	\$ 45,000	90%	10%	\$ 40,500	\$ 4,500
West Las Vegas	D08-016	Former Maintenance Shop	\$ 18,021	24%	76%	\$ 4,325	\$ 13,696
Central**	D09-001	Teacherage Unit 304	\$ 25,000	36%	64%	\$ 9,000	\$ 16,000
Clovis	D09-002	Migrant Program	\$ 12,000	20%	80%	\$ 2,400	\$ 9,600
Espanola	D09-003	TEQ (Old Sombrillo ES)	\$ 585,300	36%	64%	\$ 210,708	\$ 374,592
Espanola	D09-004	San Juan ES	\$ 90,000	36%	64%	\$ 32,400	\$ 57,600
Mesa Vista*	D09-005	La Madera ES	\$ 65,500	42%	58%	\$ 27,510	\$ 37,990
Mesa Vista*	D09-006	Old Ojo Caliente HS	\$ 134,000	42%	58%	\$ 56,280	\$ 77,720
Penasco	D09-007	Old Maintenance Building	\$ 75,000	24%	76%	\$ 18,000	\$ 57,000
Zuni	D09-008	Old Zuni MS	\$ 1,800,000	11%	89%	\$ 200,000	\$ 1,600,000
Gallup - McKinley	D10-001	Demolition Project	\$ 340,000	16%	84%	\$ 54,400	\$ 285,600
20			\$			\$ 1,305,302	\$ 4,451,557
	25		\$ 5,756,859				