



ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan

APS Capital Master Plan (CMP) Facility Strategy for Charter Schools

Legislative Education Study Committee

Representative Dennis Roch, Chair

Senator John Sapien, Vice Chair

August 17, 2016

RECEIVED
AUGUST 15 2016
LESC

Table of Contents:

- Capital Investment in Albuquerque Public Schools Area Charter Schools: 2007 – 2022
- APS Capital Master Plan 2008 Charter Facility Pilot Program
- APS Charter School Pilot Program Construction Update
 1. Montessori of the Rio Grande
 2. Robert F. Kennedy High School
 3. Robert F. Kennedy Middle School @ old Armijo
 4. South Valley Academy Charter School
 5. Public School of the Performing Arts (PAPA)
 6. Native American Community academy (NACA)
 7. Digital Arts & Technology Academy (DATA)
- Charter School Facility Strategies
- The Way Forward

Capital Investment in Albuquerque Public Schools Area Charter Schools: 2007 - 2022

APS Capital Master Plan Charter School Facility Investment 2007-2016

School	Investment
Native American Community Academy	\$ 14,700,000.00
South Valley Academy	\$ 10,074,378.00
Digital Arts & Technology Academy	\$ 6,890,168.00
Public Academy for the Performing Arts	\$ 9,025,000.00
Robert F. Kennedy Middle School	\$ 822,226.00
Robert F. Kennedy High School	\$ 6,725,601.00
Montessori of the Rio Grande	\$ 9,628,798.00
Total	\$ 57,866,171.00

APS School District Local Voter Approved Per Membership Distribution for Charter Schools 2010-2022

Election Year and Type	Revenue	Status of Distribution
2010 HB33	\$ 33,000,000.00	Collected and distributed to charter schools
2013 SB9	\$ 20,190,000.00	Three (3) years of revenue (approx. half) collected and distributed to charter school
2016 HB33	\$ 58,000,000.00	Revenue will be collected and distributed directly to charter school over the next six (6) years
Total	\$ 111,190,000.00	

*Revenue will increase with voter approval of 2019 local SB9 Election

APS Total Investment to Albuquerque Area Charter School 2001-2016

Revenue Source	Investment
APS Capital Master Plan Charter Facility Investment	\$ 57,866,171.00
APS School District Local Voter Approved Per Membership Charter School Funds Distributed to Date	\$ 43,095,000.00
Total	\$ 100,961,171.00

APS CMP 2008 Charter Facility Pilot Program

- In 2008, APS Capital Master Plan in conjunction with the Coalition of Charter Schools formulated criteria for the orderly provision of facilities to Charter Schools via a 'Pilot Program'
 - Charter schools participating were prioritized in the APS Capital Master Plan using the same process and criteria as APS traditional schools
- **Participation in the program was voluntary** and the terms were mutually agreeable to both APS and participating charter schools
 - Participation required volunteer charter schools to submit their per membership distribution to APS to offset maintenance costs
- Pilot Program has legally binding Memorandums of Understanding (MOUs) between APS and participating charter schools with regards to roles, responsibilities, location, and capital outlay requirements. The following schools have signed MOU's with APS;
 1. Native American Charter Academy (NACA)
 2. Robert F Kennedy Charter School
 3. Montessori on the Rio Grande Charter School
 4. South Valley Charter Academy Charter School (SVA)
 5. Public Academy for Performing Arts (PAPA)
 6. 21st Century Academy
 7. DATA
 - ✓ All the schools above (except 21st Century) either have a public facility or are in the process of moving/building/purchasing one
 - ✓ **Since 2010, the APS Board of Education and APS Tax Payers have invested more than \$57,866,171 in the Construction, renovation and acquisition of charter school Facilities**



APS CMP 2008 Charter Facility Pilot Program: Prioritization Criteria

1. Status with the District
2. Fiscal Responsibility
 - Financial viability
 - Clean audits
3. Stable Leadership
 - Consistent governing board, staff, and administration
4. Consistent School Improvement
 - Track record of attaining set academic achievement/results that are aligned with the charter school's mission and performance contract
5. Match or “Good Fit” with Available Public Property
 - Geographical location vis-à-vis student body
 - Academic/curriculum needs translated into available physical space
6. Both the district and charter school governing council will enter into a binding mutually agreeable voluntary Memorandum of Understanding (MOU) voluntarily. Both parties agree in writing on their respective roles and responsibilities in maintaining the public facility
7. Charter school retains all instructional, programmatic, human resource, and operational financial responsibility/authority unless otherwise pre-agreed on, e.g. professional autonomy



Montessori of the Rio Grande



Finance Method:

- i. APS CMP Via Charter Pilot Program 2010 School Bond Election: \$3,606,798
- ii. Land Acquisition APS Real estate Fund: \$1,522,000
- iii. APS CMP 2016 School Bond Election: \$4,500,000

Total Investment to Date: \$9,628,798

Address: 1650 Gabaldon Drive NW

Detailed Capital Update:

1. **Project Scope:** 4 classroom block instructional and Enrichment Center
 1. Completion Date: July 2013
 2. Budget: \$3,581,798
 3. Architect: G. Don Dudley
 4. General Contractor: Famco, Inc.
2. **Project Scope:** Master Plan & Phasing Strategy
 1. Project Status: Complete
 2. Budget: \$25,000
 3. Architect: Suina Mead Architects
3. **Upcoming Funded Project:** Design & Construction of 2 additional instructional pods consisting of 8 classrooms and 2 enrichment centers and administration
 1. Budget: \$4,500,000
 2. Architect: G. Don Dudley
 3. General Contractor: TBD



RFK Charter High School



Finance Method:

- i. APS CMP Via Pilot Program 2010 School Bond Election: \$6,725,601

Total Investment to Date: \$6,725,601

Address: 4300 Blake Rd SW 87121

Detailed Capital Update:

1. **Project Scope: Modular Campus with Infrastructure**
 1. Project Status: Complete 2009
 2. Budget: \$2,500,000
 3. Architect: APS On Call
 4. General Contractor: APS On Call
2. **Project Scope: Master Plan & Phasing Strategy**
 1. Project Status: Complete
 2. Budget: \$25,000
 3. Architect: DWL Architects
3. **Project Scope: Auto Body/Paint Shop**
 1. Completion Date: November 2014
 2. Budget: \$762,218
 3. Architect: DWL Architects
 4. General Contractor: Anchor Built
4. **Project Scope: Assembly, PE Support Space, & Media Center**
 1. Completion Date: April 2015
 2. Budget: \$5,744,095
 3. Architect: DWL Architects
 4. General Contractor: Anchor Built
5. **Project Scope: Pedestrian Bridge**
 1. Completion Date: April 2016
 2. Budget: \$166,300
 3. Architect: Wilson & Company
 4. General Contractor: APS On Call
6. **Project Scope: Photovoltaics & Shade Canopy**
 1. Completion Date: April 2016
 2. Budget: \$27,988
 3. Architect: APS On Call
 4. General Contractor: APS On Call

RFK Middle School @ Old Armijo



Finance Method:

- i. APS CMP 2016 School Bond Election: \$250,000
- ii. APS CMP & PSFA matching funds: \$131,187
- iii. APS CMP : \$441,039

Total Investment to Date: \$822,226

Address: 1021 Isleta Blvd. SW 87105

Detailed Capital Update:

1. **Project Scope: Existing main Building Re-roof**
 1. Completion Date: April 2015
 2. Budget: \$131,187
 3. Architect: Cherry See Reames
 4. General Contractor: Anchor Built
2. **Project Scope: Infrastructure & existing main Building Improvements**
 1. Completion Date: March 2015
 2. Budget: \$416,039
 3. Architect: Baker Architecture & Design
 4. General Contractor: Rio Conchas
3. **Project Scope: Master Plan to address existing building renovations and future phasing that would include a multipurpose room, restrooms, bookroom and multipurpose Media/Computer Lab**
 1. Project Status: Complete
 2. Budget: \$25,000
 3. Architect: Suina & Mead Architects
4. **Upcoming Funded Project: Renovation of existing main building to include Windows, ADA, vehicular Circulation/parking, doors, remediation, restroom**
 1. Budget: \$250,000
 2. Architect: TBD
 3. General Contractor: TBD



ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan

South Valley Academy



Finance Method:

- i. APS CMP Via Pilot Program 2010 School Bond Election: \$7,774,378
- ii. Land Acquisition APS Real estate Fund: \$2,300,000

Total Investment to Date: \$10,074,378

Address: 3426 Blake Road SW 87105

Detailed Capital Update:

1. **Project Scope:** Phase 1A: Core instructional Classrooms, Library, Administration, Special Programs, and Food Services Spaces
 1. Completion Date: Fall 2013
 2. Budget: \$7,749,378
 3. Architect: Studio Southwest
 4. General Contractor: Shumate Construction Inc.
2. **Project Scope:** Master Plan & Phasing Strategy
 1. Project Status: Complete
 2. Budget: \$25,000
 3. Architect: Suina & Mead Architects



Public Academy of Performing Arts (P.A.P.A.)



Finance Method:

- i. APS CMP Via Pilot Program 2010 school Bond Elections \$1,825,000
- ii. APS CMP 2016 School Bond Election: \$9,000,000

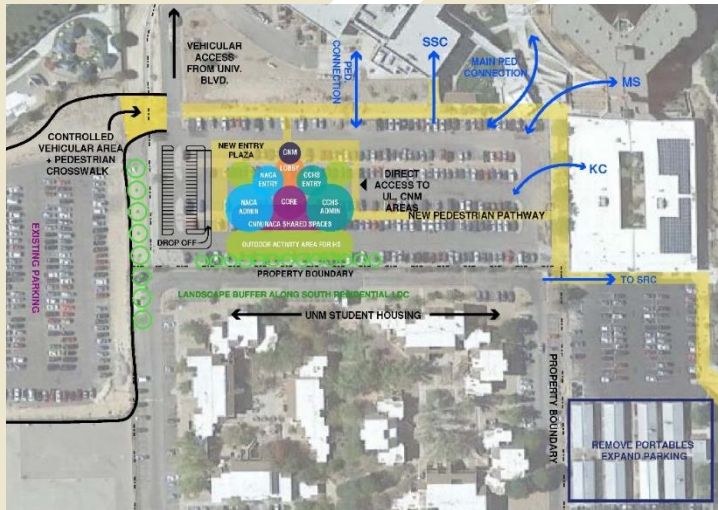
Total Investment to Date: \$10,825,000

Address: 11800 Princess Jeanne Ave NE 87112

Detailed Capital Update:

1. **Project Scope: Modular Campus with infrastructure**
 1. Project Status: Complete 2010
 2. Budget: \$1,800,000
 3. Architect: APS On Call
 4. General Contractor: APS On Call
2. **Project Scope: Master Plan & Phasing Strategy**
 1. Project Status: Complete
 2. Budget: \$25,000
 3. Architect: Dekker Perich Sabatini
3. **Upcoming Funded Project: Renovation of Acoma Elementary for interim use prior to Classroom Block construction & Phase 1 Design of 8 Core Instructional Classrooms & 7 Music and Dance classrooms constituting approximately 35,000 SF.**
 1. Budget: \$9,000,000
 2. Architect: Studio Southwest
 3. General Contractor: TBD

Native American Community Academy (N.A.C.A.)



Finance Method:

- i. APS CMP Via Pilot Program 2010 School Bond Election: \$11,700,000
- ii. APS CMP Via Pilot Program : \$3,000,000

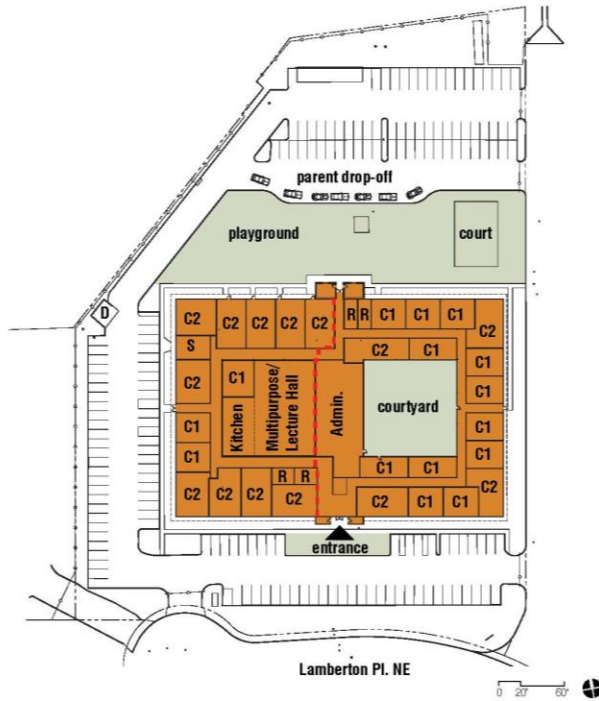
Total Investment to Date: \$14,700,000

Address: 1000 Indian School Road 87104

Detailed Capital Update:

1. **Project Scope: Modular Campus with Infrastructure**
 1. Project Status: Complete 20070-2009
 2. Budget: \$3,000,000
 3. Architecture: APS On Call
 4. General Contractor: APS On Call
2. **Project Scope: Master Plan for (3) Schools: CCHS, CNM, and NACA & Phasing Strategy**
 1. Project Status: Complete
 2. Budget: \$40,000
 3. Architect: Design Plus
3. **Upcoming Funded Project: Design, Renovation, & Construction of New 75,000 s.f. multi-story, joint use facility between Central New Mexico Community College and APS on the southern portion of the upper Student Services Center lot on the CNM Main Campus and that will accommodate two APS High Schools: College and Career HS, an APS magnet high school; and, NACA, an APS charter high school, along with CNM Teacher Education and Early Childhood Multicultural Education Program**
 1. **Budget CCHS: \$3,300,000**
 2. **Budget NACA: \$11,700,000**
 3. **Total APS budget: \$15,000,000**
 4. **Budget CNM: \$ TBD**
 5. **Architect: TBD**
 6. **General Contractor: TBD**
 7. **Design Start: August 2016**
 8. **Construction Start: September 2017**
 9. **Estimated Completion: January 2019**

Digital Arts & Technology Academy (D.A.T.A.)



Finance Method:

- i. APS Lease-Purchase via New Mexico Finance Authority underwritten by APS Board: \$3,450,000
- ii. APS CMP 2016 School Bond Election: \$3,440,168

Total Investment to Date: \$6,890,168

Address: 1011 Lamberton Place, NE 87107

Detailed Capital Update:

1. **Project Scope:** Master Plan & Phasing Strategy
 1. **Project Status:** Complete
 2. **Budget:** \$26,136
 3. **Architect:** Edward Fitzgerald Architects
2. **Upcoming Funded Project:** Design & Phase 1 Construction
 1. **Budget:** \$3,300,000 & \$ 114,032
 2. **Architect:** FBT Architects



ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan

Charter School Facility Strategies

Strategies implemented by APS to locate charter schools in public facilities :

1. Co-locate with existing schools where there is space and compatibility
2. Construct new facilities
3. Cluster multiple schools such that they can share facilities like gyms, science labs, computer labs etc. to accrue economies of scale
4. Use existing APS real estate and portable classroom buildings to house charters
5. Investigate potential lease-purchase options
6. Implement some combination of the above options


The Way Forward

Possible Future Funding Sources for Charter Facilities in Albuquerque

Goal: Charter schools in adequate public buildings partnering with school district.

Between 2016 and 2022, approximately **\$58 million** has been approved by local APS district voters and will be distributed directly to area charter schools based on enrollment in accordance to *the NM Public Schools Building Act (HB33)*

- APS is working with representatives of area charter schools to come up with a template to leverage this revenue effectively such that charter schools can be provided with adequate facilities in a timely manner
- A plan will be presented to the APS Board of Education and Charter schools governing boards for approval
- Participation in this plan will be by mutual agreement (voluntary) and will apply the lessons learnt by the APS Charter Pilot Program that has provided more than **350,000 square feet** of public, permanent facilities on over 45 acres to area charter schools since 2007



Thank you!
Questions?



ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan