
Albuquerque Public Schools Capital Master Plan

Capital Master Plan Review Committee

February 13th , 2014



ALBUQUERQUE PUBLIC SCHOOLS

Agenda

- (i) Introductions
- (ii) Capital Master Plan Update
 - (a) Recently Completed Projects
 - (b) Construction Update
 - (c) Design Update
 - (d) Title IX facility requirements
- (iii) Wherry ES Department of Defense Grant
- (iv) Qualitative Restructuring and Sustainability
- (v) SW K-8 Supplemental Budget Recommendation
 - Scope & Rationale
 - Discussion
 - Committee action / vote
- (vi) Design Recommendation for critical district wide facilities
 - Scope & Rationale
 - Early Childhood Facility Prototype design
 - Special Education Intensive Special program Facility Hub prototype design
 - Teacher and classroom Support training facility design (Montgomery Building rebuild)
 - Discussion
 - Committee action / vote



Recently Completed Projects

Inez Elementary School



- **Address:** 1700 Pennsylvania St NE
- **Square Footage:** 60,877
- **Year Opened:** 1952
- **Current Projects:**
 - Kitchen/Cafeteria Addition
 - Kindergarten Classroom addition
 - Pick up/Drop off
 - Site work/Landscaping
- **Completion:** July 2013
- **Budget:** \$4,045,098
- **Architect:** NCA Architects
- **General Contractor:** T.A Cole & Sons General Contractors Inc.

Monte Vista Elementary School

Complete



- **Address:** 3211 Monte Vista Blvd NE
- **Square Footage:** 55,790
- **Year Opened:** 1931
- **Current Projects:**
 - Roofing
 - Restrooms
 - Refurbishments
- **Date of Completion:** January 2014
- **Budget:** \$1.4 million
- **Architect:** Westwork
- **General Contractor:** Janstar Builders Incorporated

Montessori of the Rio Grande Charter School



- **Address:** 16550 Gabaldon Dr NW
- **Square Footage:** 12,000
- **Year Opened:** 2004
- **Grade Levels:** K-5
- **2011 Strategy Projects:**
 - Site development plan
 - Multipurpose building
 - Instructional rooms
- **Budget:** \$3,581,798
- **Date of Completion:** July 2013
- **Architect:** G Donald Dudley
- **General Contractor:** Famco Inc.

James Monroe Middle School



- **Address:** 6100 Paradise Blvd NW
- **Square Footage:** 107,000
- **Year Opened:** 2001
- **Projects:**
 - Track and field
- **Date of Completion:** January 2013
- **Budget:** \$853,412.00
- **Architect:** Wilson & Co.
- **General Contractor:** Shumate Constructors

McKinley Middle School



- **Address:** 4500 Comanche NE
- **Square Footage:** 95,335
- **Year Opened:** 1956
- **2011 Strategy Projects:**
 - Science Classroom Renovations
- **Est. Date of Completion:** July 2013
- **Budget:** \$ 1.4 million
- **Architect:** Architect Studio
- **Contractor:** Rio Conchos



South Valley Academy Charter School



- **Address:** 3426 Blake SW
- **Year Opened:** 1999
- **Grade Levels:** 9 -12th
- **2011 Strategy Project:**
 - Administration
 - Classrooms
 - Media Center
- **Completion:** January 2014
- **Budget:** \$8,184,400
- **Architect:** Studio SW
- **General Contractor:** Shumate Contractor's Inc.

Albuquerque Public Schools Community Stadium



- **Address:** 1601 Arroyo Vista Blvd NW
- **Current Projects:**
 - Football Stadium
 - Track and Field
 - Softball court
 - Tennis court
- **Completion:** July 2013
- **Budget:** \$36,361,300
- **Architect:** SMPC
- **General Contractor:** Shumate Constructors Inc.

Construction Update

Dolores Gonzales Elementary School



- **Address:** 900 Atlantic St SW
- **Square Footage:** 52,926
- **Year Opened:** 1975
- **Current Projects:**
 - Classrooms
 - Art/Music
 - Cafeteria expansion
 - Restroom remodel
 - Playground
- **Est. Date of Completion:** June 2014
- **Total Budget:** \$7.9 million
- **Architect:** Westwork Architects
- **General Contractor:** Shumate Constructors Inc.

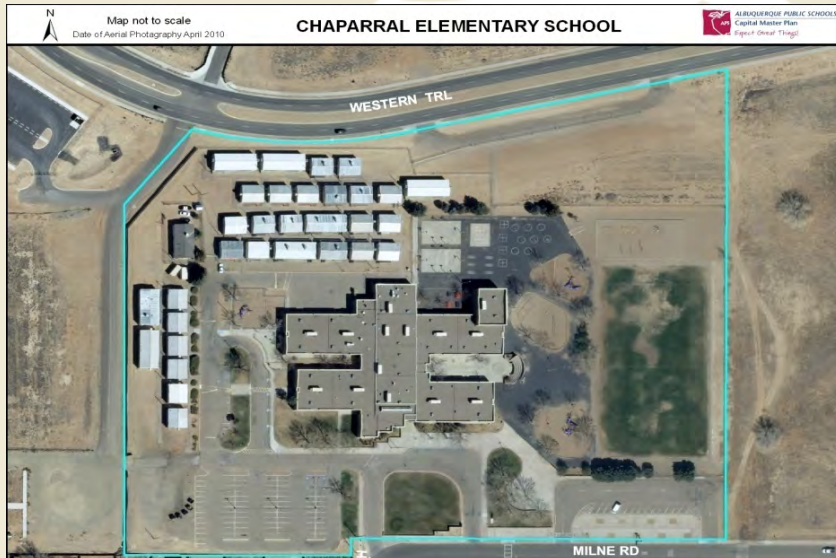
Adobe Acres Elementary School



- **Address:** 1724 Camino Del Valle SW
- **Square Footage:** 80,046
- **Year Opened:** 1964
- **Current Projects:**
 - Classrooms
 - Kitchen/Cafeteria
- **Est. Date of Completion:** Feb 2014
- **Total Budget:** \$4.4 million
- **Architect:** RMKM
- **General Contractor:** T.A Cole & Sons



Chaparral Elementary School



- **Address:** 6325 Milne Rd NW
- **Square Footage:** 92,682
- **Year Opened:** 1984
- **Current Projects:**
 - Classroom wing addition
 - Site traffic improvements
 - Kindergarten , classroom and cafeteria addition
 - Restroom Renovations
- **Budget:** \$15.9 million
- **Est. Date of Completion:** June 2014
- **Architect:** Cherry/See/Reames
- **General Contractor:** Shumate Constructors Inc.

McKinley Middle School



- **Address:** 4500 Comanche NE
- **Square Footage:** 78,124
- **Year Opened:** 1956
- **2011 Strategy Projects:**
 - Classroom block Addition
 - Drainage/Infrastructure
- **Est. Date of Completion:** Aug 2015
- **Budget:** \$ 6,196,182
- **Architect:** NCA
- **Contractor:** TBD

Sandia High School



- **Address:** 7801 Candelaria NE
- **Square Footage:** 336,821
- **Year Opened:** 1958
- **Current Project:**
 - New Site Master Plan Study
 - New Science/Math classroom Building & New Library
 - Landscaping/Site stabilization/Infrastructure Upgrades
 - Athletic Fields Reconstruction
- **Est. Date of Completion:** May 2014
- **Budget:** \$21,106,354
- **Architect:** Mahlman Studio
- **General Contractor:** HB Construction

El Dorado High School



- **Address:** 11300 Montgomery Blvd NE
- **Square Footage:** 370,620
- **Year Opened:** 1970-71
- **Current Projects**
 - Renovation of:
 - Math
 - Humanities
 - Fine Arts
- **Est. Date of Completion:** July 2015
- **Total Budget:** \$4.4 million
- **Architect:** Van H. Gilbert Architects
- **General Contractor:** ESA Construction Inc.

Del Norte High School



- **Address:** 5323 Montgomery Blvd NE
- **Square Footage:** 305,891
- **Year Opened:** 1964-65
- **Current Projects**
 - Phase 4 (2011 Strategy Project)
 - Industrial Fine Arts Building
- **Est. Date of Completion:** April 2014
- **Budget:** \$5.3 million
- **Architect:** Dekker/ Perich/Sabatini
- **General Contractor:** T.A Coles & Sons



eCademy/New Futures Schools of Choice



- **Address:** 5300 Cutler Ave NE
- **Square Footage:**
 - eCademy: 44,397
 - New Futures: 35,933
- **Year Opened:** 1915 (old AHS Site)
- **2011 Strategy Project:**
 - Cafeteria/Commons eNew-futures
 - Site development
 - Infrastructure
- **Est. Date of Completion:** March 2014
- **Budget:** \$3.8 million
- **Architect:** Gregory Hicks
- **General Contractor:** Anchor Built

Robert F Kennedy Charter School



- **Address:** 4300 Blake Rd SW
- **Year Opened:** 2001
- **Project:**
 - Multi Purpose Facility
 - Multi media center
 - Physical educational Gymnasium/Community space combo
 - Full Auto Body Shop
- **Est. Date of Completion:** Fall 2014
- **Budget:** \$5.75 million
- **Architect:** DWL Architects
- **General Contractor:** Anchor Built

Food Services

- **Square Footage:** 100,000
- **Project:** Renovation of a 100,000 square foot facility into a food processing facility/commercial kitchen/warehouse for APS Food services
- **Est. Date of Completion:** December 2014
- **Budget:** \$14,224,058
- **Architect:** Studio SW Architects
- **Contractor:** Gerald A. Martin, LTD



Design Update

Projects in Design now for Construction 2015

- 1. Career Enrichment Center**
Preliminary Scope: Classroom Block
Total Project Budget – \$2,888,916.00
- 2. Aztec Complex-Special Education and Autism Center**
Preliminary Scope: Major Interior Renovation and Site Work
Total Project Budget – \$ 7,600,000.00
- 3. Ernie Pyle MS**
Preliminary Scope: Classroom Addition; Renovation of the 300 wing into an Art Complex; Misc HVAC work throughout the school
Total Project Budget: \$9,260,004.00
- 4. Marie Hughes ES**
Preliminary Scope: Cafeteria/Kitchen/Classroom Addition and some site work.
Total Project Budget: \$8,475,010.00
- 5. Mountain View ES**
Preliminary Scope: Replace Older Buildings
Total Project Budget: \$11,725,410.00

Projects in Design now for Construction 2015 (Contd.)

6. Reginald Chavez ES

Preliminary Scope: Kinder Addition and Replacement of Classroom Buildings
Total Project Budget – \$7,415,261.00

7. Rio Grande High School

Preliminary Scope: Restructuring of the campus and the construction of 9th and 10th grade academies.
Total Project Budget: \$25,255,234.00

8. Valley High School

Preliminary Scope: Raze Building “S” and Construct new classroom in its place.
Total Project Budget: \$6,620,487.00

9. West Mesa High School

Preliminary Scope: Replace Classroom Wing “M”
Total Project Budget: \$ 18,782,829.00

10. Atrisco ES

Preliminary Scope: Re-roofing and Classroom Replacement
Total Project Budget: \$9,854,543.00

Projects in Design now for Construction 2015 (Contd.)

11. Jefferson MS

Preliminary Scope: Music Classroom Addition and Renovation

Total Project Budget: \$2,218,695.00

12. Madison MS

Preliminary Scope: Gymnasium/locker room Renovation

Total Project Budget: \$1,521,445.00

13. Manzano High School

Preliminary Scope: Physical Education wing Additions and Renovations.

Total Project Budget: \$9,699,645.00

Projects in Design now for Construction 2016*

*(After voter Approval)

1. Albuquerque High School

Preliminary Scope: Commons/Cafeteria/Classroom Renovation and Addition

Total Project Budget – \$13,550,408.00

2. Highland High School

Preliminary Scope: New Performing Arts center, Gym/Locker room Renovations and Addition

Total Project Budget: \$13,199,346.00

3. Jackson Middle School

Preliminary Scope: New Science lab Addition and Classroom block replacement

Total Project Budget: \$9,251,954.25

4. La Cueva High School

Preliminary Scope: ISP Building, Gym/Locker room Renovations and Addition

Total Project Budget: \$ 10,149,891



Title IX Requirements

APS Capital Master Plan Title IX Gender Equity Component

In the Summer of 2013, the *U.S. Department of Education, Office for Civil Rights* formerly required of APS to remedy a number of issues concerning gender equity in Physical Education and Athletic opportunities/facilities as referenced in OCR Case Number 08-07-1213

In response, APS Capital Master Plan has updated its requirements and standards to reflect Title IX gender equity requirements as a level one (highest level) priority item together with the following;

- (i) Health and safety
- (ii) Code Compliance
- (iii) Americans with Disabilities Act (ADA)

Facility Planning Standards

APS High School Facility Planning Standards terminology have been updated to better reflect the following

- Gender equivalency as a baseline.
- Provide one large equivalent athletic locker room for each gender as the facility planning standard.
- Provide an extra multi-purpose space at each HS to increase practice capacity.

Capital Funding

Continue to fund improvements to athletic and physical education at district high schools on a need basis but with title IX requirements as a priority baseline trigger.

- Place highest priority on improvements that address equivalency issues.
- Incorporate evaluation findings at each high school into consideration for funding in the next APS Capital Master Plan strategy update.
- Consider projects to provide gender equivalency at the five OCR-cited high schools as a priority.

APS Capital Master Plan Title IX Gender Equity Component (Contd.)

Albuquerque Public Schools District Capital Master Plan Title IX Gender Equity Priorities by High School

School	Project Summary	Budget*	Project Status/Schedule
Albuquerque HS	Baseball Facility Upgrade/Update	\$ 277,736	Commence 2014 (Design)
Atrisco Heritage Academy HS	Expand Locker rooms, Weight room/add Multipurpose area/add dance gym/Upgrade existing storage	\$ 1,284,124	Commence 2016
Cibola HS	Upgrade Locker rooms, Weight room/add Multipurpose area/Upgrade existing storage	\$ 4,232,088	Commence 2016
Del Norte HS	Renovate Gym/Upgrade Softball Complex/add Multipurpose area/update Locker Rooms/Replace Bleachers	\$ 3,311,385	Commence 2016
Eldorado HS	Total Upgrade of Softball complex/add Multipurpose area/Gym addition - Add and expand Locker Rooms/Replace Bleachers	\$ 5,193,633	Commence 2016
Highland HS	Athletic track upgrade/Main Gym & Auxiliary rebuilt and addition/Locker rooms/baseball complex upgrade	\$ 9,728,486	Commence 2014 (Design)
La Cueva HS	weight room & Dance Gym addition/Multi Purpose space addition	\$ 3,384,731	Commence 2014 (Design)
Manzano HS	Gym & PE support Space rebuilt/Multi Purpose space addition	\$ 10,448,194	Commence 2014
Rio Grande HS	Gym & PE support Space rebuilt/Multi Purpose space addition	\$ 10,448,194	Commence 2014 (Design)
Sandia HS	Complete PE support space renovation project/Multi Purpose Space addition	\$ 3,645,362	Commence 2016
Valley HS	Multi Purpose Space addition/Soft ball & baseball complexes updates	\$ 3,827,710	Commence 2014 (Design)
Volcano Vista HS	Locker room updates/Multi Purpose Space addition	\$ 1,904,641	Commence 2016
West Mesa HS	Complete PE support space renovation project/Multi Purpose Space addition	\$ 1,128,749	Commence 2014 (Design)
Total		\$ 58,815,033	

*Project budget reflects current best estimate of assessed CMP Standard deficiency remediation cost.



Albuquerque Public Schools Wherry ES Department of Defense Grant

Wherry Elementary School



- **Address:** Bldg. 25000- KAFB East
- **Square Footage:** 57,895
- **Year Opened:** 1952
- **Last Project:**
 - Classroom addition
 - New Parking and Drop off
 - New Kindergarten Playground
 - Restroom Renovations
- **Budget:** \$5.1 Million
- **Completed:** Aug 2012
- **Architect:** Design Group
- **General Contractor:** Lockwood

Wherry Elementary School DOD Grant

The US Department of Defense has awarded APS \$16.25 million to rebuilt Wherry ES. The project will demolish the main school building built in 1952 after construction of 42,056 gross square feet (gsf) of new building and renovation of 10,892 sf of the remaining facilities. Specifically, the project will provide:

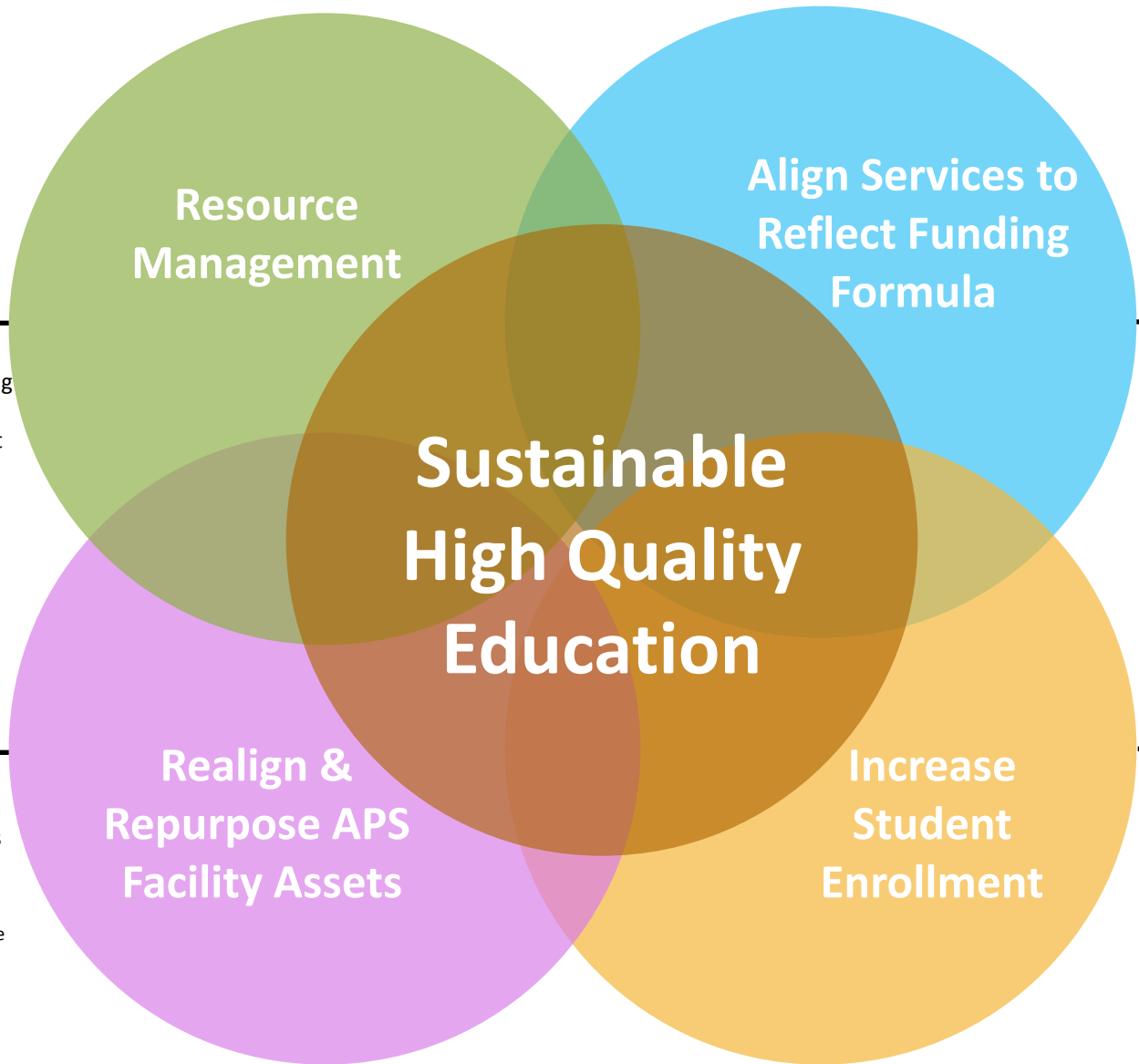
- 18 classrooms
- Library
- Computer labs
- Special needs area
- Administrative offices
- Teachers' lounge/workroom
- Nurses' area
- Additions to the existing gym and kitchen
- Support spaces including custodial space, storage, mechanical/electrical/data rooms and a recycling room

APS has already completed \$5,212,126 on site infrastructure preparation and a new 8 classroom and art/music room addition that the DOD is counting as a match for this Grant



Qualitative Restructuring and Sustainability

Areas of Opportunity for Qualitative Restructuring



-
- Control Utility Bills
 - Push for Equitable Funding Formula
 - Coordinate Federal/Grant Funds
 - Align Financial & Operational Processes

-
- APS is *De-facto* Regional SPED Magnet
 - Small School Adjustment
 - Optimal Enrollment Operational Size of School

-
- Create Facilities for Magnets
 - Innovate Regional Centers
 - Early Childhood Centers
 - Vocational Skills Training Center
 - Performing Arts Magnet
 - Combine Schools to Make Viable and Attractive Programs
 - Distance Learning

-
- APS Office of Innovation
 - Plug Enrollment 'leakage' at Educational Transitions
 - K-8 Provide Continuity ES-MS
 - Showcase Successful Magnet Alternatives

Comprehensive Approach to Providing a High Quality Education



SW K-8 Supplemental Budget Recommendation

SW PreK-8th grade School



- The new SW PreK-8th grade school will be located directly south of Atrisco Heritage High School
- The school will be sited on a 46-acre parcel

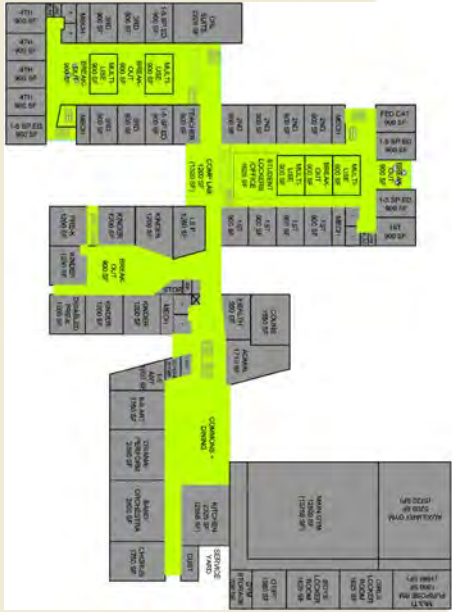


SW PreK-8th grade School

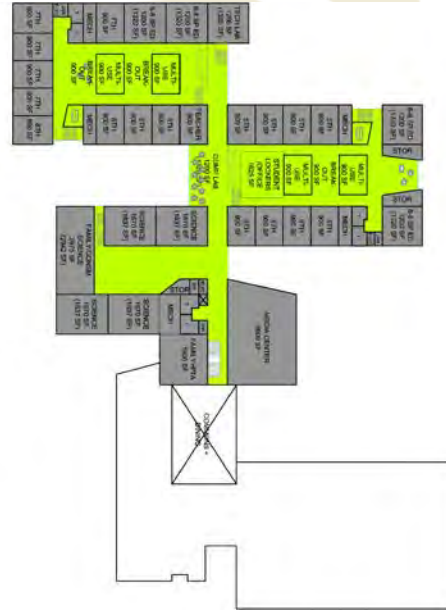
A Community Collaborative Vision

- The vision is towards a true collaborative community model, removing the distinction between elementary and middle school while recognizing the varying student needs at each level
 - A High emphasis is placed on technology and common collaborative spaces
 - We envision small groupings of partnerships working together to celebrate the differences and similarities between age groups and to foster an environment of mentorship an community

School Design Concept – Co-Lab: A Community Collaborative Model

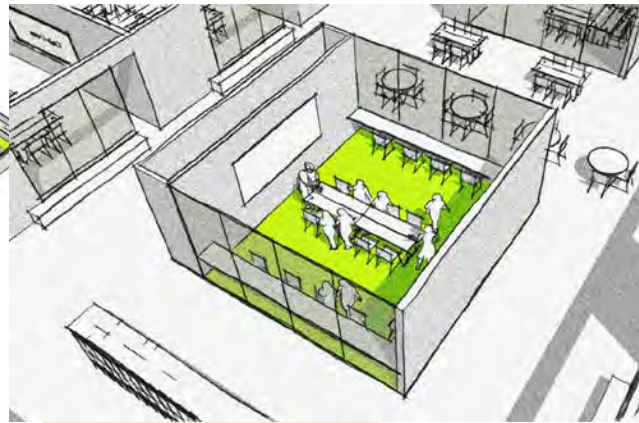
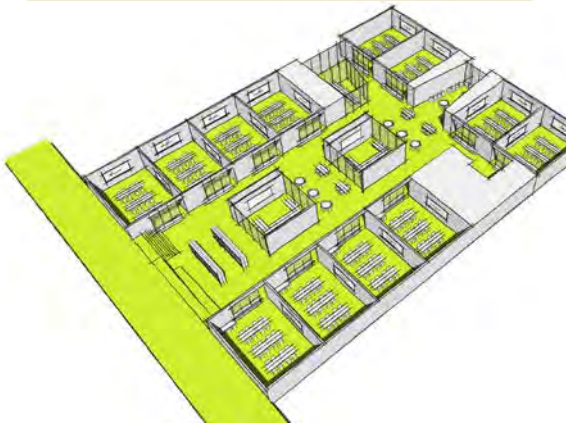


SCHEMATIC FLOOR PLAN – LEVEL 1



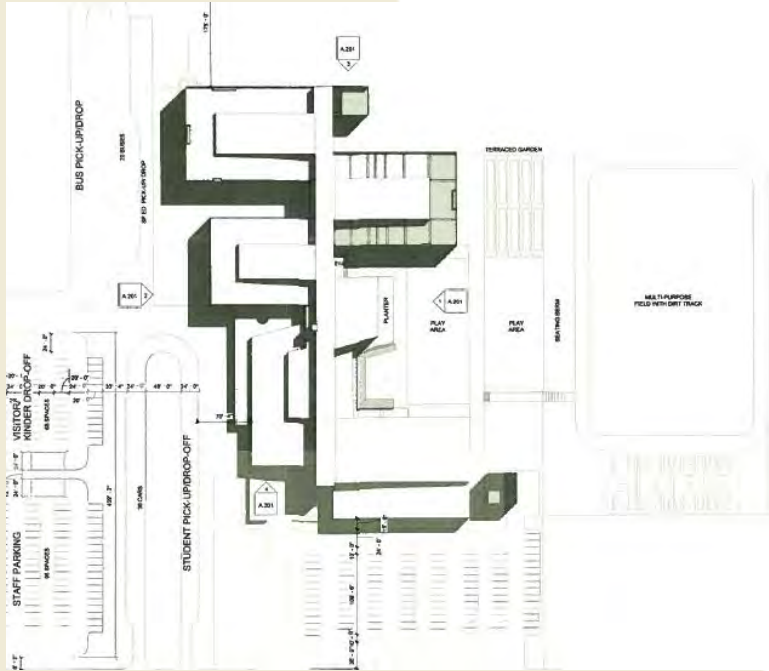
SCHEMATIC FLOOR PLAN – LEVEL 2

- Cross Curricular
- Cross disciplinary instruction
- Interaction & partnerships between grades K-8
- Instructional pods are located around collaborative spaces that are flexible
- Project based-learning

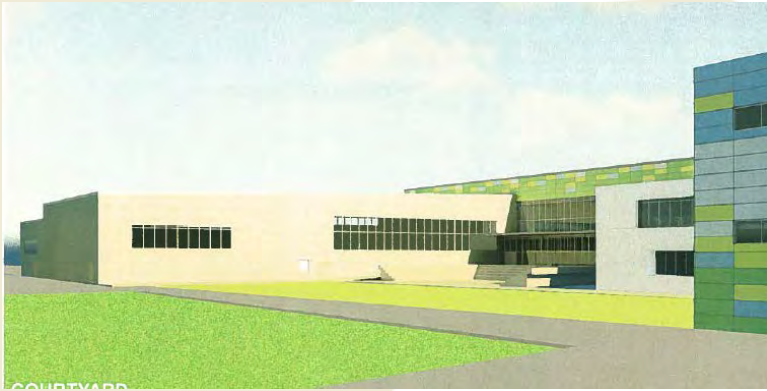


SW PreK-8th grade Prototype School

A total of **74 classes** is needed to accommodate projected growth by 2015-16. Overflow population (if this becomes the case) will be dealt with by utilizing the 10 multi-use pods (this includes 2 extra pods in the new proposed leaf) presented in the design for collaboration amongst teachers and students. In all, the school will have 74 classrooms, but 84 (74+10 = 84) classrooms can be available by incorporating the multi-use pods.



Project Details



- Initial Budget: \$45.7 Million
- **10 extra classrooms: \$4.5 Million**
- **New Final Budget: \$50.2 Million**

- Anticipated Date of completion: August 2015
- Design Architect: John Anderson Architecture
- Contractors: TBD



- The original request for funds was to build 64 classrooms to serve 1,200 students.
- **After an in-depth demographic trends analysis, it was determined that 10 additional classrooms, for a total of 74 classrooms would be needed to serve 1,343 students by 2015-16.**



Design Recommendation for critical district wide facilities

- (i) Early Childhood Facility Prototype design
- (ii) Special Education Intensive Special program Facility Hub prototype design
- (iii) Teacher and classroom Support training facility design (Montgomery Building rebuild)

Recommendation for Early Childhood Facility Design

There are approximately 14,000 3 & 4 year olds (preschoolers) in the APS attendance area. APS has a low Pre-K participation rate due to lack of all day full-inclusive early childhood programs that are available and affordable to your typical APS parent. In order to improve the overall quality of education, APS intends to develop a viable early childhood strategy that will combine Pre-K education and day care services in conjunction with both public and private partners.

- Design Prototype Early Childhood Facility to be replicated up to 7 sites over the next 4 years
- Design Cost: **\$2.1 Million**
 - 60,000 square feet of building
 - 25 specialized early childhood learning spaces
 - Multipurpose room
 - Parent Education Classroom
 - Health/Nurses spaces
 - Ancillary Support spaces
 - Administration

Recommendation for Intensive Special Program HUB Design

APS is the de-facto Special Education repository for the central and northern part of the state providing services for these students can be very expensive if done separately at each site. It is also a highly specialized task that requires highly trained and certified personnel. Currently APS has over 2,000 students who need some form of intensive, special services. Of these 120 have profound and severe neurological/physical conditions that require one-on-one care in the classroom, home environment or psychiatric facility. APS has one specialized Autism Center (Highland HS) and is designing another Autism Center (Aztec) slated to open in late 2015.

In order for APS to continue to serve these students adequately, equitably, and sustainably, a strategy of designing a prototype/hub ISP facility has been formulated.

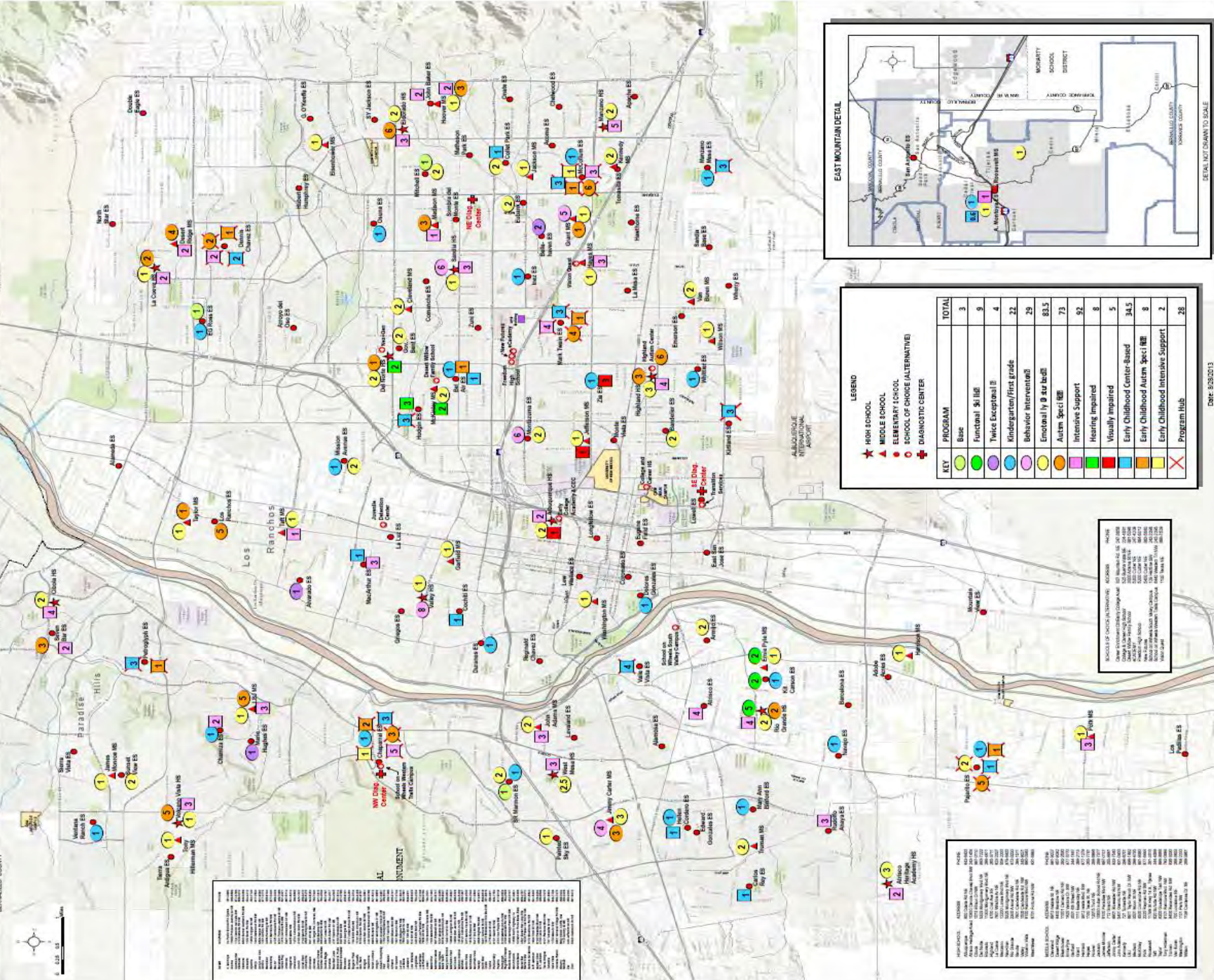
Recommendation for Intensive Special Program HUB Design

- Proposal for ISP Design:
 - Approximately 32,000 square feet
 - **Design Cost: \$1.4 Million**
 - Up to 20 specialized classrooms
 - 2 Specialized Sensory Rooms
 - Audiology Rooms
 - Ancillary spaces (SLP, Social Worker, Psychologist, etc.)
 - Health/Nurse spaces
 - Multipurpose OT/PT Physical Education Space

COTTALES SANDIA PUEBLO BERNALILLO COUNTY SANCIALO COUNTY

NATIONAL FOREST

ALBUQUERQUE INTERNATIONAL AIRPORT

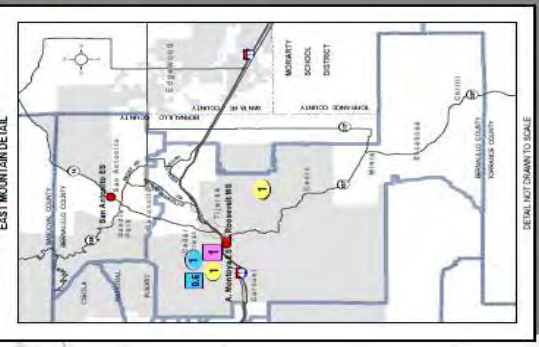


SCHOOL	ADDRESS	PHONE
Albuquerque Elementary School	1200 Central Avenue NE, Albuquerque, NM 87106	505 243 5000
Albuquerque Middle School	1200 Central Avenue NE, Albuquerque, NM 87106	505 243 5000
Albuquerque High School	1200 Central Avenue NE, Albuquerque, NM 87106	505 243 5000

LEGEND

- ★ HIGH SCHOOL
- ▲ MIDDLE SCHOOL
- ELEMENTARY SCHOOL
- SCHOOL OF CHOICE (ALTERNATIVE)
- DIAGNOSTIC CENTER

KEY	PROGRAM	TOTAL
■	Base	3
■	Functional Skills	9
■	Twice Exceptional	4
■	Kindergarten/first grade	29
■	Behavior Intervention	22
■	Emotionally Disturbed	853
■	Autism Spectrum	73
■	Intensive Support	92
■	Hearing Impaired	8
■	Visually Impaired	5
■	Early Childhood Center-Based	345
■	Early Childhood Autism Spectrum	8
■	Early Childhood Intensive Support	2
■	Program Hub	28



SCHOOL	ADDRESS	PHONE
Albuquerque Elementary School	1200 Central Avenue NE, Albuquerque, NM 87106	505 243 5000
Albuquerque Middle School	1200 Central Avenue NE, Albuquerque, NM 87106	505 243 5000
Albuquerque High School	1200 Central Avenue NE, Albuquerque, NM 87106	505 243 5000

Recommendation for Montgomery Rebuild Design

Montgomery Complex is the main professional development and training facility for classroom teachers. The building is at the end of its life cycle and several of its mechanical and structural aspects, like the roof, bathrooms, drainage and ADA are either out of compliance or are failing. And so, repair of the current building is not viable and is cost-prohibitive.

- Proposal for Training Facility Rebuild Design:
 - Approximately 32,000 square feet
 - **Design Cost: \$1.4 Million**
 - 4 dedicated computer labs (30 workstations each)
 - 4 break out rooms/training spaces (capacity of 60 each)
 - Large main meeting space (capacity of 500)
 - Book Repository



Discussion

Committee Action / Vote