

3.0 CAPITAL IMPROVEMENT PLAN

FINANCIAL CHALLENGES

New America School, as a public charter school, has only two options to secure space - lease or lease/purchase.

The sources of income for the school are the following:

- Lease reimbursement dollars from the State of NM based upon enrollment. This is currently a value of \$700 per enrolled student.
- New America School - NM, a public charter school, receives funding from the State of NM based upon enrollment.
- In the future, establish a non-profit tax exempt foundation to raise funds and apply for grants for the benefit of the school.

Facility expenses for the school include:

- Lease of space. This includes the cost to improve the space and site to support the educational needs and meet PSFA Adequacy Standards.
 - » building renovation costs and
 - » site improvement costs.
- Operational Costs
 - » Utility cost
 - » Insurance cost

OWNER / DEVELOPER / SCHOOL

2015 UPDATE

While New America School is in the process of completing a new Facility Master Plan/ Ed Spec Document, certain facility needs have been identified early on in the process that the FMP committee felt should be included in an update to the school's existing Facility Master Plan and Ed Spec. This inclusion will better help the school to begin the budgeting process for its future facility needs. The New America School's Governing Council adopted this Capital Improvement Update as of September 23, 2015.

2012 UPDATE

The current New America School sublease is based on a lease with a nonprofit development company which has a ground lease with the landowner (Archdiocese of Santa Fe). Building renovations and site improvements are financed by the nonprofit development company. This arrangement satisfies the requirement of NMSA 1978 Section 22-8B-4.2(C)(2) as and when applicable to New America School-

Albuquerque. Earlier arrangements are described in the original text below.

NOVEMBER 2009 REVISION

The lease between NAS-NM and the 1734 Isleta LLC was modified to include the lease of the modular classrooms and the associated site development costs.

MAY 2010 REVISION

Enrollment projections led to the decision to plan for the 5th Modular (Classroom 11 & 12).

** Funding Application is in process for development of the 5th Modular*

** Funding Application Includes:*

** Site Development*

** Foundation Work*

** Utility Expansion*

** Site Work / Sidewalk*

** Lease of Modular Building*

JUNE 2010 REVISION

The 1734 Isleta site cannot support additional modulares (after installation of 5th Modular). NAS-NM will begin formal evaluation and planning of a Middle School program in September 2010. A "revision" to this document will be submitted to supplement the Capital Plan.

The successful negotiation between the Archdiocese of Santa Fe and the New America School is an enormous accomplishment for benefit of students. Numerous agreements between several parties achieved the following:

- Archdiocese of Santa Fe will lease "as is" building and adjacent site to "1734 Isleta LLC," a developer.
- The developer will lease renovated building and site to the New America School - NM. The lease amount is based upon base lease cost with the Archdiocese and amortized renovation/improvement costs. The annual lease rate for the school and site is approximately \$109,000 annually. New America School - NM will be responsible for funding the gap between lease reimbursement income and actual lease cost.

CAPITAL PLANNING DECISIONS

Challenges include the following:

- A large investment has been made in site infrastructure for the modular classroom buildings. Features include paved walkways, courtyard landscaping, and power and data connections. NAS-NM has a five year lease for the modulares with an option to purchase.
- Feasibility of the Middle School program
- Optimal location of the Middle School program in the St Anne's - 1734 Isleta building (and associated modular classrooms) or in a new and separate facility.

FINANCIAL CHALLENGES FOR A CHARTER SCHOOL

The actions taken by New America School are the result of defining need and then exploring options. Options must be within realistic financial tools available to a charter schools.

New America School has benefitted from the establishment of 1734 Isleta LLC, a development corporation. There are, however, limits to the financing available from the corporation. NAS-NM has approached other lenders to finance the lease and development of the 5th Modular (Classroom 11 & 12).

2015 CAPITAL PROJECT PRIORITY LIST

The existing school site is currently land locked and cannot expand existing program offerings by adding additional modulars or provide adequate outdoor space for PE programs as well as better site circulation. Based on the school's current and future facility needs over the next five years, the following priority projects have been identified:

- Acquisition of adjacent property to the school site
- P.E. play field development for grades 9-12th (play surfaces and track area)
- Modular Classroom (2 additional double portables) and new modular administrative space, to include additional parking, site improvements, utilities and infrastructure. *(Prior to leasing any new modular classrooms, a utilization study will be completed to determine the exact quantity of classrooms needed)*
- Reconfiguration of existing administrative space into educational use.
- Technology improvements & upgrades to include infrastructure and equipment.

2015 PROJECT BUDGET

A preliminary project has been established at this time as final land acquisition negotiations have not been completed nor the final extent of playfield development determined as it will be predicated on the final amount of property purchased.

Property Acquisition	\$ 165,000
Playfield Development	\$ 380,000
Modular Classroom, Admin Area, Site improvements/ Utilities	\$ 655,000
Reconfiguration of Existing Admin Area	\$ 125,000
Total Estimated Construction Cost	\$1,325,000
Other Estimated Project Costs	
A/E fees	\$ 92,750
School's Project Manager	\$ 18,000
10% Contingency	\$ 132,500
Technology Improvements/Upgrades	\$ 175,000
Subtotal Project Budget	\$1,743,250
7.185% NMGRT	\$ 125,253
TOTAL PROJECT BUDGET	\$1,868,503

2012 CAPITAL PROJECT PRIORITY LIST (COMPLETED)

The school's number 1 priority is a new, 9,000 sf multipurpose building.

The school has no current plans for additional construction.

2012 PROJECT BUDGET

The school has obtained an estimated project cost for a 9,000 sf multipurpose building constructed of a metal building.

Estimated Construction Cost	\$966,555
Other Estimated Project Costs	
A/E fees	\$48,632
School's Project Manager	\$17,000
5% Contingency	\$48,327.75
Total Project Budget	\$1,080,514.75

Note: All costs include 7% NMGRT.

2012 PROJECT FUNDING

All costs for the new multipurpose building will be covered by private funding.

PROJECT SCHEDULE

Construction will begin in June 2012. The project will be complete by August or September of 2012.