

**State of New Mexico  
Public School Facilities Authority**




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**MEMORANDUM**

**To:** Daphne Benavidez, Public Academy for the Performing Arts Assistant Principal  
**Through:** Martica Casias, PSFA Planning & Design Manager  
**From:** Richard A. Romero, Facilities Specialist   
**Date:** January 11, 2012  
**RE:** Facility Assessment: 3000 Adams Street, Albuquerque, NM 87110

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At your request, I visited the referenced address on November 21, 2011. The purpose of my visit was to conduct an assessment of your facility.

The following assessment is based on a visual inspection of the premises and no testing of any kind was conducted and no invasive or destructive inspection methods were employed.

**BACKGROUND**

The Public Academy for the Performing Arts (PAPA) is a district-chartered school authorized by the Albuquerque Public School District. PAPA was founded in 2001 and began its first year of operation for the 2001-02 school year. PAPA is currently completing, or has just completed its second renewal cycle.

**FACILITY DESCRIPTION**

PAPA is currently housed in a portable campus on property owned by the Albuquerque Public School District that is adjacent to McKinley Middle School. The campus consists of 12 double and 9 single portable classroom buildings. Two of the double portable buildings house the school's administrative offices and two of the single portable buildings are restroom facilities. A third single portable building serves as a café/concession building. All buildings appear to be similar in age and were constructed in approximately 1988.

The roofs all appear to be in good condition and the buildings do not exhibit signs of leaks or other problems related to the roof covering.

The buildings are heated with forced air furnaces and all appeared to be operating properly. The buildings are cooled by evaporative coolers. The coolers were not in operation as this assessment was

performed during the winter months. However, all evaporative coolers appeared to be well maintained and in good condition.

The exterior doors are metal and in good condition throughout the facility.

The exterior windows in this facility are single-pane windows in metal frames. The overall condition of the exterior windows is good.

The interior floors are finished with vinyl composite tile and/or carpeting. In general, the floor finishes are in good condition.

All interior walls are of wood frame construction and finished with pre-finished wall board. Overall, all interior wall finishes are in good condition with some areas in fair condition.

The ceilings consist of a suspended grid and acoustical tiles. The ceilings predominantly appear to be original and the tiles are in fair to good condition throughout.

### **ADEQUACY ANALYSIS**

The Public School Capital Outlay Council has waived many of the requirements of the Statewide Adequacy Standards for charter schools in recognition of the fact that charter schools, by their very nature, deliver education in a non-traditional manner. As such, this analysis is based only on those areas of the Standards that have not been waived.

### **GENERAL REQUIREMENTS**

Based on visual inspection, only, the buildings appear to be structurally sound.

The exterior envelope of all portable buildings appears to be weather-tight. However, some stained ceiling tiles indicative of past leaks, but all appear to have been repaired. The roofs are, according to available information, original to the buildings and may be nearing the end of their useful lives.

Interior surfaces are predominantly in good condition throughout the facility.

It is unknown if the interior finishes of the building contain harmful elements such as lead or asbestos. Given the assumed date of construction, this is not likely.

The electrical and plumbing systems appear to be functioning normally, as did the fire detection system. There is no fire suppression system in the buildings, but none is required in accordance with the current building codes in effect in New Mexico. The HVAC systems are part of the original construction of this facility and appear to be in good condition.

A two-way communication system was present in the building and was operational.

**SITE**

There is a student drop-off and pedestrian pathway on site.

Site drainage appears to be adequate to protect the structural integrity of the building.

No evidence of past flooding, ponding or erosion on the site was observed.

Fenced play areas are not a feature of this site, but are not required due to the age of students served on this campus.

**ACADEMIC CLASSROOMS**

The following student indicates the minimum net square footage per student required for an adequate general classroom.

<b>GRADE LEVEL</b>	<b>REQUIRED NET SQUARE FT./STUDENT</b>
Kindergarten	50
1 <sup>st</sup> Grade – 5 <sup>th</sup> Grade	32
6 <sup>th</sup> Grade – 8 <sup>th</sup> Grade	28
9 <sup>th</sup> Grade – 12 <sup>th</sup> Grade	25

This next table provides the required general classroom square footage per grade required for your school, based on 20 students per grade level.

<b>GRADE</b>	<b>NET SF Required – Design Capacity 350</b>	<b>NET SF Provided</b>	<b>Adequate?</b>
<b>Kindergarten</b>			
1 <sup>st</sup>			
2 <sup>nd</sup>			
3 <sup>rd</sup>			
4 <sup>th</sup>			
5 <sup>th</sup>			
6 <sup>th</sup>	1,400	15,871	Yes It should be noted that there is adequate general class space to accommodate the school’s planned enrollment increase to 450 students, as well.
7 <sup>th</sup>	1,400		
8 <sup>th</sup>	1,400		
9 <sup>th</sup>	1,250		
10 <sup>th</sup>	1,250		
11 <sup>th</sup>	1,250		
12 <sup>th</sup>	1,250		
<b>TOTAL</b>	<b>9,200</b>		

Lighting must be provided at 50 foot-candles of well-distributed lighting. This is to be measured at a work surface at the center point of the classroom between clean light fixtures. The facility lighting was not tested, but appeared adequate.

Classroom temperatures must fall between 68 and 75 degrees Fahrenheit at full occupancy. The temperature shall be measured at the approximate center of the classroom. At the time of my visit, the temperature was adequate.

Classroom acoustics shall not exceed a one-hour A-weighted level of 55 decibels measured at a work surface at the approximate center of the classroom. Based on observation, only, the classroom acoustics appeared adequate.

The HVAC system must provide continual air movement and shall maintain a CO<sub>2</sub> level of not more than 1,200 parts per million. This was not tested, but my observation was that air quality was adequate.

### **CONCERNS**

There is a lack of general storage in this facility. Although there is a full science classroom, there is no science prep space. However, the most significant area lacking storage appears to be in the music classroom. This lack of storage presents hazards to students as there are numerous trip/fall hazards in this room.

### **WEIGHTED NEW MEXICO CONDITION INDEX (wNMCI)**

The current average wNMCI for all Public Schools, including charter schools, in New Mexico is:  
**22.24%**

The wNMCI for your school facility is: 18.84%.

Your school facility condition is better than the average condition of school facilities in New Mexico.

### **CONCLUSION**

In general, the condition of the facility is good and seems to adequately PAPA. However, there is a lack of adequate general storage at this facility which, in the case of the music classroom, presents a hazard to the students because all equipment is stored in place, significantly detracting from the available instruction space and cluttering the room.



*Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts** School ID: **001047**

**High Level Overview**

**General Information**

Location: Albuquerque, NM 87110 Ed. Adequacy Model: Charter School Educational Adequacy  
School Type: Charter Ed. Adequacy CCI: 88.30%  
School Category: Charter/Alternative School CCI City: ALBUQUERQUE, NM

**NMCI Statistics**

Number of Students: 339 Number of Buildings: 0  
Growth Factor: 1.00 Number of Portables: 4  
Total Gross Square Feet: 29,568 Building Square Feet: 0  
Site Size (Acres): 0.00 Portable Square Feet: 29,568

**NMCI School Metrics**

Replacement Cost: \$1,703,810 Unweighted Repair Cost: \$1,283,847  
Weighted Repair Cost: \$320,962 Unweighted Educational Adequacy Cost: \$0  
Weighted Educational Adequacy Cost: \$0 Total Unweighted Cost: \$1,283,847  
Total Weighted Cost: \$320,962 Unweighted NMCI Score: 75.35  
Weighted NMCI Score: 18.84

**NMCI Facility History**

Last Assessment Date: 11-21-2011 Previous Award, Yes or No, Year if Yes: Yes, -  
Closed: No



## *Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts** School ID: **001047**

### **Facility Description**

Public Academy for Performing Arts is located at 3000 Adams Street NE in Albuquerque, New Mexico, and is district chartered part of the Albuquerque Public School. The portable campus adjacent to McKinley MS contains ### SF in portable buildings. Occupancy is 6th through 12th grade students. To most accurately capture repair costs, the complex are split into ### building assessment.

Site: The site is approximately ## acres. The parking capacity of 112 (7 are handicap spaces) is sufficient. Concrete sidewalks are in good condition and pose no tripping hazard. There is a landscaped area. Site drainage is generally good.

Structural/Exterior Closure:

Interiors:

Mechanical/Plumbing: Heating and cooling is provided by packaged roof top units system delivered via metal duct.. Fresh air is supplied by a vented system. Ceiling mounted exhaust fans are installed and ventilation is adequate. Plumbing fixtures are typically in good condition and piping is original.

Electrical: The electrical system is fed from a pad-mounted, transformer that delivers 120/277 V., 3-phase, 4-wire power to the facility. Lighting is typically fluorescent and illumination is generally adequate. Emergency exit signs are typically illuminated. The school does not have an emergency generator.

Fire Protection/Life Safety Systems/Accessibility: The fire alarm system consists of audible and visual annunciators. The system is activated by a central station at the main computer terminal or through the security system and smoke detectors and is centrally monitored, there are pull stations. The complex does not have a fire sprinkler system. The school does have a security system. The complex is generally handicap compliant.

The school does have a functioning two-way public address system through the phone system. The school has data ports; and the school does not have CATV wiring. Lunches are contracted through outside facilities.

Alternative Programs:

Physical Education: The dance classes also meet some requirements Local Community Center.

Food Service: Contracted through local service



*Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts** School ID: **001047**

**Asset Level Summary**

Building Name	Cost Model	Repair Cost (Unweighted)	Repair Cost (Weighted)	Year Built	Size Type	Use
Portables (1988) 16; Classrooms	High School Portable	\$1,007,166	\$251,792	1988	23,296 Building	Educational
Portables (1988) 1; Snack Bar	High School Portable	\$38,737	\$9,684	1988	896 Building	Educational
Portables (1988) 2; Restrooms	High School Portable	\$77,474	\$19,369	1988	1,792 Building	Educational
Portables (1988) 2; School Administration	High School Portable	\$154,949	\$38,737	1988	3,584 Building	Administrative
Site	High School Site	\$5,521	\$1,380	2009	29,568 Building	Site
<b>Building Totals</b>		<b>\$1,283,847</b>	<b>\$320,962</b>			
<b>Educational Adequacy Need</b>	Charter School Educational Adequacy	\$0	\$0			
<b>School Totals</b>		<b>\$1,283,847</b>	<b>\$320,962</b>			



*Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts** School ID: **001047**

**Asset Detail**

Building Name: Portables (1988) 16; Classrooms Cost Model: High School Portable Size: 23,296

Name	Cost SF	Life Percent	Renewal Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments		
Portable Building	\$43,23	15	100%	1988	2003	100%	33.25%	\$1,007,166	4	.25	\$251,792	
<b>Total:</b>								<b>\$1,007,166</b>			<b>\$251,792</b>	



*Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts** School ID: **001047**

**Asset Detail**

Building Name: Portables (1988) 1; Snack Bar Cost Model: High School Portable Size: 896

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$43,23	15	100%	1988	2003	100%	33.25%	\$38,737	4	.25	\$9,684	
<b>Total:</b>								<b>\$38,737</b>			<b>\$9,684</b>	



*Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts** School ID: **001047**

**Asset Detail**

Building Name: Portables (1988) 2: Restrooms Cost Model: High School Portable Size: 1,792

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent	Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$43,23	15	100%	1988	2003	100%	33.25%	\$77,474	4	.25	\$19,369	
<b>Total:</b>								<b>\$77,474</b>			<b>\$19,369</b>	



*Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts** School ID: **001047**

**Asset Detail**

Building Name: Portables (1988) 2; School Administration Cost Model: High School Portable Size: 3,584

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Adj. Percent Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Portable Building	\$43,23	15	100%	1988	2003	100%	\$154,949	4	.25	\$38,737	
<b>Total:</b>							<b>\$154,949</b>			<b>\$38,737</b>	



*Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts** School ID: **001047**  
**Asset Detail**

Building Name: Site Cost Model: High School Site Size: 29,568

Name	Cost SF	Life	Renewal Percent	Last Reno.	Next Reno.	Degrade Percent	Adi. Factor	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)	Comments
Athletic Fields	\$0.32	30	90%	2009	2039	1%	33.25%	\$86	9	.25	\$21	
Fencing	\$0.36	100	110%	2009	2109	0%	33.25%	\$11	9	.25	\$3	
Landscaping	\$1.76	30	110%	2009	2039	1%	33.25%	\$574	9	.25	\$143	
Parking Lots	\$6.62	20	80%	2009	2029	2%	33.25%	\$3,519	9	.25	\$880	
Playground Equipment	\$0.13	15	100%	2009	2024	4%	33.25%	\$154	9	.25	\$38	
Site Lighting	\$1.30	40	100%	2009	2049	1%	33.25%	\$216	9	.25	\$54	
Site Specialties	\$0.11	40	100%	2009	2049	1%	33.25%	\$18	9	.25	\$5	
Site Utilities	\$1.46	50	120%	2009	2059	0%	33.25%	\$186	9	.25	\$47	
Walkways	\$2.33	30	110%	2009	2039	1%	33.25%	\$757	9	.25	\$189	
<b>Total:</b>								<b>\$5,521</b>			<b>\$1,380</b>	



*Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts**

School ID: **001047**

**Educational Adequacy Detail**

**Population**

Growth Factor: 1  
Number of Staff: 38  
Number of Students: 339  
Number of Special Education Students: 0

Number of Kindergarten Students: 0  
Number of 1-5 Students: 0  
Number of 6-8 Students: 172  
Number of 9-12 Students: 167

**Square Footage**

Permanent GSF: 0  
Portable GSF: 29,568  
Admin NSF: 3,340  
Art/Music NSF: 3,509  
Assembly NSF: 0  
Career Ed NSF: 0  
Computer Lab NSF: 0  
Faculty Work Area NSF: 100  
Food Service NSF: 837  
General Classroom NSF: 15,871

General Storage NSF: 0  
Maintenance or Janitorial Space NSF: 25  
Media Center NSF: 0  
Parent Work Space NSF: 0  
Physical Ed NSF: 0  
Science Classroom NSF: 837  
Science Storage NSF: 0  
Special Education Classroom NSF: 0  
Student Health NSF: 108

**Classrooms**

Number of Classrooms: 26

Number of Special Education Classrooms: 0

**Parking**

Number of Paved Parking Spaces: 112  
Number of Handicap Parking Spaces: 7  
Number of Gravel Parking Spaces: 0

Number of Bus Drop Offs: 1  
Number of Student Drop Offs: 1

**Miscellaneous**

Number of Chemical Storage Rooms: 0  
Playground Equipment: N/A

Number of Multi-Use Playgrounds: 0



*Executive Summary Report*

District: **Albuquerque** School: **Public Academy for Performing Arts** School ID: **001047**

**EA Deficiencies**

EA Cost Model: Charter School Educational Adequacy

Name	Actual Value	Required Value	Unit Cost	CCI Adj Unit Cost	Repair Cost (Unweighted)	Category Number	Category Weight	Repair Cost (Weighted)
Missing or Inadequate Multi-use Play Area	0	0	\$11,436	\$10,098.25	\$0	8	.5	\$0
Insufficient Total Parking	112	0	\$1,322	\$1,167.03	\$0	6	1	\$0
Insufficient Student Health Square Footage	108	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Student Drop Off	1	0	\$21,000	\$18,543.00	\$0	6	1	\$0
Insufficient Special Education Square Footage	0	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Science Storage Square Footage	0	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Science Square Footage	837	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Physical Education Square Footage	0	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Parent Work Space	0	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Media Center Square Footage	0	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Janitorial Square Footage	25	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient General Storage	0	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient General Classroom Square Footage	15,871	8,991	\$80	\$70.64	\$0	7	3	\$0
Insufficient Food Service Square Footage	837	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Faculty Workspace	100	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Computer Lab Square Footage	0	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Career Ed Square Footage	0	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Bus Drop Off	1	0	\$20,800	\$18,366.13	\$0	6	1	\$0
Insufficient Administrative Square Footage	3,340	0	\$80	\$70.64	\$0	7	3	\$0
Insufficient Art and Music Square Footage	3,509	0	\$80	\$70.64	\$0	7	3	\$0
Inadequate Number of Handicap Spaces	7	0	\$144	\$126.73	\$0	6	1	\$0
Inadequate Number of Chemical Storage Units	0	0	\$1,464	\$1,292.98	\$0	8	.5	\$0
<b>Total</b>					<b>\$0</b>			<b>\$0</b>