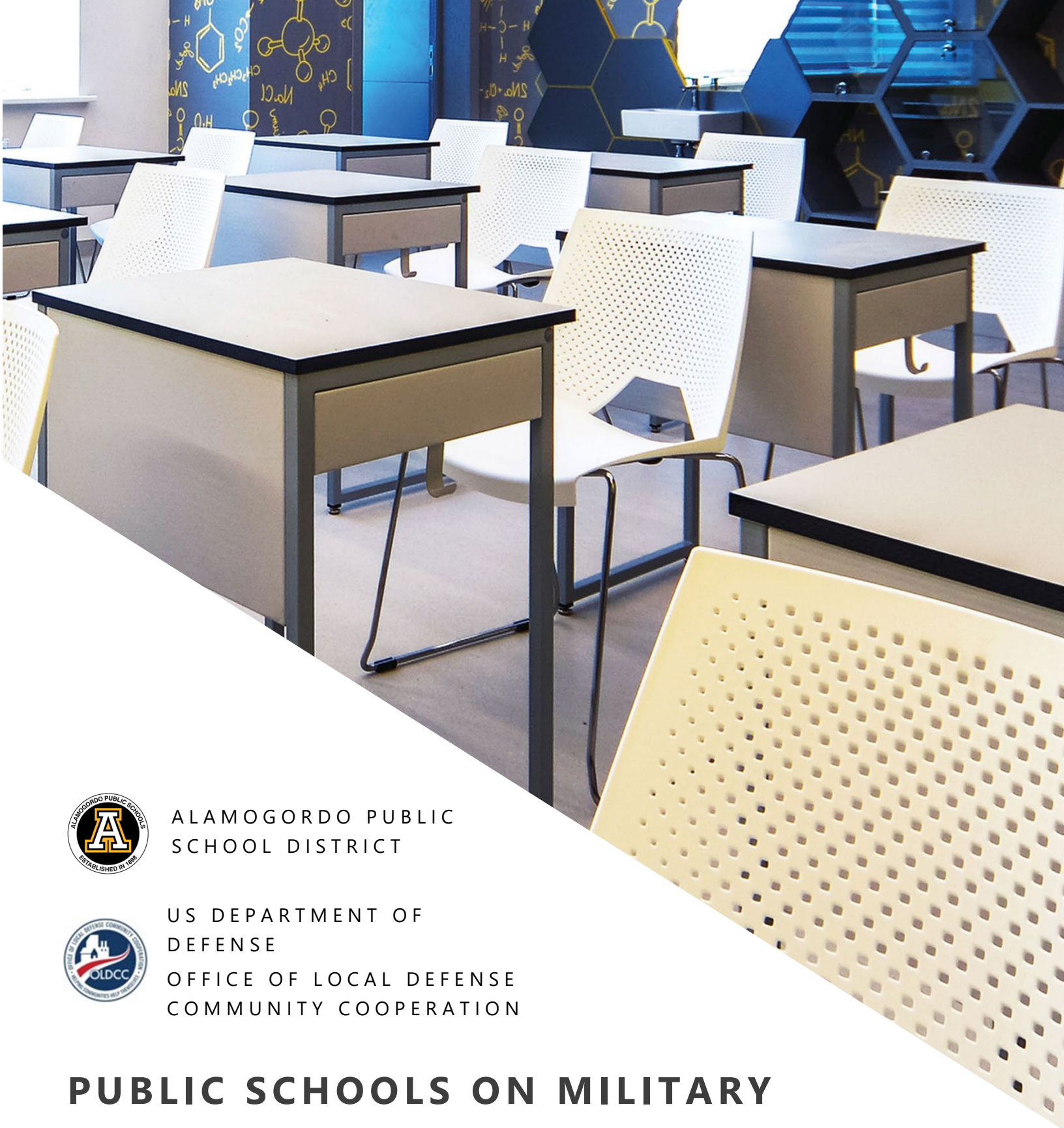

ALAMOGORDO PUBLIC SCHOOL DISTRICT

US DEPARTMENT OF DEFENSE
OFFICE OF LOCAL DEFENSE COMMUNITY COOPERATION

PUBLIC SCHOOLS ON MILITARY INSTALLATIONS (PSMI) GRANT PROPOSAL

HOLLOMAN PK-8 CAMPUS

APRIL 2022

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INTRODUCTION

Holloman Middle School is worn, outdated, and dilapidated. This school is in dire need of replacement as the systems, foundation and roof is dramatically failing. Thank you to everyone at the Office of Local Defense Community Cooperation within the DOD. This opportunity brings an immense amount of excitement to HAFB and the community. There is no better place for OLDCC to invest in the future than right here at Holloman Air Force Base.

Alamogordo/HAFB is unique as it has always exemplified the land of endless possibilities. Recently fossilized footprints were found at White Sands National Park that were identified as a 10,000-year-old female human that was carrying a child across a then muddy ancient lake. She was probably searching, investigating, and exploring for the new and unknown. The story is reverberated as it is portrayed again and again in this area whether it be through the lens of Native American Warriors, Spanish Conquistadors, Western Pioneers, Rocket Scientists or the cockpit of a Reaper or Viper pilot. Our instinctual heritage is to go further and learn more. It is who we are.

Our incredible Western history, our majestic mountains, the gleaming Gypsum at White Sands National Park, and our magnificent and special bond with Holloman Air Force Base is what has poised us to be a leader for the next generation to learn more and grow further. The Alamogordo story is as distinct as you could ever imagine as it is a place that has always expected diversity coupled with grit, determination and meaningful partnerships that exemplify the American spirit. The standard of excellence that the United States Air Force and the Department of Defense brought to this area in 1942 has established an unbreakable bond where commitment, collaboration, respect, and dedication are mutual and deeply renowned.

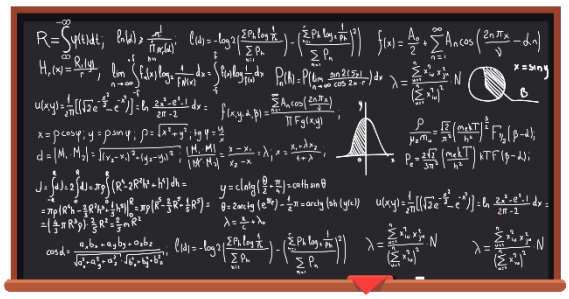
We are incredibly grateful that OLDCC has given us this opportunity to apply for this grant. If approved, the trajectory it will set will lead to epic student performance, as well as irrefutable support to the Mission at Holloman Air Force Base that will be felt for generations to come. Our Vision is to create a learning environment that serves as a beacon that screams with pride, transmits celestial significance, and offers light year educational pedagogy. When the men and women, who have children arrive to support the Mission of the 49th at HAFB, APS wants to make a profound statement to them: "Welcome to the most amazing schools in America!"

To compete with highly regarded schools all over the world, we are aggressively investing in technology infrastructure and innovation, high quality instruction and cutting-edge learning facilities. In the last 36 months, Alamogordo Public Schools has secured close to $100 million dollars through local and state tax dollars to bring our facilities to support futuristic capabilities.

Our community has proven to support HAFB and the children of the community. Holloman K-8 Campus is a prudent investment for OLDCC as this school will set the tone for the entire Country to follow. This campus will capture the students' imagination through a wide range of interests including makerspaces for Engineering, Rocketry, Space Exploration, Cyber-Security, CTE, Performing Arts, Rover manufacturing and competition. E-Sports with focus on pilotry, terra exploration and acute floriculture investigations.

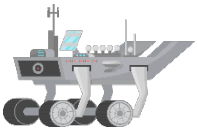
APS is serious about educating our children and we are on the fast track to push the quality of education to an unprecedented, exemplary level. Our non-linear approach to building this campus will break the barrier of expectations and will be the catalyst for everyone to think bigger and achieve more. Thank you again for the opportunity to apply for this grant. We will not let you down.

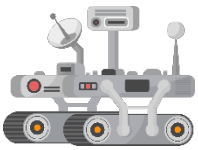
Every time Alamogordo Public Schools builds a new school, we have both the opportunity and the responsibility to reassess and redefine education for students. The learning we provide our children must meet the needs of every student who walks into the building. The foundation, the walls, the hallways—they are simply a vessel in which we embrace the true potential present within every child who attends the Alamogordo Public School District.

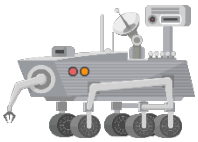


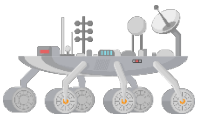
Learning environments affect student performance from the natural light to the temperature and air quality--to the color and the flexibility of the spaces where students learn. No longer can rows of desks and immovable walls contain the need for our children to fidget, to expand, and to grow, thus our children and our teachers have an array of options—spaces to explore and technology to experiment. Imagine bright, spacious areas flooded with natural light; bold colors adorning the floors and walls; shared spaces reminiscent of trendy lobbies and cafes; learning spaces that adapt and change to meet the needs of various groups; technology built in tables and walls, and a commons area where students gather in an outdoor neighborhood.

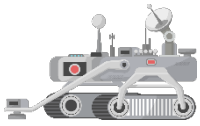
Just imagine: One strolls into the outdoor learning studio, where one is welcomed by a world of discovery. One is greeted by the aroma of flowers as they spy a group of elementary students huddled around a perimeter wall and are examining the flowers--pistil, stamen…while they discuss whether the flowers will survive on Mars—much less bloom. One sees students close by measuring the size of plants inside a glass bubble and creating a data table with the results. These are no ordinary plants because students are working on this year's mission—Mission to Mars. Several groups of Middle School students are exploring different designs for a rover; some have completed research on past rovers developed. Others examine the potential issues the rover might encounter on the surface of Mars.

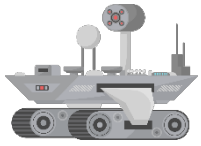


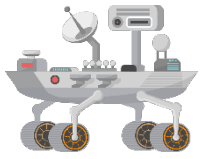


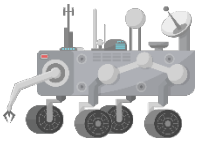




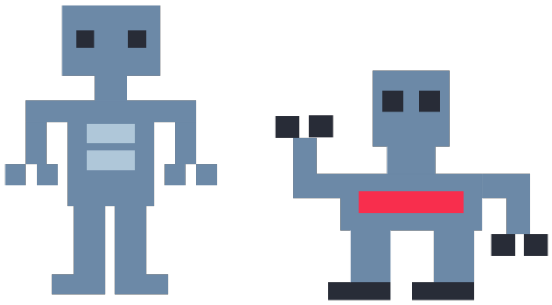


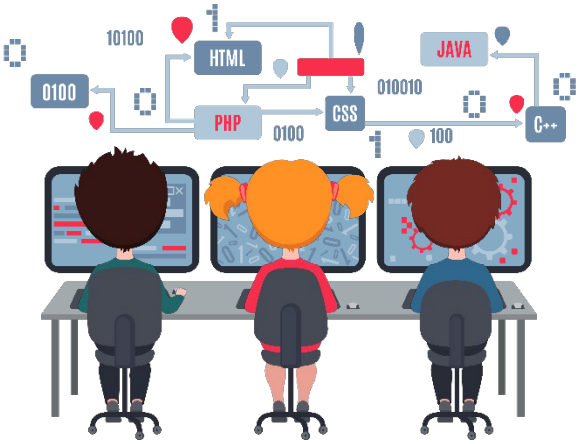






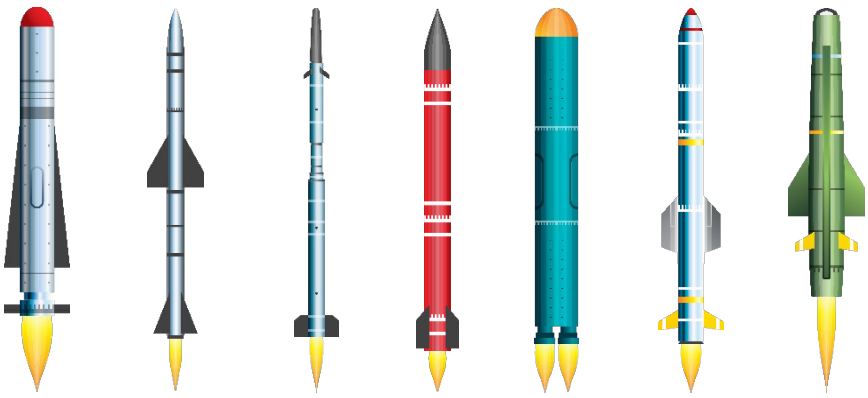
Meanwhile, students debate the important things to carry on the journey to Mars. Still other students are learning about propulsion—taught by community experts who are visiting. And finally, one spies a group of children coding robots—artificial intelligence. All of this in one space, with natural light, fresh air, and our very own scholars.





So, for Alamogordo Public Schools, a new school brings hope. Our belief of high expectations for all defines this project. We know that the schools of the past do not meet the needs of all students today, and the schools of the past will not meet the needs of any students tomorrow. We are building the future—a future rich in hands on experiences, technology, leadership, student led learning, and deep thinking—a future for our children.

These skills will prepare our students for the global learning needs that will be demanded of adults tomorrow. Thank you for the wonderful opportunity to share our vision with you for the students and families of Alamogordo Public Schools and Holloman Air Force Base. We are on a mission. Come on. Let's go.



Integration of HES and HMS Campus

The consolidation of HES and HMS creates the perfect opportunity to incorporate deep project-based learning between the two campuses, which is the goal. Each year, the campuses will have one theme, such as the "Mission to Mars" theme. Each grade will be involved in joining together to learn, design, and construct an entire campus-wide (2 schools) project as well as to develop shared leadership opportunities and experiences.

In addition, staffing flexibility will be incorporated between the schools, creating communal opportunities to share both core and elective educators and specialized staff in areas such as art, music, and even speech and language pathologists among others, ultimately resulting in the provision of greater opportunities for enhanced curriculum content.

A conjoined campus allows for student mentorship opportunities where older and younger students read to one another, join in service projects, and provide technological experiences while building positive relationships designed to lead, serve, and grow one another, the school, and the greater community.

The Holloman neighborhood allows for flexible enrollment as students may be moved from one building to the other based upon grade size fluctuations. Close proximity gives students the ability to take enrichment classes or receive support that can be differentiated to meet the needs of the individual student.

The outdoor areas provide space for Holloman Air Force Base and community involvement supporting students of all ages in joint career discovery and exploration.

I. PRELIMINARY ENGINEERING & DESCRIPTION OF PROJECT

Alamogordo Public School District (APS) greatly appreciates this opportunity for a New PK-8 Campus. APS is proposing a single grant request for the New Holloman PK-8 Campus. The Holloman PK-8 Campus will contain 3 main components: the PK-5 facility (currently under construction with projected completion date of July 2022), the PK-8 Outdoor Learning Studio with supporting spaces, and the 6-8 facility.

The PK-5 facility was determined to be in need of replacement in the District's 2015-2019 Facility Master Plan. Therefore, educational specifications were written in complicance with the NMPSFA adequacy standards and the facility was designed to meet those standards. The PK-5 facility is planned for 600 students and is 72,154 square feet. The program vision for the PK-5 facility is STEAM focused with 2 maker spaces and a VR-science lab.

The 6-8 facility will house a STEAM program to enhance and reflect Holloman AFB mission with a projected enrollment of 225 students / capacity of 312 students and a planned square footage of 52,178. PK-8 students will have access to and full use of the outdoor learning studio and its supporting spaces.

The combined campus will incorporate two new modern school buildings totaling ~124,332 square feet for grades PK-8. Combined at full capacity, both buildings will be able to accommodate 912 students. 12 teaching stations are necessary to deliver the program. 26 is a DoDEA loading factor for the middle school. 12*26=312. The current projections place the middle school enrollment at 225. However, if a typical growth factor of 10% is added, then space for 247 would be needed. At 225 students the utilization factor is closer to 72% but with a 10% growth factor, the utilization climbs to just over 79%. Each building will be built using brick and mortor construciton with CMU wainscot, pac clad metal panel system. All exterior doors will be hollow metal doors. Exterior windows will consist of aluminum frames and double pane glazing that will be laminated and kalwal in certain areas. The roof will be an 80-mil TPO and standing seam metal system. Aluminum sunshades will be used to control daylighting. Welded wire mesh fence around the perimeter.

Interior elements will include standard flooring types (carpet, carpet tiles, luxury vinyl tile (LVT), ceramic tile, and resilient sheet that are all easy to clean and slip resistent. Interior walls and partitions will include smooth surface walls (gympsum boards with a level 4 fininsh in most common areas) and impact resistent surfaces in hallways and restrooms. Interior doors will consist of solid core wood door systems will have removable mullins in specific areas as needed. There will be card reader / door monitoring access on eight doors. Door hardware specs hardware that is lockable from inside the classroom (key lock

from inside) Ceilings will consist of gypsum panels ceilings, acoustical or drop down ceiling panels, as well as painted structure. Interior and exterior signage will be provided throughout as required by code. The building will have a paging system, and use VOIP phones. The fire alarm system has been upgraded to match what the base uses and it will tie into local responders. Tech for classrooms and other areas (charging space for chromebooks – portable Viewsonic touch screens and a projection system in gymnasium. There may be lockers at the MS. The kitchen will have cold, hot and dry storage. Plubming – low flow toilets and facucets throughout, drinking fountains with bottle fillers only. HVAC system capable of maintaining a temperature between sixty-eight and seventy-five degrees fahrenheit with full occupancy that consists of a VRF system for main areas, packaged units for larger spaces. Most rooms will have fixed and movable casework. There will be SPED support spaces, a life skills room and a sensory room with dimmable lights. There will be recessed adjustable lighting throughout.

Exterior elements will include on-site pedestirain access with paved sidewalks that will connect all school activeties and provide ADA compliant access to both buildings and site amenities (track and field, parking lots etc.) Both sites will have a student drop off / pick-up area and adequate parking for staff and any before or after school activities. Each building will have a single point of entry with a secured vestibule, also known as a "man trap". Securable site fencing will also be included throughout the entire site, as well as site security lighting in all parking lots, walkways, entrances and exterior building areas. The building will have exterior cameras and possible a monument or marquee sign.

In addition to the two new buildings, the area adjacent to the north & west of the PK-5 building (~4 acres) will home to the PK-8 Outdoor Learning Studio. This area will have a joint use learning pavilion, themed outdoor classrooms, artificial turf playfields, soft surface sports courts, discovery habitat and pollinator gardens and group gathering spaces. The southwestern side of the site (~13 acres) will be location of the new track and field. The field will likely consist of artificial turf and the track will be asphalt. The site will also include service access, a playground and basketball courts for the middle school, a retention pond and additional parking.

The PK-5 facility has been funded by NMPSCOC and District match. APS is seeking funding from OLDCC for the 6-8 facility and the Outdoor Learning Studio and site work. APS has met the 20% matching funds obligation by virtue of the contribution to the PK-5 facility.

Below are the spatial requirements for the Hollman 6-8 facility:

CAPACITY CALCULATIONS			
	Students per TS	TS	# Students
6th to 8th Grade	26	12	312
Utilization 72%			0.72
		12	225

**TS=teaching station*

ACADEMIC BALANCE		
# students in school	Divided by Total SF	SF per student
225	52,178	232

HOLLOMAN MIDDLE SCHOOL SPATIAL REQUIREMENTS SUMMARY		
	Teaching Stations	Square Footage
Core Academics / CTE	10	13,455
Special Education		1,250
Visual Arts	1	1,530
Music	1	1,725
Physical Education		2,445
Library Media		2,800
Administration		2,345
Multipurpose Room: Gym, Café, Stage		11,435
Custodial		1,101
PROGRAM ONLY		**38,086**
TARE		**14,092**
GROSS	**12**	**52,178**

(Add 5% to TARE if multistory)

CORE ACADEMICS_CTE				
Core Academics CTE	**TS**	**Quantity**	**SF**	**Total**
Classrooms: 6th to 8th Grade	8	8	885	7080
*Science Lab/Maker Space: Earth & Physical Science	1	1	1,400	1400
Science Lab/ Electronic Sports: Pilotry, Terra Exploration, Acute Floriculture Investigations	1	1	1,400	1400
Science Prep Room / Offices / Storage		2	550	1100
One Each Per Neighborhood Pod				
Learning Hub / Extended Learning Area		3	350	1050
Small Group Learning		3	200	600
One to One Learning		3	100	300
Staff Collaboration (One per Neighborhood): Workspace, Kitchenette, Storage		3	175	525
Core Academics CTE Subtotal	10			**13,455**

Makerspace: STEAM (Engineering, Rocketry, Space Exploration, Cyber-Security, CTE, Rover Manufacturing & Competition

SPECIAL EDUCATION				
Special Education	**TS**	**Quantity**	**SF**	**Total**
Learning Impaired Mild Instruction Area		1	425	425
Therapy: OT/PT		1	425	425
Therapy: Speech/Language		1	200	200
Office Suite: Waiting Area, Assessor Workspace, Assessment Room, Lockable Storage, Planning, Observation Area		1	200	200
Special Education Subtotal				**1,250**

VISUAL ARTS				
Visual Arts	**TS**	**Quantity**	**SF**	**Total**
Visual Arts Classroom	1	1	1,125	1125
Visual Arts Storage		1	200	200
Kiln Room		1	105	105
Office		1	100	100
Visual Arts Subtotal	1			**1,530**

MUSIC				
Music	**TS**	**Quantity**	**SF**	**Total**
Instrumental Classroom	1	1	1,125	1,125
Music Storage		1	500	500
Offices		1	100	100
Music Subtotal	1			**1,725**

LIBRARY MEDIA CENTER				
Library Media Center	**TS**	**Quantity**	**SF**	**Total**
Stacks & Instructional Area		1	2,075	2075
Circulation Desk		1	125	125
Workroom / Storage		1	300	300
Broadcast Room		1	300	300
Library Media Center Subtotal				**2,800**

PHYSICAL EDUCATION				
Physical Education	**TS**	**Quantity**	**SF**	**Total**
Gymnasium		1	6,500	See MPR
Spectator Seating (Minimum 100 seats)		1	400	See MPR
PE Teacher / Bathroom		2	225	450
PE Storage: For Interior & Exterior Equipment		1	420	420
Locker /Dressing / Shower Rooms		2	700	1,400
Concessions / Ticket Booth		1	100	100
Laundry Room		1	75	75
Physical Education Subtotal				**2,445**

MULTIPURPOSE ROOM: Café, Gym, Stage				
MULTIPURPOSE ROOM: Café, Gym, Stage	**TS**	**Quantity**	**SF**	**Total**
Cafeteria / Gymnasium		1	6,500	6,500
Spectator Seating (Minimum 100 seats)		1	400	400
Cafeteria Table & Chair Storage / Stage Storage		1	600	600
School Store		1	80	80
Stage / General & Vocal Music		1	1,125	1,125
Control Room for Stage		1	200	200
Kitchen				
Serving / Preparation Area		1	1,600	1600
Dishwashing Area		1	300	300
Freezer / Refrigerator		1	100	100
Dry Storage		1	100	100
Kitchen Manager Office		1	100	100
Break Area / Locker Rooms / Changing /Restroom		1	150	150
Restroom (ADA Compliant)		1	60	60
Janitor's Closet		1	20	20
Receiving Area		1	100	100
Multipurpose Room Subtotal				**11,435**

ADMINISTRATION				
Administration	**TS**	**Quantity**	**SF**	**Total**
Reception Counter		1	100	100
Waiting Room		1	200	200
Work Area		1	100	100
Principal's Office		1	200	200
Conference Room		1	200	200
Student Records Room (Lockable Vault / Testing)		1	75	75
Work / Copy Room		1	200	200
Parent Center		1	200	200
School's Officer		1	100	100
Health Suite				
Waiting Area		1	80	80
Nurse's Workspace - 1 per assigned position		1	100	100
Treatment Area(s) with Contagion/Sick vs Non Contagion/Well Access to Laundry Facilities, Bathroom with Shower, Sink & Toilet, and Refrigerator/Icemaker		1	275	275
Restroom		1	65	65
Screening / Storage Room		1	50	50
Guidance Counseling Suite				
Waiting Area		1	100	100
Psychologist Workspace		1	100	100
Counselor Workspace - 1 per assigned position		1	100	100
Career Info / Exploration Area		1	100	100
Administration Subtotal				**2,345**

BUILDING SERVICES				
Building Services	**TS**	**Quantity**	**SF**	**Total**
Janitorial Workroom		1	101	101
Maintenance Support		1	125	125
School Supply / Storage Area		1	275	275
Supply Tech Workspace		1	100	100
Receiving Room		1	175	175
Main Telecommunications Room		1	150	150
Technology Service Center		1	175	175
Building Services Subtotal				**1,101**

Below are the spatial requirements for the Hollman K-5 facility:

HOLLOMAN ELEMENTARY SCHOOL		PROGRAM OF SPACES BASED ON PROGRAM STATEMENT				
	Room Description	**# of Spaces**	**NSF per Space**	**NSF to NMPSFA Adequacy**	**TOTAL NSF**	**Total Sub Area NSF**
	Kindergarten Classroom	5	1000	1000	**5000**	
	1st Grade	5	860	840	4300	
	2nd Grade	3	860	840	**2580**	
	3rd Grade	3	860	840	**2580**	
	4th Grade	3	860	840	**2580**	
	5th Grade	3	860	840	**2580**	
GENERAL USE CLRMS SUBTOTAL		**22**				**19,620**
	Kindergarten Tutorial Room	1	450		**450**	
	Grades 1-2 Tutorial Room (Type I CLRM)	1	450	450	**450**	
	Grades 3-5 Tutorial Room (Type II CLRM)	1	450	450	**450**	
	Autistic Classrooms	1	800		**800**	
	Sensory Room	1	200		**200**	
	Pre-K Special Needs with RR	3	1000		**3000**	
	Bilingual/ESL/Tutorial Room	1	450		**450**	
	Tutorial Area	1	200		**200**	
	Speech Office	2	150		**300**	
	Physical Therapy	1	400		**400**	
	Resource Room	2	600		**1200**	
SPECIAL ED CLRMS SUBTOTAL		**15**				**7,900**
	Art/Music	1	840	840	**840**	
	Music	1	840	840	**840**	
	Computer Lab	2	860	900	**1720**	
SPECIAL USE CLRMS SUBTOTAL		**4**				**3,400**
	Multi-purpose Room	1	3000	2400	**3000**	
	PE Office	1	200	200	**200**	
PHYSICAL EDUCATION SUBTOTAL		**2**				**3,200**
	Main Room	1	2800	1800	**2800**	
	Media Workroom\Office	1	200	200	**200**	
LIBRARY/MEDIA CENTER SUBTOTAL		2				3,000
	Kitchen	1	1200	1200	**1200**	
	Cafeteria	1	3000	3000	**3000**	
	Serving Areas	1	260	260	**260**	
FOOD SERVICE SUBTOTAL		3				4,460

HOLLOMAN ELEMENTARY SCHOOL		PROGRAM OF SPACES BASED ON PROGRAM STATEMENT				
	Room Description	**# of Spaces**	**NSF per Space**	**NSF to NMPSFA Adequacy**	**TOTAL NSF**	**Total Sub Area NSF**
	Parent Room	1	300	300	**300**	
	Conference Room	1	300		**300**	
PARENT WORK ROOM SUBTOTAL		2				600
	Reception	1	275	275	**275**	
	Secretarial Office	1	125	125	**125**	
	Principal's Office	1	200	200	**200**	
	Assistant Principal's Office	1	150	150	**150**	
	Conference Room	1	300	300	**300**	
	Reflection Room	1	140		**140**	
ADMIN SUBTOTAL (150 + 1.5 x 600= 1050)		6				1,190
	Health Suite (cot, office, restroom)	1	600	600	**600**	
	Counseling Office (should be included in above)	2	250	0	**500**	
HEALTH SUBTOTAL		3				1,100
	Teacher Lounge	1	300	300	**300**	
	Workroom/Storage	1	300	300	**300**	
TEACHER WORKROOM/LOUNGE SUBTOTAL		2				600
	Kindergarten Storage-Instructional Material	7	40	40	**280**	
	Grades 1-3 Storage-Instructional Material	4	44	44	**176**	
	Grades 4-5 Storage-Instructional Material	4	48	48	**192**	
	Special Ed Storage	2	15	15	**30**	
	PE Storage	1	225	225	**225**	
	Table Storage	1	300	300	**300**	
	Records Storage	1	100		**100**	
	General Storage	1	600	600	**600**	
	Textbook Storage	2	300	600	**600**	
	Art Storage	1	60	60	**60**	
	Music Storage	1	60	60	**60**	
GENERAL STORAGE SUBTOTAL		25				2,623
	Janitorial Space (.5 x600)	3	150	300	**450**	
MISC AND SUPPORT SUBTOTAL		3				450
	Grade 1-2 Teacher Plan Area/Staff Restrooms				**0**	
	Grade 3-5 Teacher Plan Area/Staff Restrooms				**0**	
	Kindergarten Common Area	0	1500		**0**	
	Grades 1-2 Common Area	0	2400		**0**	
	Grades 3-5 Common Area	0	2600		**0**	
	Corridors: 17%			11692	**0**	
	Toilets: 3%			2063	**0**	
	Mech, Electrical, Janitors Closets: 2%			1376	**0**	
	Walls: 8%			5502	**0**	

TOTALS	**48,143**	**48,143**
TARE @ 30%	**20,633**	
TOTAL GSF	**68,776**	

Historical & Projected Enrollment, per 2020-2024 Facility Master Plan

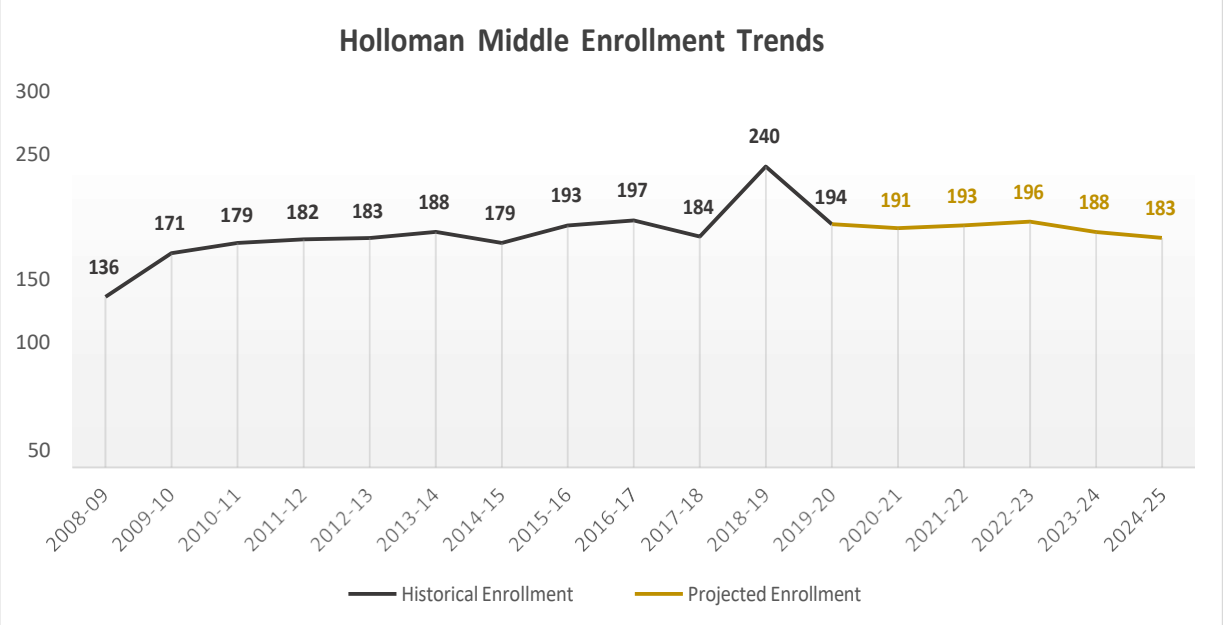
Holloman AFB is projecting 194 students, ages 5-18 by May 2022 due to a change in mission scope. Using the 183 student 5-year projection from the District's 2020-2024 5-year Facility Master Plan and adding an average of 14 students per grade level to that projection, the total projected enrollment for Holloman Middle School is 225 6th to 8th grade students.

Holloman Middle School Historical Enrollment

Grade Level	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
6th	40	63	64	56	70	68	59	70	68	66	76	62
7th	60	46	60	68	54	68	66	62	67	58	90	62
8th	36	62	55	58	59	52	54	61	62	60	74	70
TOTAL	**136**	**171**	**179**	**182**	**183**	**188**	**179**	**193**	**197**	**184**	**240**	**194**

Holloman Middle School Enrollment Projection

Grade Level	2020-21	2021-22	2022-23	2023-24	2024-25
6th	67	63	64	60	58
7th	63	68	64	65	61
8th	61	62	68	63	64
TOTAL	**191**	**193**	**196**	**188**	**183**



DEPARTMENT OF THE AIR FORCE
HEADQUATERS 49TH WING (AETC)
HOLLOMAN AIR FORCE BASE, NEW MEXICO

16 August 2021

MEMORANDUM FOR ALAMOGORDO PUBLIC SCHOOL DISTRICT

FROM: 49 WG/CV

SUBJECT: Projected Increase in School-Age Children at Holloman AFB

1. Holloman AFB is transitioning from contract maintenance support to active duty military maintenance personnel for one of the F-16 units on base. This transition will result in an increase of approximately 400 active duty members assigned to the installation.

2. Relying on an internal USAF formula based on the uptick in personnel, Holloman AFB expects an increase of 194 children between the ages of 5-18. These families will arrive in three waves between now and the summer of 2022, but should be in place by the start of the 2022-23 academic school year.

3. Please contact me at 575-572-4902 if you have any questions about this statement or Holloman AFB issues.

PEDERSON.NICHOLAS.R.1252163855 Digitally signed by PEDERSON.NICHOLAS.R.1252163855 Date: 2021.08.17 17:51:28 -06'00'

NICHOLAS R. PEDERSON, Colonel, USAF
Vice Commander

Holloman MS Capacity, per 2020-2024 Facility Master Plan

The failing condition of the facility coupled with its educational inadequacy to deliver the envisioned STEAM program results in a need to replace rather than renovate the current facility, although Holloman Middle School is currently under capacity and underutilized.

New Mexico Adequacy Standards Capacity

School	Grades	2019-20 Enrollment	NMAS Rcmd Facility SF	Actual Facility SF (w/Portables)	NMAS Capacity
Holloman MS	6-8	194	34,190	53,450	352

Utilization of Spaces

School	Grades	2019-20 Enrollment	Existing # of Classrooms w/Portables	Classroom Utilization Rate	Facility Utilization Rate
Holloman MS	6-8	194	24	33%	41%

Summary of Project Costs

Holloman Elementary School (Actual PO's Encumbered by the District)

- Relocation expenses and payments (utility relocation): $3,450.00
- Architectural and Engineering fees: $1,539,606.41
- Other architectural and engineering fees (safety design review, educational specifications, geotech survey, & roof consultant review): $69,282.17
- Project Inspection fees: $24,932.78
- Demolition and Removal (hazardous material assessment and abatement contractor): $122,328.26
- Hard Construction Costs: $24,908,864.38
- **Total Project Cost: $26,668,464.00**

Holloman Elementary Site Work

- Relocation expenses and payments: $200,000.00 – costs for utility design and site utilities
- Architectural and Engineering fees: $256,875.00 – 6.25% fee on subtotal of all costs (not including taxes)
- Project Inspection fees: $10,000.00 – estimated cost
- Site work: $4,839,199.00 – based off original 3rd party estimate
- Demolition and Removal: $400,000.00 - based off ~$2.30 Sq.Ft.
- Equipment: $100,000.00 – estimated based off current scope
- Miscellaneous (Taxes – 8.125%): $471,743.51
- **Subtotal of all items above: $6,277,817.51**
- Escalation (5.21%/year) project is 38 months out – $817,678.09
- Grant Contingencies (5%): $313,890.88
- **Total Project Cost: $7,409,386.48**

Holloman Middle School

- Administrative & Legal Expenses: $1,260,715.33– estimated at 3% of total project cost *(no fee for escalation, contingency, or taxes)*
- Relocation expenses and payments: $300,000.00 - costs for utility design and site utilities
- Architectural and Engineering fees: $2,839,899.66 – estimated at 8% of site work + construction costs. Includes costs for LEED design and certification as well.
- Other architectural and engineering fees: $250,000.00 – for Surveying, Geotech Testing, Construction Material Testing, Air monitoring, CxA
- Project Inspection fees: $25,000.00 – estimated cost
- Site work: $6,192,972.00 - based off the original 3rd party estimate

- Demolition and Removal $1,805,748.96 – based off 3rd party estimates. Includes costs for abatement testing, removal, and oversight & demo of old building.
- Construction: $29,305,773.70 based off 3rd party estimates.
- Equipment: $1,304,450.00 – for all FF&E and Technology related item – based off 3rd party estimate's recommendation of $25/GSF
- Miscellaneous (Taxes – 8.125%): $3,516,870.47
- **Subtotal of all items above: $46,801,430.12**
- Escalation (5.21%/year) project is 18 months out - $3,040,734.03
- Grant Contingencies (5%): $2,340,071.51
- **Total Project Cost: $52,182,235.65**

Holloman PK-8 Campus P3 - 7- Proposed Grant Budget				
Grant Application Cost Categories		**Total**	**Proposed Design Grant**	**Proposed Construction Grant**
Administrative & Legal Expenses		$1,260,715.33	$210,119.22	$1,050,596.11
Land, Structures, Right-of-Way Appraisals, etc.		NA	$0.00	$0.00
Relocation expenses and payments		$503,450.00	$50,000.00	$453,450.00
Architectural and Engineering fees		$4,636,381.07	$4,624,516.59	$11,864.48
Other architectural and engineering fees		$319,282.17	$319,282.17	$0.00
Project Inspection fees		$59,932.78	$0.00	$59,932.78
Site work		$11,032,171.00	$0.00	$11,032,171.00
Demolition and Removal		$2,328,077.22	$21,083.07	$2,306,994.15
Construction		$54,214,638.08	$0.00	**$54,214,638.08**
Equipment		$1,404,450.00	$0.00	$1,404,450.00
Miscellaneous (Taxes - 8.125%)		$3,988,613.98	$294,278.88	$3,694,335.11
Subtotal		**$79,747,711.63**	**$5,519,279.93**	**$74,228,431.70**
Escalation (5.21% per year)		$3,858,412.12	$300,895.26	$3,938,866.37
Grant Contingencies (5% construction)		$2,653,962.38	$195,808.64	$2,458,153.74
Total		**$86,260,086.13**	**$6,015,983.82**	**$80,625,451.82**
Anticipated DoD/OEA Federal Match	69%	$59,591,622.13	$4,156,061.63	$55,699,010.68
LEA (APS) Match	31%	$26,668,464.00	$1,859,922.19	$24,926,441.14

Summary description of deficiencies: Current Holloman Middle School

The Current Holloman Middle School, constructed in 1973 with 52,178 GSF, was ***assessed by DoDEA in February 2018***. The condition index was calculated to be 41% which places it in the Q4 Failing Condition Rating Band. Because it is forecasted to continue to fall into failing condition, it needs correction.

19 systems were expired at the time of the 2018 assessment and the bleachers are projected to expire by 2023. Those 19 systems are: branch circuits, casework, ceiling finishes, electrical service/distribution, interior & exterior doors, exterior finishes & walls, fire alarm system, foundations, HVAC heating & cooling equipment and distribution, intercom/PA system, LAN, lighting, plumbing fixtures & piping, and roof coverings.

Many spaces only meet minimally adequate learning environment standards, are undersized, and/or are ill equipped including but not limited to the science lab, computer lab, family & consumer science lab, and special needs classrooms. Many spaces required for a 21st Century STEAM facility do not exist in the current middle school such as an art room, music room, chemistry lab, nor science prep rooms.

A New Mexico Public Schools Facilities Authority (***PSFA) assessment was completed in February 2021.*** The Facility Condition Index (FCI) score for the main building is 77.32% and the multipurpose building is 66.61%. Holloman Middle School is deficient in each of these categories: chemical storage, janitorial square footage, parent workspace square footage, science storage square footage, parking spaces, and multi-use play areas.

In the 1973 section of the facility, the foundation/slab/structure, exterior walls, and roof are in the "Mitigate Additional Damage" category indicating that they need repair or replacement to prevent imminent failure. The rooftop unitary is in the "Degraded with Reduced Functionality" category indicating that this system has become degraded due to age or use.

The primary issues in the 1974 section of the building are the foundation/slab/structure, exterior walls, and roof. Each of these systems are in the "Mitigate Additional Damage" category. These systems are all in need of repair or replacement to prevent imminent failure.

The parking lots are the worst system on the Holloman MS exterior site. They are in the "Mitigate Additional Damage" category, indicating that they need to be repaired or replaced to prevent imminent failure.

The major space deficiencies are the number of parking spaces, maintenance or janitorial space, parent workspace, and science lab storage. The equipment deficiencies were the number of chemical storage cabinets and the lack of a multi-use playground.

To confirm and reinforce the facility assessments and subsequent reports produced by both the DOD and NMPSFA regarding the conditions and educational suitability of Holloman Middle School, the ***Alamogordo Public Schools have also thoroughly examined all aspects of this facility.*** As a result, APS offers the following brief narrative and summary explanation of their findings related to the inadequacy of this school facility and the urgent need for its replacement.

Most of the building systems, including roofs, HVAC, plumbing, and electrical are beyond their expected life cycle and require full replacement. Continual efforts to maintain this facility have reached the point of negative returns and counterproductivity. Two thirds of classrooms experience roof leaks when raining, HVAC systems are unreliable, and much of the building sewer system has eroded. Existing electrical circuits do not support the increased demand for charging computers and devices essential to modern curriculum and instructional delivery methods. Floor coverings are dated and worn and cannot be easily replaced due to asbestos containing material in the tile and mastic beneath the carpet. A lack of building security features, such as site fencing, camera system, alarm system, and access control pose a significant school safety concern. The District estimates that the repairs, upgrades, and remodels which are required at Holloman Middle School will approach 70% of the total replacement value for this facility.

In addition to the poor physical conditions of Holloman Middle School, the professional educators and administrators who occupy this building have considered its educational inadequacies and the impact of these inadequacies on student learning. Examples of these inadequacies include:

- Classroom size and structure do not meet current or future compatibility for technological applications for both teachers and students.
- STEAM room and lab fails to support active learning opportunities to enhance hands on technology-based activities.

- Single science lab room is limited to a teacher demonstration table only and does not have student stations with gas, electric, and water applications.
- Current library is a transactional space rather than a transformative (barrier free) space that would allow for flexible seating, collaboration areas and technology supported applications for project / problem-based teaching and learning. A media literacy center is needed to compliment future learning applications.
- As the original Holloman Elementary and Middle Schools were not designed nor constructed to allow collaboration, interaction, or shared resources with each other, the District vision of consolidating the instruction and educational opportunities of a K-8 campus is not feasible in the current setting.

With these facility conditions and educational inadequacies in mind, it is the opinion of the Alamogordo Public Schools that Holloman Middle School requires new construction of a replacement facility. The opportunity for this replacement will allow for strategic integration and consolidation with the new Holloman Elementary School, currently under construction.

Summary description of deficiencies: Old Holloman Elementary School:

- No bus drop-off
- No parent workspace
- Building nearly 70 years old, original construction in 1950's
- Plumbing and piping were original
- Although lighting was fluorescent, illumination was inadequate due to age and type of fixture
- Did not have emergency generator
- Did not have a fire sprinkler system
- Although egress corridors had appropriate fire separation, interior doors on escape corridors were not fire rated
- No security system
- Was not handicap compliant
- Restroom and door hardware required upgrades
- Adequacy deficiencies included:
    - Missing kitchen equipment
    - Inadequate number of projection surfaces
    - No separate student drop-off area
    - Access was not safe due to the student drop-off configuration
    - Parking was inadequate, even when considering dirt areas
    - Did not have a 2-way public address system
    - Although classrooms had data ports, they did not have CATV
- The 1963 cafeteria addition floor finishes were degraded with reduced functionality

- The 1956 main building had several systems that were degraded with reduced functionality
    - Exterior windows
    - Exterior doors
    - Ceiling finishes
    - Plumbing fixtures
    - Water distribution
    - Plumbing: Drain, waste, vent
    - Exterior ventilation systems
    - Main Power, Emergency
    - Lighting, Breakers & Circuits
- The 1974 North Addition roof was degraded with reduced functionality
- The 1959 building had several systems that were degraded with reduced functionality
    - Exterior walls
    - Exterior windows
    - Exterior doors
    - Floor finishes
    - Interior door, partitions, stairs, elevator
    - Ceiling finishes
    - Plumbing fixtures
    - Water distribution
    - Plumbing: Drain, waste, vent
    - Main Power, Emergency
    - Lighting, Breakers & Circuits
    - Instructional equipment
- Parking lots were degraded with reduced functionality
- Site lighting was deficient and insufficient

A. LEARNING BEYOND THE WALLS

Dynamic and enriching outdoor learning environments for children and adolescents necessarily include some element of play, both traditional (swings and monkey bars) and nature based. When these elements are working best together, they are also inclusive, offering a discovery and exploration experience that accommodate different ages, abilities, and interests. These types of sensory-rich environments help children by changing their brains, increasing their communication skills, and improving the quality of their relationships and their ability to learn. There is a positive relationship between proprioception (the sense that detects body and movement awareness, which is most used in play) and self-regulation. As self-regulation goes up so does positive affect and self-pride. Sensory engagement supports our development from the first days of our lives: first at the most basic level of the five senses, graduating to more complex motor planning skills and postural security; and finally, the development of language, gross motor skills, behavior, and attention. In addition to environments that engage all of the senses, there is a high correlation between connecting to nature and student success, even when that connection is a view of nature from a classroom window. These oudoor learning spaces will be able to accommodate multiple classess during all times throughout the school day. The district intends to utilize these spaces for all grade levels on the PK-8 shared campus.

B. DEFINING A LEARNING & PLAY ENVIRONMENT

Schoolyard design should integrate the educational mission of the school into the outdoor environment. This is done by combining traditional educational campus design elements of play and outdoor classrooms with a focus on creating a sensory rich environment that provides access to nature, while promoting cooperative activities and accessibility in an environment that includes children of all ages, backgrounds, and abilities.

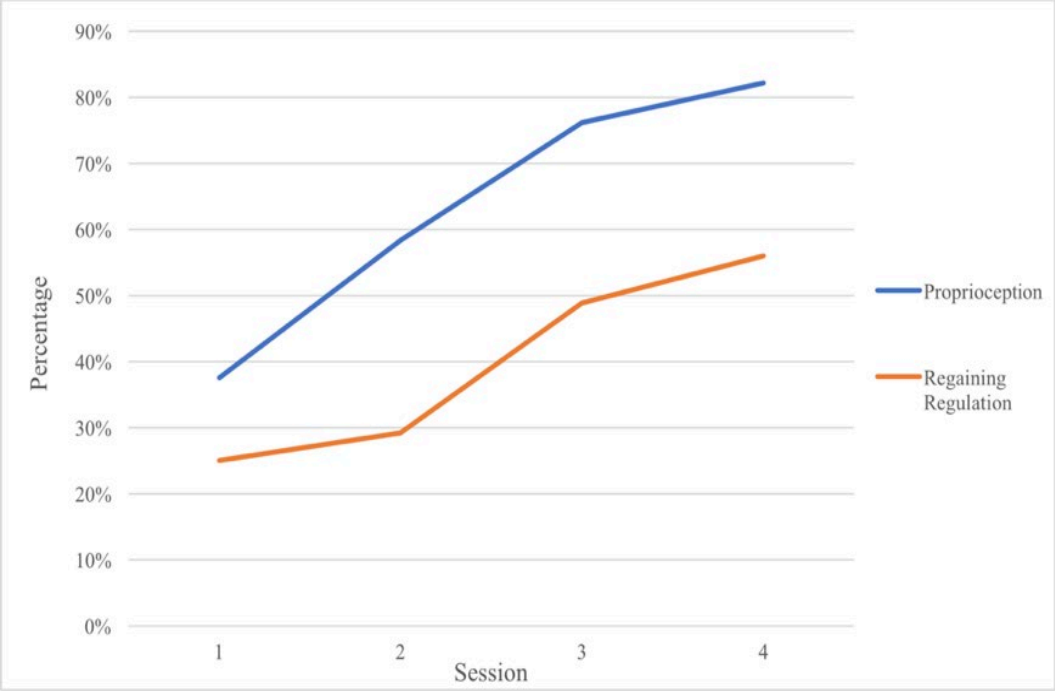
C. HOW DO SENSORY ENVIRONMENTS AND PLAY REALLY HELP CHILDREN?

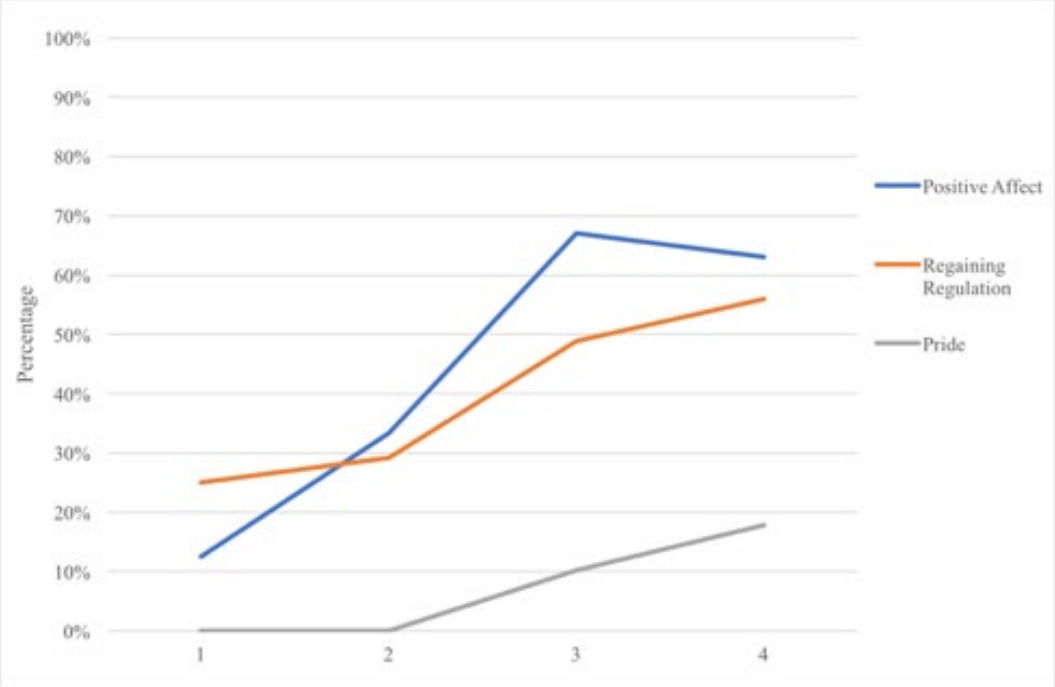
Sensory-rich environments and physical activity help children by changing their brains, increasing their communication skills, improving the quality of their relationships and their ability to learn.

- Play changes the brain.
- Play with adults builds the platform for communication and interaction with everyone else.
- The quality of relationships improve in a playful context and increases learning.
- A garden is a perfect, natural place to educate children, parents and teachers.

D. THE RELATIONSHIP BETWEEN PROPRIOCEPTION AND REGULATION

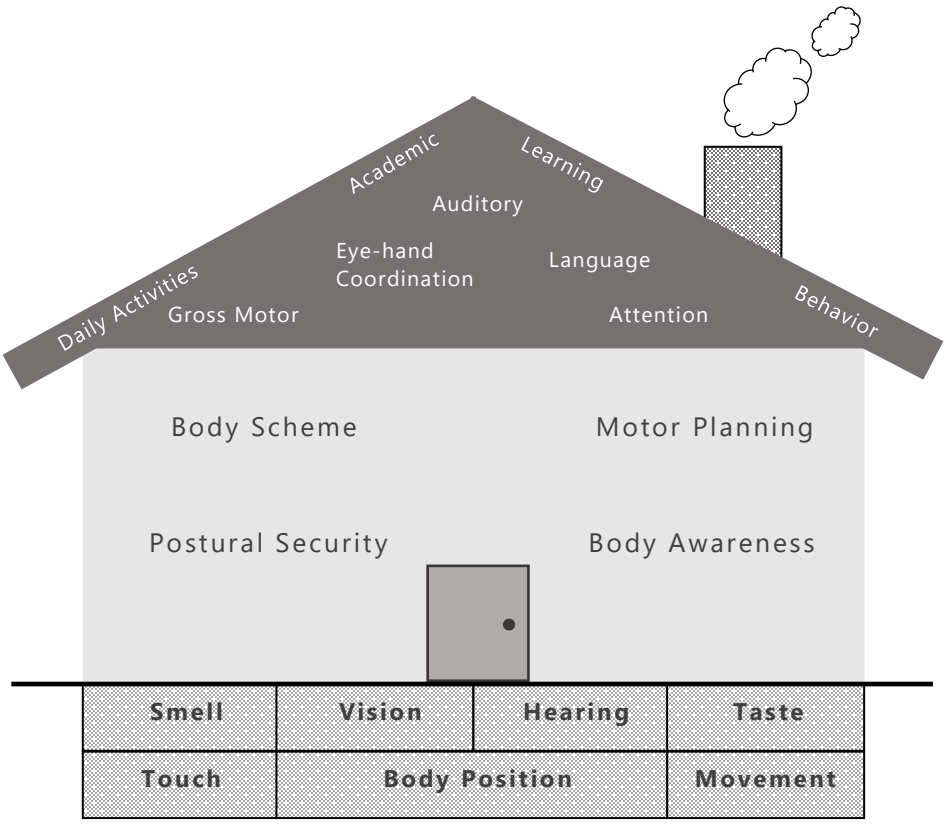
Proprioception is the sense that detects our awareness of body position and movement, which is most effectively engaged by play and physical activity. There is a positive relationship between proprioception and a child's ability to self-regulate their behavior. This is especially beneficial to children with sensory and mobility issues. As the ability to self-regulate goes up so does positive affect and self-pride.





E. SENSORY ENGAGEMENT SUPPORTS DEVELOPMENT

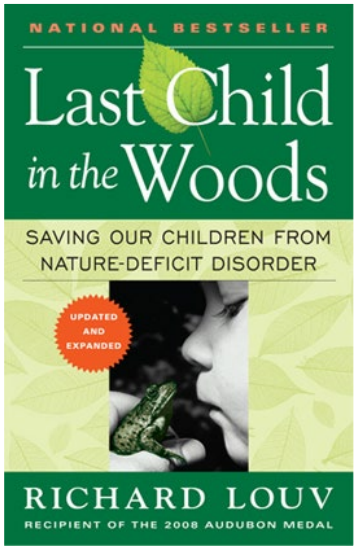
Sensory engagement supports development from the first days of life: first at the most basic level of the five senses in addition to body position and movement, graduating to more complex motor planning skills and postural security; and finally, the development of language, gross motor skills, behavior, and attention.

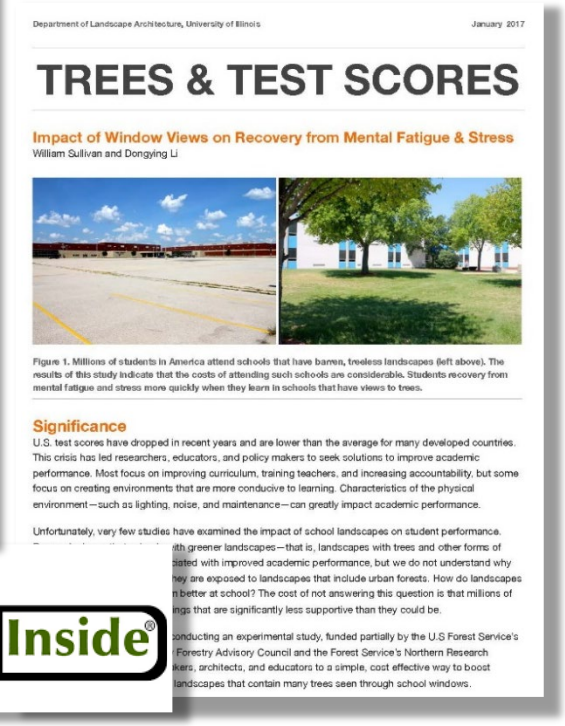


Lucy Jane Miller, Ph.D., OTR

F. THE VALUE OF CONNECTING WITH NATURE

In addition to environments that engage all the senses, there is a high correlation between connection to nature and student success, even when that connection is a view on nature from a classroom window.




Department of Landscape Architecture, University of Illinois January 2017

TREES & TEST SCORES

Impact of Window Views on Recovery from Mental Fatigue & Stress

William Sullivan and Dongying Li

Figure 1. Millions of students in America attend schools that have barren, treeless landscapes (left above). The results of this study indicate that the costs of attending such schools are considerable. Students recovery from mental fatigue and stress more quickly when they learn in schools that have views to trees.

Significance

U.S. test scores have dropped in recent years and are lower than the average for many developed countries. This crisis has led researchers, educators, and policy makers to seek solutions to improve academic performance. Most focus on improving curriculum, training teachers, and increasing accountability, but some focus on creating environments that are more conducive to learning. Characteristics of the physical environment—such as lighting, noise, and maintenance—can greatly impact academic performance.

Unfortunately, very few studies have examined the impact of school landscapes on student performance.

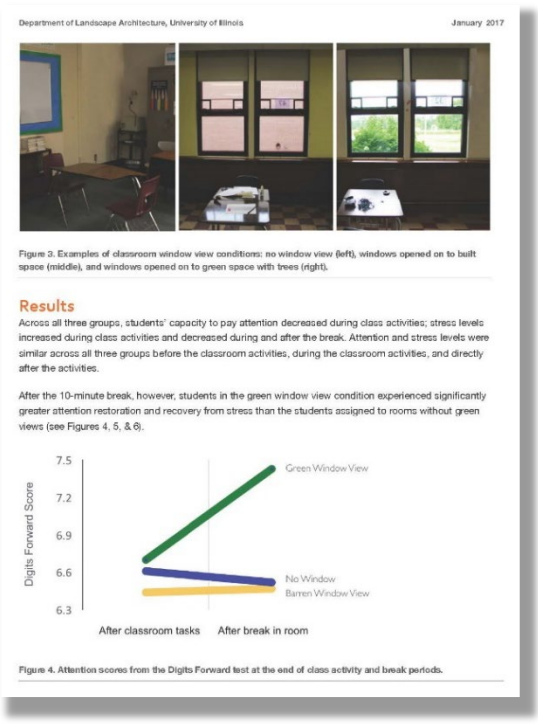

Department of Landscape Architecture, University of Illinois January 2017

Figure 3. Examples of classroom window view conditions: no window view (left), windows opened on to built space (middle), and windows opened on to green space with trees (right).

Results

Across all three groups, students' capacity to pay attention decreased during class activities; stress levels increased during class activities and decreased during and after the break. Attention and stress levels were similar across all three groups before the classroom activities, during the classroom activities, and directly after the activities.

After the 10-minute break, however, students in the green window view condition experienced significantly greater attention restoration and recovery from stress than the students assigned to rooms without green views (see Figures 4, 5, & 6).

Figure 4. Attention scores from the Digits Forward test at the end of class activity and break periods.

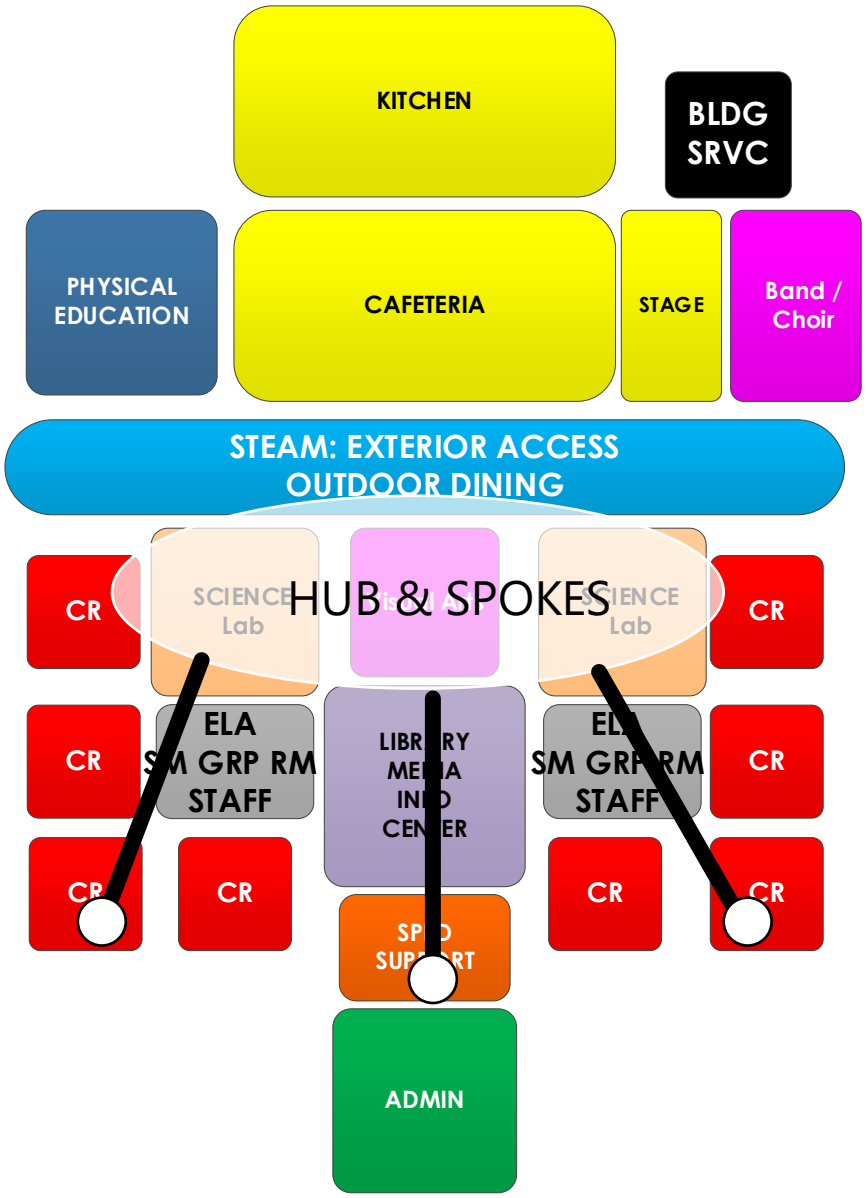
William Sullivan and Dongying Li

G. PRINCIPLES OF PLAY AND LEARNING ENVIRONMENT DESIGN

There are several important design principles to follow in the development of a sensory rich outdoor campus environment such as attention to context and arrangement; the incorporation of graduated challenges; encouraging side by side play; providing a variety of spatial scales; and using a wide palette of materials for visual and tactile interest.

- Context and Arrangement
- Graduated Challenges
- Side by Side Play
- Varied Scale
- Mixed Materials

HOLLOMAN 6-8 BUILDING



The 6-8 building will allow for a fully integrated campus and vertical curriculum alignment from the PK-5 facility and create community connections. Science, Technology, Engineering, Arts, and Mathematics (STEAM) will be the theme of the 6-8 program. The STEAM curriculum that is envisioned for the 6-8 program will be supported by the PK-5 curriculum providing the basic skills students will need to build upon. Teachers will use a student-centered approach to curriculum delivery that is flexible, mobile, fluid and collaborative. The focus of day-to-day instruction will be problem and project-based learning and the spaces inside and out will enhance both teaching and learning.

The spaces necessary to deliver a STEAM 6-8 curriculum include but are not limited to: science labs, makerspace, electronics lab, visual arts studio, information/media/library center, and core academic neighborhood pods.

A hub and spoke arrangement of spaces might most appropriately support the delivery of the 6-8 STEAM curriculum with the Hub consisting of:

Library/Media/Information Center and STEAM spaces / interdisciplinary curriculum

- Physical & Earth Science Lab
- Technology & Engineering Makerspace: Rocketry, Space Exploration, Rover Manufacturing & Competition, CTE
- Visual Arts Studio – 2 dimensional and 3 dimensional
- Electronic Sports Lab: Pilotry, Terra Exploration, Acute Floriculture Investigations, Cyber-Security, CTE

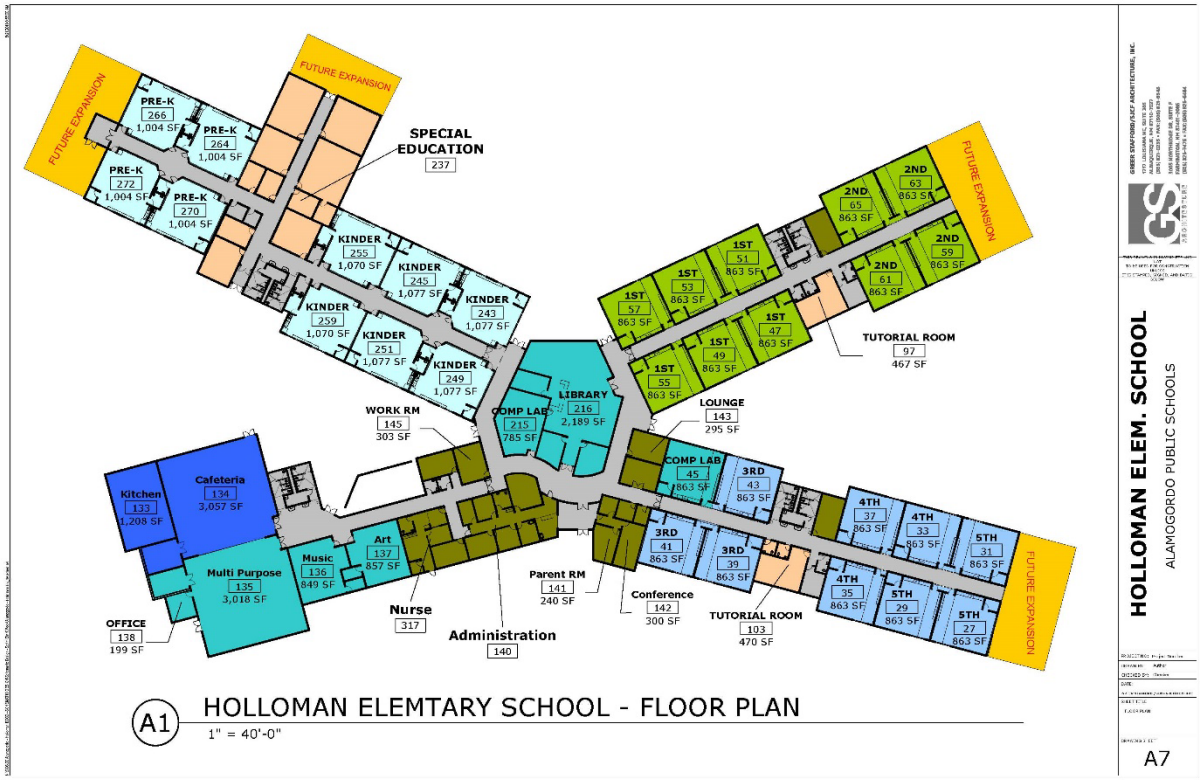
While the Spokes include: ***6-8 Grade Level Neighborhood Pods and Support Spaces***

- Core Academics: ELA, Social Studies, Math, World Languages
- Extended Learning Areas
- Small Group Rooms
- One on One Tutoring
- Library / Media / Information Center could be decentralized into Neighborhood Pods

All spaces within the 6-8 facility will enhance instruction including the cafeteria and stage. The cafeteria will open to the outdoor classrooms for activities like science fairs while the stage provides space for presentations, performances, and guest teachers.

The planned facility meets and exceeds the NMPSFA adequacy standards and is approximately 15,000 square feet above these standards. This additional square footage is primarily due to the nature of the planned STEAM program and spaces such as extended learning areas and CTE labs to accommodate the multidisciplinary & collaborative approach of the educational delivery model. This project intends to meet LEED Silver as required by the PSMI grant.

The proposed facility could accommodate future growth by potentially including an additional spoke in the "hub and spoke" model. Additionally, a grade reconfiguration could accommodate future growth. For example, 5th grade moves to the 6-8 building creating additional space at the K-5 building. The K-5 building was designed for wing expansion at the ends, as is shown in the illustration on the following page.



Antiterrorism / Force Protection (AT/FP)Requirements:

Holloman Air Force Base has drafted a letter stating the ATFP requirements for the elementary school and the middle school. Alamogordo Public Schools will comply with Unified Facilities Criteria (UFC) 4-010-01, DoD Minimum Antiterrorism Standards for Buildings in accordance with DoD policy.

Some modifications will be required at the elementary school (currently under construction) The current items that we are aware of now that will need happen:

- Exterior glazing needs to have lamination on the exterior side;
- The dumpster and parking by the kitchen service yard need to be relocated away from the building.

For the middle school and site work, Alamogordo School District will ensure that all AT/FP regulations required by Holloman Air Force Base will be adhered to through design and construction as outlined in the letter below.

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 49TH WING (AETC)
HOLLOMAN AIR FORCE BASE NEW MEXICO

Colonel Ryan P. Keeney
Commander, 49th Wing
490 First Street, Suite 1700
Holloman AFB NM 88330

Dr. Ken Moore
Superintendent, Alamogordo Public Schools
1211 Hawaii Ave
Alamogordo NM 88310

Dear Dr. Moore

Your team recently reached out to Mr. Forrest Kester, our lead for Alamogordo Public Schools (APS) construction on Holloman Air Force Base to determine if compliance with Department of Defense (DoD) Antiterrorism (AT) Construction standards is required.

APS is required to comply with Unified Facilities Criteria (UFC) 4-010-01, *DoD Minimum Antiterrorism Standards for Buildings* in accordance with DoD policy. This criteria ensures buildings are built with AT mitigating measures to reduce collateral damage, and the scope and severity of mass casualties in the event of a terrorist attack. UFC 4-010-01 can be found at https://wbdg.org/FFC/DOD/UFC/ufc_4_010_01_2018_c1.pdf. In accordance with UFC 4-010-01, our Engineering and Security Forces experts will develop a Design Basis Threat analysis to establish if there are any measures in addition to the minimum measures driven by site-specific threats. Additionally, our team will work with your design team during and after the design process to ensure all AT mitigation measures are addressed.

After discussions on this topic with the Office of Local Defense Community Cooperation, my team suggests that your proposal narrative for Public Schools on Military Installations funding acknowledges the requirement to comply with UFC 4-010-01, discusses the specific AT mitigation requirements for the Middle School and addresses any re-design necessary for the Elementary School.

In closing, the 49th Wing looks forward to continuing the long standing successful partnership between the DoD, Holloman AFB and Alamogordo Public Schools.

Sincerely

KEENEY.RYAN.P.1089478290 Digitally signed by KEENEY.RYAN.P.1089478290 Date: 2021.06.10 14:07:49 -06'00'

RYAN P. KEENEY, Colonel, USAF
Commander

Project Procurement:

Provide info on construction/contracting approach for both ES site work and the MS. Note: The documents that relate to contractor section process for Holloman ES construction that you have provided under "Section 3 Feasibility Study" belong to this section's appendix.

Procurement for the PK-5 site work and new 6-8 middle school will be conducted in accordance with the State of New Mexico's with the provisions of New Mexico Statute 13-1-111-A, procurement for construction contracts for this project shall be by competitive sealed proposals based on the factors described below.

The provisions of the New Mexico Procurement Code are to provide for the fair and equitable treatment of all persons involved in public procurement, to maximize the purchasing value of public funds, and to provide safeguards for maintaining a procurement system of quality and integrity. Alamogordo Public Schools adheres to these statutory objectives.

The NM Public School Accounting Bureau (PSAB) requires school districts to obtain the best value when spending public funds and compels districts to provide strict accountability to all stakeholders.

In selecting the procurement process to be utilized for the construction of the PK-5 site work and new 6-8 middle school, consideration will be given to following factors:

- Compliance with the Procurement Code (NM statutes - NMSA)
- Compliance with Procurement Code Regulations (NM rules & regulations – NMAC)
- Compliance with PSFA Requirements (NM Public School Facilities Authority)
- Compliance with PSAB Purchasing Procedures (Manual of Procedures – PSAB Supplement 13)
- Compliance with APS Procurement Rules (APS Business & Finance Department)

The competitive sealed proposal procurement process is considered for larger, higher priced procurements, including major construction valued at more than $60,000, where risk of late or substandard work is expected to outweigh the cost of avoidance.

These notices are typically posted on the district's website, through the local paper or on vendor registry where vendors sign up to receive RFP/Q publications. A mandatory virtual / in-person pre-proposal conference is typically held, along with an opportunity for respondents to submit written questions. Proposals are reviewed by an internal evaluation committee and ~3-4 firms will likely be shortlisted to be interviewed by the evaluation committee. The evaluation committee is comprised of

industry staff experts, members of the facility master plan committee and others who have industry and financial experience related to capital projects. A multi-page tabbed scoring rubric is used to evaluate each firm's proposal during the shortlist and interview process. Scores are then averaged together from each evaluator and the highest scoring firm is then selected for the project pending any contract or fee negotiations (if applicable).

Project Timeline:

This proposal consists of seven phases; with one of the phases being compete at the time this proposal has been submitted. Below is a brief summary of the phases and timeline for the New Holloman PK-8 Campus:

- **Phase 1** - Design for the New Holloman PK-5 building began on 5/14/2019 and was completed on 6/12/2020.

- **Phase 2** – Construction of the New Holloman PK-5 building began on 2/1/2021 and is set to complete on 8/8/2022.

- **Phase 3** – Design for the New Holloman 6-8 building & site and PK-5 site portion of the campus is anticipated to begin August 2022 and be complete in July 2023.

- **Phase 4** – Abatement and Demolition of the existing Holloman Elementary School is anticipated to begin in October 2022 and be complete by the end of January 2023.

- **Phase 5** – Construction of the New Holloman 6-8 portion of the campus is anticipated to begin in October 2023 and set to be complete in February 2025. Project closeout would be completed one-year later in February 2026.

- **Phase 6** – Abatement and Demolition of the existing Holloman Middle School is anticipated to begin in March 2025 and be complete by the end of May 2025.

- **Phase 7** – Complete construction of the PK-5 site portion of the campus and any other remaining site work. This is anticipated to start in June 2025 and be complete by the end of August 2025.

II. GENERAL LAYOUT AND SITE SKETCHES

A. DESIGN CONCEPT FOR THE OUTDOOR LEARNING STUDIO

The primary framework of the design is a walking loop punctuated by themed outdoor classrooms with a variety of seating arrangements and work surfaces. On the interior of the loop are artificial turf and soft-surface multi-purpose fields that may be used for play, experimentation, exploration, or physical fitness. Imagine children launching water-propelled rockets they designed from the large open interior or testing out their rover designs on an obstacle course.

On the exterior of the loop is a natural landscape made up of small hills and shallow drainage channels, providing both a sense of enclosure and accommodating the significant stormwater drainage the fields will produce. The stormwater ponding area, which will hold water immediately after rainstorms, doubles as a habitat discovery zone, inviting children down to explore the flora and fauna.

All outdoor learning studio spaces will be used by all K-5 and 6-8 students including but not limited to: learning studios, learning pavilion, themed classrooms, artificial turf playfields, soft surface sports courts, discovery habitat & pollinator gardens, and group gathering spaces.

B. JOINT USE OUTDOOR LEARNING PAVILION

The central feature of the outdoor learning studio is the joint-use learning pavilion for cooperative use by PK-8 students across the integrated campus. With terraced seating beneath a large shade structure, the space acts as an amphitheater as well as providing access to the habitat discovery zone and a staging area for activities happening on the exploration field.

C. THEMED OUTDOOR CLASSROOMS

Themed outdoor classrooms may look something like these photos, but with all the rich local inspiration to draw from including the area's unique geology, the science and technology strengths, and military history, they can be customized and themed to reflect Alamogordo Public Schools.

- Rich Local Inspiration
- Unique Geology
- Science & Technology Strength
- Military History

D. ARTIFICIAL TURF PLAYFIELDS

Use of artificial turf allows for increased creativity and flexibility in the design of fields and open spaces.

E. SOFT SURFACE SPORTS COURTS

Soft surface courts are an opportunity to not only provide fun ways for kids to engage in physical activity, but also provide an opportunity to add a splash or color and pull a theme through the space.

F. DISCOVERY HABITAT & POLLINATOR GARDENS

Discovery habitats and pollinator gardens are opportunities to showcase the diverse flora and fauna found in the local ecozone and provide a learning and discovery opportunity for students.

G. GROUP GATHERING SPACES

Group gathering spaces will be designed to be comfortable, inclusive and dynamic, fostering interconnection and collaboration.

HOLLOMAN 6-8 FACILITY

This architectural rendering illustrates the entire Holloman Campus, with the Middle School in the foreground, the Elementary School in the northwest, and the new track and field in the northeast. The outdoor learning pavilion will be just to the west of the 6-8 facility and to the south of the PK-5 building.

This architectural rendering is another view of the Campus with a view of the potential hub & spoke concept.

A. HUB & SPOKE

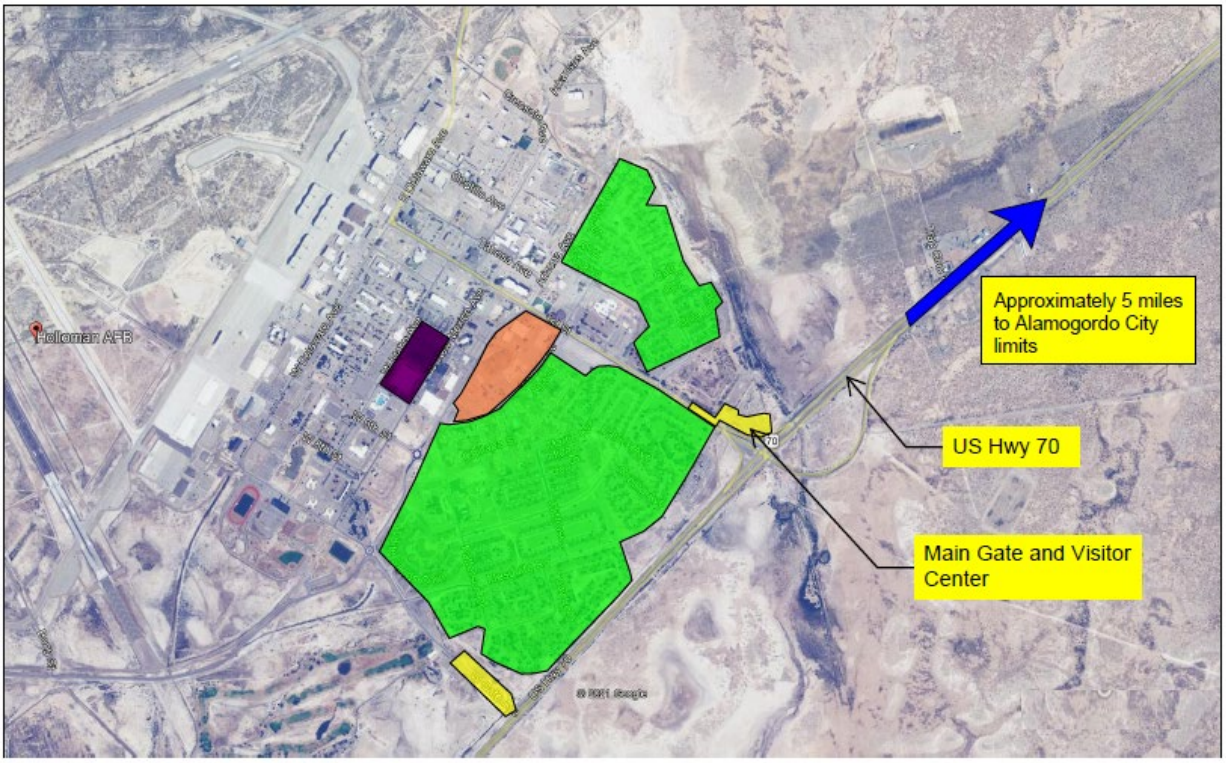
This architectural rendering calls out three examples of spaces that are critical to STEAM curriculum delivery. The upper right-hand corner illustrates a makerspace with a callout to the center hub of the facility. The lower right-hand corner illustrates a spoke to represent a core academic neighborhood pod. The lower left-hand corner illustrates an outdoor learning classroom sitting between two spokes which provide another level of security.

B. MAKERSPACE

This makerspace is an example of where students can engage in hands on activities to solve problems through design and create solutions through fabricating projects. This space should be highly flexible to allow for movement and experimentation. The materials used to construct this space should be highly durable and water resistant. The hanger doors allow for mobility between indoors and out and flexibility of teaching and learning. The glass wall takes advantage of the abundant sunlight while providing room darkening capability when necessary.

C. CORE ACADEMIC NEIGHBORHOOD POD, EXAMPLE OF A SPOKE

This example of a core academic neighborhood pod illustrates multiple classrooms surrounding an extended learning area. The classrooms also have hanger doors to extend the learning beyond the classroom walls and into the adjacent spaces. This provides great flexibility of student and classroom groupings but can still be self-contained when a smaller, quieter atmosphere is necessary. The extended learning area down the center of this space should be furnished and equipped so that it is usable and functional space. Mobile furnishings and equipment are best for optimal performance of this space. The design of the facility should take advantage the abundant sunshine and wind in the region while providing mitigation for both as well.



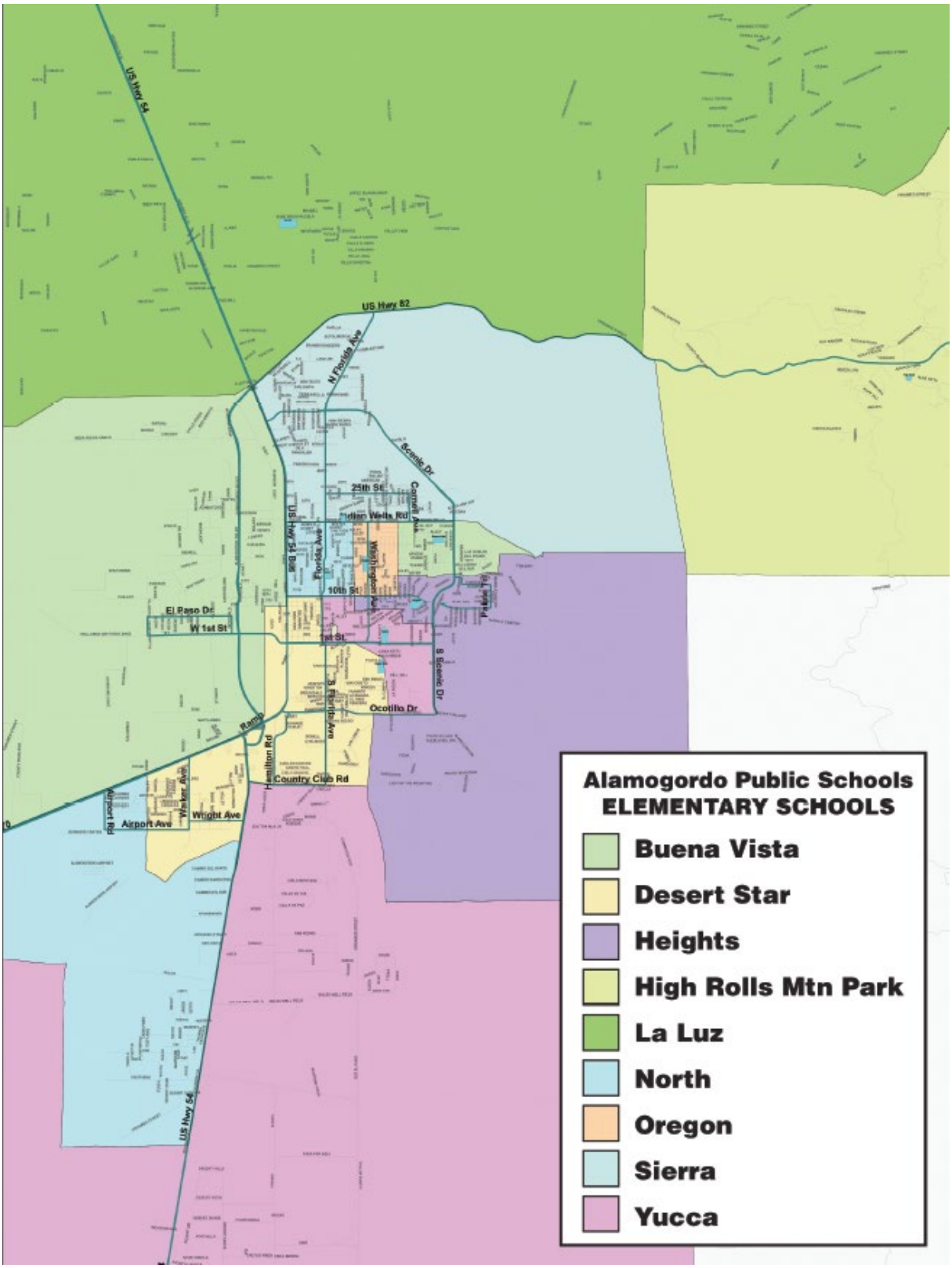
Holloman Air Force Base

N

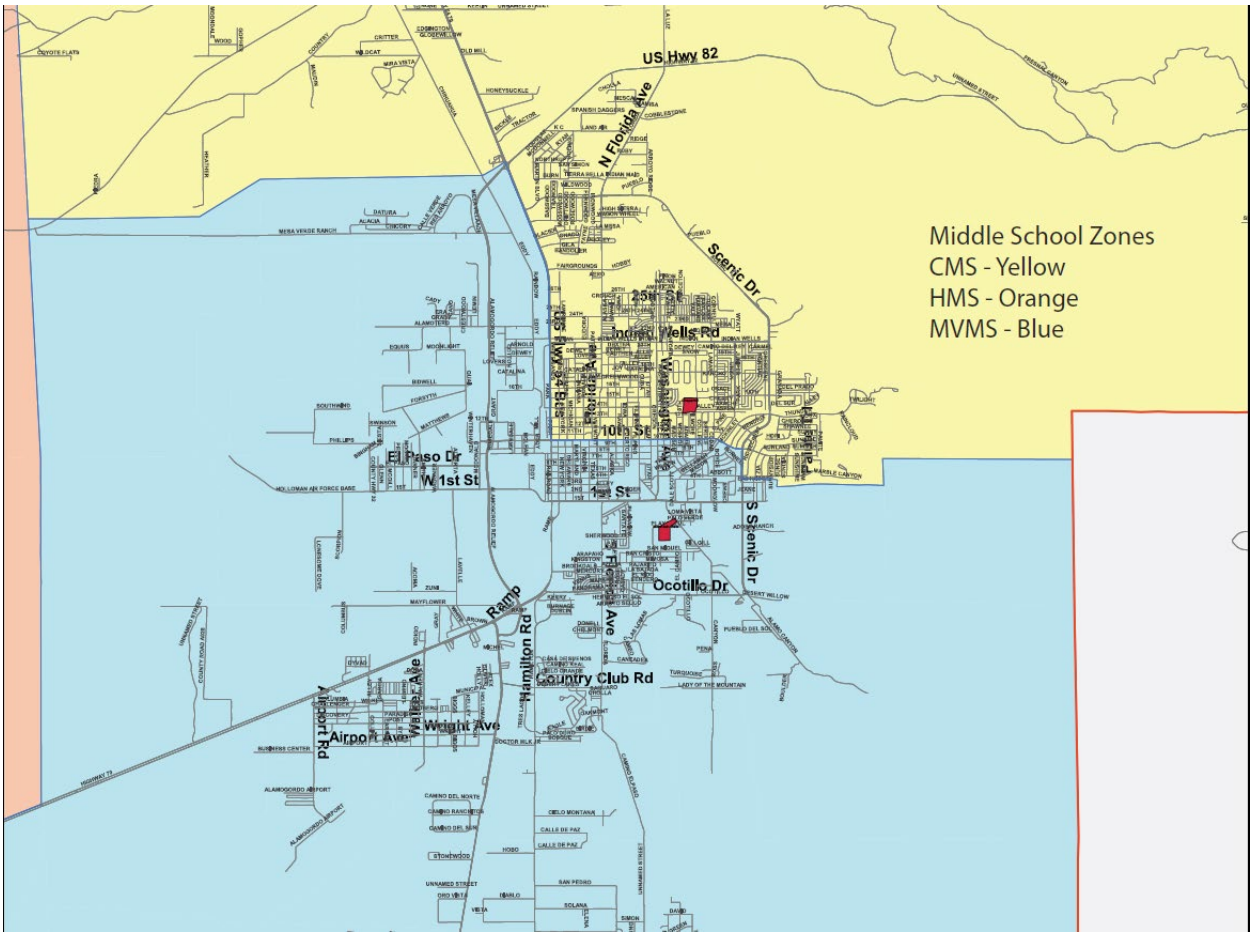
Map Legend:

- Base Housing
- School Site
- Commissary
- Base Entrances

Alamogordo Public Schools Elementary School's Attendance Zones



Alamogordo Public Schools Middle School's Attendance Zones



III. FEASIBILITY ANALYSIS

Improving the quality of APS Holloman PK-8 Campus benefits military families

- Location: Holloman Air Force Base, inside installation fence line
- Assessed by Department of Defense Education Activity (DODEA) in 2018
- Placed 50th on the current prioritized list approved by Secretary of Defense (SECDEF) in 2019
- Identified as eligible and selected to participate in PSMI Grant Program
- Currently open
- Not scheduled for demolition
- Funding available
- Should be considered for replacement
- In need of correction for
    - Failing facility condition
    - Capacity issues

Pre K-5 Site Work:

The current elementary site has an FCI score of 92.83% based off the facility assessment database report provided below. The current layout of the elementary and middle school site is not conducive to provide shared outdoor learning spaces. The current site has been pieced together over the last 65 years without much thought of an integrated campus or shared learning spaces. The new outdoor shared learning area will provide a space for all students to use. As previously noted, these areas will provide a space for learning and gathering during school, as opposed to separate areas for each school that would like result in higher costs.

Other efficiencies and cost saving will occur by providing an integrated campus. There will be one centralized area for students to use. Common utilities like supply water, sanitary and electrical can be designed to be put in a location central to both facilities rather than separate areas of the site. Retention ponds for the site have already been designed through the PK-5 building project. Additional operational efficiencies are in the process of being developed. Some of them include less staff needed at each facility. The district is looking into having one principal for the entire campus instead of two. Combined counselors, nursing staff, music and physical education teachers for the campus are also being considered. Having the buildings close together will require less outdoor pedestrian walkways and landscape lighting. The fiber lines coming into the site have been upgraded as part of the new elementary school project and can be used for the new middle school building.

Site

School ID: 046058 | Holloman ES (Alamogordo)
Total Area: 68871

NMCI Contrib?
NO

Property Report (Record ID #: 42761)	**INDICES**
This report itemizes the Systems of a permanent or portable structure, or site.	w/Repair: 1044773 Replacement: 1426318 Repair: 1324050 FCI: 92.83 View Comments by Property

*Index values denoted as "per square foot". ½ symbol denotes system is "split"

System (Uniformat)	Install / Ren.	Age (YOY)	Age-based Wgt.	Cond.-based Wgt.	Applied Wgt.	Life
G2020-Parking Lots	1974	47	0.625	1.50	1.50	20
G2030-Pedestrian Paving	1974	47	0.625	0.63	0.63	30
G2041-Fences and Gates	1974	47	0.25	0	0.25	100
G2047-Playing Fields	0	0	0	0	0	0
G2050-Landscaping	2000	21	0.25	0	0.25	30
G2052-Basketball Courts	0	0	0	0	0	0
G2053-Running Track	0	0	0	0	0	0
G2054-Tennis Courts	0	0	0	0	0	0
G2055-Playground Equipment	2007	14	0.25	0	0.25	15
G3010-Water Supply	2005	16	0.25	0	0.25	50
G3020-Sanitary Sewer	1974	47	0.25	0	0.25	50
G3030-Storm Sewer	0	0	0	0	0	0
G3052-Wells for Cooling/Heating	0	0	0	0	0	0
G3060-Fuel Distribution	0	0	0	0	0	0
G4010-Electrical Distribution	1974	47	0.25	0	0.25	50
G4020-Site Lighting	1974	47	0.625	1.00	1.00	40
G4090-Other Site Electrical Utilities	0	0	0	0	0	0
G90-Site Specialties	0	0	0	0	0	0

Hollman Middle School

The Current Holloman Middle School, constructed in 1973 with 52,178GSF, was assessed by DoDEA in February 2018. The condition index was calculated to be 41% which places it in the Q4 Failing Condition Rating Band. It is forecasted to continue to fall into failing condition. The facility was under-utilized with an enrollment of 191 students while having a calculated capacity of 357.

SCHOOL SUMMARY	
Date of Assessment	15-February-2018
Year Built[1]	1973
GSF	52,178
Current Condition	
Condition Index	41%
Q-Rating	Q-4
Forecast Condition (FY2023)	
Condition Index	40%
Q-Rating	Q-4

[1] *Indicates range of dates construction was present on campus*

FUNCTIONAL ADEQUACY SUMMARY	
Enrollment	191
LEA Reported Capacity	251
Calculated Capacity	357

CONSTRUCTION TYPE SUMMARY (Building Count)			
Perm	Semi	Temp	Relo
1	0	1	1

Q-Rating Bands: Bands allow OSD, Military Services, and Defense Agencies/Activities to group facilities by condition for the purposes of developing investment strategies.

TABLE 1: Q-RATING DESCRIPTIONS		
Rating Band	**Calculated Rating** (Condition Index)	**General Description**
Q-1	100% to 90%	Facility new or well maintained (Good Condition)
Q-2	89% to 80%	Facility is satisfactorily maintained (Fair Condition)
Q-3	79% to 60%	Facility is under maintained (Poor Condition)
Q-4	59% to 0%	Facility should be considered for replacement (Failing Condition)

TABLE 1: QUALITY / CONDITION RATINGS

				Current		Forecast (FY2023)	
Building[2]	**Type of Construction**	**Year Built**	**GSF**	**CI (%)**	**Q-Rating**	**CI + 5 Years**	**Q-Rating**
Main	Perm	1973	52,178	41%	Q-4	40%	Q-4

[2] *Building naming convention in agreement with local education agency.*

This table lists the systems that were expired at the time of the 2018 assessment and the associated costs to replace them.

TABLE 2: EXPIRED SYSTEMS (FY2018)

Building	Systems	Requirements	Plant Replacement Value (PRV)
Main	Branch Circuits	$702,105	
Main	Casework	$561,684	
Main	Ceiling Finishes	$483,450	
Main	Electrical Service/Distribution	$282,301	
Main	Exterior Doors	$110,331	
Main	Exterior Finishes	$61,548	
Main	Exterior Walls	$895,412	
Main	Fire Alarm System	$89,359	
Main	Foundations	$1,573,810	
Main	HVAC Cooling Equipment	$1,079,236	
Main	HVAC Distribution	$563,690	
Main	HVAC Heating Equipment	$497,492	
Main	Intercom / PA System	$94,830	
Main	Interior Doors	$382,967	
Main	LAN	$169,599	
Main	Lighting	$550,742	
Main	Plumbing Fixtures	$423,269	
Main	Plumbing Piping	$633,901	
Main	Roof Coverings	$1,582,199	
	Subtotal for Main:	$10,737,925	$18,236,733
	Grand Total:	$10,737,925	

This table lists the systems that are anticipated to expire by 2023.

TABLE 3: EXPIRED SYSTEMS FORECAST (FY2023)

Building	Systems	Requirements
Main	Bleachers	$200,602
	Subtotal for Main:	$200,602
	Grand Total:	$200,602

These photos were taken during the 2018 facility assessment. The cafetorium was given a "B" grade because it meets minimum standards. The kitchen was given a "C" grade because while it is adequate, it does not meet all standards. The science lab was given a "C" grade because while it was adequate, it was undersized, ill equipped, and did not meet all standards. The computer lab was given a "D" grade because it was undersized and provided only the minimally adequate learning environment. The classroom was given an "A" grade because it is right sized. The family & consumer science lab was given an "F" grade because it was undersized, ill equipped, and does not provide a proper, adequate learning environment.


Holloman Middle School Cafetorium


Holloman Middle School Kitchen


Holloman Middle School General Science Classroom


Holloman Middle School Computer Lab


Holloman Middle School Classroom


Holloman Middle School Family/Consumer Science

This table lists the room space grading criteria, the letter grades and corresponding percentages, and descriptions for each grade: exceptional, very good, good, marginal, or inadequate.

ROOM SPACE GRADING CRITERIA	
Grade	**Description**
A 90%-100%	**Exceptional:** Classroom exceeds the size standard and provides modern enhancements. Provides an exceptional learning environment.
B 80%-89%	**Very Good:** Classroom provides minimal standards in all areas.
C 75%-79%	**Good:** Classroom provides adequate learning environment, but does not meet all standards
D 60%-74%	**Marginal:** Classroom provides the minimally adequate learning environment.
F <59%	**Inadequate:** Classroom size does not provide a proper, adequate learning environment.

This table lists the spaces that were evaluated for a grade in the 2018 assessment. For each space type listed the actual square footage, quantity, comparison to the DoDEA square footages, and grade are displayed.

TABLE 4: SPATIAL ADEQUACY RESULTS				
SPACE TYPE	Actual Provided (avg. sf)	Number Provided in School	**DoDEA Ed Spec (sf)**	**Grade***
General Purpose Classroom (All)	817	10	900	A
Family / Consumer Science	1,071	2	2,000	F
Cafeteria / Cafetorium	2,408	1	2,700	B
Gymnasium / Multipurpose	9,147	1	9,525	A
Information Center	2,247	1	2,275	A
Music Suite	1,905	1	1,500	A
Science Classroom (General Lab)	921	2	1,200	C
Computer Lab	823	2	1,300	D
Special Needs	498	2	1,600	F
Food Service	1,863	1	2,450	C

**Grade designations are explained in opinion of probable cost and are based on the DoDEA Educational Specifications only.*

This table lists each space type evaluated along with this corresponding grade, designation, and probable cost.

c. FUNCTIONAL ADEQUACY OPINION OF PROBABLE COST

Table 5 reflects functional adequacy costs.

TABLE 5: FUNCTIONAL ADEQUACY OPINION OF PROBABLE COST			
Grade	**Designation**	**Space Type**	**Cost**
R	Non-Existent, Required		$0
ACN	Additional Classrooms Needed	The school capacity calculation indicates that no additional classrooms are needed.	$0
F	Inadequate	Family/Consumer Science, Special Needs.	$2,310,000
D	Marginal	Computer Lab.	$949,000
NR	Not Required, Not Provided	Kindergarten, Pre-Kindergarten, Art Room, Auditorium, General Music Room, Science Classroom Chemistry, Science Prep Room.	
C	Good	Science Classroom General, Food Service.	
B	Very Good	Cafeteria/Cafetorium.	
A	Exceptional	General Purpose Classroom, Gymnasium/Multipurpose Room, Information Center, Music Suite.	
		Total Opinion of Probable Cost	$3,259,000

Note that costs for functional adequacy deficiencies are provided for comparative purposes only and represent a rough order of magnitude of anticipated costs per square foot based on the DoD Facilities Pricing Guide for 2011. Projects to address noted inadequacies should be scoped and priced individually.

This assessment from New Mexico Public Schools Facilities Authority (PSFA) was completed in February 2021. The following page of this report covers some basic information about Holloman Middle School, as well as qualitative notes for each assessment.

New Mexico Public School Facilities Authority

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

Home Schools Assessor Auditor Reporter Admin

PSFA.fad

(ver. 1.0)

Search Assessor Comments

Print this page

Executive Summary (EDIT)

Holloman MS | 046037

View Comments this School

School Report List Target: wNMCI (Default)

SCHOOL ADDRESS

381 1st Street, Holloman AFB

Alamogordo, NM 88311

11/15/2011 CJA All the portables had no install date. This was making them have no repair cost for the ageing process. I set them correctly. 10/29/14 AM Per FMP Vendor ARC: Entered data received.
2/2/2015 Site assessment by Scott Ficklin.
3/13/2018 Site assessment by Dennis Schneider.
12/17/20 AM: Updated per FMP Vendor Greer Stafford. Changes includes GSF's, systems and EA.
Site Assessment 2/26/21 by Gerald Hill.

DISTRICT DATA

District ID: 046
District Name: Alamogordo

SCHOOL INFO

School ID: 046037
School Name: Holloman MS
Year Constructed: 1/1/1968

The following page of PSFA's assessment covers educational adequacy. For a middle school, PSFA directs their assessors to assess for chemical storage, janitorial square footage, parent workspace square footage, science storage square footage, parking spaces, and multi-use play areas. Holloman Middle School is deficient in each of these categories. PSFA also considers the reasoning behind each deficiency, and these are reflected in the "Weight" column. 0.5 refers to an equipment related deficiency (when equipment does not meet statewide standards), a 1.0 refers to a facility related deficiency (when elements of the site that are inherent to the facility do not meet statewide standards), and a 3.0 refers to a space related deficiency (when an interior space that is inherent to the facility does not meet statewide standards). For Holloman Middle School, the majority of these deficiencies are related to either the school's site or interior spaces.

This page also shows the Facility Condition Index (FCI) score for the main building (77.32%) and the multipurpose building (66.61%).

NMCI INFO

Educational Adequacy (046037)

District ID	District Name	School ID	School Name	uw/Repair Index	w/Repair Index	EA Profile
046	Alamogordo	046037	Holloman MS	49972	103418	Click to view

Educational Adequacy

Deficiency Report for Holloman MS | 046037

Assessment ID: Go Back to EA_046037

Adequacy Measure	Assessed	Deficiency	Category	Multiplier	Weight	Weighted Index (inc. infl. adj.)
Chemical Storage	0	1	✗ (equipment)	1464.30	0.50	976
Janitorial SF	80	17	✗ (space)	80.00	3.00	5437
Parent Workspace SF	0	194	✗ (space)	80.00	3.00	62041
Science Storage SF	0	80	✗ (space)	80.00	3.00	25584
Total Parking	31	1	✗ (facility)	1321.66	1.00	1761
Multi-use Play Area	0	1	✗ (equipment)	11436.30	0.50	7619

Weighted Repair Index: 103418

NMCI Factors

District Name	School Name	Gross Area (Sq. Ft.)	uw/EA Repair	EA w/Repair	w/Repair Index	Replace. Index
CAMPUS TOTALS	3	52174			7526894	10990223
Alamogordo	Holloman MS	52174	49972	103418	7526894	10990223

FCI Report

(excludes Sites & Portables)

District	School Name	Property Name	Gross Area (Sq. Ft.)	Repair Index	Building FCI
Alamogordo	Holloman MS	Main Building (1973)	36323	5288929	77.32
Alamogordo	Holloman MS	Multipurpose Building (1974)	15895	1958947	66.61

The following page of the PSFA report includes a description of the Holloman Middle School facility and site.

Description

Holloman Middle School is located on Holloman Air Force Base in Alamogordo, New Mexico, and is a part of the Alamogordo Public School District. The 1-story campus consists of 52,178 SF of permanent buildings and 1,536 of portable buildings for a total of 53,714 GSF. Occupancy is 136 sixth through eighth grade students and a staff of 21. The campus is made up of one building. Originally constructed in 1968, a 10,800 SF addition was constructed in 1974. There are two portable facilities on site. To most accurately capture repair costs, the complex is split into two building assessments.

Site: The site includes an all-weather surface play area and an athletic field. The school has a parking capacity of 7 (4 are handicap spaces). All paved areas are in good condition. The concrete sidewalks are in good condition and pose no hazard. Landscaped areas include grass and shrubs and these areas are irrigated. Site drainage is generally adequate.

Structural/Exterior Closure: The building typically rests on concrete foundations and is showing some signs of damage or settlement. The main structure is painted concrete block bearing walls. The roof system is steel-framed with flat roofs of indeterminate age, and they are leaking. The exterior doors are steel, and windows are single-paned units with steel frames. A new roof was installed in 2002.

Interiors: Partition wall types are both painted concrete block and painted drywall. The interior walls are repainted as needed, and wall finishes are generally in good condition. Most ceilings are suspended acoustical ceiling tile, which are original. Flooring in high use areas is resilient tile and most other flooring is carpet. Interior doors are wood.

Mechanical/Plumbing: Heating for the complex is supplied by gas-fired rooftop units. Cooling is supplied by evaporative coolers. Both heating and cooling are distributed by ductwork. Fresh air is supplied by infiltration. Exhaust fans are operable and bathroom ventilation is adequate. Plumbing fixtures and piping are original.

Electrical: The electrical system is fed from a pole-mounted transformer that delivers 120/208 V., 3-phase power to the facility. Lighting is fluorescent and illumination is adequate. Emergency lights with battery backup are in corridors and 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 strobe annunciators. The system is activated by pull stations, and is centrally monitored. The school does not have a fire sprinkler system. There is no security system. The renovated portion of the complex is handicap compliant, but locker rooms in the gym require upgrades.

2003 Update: Fire Alarm/Intercom System Upgrade 2003, along with a new roof on main building in 2002 and a new roof and asbestos abatement to Gym. completed in 2003, DCU Funded # 02-005 2015 Assessment: Principal expressed her concern with sink holes on the property. Plumbing needs upgraded fixtures are old except for kitchen. Technology infrastructure needs upgraded due to poor performance.

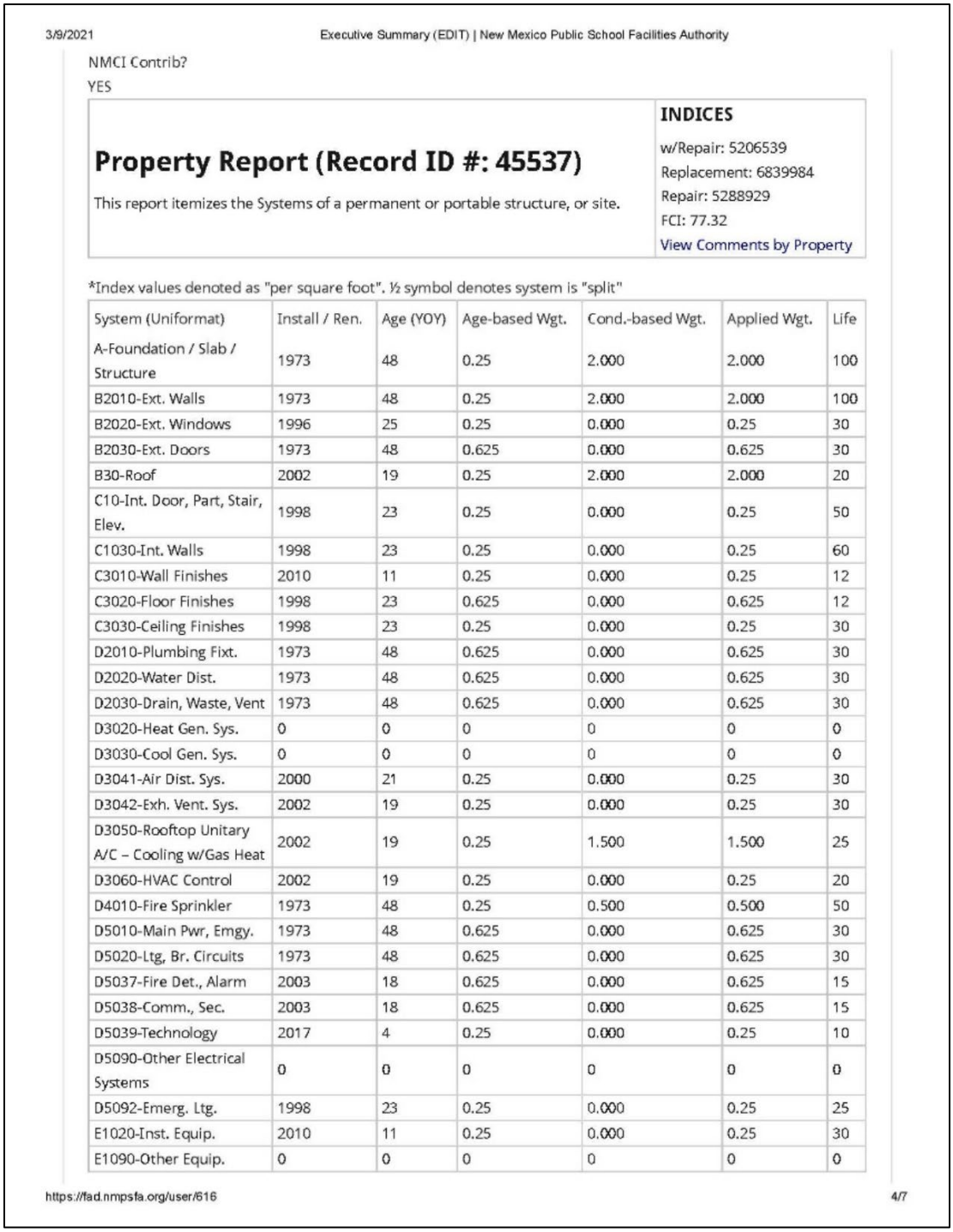
Main Building (1973)

School ID: 046037 | Holloman MS (Alamogordo)
Total Area: 36323

The following pages of the PSFA report utilize the applied weight factors listed in the table below:

DESCRIPTION	APPLIED WEIGHT FACTOR
Immediate Code/Life/Health Applied to a system exhibiting critical issues that pose immediate threats to life, health, or safety of persons within the facility.	3.5
Degraded with Reduced Functionality Applied to a system exhibiting degradation due to age or use.	1.5
Mitigate Additional Damage Applied to a system exhibiting damage and/or degradation that is beyond repair and failure is imminent. The system requires significant repairs or replacement to prevent additional damage to the building or facility.	2.0
Grandfathered or State/District Recommended Applied to a system that contains code issues that are "grandfathered" or standards specific to the local agency or jurisdiction.	0.50
Beyond Expected Life Automatically applied to a system that is over 100% beyond expected BOMA life cycle but exhibit no sign of immediate repair or replacement.	0.625
Normal/Within Life Cycle Automatically applied to a system that is within the projected lifecycle and does not exhibit degradation or need for replacement or repair.	0.25

This property report includes the individual systems found in the 1973 section of the Holloman Middle School building. This report includes information about installation or renovation year, age, lifecycle, and applied weight (as described on the previous page) for each system. The foundation/slab/structure, exterior walls, and roof are in the "Mitigate Additional Damage" category indicating that they need repair or replacement to prevent imminent failure. The rooftop unitary is in the "Degraded with Reduced Functionality" category indicating that this system has become degraded due to age or use.



3/9/2021 Executive Summary (EDIT) | New Mexico Public School Facilities Authority

NMCI Contrib?

YES

Property Report (Record ID #: 45537)

This report itemizes the Systems of a permanent or portable structure, or site.

INDICES

w/Repair: 5206539
Replacement: 6839984
Repair: 5288929
FCI: 77.32
View Comments by Property

*Index values denoted as "per square foot". ½ symbol denotes system is "split"

System (Uniformat)	Install / Ren.	Age (YOY)	Age-based Wgt.	Cond.-based Wgt.	Applied Wgt.	Life
A-Foundation / Slab / Structure	1973	48	0.25	2.000	2.000	100
B2010-Ext. Walls	1973	48	0.25	2.000	2.000	100
B2020-Ext. Windows	1996	25	0.25	0.000	0.25	30
B2030-Ext. Doors	1973	48	0.625	0.000	0.625	30
B30-Roof	2002	19	0.25	2.000	2.000	20
C10-Int. Door, Part, Stair, Elev.	1998	23	0.25	0.000	0.25	50
C1030-Int. Walls	1998	23	0.25	0.000	0.25	60
C3010-Wall Finishes	2010	11	0.25	0.000	0.25	12
C3020-Floor Finishes	1998	23	0.625	0.000	0.625	12
C3030-Ceiling Finishes	1998	23	0.25	0.000	0.25	30
D2010-Plumbing Fixt.	1973	48	0.625	0.000	0.625	30
D2020-Water Dist.	1973	48	0.625	0.000	0.625	30
D2030-Drain, Waste, Vent	1973	48	0.625	0.000	0.625	30
D3020-Heat Gen. Sys.	0	0	0	0	0	0
D3030-Cool Gen. Sys.	0	0	0	0	0	0
D3041-Air Dist. Sys.	2000	21	0.25	0.000	0.25	30
D3042-Exh. Vent. Sys.	2002	19	0.25	0.000	0.25	30
D3050-Rooftop Unitary A/C – Cooling w/Gas Heat	2002	19	0.25	1.500	1.500	25
D3060-HVAC Control	2002	19	0.25	0.000	0.25	20
D4010-Fire Sprinkler	1973	48	0.25	0.500	0.500	50
D5010-Main Pwr, Emgy.	1973	48	0.625	0.000	0.625	30
D5020-Ltg, Br. Circuits	1973	48	0.625	0.000	0.625	30
D5037-Fire Det., Alarm	2003	18	0.625	0.000	0.625	15
D5038-Comm., Sec.	2003	18	0.625	0.000	0.625	15
D5039-Technology	2017	4	0.25	0.000	0.25	10
D5090-Other Electrical Systems	0	0	0	0	0	0
D5092-Emerg. Ltg.	1998	23	0.25	0.000	0.25	25
E1020-Inst. Equip.	2010	11	0.25	0.000	0.25	30
E1090-Other Equip.	0	0	0	0	0	0

https://fad.nmpsfa.org/user/616 4/7

This property report pertains to the 1974 section of the Holloman Middle School building. The primary issues in this section of the building are the foundation/slab/structure, exterior walls, and roof. Each of these systems are in the "Mitigate Additional Damage" category. These systems are all in need of repair or replacement to prevent imminent failure.

Multipurpose Building (1974)

School ID: 046037 | Holloman MS (Alamogordo)

Total Area: 15895

NMCI Contrib?

YES

Property Report (Record ID #: 45538)

This report itemizes the Systems of a permanent or portable structure, or site.

INDICES

w/Repair: 1607779
Replacement: 2940893
Repair: 1958947
FCI: 66.61
View Comments by Property

*Index values denoted as "per square foot". ½ symbol denotes system is "split"

System (Uniformat)	Install / Ren.	Age (YOY)	Age-based Wgt.	Cond.-based Wgt.	Applied Wgt.	Life
A-Foundation / Slab / Structure	1974	47	0.25	2.000	2.000	100
B2010-Ext. Walls	1974	47	0.25	2.000	2.000	100
B2020-Ext. Windows	0	0	0	0	0	0
B2030-Ext. Doors	1974	47	0.625	0.000	0.625	30
B30-Roof	2004	17	0.25	2.000	2.000	20
C10-Int. Door, Part, Stair, Elev.	1974	47	0.25	0.000	0.25	50
C1030-Int. Walls	1974	47	0.25	0.000	0.25	60
C3010-Wall Finishes	2010	11	0.25	0.000	0.25	12
C3020-Floor Finishes	1974	47	0.625	0.000	0.625	12
C3030-Ceiling Finishes	1974	47	0.625	0.000	0.625	30
D2010-Plumbing Fixt.	1974	47	0.625	0.000	0.625	30
D2020-Water Dist.	1974	47	0.625	0.000	0.625	30
D2030-Drain, Waste, Vent	1974	47	0.625	0.000	0.625	30
D3020-Heat Gen. Sys.	0	0	0	0	0	0
D3030-Cool Gen. Sys.	0	0	0	0	0	0
D3041-Air Dist. Sys.	2014	7	0.25	0.000	0.25	30
D3042-Exh. Vent. Sys.	2004	17	0.25	0.000	0.25	30
D3050-Rooftop Unitary A/C – Cooling w/Gas Heat	2014	7	0.25	0.000	0.25	25
D3060-HVAC Control	2014	7	0.25	0.000	0.25	20
D4010-Fire Sprinkler	1974	47	0.25	0.500	0.500	50
D5010-Main Pwr, Emgy.	1974	47	0.625	0.000	0.625	30
D5020-Ltg, Br. Circuits	1998	23	0.25	0.000	0.25	30
D5037-Fire Det., Alarm	2003	18	0.625	0.000	0.625	15
D5038-Comm., Sec.	2003	18	0.625	0.000	0.625	15
D5039-Technology	2017	4	0.25	0.000	0.25	10

The following page refers to the condition of the Holloman Middle School site. The same weighting is applied to the site systems. The parking lots are the worst system on the site. They are in the "Mitigate Additional Damage" category, indicating that they need to be repaired or replaced to prevent imminent failure.

D5090-Other Electrical Systems	0	0	0	0	0	0
D5092-Emerg. Ltg.	2003	18	0.25	0.000	0.25	25
E1020-Inst. Equip.	1998	23	0.25	0.000	0.25	30
E1090-Other Equip.	0	0	0	0	0	0

Site

School ID: 046037 | Holloman MS (Alamogordo)
Total Area: 52127

NMCI Contrib?
YES

Property Report (Record ID #: 45539)

This report itemizes the Systems of a permanent or portable structure, or site.

INDICES

w/Repair: 712576
Replacement: 1209346
Repair: 1161872
FCI: 96.07
View Comments by Property

*Index values denoted as "per square foot". ½ symbol denotes system is "split"

System (Uniformat)	Install / Ren.	Age (YOY)	Age-based Wgt.	Cond.-based Wgt.	Applied Wgt.	Life
G2020-Parking Lots	1996 (½)	25	0.625	2.00	2.00	20
G2030-Pedestrian Paving	1973	48	0.625	0.00	0.625	30
G2041-Fences and Gates	1973	48	0.25	0.00	0.25	100
G2047-Playing Fields	1973	48	0.625	0.00	0.625	30
G2050-Landscaping	1998	23	0.25	0.00	0.25	30
G2052-Basketball Courts	0	0	0	0	0	0
G2053-Running Track	0	0	0	0	0	0
G2054-Tennis Courts	0	0	0	0	0	0
G2055-Playground Equipment	0	0	0	0	0	0
G3010-Water Supply	1973	48	0.25	0.00	0.25	50
G3020-Sanitary Sewer	1973	48	0.25	0.00	0.25	50
G3030-Storm Sewer	1973	48	0.625	0.00	0.625	40
G3052-Wells for Cooling/Heating	0	0	0	0	0	0
G3060-Fuel Distribution	0	0	0	0	0	0
G4010-Electrical Distribution	1973	48	0.25	0.00	0.25	50
G4020-Site Lighting	1973	48	0.625	0.00	0.625	40
G4090-Other Site Electrical Utilities	1973	48	0.625	0.00	0.625	30
G90-Site Specialties	0	0	0	0	0	0

The following two pages summarize the square footages for specific space types within Holloman Middle School. The main space deficiencies listed in this section are the number of parking spaces, maintenance or janitorial space, parent workspace, science lab storage. The equipment deficiencies were the number of chemical storage cabinets and the lack of a multi-use playground.

New Mexico Public School Facilities Authority

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

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Holloman MS | 046037 | Alamogordo

Deficiency Report

MS cost model applied | **Edit EA Profile**

School Name: Holloman MS

GENERAL INFORMATION

CONSTRUCTION INFO

Total Enrollment: 194
Permanent GSF: 52127
Portable GSF: 0

POPULATION

Population(s) must be >0 to make EA requirements active.

Growth Factor: 1
Number of Students: 194
Expected Population: 194
Number of Pre-K Students: 0
Number of K Students: 0
Number of 1-5 Students: 0
Number of 6-8 Students: 194
Number of 9-12 Students: 0

ADEQUACY STANDARDS (X=Deficient)

PARKING

Total Parking:	31 X (facility)	of 32 required	1
Number of Handicap Parking:	2	of 2 required	0
Number of Student Drop-Off:	1	of 1 required	0
Number of Bus Drop-Off:	1	of 1 required	0

SQUARE FOOTAGE

Arts and Music NSF:	1920	of 776 required	0
Administrative NSF:	1007	of 441 required	0
Career Ed. NSF:	2545	of 650	0

Number of SE Students: 0
Number of Lunch Turns: 3
Number of Staff: 21

CLASSROOMS & FACILITIES

Number of Classrooms: 20
Number of SE Classrooms: 0
Playground Equipment: No
Required Kitchen NSF: 1600
Evaluated Science Lab Storage: 1

PARKING

Number of Paved Parking: 31
Number of Gravel Parking: 0

		required	
Computer Lab NSF:	1488	of 800 required	0
Faculty Work Area NSF:	1403	of 194 required	0
Food Service NSF:	4440	of 2570 required	0
General Classroom NSF:	6336	of 5432 required	0
General Storage NSF:	2806	of 194 required	0
Maintenance or Janitorial Space NSF:	80 ✗ (space)	of 97 required	17
Media Center NSF:	2109	of 582 required	0
Parent Work Space NSF:	0 ✗ (space)	of 194 required	194
Physical Ed NSF:	8628	of 6664 required	0
Science Classroom NSF:	2376	of 776 required	0
Science Lab Storage NSF:	0 ✗ (space)	of 80 required	80
Spec. Ed. Classroom NSF:	672	of 0 required	0
Student Health NSF:	373	of 194 required	0

MISCELLANEOUS

Number of Chemical Storage Units:	0 ✗ (equipment)	of 1 required	1
Number of Multi-Use Playgrounds:	0 ✗ (equipment)	of 1 required	1

Deficiency Report (brief)

Created by Admin

Wed, 04/03/2019 - 10:32
Last Updated: Tue, 03/09/2021 - 14:20 by amartinez

Support Documents

Help
Assessor Training Video (24min)

Alamogordo Public Schools

Holloman Middle School Facility Self-Assessment

To confirm and reinforce the facility assessments and subsequent reports produced by both the DOD and NMPSFA regarding the conditions and educational suitability of Holloman Middle School, the ***Alamogordo Public Schools have also thoroughly examined all aspects of this facility.*** As a result, APS offers the following brief narrative and summary explanation of their findings related to the inadequacy of this school facility and the urgent need for its replacement.

Most of the building systems, including roofs, HVAC, plumbing, and electrical are beyond their expected life cycle and require full replacement. Continual efforts to maintain this facility have reached the point of negative returns and counterproductivity. Two thirds of classrooms experience roof leaks when raining, HVAC systems are unreliable, and much of the building sewer system has eroded. Existing electrical circuits do not support the increased demand for charging computers and devices essential to modern curriculum and instructional delivery methods. Floor coverings are dated and worn and cannot be easily replaced due to asbestos containing material in the tile and mastic beneath the carpet. A lack of building security features, such as site fencing, camera system, alarm system, and access control pose a significant school safety concern.

The District estimates that the repairs, upgrades, and remodels which are required at Holloman Middle School will exceed 70% of the total replacement value for this facility. This is based off of two different sources: 1) the **2020 facilities master plan** identified a substantial amount of capital needs at Holloman Middle School (HMS). The facility condition index (FCI) identified by GS Architecture for HMS was 66.43%. 2) the updated facility condition assessment conducted in February 2021 by the State of New Mexico's Public School Facilities Authority. The weighted FCI was updated to 74.06% for Holloman Middle School. It is good to note that this figure does not account for other items such as asbestos abatement or other educational adequacy items such as more power and outlets needed in the classrooms, additional parking spaces, the need for more janitorial & maintenance space, a parent workspace, and science lab storage as identified in the PSFA's Facility Assessment Database. It should be taken into consideration that after you add costs for abatement and educational adequacy needs to the current condition needs, the FCI would be well over 75%. Based off this information, it would not be financially prudent to try and renovate the existing facility. This would also require additional code/ADA upgrades and if a budget were built to renovate vs. replace the cost would likely exceed 90%

to 100%+. Especially after you add in soft costs which typically run 25% to 30% on top of the hard construction costs.

In addition to the poor physical conditions of Holloman Middle School, the professional educators and administrators who occupy this building have considered its educational inadequacies and the impact of these inadequacies on student learning. Examples of these inadequacies include:

- Classroom size and structure do not meet current or future compatibility for technological applications for both teachers and students.
- STEAM room and lab fails to support active learning opportunities to enhance hands on technology-based activities.
- Single science lab room is limited to a teacher demonstration table only and does not have student stations with gas, electric, and water applications.
- Current library is a transactional space rather than a transformative (barrier free) space that would allow for flexible seating, collaboration areas and technology supported applications for project / problem-based teaching and learning. A media literacy center is needed to compliment future learning applications.
- As the original Holloman Elementary and Middle Schools were not designed nor constructed to allow collaboration, interaction, or shared resources with each other, the District vision of consolidating the instruction and educational opportunities of a K-8 campus is not feasible in the current setting.

With these facility conditions and educational inadequacies in mind, it is the opinion of the Alamogordo Public Schools that Holloman Middle School requires new construction of a replacement facility. The opportunity for this replacement will allow for strategic integration and consolidation with the new Holloman Elementary School, currently under construction.

The proposed project will meet and exceed the state of New Mexico's design and construction standards by incorporating the state's adequacy planning guide into our scope requirements when selecting and architect and general contractor. All elements of the adequacy planning guide will be required to me met as it will be used as a baseline for design. It should also be noted that there are items that are above and beyond in this request that the PSCOC does not fund. For example, at the new Holloman Middle School, we are proposing a new track and field. The site currently has an antiquated track and field that needs to be replaced. PSCOC does not fund outdoor learning spaces. This why the shared outdoor learning spaces were not included with the original PK-5 ES project. The PSCOC does not allow athletic

storage or locker rooms which we have included in the physical education area. These spaces account for 1,820 square feet that above the adequacy standards. The installation will also be requiring AT/FB requirements that are above and beyond what the state's design and construction standards that will be incorporated into our project.

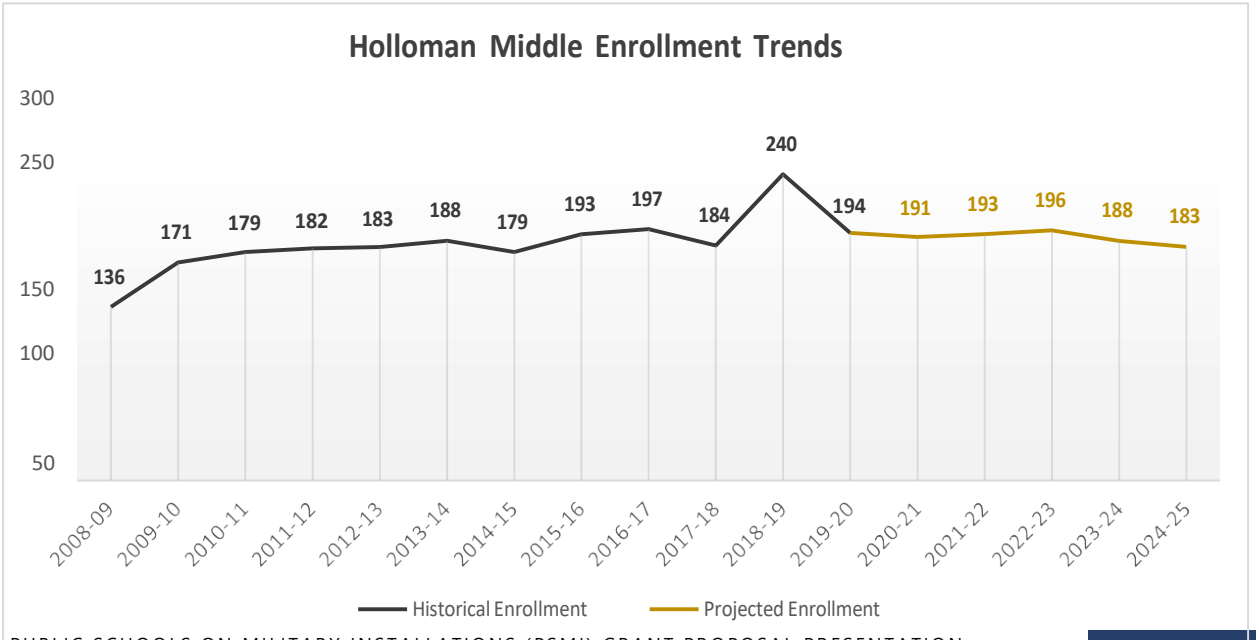
Holloman AFB is projecting 194 students, ages 5-18 by May 2022 due to a change in mission scope. Using the 183 student 5-year projection from the District's 2020-2024 5-year Facility Master Plan and adding an average of 14 students per grade level to that projection, the total projected enrollment for Holloman Middle School is 225 6th to 8th grade students.

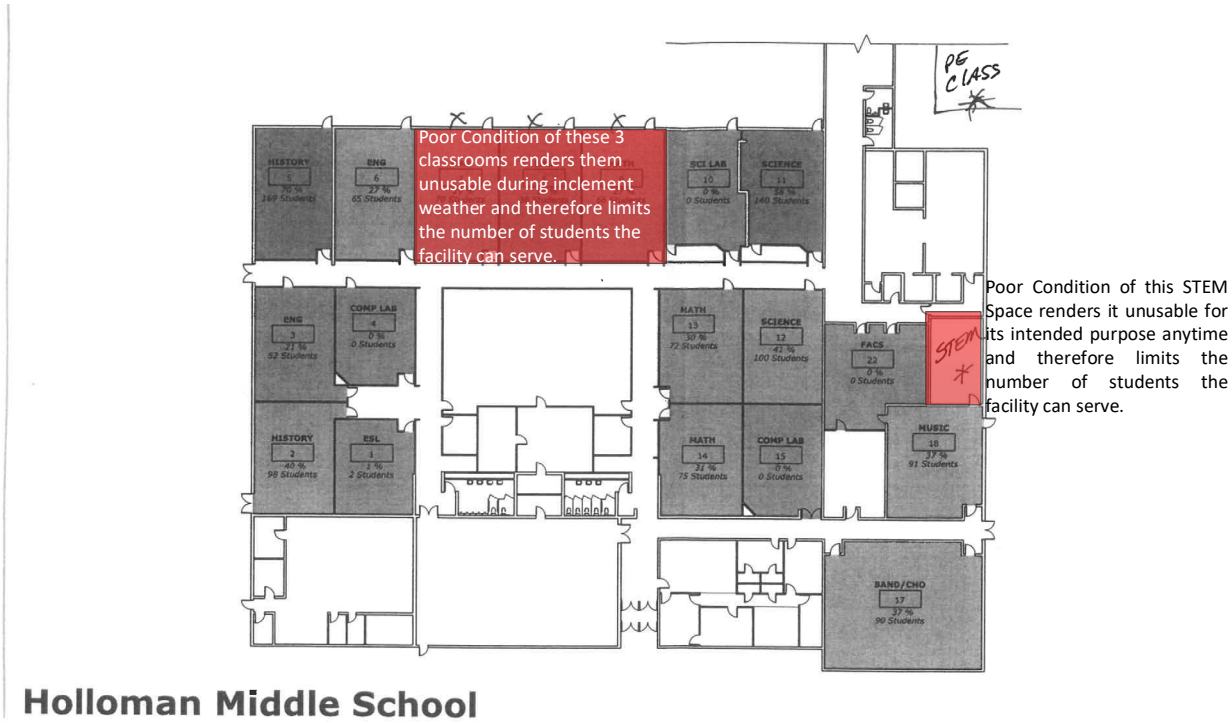
Link to District's 2020-2024 5-year Facility Master Plan

https://www.nmpsfa.org/wordpress/wp-content/uploads/2020/08/Alamogordo-2020-2024-FMP-Section-1-to-3-1.pdf

Grade Level	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
6th	40	63	64	56	70	68	59	70	68	66	76	62
7th	60	46	60	68	54	68	66	62	67	58	90	62
8th	36	62	55	58	59	52	54	61	62	60	74	70
TOTAL	**136**	**171**	**179**	**182**	**183**	**188**	**179**	**193**	**197**	**184**	**240**	**194**

Grade Level	2020-21	2021-22	2022-23	2023-24	2024-25
6th	67	63	64	60	58
7th	63	68	64	65	61
8th	61	62	68	63	64
TOTAL	**191**	**193**	**196**	**188**	**183**





The failing condition of the facility coupled with its educational inadequacy to deliver the envisioned STEAM program results in a need to replace rather than renovate the current facility, although Holloman Middle School is currently under capacity and underutilized.

New Mexico Adequacy Standards Capacity

School	Grades	2019-20 Enrollment	NMAS Rcmd Facility SF	Actual Facility SF (w/Portables)	NMAS Capacity
Holloman MS	6-8	194	34,190	53,450	352

Utilization of Spaces

School	Grades	2019-20 Enrollment	Existing # of Classrooms w/Portables	Classroom Utilization Rate	Facility Utilization Rate
Holloman MS	6-8	194	24	33%	41%

Statement of Sustainability:

Globally, there is an overwhelming consensus that climate change poses a serious threat to our environment today and into our future. Alamogordo Public Schools and Holloman AFB intends to mitigate its negative environmental impact that contributes to climate change, and the degradation of our natural environment.

The design of the Holloman campus has great opportunity and potential to mitigate and educate student about our impact on the environment. The following statement is Holloman AFB's commitment to the environment that Alamogordo Public Schools fully supports.

Holloman AFB Environmental Commitment Statement:

HAFB is committed to conducting its mission in an environmentally responsible manner to protect human health, natural resources, and the environment. HAFB base personnel will identify environmental aspects of its mission, and will, with the expertise provided by the Environmental CFT and environmental program managers, develop economically feasible and environmentally sound objectives and targets to address those aspects. HAFB will comply with all environmental laws and local requirements applicable to the vast missions conducted on the installation. HAFB will continually seek new opportunities for pollution prevention, waste reduction and environmentally preferable alternatives. This commitment goes beyond compliance with the law and encompasses the integration of sound environmental practices into the daily decisions and activities of all base personnel. We will continue to pursue a course of continual process improvement and training to enhance our environmental potential.

The initial phase of the campus under construction currently was designed with the requirement to meet a minimum of 75 in the ENERGY STAR program. The current project is projected to meet a score of 81 in the program.

The DoD's requirement to meet a LEED Silver as a minimum in the design of the project was not a requirement due to there was no DoD funding expected for this phase of the project. In pursuant to this Grant application the design team at Greer Stafford SJCF Architecture was asked to retroactively assess the design to the LEED for Schools standards and scoring. With the firms practice of sustainable design and the states adopted energy codes the current phase under construction could reach and exceed the minimum requirement of LEED Silver. Below is the projected LEED score card for this phase of the project.

The school district and the Holloman AFB are committed to continuing smart sustainable design on the next phases of the project. Looking for opportunities to add on site energy production to offset the campuses energy usage. Utilizing the building as a teaching tool with prominent sustainable design features to provide an exponential opportunity to educate the next generations about environmental conscious living. Planting these seeds in the youth today has a greater impact on our future.

Design features to highlight and use as an educational tool:

Solar Photovoltaics

Heat Island Reduction
Weather Station
Educational Wetland Ponds
Stormwater Quality Control
Water Conservation
Low Volatile Organic Compounds
Recycled/ Reginal/ Rapidly Renewable Materials
Daylighting (Energy Reduction)
Passive Solar Shading + Building Orientation
Super Insulation
Schools Energy Savings

As a Purple Star School Alamogordo Public Schools is committed to the health and safety of our military students. It all starts with the environment they are surrounded in and ensuring the unique education and social-emotional needs of military-connected children are met. certification.

We are committed to pursuing a design of on the HAFB campus to meet a minimum of LEED Silver for Phase 4 construction of the new Holloman 6-8 School.

VERDACITY

SCH

LEEDv4 for BD+C:

Schools Project Scorecard

Project Name:	Holloman Elementary School - DRAFT
Project Address:	750 Arnold Ave Holloman AFB, NM 88330
Date:	April 21, 2021

Yes	?	No						
			PROJECT INFORMATION			Company	Status
Y			PI Form	Project Information	Required	Owner	
Yes	?	No						
1	0	0	INTEGRATIVE PROCESS (IP)		1	Company	Status
1			Credit	Integrative Process	1	Verdacity	
Yes	?	No						
4	3	8	LOCATION AND TRANSPORTATION (LT)		15	Company	Status
		15	Credit	LEED for Neighborhood Development Location	15	Verdacity	
1			Credit	Sensitive Land Protection	1	Verdacity	
1		1	Credit	High Priority Site	2	Verdacity	
1		4	Credit	Surrounding Density and Diverse Uses	5	Architect	
1	2	1	Credit	Access to Quality Transit	4	Architect	
		1	Credit	Bicycle Facilities	1	Architect	
	1		Credit	Reduced Parking Footprint	1	Architect	
		1	Credit	Green Vehicles	1	Architect	
Yes	?	No						
6	3	3	SUSTAINABLE SITES (SS)		12	Company	Status
Y			Prereq	Construction Activity Pollution Prevention	Required	Contractor	
Y			Prereq	Environmental Site Assessment	Required	Verdacity	
1			Credit	Site Assessment	1	Owner	
		2	Credit	Site Development - Protect or Restore Habitat	2	Architect	
1			Credit	Open Space	1	Architect	
3			Credit	Rainwater Management	3	Civil Engineer	
	2		Credit	Heat Island Reduction	2	Architect	
1			Credit	Light Pollution Reduction	1	Electrical Engineer	
		1	Credit	Site Master Plan	1	Architect	
	1		Credit	Joint Use of Facilities	1	Owner	

Yes	?	No	WATER EFFICIENCY (WE)		12	Company	Status
Y			Prereq	Outdoor Water Use Reduction	Required	Verdacity	
Y			Prereq	Indoor Water Use Reduction	Required	Verdacity	
Y			Prereq	Building-Level Water Metering	Required	Mechanical Engineer	
1		1	Credit	Outdoor Water Use Reduction	2	Architect	
1	2	4	Credit	Indoor Water Use Reduction	7	Architect	
		2	Credit	Cooling Tower Water Use	2	Mechanical Engineer	
	1		Credit	Water Metering	1	Mechanical Engineer	

Yes	?	No	ENERGY & ATMOSPHERE (EA)		31	Company	Status
Y			Prereq	Fundamental Commissioning and Verification	Required	Cx Agent	
Y			Prereq	Minimum Energy Performance	Required	Energy Consultant	
Y			Prereq	Building-Level Energy Metering	Required	Electrical Engineer	
Y			Prereq	Fundamental Refrigerant Management	Required	Mechanical Engineer	
3		3	Credit	Enhanced Commissioning	6	Cx Agent	
12	4		Credit	Optimize Energy Performance	16	Energy Consultant	
	1		Credit	Advanced Energy Metering	1	Energy Consultant	
		2	Credit	Demand Response	2	Owner	
	3		Credit	Renewable Energy Production	3	Energy Consultant	
		1	Credit	Enhanced Refrigerant Management	1	Mechanical Engineer	
	2		Credit	Green Power and Carbon Offsets	2	Owner	

Yes	?	No	MATERIALS & RESOURCES (MR)		13	Company	Status
Y			Prereq	Storage and Collection of Recyclables	Required	Verdacity	
Y			Prereq	Construction and Demolition Waste Management Planning	Required	Verdacity	
1	2	2	Credit	Building Lifecycle Impact Reduction	5	Verdacity	
1		1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2	Contractor	
1		1	Credit	Building Product Disclosure and Optimization - Sourcing Raw Materials	2	Contractor	
1		1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2	Contractor	
1	1		Credit	Construction and Demolition Waste Management	2	Contractor	

Yes	?	No	INDOOR ENVIROMENTAL QUALITY (EQ)		16	Company	Status
Y			Prereq	Minimum Indoor Air Quality Performance	Required	Mechanical Engineer	
Y			Prereq	Environmental Tobacco Smoke (ETS) Control	Required	Owner	
Y			Prereq	Minimum Acoustical Performance	Required	Acoustician	
2			Credit	Enhanced Indoor Air Quality Strategies	2	Mechanical Engineer	
3			Credit	Low-Emitting Materials	3	Contractor	
1			Credit	Construction Indoor Air Quality Management Plan	1	Contractor	
1		1	Credit	Indoor Air Quality Assessment	2	Contractor	
1			Credit	Thermal Comfort	1	Mechanical Engineer	
1		1	Credit	Interior Lighting	2	Electrical Engineer	
2	1		Credit	Daylight	3	Daylighting Consultant	
		1	Credit	Quality Views	1	Daylighting Consultant	
	1		Credit	Acoustic Performance	1	Acoustician	

Yes	?	No	INNOVATION (IN)		6	Company	Status
1			Credit	Innovation - Purchasing Lamps	1	Verdacity	
1			Credit	Innovation	1	Verdacity	
		1	Credit	Innovation	1	Verdacity	
		1	Credit	Innovation	1	Verdacity	
		1	Credit	Innovation	1	Verdacity	
1			Credit	LEED® Accredited Professional	1	Verdacity	

Yes	?	No	REGIONAL PRIORITY (RP)		4	Company	Status
		1	Credit	Surronding Density and Diverse Uses - Threshold 2	1	Verdacity	
1			Credit	Outdoor Water Use Reduction - Threshold 1	1	Verdacity	
		1	Credit	Renewable Energy Production - Threshold 1	1	Verdacity	
1			Credit	Optimize Energy Performance - Threshold 5	1	Verdacity	
1			Credit	Thermal Comfort - Threshold 1	1	Verdacity	
1			Credit	Sensitive Land Protection - Threhold 1	1	Verdacity	

Yes	?	No	PROJECT TOTALS (Certification Estimates)	110
51	24	37		

Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

IV. STRUCTURAL / SOILS REPORTS

A geotechnical report has been completed for the APS Holloman PK-8 site. See Section 1 Appendices for the full geotechnical study.

Wood Environment & Infrastructure Solutions, Inc.
125 Montoya Rd.
El Paso, TX 79932, USA
T: 915-585-2472
www.woodplc.com

April 18, 2019
Wood Proposal 19-04-07E
Revision 1

Alamogordo Public Schools
1211 Hawaii Avenue
Alamogordo, NM 88310

Attn.: Mr. Jason Burks

Re: Geotechnical Study
Alamogordo Public School District – Replacement Holloman ES
750 Arnold Avenue
Holloman AFB, New Mexico

Dear Mr. Burks:

In accordance with your request, Wood Environment & Infrastructure Solutions, Inc. (Wood, formerly Amec Foster Wheeler) has reviewed the scope of the referenced project for the purpose of submitting a cost proposal for a geotechnical study. The objective of this study will be to evaluate the physical properties of the soils underlying the site to provide recommendations for foundation and pavement design.

FIELD EXPLORATION - AUGER BORINGS			
QUANTITY	**DEPTH (FT.)**	**SAMPLING**	**LOCATION**
4	30	2.5' intervals to 10' 5' intervals from 10'	Proposed building location.
10	20	2.5' intervals to 10' 5' intervals from 10'	
6	5	2.5' intervals to 5'	Proposed parking areas

The borings will be terminated at a shallower depth if we encounter refusal on rock, strongly cemented materials or other obstructions. Sampling will be obtained by standard penetration testing methods and from auger cuttings. Other sampling methods will be used as appropriate including open-end drive sampling, Shelby tube sampling or tube sampling by other methods. Drilling and sampling operations will be conducted in general accordance with the requirements of ASTM D 1452, D 1586, D 1587, and D 2488.

2.5 LABORATORY ANALYSES

An asbestos inspection was completed at Holloman Intermediate School in July 2020. Appropriate abatement occurred and this facility was demolished in Winter 2021. See Section 1 Appendices for full report.

havonaenvironmental
environmental consulting and testing

Havona Environmental
P.O. Box 35848
Albuquerque, NM 87176

Phone: 505-232-9533
Fax: 505-212-0069

July 22, 2020

ASBESTOS INSPECTION REPORT

Holloman Intermediate School
Alamogordo, NM

RESULTS

The following materials were sampled and identified by laboratory analysis to be asbestos containing materials or assumed to be ACM:

Main School Bt1ildi11.,°.,

Material	Location	Quanti / Amount	to Content
12x12 Cream w/ Brown Streak Vinyl Floor Tile I,.\, Black Mastic	30, 33, 34, HI	~1,855 Sq. Ft.	Tile: 2% Chrysotile Mastic: 4% Chi) sou le
9x9 Rose Streaked Vinyl Floor Tile/ Black Mastic	Throughout Original Buil<ltn,g	~21,850 Sq. Ft.	Tile: 2% Chrysotile Mastic: 4% Chi) mi l.:
Taping Compound (B)	Classroom 12	~705 Sq. Ft.	• I.7 5% Chrysotile
Plaster	HI (East Wall), HI Ci:,ling-,\h,)\ c L□} In	1,960 Sq. Ft.	3% Chrysotile
2x4 Lay in Ceiling Tile B (Deep Squiggl) Ptlli:m I	Throughout Original ll ui ld i nJ!	~22,050 Sq. Ft.	6% Amosite
Roof Duct Mastic 1B!ad,)	Roof Ducts	~80 Sq. Ft.	4% Chrysotile
Exterior Stucco	Exterior	~2,850 Sq. Ft.	2% Chrysotile

Asbestos abatement contractors should verify quantities and amounts before bidding the project.
*Point Count Analysis

asbestos | mold | lead | radon

A pre-demolition asbestos survey at Holloman Elementary School is in progress. Appropriate abatement will occur and this facility is slated for demolition in the autumn of 2022. See Section 1 Appendices for the full proposal.

havonaenvironmental
environmental consulting and testing

Havona Environmental
P.O. Box 35848
Albuquerque, NM 87176

Phone: 505-232-9533
Fax: 505-212-0069

PROPOSAL

March 16, 2021

Alamogordo Public Schools
1211 Hawaii Ave.
Alamogordo, NM 88310

Attn: Amanda Daugherty

Re: Pre-Demolition Asbestos Survey
Holloman Elementary School

Introduction

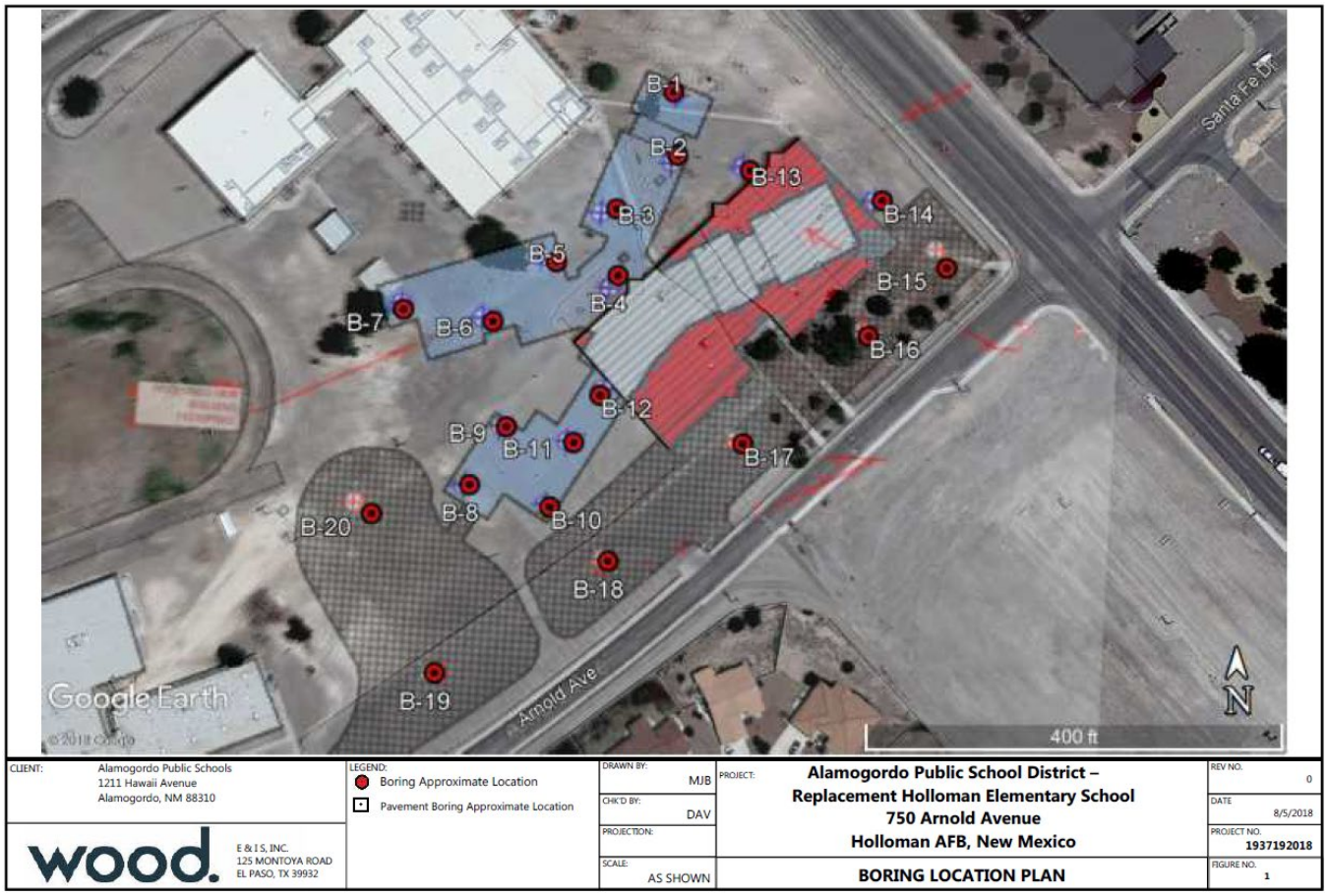
Havona Environmental, Inc. is pleased to submit you this proposal for the pre-demolition asbestos survey to be conducted at Holloman Elementary School located on Holloman Air Force Base in Alamogordo, New Mexico. This school building is approximately 76,000 square feet and consists of the original building with two additions. The school is currently occupied, but scheduled for demolition. All work performed at this site will be done by accredited AHERA asbestos inspectors and will be in accordance to all applicable regulations.

Scope of Services

Havona Environmental will provide the following services:

- Identify, map, and quantify all accessible suspect asbestos containing materials (ACM) from the interior and exterior of the school building.
- Collect up to 250 bulk samples of all identified asbestos containing materials from the interior and exterior of the school building.
- Send bulk samples to an accredited laboratory for PLM analysis on a normal turn around time (3-5 days). **Havona will analyze all samples collected and will not stop on first positive.**

A geotechnical study was conducted for the new Holloman PK-5 building in August 2019. A total of 20 samples were taken on the existing site as identified in the picture below. This geotechnical study does not include the 6-8 middle school at this time. Once the footprint for the new middles school has been identified, a geotechnical study will be completed for the remainder of the site.



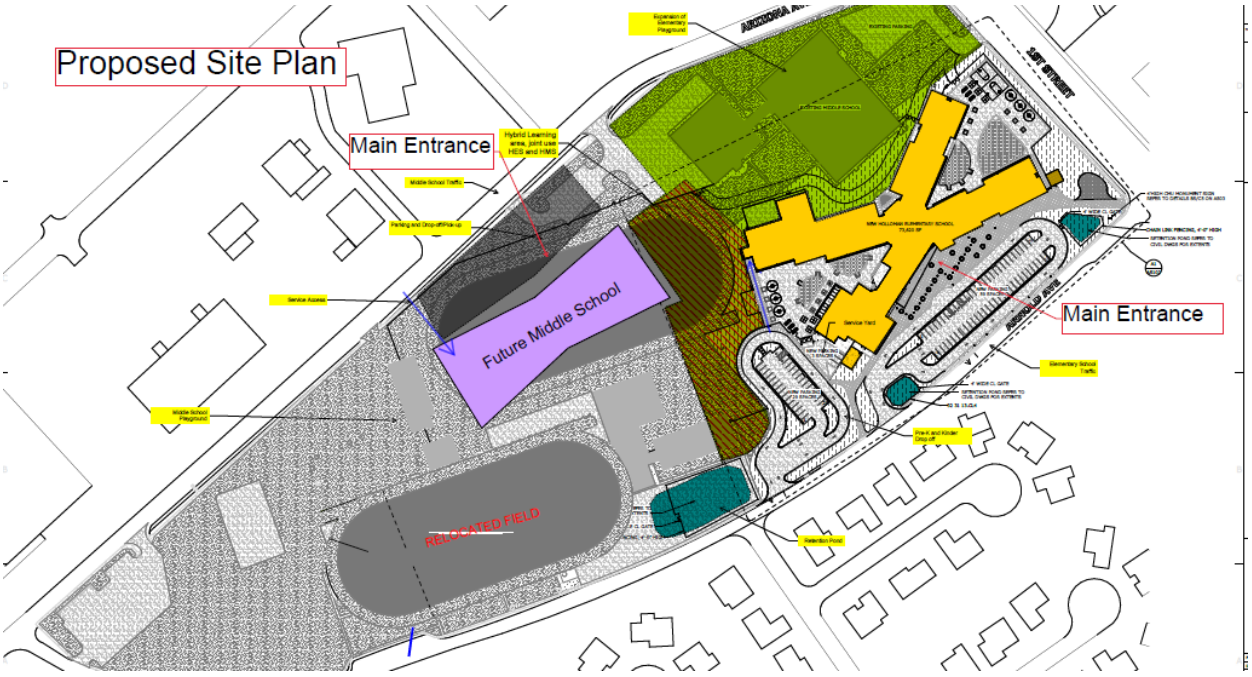
The new 69,240 square foot PK-5 building will be single story with steel and load bearing masonry with an exterior cementitious stucco finish and concrete slab-on-grad floor. The site will also be developed with asphalt and concrete paved parking and driving areas. Based off the samples collected and laboratory study, the geotechnical report proposed two recommendations:

1) Use a conventional shallow foundation system with improvements to the underlying soils by over excavation of a minimum of 6 feet. The soil would need to be replaced and properly compacted structural fill put in place with proper site draining and moisture protection. The reported noted a risk by using the shallow foundations: should a broken water line or other source of moisture occur, some movement of the foundations and slabs is possible.

2) Using drilled piers or other methods of underpinning to transfer the building loads to a deeper, firmer stratum at a depth of 15 feet or more.

Based off these recommendations, option #1 was selected. A conventional shallow foundation system with soil improvements was deemed to be the best option for this project. An additional test was completed to test the pH levels of the soils. Soil sulfate concentrations were observed to be very high, indication a high potential for sulfate attack on concrete. To combat this issue, sulfate-resisting Type V Portland cement is being used on throughout the site. It is estimated the Type V concrete costs 15% to 20% more than standard concrete.

Traffic Study: In regards to a traffic study, one will not be completed. The new schools will be built on the existing site they have been on for the last 53+ years. Enrollment and capcity projections are expected to remain relatively the same, so no traffic issues are anticipated. It should be noted that to help alleivate dropoff and pickup issues, the main entrace for the PK-5 building will be along Arnold Avenue on the southeastern side of the site and the main entrance for the 6-8 building will be on Arizona Avenue along the north central side of the site.


Proposed Site Plan
Main Entrance
Future Middle School
RELOCATED FIELD
Main Entrance

V. COST ESTIMATES

The district hired Balis & Company and Sargent & Lundy who reside in Albuquerque, New Mexico to complete a third-party cost estimates for the new Alamogordo MS (AMS). The reviews were completed in February and March of 2022, and an average of the costs / square foot were incorporated into the budgets below. The new Holloman PK-8 campus is expected to have many similarities to the new AMS which is currently in design. It should also be noted that the state's prevailing wage rates will be applied to the entirety of the PK-8 campus project.

Holloman PK-5 Elementary School (building)

The new Holloman PK-5 Elementary School project was awarded by the state in September 2018; with the contract being executed on October 1, 2018. This is the date that should be used for when costs began to be incurred for match purposes. Jaynes Corporation, our general contractor broke ground in March 2021. The budget below shows actual costs (encumbered purchase orders by the district) for the new school project. Construction is expected to be complete in August 2022, with the old Holloman Elementary being abated and demolished by January 2023. The budget below does not include site work costs that will extend to the north and west of the new school site, where the existing Holloman Middle School is located. Site costs are included in the budget on the following page.

Holloman Elementary School - Actual Grant Budget				
Cost Categories	**Total**	**Design**	**Construction**	**Vendor**
Administrative & Legal Expenses				
Land, Structures, Right-of-Way Appraisals, etc.				
Relocation expenses and payments	$3,450.00		$3,450.00	GENERAL HYDRONICS - Utility Relocation - $500 + $2,950
Architectural and Engineering fees	$1,539,606.41	$1,527,741.93	$11,864.48	QA ENGINEERING - $11,864.48 STUBBS ENGINEERING - Stuctural Design Review - $3,000 GREER STAFFORD ARCHITECTS - $1,524,741.93
Other architectural and engineering fees	$69,282.17	$69,282.17		SAFETY COUNSELLING - Safety Design Review - $614.89 DEJONG - Educational Design Specifications - $31,984.00 AMEC/FOSTER WHEELER-WOOD ENVIRON - Geotech Survey - $28,630.70 CRENSHAW CONSULTING - Roof Consultant Review - $8,052.58
Project Inspection fees	$24,932.78		$24,932.78	AMEC/FOSTER WHEELER- Materials Testing - $5,514.38 AMEC/FOSTER WHEELER- Materials Testing - $19,418.40
Site work				
Demolition and Removal	$122,328.26	$6,083.07	$116,245.19	GWC CONSTRUCTION - Abatement Contractor - $97,312.50 GWC CONSTRUCTION - Abatement Contractor - $18,932.69 HAVONA ENVIRONMENTAL - Hazardous Materials Assessment - $6,083.07
Construction	$24,908,864.38		$24,908,864.38	JAYNES CORPORATION - GC Contract - $24,908,864.38
Equipment				
Miscellaneous (Taxes)				
Subtotal	**$26,668,464.00**	**$1,603,107.17**	**$25,065,356.83**	
Escalation (5% per year)				
Grant Contingencies (5% construction)				
Total	**$26,668,464.00**	**$1,603,107.17**	**$25,065,356.83**	
Anticipated DoD/OEA Federal Match	$0.00	$0.00	$0.00	
LEA (APS) Match	$26,668,464.00	$1,603,107.17	$25,065,356.83	

Holloman PK-5 Elementary School (site)

Below is the proposed budget for site costs for the New Holloman PK-5 Elementary School as shown in Section II of this proposal: General Layout And Site Sketches – Holloman PK-5. This outdoor area will contain a variety spaces to encourage learning outside the classroom, including: an outdoor learning studio, a shared outdoor learning pavilion, various outdoor classrooms, habitats and pollinator gardens, shared group gathering spaces, soft surface sport courts and artificial turf playfields. This scope of work is anticipated to begin in June of 2025 and be complete in August 2025. Funds for this scope of work were not available at the time the new PK-5 was being designed and need to be included as part of this shared campus project.

Holloman Elementary School (site) P7 - Proposed Grant Budget				
Grant Application Cost Categories		**Total**	**Proposed Design Grant**	**Proposed Construction Grant**
Administrative & Legal Expenses		NA		
Land, Structures, Right-of-Way Appraisals, etc.		NA		
Relocation expenses and payments		$200,000.00		$200,000.00
Architectural and Engineering fees		$256,875.00	$256,875.00	
Other architectural and engineering fees		NA		
Project Inspection fees		$10,000.00		$10,000.00
Site work		$4,839,199.00		$4,839,199.00
Demolition and Removal		$400,000.00		$400,000.00
Construction		NA		
Equipment		$100,000.00		$100,000.00
Miscellaneous (Taxes - 8.125%)		$471,743.51	$20,871.09	$450,872.42
Subtotal		**$6,277,817.51**	**$277,746.09**	**$6,000,071.42**
Escalation (5.21% per year)		$817,678.09	$37,919.03	$819,154.26
Grant Contingencies (5% construction)		$313,890.88	$13,887.30	$300,003.57
Total		**$7,409,386.48**	**$329,552.43**	**$7,119,229.25**
Anticipated DoD/OEA Federal Match	100%	$7,409,386.48	$329,552.43	$7,119,229.25
LEA (APS) Match	0%	$0.00	$0.00	$0.00

Holloman 6-8 Middle School

Below is the proposed budget for the construction for the new Holloman 6-8 building is expected to begin in October 2023 and finish in February 2025. Escalation costs for an October 2023 start date have been included below. The proposed budget below has factored in a hard construction cost of $561.65 a square foot (building only).

Holloman Middle School P5 & 6 - Proposed Grant Budget				
Grant Application Cost Categories		**Total**	**Proposed Design Grant**	**Proposed Construction Grant**
Administrative & Legal Expenses		$1,260,715.33	$210,119.22	$1,050,596.11
Land, Structures, Right-of-Way Appraisals, etc.		NA		
Relocation expenses and payments		$300,000.00	$50,000.00	$250,000.00
Architectural and Engineering fees		$2,839,899.66	$2,839,899.66	
Other architectural and engineering fees		$250,000.00	$250,000.00	
Project Inspection fees		$25,000.00		$25,000.00
Site work		$6,192,972.00		$6,192,972.00
Demolition and Removal		$1,805,748.96	$15,000.00	$1,790,748.96
Construction		$29,305,773.70		**$29,305,773.70**
Equipment		$1,304,450.00		$1,304,450.00
Miscellaneous (Taxes - 8.125%)		$3,516,870.47	$273,407.78	$3,243,462.69
Subtotal		**$46,801,430.12**	**$3,638,426.66**	**$43,163,003.46**
Escalation (5.21% per year) Aug. 2023 Start		$3,040,734.03	$262,976.23	$3,119,712.11
Grant Contingencies (5% construction)		$2,340,071.51	$181,921.33	$2,158,150.17
Total		**$52,182,235.65**	**$4,083,324.22**	**$48,440,865.74**
Anticipated DoD/OEA Federal Match	100%	$52,182,235.65	$4,083,324.22	$48,440,865.74
LEA (APS) Match	0%	$0.00	$0.00	$0.00

Holloman PK-8 Campus (buildings & site)

The proposed budget below encompasses **all costs** associated with the new Holloman PK-8 campus. The budget includes **$26,668,464.00** for constructing the new Holloman PK-5 building, **$7,409,386.48** for the ES sitework, as well as **$52,182,235.65** for the new Hollman 6-8 building, which includes costs a new synthetic track and field. Costs to abate and demolish the two existing school buildings that are located on the site are also included below. All work is expected to be complete by August 2025 The total project cost for the new PK-8 Campus is estimated to cost **$86,260,086.13**. Alamogordo Public Schools will be providing a **31% match**, or **$26,668,464.00** towards this project.

**Please note: site work costs may still need to be updated. The district is waiting on additional back-up from our 3rd-party estimator.*

Holloman PK-8 Campus P3 - 7- Proposed Grant Budget				
Grant Application Cost Categories		**Total**	**Proposed Design Grant**	**Proposed Construction Grant**
Administrative & Legal Expenses		$1,260,715.33	$210,119.22	$1,050,596.11
Land, Structures, Right-of-Way Appraisals, etc.		NA	$0.00	$0.00
Relocation expenses and payments		$503,450.00	$50,000.00	$453,450.00
Architectural and Engineering fees		$4,636,381.07	$4,624,516.59	$11,864.48
Other architectural and engineering fees		$319,282.17	$319,282.17	$0.00
Project Inspection fees		$59,932.78	$0.00	$59,932.78
Site work		$11,032,171.00	$0.00	$11,032,171.00
Demolition and Removal		$2,328,077.22	$21,083.07	$2,306,994.15
Construction		$54,214,638.08	$0.00	**$54,214,638.08**
Equipment		$1,404,450.00	$0.00	$1,404,450.00
Miscellaneous (Taxes - 8.125%)		$3,988,613.98	$294,278.88	$3,694,335.11
Subtotal		**$79,747,711.63**	**$5,519,279.93**	**$74,228,431.70**
Escalation (5.21% per year)		$3,858,412.12	$300,895.26	$3,938,866.37
Grant Contingencies (5% construction)		$2,653,962.38	$195,808.64	$2,458,153.74
Total		**$86,260,086.13**	**$6,015,983.82**	**$80,625,451.82**
Anticipated DoD/OEA Federal Match	69%	$59,591,622.13	$4,156,061.63	$55,699,010.68
LEA (APS) Match	31%	$26,668,464.00	$1,859,922.19	$24,926,441.14

VI. COMPARISON OF COST & CONSTRUCTION STANDARDS TO OTHER LEA OR LOCAL SCHOOLS

- Alamogordo Public Schools has not constructed a new middle school since 1999. Over the last 20+ years, the way we teach and the way we use our facilities has changed significantly.
- The current middle school facilities were constructed for traditional curriculum delivery that is teacher centered.
- The current spaces are inadequate to deliver 21st Century education. Many classrooms are undersized and under equipped.
- The new Holloman Middle School will be model for future Alamogordo Public Schools middle schools.
- The new middle schools will deliver interdisciplinary curriculum with flexible and mobile resources that are student centered.
- Students and teachers will collaborate in extended learning spaces both indoors and out to enhance hands on instruction.

The following projects provide a picture of some of the middle schools and Pre-K 8 projects built in New Mexico the last 8 years. The oldest example was constructed in 2013 and the newest example is under construction and is scheduled to finish in 2021. Many of the schools in New Mexico have multiple funding sources by local bonds and the NM Public School Capital Outlay Council (PSCOC). Each school district has an individualized percentage of contribution allocated by the PSCOC. For example, the Alamogordo public school district has a 32/68 split, where the PSCOC will fund 68% of their projects. Some school districts opt out of the funding share such as Santa Fe Public Schools and fund their projects 100% with local bond support. Reasons for opting out would be not having to follow the PSCOC's adequacy standards and setting their own standards for a program that meets the District's needs.

We feel that these projects are a good foundation of what has been constructed in New Mexico with the modern aesthetic and material use. Although most of the schools are larger than what is needed at Holloman AFB, they provide a comparison that can be scaled down to fit our needs. We will be missing out on the economy of scale in the overall budget comparison.

Building on this foundation we want to expand the pedagogy beyond the New Mexico borders and compete with school districts across the nation and world to attract airmen and their families to Holloman Air Force Base. This is where the NM PSCOC

adequacy standards do not meet the needs of the Hollman 6-8 planned facility. Some of the schools below expand the learning outside of the classrooms to the corridors with break out spaces and learning pods. Alamogordo Public Schools wants to expand and provide opportunities for more as outlined in the programmatic desires of the Superintendent. The new Holloman school campus needs to be a beacon of 21st century learning and support the student's social-emotional health needs.

The projects below are good examples, however our vision for the Holloman campus goes beyond the confines of the state's programmatic standards. A good example of expanding the learning opportunities is a project designed for Fort Leavenworth and the Thomas J. Devlin Educational Dome Theater. The addition project was 16,157 GSF and was built for $276 per SF in 2007. With inflation to 2023 this calculated to $602 per SF. These features touch so many lives and inspire young minds to think of their future possibilities beyond educational standards. The Fort Leavenworth educational dome theater brings college & Career Readiness Standards and the Next Generation Science Standards. With high student turnover rates of 60 percent each year the school strives to make each student's experience a rich encounter.

These features touch so many lives and inspire young minds to think of their future possibilities beyond educational standards. The Fort Leavenworth educational dome theater brings college & Career Readiness Standards and the Next Generation Science Standards to the school. New Mexico has pockets of "outside of the box" learning, for example Southwest Aeronautics, Mathematics and Science Academy (SAMS). SAMS is a free public STEM charter school located in Albuquerque with a blended online curriculum, college dual enrollment and hands-on STEM lab. For students interested in the aviation industry they can earn their pilot certificate in the school's aeronautics program. The school owns their own plane and simulator and have two pilot instructors on staff. Their S.M.A.R.T lab is their project based learning instruction area where students utilize the school's wind tunnel simulator, 3D printers, and robotics learning kits. The students can explore and tailor their education to their specific interests. https://www.samsacademy.com/

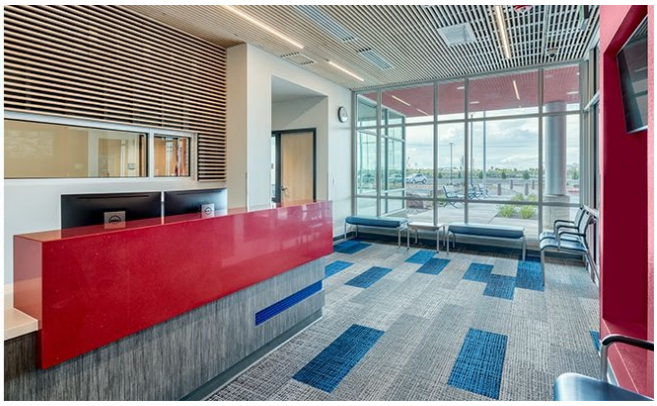
It is programs like these that Alamogordo Public Schools wants to implement and expand to be the future of learning in New Mexico and set a new precedent for education.

Deming Intermediate, Deming NM (Funded by New Mexico Public School Capital Outlay Council)

Dates of construction: April 2017 to July 2018
Size of school: 64,502 square feet
Maximum Allowable Construction Cost (with site development): $16,642,000
Cost per square foot: $258 (2017) Inflation to 2023 (See below)
Number of students / capacity: 450
Grade Levels: designated as a 6th grade school
Architect: DPS
Contractor: Bradbury Stamm

Each classroom wing has a multi-project/break out space for collaborative learning experiences.



Deming Intermediate **64,502** **Gross SqFt**

Year	MACC	Inflation 5%	Cost per Sq Ft
2017	$16,642,000.00	$832,100.00	$258.01
2018	$17,474,100.00	$873,705.00	$270.91
2019	$18,347,805.00	$917,390.25	$284.45
2020	$19,265,195.25	$963,259.76	$298.68
2021	$20,228,455.01	$1,011,422.75	$313.61
2022	$21,239,877.76	$1,061,993.89	$329.29
2023	***$22,301,871.65***	***$1,115,093.58***	***$345.75***
2024	$23,416,965.23	$1,170,848.26	$363.04

Grattis MS, Clovis NM (Funded by New Mexico Public School Capital Outlay Council)

Date of Construction: 2013
Size of School: 125,835 gross square feet
Maximum Allowable Construction Cost (with Site Development): $27,000,000
Total Project Budget: $30,588,000
Cost per square foot: 214 (2013) Inflation to 2023 (See below)
Number of students / capacity: 706
Grade Level(s): 6th through 8th
Architect: FBT
Contractor: Bradbury Stamm

There are "break out" spaces along each corridor consisting of approximately 775 square feet. Each break out space is equipped with tack and white boards.

Grattis MS **125,835 Gross SqFt**

Year	MACC	Inflation 5%	Cost per SF
2013	$27,000,000.00	$1,350,000.00	$214.57
2014	$28,350,000.00	$1,417,500.00	$225.30
2015	$29,767,500.00	$1,488,375.00	$236.56
2016	$31,255,875.00	$1,562,793.75	$248.39
2017	$32,818,668.75	$1,640,933.44	$260.81
2018	$34,459,602.19	$1,722,980.11	$273.85
2019	$36,182,582.30	$1,809,129.11	$287.54
2020	$37,991,711.41	$1,899,585.57	$301.92
2021	$39,891,296.98	$1,994,564.85	$317.01
2022	$41,885,861.83	$2,094,293.09	$332.86
2023	***$43,980,154.92***	***$2,199,007.75***	***$349.51***
2024	$46,179,162.67	$2,308,958.13	$366.98

Milagro MS, Santa Fe NM (Funded by LEA)

Date of Construction: 2018
Size of School: 117,700 gross square feet
Maximum Allowable Construction Cost (with site development): $28,097,678
Total Project Budget: $34,800,000
Cost per square foot: 238 (2018) Inflation to 2023 (See below)
Number of students / capacity: 650
Grade Levels: 6th to 8th
Architect: Soleil West Architects
Contractor: Bradbury Stamm

Interior Includes: six science labs, two art rooms, a computer lab, a culinary arts room

Exterior includes: Track & synthetic turf athletic field, solar array in parking lot, and a 40,000-gallon underground cistern. The cistern tank was purchased separately through sustainability budget.

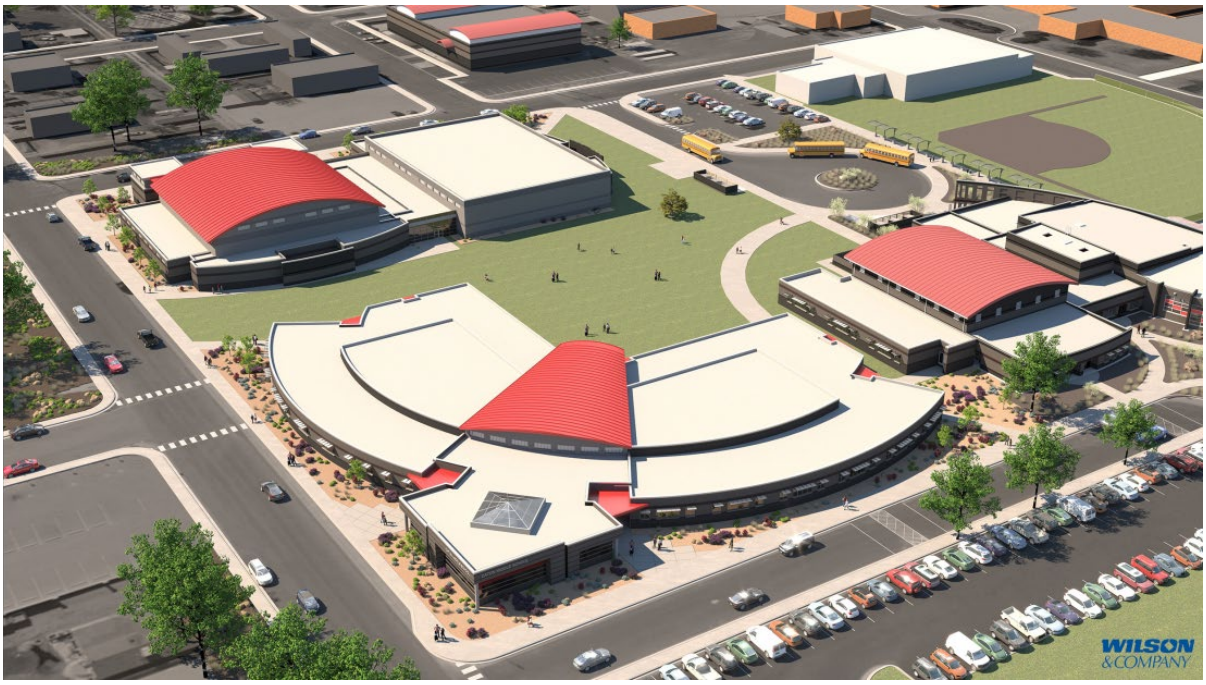
Milagro MS **117,700 Gross SqFt**

Year	MACC	Inflation 5%	Cost per Sq Ft
2018	$28,097,678.00	$1,404,883.90	$238.72
2019	$29,502,561.90	$1,475,128.10	$250.66
2020	$30,977,690.00	$1,548,884.50	$263.19
2021	$32,526,574.49	$1,626,328.72	$276.35
2022	$34,152,903.22	$1,707,645.16	$290.17
2023	***$35,860,548.38***	***$1,793,027.42***	***$304.68***
2024	$37,653,575.80	$1,882,678.79	$319.91

Eunice MS, Eunice NM (Funded by LEA)

Date of construction: 2020 (still in construction)
Size of school: 56,450 gross square feet
Maximum Allowable Construction Cost (with site development): $17,350,000 (contract amount)
Cost per square foot: 238 (2020) Inflation to 2023 (See below)
Number of students / capacity: 400
Grade Levels: 6th to 8th
Architect: Wilson & Company
Contractor: Bradbury Stamm

Facility includes student commons area and outdoor learning areas.



Eunice MS		**56,450**	**Gross SqFt**
Year	MACC	Inflation 5%	Cost per Sq Ft
2020	$17,350,000.00	$867,500.00	$307.35
2021	$18,217,500.00	$910,875.00	$322.72
2022	$19,128,375.00	$956,418.75	$338.86
2023	***$20,084,793.75***	***$1,004,239.69***	***$355.80***
2024	$21,089,033.44	$1,054,451.67	$373.59

George I Sanchez, Albuquerque NM

Date of Construction: 2015
Size of School: 217,000 gross square feet
Bid w/o Gross Receipts Tax (with Site Development): $37,998,000.00
Cost per square foot: $175.00 (2015) Inflation to 2023 (See below)
Number of students / capacity: 1500
Grade Levels: Pre-K-8
Architect: Jon Anderson
Contractor: Bradbury Stamm

Each classroom wing has a multi-use pod, break-out areas, and cave space for collaborative learning experiences.

George I Sanchez (Pre-K - 8th)		**217,000**	**Gross Sq Ft**
Year	MACC	Inflation 5%	Cost per Sq Ft
2015	$37,998,000.00	$1,899,900.00	$175.11
2016	$39,897,900.00	$1,994,895.00	$183.86
2017	$41,892,795.00	$2,094,639.75	$193.05
2018	$43,987,434.75	$2,199,371.74	$202.71
2019	$46,186,806.49	$2,309,340.32	$212.84
2020	$48,496,146.81	$2,424,807.34	$223.48
2021	$50,920,954.15	$2,546,047.71	$234.66
2022	$53,467,001.86	$2,673,350.09	$246.39
2023	***$56,140,351.95***	***$2,807,017.60***	***$258.71***
2024	$58,947,369.55	$2,947,368.48	$271.65

Holloman K-8 School Landscape Expansion | Similar Landscape Projects

The proposed improvements at Holoman K-8 School are a hybrid of the best elements from campus design, recreational design, low impact design, and play environment design. A single project with the scope of this project does not exist in New Mexico. The following projects all have at least one component of the proposed design.

University of New Mexico Smith Plaza | 2018
Campus Plaza with Outdoor 'Rooms', Amphitheater and Protective Berms
$2,600,000

Site Size: 3 acres | Cost per Square Foot: $19.90 / SF

Rio Rancho Campus Park | Under Construction
Six-Acre Park with Sky Room Performance Pavilion & Amphitheater
$3,200,000

Site Size: 92,500 | SF Cost per Square Foot: $34.60 / SF

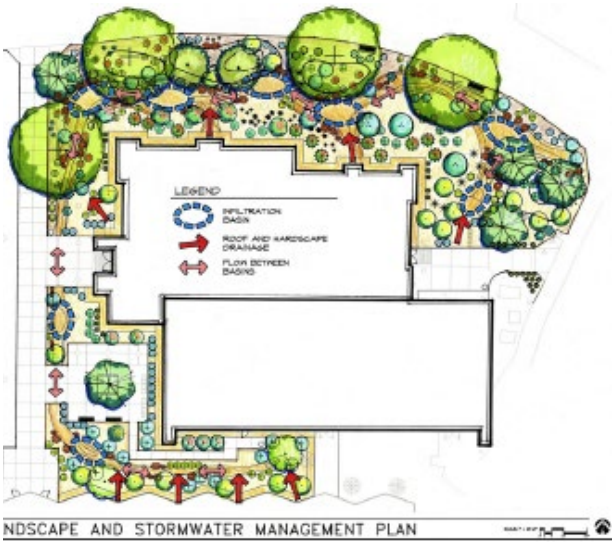
University of New Mexico
Physics, Astronomy & Interdisciplinary Sciences Building | 2019
Courtyard with Group Tables
$150,000

Site Size: 21,500 SF | Cost per Square Foot: $6.98 / SF

Columbus U.S. Land Port of Entry | 2020
Low Impact Design for New Border Crossing Campus. LEED Platinum and Sustainable SITES Silver Certified
$1,900,000

Site Size: 15.5 acres | Cost per Square Foot: $2.81 / SF

Ruidoso Middle School
Outdoor Classroom, Artificial Turf Multi-Purpose Field & Landscape | 2013
Cost: $3,900,000 | Site Size: 678,000 SF | Cost per Square Foot: $5.75 / SF



UNM College of Education
Storm Water Management Landscape | 2010
Cost: $146,000 | Site Size: 17,900 SF | Cost per Square Foot: $8.16 / SF

Bernalillo County Carlito Springs Open Space
Council Ring | 2020
Cost: $20,000 | Site Size: 520 SF |
Cost per Square Foot: $38.46 / SF

Santa Fe Public Schools Aspen Community School
Play Environment & Landscape | 2019
Cost $300,000 | Site Size: 14,200 SF |
Cost per Square Foot: $21.13 / SF

Central New Mexico Community College Smith Brasher Hall
Storm Water Detention Pond/Habitat Zone & Landscape | 2017
Cost: $370,000 | Site Size: 105,000 SF | Cost per Square Foot: $3.52 / SF

VII. LIST OF PERMITS

- Alamogordo Public Schools has had a long-term lease on Holloman AFB since the mid 20th Century. The expiration date of the current lease is September 30, 2052. A copy of the full lease and the first lease amendment is provided in the appendix.
- State Building Permit – obtained through the State of New Mexico Regulation and Licensing Department
- NEPA – Request on Environmental Impact Analysis submitted on April 5, 2021, by Holloman AFB.

Lease No. USAF- ACC-KWRD-17-2-0013
Holloman Air Force Base Schools

GROUND LEASE AGREEMENT
(Holloman Elementary and Middle Schools)

This **GROUND LEASE AGREEMENT** (the "**Lease**") is entered into effective as of October 1, 2017 by and between the **UNITED STATES OF AMERICA by and through the SECRETARY OF THE AIR FORCE** (the "**Government**" or "**Lessor**") and the **BOARD OF EDUCATION, ALAMOGORDO MUNICIPAL SCHOOL DISTRICT NO. 1**, an educational institution created and operating in accordance with the laws of the State of New Mexico (the "**Lessee**"). The Lessor and Lessee are sometimes collectively referred to herein as, the "**Parties**" and individually as, the "**Party**".

WITNESSETH

WHEREAS, the Government owns that certain real property situated on Holloman Air Force Base, New Mexico (the "**Installation**") consisting of approximately twenty-five and ninety-four hundredths contiguous acres (± 25.94 ac.) as depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Land**" or "**Leased Premises**"); and

WHEREAS, Lessee desires to operate and maintain an elementary school and a middle school on the Installation; and

WHEREAS, the Government is entering into this Lease pursuant to and in accordance with 10 U.S.C. § 2667 Leases: Non-Excess Property of Military Departments and Defense Agencies; and

WHEREAS, the undersigned, on behalf of the Government, has determined that this Lease fulfills the requirements of 10 U.S.C. § 2667; and

WHEREAS, the Government desires to lease the Leased Premises to Lessee and Lessee desires to lease the Leased Premises from the Government for the Permitted Use (as hereinafter defined) and pursuant to and in accordance with the terms and conditions more specifically set forth herein.

NOW WHEREFORE, for and in consideration of the terms, covenants, and conditions hereof, and other good and valuable consideration the adequacy, receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

ARTICLE I.

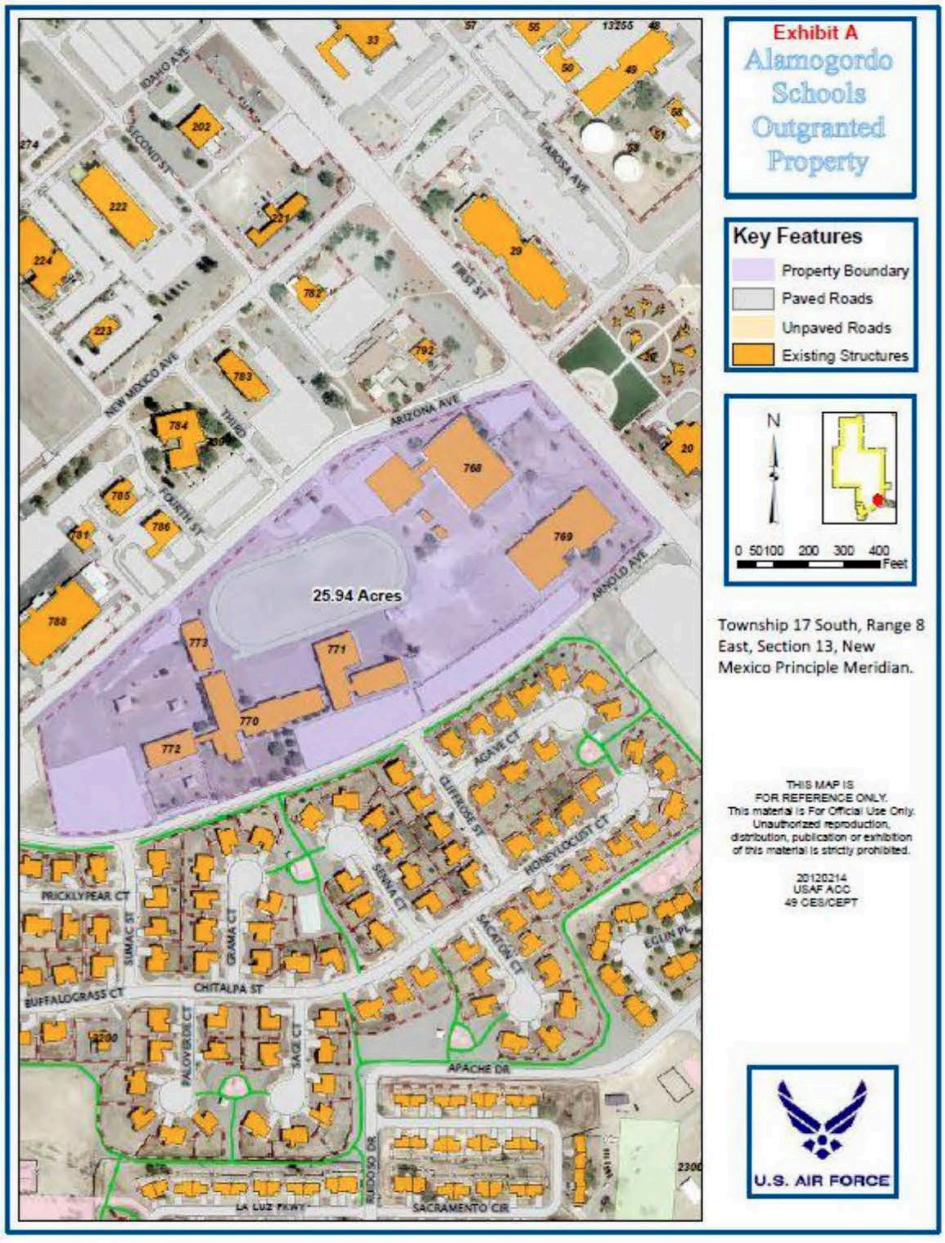
RECITALS, PREMISES, AND PERMITTED USE

Section 1.01 **Demise of Leased Premises**. Subject to the terms and conditions set forth in this Lease, the Government hereby leases to Lessee, and Lessee leases from the Government, the Leased Premises subject to all existing easements, rights-of-way, and all other rights and interests of the Government or others (whether or not of record) encumbering the Leased Premises (collectively, "**Existing Encumbrances**"). A list of Existing Encumbrances that are known to and/or maintained in the records of the Installation as of the Effective Date (as hereinafter defined) is included in **Exhibit B** attached hereto and incorporated herein by this reference.

Lease No. USAF- ACC-KWRD-17-2-0013
Holloman Air Force Base Schools

EXHIBIT A

"Land" or "Leased Premises"



VIII. PROPOSED PROJECT SCHEDULE

The next three pages next illustrate the proposed project schedule for the new Holloman K-8 Shared Campus. The schedule is broken out into two-steps, and seven phases. Step 1 shows the timeline for the grant proposal process. Alamogordo School District is confident we will receive our invitation to apply for our OLDCC Grant in May 2022. We would then continue Step 2; Grant Process for Design and Construction*. It is anticipated that the entire schedule will take 82-months to complete.

**Please note, the district intends to apply for one grant for design and construction.*

The seven key milestones or phases for this project are outlined below:

- Phase 1 - Design of PK-5 portion of campus was completed in June 2020. This project used a design / bid / build contracting delivery method. The construction documents went out for state permit review and bidding June 2020 with contracts being finalized in January 2021.
- Phase 2 - Construction of PK-5 portion of campus is currently in progress and began in February 2021. Construction is currently set to be complete in August 2022, with the project closeout set to be complete in July 2023.
- Phase 3 - Design work for new Holloman 6-8 portion of campus is anticipated to begin in August 2022 assuming the grant is awarded by then, with design being complete in July 2023. Construction documents would then be sent to the state for permitting review and are anticipated to be approved by September 2023.
- Phase 4 - Abate & Demolish Old Holloman Elementary School will begin after the construction of the PK-5 portion of the campus is complete beginning in October 2022and wrapping up in January 2023.
- Phase 5 – Construction of Holloman 6-8 portion of campus is anticipated to commence in October 2023 and be complete in February 2025. Closeout for this portion of the project would conclude in February 2026.
- Phase 6 - Abate & Demolish Old Holloman Middle School immediately following the construction of the Holloman 6-8 portion of the campus. Abatement and demo would take place February to April 2024.
- Phase 7 - Complete any remaining site work June – August 2025.

Proposed Project Schedule Months 1 - 27

Task	Status	Start	End	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21	Jul '21
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Step 1 - Grant Proposal Process		**Mar-21**	**Jun-22**																											
Update Holloman Base Staff on current progress	Completed	3/31/2021	3/31/2021																											
Orientation Meetings with OLDCC	Completed	4/14/2021	4/15/2021																											
Environmental Impact Analysis	Completed	4/5/2021	5/31/2021																											
Proposal Submittal	Completed	4/1/2021	8/20/2021																											
Federal Evaluation Team Review & Site Visit	Completed	8/23/2021	11/17/2021																											
Question & Answer Clarification	In progress	11/18/2021	4/30/2022																											
Federal Evaluation Team Validation		4/30/2022	5/31/2022																											
Invitation to apply for an OLDCC Grant		5/1/2022	6/30/2022																											
Step 2 - Grant Process (Design & Construction)		**May-19**	**Feb-26**																											
Grant Preparation & Submittal		6/1/2022	6/30/2022																											
Federal Evaluation Team Review		7/1/2022	7/31/2022																											
Technical Review Committee Meeting		7/1/2022	7/31/2022																											
Grant Awarded		7/1/2022	7/31/2022																											
Coordination of any installation construction requirements		7/1/2022	8/31/2022																											
Phase 1 - Design PK-5 building portion of campus	Completed	5/14/2019	6/12/2020																											
State Permit Review / Bidding / Contracting	Completed	6/13/2019	1/31/2021																											
Phase 2 - Construction of Holloman PK-5 portion of campus	In progress	2/1/2021	8/8/2022																											
Project Closeout for Phase 2 (including 11-month warranty walk)		8/1/2022	7/31/2023																											
Phase 3 - Design new Holloman 6-8 building & PK-5 site portion of campus		8/1/2022	7/31/2023																											
State Permit Review / Bidding / Contracting		8/1/2023	9/30/2023																											
Phase 4 - Abate & Demolish Old Holloman Elementary School		10/1/2022	1/31/2023																											
Phase 5 - Construction of new Holloman 6-8 portion of campus		10/1/2023	2/28/2025																											
Phase 6 - Abate & Demolish Old Holloman MS		3/1/2025	5/31/2025																											
Phase 7 - Complete PK-5 site portion of campus & any remaining site work		6/1/2025	8/30/2025																											
Project Closeout for Phase 5 (including 11-month warranty walk)		3/1/2025	2/28/2026																											

Proposed Project Schedule Months 28 - 54

Task	Status	Start	End	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22	Aug '22	Sep '22	Oct '22	Nov '22	Dec '22	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23
				28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54
Step 1 - Grant Proposal Process		**Mar-21**	**Jun-22**																											
Update Holloman Base Staff on current progress	Completed	3/31/2021	3/31/2021																											
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Phase 6 - Abate & Demolish Old Holloman MS		3/1/2025	5/31/2025																											
Phase 7 - Complete PK-5 site portion of campus & any remaining site work		6/1/2025	8/30/2025																											
Project Closeout for Phase 5 (including 11-month warranty walk)		3/1/2025	2/28/2026																											

Proposed Project Schedule Months 55-82

Task	Status	Start	End	Nov '23	Dec '23	Jan '24	Feb '24	Mar '24	Apr '24	May '24	Jun '24	Jul '24	Aug '24	Sep '24	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26
				55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82
Step 1 - Grant Proposal Process		**Mar-21**	**Jun-22**																												
Update Holloman Base Staff on current progress	Completed	3/31/2021	3/31/2021																												
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Project Closeout for Phase 5 (including 11-month warranty walk)		3/1/2025	2/28/2026																												

IX. INSTALLATION SUPPORT LETTER

Holloman AFB will support reviewing and approving NEPA requirements as the project progresses in implementation. Based on mission scope, there is a projected enrollment of 194 students, aged 5 to 18 in the next 5 years.

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 49TH WING (AETC)
HOLLOMAN AIR FORCE BASE NEW MEXICO

30 March 2021

Colonel Ryan P. Keeney
Commander, 49th Wing
490 First Street, Suite 1700
Holloman AFB NM 88330

Sig Csicsery
Interim Program Director for Community Investment
Office of Local Defense Community Cooperation
US Department of Defense
2231 Crystal Drive, Suite 520
Arlington VA 22202

Dear Mr. Csicsery

Thank you for this opportunity to express our support for Alamogordo Public Schools (APS) initiatives to improve the Elementary and Middle School on Holloman Air Force Base. Dr. Jill Biden stated, "The children of active-duty service members move an average of six to nine times during their school years — just during their school years." This statement speaks volumes. As military children move around the country or world, they often struggle to find stability. Therefore, the military strives to provide quality educational opportunities as that steady keel. Frequently, this is accomplished through partnerships with local school districts which are key to the quality of life for Airmen and their families.

In the case of Holloman AFB, our relationship with APS is a long-standing story of success at all grade levels. The opportunity for our military children to attend both elementary and middle school on-base with other children facing similar challenges provides comfort during a time of upheaval caused by yet another move. The adjacency of these schools to on-base privatized housing is another benefit. These two major components combine to provide a sense of security to military members and their spouses, allowing the member to focus on their role in our national defense without the distraction of worrying about the educational needs of their children. Since the most recent PSMI evaluation in 2018, the mission of the Holloman AFB has expanded and that personnel growth is expected to continue. Providing our military children with safe, secure, functional, state of the art, 21st century learning spaces supports not only the mission of the 49th Wing, but the combat readiness of our Air Force.

For these reasons, Holloman AFB leadership fully supports APS plan to integrate the facility replacement of Holloman Middle School as well as improvements to the Holloman Elementary School through joint APS and DoD Grant funding. This effort will follow the ongoing construction of a replacement Elementary School on Holloman AFB that was funded by the State of New Mexico and local revenue sources. The completion of these two projects will bring to life the vision of a seamlessly integrated campus for our K-8 students and provide further evidence of the 49th Wing and APS's commitment of creating a community where families want to reside. The 49 WG confirms the Holloman Elementary and Middle School projects are compatible with installation operations, airfield operations, and land use plans. In closing, the 49 Wing looks forward to continuing the long standing successful partnership between the DoD, Holloman AFB, and Alamogordo Public Schools.

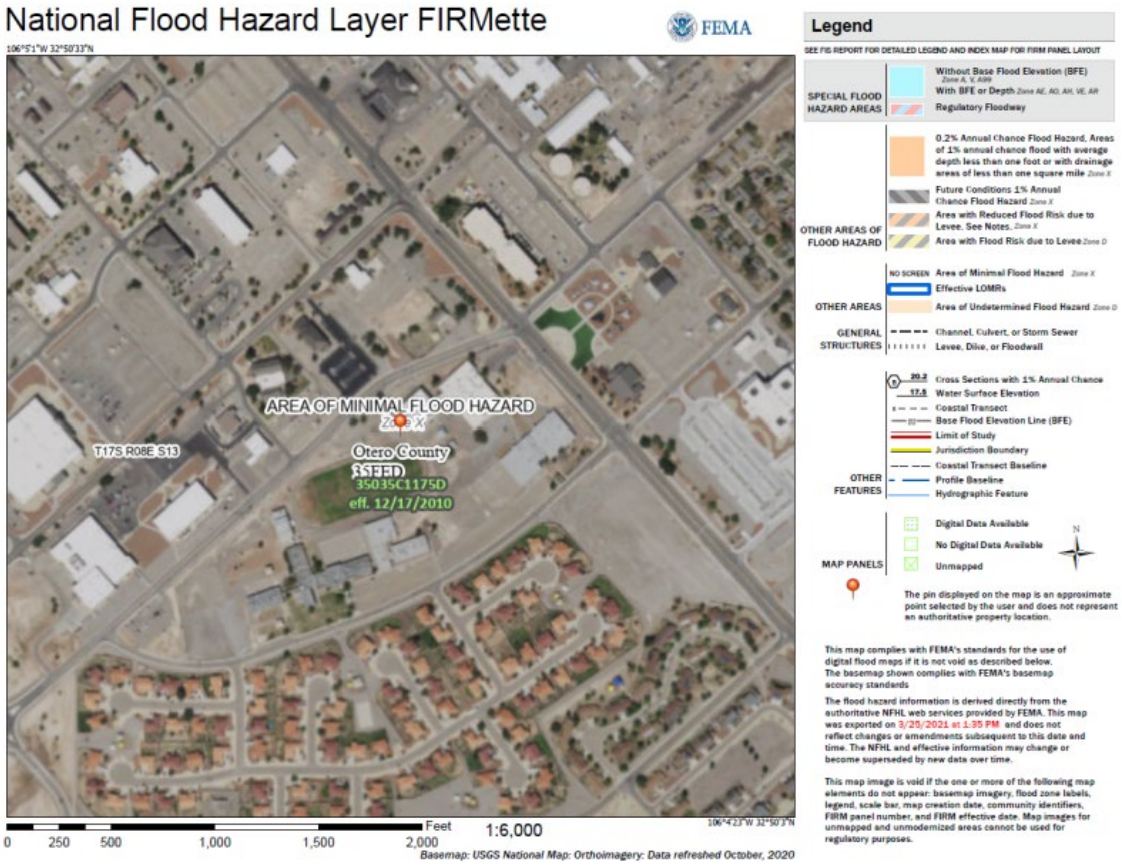
Sincerely

RYAN P. KEENEY, Colonel, USAF
Commander

COMBAT AIRPOWER STARTS HERE

X. FEMA FLOOD HAZARD STATEMENT

The Holloman PK-8 site is *not* located in a FEMA-identified special flood hazard area (SFHA), which is defined as, "an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year." The new Holloman MS site falls into a moderate flood hazard area, Zone X shown on the FIRM below, and is in an area between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.



XI. MATCHING FUNDS

ALAMOGORDO PUBLIC SCHOOLS

Office of the Superintendent
Kenneth R. Moore, Ed. D., Superintendent
1211 Hawaii Ave.
Alamogordo, NM 88310

Office: (575) 812-6002
Fax: (575) 812-6003

September 24, 2021

Office of Local Defense Community Cooperation

RE: LEA Matching Funds

This letter serves to confirm that the Alamogordo Public School District is financially stable and will meet the 20% matching fund requirement to appropriately participate in this federal funding opportunity for a combined Holloman Middle and Holloman Elementary School Campus. State and local funds previously incumbered for this project total $26,668,464. Based upon the current total project estimate of $73,615,517.10 to complete the Holloman K-8 Consolidated Campus Project, should our proposal be accepted and approved, the LEA will contribute 36.2% of the total project cost.

It is understood that any over-participation amount already encumbered by the LEA for this project may not be reimbursed or supplanted. However, as Holloman Elementary School and Holloman Middle are both eligible for OLDCC funding participation, and in view of past practice and precedence for similar projects, the Alamogordo Public Schools request that the verified and legally procured project contribution amount of $26,668,464, as detailed in the table below, be accepted as the LEA's required matching funds balance and applied to the total project cost.

Please contact me if you should have any questions or concerns.

Sincerely,

Kenneth R. Moore, Ed. D.
Superintendent

PO Box 650 · Alamogordo, NM 88310

Below is a summary of purchase orders encumbered to date by the School District. The matching funds for this project can be used as a match with the PSMI funds. State of New Mexico prevailing wage rates will apply to this project.

HOLLOMAN ELEMENTARY				
VENDOR	**PO**	**DISTRICT**	**PSFA**	**TOTAL**
QA ENGINEERING	19200864	$4,508.50	$7,355.97	$11,864.48
GENERAL HYDRONICS - Utility Relocation	19204656	$500.00		$500.00
GENERAL HYDRONICS - Utility Relocation	19200299	$2,950.00		$2,950.00
AMEC/FOSTER WHEELER- Materials Testing	20211332	$5,514.38		$5,514.38
AMEC/FOSTER WHEELER- Materials Testing	18195459	$12,039.41	$7,378.99	$19,418.40
SAFETY COUNSELLING - Safety Design Review	19204536	$614.89		$614.89
HAVONA ENVIRONMENTAL - Hazzardous Materials Assesı	19203799	$2,311.57	$3,771.50	$6,083.07
DEJONG - Educational Design Specifications	17184657	$11,194.40	$20,789.60	$31,984.00
STUBBS ENGINEERING - Stuctural Review	17185941	$3,000.00		$3,000.00
GWC CONSTRUCTION - Abatement Contractor	20211066	$36,978.75	$60,333.75	$97,312.50
JAYNES CORPORATION - GC Contract	20211268	$9,768,579.08	$15,140,285.30	$24,908,864.38
GREER STAFFORD ARCHITECTS- DP Contract	18195540	$579,401.92	$945,340.01	$1,524,741.93
GWC CONSTRUCTION - Abatement Contractor	20212357	$18,932.69		$18,932.69
AMEC/FOSTER WHEELER-WOOD ENVIRON - Geotech Sun	20211229	$28,630.70		$28,630.70
CRENSHAW CONSULTING - Roof Consultant Review	19203987	$3,059.98	$4,992.60	$8,052.58
TOTAL				**$26,668,464.00**

XII. STATUS OF NEPA COMPLIANCE

Holloman AFB has determined that the APS Holloman PK-8 Campus project will have no significant impact on the environment as this project is being completed on the existing APS Holloman site. APS will coordinate with Holloman AFB as the design for the project is developed and will revisit the CATEX as applicable. Lease documents referenced in the environmental analysis determination are attached in the application.

REQUEST FOR ENVIRONMENTAL IMPACT ANALYSIS | Report Control Symbol RCS:

INSTRUCTIONS: *Section I to be completed by Proponent; Sections II and III to be completed by Environmental Planning Function. Continue on separate sheets as necessary. Reference appropriate item number(s).*

SECTION I - PROPONENT INFORMATION

1. TO (Environmental Planning Function)	2. FROM (Proponent organization and functional address symbol)	2a. TELEPHONE NO.
49CES/CEIE	Alamogordo Public School (APS) District	575-572-5491

3. TITLE OF PROPOSED ACTION
Replace APS Middle School and provide Outdoor Education and Fitness Space on Holloman Air Force Base (HAFB)

4. PURPOSE AND NEED FOR ACTION *(Identify decision to be made and need date)*
The purpose is provide modern school facilities on HAFB. The need is to replace decades old school buildings with new facilities to meet modern requirements of student/staff health, safety, instruction, electronics/communications and building codes. See page 2.

5. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES *(DOPAA) (Provide sufficient details for evaluation of the total action.)*
The APS proposed action is entirely within their developed parcel of land under long term lease on HAFB. See Continuation, page 2.

6. PROPONENT APPROVAL (Name and Grade)	6a. SIGNATURE	6b. DATE
Forrest Kester, GS-14	KESTER.FORRES T.O.1231329907 Digitally signed by KESTER.FORREST.O.1231329907 Date: 2021.04.05 09:58:50 -06'00'	20210405

SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY *(Check appropriate box and describe potential environmental effects including cumulative effects.) (+ = positive effect; 0 = no effect; - = adverse effect; U= unknown effect)*	+	0	-	U
7. AIR INSTALLATION COMPATIBLE USE ZONE/LAND USE *(Noise, accident potential, encroachment, etc.)*	☐	☒	☐	☐
8. AIR QUALITY *(Emissions, attainment status, state implementation plan, etc.)*	☐	☒	☐	☐
9. WATER RESOURCES *(Quality, quantity, source, etc.)*	☐	☒	☐	☐
10. SAFETY AND OCCUPATIONAL HEALTH *(Asbestos/radiation/chemical exposure, explosives safety quantity-distance, bird/wildlife aircraft hazard, etc.)*	☒	☐	☐	☐
11. HAZARDOUS MATERIALS/WASTE *(Use/storage/generation, solid waste, etc.)*	☒	☐	☐	☐
12. BIOLOGICAL RESOURCES *(Wetlands/floodplains, threatened or endangered species, etc.)*	☐	☒	☐	☐
13. CULTURAL RESOURCES *(Native American burial sites, archaeological, historical, etc.)*	☐	☒	☐	☐
14. GEOLOGY AND SOILS *(Topography, minerals, geothermal, Installation Restoration Program, seismicity, etc.)*	☐	☒	☐	☐
15. SOCIOECONOMIC *(Employment/population projections, school and local fiscal impacts, etc.)*	☒	☐	☐	☐
16. OTHER *(Potential impacts not addressed above.)*	☐	☒	☐	☐

SECTION III - ENVIRONMENTAL ANALYSIS DETERMINATION

17. ☒ PROPOSED ACTION QUALIFIES FOR CATEGORICAL EXCLUSION (CATEX) # A2.3.14 ; OR
☐ PROPOSED ACTION DOES NOT QUALIFY FOR A CATEX; FURTHER ENVIRONMENTAL ANALYSIS IS REQUIRED.

18. REMARKS
(The APS lease on HAFB is CatEx under A2.3.19.)
The currently proposed APS action is within that lease and is replacing facilities in kind with no change in land use. It is thus accurately described as "Installing on previously developed land, equipment that does not substantially alter land use (i.e. [changing] land use of more than one acre). This includes outgrants to lessees for similar construction." Therefore, IAW 32 CFR 989, Appendix B, Part A2.3.14, the proposed APS actions within their lease area are considered Categorically Excluded from further environmental analysis, as being reasonably expected to have no significant impact on human health or the environment.

19. ENVIRONMENTAL PLANNING FUNCTION CERTIFICATION (Name and Grade)	19a. SIGNATURE	19b. DATE
William C. Berner, Capt, USAF	BERNER.WILLIAM.CHRISTOPHER.1366094322 Digitally signed by BERNER.WILLIAM.CHRISTOPHER.1366094322 Date: 2021.04.05 10:03:59 -06'00'	20210405

AF IMT 813, 19990901, V1 — THIS FORM CONSOLIDATES AF FORMS 813 AND 814. PREVIOUS EDITIONS OF BOTH FORMS ARE OBSOLETE. — PAGE 1 OF 2 PAGE(S)

AF IMT 813, SEP 99, CONTINUATION SHEET

4. The condition and functionality of the current Holloman Middle School is inadequate to provide a quality educational experience for children that attend this school. The deficiencies need to be corrected not later than 2024.

5.a. The Preferred Action alternative includes three phases: first, construct a new Middle School within the boundaries of the land leased to APS; second, demolish the outmoded existing Middle School; and third, construct outdoor fitness and outdoor collaborative educational space in the areas adjacent to the Elementary and Middle Schools.

5.b. Alternatives considered include using the old Middle School as is, or renovation of the existing Middle School. Either of these is reasonably expected to not provide space and conditions to support modern education, and neither includes the outdoor opportunities.

7. No change in land use and associated AICUZ concerns.

8. Minor transient dust and equipment emissions during construction will not affect regional air quality attainment status.

9.a. HAFB water supply is more than adequate for the proposed action and continued school use.
b. No significant impacts on surface or ground water are expected to result.

10. A new building is reasonably expected to be a safer and healthier setting for staff and students. The outdoor fitness and educational area is expected to have positive health and learning impacts.

11. New construction eliminates the possibility of exposure to hazards occasionally found in older buildings. Any hazardous materials or wastes associated with the construction shall be managed IAW applicable New Mexico and Federal laws and regulations.

12. There are no floodplain, wetlands or biological resource concerns associated with the proposed action.

13. No cultural resources (historic buildings or archaeological sites) are known in the area to be impacted.

14. No adverse impact on geology or soils is expected. The proposed action is completely within a built environment.

15. Positive socioeconomic impacts expected include short term construction spending. Long term positive results are reasonably expected from the improved quality of the educational setting, as well as decreased maintenance costs and increased energy efficiency of operating a new building.

V1 PAGE 2 OF 2 PAGE(S)

XIII. FINANCIAL INFORMATION

Below is Alamogordo School District's financial information for the last four (4) operating cycles that demonstrates out financial wherewithal to support the proposal. The available funds are not being supplanted and the district does not intend to request a waiver, rather we will be providing additional funds above our required match (41% or $26,668,464).

	FY 2017						FY 2018					
	Operational (11000)	Bond Building (31100)	Public School Capital Outlay (31200)	Capital Improv - SB9 (31700)	Capital Improv - SB9 Local (31701)	Ed-Tech Equipment (31900)	Operational (11000)	Bond Building (31100)	Public School Capital Outlay (31200)	Capital Improv - SB9 (31700)	Capital Improv - SB9 Local (31701)	Ed-Tech Equipment (31900)
ASSETS												
Current Assets												
Cash	3,477,359.00	9,080,636.00	-	-	1,109,602.00	96,776.00	3,723,129.00	12,039,696.00	-	-	1,847,680.00	22,594.00
Accounts receivable												
Taxes	21,549.00	-	-	-	106,428.00	-	18,862.00	-	-	-	94,542.00	-
Due from other governments	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Interfund receivables	1,077,621.00	-	-	-	-	-	1,479,354.00	-	-	-	-	-
Prepaid expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Inventory	-	-	-	-	-	-	73,089.00	-	-	-	-	-
Total assets	$ 4,576,529.00	$ 9,080,636.00	$ -	$ -	$ 1,216,030.00	$ 96,776.00	$ 5,294,434.00	$12,039,696.00	$ -	$ -	$ 1,942,222.00	$ 22,594.00
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE												
Current Liabilities												
Accounts payable	137,445.00	339,224.00	-	-	31,236.00	-	132,698.00	28,727.00	-	-	67,209.00	-
Accrued payroll liabilities	817,886.00	-	-	-	-	-	783,110.00	-	-	-	-	-
Interfund payables	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities	955,331.00	339,224.00	-	-	31,236.00	-	915,808.00	28,727.00	-	-	67,209.00	-
Deferred Inflows												
Property taxes	13,640.00	-	-	-	68,225.00	-	12,270.00	-	-	-	61,772.00	-
Fund Balances												
Nonspendable	-	-	-	-	-	-	73,089.00	-	-	-	-	-
Restricted	-	8,741,412.00	-	-	1,116,569.00	96,776.00	-	12,010,969.00	-	-	1,813,241.00	22,594.00
Committed	-	-	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-	-	-	-	-
Unassigned	3,607,558.00	-	-	-	-	-	4,293,267.00	-	-	-	-	-
Total fund balances	3,607,558.00	8,741,412.00	-	-	1,116,569.00	96,776.00	4,366,356.00	12,010,969.00	-	-	1,813,241.00	22,594.00
Total Liabilities, deferred inflows and fund balances	$ 4,576,529.00	$ 9,080,636.00	$ -	$ -	$ 1,216,030.00	$ 96,776.00	$ 5,294,434.00	$12,039,696.00	$ -	$ -	$ 1,942,222.00	$ 22,594.00
Revenues												
Property taxes	295,913.00	-	-	-	1,501,765.00	-	304,650.00	-	-	-	1,537,846.00	-
State grants	38,369,829.00	273,630.00	266,550.00	-	197,996.00	-	40,082,364.00	-	208,614.00	155,206.00	-	-
Federal grants	681,311.00	-	-	-	-	-	1,256,192.00	-	-	-	-	-
Miscellaneous	194,616.00	-	-	-	180,718.00	15,658.00	214,139.00	-	-	-	5,007.00	1,768.00
Interest	-	3,823.00	-	-	333.00	77.00	-	4,047.00	-	-	685.00	29.00
Total revenues	39,541,669.00	277,453.00	266,550.00	-	1,880,812.00	15,735.00	41,857,345.00	4,047.00	208,614.00	155,206.00	1,543,538.00	1,797.00
Expenditures												
Instruction	25,223,621.00	-	-	-	-	-	24,232,651.00	-	-	-	-	-
Support Services												
Students	4,070,463.00	-	-	-	-	-	4,279,673.00	-	-	-	-	-
Instruction	699,184.00	-	-	-	-	-	617,707.00	-	-	-	-	-
General administration	1,141,483.00	-	-	-	14,790.00	-	1,227,595.00	-	-	-	15,433.00	-
School administration	2,293,219.00	-	-	-	-	-	2,431,079.00	-	-	-	-	-
Central services	2,232,428.00	-	-	-	-	-	2,236,169.00	-	-	-	-	-
Operation & maintenance of plant	6,091,395.00	-	-	-	-	-	6,073,673.00	-	-	-	-	-
Student transportation	-	-	-	-	-	-	-	-	-	-	-	-
Other support services	30,000.00	-	-	-	-	-	-	-	-	-	-	-
Capital outlay	121,522.00	3,783,262.00	266,550.00	-	1,426,590.00	208,861.00	-	1,794,102.00	208,614.00	155,206.00	831,433.00	75,979.00
Debt service												
Cost of issuance	-	-	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Total expenditures	41,903,315.00	3,783,262.00	266,550.00	-	1,441,380.00	208,861.00	41,098,547.00	1,794,102.00	208,614.00	155,206.00	846,866.00	75,979.00
Excess (deficiency) of revenues over (under) expenditures	(2,361,646.00)	(3,505,809.00)	-	-	439,432.00	(193,126.00)	758,798.00	(1,790,055.00)	-	-	696,672.00	(74,182.00)
Other financing sources (uses)												
Proceeds from bond	-	3,000,000.00	-	-	-	-	-	5,059,612.00	-	-	-	-
Bond underwriter premium	-	-	-	-	-	-	-	-	-	-	-	-
Operating transfers	-	-	-	(677,137.00)	677,137.00	-	-	-	-	-	-	-
Total other financing sources (uses)	-	3,000,000.00	-	(677,137.00)	677,137.00	-	-	5,059,612.00	-	-	-	-
Net changes in fund balance	(2,361,646.00)	(505,809.00)	-	(677,137.00)	1,116,569.00	(193,126.00)	758,798.00	3,269,557.00	-	-	696,672.00	(74,182.00)
Fund balances, beginning of year	5,969,204.00	9,247,221.00	-	677,137.00	-	289,902.00	3,607,558.00	8,741,412.00	-	-	1,116,569.00	96,776.00
Fund balances, end of year	3,607,558.00	8,741,412.00	-	-	1,116,569.00	96,776.00	4,366,356.00	12,010,969.00	-	-	1,813,241.00	22,594.00

	FY 2019							FY 2020						
	Operational (11000)	Bond Building (31100)	Public School Capital Outlay (31200)	Capital Improvements - HB33 (31600)	Capital Improv - SB9 State (31700)	Capital Improv - SB9 Local (31701)	Ed-Tech Equipment (31900)	Operational (11000)	Bond Building (31100)	Public School Capital Outlay (31200)	Capital Improvements - HB33 (31600)	Capital Improv - SB9 State (31700)	Capital Improv - SB9 Local (31701)	Ed-Tech Equipment (31900)
ASSETS														
Current Assets														
Cash	4,064,302.00	7,753,639.00	-	822,525.00	-	2,202,029.00	562.00	3,502,086.00	15,865,796.00	-	560,684.00	130,373.00	2,390,353.00	562.00
Accounts receivable														
Taxes	22,621.00	-	-	52,368.00	-	111,142.00	-	22,094.00	-	-	70,318.00	-	110,873.00	-
Due from other governments	-	-	-	-	284,776.00	-	-	-	-	-	-	-	-	-
Other	23.00	-	-	-	-	-	-	392.00	-	-	-	-	-	-
Interfund receivables	2,769,798.00	-	-	-	-	-	-	4,495,001.00	-	-	-	-	-	-
Prepaid expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inventory	72,215.00	-	-	-	-	-	-	81,256.00	-	-	-	-	-	-
Total assets	$ 6,928,959.00	$ 7,753,639.00	$ -	$ 874,893.00	$ 284,776.00	$ 2,313,171.00	$ 562.00	$ 8,100,829.00	$15,865,796.00	$ -	$ 631,002.00	$ 130,373.00	$ 2,501,226.00	$ 562.00
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE														
Current Liabilities														
Accounts payable	168,976.00	959,057.00	-	-	-	120,214.00	-	236,698.00	-	-	-	-	115,524.00	-
Accrued payroll liabilities	789,919.00	-	-	-	-	-	-	2,739,879.00	-	-	-	-	-	-
Interfund payables	-	-	-	-	284,776.00	-	-	-	-	-	-	-	-	-
Total Liabilities	958,895.00	959,057.00	-	-	284,776.00	120,214.00	-	2,976,577.00	-	-	-	-	115,524.00	-
Deferred Inflows														
Property taxes	14,781.00	-	-	30,677.00	-	73,976.00	-	12,063.00	-	-	38,115.00	-	61,319.00	-
Fund Balances														
Nonspendable	72,215.00	-	-	-	-	-	-	81,256.00	-	-	-	-	-	-
Restricted	-	6,794,582.00	-	844,216.00	-	2,118,981.00	562.00	-	15,865,796.00	-	592,887.00	130,373.00	2,324,383.00	562.00
Committed	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unassigned	5,883,068.00	-	-	-	-	-	-	5,030,963.00	-	-	-	-	-	-
Total fund balances	5,955,283.00	6,794,582.00	-	844,216.00	-	2,118,981.00	562.00	5,112,219.00	15,865,796.00	-	592,887.00	130,373.00	2,324,383.00	562.00
Total Liabilities, deferred inflows and fund balances	$ 6,928,959.00	$ 7,753,639.00	$ -	$ 874,893.00	$ 284,776.00	$ 2,313,171.00	$ 562.00	$ 8,100,859.00	$15,865,796.00	$ -	$ 631,002.00	$ 130,373.00	$ 2,501,226.00	$ 562.00
Revenues														
Property taxes	311,400.00	-	-	1,127,773.00	-	1,573,675.00	-	328,656.00	-	-	1,186,789.00	-	1,718,984.00	-
State grants	43,432,332.00	-	7,062,654.00	-	284,776.00	-	-	46,158,081.00	-	6,301,245.00	-	130,373.00	-	-
Federal grants	1,541,059.00	-	-	-	-	-	-	869,999.00	-	-	-	-	-	-
Miscellaneous	218,950.00	-	-	-	-	-	-	322,374.00	-	-	-	-	728.00	-
Interest	-	5,274.00	-	147.00	-	861.00	3.00	-	5,842.00	-	232.00	-	963.00	-
Total revenues	45,503,741.00	5,274.00	7,062,654.00	1,127,920.00	284,776.00	1,574,536.00	3.00	47,679,110.00	5,842.00	6,301,245.00	1,187,021.00	130,373.00	1,720,675.00	-
Expenditures														
Instruction	25,388,057.00	-	-	-	-	-	-	28,101,741.00	-	-	-	-	-	-
Support Services														
Students	4,818,978.00	-	-	-	-	-	-	5,121,999.00	-	-	-	-	-	-
Instruction	780,063.00	-	-	-	-	-	-	886,717.00	-	-	-	-	-	-
General administration	1,502,662.00	-	-	11,061.00	-	15,693.00	-	1,752,228.00	-	-	11,763.00	-	17,066.00	-
School administration	2,555,230.00	-	-	-	-	-	-	3,094,643.00	-	-	-	-	-	-
Central services	2,625,108.00	-	-	-	-	-	-	3,094,072.00	-	-	-	-	-	-
Operation & maintenance of plant	6,144,084.00	-	-	-	-	-	-	6,435,126.00	-	-	-	-	-	-
Student transportation	4,091.00	-	-	-	-	-	-	229.00	-	-	-	-	-	-
Other support services	-	-	-	-	-	-	-	25,602.00	-	-	-	-	-	-
Capital outlay	96,541.00	5,221,661.00	7,062,654.00	272,643.00	284,776.00	1,253,103.00	22,035.00	-	3,088,227.00	6,301,245.00	1,426,587.00	-	1,498,207.00	-
Debt service														
Cost of issuance	-	-	-	-	-	-	-	-	108,914.00	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total expenditures	43,914,814.00	5,221,661.00	7,062,654.00	283,704.00	284,776.00	1,268,796.00	22,035.00	48,512,357.00	3,197,141.00	6,301,245.00	1,438,350.00	-	1,515,273.00	-
Excess (deficiency) of revenues over (under) expenditures	1,588,927.00	(5,216,387.00)	-	844,216.00	-	305,740.00	(22,032.00)	(833,247.00)	(3,191,299.00)	-	(251,329.00)	130,373.00	205,402.00	-
Other financing sources (uses)														
Proceeds from bond	-	-	-	-	-	-	-	-	11,125,000.00	-	-	-	-	-
Bond underwriter premium	-	-	-	-	-	-	-	-	1,137,513.00	-	-	-	-	-
Operating transfers	-	-	-	-	-	-	-	(9,844.00)	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-	-	(9,844.00)	12,262,513.00	-	-	-	-	-
Net changes in fund balance	1,588,927.00	(5,216,387.00)	-	844,216.00	-	305,740.00	(22,032.00)	(843,091.00)	9,071,214.00	-	(251,329.00)	130,373.00	205,402.00	-
Fund balances, beginning of year	4,366,356.00	12,010,969.00	-	-	-	1,813,241.00	22,594.00	5,955,283.00	6,794,582.00	-	844,216.00	-	2,118,981.00	562.00
Fund balances, end of year	5,955,283.00	6,794,582.00	-	844,216.00	-	2,118,981.00	562.00	5,112,192.00	15,865,796.00	-	592,887.00	130,373.00	2,324,383.00	562.00

APPENDICES

[SEE SEPARATE DOCUMENT, UNDER SEPARATE COVER]