

Recognition of Participants

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Hobbs Municipal Schools Board of Education

Lance Wiseman - President
Gary Eidson - Vice President
Patricia D. Jones - Secretary
Joe Calderon - Member
Peggy Appleton - Member

Superintendent

TJ Parks, Superintendent

Educational Specifications Committee

TJ Parks, Superintendent
Gene Strickland, Director of Operations
Lisa Robinson, Principal of Broadmoor Elementary School
Jeff Barker, Maintenance Director
Kibby Babb, Assistant Maintenance Director
Kim Whitley, Technology Director

Advisory Committee

Peggy Appleton
Gene Strickland
TJ Parks
Nikki Fulghum
Freddie Salgado
Tamara James
Sylvia Cantu
Joy Mossman
Martha Lopez
Dawn Kringel
Bicky Cervantes
Lisa Kemp
Cindy Ruve
Peggy Gonzales
B.J. Choice, Sr.
Kerry Romaine
Bruce Hardison
Tony Baker
Mary Ann Brown
Lisa Robinson
Cheryle Estala
Mick Cavanah

Recognition of Participants

Advisory Committee, continued

Tammie Burnell
Israel Martinez
Tamara James
Margaret Adams
Kamela May-Rivas
Kelly Inman
Rafina Felicetti
Amy Rhoads
Michelle Stover
Debbie Cooper
Jennifer Redich
Milissa Bryant
Galinda Everhart
Michelle Sanford
Zach Souter
Barry Peters
Mandy Sayre
Gabby Munoz
Dennis Sohyoung
Starca Jones

NM PSFA Representatives

Damon Armstrong, Regional Manager Representative
John Valdez, Facilities Master Planner
Pat McMurray, Senior Facilities Manager

Professional Planning Consultants

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Acronyms/Definitions

Adq. Std. – Adequacy Standard	FS – Food Service
ANC – Ancillary	FZ – Freezer
ART – Art	G – Girl’s Toilet
ATD – Attendance Office	GSF – Gross Square Feet, or the sum of the net assignable square feet plus all other building area that is not assignable.
AUD – Auditorium	GYM – Gymnasium
AUX – Auxiliary	HS – High School
AV – Audio/Video (room, closet)	HMS – Hobbs Municipal Schools
B – Boy’s Toilet	ITV – Interactive Television
BKRM – Book Room	J – Janitor’s / Custodial Closet
BLDG – Building	HL – Hall
BR – Boiler Room	KIT – Kitchen
BRK – Break Room	LA – Language Arts
Building Efficiency – Ratio - NASF/ GSF	LEA – Local Education Agency
BUS – Business	LIB – Library
CCSS – Common Core State Standards	LKRM – Lockers (room, area)
CONF – Conference Room	LNG – Lounge
C SCI – Computer Science (lab, room)	LOB – Lobby
CAF – Cafeteria	M – Men’s Toilet
CLRM – Classroom	MACC – Maximum Allowable Construction Cost
CNC – Concessions	MT – Math
CNG – Changing Room	MAT – Material Storage
COMP – Computer Lab	MC – Media Center
CON – Conference	M – Mechanical
COR – Corridor	MNT – Maintenance (room, area)
COUN – Counseling	MP – Multi-Purpose Room
DD Program – Developmentally Delayed Program	MS – Media Storage
DW – Dish Wash (room, area)	N – Nurse
E – Electrical	NASF – Net Assignable Square Feet, or building area that can be assigned to specific task, not including building circulation, wall thickness, mechanical equipment and toilet facilities
EdSpecs – Educational Specification	O – Office
ENG – English	PE – Physical Education
EPSS – Educational Plan for Student Success	PED – Public Education Department
EQ – Equipment	PER – Personnel Office
F – File Room	PERM – Permanent building
FAD – Facility Assessment Database	PORT – Portable Building
FCI – Facility Condition Index (the ratio of need repairs to current replacement value)	PSCOC – Public School Capital Outlay
FIN – Finance Office	
FMP – Facilities Master Plan	
FO – Front Office	
FP – Free Play (area)	

Acronyms/Definitions

Council

PTR – Pupil to Teacher Ratio

PSFA – Public School Facilities Authority

REF – Refrigerator

SB – Sport's Booth

SCI – Science (room, lab)

SEAT – Seating (area)

SS – Social Studies

SF – Square Feet

SHWR – Shower (area)

SLP – Speech / Language Pathology

SPED – Special Education

SQFT – Square Feet

S/R – Secretary / Receptionist

SRVC – Service (area)

SRVG – Cafeteria Serving (room, area)

SS – Social Studies

State FCI – State Facilities Condition Index

State ID – State Building Identification Number

STG – Stage

STO - Storage

SUP – Supply (room, closet)

T – Toilet (unisex)

TARE – The area allowing circulation, space for electrical, mechanical, bldg and tech systems, toilets and wall thickness

V – Vault

VE – Vestibule

VOC – Vocational (room, lab)

W – Women's Toilet

WAIT – Waiting (area, room)

WR – Work Room

WTS – Weight Room

Executive Summary

EDUCATIONAL SPECIFICATIONS GOALS & OBJECTIVES

PSFA Goals and Objective Statement

PSFA seeks to assist the Districts to develop educational specifications as an integral part of New Mexico school planning in order to:

1. Ensure facilities that meet the programmatic and curricular needs of the School District;
2. Promote design and construction of school facilities that are efficient, well used, and fiscally responsible; and to
3. Implement the District's PSFA approved Facility Master Plan by ensuring that specific projects are consistent with those identified as priorities in the Facility Master Plan.

Objective

To assist Districts, in working with the community to develop a document that clearly states the educational and facility requirements for each addition, significant remodel/renovation, or new school construction project for which the District is requesting state grant assistance and identified in a District adopted and PSFA approved Facility Master Plan. The District will use the educational specifications document to guide detailed programming and design. PSFA will evaluate the District's program statement and preliminary/schematic design phase for conformance with the educational specifications and Facility Master Plan.

Objective and Goals for HMS Elementary School Educational Specification

A goal of HMS is to provide the same level of education to all elementary students. To accomplish this goal, the district has to have adequate facilities at each elementary school to support the educational program and student enrollment. Currently the student enrollment and limited existing facilities make it difficult for the district to accomplish this goal. The district undertook the development of this elementary educational specification to develop basic facility requirements that all elementary schools need to support the district's educational program. This educational specification will assist the district in identifying its facility needs related to support of the elementary educational program, and how to address those needs.

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Recently HMS has experienced a substantial growth in elementary student enrollment which has resulted in some elementary schools adapting how they deliver the educational program. Not all elementary students have access to the same level of educational programs throughout the district due to limited facilities. HMS realizes that it cannot address all of the elementary school facility needs immediately, but the district is taking that first step by constructing a new elementary school and replacing Broadmoor ES. This will address the current and anticipated lack of educational space to support the educational program. HMS will continue to align all district elementary school facilities with this educational specification as funds become available.

It is the goal of this Hobbs elementary schools educational specification to:

- Identify the basic elementary educational program offered to all district students
- Identify the quantity and size of each space necessary to support the elementary educational program
- Establish basic site functions and spatial relations for all district elementary schools
- Establish basic facility functions and spatial relationships for all district elementary schools
- Identify the basic requirements for each space of a district elementary school
- Develop a plan that will assist the district in identifying school needs and providing facilities that will support their elementary educational program

EXECUTIVE SUMMARY

Section 1 PSCOC Award Consistency

Hobbs Municipal Schools was awarded PSCOC funding to replace Broadmoor Elementary School and construct a new elementary school.

The following is PSCOC award language for the construction of a New Hobbs elementary school and a Broadmoor Replacement Elementary School.

New Elementary School

*PSCOC 2013-2014 Standards-Based Capital Outlay Awards-July 25, 2013
Planning and design, including district-wide educational specifications, to construct a new elementary school to adequacy for 450 students, grades K-5, including 79 3 & 4 year old DD students from Jenkins-Nunan Center (125.45% w/ NMCI)*

Executive Summary

Broadmoor Elementary School

PSCOC 2013-2014 Standards-Based Capital Outlay Awards-July 25, 2013

Planning and design to demolish existing facilities and construct new two-story elementary school to adequacy for up to 400 students, grades K-5. Student population shall be based upon the district-wide educational specifications, utilization, and validation of growth. NMCI Rank: 41, Weighted NMCI: 48.41%

Consistency and Compliance with the District's Facility Master Plan

The project to build a New Hobbs Elementary School, a Broadmoor Replacement Elementary School and conduct a district wide elementary schools educational specifications, is compliant with the 2013-2018 Hobbs Municipal Schools Facility Master Plan (FMP) .

Construction of a New Hobbs Elementary School and Broadmoor Replacement Elementary School will help resolve adequacy issues at HMS. The Broadmoor Replacement Elementary and New Hobbs Elementary School will replace outdated facilities, alleviate overcrowding and modernize the schools to 21st Century technological standards.

Replacement of Broadmoor and construction of a new elementary is priority #1 in the Facility Master Plan.

Process to Arrive at Educational Specifications

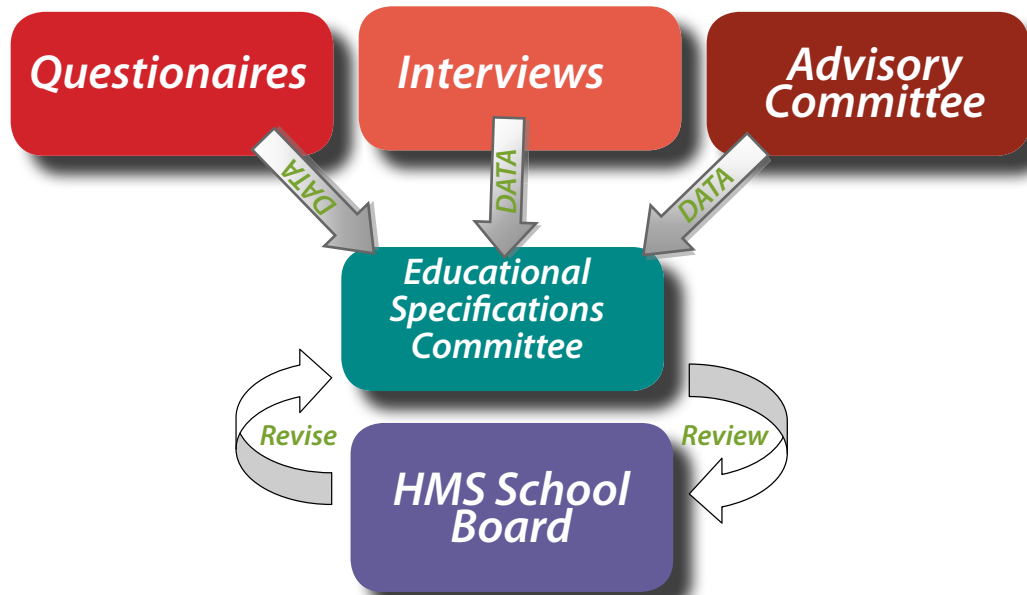
The educational specification was developed through a process of gathering data and input from all stakeholders and partners through questionnaires, individual interviews and committee meetings.

Two committees were formed from the stakeholders; Educational Specification Committee and Advisory Committee. The Educational Specification Committee was the decision making entity. The Advisory Committee was responsible for gathering information, determine priorities and analyze spatial relationships.

The HMS school board was responsible for reviewing the document and accepting the recommendations or send it back for revisions.

The following is a graphic representation of the educational specification process.

Executive Summary



Section 2

Educational Program and Delivery System

Instructional Program

HMS Elementary Schools phased in the Core Knowledge® instructional program between 200-2005. At its essence, is the desire that every child have access to the same content district wide to uphold equity in educational outcomes. Some of the elementary facilities are not able to offer the same instruction because of outdated facilities and recent increases in enrollment. This Educational Specifications aims to address those issues and provide strategies towards greater equity across the district.

The Core Knowledge® instructional program is implemented district wide, to ensure that every child is receiving the same content and exposed to the same strategies of learning. Success of the curriculum is dependent on the “sequencing” of content. This is detailed in The Core Knowledge® Sequence, which coordinates content to build on one another creating a cohesive base of knowledge.

The value of equity and fairness embedded in the Core Knowledge® curriculum is reflected in the facilities HMS hopes to build for its students. Elementary schools that exemplify cohesion, equitable spaces for learning and support services and reflective of the diversity of cultural experiences of its students.

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Section 3 Student Enrollment

Factors affecting Elementary School enrollment

HMS elementary schools are currently experiencing the highest enrollment in their history. The 2012-13 elementary enrollment was 4,583. Enrollment for 2013-14 is expected to be approximately 4,850.

Job growth in Hobbs has increased exponentially in the past few years resulting in a large influx of new residents buying up housing in established neighborhoods as well as new housing developments. Development of single family homes as well as multi-family units are on the rise in Hobbs.

To alleviate over capacity, HMS moved all 6th grade students from elementary schools to the middle schools in 2011-12. Elementary schools' capacity eased with the loss of 6th grade, but K-5 enrollment continues to increase.

Total HMS Elementary Schools Historic and Projected Enrollment

The following enrollment table is based on current HMS assignment configurations, which may change when the new elementary school is added. According to the 2013 Hobbs Municipal Schools FMP, 2012-13 elementary school enrollment declined to 4,583 from a high in 2011-12 of 5,047. Projected enrollment from the 2013 FMP indicates that elementary schools will grow through 2017-18 after which they will begin a slight decline, then slightly increasing through 2022-23.

The following tables are the FMP projected enrollment for Broadmoor Replacement Elementary School with the new assignment areas in place, and projections for the New Hobbs Elementary School.

Broadmoor Elementary School Historic and Projected Enrollment											
	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Total Enrollment	351	374	380	367	358	360	339	333	329	335	339

New Elementary School Projected Enrollment											
	2012-13	2014-15	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Total Enrollment	0	0	0	466	457	443	436	426	421	429	433

Executive Summary

Section 4 Facility Goals / Concepts

HMS Elementary School Goals and Objectives

- A safe and effective environment for all learners.
- A school that is welcoming and secure with adequate outdoor play areas.

Elementary goals and concepts address the following areas:

- 21st Century Best Practices
- Flexibility
- Safety / Security
- Technology
- Community / Public Space
- Sustainable Design / Construction
- Site Issues
- Aesthetics
- Student Spaces
- Transportation

Section 5 Space Requirements

Capacity

HMS has established an ideal capacity of 400 to 450 students for its new elementary schools housing kindergarten through fifth grade. Some of the older existing sites may not be able to accommodate the amount of students the newer facilities will.

The new Hobbs elementary school will have a design capacity of 450 and will house Pre-K - 5th grade plus 150 Pre-K in morning and afternoon sessions. Due to site constraints it will be two story. This will reduce the existing and projected over crowding at several district elementary schools

Broadmoor Replacement Elementary School will have a design capacity of 400 and will house K - 5th grade. Currently Broadmoor houses 351 students in a facility designed to house approximately 275. It has had to modify its educational programming due to lack of facilities. It will remain on the current site, and will be a two story building.

Executive Summary

Overall Elementary School Footprint

New Hobbs Elementary School:

PSFA Recommended School Footprint:

- 525 student capacity with 126 sf / student = 66,150sf
- HMS New Elementary School Final Footprint: 66,293sf
- Square Footage in excess of PSFA Recommendations: 143sf

Broadmoor Replacement Elementary School:

PSFA Recommended School Footprint:

- 400 student capacity with 132 sf / student = 52,800sf
- Broadmoor ES Final Footprint: 53,993sf
- Square Footage in excess of PSFA Recommendations: 1,193sf

Utilization of Space

Utilization spreadsheets for the New Hobbs and Broadmoor Elementary Schools indicate that all general use classrooms will be utilized at 100%. The district has provided classrooms for special education, art, music, Bilingual, computer lab and physical education necessary to support the educational program.

New Hobbs Elementary School:

The student capacity of 525 is 86% of its maximum functional capacity. The overall utilization of instructional spaces should be approximately 72% general use classrooms and 28% special use classrooms. There is one special use classroom to every three general use classrooms, an efficient ratio.

Broadmoor Elementary School:

For the 2012-13 school year, Broadmoor's maximum functional capacity was 356, a 98.5% maximum functional capacity. At the Broadmoor Replacement Elementary School, the student capacity of 400 is 88% of its maximum functional capacity. The overall utilization of instructional spaces will be approximately 65% will be general use classrooms and 35% special use classrooms. There will be one special use classroom to every two general use classrooms, a fairly efficient ratio.

Executive Summary

Section 6 Program of Spaces

Criteria sheets detailed in Section 6 provide detailed information about room requirements in three general categories:

- Site
 - Site Attributes
 - Site recreation/Outdoor Physical Education
- Space Room Characteristics
 - Classrooms
 - Support Spaces
- Building Design Criteria
 - Furniture
 - Tech
 - Electrical / Lighting
 - Mechanical
 - Security
 - Storage

Section 7 Project Budget

Several factors were taken into consideration when developing a budget for this project. They are:

- Size of Project
- Site Location
- Existing Site Conditions
- Existing Site Utilities
- Renovation of Existing Facilities
- PSFA Facilities Assessment Database (FAD)
- New Construction
- Need for Temporary Facilities
- Demolition of Existing Facilities
- Local Economic Conditions
- Project Schedule

The total probable cost of the New Hobbs Elementary School: **\$18,118,555**
 HMS anticipated share of this project: **\$8,153,350**
 PSCOC anticipated share of this project: **\$9,965,205**

The total probable cost of Broadmoor Replacement Elementary School: **\$14,665,230**
 HMS anticipated share of this project: **\$6,746,006**
 PSCOC anticipated share of this project: **\$7,919,224**

Section 8 Additional Information

1. 2013-14 PSCOC Presentation
2. July 23 Educational Specification Meeting
3. July 30 Educational Specification Meeting
4. Input compilation from July 23 & 30 Educational Specification Meetings
5. 2013 Broadmoor FAD
6. 2013-14 HMS Student / Parent Handbook
7. HMS 2012-15 Tech Plan
8. HMS Building Standards