

PSCOC Award Consistency

PSCOC AWARD LANGUAGE

The passages below are PSCOC award language for a new Broadmoor Elementary School and a New Hobbs elementary school for Hobbs Municipal Schools (HMS).

New Elementary School

*PSCOC 2013-2014 Standards-Based Capital Outlay Awards-July 25, 2013
Planning and design, including district-wide Educational specification, 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)*

The following table contains a detailed breakdown of the PSCOC Award

New HMS Elementary School	
Total Project Cost	\$ 16,128,870
Phase Request	\$ 1,612,887
Local Match	46%
State Match	54%
Phase Request Local Match	\$ 741,928
Phase Request State Match	\$ 870,959

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 specification, utilization, and validation of growth. NMCI Rank: 41, Weighted NMCI: 48.41%*

The following table contains a detailed breakdown of the PSCOC Award

Broadmoor Elementary School	
Total Project Cost	\$ 14,440,157
Phase Request	\$ 1,440,157
Local Match	46%
State Match	54%
Phase Request Local Match	\$ 664,247
Phase Request State Match	\$ 779,768

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Consistency and Compliance with Hobbs Municipal Schools' FMP

The educational specification must show compliance with the 2013-2018 Hobbs Municipal Schools Facility Master Plan. FMP priorities focus on the entire district, and have a broad scope. The priorities in the educational specification are an expansion of the elementary school projects identified in the district. Finalization of priorities and adoption of the FMP occur prior to the educational specification process, and is the guide for all subsequent educational specification projects in the District.

The project to build a New Hobbs Elementary School, Broadmoor Replacement Elementary School and a district wide elementary schools educational specification, is compliant with the 5 year facility master plan (FMP) adopted by the Hobbs Municipal Schools School Board on ?????.

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 The Broadmoor Replacement and New Elementary School will replace outdated facilities, alleviate overcrowding and modernize the schools to 21st Century technological standards.

A New Hobbs Elementary and Broadmoor Replacement Elementary School is priority #1 in the Facility Master Plan.

Process Used to Develop the FMP Priority Projects

ARC evaluated each HMS site, distributed questionnaires and interviewed each principal. After field evaluation work, ARC conducted four work sessions to receive feedback and continue to work with District Representatives on growth issues. ARC worked on projections for elementary schools and presented them to the HMS School Board. The School Board approved the process to proceed.

A Facility Assessment Community Team (FACT) was convened. The team was comprised of public members, district staff, principals, teachers, and parents of district students. They met ten times from January 2013 through May 2013. They studied the impact of growth projections on the schools, visited the schools, reviewed the evaluation findings, changed information where needed, and made recommendations on three elements of the FMP:

- A growth strategy for handling the expected increase in the ES, MS, and HS levels of the district
- Modify boundaries at the elementary school level to address the best location for a new ES as well as remove pockets of students after a needed new elementary school is built

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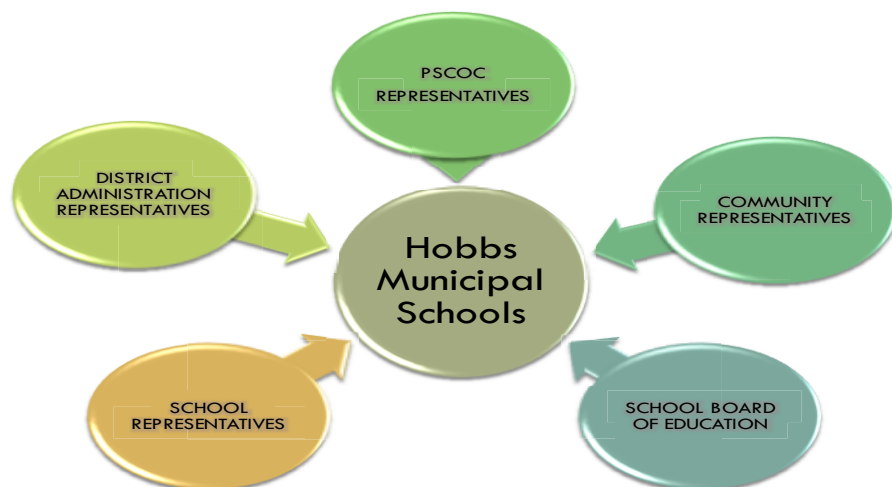
- Consider how the MS can absorb the increase at that level
- Consider the proposal to study a pre-college HS concept to offer HS students another option and to house up to 500 students
- A PSCOC strategy for addressing schools likely to qualify for PSCOC funding in the 2013-2018 time frame
- The prioritization of projects from #1 New Elementary School through #10 Improvement to Sanger ES, with a plan to address health-safety projects, the demands of growth expected after 2017, continual facility renewal, and ways to have funding ready for matching PSCOC funding

EDUCATIONAL SPECIFICATION PROCESS

Project Partnerships

Hobbs Municipal Schools recognizes that success of the educational specification and subsequent projects depend on the district developing strong partnerships between the City of Hobbs, the State of New Mexico and the local community. Each entity plays a vital role in the progress of the district. Without the support of all partners, the district will not be able to move forward with these projects.

The following graphic illustrates the partnerships established across HMS, City of Hobbs, the State of New Mexico, and local community and PSFA.



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Educational specification Participants

Hobbs Municipal Schools undertook the development of the district wide elementary educational specification by including all partners. During the educational specification process the district solicited input through a variety of methods. They consisted of gathering data and input from all stakeholders and partners through questionnaires, individual interviews and committee meetings. The data and input was reviewed and discussed through a series of meetings with stakeholders and partners.

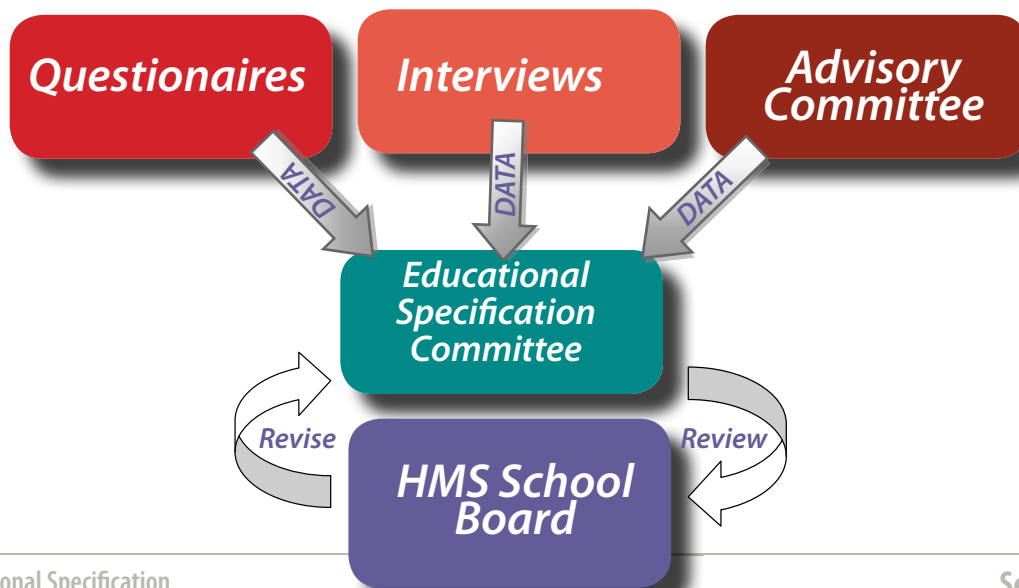
Roles and Responsibilities

Two committees were organized from the partners and stakeholders; the Educational Specification Committee and the Advisory Committee. Both committees included members from district administration, faculty, department heads, staff and community members.

The Educational Specification Committee served as the decision making entity. The responsibilities of this committee was to work closely with the HMS School Board, to provide guidance for the Advisory Committee, review all documents for accuracy, and correlate all information acquired during the meetings.

The Advisory Committee had the task of reviewing information about HMS elementary schools, determine priorities, provide recommendations for spatial relationships and understand the requirements of the project to replace Broadmoor Elementary and add a new elementary school to the District.

The priorities and goals agreed upon by the committees, went to the HMS School Board which reviewed the recommendations and decided to accept or send them back for further review. Ultimately, the School Board is responsible for approval of the final educational specification. The following graph is a representation of the educational specification process.



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Number of Meetings

Hobbs Municipal Schools district undertook the development of the HMS elementary schools educational specification in the summer of 2013.

Along with interviews and questionnaires a total of four (4) meetings were held in the spring of 2013, with students, faculty, staff, administrators and GS Planning staff. The following is the schedule for the educational specification process as developed by GS Planning consultants.

Hobbs Municipal School District
Elementary School Educational Specification

PLANNING:	Date	Time
Educational Program:		
Process & Schedule Meeting	25-Jun-13	1:00pm
Distribute Questionnaires	8-Jul-13	
Return Questionnaires	11-Jul-13	
Individual Interviews: 30 minutes	17-Jul-13	8:00am
Individual Interviews: 30 minutes	18-Jul-13	8:00am
ES and District Review: 1.5 hours	18-Jul-13	3:00pm
Educational Specification Mtg	23-Jul-13	7:30am
Site Meeting: Advisory Committee: 3 hours	23-Jul-13	9:00am
Proposed Utilization / Capacity:		
Develop Space Summary Spreadsheet		
ES Administration: 3 hours	23-Jul-13	1:00pm
Document Educational Program		
Spatial Relationship Diagrams		
Meeting Preparation		
Space Relationships: Advisory Committee 3hrs	30-Jul-13	3:00pm
Educational Specifications Committee Mtg.	31-Jul-13	8:00am
Document Spatial Relationship Diagrams		
School Board / district Review: 2 hours		
Project Wrap-Up		
School Board Adopt Revised Ed Spec		

Process to Arrive at Educational specification Document

HMS Educational Specification Advisory Committee Meetings

Four (4) meetings were held in July 2013 regarding the construction of Broadmoor Replacement Elementary and building of a new elementary, two (2) Educational specification Committee meetings and two (2) Advisory Committee meetings. The next section details the agendas, process and decisions made at each meeting.

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July 8, 2013

Questionnaires

Distribution of questionnaires to HMS elementary and district staff.

July 17 & 18, 2013

Interviews

GS Planning spent two days in Hobbs interviewing elementary and district staff and faculty.

July 23, 2013 - 7:30 a.m.

Educational specification Committee Meeting

Committee members reviewed the educational specification process and the scope of the HMS elementary school educational specification. Data gathered from the questionnaires were reviewed and analyzed.

July 23, 2013 - 9:00 a.m.

Advisory Committee / Community Meeting

During this meeting the Advisory Committee received background information about the educational specification process of participation, committee responsibilities, and general facts about the condition of HMS elementary schools.

The agenda for this meeting was as follows:

- Introductions
- Hobbs Municipal Schools Partnerships
- Hobbs Elementary Schools Background Information
- Hobbs Elementary Schools Project Scope
- Elementary School Topics of Discussion
- Educational Program
- Security
- Technology
- Site
- District Goals & Objectives for Elementary Schools
- Hobbs Elementary Schools Tentative Project Schedule
- Hobbs Educational specification Project Schedule

After the initial presentation the participants began a dialogue on topics pertinent to all Hobbs Elementary Schools. As a group they considered broad approaches concerning issues such as educational programming, security, technology and physical school sites.

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They completed worksheets individually and then formed small groups to discuss and document their recommendations. Through this process they narrowed down goals and objectives for HMS elementary schools. These would be the templates for the finalization of priorities in the next meeting.



July 30, 2013-3:00 p.m.

Advisory Committee / Community Meeting

This meeting was a review of the prior meetings, continuation of the previous discussion on district elementary schools and a spatial analysis of HMS elementary schools.

The agenda for this meeting was as follows:

- Review:
- Hobbs Municipal Schools Partnership
- Hobbs Elementary School Background Information
- Hobbs Elementary School Project Scope
- Elementary School Topics of Discussion:
- District Goals & Objectives for Elementary Schools
- How Should Hobbs Elementary Schools Address Campus Issues?
- Facility Relationships

Participants were presented with background on the educational specification process and a review of district Goals and Objectives for HMS elementary schools consolidated from the previous meeting.

They are:

- A safe and effective learning environment for all learners
- Conducive to learning
- Very welcoming and Secure
- Safe pick-up & drop-off
- Adequate play space outside

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Participants completed worksheets addressing several issues affecting Hobbs elementary schools, from security and technology to furniture and building fixtures. The participants provided detailed responses which were compiled by GS Planning into a working document which forms the basis of this educational specification.

The committee members then centered their attention on specific design visions for their elementary schools. With an aerial photograph of the Broadmoor Elementary School site, they laid out scale modules representing the classrooms and support spaces that will encompass the new elementary schools.

The school layout that they created reflects how the participants would like the elementary schools to facilitate coordination, circulation and express relationships. The exercise was a useful tool for the Advisory Committee to visualize the new schools and analyze in detail the student to space relationships they would like realized through HMS elementary school facilities.

The following are photographs of one spatial relationship scenario they formulated.



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July 31, 2013- 8:00 a.m.

Educational specification Committee Meeting

Participants continued the discussion from the July 23 meeting of pertinent topics to all Hobbs district elementary schools. They reviewed the Advisory Committee input and synthesized the information.

The agenda for the meeting was as follows:

- Review of Data
- Review of Meetings
- Space Summary
- Site
- Project Schedule
- Spatial Relationships
- Space Descriptions
- Questionnaires
- Meeting Input

Most of the participants were administrators and department heads from HMS.

Discussions centered around several issues:

- The Broadmoor Replacement Elementary will accommodate 400 students, the new elementary school, will accommodate 450. Both will have the similar floor plan and be two story.
- Both of the new schools will have Special Education and OT/PT classrooms.
- All elementary HMS elementary schools will allocate classrooms for art, music, bilingual and computer classrooms.
- Cafeteria and gym will share the same space as a multi-purpose room.
- Teachers will have a workroom on each floor of each elementary school building.
- Technology rooms should be located as close to center of school as possible.

Conclusion

The HMS educational specification process was a successful merging of the stakeholders and partners towards a common goal of high achievement elementary schools. Prior to the educational specification process, the HMS community had an ongoing vital and inclusive participatory process within their school district. The success of this educational specification is a result of their organization and commitment to their community.

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Objective and Goals for HMS Elementary Schools Educational Specification:

The objective for the development of this HMS elementary school educational specification is to establish a basic plan that will allow the district to align their existing and future district elementary school facilities with their elementary school educational program. Currently the elementary schools are not able to offer their students access to the same educational program throughout the district. This is due to the recent increase in student population and the available facilities.

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

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Project Insight

Hobbs is located just a few miles west of the Texas border on the eastern edge of the state. The population is more than 44,000. In recent years Hobbs experienced strong economic growth from natural gas and oil exploration and expansion in uranium enrichment technology.

Economic growth brought many new residents to Hobbs resulting in housing shortages and high enrollments in every district school. During the 2012-13 school year, HMS experienced the highest enrollment in its history of 9,076. The District is on schedule to surpass that enrollment high point in the 2013-14 school year.

Hobbs Municipal Schools' existing facility square footage is 557,693 for all elementary schools. The PSFA recommended square footage for all elementary schools is 608,635 for the current HMS enrollment of 9,076. This is a district shortfall of 50,942 space. This number will continue to grow as HMS enrollment increases. PSFA is in partnership with HMS to alleviate the square footage shortfall by replacing Broadmoor Elementary School on the existing site and constructing a New Hobbs elementary school to mitigate growing elementary school enrollment across the district. Please see the PSFA Recommended Square Footage table at the end of this section.

Across the district, elementary school enrollment grew from 4,130 in 2001-02 to 4,583 in 2012-13, growth of approximately 9.8%. According to the 2013 FMP, enrollment at Broadmoor Elementary School increased from 273 students in 2000-01 to 391 students in 2011-12, growth of approximately 43%.

Broadmoor is located at 1500 N. Houston St.. PSFA FAD ranked the school facility at 41, the lowest ranking in the district. It is one of the oldest schools in the district built in 1943 and is in an established neighborhood. Job growth in Hobbs brought people into the neighborhood seeking affordable housing. This coupled with housing scarcity in Hobbs created an increase in multi-family households. This is particularly true for Broadmoor Elementary, which attributes much of its enrollment increases to multi family households in the area.

Capacity of the Broadmoor elementary facility is 235 students, current enrollment is 351. PSFA recommended square footage for Broadmoor is 46,332. Broadmoor existing permanent facility square footage is 31,682. A difference of 14,650. There are three portables on site to ease overcrowding.

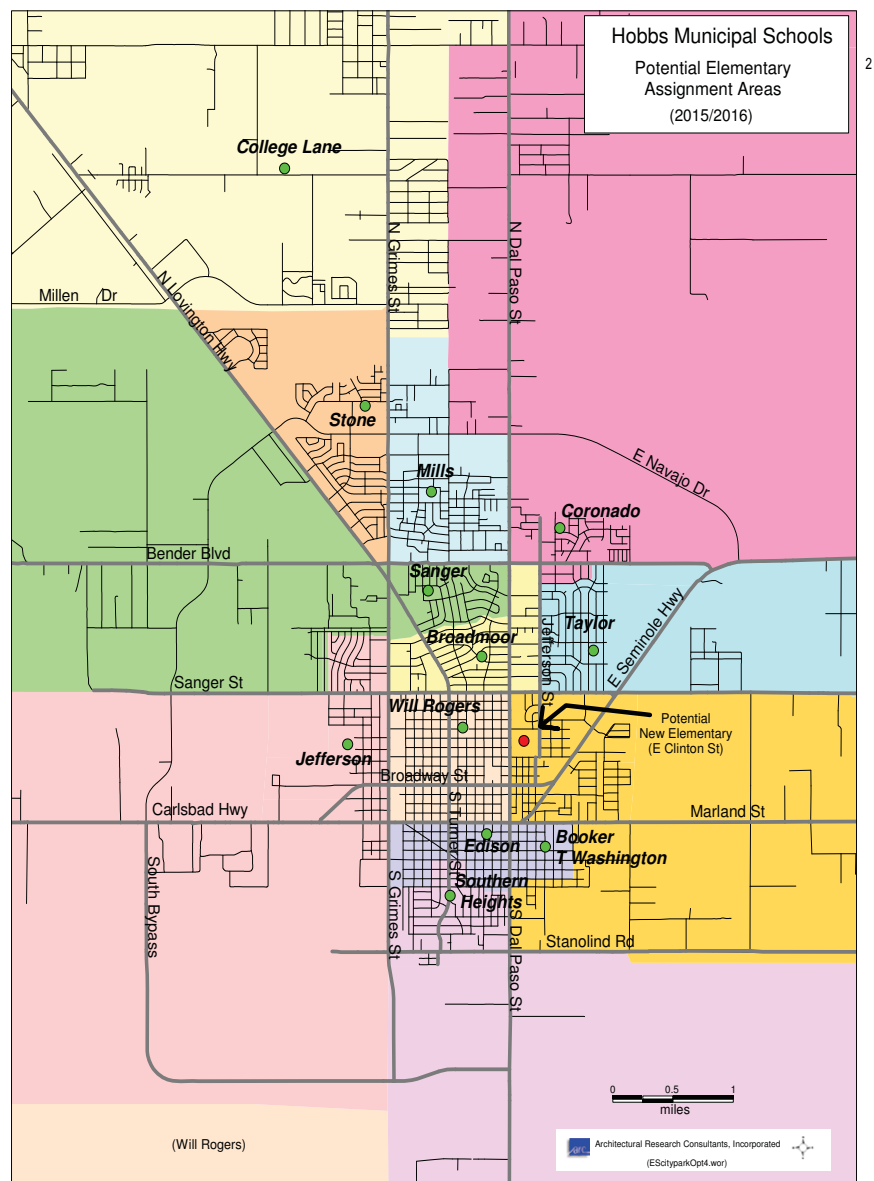
The Broadmoor Replacement Elementary School will be a two story building located on the same 4.9 acre site. It will accommodate 400 students. The new facility may mitigate some of the over capacity issues currently facing Broadmoor.

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Capacity issues will also be addressed through plans to add a new elementary school into the district, redistricting of current elementary school boundaries and selected improvements to existing schools.

The proposed site for New Hobbs Elementary is located near Hobbs city's center and is referred to as "City Park #4" in the FMP. The original City Park #4 site was abandoned and a replacement site adjacent to the original will be finalized. This site is on the southeast corner of N. Del Paso St. and E. Clinton St.. At its finalization the site will be approximately 7 acres.

The following graphic is the proposed assignment configurations from the FMP.



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New proposed boundary configurations from the FMP will continue to apply to the new site. The new school facility will accommodate approximately 450 K - 5 students plus 150 Pre - K.

Projected enrollment for the New Hobbs Elementary School are 466 in 2015-16, the first year of operation and 433 in 2022-23.

The proposal for a New Hobbs Elementary School, includes renovations to existing schools in the district and boundary adjustments throughout the district.

The following pages contain informational documents regarding the Broadmoor and new elementary school sites. They include:

- Hobbs Municipal Schools Feeder Schools
- New Hobbs Elementary School Aerial Photograph
- Broadmoor Elementary School Aerial Photograph
- Broadmoor Site Plan
- Floor Plan
- PSFA Recommended Square foot / Student

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Middle School Feeder Totals

The following table is the breakdown of feeder totals from the FMP of each HMS elementary school to each HMS middle school.

6th Grade Feeders 2012-13			
Highland	Feeder Contribution	Houston	
Broadmoor	69%	Broadmoor	31%
College Lane	9%	College Lane	91%
Coronado	84%	Coronado	16%
Mills	97%	Edison	17%
Sanger	31%	Sanger	11%
Taylor	100%	Stone	100%
Will Rogers	100%	Will Rogers	100%
Total	33%	Total	37%
		Heizer	
		Edison	83%
		Jefferson	100%
		Mills	3%
		Sanger	58%
		Southern Heights	100%
		Total	30%

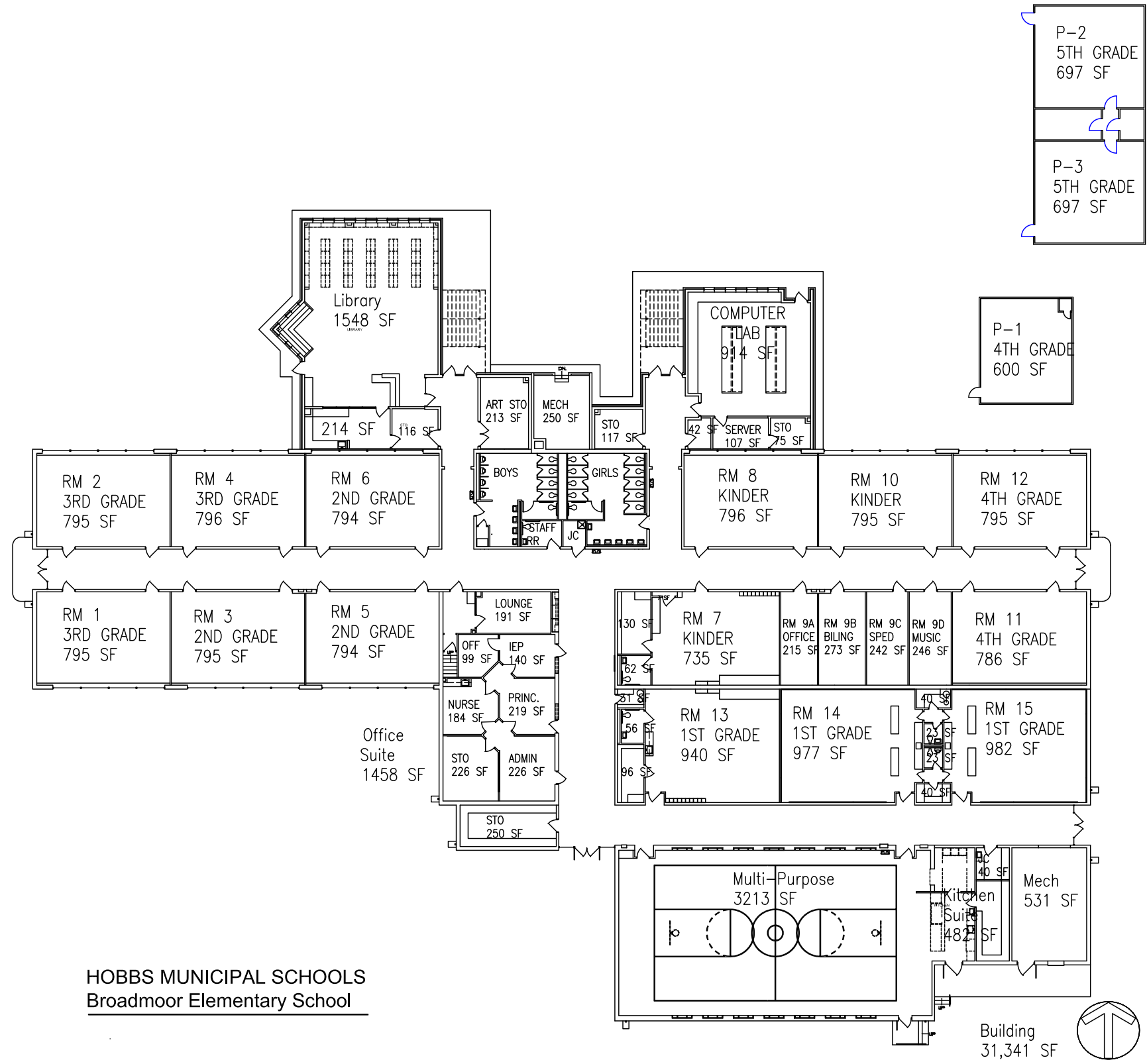
Aerial Photograph of New Hobbs Elementary School Site



Aerial Photograph of Broadmoor Elementary School Site



PSCOC Award Consistency:



HOBBS MUNICIPAL SCHOOLS
Broadmoor Elementary School

PSCOC Award Consistency:

HMS Elementary School PSFA Recommended Square Footages

School	2013 FAD Ranking	Grades	2012-13 Enrollment	Capacity Based on PSFA SQ.FT / Student	CURRENT PSFA SQ.FT / STUDENT	PSFA Recommended Facility SQ.FT	EXISTING Facility SQ.FT (Permanent)	Number of Existing Instructional Spaces	Capacity Based on 67% Utilization	Capacity Based on 75% Utilization	Number of Portable Clrms
Jenkins Nunan Center		PreK	58	65	148	8,584	8,612	3	36	41	1
Booker T. Washington ES	247	PreK - K	275	370	137	37,675	48,092	14	206	231	0
Broadmoor ES	40	K - 5	351	235	132	46,332	31,682	15	221	248	3
College Lane ES	180	K - 5	419	480	128	53,632	60,544	25	369	413	0
Coronado ES	360	K - 5	389	380	130	50,570	49,806	23	339	380	0
Edison ES	267	K - 5	305	260	135	41,175	34,933	21	310	347	1
Jefferson ES	232	K - 5	422	325	131	55,282	42,906	23	339	380	0
Mills ES	500	K - 5	421	275	130	54,730	37,152	22	324	363	2
Sanger ES	420	K - 5	383	315	132	50,556	42,547	21	310	347	0
Southern Heights ES	202	K - 5	371	375	129	47,859	49,775	27	398	446	3
Stone ES	342	K - 5	420	415	130	54,600	53,758	22	324	363	2
Taylor ES	158	K - 5	400	275	130	52,000	38,130	23	339	380	2
Will Rogers ES	335	K - 5	428	465	130	55,640	59,756	22	324	363	3
Elementary Totals:			4,642	4,235		608,635	557,693	261	3,839	4,298	17