

Study of Facility Conditions, Boundary & Enrollment Options for Four Elementary Schools, Santa Fe Public Schools, Santa Fe, New Mexico

Santa Fe Public Schools (SFPS) retained ARC to conduct a study to:

- Recommend which of the three elementary schools (E.J. Martinez, Chaparral, Nava) to rebuild
- Study associated consolidation and possible closure, boundary changes, and recommendations for transitions and closure of remaining schools
- Examine the suitability of relocating Turquoise Trail Charter Elementary School at one of two remaining schools (creating a win-win situation)

ARC worked with the district to gather and analyze relevant information about all sites, including condition of facilities, enrollment and utilization of current and projected facilities, location and context information, and assignment area impacts. ARC then evaluated options for which site to retain, based on the following criteria:

- Most flexibility / capability to provide for future needs
- Best long-term value to the district
- Least impact on surrounding neighborhood (of keeping or of closing)

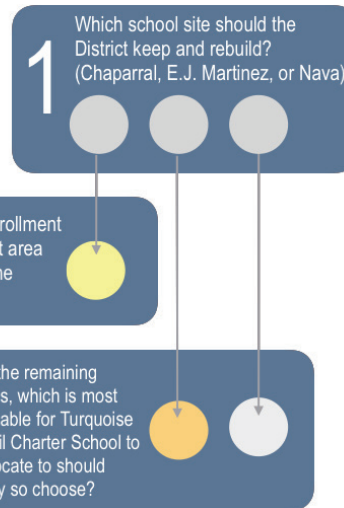
Of the remaining sites, ARC evaluated:

- Capability to support other needs
- Impact on community
- Cost to district to make suitable for an alternate use

ARC prepared a presentation for the administration to present to the School Board that summarized study results.

Schedule: 2018

Client: Santa Fe Public Schools



Above: Aerial of E.J. Martinez Elementary School

Above: Study questions
Right: Matrix summarizing options for which site to retain



	Chaparral ES	E.J. Martinez ES	Francis X. Nava ES
Most flexibility / capability to provide for future needs	<ul style="list-style-type: none"> Site Size / Configuration (acres): 26 acres - largest, not all developable Largest Building Size (thousands square feet): 57.1 k Building Configuration: Some constraints Highest Building Student Capacity: 453 Functional Capacity: 440 Most central to area students 	<ul style="list-style-type: none"> 10 acres - all developable 47.9 k Some constraints 336 374 Most central to area students 	<ul style="list-style-type: none"> 6 acres - smallest, all developable 34.4 k 061, hexagonal 274 285 Most central to area students
Best Long-term value	<ul style="list-style-type: none"> Building Age: 1972, 1992 Overall Building Condition: 75.7% overall score Facilities Master Plan (FMP) Recommends Replacement: Yes, but only partial replacement merited Replacement Cost - \$ Millions: \$19.1 total (\$9.2 1972 portion) Total Capital Needs - \$ Millions: \$14.7m Total Capital Needs / Gross Square Feet (GSF): \$207 / GSF Least High Priority Needs (142k) - \$ Millions: \$1.4 m Appraised Date Asset Value of Property (as is) - \$ Millions: \$3.3 m Underlying Land Value (if vacant) - \$ Millions: \$2 m Asset Value of Property less demolition - \$ Millions: \$1.54 m vacant, less demolition Highest and Best Use: Continued use a school 	<ul style="list-style-type: none"> 1959, 1968, 1993, 2005 74.8% overall score Yes 16.3 m \$12.5 m \$281 / GSF \$3.1 m \$2.4 m (2017) \$1,742,400 \$1.6 m (2017) Alternative school, low density residential 	<ul style="list-style-type: none"> 1960, 1985, 2007 67.4% overall score Yes \$11.8 m \$10.8 m \$290 / GSF \$3 m \$2.4 m (2016) \$1,274,130 \$80 m Continued use a school
Least Impact on Surrounding Neighborhood	<ul style="list-style-type: none"> To keep as a school Surrounding Zoning / Land Use: Residential External Traffic Impacts / Noise: least impacted by traffic; West Zia - Principal Arterial (3) Age of Surrounding Population Number of student potential misassigned by boundary change (if school is closed) Students who live in the area: 242 (67% of students from area) Student enrollment (phones to go to school): 217 Transfers in: 73 Transfers out: 120 Students in assignment area: 362 Students within the School's walkzone: 87 Students Living within a mile: 361 Number of Students Impacted (if close other 2 schools): 466 Projected 2026 Enrollment Need (closing other 2 schools): 362 (within capacity) Projected 2026 Enrollment Need (closing other 2 schools, with Turquoise): 275 (within capacity) To close as a school Impact of kids / families: 242 (67% of students from area) 	<ul style="list-style-type: none"> To keep as a school Surrounding Zoning / Land Use: Residential External Traffic Impacts / Noise: least San Mateo - Major Collector (5); Golden - Minor Arterial (4) Age of Surrounding Population: Oldest Number of student potential misassigned by boundary change (if school is closed) Students who live in the area: 168 (66% of students from area) Student enrollment (phones to go to school): 262 Transfers in: 72 Transfers out: 97 Students in assignment area: 285 Students within the School's walkzone: 35 Students Living within a mile: 136 Number of Students Impacted (if close other 2 schools): 521 Projected 2026 Enrollment Need (closing other 2 schools): 432 (beyond capacity) Projected 2026 Enrollment Need (closing other 2 schools, with Turquoise): 325 (within capacity) To close as a school Impact of kids / families: 168 (66% of students from area) 	<ul style="list-style-type: none"> To keep as a school Surrounding Zoning / Land Use: Residential / Institutional External Traffic Impacts / Noise: Springs - Minor Arterial (4) Age of Surrounding Population Number of student potential misassigned by boundary change (if school is closed) Students who live in the area: 127 (77% of students from area) Student enrollment (phones to go to school): 234 Transfers in: 77 Transfers out: 38 Students in assignment area: 195 Students within the School's walkzone: 135 Students Living within a mile: 295 Number of Students Impacted (if close other 2 schools): 579 Projected 2026 Enrollment Need (closing other 2 schools): 334 (beyond capacity) Projected 2026 Enrollment Need (closing other 2 schools, with Turquoise): 241 (within capacity) To close as a school Impact of kids / families: 127 (77% of students from area)

Chaparral has most positive attributes
Recommend SFPS retain and rebuild this site