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# Capital Master Plan 2011-2016 Capital Strategy

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**Meeting 1: Planning Kickoff**

June 23, 2009



*ALBUQUERQUE PUBLIC SCHOOLS*

**Capital Master Plan**

*Expect Great Things!*

# Agenda

- ✓ **Meeting 1. Introduction/Kickoff**
  - ▶ ***CMP Overview***
  - ▶ ***CMP Accountability and Oversight***
  - ▶ ***Review Purpose / CMPRC Charge***
  - ▶ ***Review Meeting Schedule***



# Capital Master Plan Overview



Albuquerque Public Schools is the 28th largest school district in the nation, serving over 95,000 students, with over 12,000 employees.

**Schools include:**

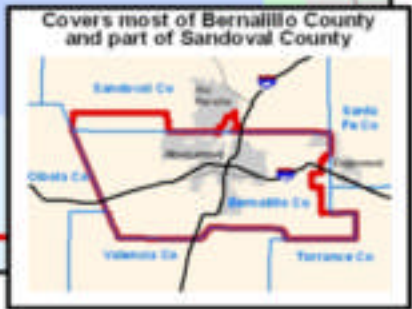
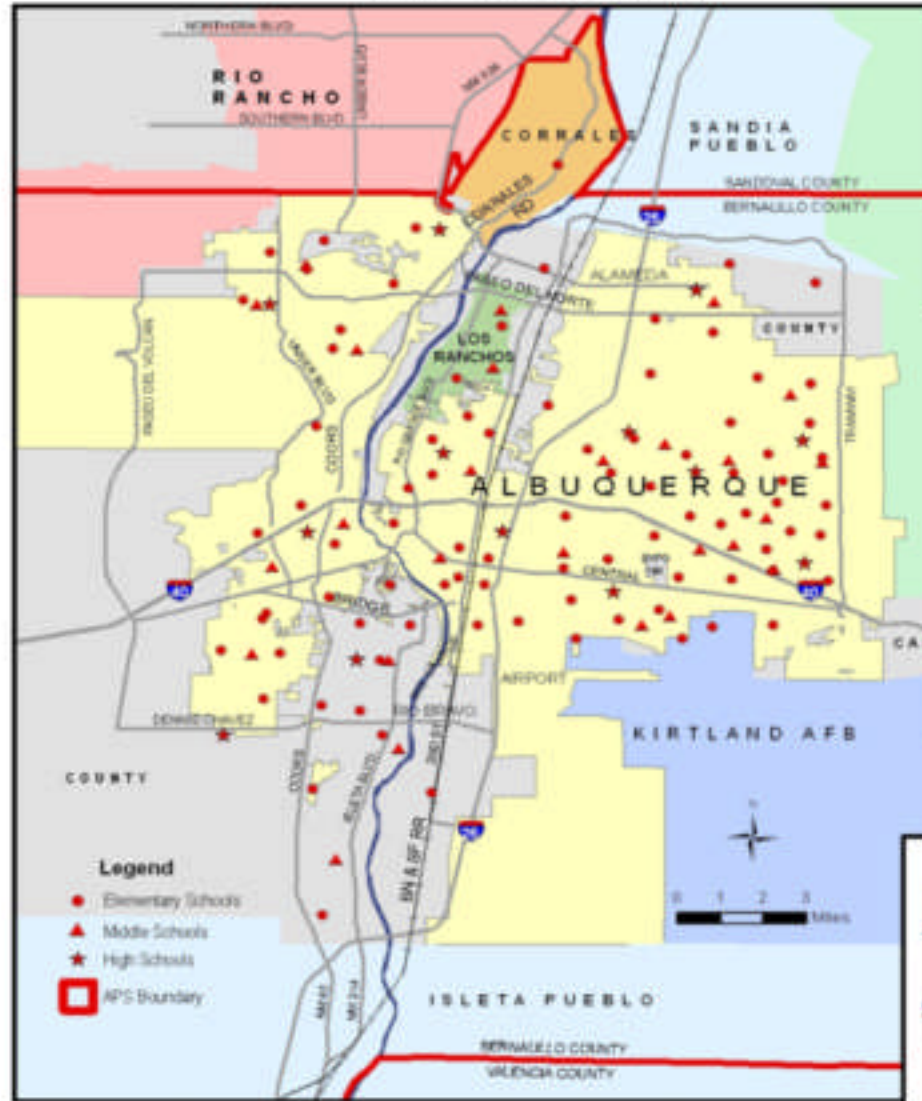
- 89 Elementary
- ▲ 27 Middle
- ★ 13 High
- 10 Alternative
- 37 Charter

**Includes all or portions of the following jurisdictions:**

- Bernalillo County
- Sandoval County
- City of Albuquerque
- Village of Corrales
- Village of Los Ranchos de Albuquerque
- Village of Tijeras
- Village of San Antonito
- Village of Edgewood
- Sandia Pueblo
- Laguna Pueblo
- Tojajililee
- Isleta Pueblo
- Chilli

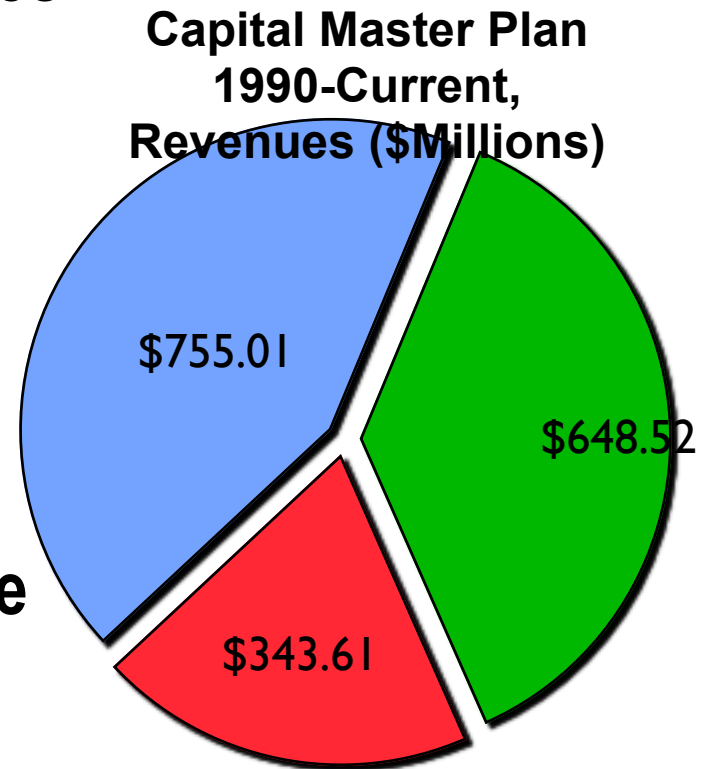
**Physical assets:**  
12,742,922 square feet  
in 2,094 buildings

## MAP OF DISTRICT



# APS CMP - Background

- ✓ The Capital Master Plan guides expenditure of capital resources of the district
- ✓ Since the adoption of the Capital Master Plan in 1990, APS voters have approved \$1.75 billion for capital improvements throughout the district using multiple local revenue sources including General Obligation Bonds (GO) and Mill Levies (HB 33 and SB9)

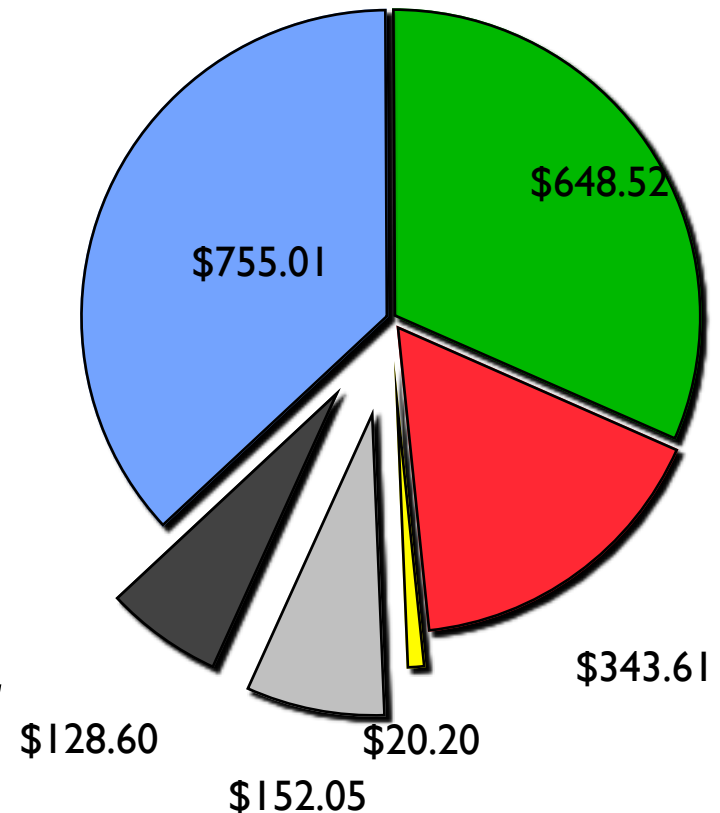


# APS CMP - Background

## ✓ Additionally

- ▶ *Since 2004 the state Public School Capital Outlay Council (PSCOC) has awarded APS \$152 million in matching grants and local match advances*
- ▶ *Since 1995 APS has received \$128.6 million in Special Legislative Appropriations*
- ▶ *Since 2006 APS has also added \$20.2 million additional local mill levy collections and interest to fund projects*

Capital Master Plan 1990-  
Current,  
Revenues (\$Millions)



# APS CMP - Background

## ✓ Master Plan Process

- ▶ ***Long-term capital planning that commits the district's local capital resources (5-9 years)***
- ▶ ***Master Plan process follows state planning guidance***
- ▶ ***Master plan is based on anticipated local revenue streams***
  - *Does not assume any direct legislative appropriations*
  - *Does try to guide Principal's to use the master plan in discussion with local legislators – so that any funds that are appropriated are focused towards assessed priorities*
  - *APS does not have any control over direct legislative appropriations -- except indirectly through advice to school principals/parents CMP regarding projects not currently funded*



# APS CMP - Background

## ✓ GO Bonds

- ▶ *Debt financing, (traditionally issued every 3 years, recently shifted to every 4 years)*
- ▶ *Directed primarily for new schools, major additions, educational programmatic needs and school-based technology*



# APS CMP - Background

## ✓ HB 33 (House Bill 33)

- ▶ **5 year mill levy (pay-as-you-go), statute now allows 6 years**
- ▶ **Traditionally, the major emphasis of HB 33 is to:**
  - *Provide resources to renew existing facilities (school-based and district-wide funds)*
  - *Address specific health-safety and code compliance issues and*
  - *Provide for educational equipment and support*
- ▶ **Funds are provided for every educational facility in the district through continued use of School Improvement Project (SIP) funds**
- ▶ **HB 33 is also a contributory source of funds for additional classrooms and contingencies in concert with on-going general obligation bond cycles**



# APS CMP - Background

## ✓ SB9 (Senate Bill 9)

- ▶ *6 year mill levy (previously was 4 years)*
- ▶ *Used to address the maintenance and renewal concerns in the district*
- ▶ *SB9 is traditionally allocated in a number of 'funds'*
- ▶ *All funds are expended based on yearly plans*



# APS CMP - Background

- ✓ **State (Public School Capital Outlay Council)**
  - ▶ *Became available in 2004*
  - ▶ *School district must match (51% local / 49% state)*
  - ▶ *Acceptance of direct legislative appropriations offset award amounts*

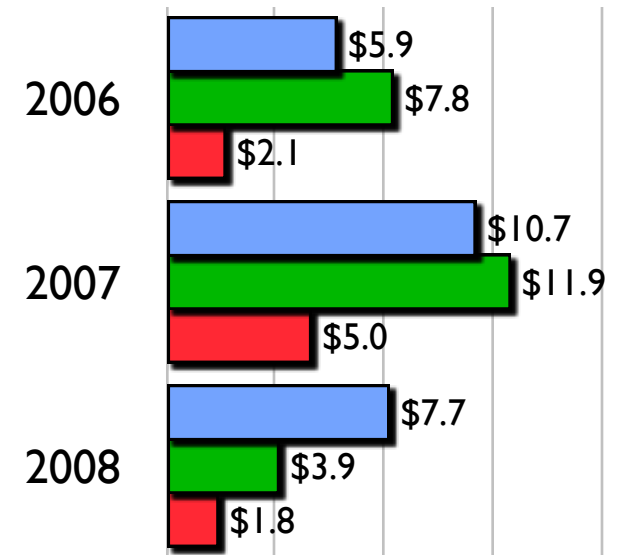


# APS CMP - Background

## ✓ Special Legislative Appropriations

- ▶ *Average ~\$9 million / year since 1995*
- ▶ *Since 2004 an average of \$17 million / year*
- ▶ *Any accepted appropriations “offset” PSCOC qualifying awards (due to Zuni Lawsuit arbitration)*
- ▶ *APS has developed a web-based system to manage legislative requests and align them to the APS Capital Master Plan*

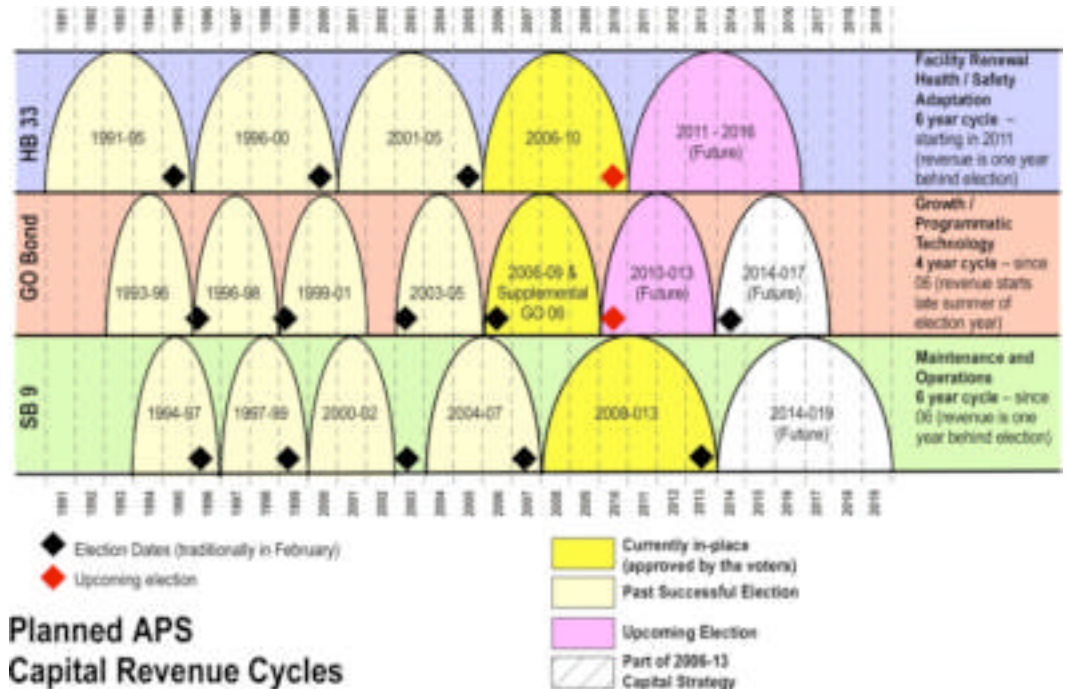
Special Legislative Appropriations Accepted, 2006-08 (\$ millions)



# APS CMP - Background

## ✓ APS funding cycles

- ▶ *Overlapping*
- ▶ *“Eggs” in multiple baskets*



# APS CMP - History

- ✓ 1985 - APS starts to use a 8 mill levy ("pay-as-you-go") to finance district capital needs
- ✓ 1988 - An election to increase mill levy funding fails 2:1. A post-election survey indicates that voters were not angry at the district, but did not want to pay more taxes
- ✓ Facilities Master Planning (FMP) process was started and was completed in 1989. APS Facilities Master Plan adopted and used to guide capital requests to district voters and expenditures.
- ✓ 1990 - A mill levy continuation was approved by voters by a 5:1 margin
- ✓ 1992 - Finance Election Advisory Committee recommends that APS use a combination of funding sources to meet capital needs (GO Bonds, Mill Levies)
- ✓ 1993 - \$66.5 million bond and \$30 million mill levy (SB 9) School finance package is approved 2:1 by voters



# APS CMP - History

- ✓ 1994 - Board adopts 1996-2001 Capital Strategy
- ✓ 1995 - HB33 96-01 approved by voters
- ✓ 1996 - GO 96 / SB9 97 approved by voters
- ✓ 1999 - GO 99 / SB9 00 approved by voters
- ✓ 1999 - 2001 - 05 Capital Strategy approved by Board
- ✓ 2000 - HB33 01-05 approved by voters
- ✓ 2002 - GO 02/SB9 03 not approved by voters
- ✓ 2003 - GO 03/SB9 04 approved by voters
- ✓ 2005 - HB 33 06-2010 approved by voters
- ✓ 2006 - GO 06 approved by voters
- ✓ 2006 - GO 06 Supplemental approved by voters
- ✓ 2007 - SB 9 08-13 approved by voters



# APS 2006-13 Capital Strategy

- ✓ **The APS School Board typically adopts a capital strategy reflecting a number of revenue sources**
- ✓ **The current 2006-13 strategy incorporates 3 GO Bond elections, one HB33 and one SB 9 election**
- ✓ **Recommendations and strategies incorporated in the adopted strategy are based on a thorough facility and technology evaluation of every district facility and the most recent enrollment and classroom utilization / capacity studies (\$1.7 billion in identified needs)**



# APS 2006-13 Capital Strategy

✓ The adopted strategy provides \$1.06 billion in voter approved revenue to meet district needs from 2006 to 2013

Expected Revenue Capital Strategy 2006-13*	
HB 33 06-10	\$218,615,400
GO 06	\$125,000,000
GO 06 Supplemental	\$351,000,000
SB 9 08-13	\$166,830,000
GO 10	\$200,000,000
<b>Total</b>	<b>\$1,061,445,400</b>

Election Date

Feb-05

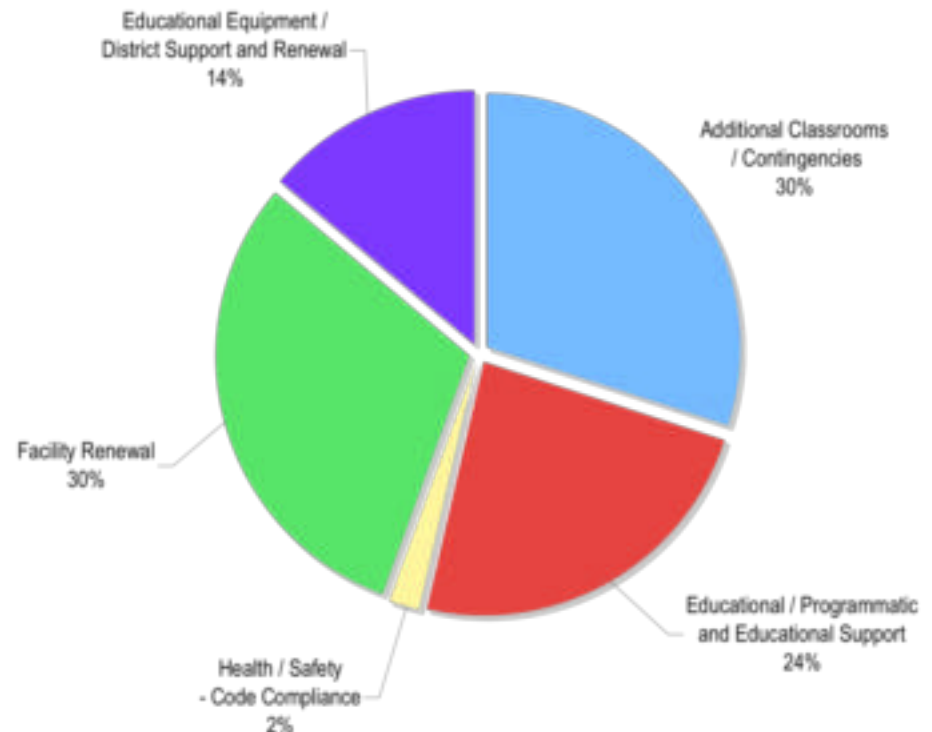
Feb-06

Sep-06

Feb-07

Feb-10

APS 2006-13 Capital Strategy by Category (all local sources)



\*Does not include state legislative grants or PSCOC matches

Source: APS Capital Master Plan 2006-13



# APS 2006-13 Capital Strategy

## ✓ Example: CMP Project Summary

APS Capital Master Plan 06-13 Projects for 321 A. MONTOYA ES			
Proj. No.	Code	Project Name	Total Project Budget
<b>HB 33 Projects Approved by Voters in February 2005</b>			
321.1	3.06.E05.1.	Drainage Upgrades	\$72,150
321.5	3.05.A03.2.1.	Lighting /Phones Upgrades	\$34,226
321.80	4.07.G01.1.	School Improvement Project	\$33,890
321.81	5.09.A06.1.	School-Based Technology Allocation	\$33,900
321.85	2.08.A06.1.	Network Infrastructure Upgrades and Replacement	\$66,692
<b>HB 33 06 Projects = 5</b>			<b>Total Budget for HB 33 06</b> \$240,858
<b>GO Bond 06 Projects Approved by Voters in February 2006</b>			
321.82	5.09.A06.1	School-Based Technology Allocation	\$16,900
<b>GO Bond 06 Projects = 1</b>			<b>Total Budget for GO Bond 06</b> \$16,900
<b>GO Bond 06 Supplemental Approved by Voters in September 2006</b>			
321.91	4.04.D01.1.	Supplemental Contingency Funding for Storm Sewer Line Upgrades	\$80,000
321.92	7.13.G01.1.	Supplemental Contingency Funding for 321.2 Small projects (HB33 01-05)	\$10,000
321.3	2.02.F02.2.	Kindergarten Lab Addition	\$2,384,104
321.10	4.04.A03.2.1.	Electrical Upgrades	\$425,895
<b>GO Bond 06 Supplemental Projects = 4</b>			<b>Total Budget for GO Bond 06 Supplemental</b> \$2,899,999
<b>SB 9 Projects Approved by Voters in February 2007</b>			
321.9	4.08.A03.1.1.	HVAC Upgrades	\$250,000
321.70	5.09.C07.6.	Student/Teacher School Furniture Renewal	\$48,000
321.74	7.04.G01.6.	Facility Repair and Renewal Fund	\$40,000
321.90	4.08.A06.1.	School-Based Technology Infrastructure Allocation	\$87,300
<b>SB 9 08 Projects = 4</b>			<b>Total Budget for SB 9 08</b> \$425,300
<b>Funded by Alternative Revenue Sources</b>			
<b>ARS Projects = 0</b>			<b>Total Budget for ARS</b> \$0
<b>GO Bond 10 Projects to be Considered by Voters in February 2010</b>			
321.83	5.09.A06.1.	School-Based Technology Allocation	\$16,900
<b>GO Bond 10 Projects = 1</b>			<b>Total Budget for GO Bond 10</b> \$16,900
<b>Legislative Assistance Appropriated in 2006</b>			
<b>2006 Legislative Projects = 0</b>			<b>Total Budget for Legislative Assistance 2006</b> \$0

<b>Legislative Assistance Appropriated in 2007</b>			
321 - Construction	HVAC IMPROVE		\$100,000
321 - Technology	ED TECH		\$50,000
<b>2007 Legislative Projects = 2</b>		<b>Total Budget for Legislative Assistance in 2007</b>	\$150,000
<b>Legislative Assistance Appropriated in 2008</b>			
321 - Construction	Berry, McCoy	to plan, design, construct and renovate an addition to administration at the A. Montoya elementary school in the Albuquerque public school district in Bernalillo county	\$80,000
<b>2008 Legislative Projects = 1</b>		<b>Total Budget for Legislative Assistance in 2008</b>	\$80,000
<b>Projects to be considered with future funding sources</b>			
321.2	5.02.F07.2.	Administration Addition/Renovation	\$648,453
321.4	4.08.D02.1.	Exterior Wall Repairs	\$135,566
321.6	4.04.A04.1.	Plumbing Upgrade	\$30,131
321.7	4.05.G01.1.	Misc. Projects	\$88,673
321.8	9.05.G01.1.	Portable Upgrades	\$36,372
321.11	2.06.E01.1.	Outdoor Classroom Space	\$103,607
<b>Future Projects = 6</b>			<b>Total Budget for Future Funding</b> \$1,042,801
<b>Total Legislative Assistance Appropriated in 2006 tp 2008</b>			
<b>2006 to 2008 Legislative Projects</b>		<b>Total Legislative Assistance in 2006 to 2008</b>	\$310,000
<b>Total Projects = 21</b>			<b>Grand Total of Projects Budget</b> \$4,952,757

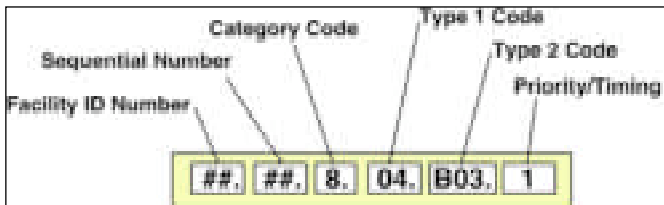


# APS 2006-13 Capital Strategy

## ✓ Capital Project Coding

### Albuquerque Public Schools Capital Outlay Coding Categories

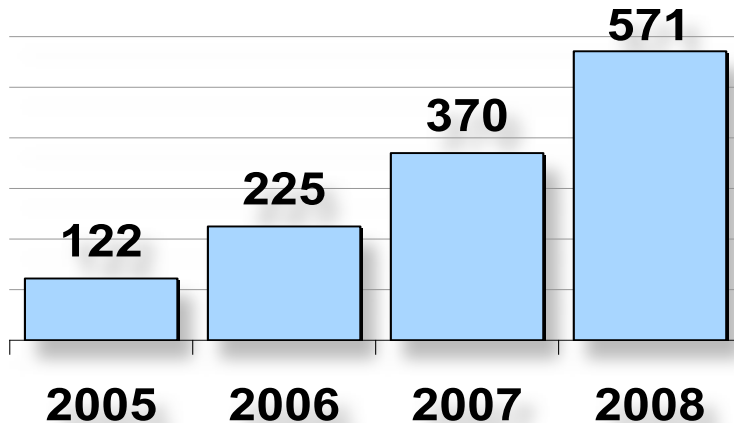
Category Code	Type 1	Type 2	Priority/Timing
1. Growth	00. Issues	<b>A. Systems</b>	1. Immediate (year 1)
1.1 Portable: SxS issue	01. New School	A01. General	2. 2-3 years
1.2 Portable: Reduction	02. Addition	A02. Structural	3. 4-5 years
1.3 Modular School Issues	03. Portable	A03.1. Mechanical	4. 6-10 years
2. Educational/Programmatic	04. Renovation	A03.2. Electrical	5. 11-15 years
3. Health/Safety	05. Refurbishing	A04. Plumbing	6. Annual Allocation
4. Facility Renewal	06. Site Improvement	A05. Security	7. Board Policy Issue
5. Educational Support	07. School Improvement Projects (SIP)	A06. Technology	8. Contingent on Planning Study (2-5 years)
6. Code Compliance	08. Cyclical Renewal	A07. Other	
7. Maintenance	09. Replacement	A08. Energy	
8. ADA Compliance	10. Closure	A09. Emergency (Fire)	
9. Portable Renewal	11. Site Acquisition	<b>B. Code Issues</b>	
	12. Planning/Design	B01. General	
	13. Other	B02. Asbestos	
	14. Engineering Studies	B03. Architectural Barriers	
	15. Technology Infrastructure	B04. Other	
		<b>C. Interior</b>	
		C01. General	
		C02. Floors	
		C03. Walls	
		C04.1. Ceilings	
		C04.2. Lighting	
		C05.1. Finishes	
		C05.2. Painting	
		C06.1. Doors	
		C06.2. Windows	
		C07. Furnishings	
		C08. Hardware	
		C09. Restrooms	
		C10. Fixtures	
		<b>D. Exterior</b>	
		D01. General	
		D02. Surfaces	
		D03. Canopies	
		D04. Roofs	
		D05. Other	
		<b>E. Site</b>	
		E01. General	
		E02. Landscaping	
		E03. Paving/Parking	
		E04.1. Walls	
		E04.2. Fences	
		E05. Drainage	
		E06. Playgrounds	
		E07. Site Utilities	
		E08. Portable Infrastructure	
		E09. Other	
		E10.1 Athletic Field	
		E10.2 Surfaced Tracks	
		<b>F. Educational/Programmatic</b>	
		F01. General	
		F02. Core Curriculum	
		F03. Special Education	
		F04. Fine Arts	
		F05. Occupational Education	
		F06. PE/Athletics	
		F07. School Support	
		F08. Other	
		<b>G. Miscellaneous</b>	
		G01. Various Indoor/Outdoor Projects	



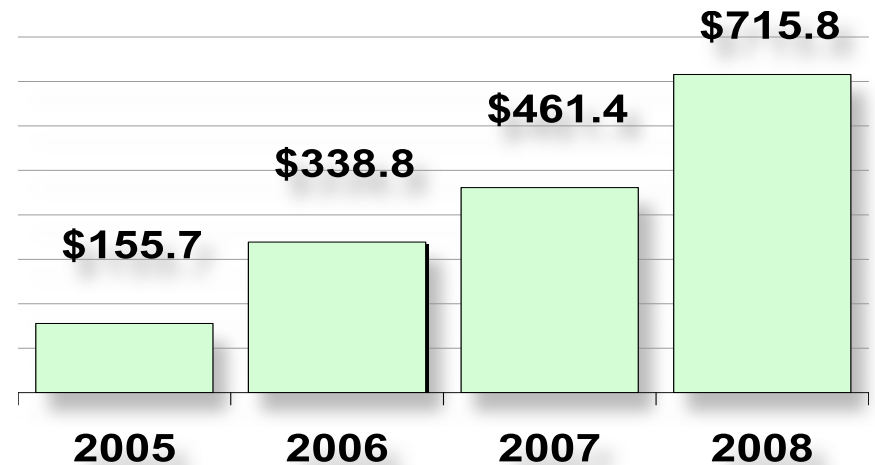
# Capital Program Growth

✓ The number and value of projects have increased by about 360% since 2005

**Number of APS Capital Projects**  
APS Facilities Design & Construction by Year



**Value of APS Capital Projects**  
(\$ millions)  
APS Facilities Design & Construction by Year

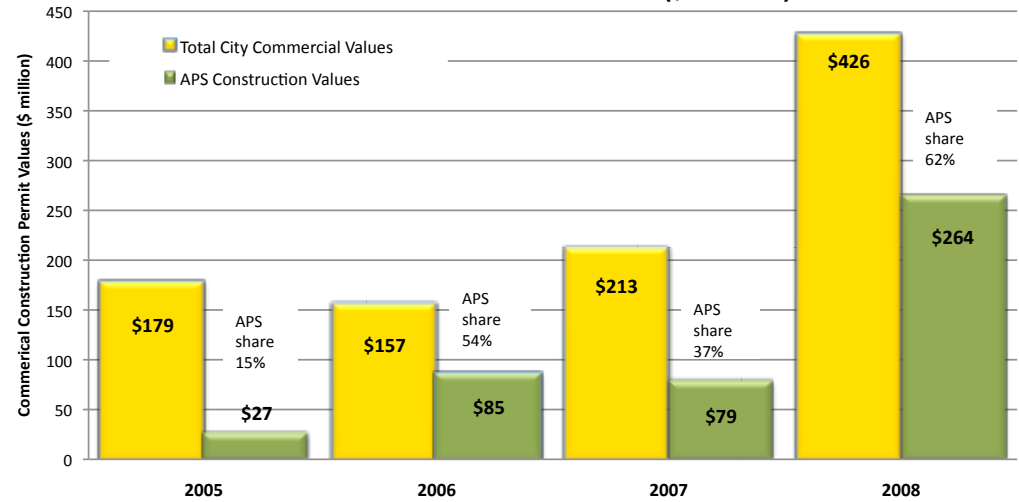


# Impact on the Local Economy

## ✓ APS Share of City Commercial Construction Values

- ▶ *APS share of the City's commercial construction values have grown over the past 3 years*
- ▶ *APS share of total city commercial construction is projected to grow to 62% in 2008*

APS Share of City of Albuquerque Total Commercial Construction Values 2005-2008 (\$ millions)



Note: APS share includes school construction in all of Bernalillo County

Sources: City of ABQ building permits  
County of Bernalillo building permits  
APS FD&C monthly construction invoice payments



# APS 2006-13 Capital Strategy

✓ APS Facilities & Support Operations website

▶ [www.apsfacilities.org](http://www.apsfacilities.org)



# CMP Accountability / Oversight



# APS CMP - Accountability and Oversight

- ✓ **The Community Capital Advisory Commission**
  - ▶ ***Chartered by Board of Education***
  - ▶ ***Composed of business leaders, elected officials, city/county government representatives, neighborhood leaders***
  - ▶ ***Receives bimonthly updates on the progress of the Capital Master Plan***
  - ▶ ***Provides industry standards and best practices for potential adoption by APS to increase efficiency and excellence***



# APS CMP - Accountability and Oversight

- ✓ **A Capital Master Plan Review Committee (CMPRC) made up of community members, teachers, and principals help develop a prioritized five year capital strategy with support from staff and professional consultants (planning/architectural, legal, bond counsel)**
- ✓ **The CMPRC recommends the capital strategy to the Superintendent and address any modifications to the plan**
- ✓ **The CMP Director regularly reports to the administration and the APS Board of Education Capital Outlay Committee on a bi-weekly basis**



# CMPRC Members and Staff

## Principals

1. Deborah Detorie	Montezuma	ES	260-2040,	<a href="mailto:detorie@aps.edu">detorie@aps.edu</a>	John Dufay, Director, Maintenance & Operations	765-5950	<a href="mailto:dufay@aps.edu">dufay@aps.edu</a>
2. Jo Sloan	Del Norte	HS	883-7222x1002	<a href="mailto:sloan_j@aps.edu">sloan_j@aps.edu</a>	Larry Madrid APS Transportation	880-3989	<a href="mailto:madrid_l@aps.edu">madrid_l@aps.edu</a>
3. Michael Carrillo	La Mesa	ES	262-1581	<a href="mailto:carrillo_m@aps.edu">carrillo_m@aps.edu</a>	Phill Casaus, Director APS Foundation	881-0841	<a href="mailto:cacaus@aps.edu">cacaus@aps.edu</a>
4. Todd Resch	Desert Ridge	MS	823-2327	<a href="mailto:resch@aps.edu">resch@aps.edu</a>	Theodor Osborn, Director, Budget	880-3743	<a href="mailto:osborn_t@aps.edu">osborn_t@aps.edu</a>
5. Kata Sandoval-Tonini	SVA Charter	HS	452-3132	<a href="mailto:ksandoval-tonini@southvalleyacademy.org">ksandoval-tonini@southvalleyacademy.org</a>	Deborah Warren, Manager, Budget		
					Eileen Kreisle, Manager of FD&C Capital Budget	848-8705	<a href="mailto:kreisle@aps.edu">kreisle@aps.edu</a>
					Kenneth Cole, Director, Learning Technologies		
					Mark Tolley, Charter School Manager	855-9889	<a href="mailto:tolley_m@aps.edu">tolley_m@aps.edu</a>

## Teachers

1. Joe Vertrees	Freedom High School	884-6012 x39	<a href="mailto:vertrees@aps.edu">vertrees@aps.edu</a>
2. Richard Isaacson	Cibola High School	P-843-5734	<a href="mailto:isaacson@aps.edu">isaacson@aps.edu</a>
3. Kenneth Tabish	Albuquerque High School	220-2193	<a href="mailto:TABISH@aps.edu">TABISH@aps.edu</a>

## Community Members

1. Karen Giannini	480-9766	<a href="mailto:computers999@hotmail.com">computers999@hotmail.com</a>
2. Laura Horton	710-0646	<a href="mailto:vrna1@aol.com">vrna1@aol.com</a>
3. Candy Patterson	839-9235/Cell 321-1761	<a href="mailto:candypatt@aol.com">candypatt@aol.com</a>
4. John Knudsen	265-0205	<a href="mailto:johnny_mango@yahoo.com">johnny_mango@yahoo.com</a>
5. Dr. Glenabar Martinez	277-6047	<a href="mailto:glenie@unm.edu">glenie@unm.edu</a>

## Capital Master Plan Support Staff:

Kizito Wijenje, Director, Capital Master Plan	848-8892	<a href="mailto:wijenje@aps.edu">wijenje@aps.edu</a>
Marty Eckert, Director, Real Estate	Ext. 265	<a href="mailto:eckert_m@aps.edu">eckert_m@aps.edu</a>
Ruji Rajbhandari, Intern Planner/Demographer	848-8825	<a href="mailto:rajbhandari@aps.edu">rajbhandari@aps.edu</a>

## Executive Support Staff:

Brad Winter, Chief Operations Officer	880-3719	<a href="mailto:winter@aps.edu">winter@aps.edu</a>
Linda Sink, Chief Academic Officer	880-3703	<a href="mailto:sink@aps.edu">sink@aps.edu</a>
Karen Alarid, Exec. Director, Capital Division	848-8818	<a href="mailto:alarid_k@aps.edu">alarid_k@aps.edu</a>
Dupuy Bateman III, Chief Financial Officer	880-2590	<a href="mailto:bateman@aps.edu">bateman@aps.edu</a>
Tom Ryan, Exec. Director, Learning Technologies	830-8040	<a href="mailto:ryan_tom@aps.edu">ryan_tom@aps.edu</a>

## Staff support by Architectural Research Consultants.

John Petronis, ARC	842-1254	<a href="mailto:jppetronis@arcplanning.com">jppetronis@arcplanning.com</a>
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## Other Special Knowledge APS Resources included as appropriate:

Tami Coleman, Exec. Director, Finance/Accounting	880-3762	<a href="mailto:coleman_t@aps.edu">coleman_t@aps.edu</a>
Joe Escobedo, Legislative Liaison	880-3790	<a href="mailto:escobedo_j@aps.edu">escobedo_j@aps.edu</a>
Rigo Chavez, Director, Community Relations	880-3730	<a href="mailto:chavez_ri@aps.edu">chavez_ri@aps.edu</a>
Rose Ann McKernan, Exec. Director, TLS	848-8711	<a href="mailto:mckernan@aps.edu">mckernan@aps.edu</a>
Patrick Garcia, Exec. Director, Operations	764-9726	<a href="mailto:garcia_jp@aps.edu">garcia_jp@aps.edu</a>

Dave Grieves, Yes! For Our Children's Future	344-4080	<a href="mailto:dgrieves@cg-engrs.com">dgrieves@cg-engrs.com</a>
Art Melendres, Legal Counsel	848-1800	<a href="mailto:amelendres@modrall.com">amelendres@modrall.com</a>
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Erik Harrigan, Bond Consultant	883-1848	<a href="mailto:erik.harrigan@rbcdain.com">erik.harrigan@rbcdain.com</a>
Winston Brooks, APS Superintendent	880-3701	<a href="mailto:brooks_w@aps.edu">brooks_w@aps.edu</a>



# APS CMP - Background

- ✓ **CMPRC is an advisory committee to the Superintendent. Responsibilities include to:**
  - ▶ ***To review the progress of the Capital Master Plan with the Capital Master Plan staff nine months prior to each capital election.***
  - ▶ ***To review all growth-related projects and to allocate resources considering actual growth occurring and programmatic changes that may have occurred***
  - ▶ ***To review all renewal and maintenance programs to ensure that all sites are allocated resources in an equitable manner using consistent decision making criteria.***
  - ▶ ***To meet on an as-needed basis to review any changes to the Capital Master Plan over \$150,000***



# APS CMP - Background

- ✓ **Capital Master Plan Projects which**
  - ▶ ***MUST be implemented:***
  - ▶ ***Health/Safety***
  - ▶ ***Roofing***
  - ▶ ***HVAC Improvements***
  - ▶ ***Studies Required for District Decision-Making***
  - ▶ ***Structural Improvements as Recommended by Architects, Engineers, Contractors, or Consultants***



# Committee Charge / Schedule



# CMPRC Charge

- ✓ **Recommend to superintendent an updated capital strategy for 2011 - 2016 addressing**
  - ▶ ***Specific funding priorities for the next mill levy and bond package for the February 2010 election***
    - *HB 33 2011-16*
    - *GO Bond 2010 (2010-2013)*
  - ▶ ***General strategy concepts***
    - *SB 9 2014 - 18 (election February 2013)*
    - *GO 2014 (2014-2017)*



# Upcoming CMPRC Activities

- ✓ 1. Kickoff - Kickoff / Background – June 23
- ✓ 2. Financing – July 8
- ✓ 3. Growth/Utilization – July 22
- ✓ 4. Other APS needs(Administrative requests)  
– August 5
- ✓ 5. Charter Schools – August 19
- ✓ 6. Technology – September 2
- ✓ 7. Existing Facilities – September 16
- ✓ 8. Strategy discussions – September 30
- ✓ 9. Final Recommendations – October 14





# Architectural Research Consultants, Incorporated

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