

**NEW STEINER-LINDSEY ELEMENTARY SCHOOL**  
Portales Municipal School District

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**SCHOOL BUILDING COMMITTEE**  
**PROGRAMMING**  
**CONFERENCE #3**  
held at  
**CENTRAL ADMINISTRATION OFFICES**  
Portales, NM

**AGENDA**

September 25, 2007 @ 3:30 PM

An overview of Agenda discussion topics, as well as Committee review, input and analysis, are presented below.

A. Introductions and Overview

1. **Approved Funding Analysis:**

a. Total Funds approved to Adequacy Standards:	\$15,239,568
b. State Match (79% of \$15,239,568):	\$12,039,259
c. District Offset:	<b>\$ 235,674</b>
d. State Total Net Award less District Offset (\$12,039,259 - \$235,674):	<b>\$11,803,585</b>
e. District Required Match: (\$15,239,568 - \$12,039,259):	<b>\$ 3,200,309</b>
f. Total Required District Funding: (\$3,200,309 + \$235,674):	\$ 3,435,983

2. **Total Project Budget (TPB):** **\$16,303,585**

a. State Total Net Award:	\$11,803,585
b. District Total Participation	\$ 4,500,000
(1) District Offset:	\$ 235,674
(2) District Required Match (21% of \$15,239,568):	\$ 3,200,309
(3) District Additional Contribution:	\$ 1,064,017

3. **Maximum Allowable Construction Cost (MACC):** **\$11,800,000**

a. MACC: 72.38% of \$16,303,585 (TPB)	
b. Building: \$11,800,000 SF @ \$210 / SF:	<b>56,190 SF</b>
(PSFA maximum funded size:	60,000 SF)
(1) Area to Adequacy Standards:	52,523 SF
(2) Building Area in Excess of Adequacy Standards:	<b>3,667 SF</b>
<b>maximum</b>	

3. Substantial Completion: **Summer 2009**

a. Substantial Completion:	<b>Summer 2009</b>
b. Programming Completion:	<b>September 25, 2007</b>

B. Sustainable Design, LEED Certification and High Performance Appropriation (\$100,000)

**C. Facilities Space Program**

- 1. Preliminary 8-28-07: \$1,366,652 over MACC
- 2. Revised 9-13-07: \$ 1,057 within MACC
  
- 3. Revised 9-25-07: \$ within MACC

Revisions / Issues: **Note: 500 students must be accommodated per Award**

- a. Academic Wing: - 700 SF  
Notes: 480 students
  
- b. SPED: - 140 SF  
Notes: verify (20) students / (4) classrooms at +65% utilization  
no OT/PT
  
- c. Admin: - 920 SF
- d. Library/MC: - 25 SF
- e. Computer Lab: - 50 SF
- f. Visual Arts: - 200 SF
- g. Music: - 300 SF
- h. PE: +1,868 SF
- i. Student Dining: + 660 SF

The Design Team presented an updated Facilities Space Program to the Committee for discussion and review. Greer Stafford requested clarification on the current enrollments at both Valencia (5<sup>th</sup> grade) and Lindsey (6<sup>th</sup> grade). The 5<sup>th</sup> grade currently has 202 students and 198 students in 6<sup>th</sup> grade, for an approximately total of 400 students. Approximately 20 more students are in full-time SPED programs (10 students / C Level and 10 students / D Level) for a grand total of approximately 420 students in all 5<sup>th</sup>-6<sup>th</sup> grade classrooms/programs.

Relative to current enrollments, the new SLES should be able to accommodate growth of three to four more classes of students, without structural expansion, pursuant to a maximum design capacity of 500 students for the new school.

(Prior to this SBC meeting) the Design Team met with PSFA on Monday the 23<sup>rd</sup> to review the current Facilities Space Program and to discuss options for more (potential) funding towards the (larger) gym and (secondary) band rooms. One option considered for the gym was the possibility of an additional 700 SF of PSFA Adequacy support due to the updated Planning Guidelines; however, PSFA stated that such gymnasium provisions should not have been inserted into the Guidelines and will be deleted ASAP. Furthermore, only one music room will be funded by PSFA. They did direct Greer Stafford to design the new school for the full approved amount of 500 students.

Further Committee discussion and comments regarding the updated Program continue below.

The Committee discussed the bus drop-off area at length and stressed that it should be close to the gym/dining areas so that students can queue up in the gymnasium, particularly during inclement weather. They also felt that having a dedicated lane so that 3 to 5 busses can queue up at one time was important and adequate. The Design Team expressed

interest in having the Director of bus operations attend the next SBC meeting for input and confirmation of concepts as they are developed.

It was noted that one of the SPED rooms should have a (structural) beam installed for hanging of PT equipment, since there will not be a dedicated PT/OT room.

There was also discussion on whether the parent room should be incorporated into the workroom and lounge or perhaps instead with the (administrative) conference room. No final decision was made concerning this issue, as such details will be addressed and worked out in the ensuing Schematic Design Phase.

Ms. Dixon, Librarian Specialist, commented on the amount of wasted space there was constructed at the PJHS circulation desk. Such circulation space could be significantly consolidated in the new SLES, with an area big enough for only two people. Relative to book shelving, there should be no particle board specified, as it tends to deflect; also, shelves should be no longer than 36" in length for the same reason.

Relative to the general classrooms, it was requested that two classrooms within the 6<sup>th</sup> grade wing be designed to accommodate science-oriented workstations, with sinks, utilities and acid-resistant work surfaces.

#### D. Next SBC Meeting

1. Date, Place and Time: **October 11, 2007**
2. Topics for Discussion: Final Program Submittal; Alternates to Construction  
(option for discussion) Web site: [www.greer-stafford.com/questions.htm](http://www.greer-stafford.com/questions.htm)