



# COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION



## CENTRAL CONSOLIDATED SCHOOL DISTRICT

NEWCOMB EDUCATIONAL SPECIFICATIONS &  
FACILITY MASTER PLAN

COMMUNITY DIALOGUE  
5PM TO 8PM  
NOVEMBER 18, 2020



# NEWCOMB CAMPUS FACILITY MASTER PLAN & EDUCATIONAL SPECIFICATIONS

*Hello & Welcome*



*Superintendent Daniel P. Benavidez*



## INTRODUCTIONS | CS TEAM



David Sturtz, Partner



Kevin Huber,  
Partner



Kerrienne Wolf, REFP  
Educational  
Specifications Specialist



Sarah Baldwin,  
Senior Associate



Ann Hoffsis, REFP  
Partner



# AGENDA | NEWCOMB CAMPUS FACILITY MASTER PLAN & EDUCATIONAL SPECIFICATIONS



## Welcome & Introductions

## Presentation

- a. Process & Timeline
- b. Teacher Interviews: ES, MS, & HS
- c. School Walk Throughs
- d. Enrollment Projections
- e. Culture & Language Revitalization Immersion Program
- f. Proposed Elementary Spaces & Draft Adjacency Illustration
- g. Facility Options

## Small Group Work

- a. Group Discussion
- b. Questionnaire
- c. Report Out



CENTRAL CONSOLIDATED SCHOOL DISTRICT  
VISION & MISSION



*Vision:*

A community of learners dedicated to building lives.

*Mission:*

Building a collaborative relationship within our collective community through continuous learning, open communication, and shared trust.



# TIMELINE



## PAST

### Where We've Been

- 2011-2015 FMP
- 2016-2021 FMP

## PRESENT

### Where We Are

- Last Year of Current FMP
- School District Priorities #8 & #9 from list of 15 priorities
- Today's Step in the Process – detailed on next slide

## FUTURE

### Where We're Going

- Replace Newcomb ES
- Reorganize/Rebuild Newcomb MS / HS



# PROCESS



## Teacher Interviews September 2020

- Met with teachers from every grade level Pre-K to 12 to understand current & future program delivery and facility implications

## School Walk Throughs October 2020

- Conducted facility assessments of all Newcomb schools to ascertain building condition and educational adequacy of schools

## Planning Lab #1 October 2020

- Meet with stakeholders for data sharing and obtain input on process thus far
- Stakeholders review drafts for community dialogue: Ed Specs, Options, & Questionnaire

## Enrollment Projections October 2020

- Collect historical enrollment
- Study student enrollment trends
- Collect live births and other demographic data
- Develop student enrollment projections for 5years and 10years

## Community Dialogue November 2020

- Community gives feedback via Questionnaire on the draft educational specifications and Newcomb Campus facility options

## Planning Lab #2 December 2020

- Share results of community dialogue, edited ed specs, and preferred option(s)
- Draft recommendations will be finalized with stakeholders



## Elementary School Requests

- STEAM / Makerspace
- Flexible Spaces
- Computer Labs
- Art Classroom
- Music Classroom
- Classroom with Kitchen, Bathroom, Laundry Facilities & Space for Hands-on Projects (for use by SpEd, Bilingual, Parents as Teachers, Health, Nurse, Community, Pre-K, After School, etc.)
- School Store
- Pool
- Auditorium

## Middle & High School Requests

- Drama Classroom with support spaces such as Scene Shop, Make up / Dressing, Costume & Prop Storage, Sound / Lighting / Control Booth
- Wood Shop
- Welding
- Family & Consumer Science (cooking, sewing, etc.) - Industrial / Commercial Kitchen
- Greenhouse
- Agricultural Explorations / Animal Farming
- Mechanics: Agricultural
- Pool
- Auditorium





# SCHOOL WALK THROUGHS – OCTOBER 2020

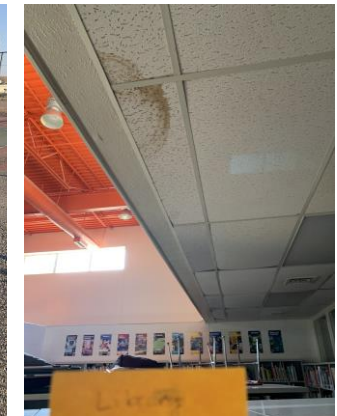
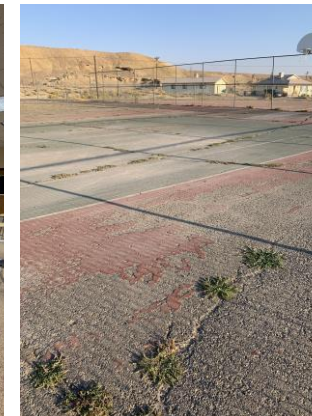
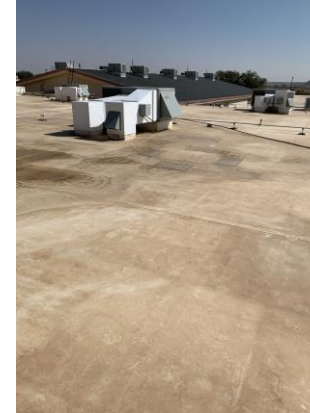


What is a school walk through?

- a. Facility Condition Assessment: major systems (windows, foundations, etc.)
- b. Educational Adequacy Assessment: how well can a building facilitate education (square footage, playgrounds etc.)

Where:

- a. Newcomb Elementary School
- b. Newcomb Middle School
- c. Newcomb High School





# HISTORICAL ENROLLMENT 2011-12 TO 2020-21



## Historical Enrollment - Newcomb

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
PK	35	39	54	31	27	21	20	20	14	8
K	49	50	44	51	48	37	25	28	28	19
1	55	38	43	35	48	48	43	27	34	28
2	44	52	51	40	39	50	48	34	28	34
3	42	50	57	42	37	40	47	46	37	25
4	61	42	48	55	56	43	39	54	51	40
5	59	55	40	46	54	60	51	40	50	55
6	39	64	71	46	54	64	72	64	53	56
7	79	42	65	56	47	53	62	70	66	55
8	55	61	39	63	60	55	57	68	69	66
9	75	53	71	72	70	64	58	67	88	74
10	60	75	44	42	70	64	69	56	62	84
11	58	49	55	47	50	47	60	66	49	65
12	56	60	50	54	38	52	39	52	67	44
<b>K - 12 Total</b>	<b>732</b>	<b>691</b>	<b>678</b>	<b>649</b>	<b>671</b>	<b>677</b>	<b>670</b>	<b>672</b>	<b>682</b>	<b>645</b>
<b>Grand Total</b>	<b>767</b>	<b>730</b>	<b>732</b>	<b>680</b>	<b>698</b>	<b>698</b>	<b>690</b>	<b>692</b>	<b>696</b>	<b>653</b>

Source: New Mexico Public Education Department; New Mexico School Facilities Authority

## Historical Enrollment - Newcomb

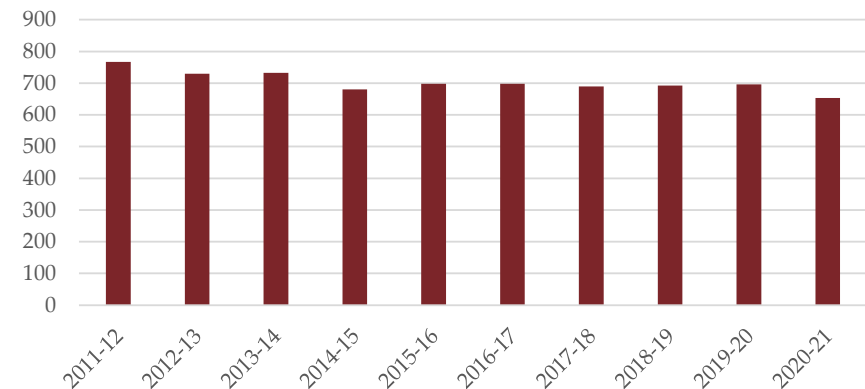
Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
PK	35	39	54	31	27	21	20	20	14	8
K - 5	310	287	283	269	282	278	253	229	228	201
6 - 8	173	167	175	165	161	172	191	202	188	177
9 - 12	249	237	220	215	228	227	226	241	266	267
<b>K - 12 Total</b>	<b>732</b>	<b>691</b>	<b>678</b>	<b>649</b>	<b>671</b>	<b>677</b>	<b>670</b>	<b>672</b>	<b>682</b>	<b>645</b>
<b>Grand Total</b>	<b>767</b>	<b>730</b>	<b>732</b>	<b>680</b>	<b>698</b>	<b>698</b>	<b>690</b>	<b>692</b>	<b>696</b>	<b>653</b>

Source: New Mexico Public Education Department; New Mexico School Facilities Authority

## HISTORICAL ENROLLMENT

- Newcomb ES, MS, & HS - Historical Enrollment has decreased by 114 PK-12 students from 2011-12 through 2020-21
- Kindergarten enrollment dropped significantly in 2017-18
  - That cohort is working its way through the system

## HISTORICAL ENROLLMENT - NEWCOMB CAMPUS





# ENROLLMENT PROJECTIONS – 2021-22 TO 2030-31



## Projected Enrollment - Newcomb

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
PK	8	8	8	8	8	8	8	8	8	8
K	26	22	22	23	23	23	23	23	23	23
1	22	30	26	25	27	27	27	27	27	27
2	28	22	30	26	25	27	27	27	27	27
3	33	27	21	29	25	24	26	26	26	26
4	29	38	31	24	33	29	28	30	30	30
5	41	30	39	32	25	34	30	29	31	31
6	68	51	37	48	40	31	43	37	36	38
7	58	71	53	38	50	41	32	44	38	37
8	55	58	71	53	38	50	41	32	44	38
9	78	65	68	83	62	45	59	49	38	52
10	71	74	62	65	79	60	43	56	46	36
11	80	67	71	59	62	76	57	41	54	44
12	60	73	62	65	54	57	69	52	37	49
<b>K - 12 Total</b>	<b>649</b>	<b>628</b>	<b>593</b>	<b>570</b>	<b>543</b>	<b>524</b>	<b>505</b>	<b>473</b>	<b>457</b>	<b>458</b>
<b>Grand Total</b>	<b>657</b>	<b>636</b>	<b>601</b>	<b>578</b>	<b>551</b>	<b>532</b>	<b>513</b>	<b>481</b>	<b>465</b>	<b>466</b>

Source: Cooperative Strategies

## Projected Enrollment - Newcomb

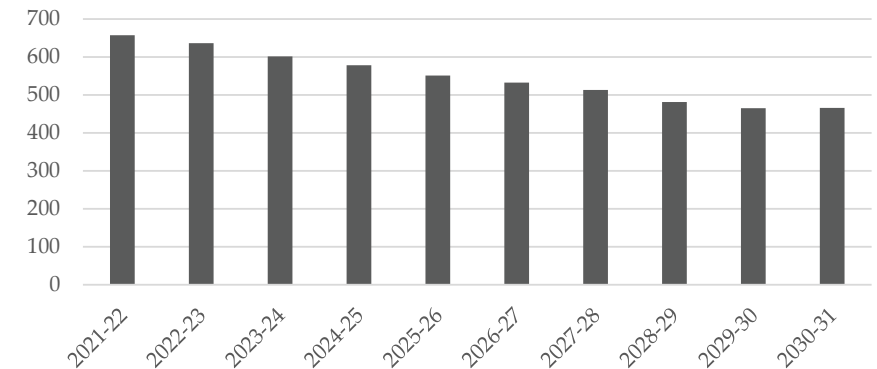
Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
PK	8	8	8	8	8	8	8	8	8	8
K - 5	179	169	169	159	158	164	161	162	164	164
6 - 8	181	180	161	139	128	122	116	113	118	113
9 - 12	289	279	263	272	257	238	228	198	175	181
<b>K - 12 Total</b>	<b>649</b>	<b>628</b>	<b>593</b>	<b>570</b>	<b>543</b>	<b>524</b>	<b>505</b>	<b>473</b>	<b>457</b>	<b>458</b>
<b>Grand Total</b>	<b>657</b>	<b>636</b>	<b>601</b>	<b>578</b>	<b>551</b>	<b>532</b>	<b>513</b>	<b>481</b>	<b>465</b>	<b>466</b>

Source: Cooperative Strategies

## PROJECTED ENROLLMENT

- Newcomb ES, MS, & HS – Enrollment is projected to decrease from 653 students in 2020-21 to 551 PK-12 students in the 2025-26 school year
- Small cohorts seen in K from 2017-18 through 2020-21 continue to work their way through the system
- Kindergarten recovers slightly but due to decreasing resident live births in San Juan County, does not return to levels seen prior to 2017-18

## PROJECTED ENROLLMENT NEWCOMB CAMPUS





# POTENTIAL FUTURE PROGRAM NAVAJO CULTURE & LANGUAGE IMMERSION



## DISCUSSION PHASE

Vision and expansion to provide Indigenous Language and Culture Revitalization

## FORTHCOMING MEETING

Discuss the possibilities for new Newcomb ES building and the Immersion Program

## VISION

Begin at Kindergarten moving cohort through grade levels, offering Immersion Program to each new Kindergarten cohort



# QUESTIONNAIRE TOPICS

1. Newcomb Elementary School:  
Proposed Spaces & Draft  
Adjacency Illustration
2. Facility Options



# QUESTIONNAIRE TOPIC #1: NEWCOMB ELEMENTARY PROPOSED SPACES AND DRAFT ADJACENCY ILLUSTRATION



# QUESTIONNAIRE TOPIC #1

## SUMMARY OF PROPOSED ELEMENTARY SPACES



Core Academics

Special Education

Visual Arts

Music

Physical Education

Library Media

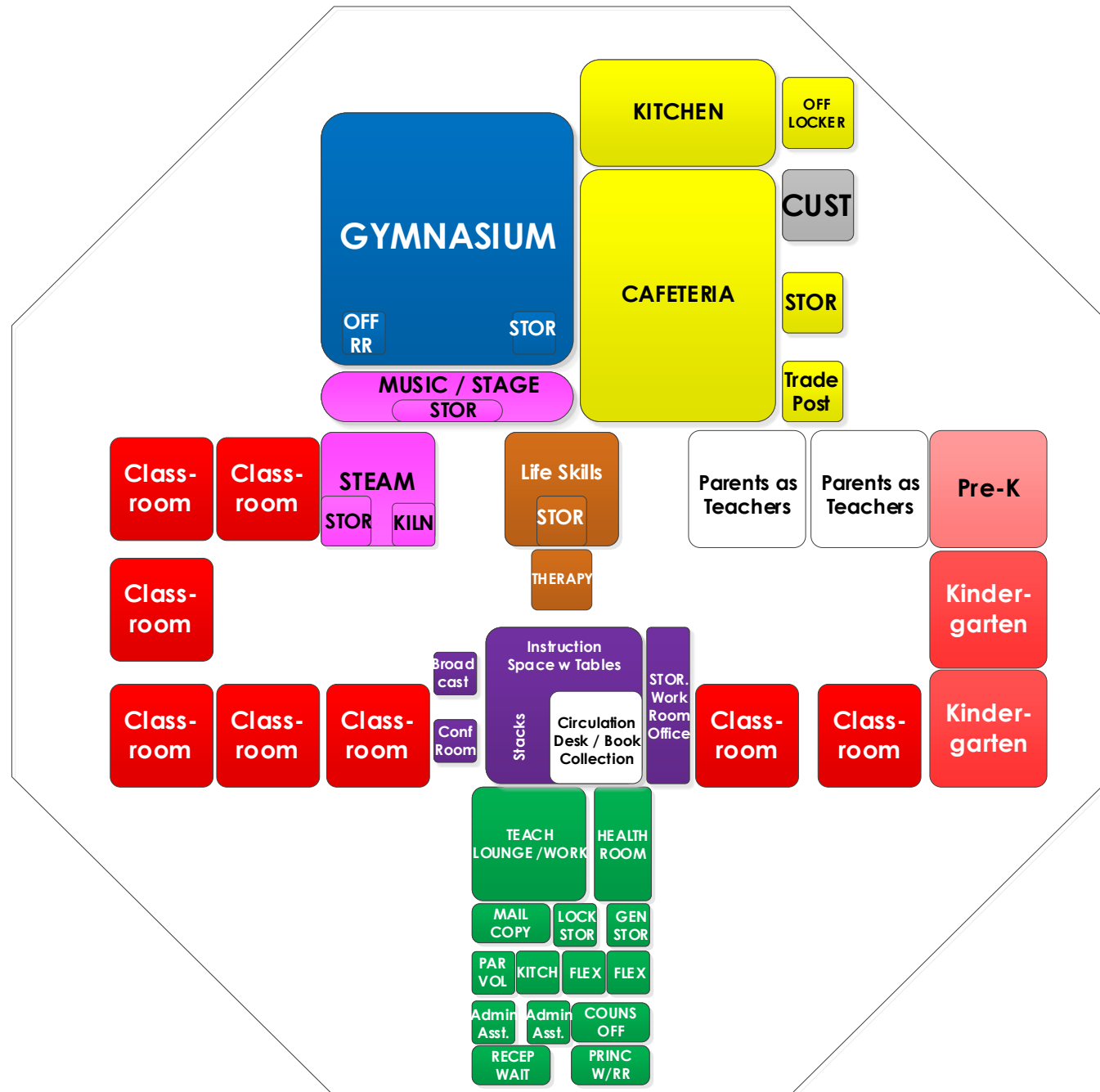
Administration

Food Service

Custodial



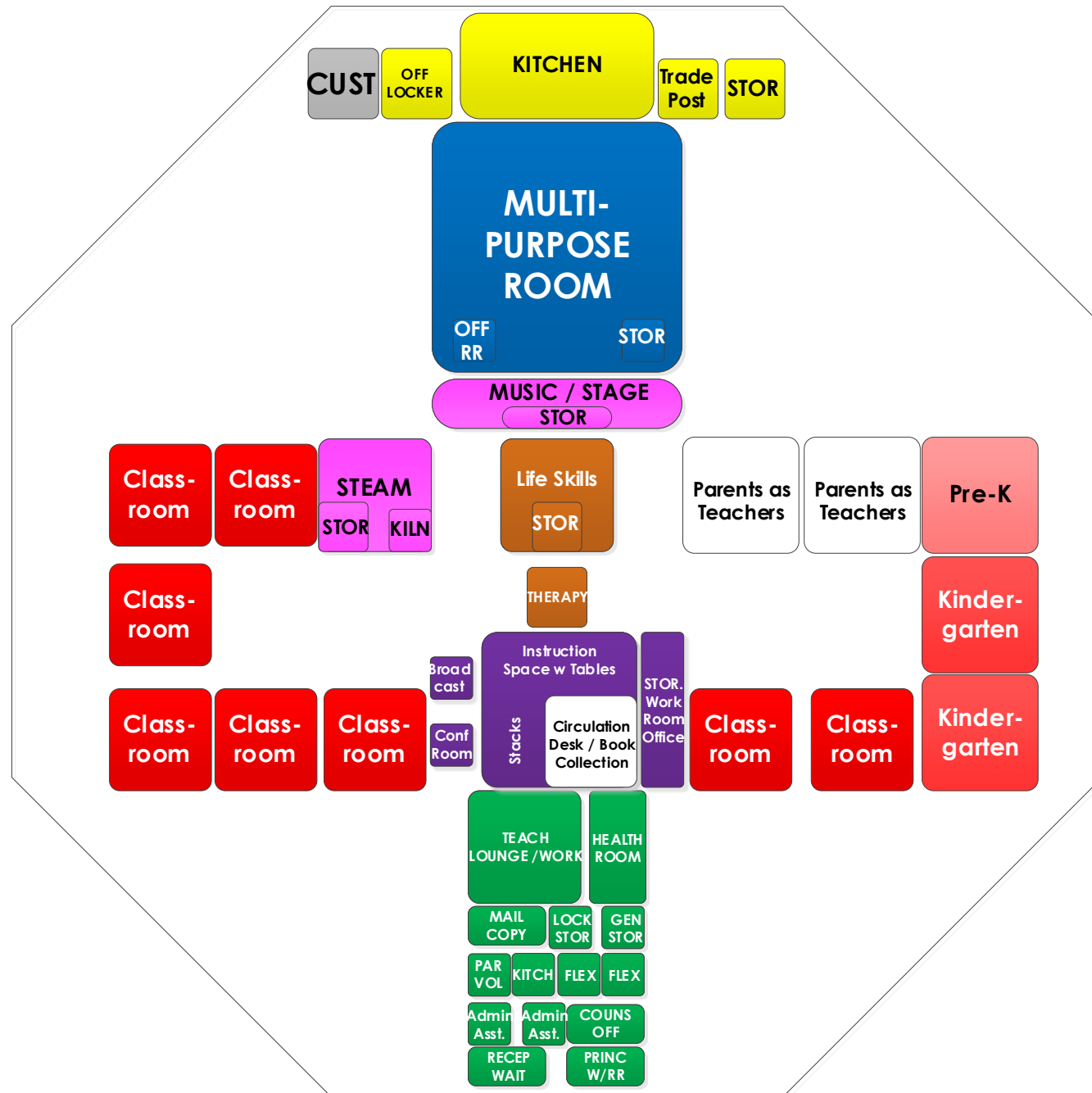
QUESTIONNAIRE  
 TOPIC #1  
 ELEMENTARY  
 ADJACENCIES &  
 SPATIAL  
 RELATIONSHIPS  
 VERSION #1 -  
 GYMNASIUM &  
 CAFETERIA







QUESTIONNAIRE  
 TOPIC #1  
 ELEMENTARY  
 ADJACENCIES &  
 SPATIAL  
 RELATIONSHIPS  
 VERSION #2 –  
 MULTIPURPOSE  
 ROOM





# QUESTIONNAIRE TOPIC #1



## PROPOSED ADMINISTRATION & CUSTODIAL ELEMENTARY SPACES

<b>Administration</b>
Offices
Principal's Office
Counselor Office
Itinerant / Flex (social worker, psychologist, gifted, school security, intervention, etc.)
Teacher's Lounge (Planning & Meeting Area/Work Room/PLC w/ 100 sf conference room)
Kitchenette
Mail/Work/Copy Room
Health Room / Nurse's Office / Health Assistant
Adjacent to Life Skills Sped CR - Access to Laundry Facilities, Bathroom with Shower, Sink & Toilet, and Refrigerator/Icemaker
Contagion / Sick Area w Cots
Non Contagion / Well Area w Cots
Parent work space
Administrative Assistants (Reception, Registrar, Attendance, Bookkeeping, etc.)
Reception / Waiting Room
Storage
Records Room Lockable Vault / Testing
General Administrative

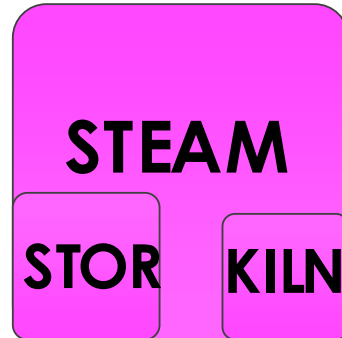
<b>Custodial</b>
Custodial Work Room / Office (lockers)
Bathroom: Shower, Sink, Toilet
Storage: Supplies & Equipment
Loading Dock





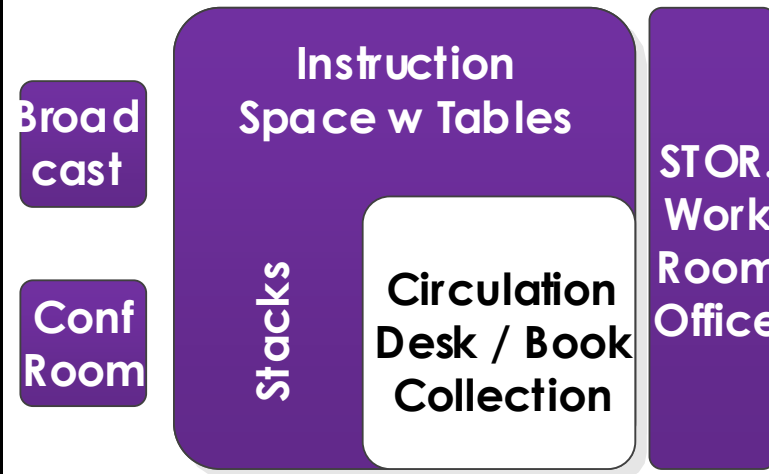
# QUESTIONNAIRE TOPIC #1

## PROPOSED VISUAL ARTS & LIBRARY MEDIA CENTER ELEMENTARY SPACES



<b>Visual Arts</b>
Visual Arts Classroom / STEAM / Makerspace
Visual Arts Storage
Kiln Room

<b>Library Media Center</b>
Instruction Space with Tables
Stacks
Broadcast Room
Conference Room
Circulation Desk / Book Collection
Office / Workroom / Storage

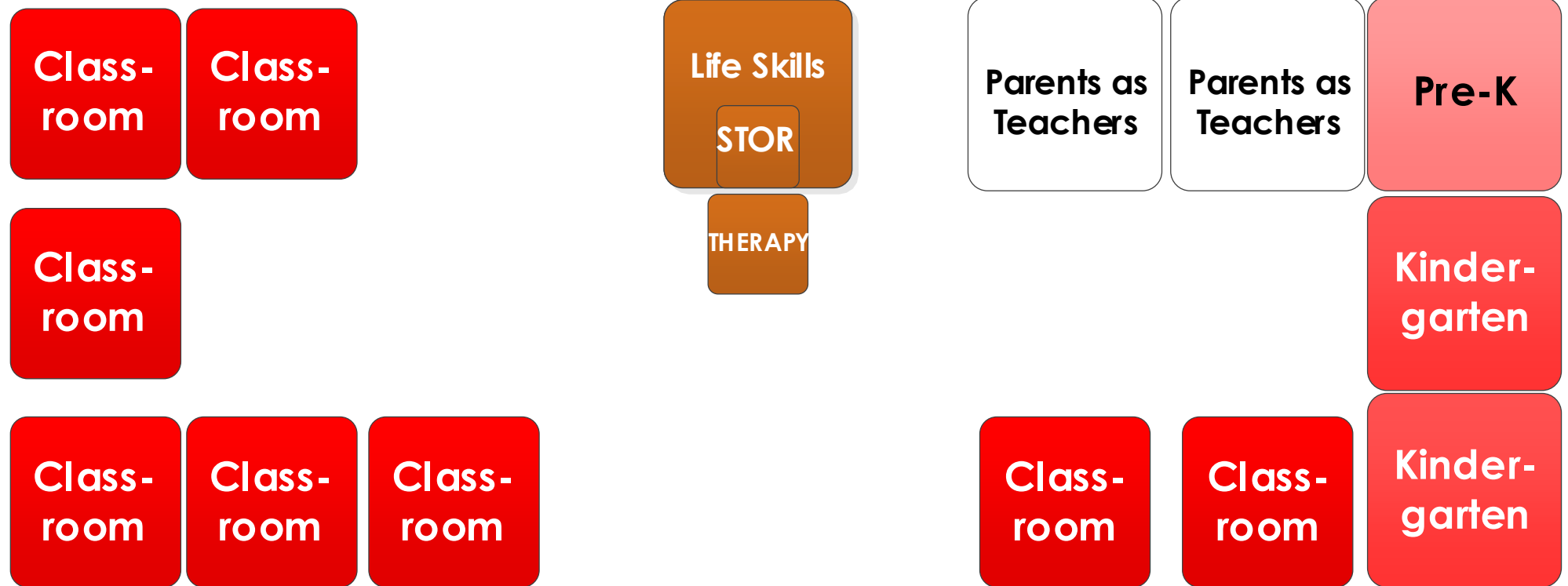




# QUESTIONNAIRE TOPIC #1

## PROPOSED CORE ACADEMIC & SPECIAL EDUCATION ELEMENTARY SPACES

Core Academics	Special Education
PreK Classroom with RR & Storage	Special Education Self Contained / Life Skills w Storage**
Kindergarten w RR & Storage	Therapy: OT/PT/Speech/Language
Classrooms: 1st to 6th Grade and/or Navajo Immersion	Parents as Teachers with Restrooms & sinks*



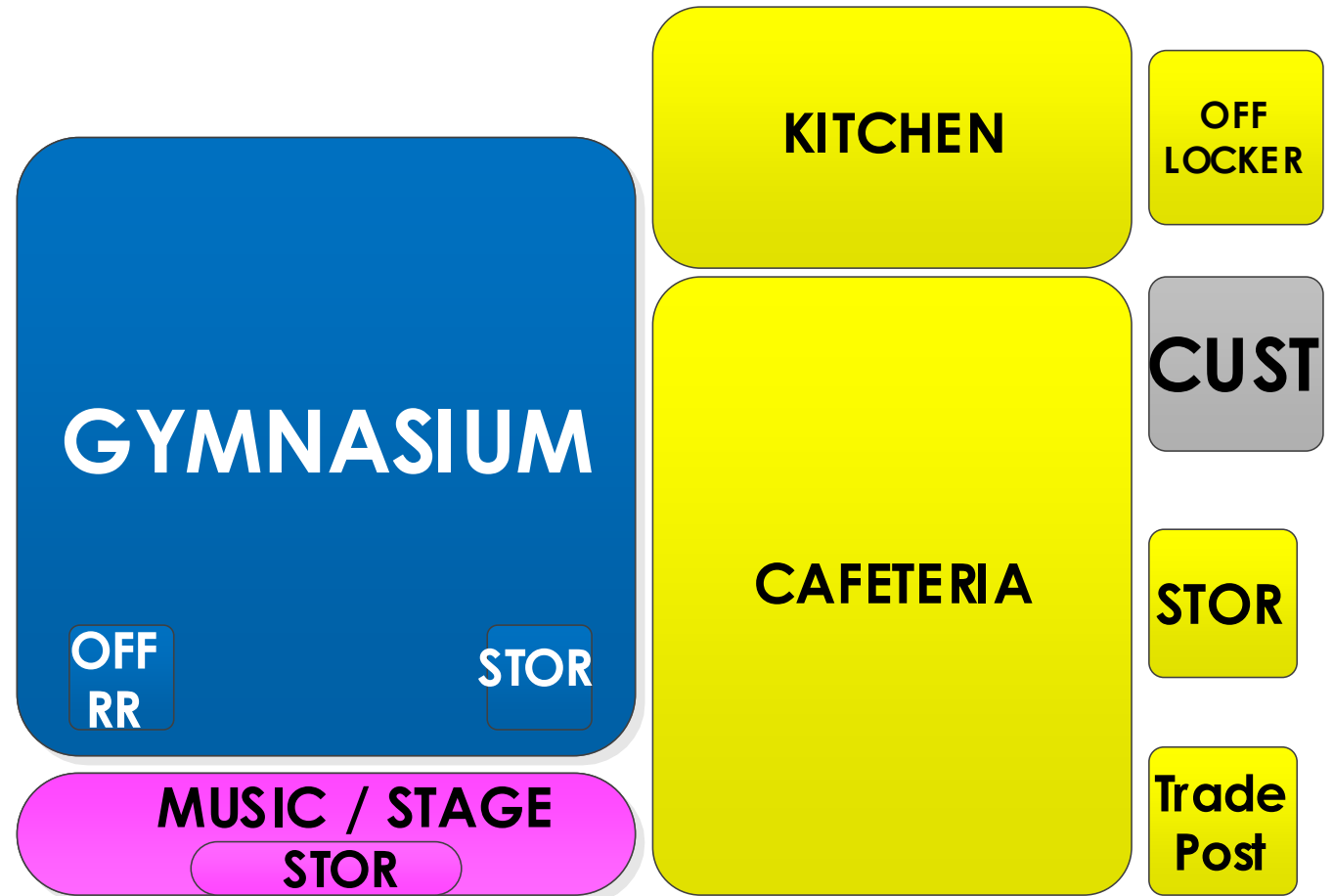


QUESTIONNAIRE TOPIC #1  
PROPOSED ELEMENTARY SPACES



**GYMNASIUM & CAFETERIA: FOOD SERVICE, MUSIC & PHYSICAL EDUCATION**

<b>Physical Education, Music, &amp; Food Service</b>
Gymnasium
PE Teacher Office / Bathroom
PE Storage: Interior & Exterior
Cafeteria
Table & Chair Storage
Trading Post (School Store)
Music Classroom / Stage
Music / Stage Storage
Kitchen
Serving
Preparation Area
Dishwashing Area
Freezer / Refrigerator
Dry Storage
Kitchen Manager Office
Break Area
Locker Rooms / Changing / Restroom



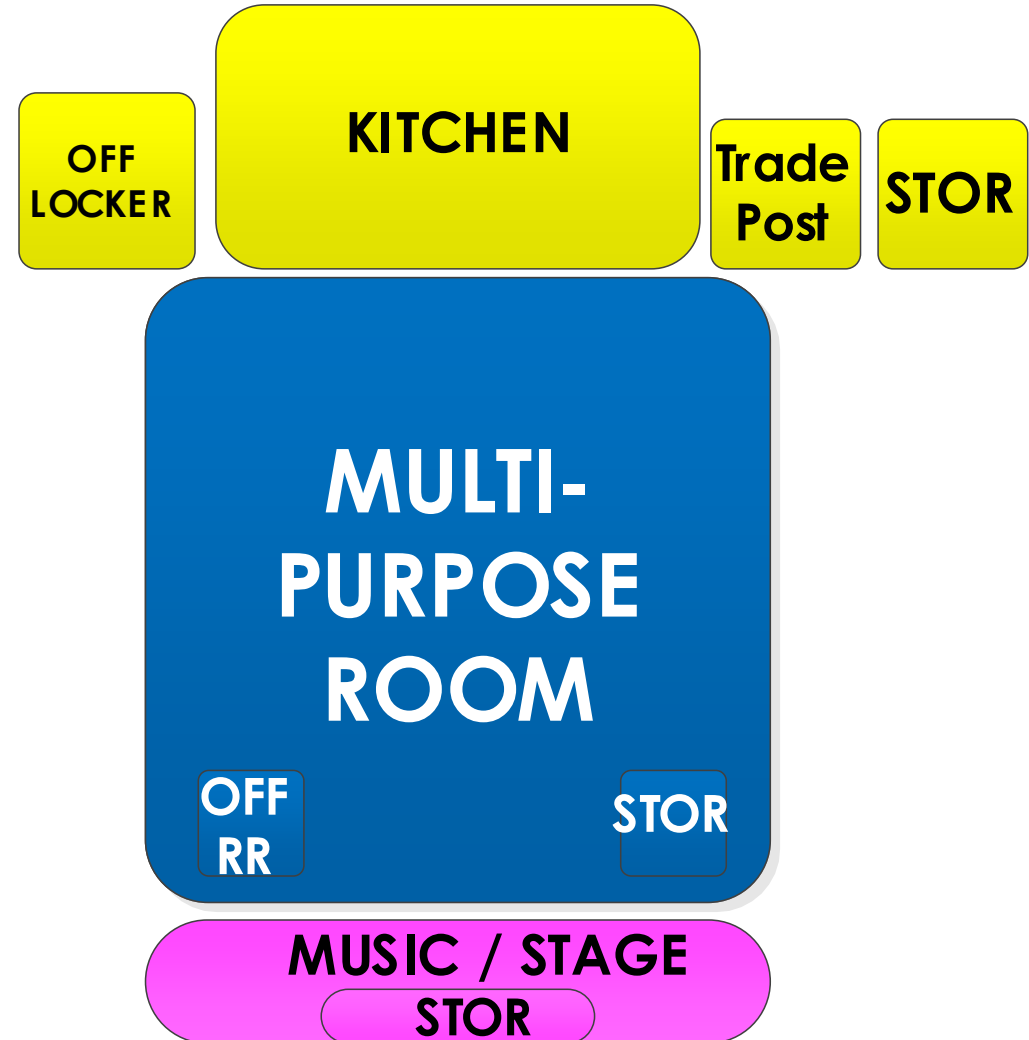


QUESTIONNAIRE TOPIC #1  
PROPOSED ELEMENTARY SPACES



**MULTIPURPOSE ROOM: FOOD SERVICE, MUSIC & PHYSICAL EDUCATION**

<b>Food Service, Music, &amp; Physical Education</b>
Multipurpose Room (Gym/Café)
PE Teacher Office / Bathroom
PE Storage: Interior & Exterior
Table & Chair Storage
Trading Post (School Store)
Music Classroom / Stage
Music / Stage Storage
Kitchen
Serving
Preparation Area
Dishwashing Area
Freezer / Refrigerator
Dry Storage
Kitchen Manager Office
Break Area
Locker Rooms / Changing /Restroom





# QUESTIONNAIRE TOPIC#2: FACILITY OPTIONS



# FACILITY DATA OVERVIEW



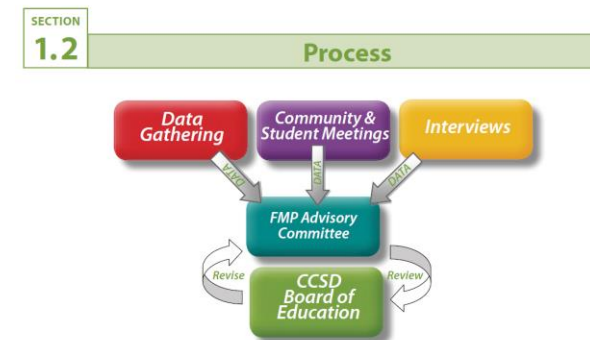
Campus	Grade Level	Site Acres	Original Year Built	Gross Square Feet	# Permanent Classrooms	# Portable Classrooms	2016 repairs & renovations approx. in 2020 dollars	FCI**	PSFA Capacity based on Existing Permanent SF/Student	2010-11 Enrollment	2019-20 Enrollment	2010-19 growth/decline	2019 Utilization
Naschitti ES_campus*	ES	8.2	1969	26,080	10	-	\$ 300,893	3%	277	98	94	▼ (4)	34%
Newcomb ES_campus	ES	16.8	1963	66,942	30	4	\$ 9,029,118	34%	531	300	242	▼ (58)	46%
Newcomb MS_campus	MS	29.1	1997	50,588	15	-	\$ 1,285,992	6%	332	182	188	▲ 6	57%
Newcomb HS_campus	HS	20.0	1981	120,842	41	3	\$ 15,663,450	30%	604	257	266	▲ 9	44%
		<b>74</b>		<b>264,452</b>	<b>96</b>	<b>7</b>	<b>\$ 26,279,453</b>	<b>24%</b>	<b>1,744</b>	<b>837</b>	<b>790</b>	<b>▼ -47</b>	<b>45%</b>

\* Naschitti ES was rebuilt in 2014

\*\* FCI = Facility Condition Index. FCI = (cost of repairs and renovations) / (replacement cost)

The **2016 Facilities Master Plan (FMP)** identified numerous building systems in need of replacement at Newcomb ES including “air/ventilation equipment; communication/security; exterior windows and doors; floor finishes; foundation / slab/ structure; HVAC; interior doors, partitions, stairs, elevator; Interior walls; lighting/branch circuits; main power/emergency; plumbing; roof; wall finishes; parking lots; playground equipment; walkways; and portable. CCSD has identified the need to re-organize the school’s entry and secure building access to create a safe environment for students and staff.” The plan noted that “Replacement of NEL is a high priority for CCSD and one that the District and community feels should come before the renovation/replacement of Newcomb MS-HS.”

At Newcomb HS, the plan noted, “several building systems as beyond life expectancy and possible mission impact including air/ventilation equipment; ceiling finishes; communication/ security; exterior walls; exterior windows and doors; fire sprinkler; floor finishes; foundation/slab/structural; HVAC; institutional equipment; lighting/branch circuits; other electrical systems; plumbing; roof; technology; wall finishes; landscaping; parking lots; walkways and portables. CCSD has identified the need to re-organize the school’s entry and secure building access to create a safe environment for students and staff. NMS – NHS combination school project is a high priority for CCSD. CCSD anticipates a combination of demolition, new construction and renovation at this site to accommodate the combination of middle and high school facilities into one school.”



**FMP PRIORITIZATION SCHEDULE**  
The following is a list of all meetings and agendas in the FMP process. Refer to Section 4 for the sign-in sheets, agendas, and presentations of each FMP meeting.

**June 2, 2015** - A strategic meeting was held with the FMP Core Committee to discuss the FMP Process and obtain background information for the 2015 FMP.

- The meeting agenda included:
- FMP Purpose
  - FMP Objective
  - FMP Partnership
  - FMP Process
  - FMP Schedule
  - CCSD Background Information
  - CCSD Issues, Needs and Concerns

Background information included demographic data, enrollment trends, capacity and utilization, financial information, goals from 2010-2015 FMP, 2015 FAD and PSFA FAD/FMAR report.

**September 10, 2015**  
The FMP Committee met to review information and provide input on the issues, concerns and needs regarding CCSD facilities.

The meeting agenda included:





## QUESTIONNAIRE TOPIC #2: FACILITY OPTIONS

2020 FMP Draft Options	R.O.M. Cost Estimate	Notes
<b>Part 1:</b> Rebuild Newcomb ES on-site	\$ 17,600,000	Rebuild Newcomb ES due to poor condition and educational adequacy instead of only addressing the \$7.5M in identified deficiencies from the 2016 FMP.
<b>Part 2:</b> Rebuild Newcomb HS on-site with specialty spaces for 7-8th grade instruction	\$ 27,880,000	Follow the recommendation from the 2016 FMP to rebuild 7th and 8th grade specialty classrooms as a part of rebuilding Newcomb HS on-site. The 7th-8th grade classrooms would be immediately adjacent if not connected to the current MS. As stated in the 2016 FMP,
<b>Part 3:</b> Priority Repairs for existing Newcomb MS	\$ 1,701,660	Address structural, technology, security and playground deficiencies.
<b>2020 R.O.M. Cost Estimates</b>	<b>\$47,181,660</b>	

Please consider if there are **other possible options**, and the **benefits and challenges** to all the above



# SMALL GROUPS & QUESTIONNAIRE:

[HTTPS://WWW.SURVEYMONKEY.COM/R/NEWCOMBFMP](https://www.surveymonkey.com/r/newcombfmp)



## WAYS TO ANSWER QUESTIONNAIRE



Individual Questionnaires can be answered using Web Link

Paper Questionnaire will be given with lunches or packets

Paper Questionnaires available through School District offices

***All Questionnaires must be returned to District by  
Monday, December 7th***



## WAYS TO INCREASE STAKEHOLDER PARTICIPATION



- Word of Mouth
- District Website
- School Newsletter
- Social Media: Facebook, Twitter, Instagram
- Direct Mailing



# QUESTIONNAIRE

\* 1. Did you attend the community meeting on November 18th?

Yes

No

2. Please define what you believe would make a newly constructed Newcomb Elementary School a success.

3. What changes would you make to the proposed spaces and adjacencies (educational specifications) for Newcomb Elementary School?

5. Please rate the following options.

	Very Good	Good	Acceptable	Poor	Very Poor
Rebuild Newcomb ES on-site. Rebuild Newcomb HS on-site with specialty spaces for 7-8th grade instruction. Priority repairs for existing Newcomb MS.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

6. Is there any additional option that you would suggest for new construction or major renovation?

7. What other academic or facility factors should be considered as the plan nears completion?

\* 4. When considering what would be part of a future Newcomb Elementary School, which of the following spaces are most important to you? Please select your top 5.

- Art Classroom
- Auditorium
- Classroom with Kitchen, Bathroom, Laundry Facilities, and room for hands on projects
- Cafeteria
- Cafeteria/ Gymnasium combination
- Computer Lab
- Extended Learning/ Flex Space
- Gifted Classroom
- Gymnasium
- Music Classroom
- Bilingual Language Classroom
- Parents as Teachers Classroom
- Pool
- Pre-Kindergarten Classroom
- Stage
- STEAM (Science, Technology, Engineering, Art, Math) / Makerspace
- Teacher Workroom / Staff Meeting Space
- Therapy Room: Occupational, Physical, Speech & Language
- Other (please specify)



# SAVE THE DATE

FEBRUARY OR MARCH 2021  
BOARD OF EDUCATION MEETING  
FINAL REPORT PRESENTATION