

Preparation of a Facility Master Plan Update 2014 - 2019 for Los Alamos Public Schools, Los Alamos, New Mexico

Los Alamos Public Schools (LAPS) contracted with Architectural Research Consultants, Incorporated (ARC) to prepare an update to its Facility Master Plan (FMP). The plan incorporates a physical evaluation of the district's schools, administrative support facilities and leased facilities; enrollment projections; and analyses of the area's demographics and economics, school facilities enrollment capacity, and school facility utilization.

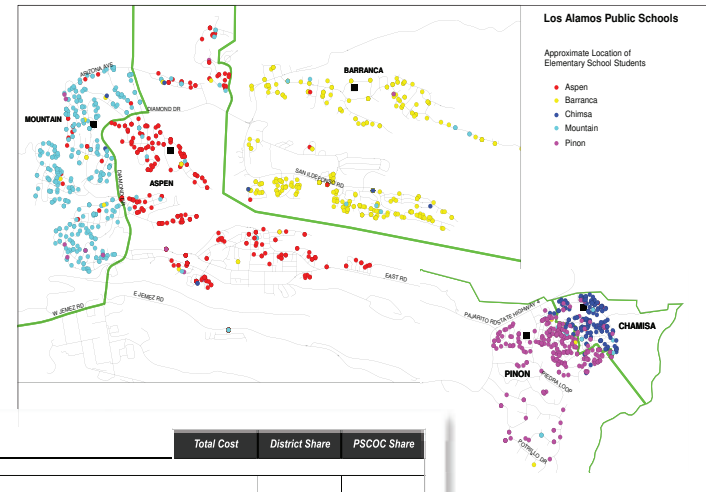
The district has about 900,000 gross square feet of buildings with approximately \$97 million of capital needs. District facilities include former school sites which are currently leased and generate revenue for school operations. The FMP addressed strategies to fund capital needs at the leased sites for the first time to protect the assets and preserve the revenue stream.

ARC worked with a steering committee comprised of district staff to develop options and the dataset to support the next phase of implementation in the district's 20-year strategy to modernize district schools. Our development of capital needs considered district policies regarding out-of-district transfers, portable replacement, consolidation of schools, and equity in elementary school environments. ARC addressed State concerns that districts "right-size" their school facilities, and compared the GSF of existing school facilities to State adequacy standards and analyzed the excess GSF where needed.

Completed: 2014

Client: Los Alamos Public Schools

Elementary School Student Locations (right)



Capital Planning: Options		Total Cost	District Share	PSCOC Share
Steering Committee Recommendations				
School:				
	Barranca Mesa ES	\$2,536,410		
	Chamisa Elementary	\$2,648,875		
	Mountain ES	\$7,146,465		
	Pinon ES	\$4,497,478		
	Los Alamos MS	\$2,788,629		
	Los Alamos HS	\$1,808,489		
Total Steering Committee Recommended Projects			\$21,426,346	

Replacement School Options						
Option	PSCOC Ranking	Elementary Schools	Design enrollment	Estimated TPC, escalated to 2019	District Share 50%	PSCOC Share 42%
1		Consolidated School				
		Piñon ES and Chamisa ES	512	\$22,011,349	\$12,766,582	\$9,244,767
2	69	Piñon ES	291	\$14,267,435	\$8,275,112	\$5,992,323
3	70	Chamisa ES	221	\$11,389,232	\$6,605,755	\$4,783,478
4	39	Barranca Mesa ES	415	\$18,676,316	\$10,832,263	\$7,844,053
5	288	Mountain ES	446	\$19,685,658	\$19,685,658	\$0

Priority Capital Projects, Five Years (above)

Facility Improvements Over 20 Years (right)

