

FACILITIES MASTER PLAN 2023-27

RATON PUBLIC SCHOOLS



thinkSMART planning, inc.
Capital AE

MARCH 2023

ACKNOWLEDGEMENTS

Raton Public Schools Board of Education

Mr. Jason Phillips, President
Mr. Ted Kamp, Vice President
Ms. Kathy Honeyfield, Secretary
Mr. Beaver Segotta, Member
Mr. Ryan Boone, Member
Ms. Kristie Medina, Superintendent

RPS Facilities Master Planning Committee

<i>Kristie Medina – Superintendent</i>	<i>Desiree Silva – Colfax County Assessor’s Office & Parent</i>
<i>Myra Baird – Business Manager</i>	<i>Linde Shuster – Commissioner City of Raton</i>
<i>Kimberly Sanchez – Principal Longfellow Elementary</i>	<i>Scott Weese – Parent</i>
<i>Michelle Hopper – Principal Raton Intermediate Schools</i>	<i>Jessica Kendall – Elementary Teacher</i>
<i>Olga Neurauter – Principal Raton High School</i>	<i>Ryan Boone – Member Raton School Board</i>
<i>Geneva Sandoval – After School Coordinator</i>	<i>Ben Munden – Maintenance Supervisor RPS</i>
<i>Jason Phillips – President Raton School Board</i>	<i>Marty Mayfield – Citizen & Media Coordinator KRTN</i>
<i>Kathleen Honeyfield – Secretary Raton School Board</i>	<i>Tyler Davis – Engineer Engineering Analytics</i>
<i>Maegan Shields – Elementary Teacher & Parent</i>	

PSFA

John Valdez, Facilities Master Planner
Phillip Bradley-Ortiz, Regional Project Manager

PLANNING CONSULTANT TEAM

thinkSMART Planning, inc.
Capital AE
Applied Economics

TABLE OF CONTENTS

TABLE OF CONTENTS	2
I. INTRODUCTION	3
A. DISTRICT FACILITIES VISION AND GOALS.....	3
B. ISSUES AND FINDINGS.....	5
C. PLANNING PROCESS	6
D. EXECUTIVE SUMMARY.....	5
II. EXISTING AND PROJECTED CONDITIONS	15
A. DISTRICT OVERVIEW.....	15
B. SITE/ FACILITIES OVERVIEW	16
C. DEMOGRAPHICS AND ENROLLMENT.....	18
III. CAPACITY AND UTILIZATION	39
A/B. MAXIMUM/ FUNCTIONAL CAPACITY AND UTILIZATION ANALYSIS.....	39
C. SPACE NEEDS.....	45
IV. CAPITAL IMPROVEMENT PROGRAM/ PLANNING	46
A. AVAILABLE FUNDING.....	46
B. PRIORITIZATION PROCESS	51
C. PLANNING STRATEGY AND IMPLEMENTATION	52
D. CAPITAL PLAN PRIORITIES.....	54
V. TECHNICAL APPENDIX	65
A. SUPPORTING INFORMATION.....	65

SECTION I: INTRODUCTION



I. INTRODUCTION

A. DISTRICT FACILITIES VISION AND GOALS

1. Short- and Long-Range Vision for the District's Facilities

RPS facilities have been maintained to the highest level of available funding, given the lack of GOB funding in the past. Very old school buildings that were built for fifty percent more than the current population of students have drained the district's operational funds over the last decade. Assessments of district facilities find that capital needs are related to the advanced age and state of repair of facilities (HVAC, major systems, structural, and drainage issues are most prevalent).

The FMP Committee's short-term vision for facilities is to address only emergency repair items and not invest more capital dollars into trying to upgrade facilities that are beyond their useful life.

The long-term vision of the FMP Committee is to demolish all three current schools and consolidate the facilities into one PK-12 campus for the following beneficial reasons:

- A consolidated PK-12 campus will allow the district to "right-size" facilities to meet the current and projected enrollment at RPS.
- A new school will be designed with modern systems, health and safety measures, indoor air quality and more efficient utilities, saving the district substantial operational dollars and providing a healthy and safe environment for students and staff.
- A new school will have very low to no maintenance repairs for at least a decade.
- A new school will save staff time and driving costs as they will not be traveling between three campuses.
- A new school will be designed to support modern teaching and learning practices.
- A new school will provide community benefit such as walking trails, athletic facilities, meeting areas for community groups, area for summer programs, and non-profits after hours and during the summer.
- A new school site will be designed to provide optimal drainage, parking, and security.
- A new school will be designed to support the educational technology needs of the district.

2. District's Goals for Facilities

The FMP Committee established the following seven goals for RPS Schools and Staff:

- **Affordable Teacher Housing**

Although not addressed in this five-year master plan, the FMP committee has expressed a need for the district to assist with the procurement of affordable housing for staff.

- **Teacher Retention**

Attract new and quality teachers and retain current staff through coaching and support, recognition and pay, housing opportunities, paths to leadership, and community support.

- **Technology**

Technology will need to keep up with change in the following areas:

- Broadband access for the school and community,
- Professional development opportunities,
- Virtual options for teaching and learning,
- Student access to information,
- Family connections to school/teachers.

RPS will need to be proactive instead of reactive, taking leadership roles and actively communicating with parents in the school community.

- **Facility Conditions/Age**

Facilities in RPS are old and in need of replacement or repair. Communities thrive and home values rise when they have high performing schools. The Raton community needs to be aware of the old and increasingly inefficient school facilities at RPS.

- **Support Next Generation Learning**

A demand for more innovative education models will include:

- Trends toward collaborative learning,
- Trends toward more entrepreneurial education opportunities (career and tech),
- High schools that operate like a college (with flexibility).

Educational programming will need to be more flexible and nimbler to change with a quickly changing society. Schools will need to be able to support these new models of teaching and learning.

- **Community Resources**

Community partnerships are essential to the health of the school and community, providing essential resources for all age groups. RPS desires the have a “Unity of Community” incorporating the following community assets into the RPS learning plan:

- Local commercial green house,
- Community kitchen,
- Outdoor adventures,
- Historic venues,
- Performing arts,
- Film school.

- **Enrollment**

Due to declining enrollment in RPS in the past, public schools have greater competition for student enrollment funds. Current schools are (in some cases) sized for a different enrollment scenario and are now inefficient. RPS’ goal is to stabilize enrollment by providing the best schools possible for Raton area students.

B. ISSUES AND FINDINGS

The district is facing the following issues:

- Area demographics indicate a rise in the over 60-year-old population and a decline in persons of child-bearing age. This affects both the number school-aged children in the area and the local economy as there are less people to pay the taxes that support schools.
- Area housing costs are low in comparison to the rest of NM which means a lower tax base for the area.
- With a very low housing stock, teachers have a difficult time finding area housing.
- There are no major industries to provide additional tax base to the district.
- Area school enrollment has declined by one-third in the last decade from approximately 1,200 students in 2012 to 850 students in 2022. Enrollment is expected to remain stable for the foreseeable future.
- Area schools were originally built to accommodate 1,200+ students, meaning the building area that the district must maintain and operate is about 33% more expensive than needed for today’s enrollment.
- All schools are beyond their useful life, meaning that parts and systems are increasingly difficult to maintain or replace, and very expensive to operate (less efficient).
- The district’s bonding capacity is quite low (\$7 M) due to the lack of industry and aging population.
- Passing a bond in this retirement area has been difficult in the past for the district.

C. PLANNING PROCESS

FMP PROCESS

STEP 1: SCHOOL BOARD APPROVAL OF FACILITIES MASTER PLAN PROCESS

This 5 Year Facilities Master Plan was commissioned by the Raton School Board of Education and NM PSFA. The first step of the FMP process was to have a kickoff meeting with the Raton FMP Planning Committee. During this meeting the following topics were discussed:

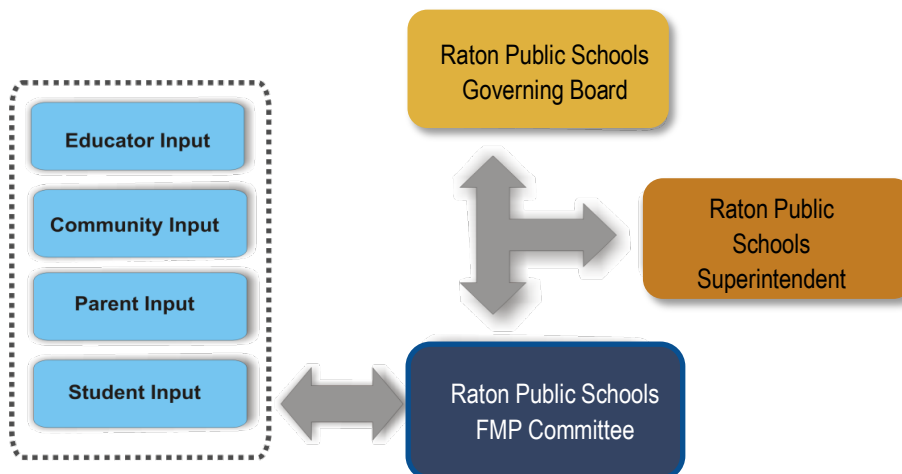
- What is a Facilities Master Plan
- Why Develop a FMP
- Objectives of the FMP
- Roles and Responsibilities
- FMP Process

RPS established a Raton PS FMP Planning Committee to review data and establish school district priorities. Progress reports would be presented to the governing board for comments and recommendations. The governing board would review the capital plan and determine funding sources and the timeline to implement the capital plan.

STEP 2: ESTABLISH FACILITIES MASTER PLAN COMMITTEE

An FMP committee was established to review data and establish school district priorities. This committee was comprised of:

- Administration
- Board Members
- Staff
- Maintenance Personnel
- Teachers
- Community Members
- Parents



STEP 3: GATHER DATA

The planning team gathered information on existing facilities and educational programs through meetings and facilities assessment team walk-throughs at each school facility, through county and state birth and economic records, school records and interviews. Meetings were held with the following participants:

- Teachers
- Students
- Principals
- Staff
- Maintenance Personnel

The data gathered included:

Enrollment Projections

- Birth
- Migrations
- Housing
- Program Requirements
- Historical Enrollments

Educational Facility Assessments

- Physical Facilities Assessment
- Capacity/Utilization Studies

Community and School Profiles

- Demographics
- Educational Program
- Financial/ Bond Data/ Information

STEP 4: FMP COMMITTEE MEETINGS/ COMMUNITY INPUT

Community members including parents, local business owners and city government officials were invited to participate in the FMP process. Facility master plan committee meetings were conducted to gain community information and opinions. Four committee meetings were held during 2022 and 2023. Staff, students, parents, current and potential government, and community partners were invited to participate in the work sessions.

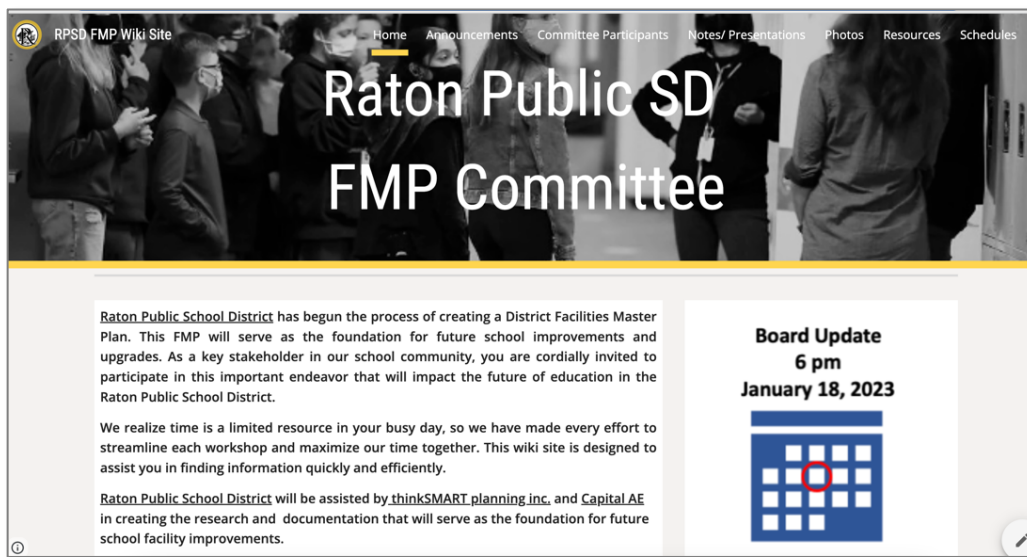
The purpose of each meeting is defined in the chart that follows:



The FMP Planning Committee utilized work sessions, brought data from outside sources, and discussed information that was presented by the planning team. Capital priorities were established through group input. Funding strategies, district grade reconfigurations, and educational goals were discussed and included in this plan.

A project specific web site was used to convey information such as agendas, meeting notes, photos, and useful information to the FMP Committee and community members.

RPS FMP COMMITTEE WEB SITE



STEP 5: FMP COMMITTEE DEVELOPMENT OF PRIORITIES

This data was presented to the FMP committee. The FMP committee reviewed and evaluated the data then developed priorities for the School District.

RPS FMP COMMITTEE MEETINGS



STEP 6: SCHOOL BOARD ADOPTION OF FACILITIES MASTER PLAN

The FMP committee submitted the 5 Year Facilities Master Plan to the RPS Governing Board of Education for adoption.

OUTREACH

RPS is in the process of creating Public Service Announcements for the community as a part of it's campaign to educate the community on the issues facing local schools.

D. EXECUTIVE SUMMARY

1. Priority Projects and/or Schools for:

STANDARDS-BASED CAPITAL IMPROVEMENT PROJECTS: \$79,722,858

Priority 1

Construct a new 122,841 SF (102,534 SF (adequacy space) plus 20,307 SF (over-adequacy space)) PK-12 School to consolidate Longfellow ES, Raton IS, and Raton MS/HS.

Priority 2

Demolish and dispose of Longfellow ES, Modular, and Portables.

Priority 3

Demolish and dispose of Raton IS.

Priority 4

Demolish and dispose of Raton MS/HS.

SYSTEMS-BASED CAPITAL IMPROVEMENT PROJECTS*

*If RPS cannot pass a GOB needed to obtain a state waiver.

The following priorities for systems-based capital improvement projects for the next five years were defined during the FMP with associated potential funding sources. Each project or group of projects would be applied for at PSFA for funding.

Facility	Subsystem	Description	Project Cost	Funding Source
Administration	E1020-Inst. Equip.	Replace cabinets and countertops in break room.	\$ 3,250.00	SB9
Administration	B2020-Ext. Windows	Replace single pane windows.	\$ 39,000.00	SB9
Administration	B2030-Ext. Doors	Replace exterior doors	\$ 19,500.00	SB9
Administration	C3030-Ceiling Finishes	Replace glued up ceiling in storage/break room area.	\$ 3,250.00	SB9
Administration	G2020-Parking Lots	Replace asphalt pavement and sub-grade as it is sacrificed in various areas.	\$ 124,800.00	SB9
Administration	G2030-Pedestrian Paving	Replace sidewalk as it is cracked, heaving, and spauling.	\$ 8,872.50	SB9
Administration	G2050-Landscaping	Upgrade landscaping for aesthetics.	\$ 13,000.00	SB9
Longfellow ES	D5020-Ltg, Br. Circuits	Upgrade gym lighting to LED	\$ 21,313.65	SB9
Longfellow ES	D5020-Ltg, Br. Circuits	Upgrade power to kitchen: circuit breakers are tripping due to insufficient power.	\$ 20,739.58	SB9
Longfellow ES	D5020-Ltg, Br. Circuits	Upgrade Interior Lighting	\$ 195,068.25	GOB

Facility	Subsystem	Description	Project Cost	Funding Source
Longfellow ES	E1020-Inst. Equip.	Install ADA compliant signage	\$ 3,733.12	SB9
Longfellow ES	B2020-Ext. Windows	Replace all exterior windows.	\$ 248,874.90	GOB
Longfellow ES	B30-Roof	Replace roofing on main building w/ exception to the 4-Quad that was replaced in 2021. Replace downspouts that are damaged.	\$ 349,654.50	GOB
Longfellow ES	B2030-Ext. Doors	Replace west exit doors at gym	\$ 16,591.66	SB9
Longfellow ES	B2030-Ext. Doors	Replace east doors to main entry	\$ 33,183.32	SB9
Longfellow ES	B2030-Ext. Doors	Replace north corridor exit doors	\$ 33,183.32	SB9
Longfellow ES	B2030-Ext. Doors	Replace 5 single and 1 set of double doors in modular	\$ 24,887.49	SB9
Longfellow ES	B2030-Ext. Doors	Replace South Entry Doors	\$ 33,183.32	SB9
Longfellow ES	B30-Roof	Repair northwest parapets	\$ 6,221.87	SB9
Longfellow ES	A- Foundation/Slab /Structure	Address foundation settlement: Report	\$ 20,739.58	SB9
Longfellow ES	B2010-Ext. Walls	Repair cracks in exterior brick walls	\$ 14,625.00	SB9
Longfellow ES	D3020-Heat Gen. Sys.	Replace boilers and pumps.	\$ 357,500.00	GOB
Longfellow ES	D3030-Cool Gen. Sys.	Upgrade HVAC to include air conditioning, controls are an issue and heating is problematic. Include code required fresh air ventilation with upgrade.	\$ 1,556,041.50	GOB
Longfellow ES	D2010-Plumbing Fixt.	Replace drinking fountains	\$ 11,199.37	SB9
Longfellow ES	D2010-Plumbing Fixt.	Replace kitchen drain	\$ 2,488.75	SB9
Longfellow ES	D2010-Plumbing Fixt.	Replace Plumbing Fixtures in Portable Building	\$ 1,625.00	SB9
Longfellow ES	D2030-Drain,Waste, Vent	Replace sanitary sewer lines in main building. Staff noted the sanitary sewer system backs up frequently, which creates a strong sewage odor and requires the drains to be jetted.	\$ 428,337.00	GOB
Longfellow ES	C3020-Floor Finishes	Replace all carpet in main building.	\$ 98,554.46	GOB
Longfellow ES	C3020-Floor Finishes	Replace all modular carpet	\$ 67,156.40	SB9
Longfellow ES	C3020-Floor Finishes	Repair broken VCT at clrm entries	\$ 995.50	SB9
Longfellow ES	C10- Int.Door,Part, Stair,Elev.	Replace restroom doors	\$ 4,977.50	SB9
Longfellow ES	C3020-Floor Finishes	Address hump in corridor floor by boys restroom at cafeteria	\$ 9,750.00	SB9
Longfellow ES	C3020-Floor Finishes	Inspect Gym Floor and Air for Mercury Containing Materials. If floor contains mercury, replace with vinyl sheets.	\$ 68,965.00	GOB
Longfellow ES	C3030-Ceiling Finishes	Replace damaged and stained ceiling tiles	\$ 49,774.98	SB9

Facility	Subsystem	Description	Project Cost	Funding Source
Longfellow ES	G2052-Basketball Courts	Replace asphalt at basketball courts and replace backboards.	\$ 43,875.00	SB9
Longfellow ES	G4020-Site Lighting	Replace all wall packs	\$ 43,553.11	GOB
Longfellow ES	G2030-Pedestrian Paving	Repair damaged walkways.	\$ 104,527.46	SB9
Longfellow ES	G2041-Fencesand Gates	Complete perimeter fencing	\$ 207,395.75	GOB
Longfellow ES	G4020-Site Lighting	Install additional site lighting between main bldg and modular	\$ 49,774.98	GOB
Longfellow ES	G2020-Parking Lots	Redesign parent drop-off / pick-up area	\$ 74,662.47	GOB
Longfellow ES	G2050-Landscaping	Correct drainage between main bldg and modular	\$ 78,000.00	Maintenance
Longfellow ES	G4090-Other Site Electrical Utilities	Replace water and sewer lines from meter to bldg.	\$ 16,591.66	Maintenance
Longfellow ES	G3030-Storm Sewer	Install additional storm sewer drain and piping between playgrounds. Re-grade.	\$ 48,750.00	SB9
Pre-K Modular	D5020-Ltg, Br. Circuits	Replace exterior lights and install additional for security.	\$ 6,220.50	SB9
Pre-K Modular	C3020-Floor Finishes	Clean, wax, and refinish VCT floors.	\$ 3,369.60	SB9
Pre-K Modular	C3010-Wall Finishes	Paint interior walls.	\$ 4,492.80	SB9
Pre-K Modular	G2052-Basketball Courts	Replace basketball backboard and hoop.	\$ 1,950.00	SB9
Pre-K Modular	G2055-Playground Equipment	Install playground for Pre-k on North Side of Building.	\$ 78,000.00	SB9
Pre-K Modular	G2020-Parking Lots	Crack seal and slurry coat the parking lot and roadway.	\$ 138,247.20	SB9
Pre-K Modular	G2030-Pedestrian Paving	Replace (2) wooden ramps that are rotted and coming loose with ADA compatible ramps.	\$ 19,500.00	SB9
Pre-K Modular	G2050-Landscaping	Improve landscaping as it is overgrown.	\$ 13,000.00	SB9
Raton IS	D5020-Ltg, Br. Circuits	Upgrade interior to LED. Beyond Expected Life.	\$ 182,945.75	SB9
Raton IS	G4090-Other SiteElectrical Utilities	Replace water and sewer lines from meter to bldg.	\$ 16,591.66	GOB
Raton IS	E1020-Inst. Equip.	Upgrade / replace Stair elevator	\$ 149,324.94	SB9
Raton IS	E1020-Inst. Equip.	Replace casework	\$ 3,318.33	SB9
Raton IS	E1020-Inst. Equip.	Install ADA compliant signage	\$ 14,517.70	SB9
Raton IS	E1090-Other Equip.	Replace food service equipment.	\$ 86,276.63	SB9
Raton IS	E1020-Inst. Equip.	Replace gym scoreboards	\$ 28,205.82	SB9
Raton IS	B2020-Ext. Windows	Replace all exterior windows	\$ 547,524.79	GOB
Raton IS	B30-Roof	Replace EPDM roof over elevator shaft	\$ 13,221.00	GOB

Facility	Subsystem	Description	Project Cost	Funding Source
Raton IS	B2030-Ext. Doors	Replace all exterior doors	\$ 165,916.60	GOB
Raton IS	A-Foundation / Slab /Structure	Contract Structural Engineer to analyze floor deck constructed over pool supposedly by the Shop Teacher and Students. The deck is storing furniture, books, and cabinetry that could be overloading the floor. Review load ratings.	\$ 6,500.00	SB9
Raton IS	A-Foundation / Slab /Structure	Correct settlement at west entry to gym	\$ 25,717.07	SB9
Raton IS	B2010-Ext. Walls	Repair cracks in exterior brick walls	\$ 19,500.00	Maintenance
Raton IS	D3030-Cool Gen. Sys.	Upgrade HVAC to include air conditioning and code required fresh air ventilation.	\$ 3,293,023.50	GOB
Raton IS	D3030-Cool Gen. Sys.	Replace Mini-Split Condensing Units on Roof that provides cooling to Data Center and IT Rooms.	\$ 19,500.00	SB9
Raton IS	D2010-Plumbing Fixt.	Replace all plumbing fixtures	\$ 208,192.26	SB9
Raton IS	C10-Int. Door, Part, Stair,Elev.	Replace door to Culinary Arts	\$ 2,903.54	SB9
Raton IS	C10-Int. Door, Part, Stair,Elev.	Rework classroom alcoves to meet ADA compliance	\$ 82,958.30	GOB
Raton IS	C3020-Floor Finishes	Replace VCT that is on wood sub-floor	\$ 222,991.91	GOB
Raton IS	C3020-Floor Finishes	Replace carpet in the library and adjacent offices.	\$ 27,376.24	SB9
Raton IS	C3020-Floor Finishes	Replace carpet and cove base.	\$ 29,864.99	SB9
Raton IS	C1030-Int. Walls	Repair cracks in wall of room south of gym	\$ 2,073.96	Maintenance
Raton IS	C3010-Wall Finishes	Repaint interior wall finishes in building.	\$ 59,729.98	SB9
Raton IS	C3020-Floor Finishes	Replace floor finishes in boys and girls locker room on second floor	\$ 29,864.99	SB9
Raton IS	C3020-Floor Finishes	Replace stair treads	\$ 6,636.66	SB9
Raton IS	C3030-Ceiling Finishes	Replace stained ceiling tiles	\$ 19,909.99	SB9
Raton IS	G2047-Playing Fields	Install artificial turf at Northwest corner of campus	\$62,218.73	GOB
Raton IS	G2052-Basketball Courts	Repurpose southwest corner of site to basketball court	\$ 149,324.94	GOB
Raton IS	G2050-Landscaping	Correct drainage at west entry to gym	\$ 20,739.58	GOB
Raton IS	G2030-Pedestrian Paving	Replace all walkways along east 3rd and partial replacement along south and north sides of campus	\$ 92,913.30	GOB
Raton IS	G4020-Site Lighting	Replace all wall packs	\$ 49,774.98	GOB
Raton IS	G2041-Fences and Gates	Replace fencing around basketball courts	\$ 59,729.98	GOB
Raton IS	G90-Site Specialties	Install handrail along top of ramp on south west corner of building	\$ 9,955.00	SB9

Facility	Subsystem	Description	Project Cost	Funding Source
Raton MS / HS	G4090-Other SiteElectrical Utilities	Replace sewer lines from meter to bldg.	\$ 943,650.68	GOB
Raton MS / HS	E1020-Inst. Equip.	Replace the mezzanine bleachers	\$ 66,366.64	GOB
Raton MS / HS	E1020-Inst. Equip.	Replace fixed bleachers on south side of gym	\$ 33,183.32	GOB
Raton MS / HS	E1020-Inst. Equip.	Install ADA compliant signage	\$ 20,739.58	SB9
Raton MS / HS	E1090-Other Equip.	Remove all abandoned TV monitors	\$ 12,443.75	SB9
Raton MS / HS	B2020-Ext. Windows	Replace all Lower Level Exterior Windows	\$ 829,583.02	GOB
Raton MS / HS	B2020-Ext. Windows	Replace existing windows in gym.	\$ 82,958.30	GOB
Raton MS / HS	B2020-Ext. Windows	Replace all exterior windows; existing upstairs windows do not meet egress requirements	\$ 248,874.90	GOB
Raton MS / HS	B2030-Ext. Doors	Replace the entry and vestibule doors to the gym, north, south and west sides	\$ 149,324.94	GOB
Raton MS / HS	B2030-Ext. Doors	Replace door, lower level, southwest area	\$ 4,147.92	SB9
Raton MS / HS	B2030-Ext. Doors	Replace 2 pair of double doors on east side of gym	\$ 16,591.66	SB9
Raton MS / HS	B2030-Ext. Doors	Replace 4 sets of exterior and vestibule doors and one single exterior and vestibule door	\$ 149,324.94	GOB
Raton MS / HS	B2010-Ext. Walls	Repair damaged brick at entry to gym	\$ 10,369.79	Maintenance
Raton MS / HS	B2010-Ext. Walls	Repair water damage on exterior of north weight room wall	\$ 5,184.89	Maintenance
Raton MS / HS	A-Foundation / Slab /Structure	Address hump in floor at entry to library	\$ 9,125.41	Maintenance
Raton MS / HS	D3020-Heat Gen. Sys.	Replace boilers (2) hydronic pumps (8) and VFD's.	\$ 747,500.00	GOB
Raton MS / HS	D3041-Air Dist. Sys.	Rework/install air handler condensate pans to be able to drain and allow for cooling on various air handlers.	\$ 70,514.56	Maintenance
Raton MS / HS	D3060-HVAC Control	Upgrade Building Automation System / HVAC Controls	\$ 319,036.25	GOB
Raton MS / HS	D3060-HVAC Control	Rework HVAC to allow automatic change from heating to air conditioning. Transition from 2-pipe to 4-pipe system.	\$ 7,018,797.50	GOB
Raton MS / HS	D2010-Plumbing Fixt.	Provide hot water to gym, currently hot water comes from main building	\$ 82,958.30	GOB
Raton MS / HS	D3030-Cool Gen. Sys.	Install air conditioning in gym	\$ 555,750.00	GOB
Raton MS / HS	D3041-Air Dist. Sys.	Remove abandoned furnaces in gym	\$ 12,443.75	GOB
Raton MS / HS	D3042-Exh. Vent. Sys.	Replace 2 exterior exhaust fans on east side of gym	\$ 24,887.49	SB9
Raton MS / HS	D3042-Exh. Vent. Sys.	Relocate or install barrier at exterior exhaust on south wall of gym, it is in pedestrian walkway	\$ 2,488.75	GOB
Raton MS / HS	C10-Int. Door, Part, Stair, Elev.	Replace dry storage door	\$ 2,073.96	SB9
Raton MS / HS	C3010-Wall Finishes	Repair cracked brick wall at entry alcove	\$ 4,147.92	Maintenance

Facility	Subsystem	Description	Project Cost	Funding Source
Raton MS / HS	C3010-Wall Finishes	Repair cracked CMU north & south walls	\$ 10,369.79	Maintenance
Raton MS / HS	C3010-Wall Finishes	Repaint interior wall finishes in building.	\$ 16,380.00	Maintenance
Raton MS / HS	C3020-Floor Finishes	Replace 1x1 mosaic tiles in kitchen.	\$ 39,000.00	SB9
Raton MS / HS	C3020-Floor Finishes	Replace all base cove in corridors	\$ 8,295.83	SB9
Raton MS / HS	C3020-Floor Finishes	Replace asbestos tile where interior lockers were removed/replaced	\$ 2,488.75	SB9
Raton MS / HS	C3020-Floor Finishes	Replace cracked VCT in cafeteria	\$ 995.50	SB9
Raton MS / HS	C3020-Floor Finishes	Remove asbestos flooring and install new floor finish in lower level rooms	\$ 87,106.22	GOB
Raton MS / HS	C3020-Floor Finishes	Replace tile in kitchen office, possible asbestos	\$ 3,982.00	SB9
Raton MS / HS	C3020-Floor Finishes	Strip floor sealer and re-finish in two staff restrooms on lower level	\$ 1,692.35	Maintenance
Raton MS / HS	C3020-Floor Finishes	Remove floor sealer and re-seal in north east and southeast womens restroom	\$ 9,955.00	Maintenance
Raton MS / HS	C3020-Floor Finishes	Replace carpet in Library/Media Center	\$ 135,746.33	Maintenance
Raton MS / HS	C3030-Ceiling Finishes	Rework acoustic ceiling panels; they cover fire sprinkler	\$ 9,025.86	SB9
Raton MS / HS	C1030-Int. Walls	Repair cracks in wood shop north and south walls	\$ 6,221.87	Maintenance
Raton MS / HS	C10-Int. Door, Part, Stair, Elev.	Replace doors as they are beyond expected life.	\$ 33,183.32	SB9
Raton MS / HS	C3030-Ceiling Finishes	Repair / replace rusted metal deck in weight room	\$ 82,958.30	Maintenance
Raton MS / HS	G2047-Playing Fields	Reseed practice field	\$ 124,437.45	SB9
Raton MS / HS	G2047-Playing Fields	Install timer on lights at tennis courts	\$ 829.58	SB9
Raton MS / HS	G2052-Basketball Courts	Replace basketball courts and equipment.	\$ 65,000.00	GOB
Raton MS / HS	G2054-Tennis Courts	Replace tennis courts and equipment.	\$ 162,500.00	GOB
Raton MS / HS	G2030-Pedestrian Paving	Rework the stairs from main building to gym, not ADA compliant. They are failing.	\$ 29,035.41	GOB
Raton MS / HS	G4020-Site Lighting	Replace all wall packs	\$ 93,328.09	GOB
Raton MS / HS	G2020-Parking Lots	Patch and repair existing roads and parking lot. Re-stripe.	\$ 132,733.28	GOB
Raton MS / HS	G2030-Pedestrian Paving	Rework ramp at southeast end of lower level to be ADA compliant	\$ 13,065.93	GOB
Raton MS / HS	G2030-Pedestrian Paving	Repair walkway at southeast entry to lower level	\$ 7,258.85	SB9
Raton MS / HS	G2030-Pedestrian Paving	Repair cracked and spalling walkways north side of school	\$ 23,228.32	SB9
Raton MS / HS	G2030-Pedestrian Paving	Replace (2) Ramps to portables.	\$ 22,100.00	Maintenance

Facility	Subsystem	Description	Project Cost	Funding Source
Raton MS / HS	G2041-Fences and Gates	Repair tennis court fence on west side	\$ 13,273.33	Maintenance
Raton MS / HS	G2041-Fences and Gates	Replace barbed-wire fencing on side south of property.	\$ 8,580.00	GOB
Raton MS / HS	G2050-Landscaping	Upgrade landscaping across the campus	\$ 130,000.00	SB9
Raton MS / HS	G2050-Landscaping	Rework the drainage along the north side of the gym	\$ 33,183.32	Maintenance
Raton MS / HS	G2050-Landscaping	Direct water away from west wall of gym	\$ 14,102.91	Maintenance
Raton MS / HS	G2020-Parking Lots	Upgrade parking lot by tennis courts & southeast corner of gym	\$ 165,916.60	Maintenance
Raton MS / HS	G2030-Pedestrian Paving	North exit from Wood shop is not ADA compliant.	\$ 11,614.16	SB9
Raton MS / HS	G2030-Pedestrian Paving	Correct tripping hazard at exterior door to football locker room	\$ 1,244.37	SB9
Raton MS / HS	G4020-Site Lighting	Upgrade parking lot lighting and install additional lights at southeast corner of gym for increased security.	\$ 42,900.00	GOB
Raton MS / HS	G90-Site Specialties	Replace metal panels in railing	\$ 4,147.92	SB9
Raton MS / HS	G90-Site Specialties	Create containment area for dumpsters with concrete platform	\$ 10,784.58	SB9
Tiger Stadium	G2047-Playing Fields	Replace track surface	\$ 592,800	GOB
Tiger Stadium	G2047-Playing Fields	Replace natural grass football field with new drainage and synthetic turf.	\$ 1,950,000	GOB
Tiger Stadium	G2047-Playing Fields	Upgrade irrigation system @ Football & Practice Fields & Reseed	\$ 311,805	GOB

SECURITY-BASED CAPITAL IMPROVEMENT PROJECTS

The following priorities for security-based capital improvement projects for the next five years were defined during the FMP with associated potential funding sources.

Facility	Subsystem	Description	Project Cost	Funding Source
Administration	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500.00	GOB
Longfellow ES	D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$ 160,997.18	GOB
Longfellow ES	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500.00	GOB
Raton IS	D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$ 280,188.35	GOB
Raton IS	D5038-Comm., Sec.	Upgrade Intercom system	\$ 186,792.23	GOB

Facility	Subsystem	Description	Project Cost	Funding Source
Raton IS	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500.00	GOB
Raton IS	D5037-Fire Det., Alarm	Install Fire Riser for Stage	\$ 58,070.81	GOB
Raton MS / HS	D5037-Fire Det., Alarm	Replace fire alarm system and relocate to upstairs administration offices.	\$ 628,912.69	SB9
Raton MS / HS	D5038-Comm., Sec.	Install entry buzzer and security cameras at 2 exterior doors, south exit doors to gym and south exit doors to welding shop	\$ 16,591.66	GOB
Raton MS / HS	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500.00	GOB
Raton MS / HS	D5037-Fire Det., Alarm	Install all fire extinguisher cabinets to ADA height	\$ 12,775.58	SB9

BROADBAND-BASED CAPITAL IMPROVEMENT PROJECTS

The following priorities for broadband based capital improvement projects for the next five years were defined during the FMP with associated potential funding sources.

Facility	Subsystem	Description	Project Cost	Funding Source
District-Wide	D5039-Technology	Upgrade Technology: Infrastructure, Hardware, Equipment, Software, Training, Broadband; Upgrade cooling / ventilation in Server Rooms District Wide	\$ 572,412.28	ETB / E-Rate

HIGHEST PRIORITIES FOR ALL SYSTEMS-BASED PROJECTS

The following highest and most urgent priorities for *ALL CAPITAL IMPROVEMENT PROJECTS* for the next five years were defined during the FMP with associated potential funding sources if a GOB does not pass in November 2023.

If RPS does not successfully pass A GOB in November 2023 and capital repairs are required on the three existing schools, the following list of capital projects have been prioritized as most pertinent over the next five years:

Priority	Facility	Subsystem	Description	Estimated Cost
1	District-Wide	Maintenance	Continue Preventive Maintenance Plan and continue regular maintenance	\$ 824,771
	District-Wide Total			\$ 824,771
	Longfellow ES	B2020-Ext. Windows	Replace all exterior windows.	\$ 248,875
		B30-Roof	Replace roofing on main building w/ exception to the 4-Quad that was replaced in 2021. Replace downspouts that are damaged.	\$ 349,655
		D3020-Heat Gen. Sys.	Replace boilers and pumps.	\$ 357,500
		D3030-Cool Gen. Sys.	Upgrade HVAC to include air conditioning, controls are an issue and heating is problematic. Include code required fresh air ventilation with upgrade.	\$ 1,556,042
		D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$ 160,997
	Longfellow ES Total			\$ 2,673,068
	Pre-K Modular	G2030-Pedestrian Paving	Replace (2) wooden ramps that are rotted and coming loose with ADA compatible ramps.	\$ 19,500
	Pre-K Modular Total			\$ 19,500
	Raton IS	A-Foundation / Slab /Structure	Contract Structural Engineer to analyze floor deck constructed over pool supposedly by the Shop Teacher and Students. The deck is storing furniture, books, and cabinetry that could be overloading the floor. Review load ratings.	\$ 6,500
		B2020-Ext. Windows	Replace all exterior windows	\$ 547,525
		B30-Roof	Replace EPDM roof over elevator shaft	\$ 13,221
		D3030-Cool Gen. Sys.	Replace Mini-Split Condensing Units on Roof that provides cooling to Data Center and IT Rooms.	\$ 19,500
			Upgrade HVAC to include air conditioning and code required fresh air ventilation.	\$ 3,293,024
		D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$ 280,188
		D5038-Comm., Sec.	Upgrade Intercom system	\$ 186,792
			Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500
		G2050-Landscaping	Correct drainage at west entry to gym	\$ 20,740
	Raton IS Total			\$ 4,594,989
	Raton MS / HS	B2020-Ext. Windows	Replace all exterior windows; existing upstairs windows do not meet egress requirements	\$ 248,875
			Replace all Lower Level Exterior Windows	\$ 829,583
			Replace existing windows in gym.	\$ 82,958
		B2030-Ext. Doors	Replace 4 sets of exterior and vestibule doors and one single exterior and vestibule door	\$ 149,325
		D3020-Heat Gen. Sys.	Replace boilers (2) hydronic pumps (8) and VFD's.	\$ 747,500
		D5037-Fire Det., Alarm	Replace fire alarm system and relocate to upstairs administration offices.	\$ 628,913
	Raton MS / HS Total			\$ 2,687,154
	1 Total			\$ 10,799,483

Current RPS bonding capacity will not support \$10.8M in repairs over the next five years to maintain the above-described highest priority needs identified during the assessments. If the November 2023 GOB does not pass, RPS will need to apply for **systems-based grants** for the highest needs and will likely need to apply for the same funding waiver identified in the systems-based priorities section of this report to ensure the basic requirements to keep the schools open are met.

SECTION II: EXISTING & PROJECTED CONDITIONS



II. EXISTING AND PROJECTED CONDITIONS

A. DISTRICT OVERVIEW

1. SCHOOL DISTRICT OVERVIEW

Raton Public Schools consist of three campuses: Longfellow Elementary School - configured as a PreK-2nd grade facility; Raton Intermediate School – configured as a 3rd-5th grade facility (housed in what was originally Raton Middle School); and Raton High School – configured as a 6th-12th grade facility (housed in what was originally a 9th-12th grade high school). The district also has two vacant facilities, two vacant parcels of land, an administrative facility. And two teacher houses.

All schools provide a comprehensive curriculum, offering fine arts, physical education, visual arts, and other specials along with the core curriculum. It should be noted, however, that the special education population is larger than average and the addition of Pre-Kindergarten to the elementary school have increased the need for space in these areas.

2. ANTICIPATED CHANGES IN THE DISTRICT

Raton Public Schools anticipates moving towards a more hands-on, project-based curriculum in the coming years. This will necessitate the need for larger learning spaces and breakout areas, outdoor learning spaces, project labs, larger science rooms, and more flexible furnishings and tools. Additionally, demographics have demonstrated a flattening of overall student enrollment growth, and the probability that this population will remain flat for the foreseeable future.

Additionally, the FMP planning committee has recommended (and the Board has approved) a consolidation of all grade levels into one PreK-12th facility. This consolidation will serve to improve the delivery of education to all students more efficiently as staff will be able to work from one facility instead of three. Currently traveling counselors, nurse, arts teacher, music teacher, and maintenance staff will serve one facility.

At present, the district does not share facilities or sites with other entities. Many school facilities and features are used for after-school clubs and activities as well as summer school and camps.

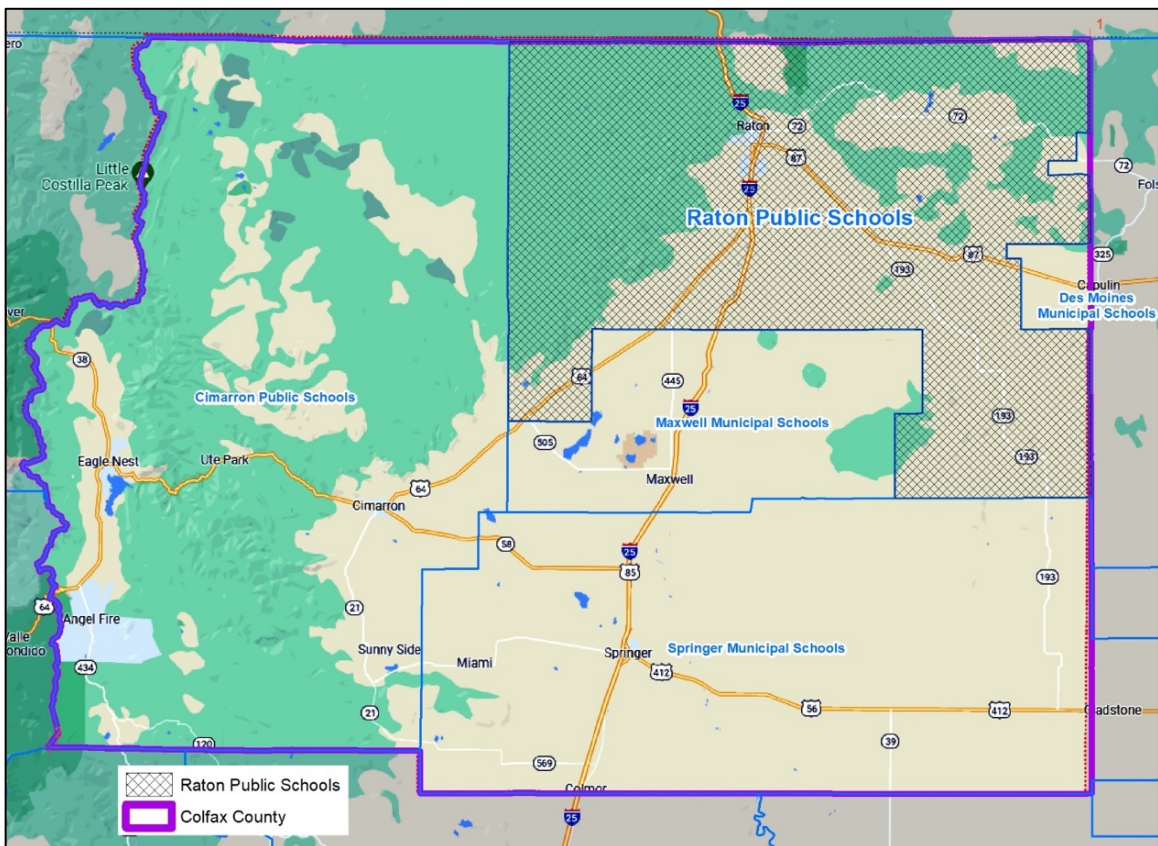
Plans for teachers' housing in the future are anticipated, but not requested in this FMP.

B. SITE/ FACILITIES OVERVIEW

1. DISTRICT BOUNDARIES, ATTENDANCE AREAS, LOCATION OF FACILITIES

The district's service area is situated in the northeast section of Colfax County. Colfax County is located in the north eastern part of New Mexico and it shares a northern border with Colorado (shown below). While Colfax County was built on the ranching, mining and railroad industries, the region's current economic development is fueled by accommodations, food services, retail and health care. The largest population center, and the primary location of the district's facilities, is the City of Raton, found in the northern portion of Colfax County, which was established in 1869 during the gold rush. Raton is located along Interstate 25 and the Ports-to-Plains Corridor, which provides exceptional access to Denver, Albuquerque and Amarillo; the closest metropolitan areas lie just 100 miles to the north (Trinidad, CO) and the south (Las Vegas, NM).

DISTRICT LOCATION



2. DISTRICT'S SITE AND FACILITY INVENTORY

The district currently operates three school facilities totaling 192,937 gross square feet. The district owns two vacant school facilities totaling 20,106 gross square feet, two vacant parcels of land, an administrative facility, and two teacher housing units.

Facility Name	District ID	State ID	Grades	Open Date	Major Additions & Renovations Dates	State ¹ Rank	State ¹ FCI	State ¹ w/NMCI	Owned or Leased	Total Bldg Area (GSF)	Site Acreage	No. of Perm General Classrooms	No. of Perm Specialty Classrooms	No. of Portable Classrooms	Total Classrooms	Current Year Enrollment (40 day)	GSF Per Student
Early Childhood (Potential Future)																	
Pre-K Modular	N/A	TBD	PK	2001	Unknown	n/a	n/a	n/a	Owned	3,456	Raton HS	0	0	3	3	0	n/a
Elementary																	
Longfellow Elementary School	N/A	009080	PK-2	1935	2001	6	71%	59%	Owned	33,345	8.0	13	2	7	22	247	135
Intermediate																	
Raton Intermediate School	N/A	009135	3-6	1939	1970, 94', 96', 98'	204	69%	30%	Owned	56,291	4.0	19	8	0	27	235	240
Middle / High																	
Raton Middle / High School	N/A	009136	7-12	1958	1965, 03', 08'	152	70%	33%	Owned	99,845	54.0	28	9	2	39	368	271
										192,937	66.0	60	19	12	91	850	227
Closed Schools																	
Columbian Elementary School	N/A		n/a	1935	1935, 04'				Owned	10,053	3.5						
										10,053	3.5						
Vacant Property																	
Larks Lube									Owned		Unknown						
Land Swap for Kearmy w/ City of Raton									Owned		Unknown						
Lot at Corner of State Street and Hart									Owned		Unknown						
Administration and Support																	
Administration Building	N/A			1978	1978				Owned	2,550	Raton HS						
Transportation Lot				Unknown	Unknown				Owned	Unknown	Unknown						
Tiger Stadium	N/A			Unknown	Unknown				Owned	Unknown	5.45						
Teacher Housing																	
Teacher Housing #1	N/A			Unknown	Unknown				Owned	840	0.00						
Teacher Housing #2	N/A			Unknown	Unknown				Owned	1,780	0.73						
										5,170.00	6.18						
										208,160	75.7	60	19	12	91	850	227

Notes:

* Based on FY22/23 data from the FAD and do not reflect most recent facility condition assessment.

The permanent facilities square footage was based on the FAD information. The portable buildings were physically measured.

C. DEMOGRAPHICS AND ENROLLMENT

This section provides a detailed analysis of growth trends in the Raton Public Schools (District) based on relevant demographic, socioeconomic and development factors. The first part of this section focuses on observed demographic trends in the District, Colfax County and the state, while the subsequent parts discuss regional economic trends and development activity that could influence future enrollment growth or decline in the district.

1. DEMOGRAPHICS AND SOCIOECONOMICS

A) COMMUNITY DEMOGRAPHIC TRENDS

The table below contains Census and American Community Survey data on population and housing in the district for 2000, 2010 and 2020. The total population of the district declined by more than four percent per year (on average) between 2000 and 2010, losing roughly 400 persons during the 10-year period. Since 2010 the average annual decline has risen to roughly 15 percent and the population has decreased by nearly 1,200 people. Despite the decline in population, there has been some new housing development in the district over the last 20 years, as roughly 200 housing units have been added since 2000. Vacancy rates increased during the first 10-year period but have since stabilized at 15 percent. As a result of these trends the district's population per household has declined since 2000, albeit most dramatically over the last 10 years (17 percent on average since 2010).

Among households (occupied housing units), the share of owner-occupied units has declined by about four percent since 2000, while the share of renter-occupied households has increased by roughly two percent. During the same 20-year period, however, the age composition of both owner and renter-occupied households has shifted, as the share of householders between 25 and 44 years (prime childbearing age) has declined in both categories; this trend has undoubtedly had a negative effect on school-age population and District enrollment.

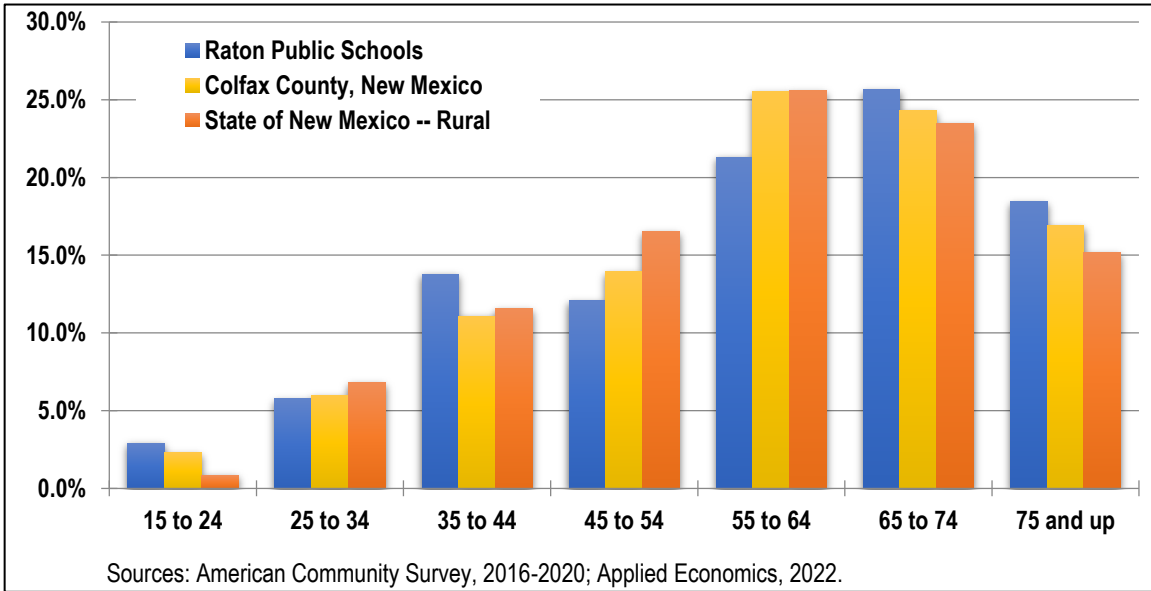
RPS DEMOGRAPHIC TRENDS

	2000	2010	2020	Change 2000-10		Change 2010-20	
				Number	Percent	Number	Percent
Population	8,391	8,021	6,840	-369	-4.4%	-1,181	-14.7%
Under 18	24.8%	22.4%	18.7%	-284	-13.7%	-519	-28.9%
Housing Units	3,990	4,087	4,181	97	2.4%	94	2.3%
Occupied	87.0%	84.4%	85.0%	-21	-0.6%	105	3.0%
Owner	62.2%	58.4%	58.1%	-95	-3.8%	45	1.9%
Renter	24.8%	26.0%	26.9%	74	7.5%	60	5.6%
Vacant	13.0%	15.6%	15.0%	118	22.7%	-11	-1.7%
Seasonal Vacant	2.1%	2.1%	1.0%	-1	-1.2%	-41	-48.8%
Other Vacant	10.9%	13.6%	14.0%	119	27.4%	30	5.4%
Owner Households	2,480	2,385	2,430	-95	-3.8%	45	1.9%
Childbearing Age (25-44)	23.8%	18.5%	19.5%	-149	-25.3%	34	7.7%
With Children	26.6%	24.9%	25.8%	-66	-10.0%	34	5.7%
Occupied > 10 Years	57.9%	57.3%	68.9%	-69	-4.8%	308	22.6%
Median Turnover (Years)	14.0	14.0	18.0	0.0	0.0%	4.0	28.6%
Renter Households	990	1,064	1,124	74	7.5%	60	5.6%
Childbearing Age (25-44)	39.9%	38.0%	34.9%	9	2.3%	-12	-3.0%
With Children	41.9%	31.2%	24.5%	-83	-20.0%	-57	-17.2%
Occupied > 10 Years	7.6%	14.8%	20.6%	82	109.6%	74	46.9%
Median Turnover (Years)	1.0	5.0	4.0	4.0	400.0%	-1.0	-20.0%
Median Household Income	\$29,355	\$34,201	\$35,000	\$4,846	16.5%	\$799	2.3%
Population Per Household	2.38	2.29	1.89	-0.09	-3.9%	-0.39	-17.3%

Sources: U.S. Bureau of the Census, 2000, 2010 and 2020, American Community Survey 2010 and 2020.

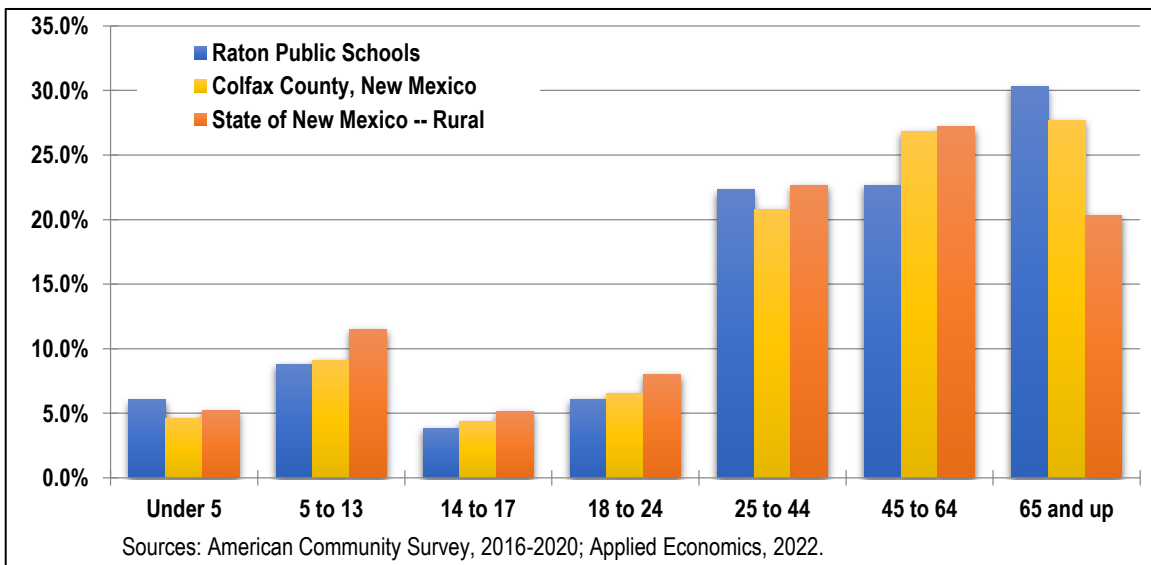
Between 2000 and 2020, the population of the district has grown older, as illustrated by the chart below. In 2000 the median age of persons in the district was 40.7 years; by 2010 the median age was 44.3 years and in 2020 it was 49.3 years. Most notably, the share of persons over 64 years of age has increased, rising from roughly 18 percent in 2000 to 29 percent in 2020; since 2010, only the “65 and up” age group has added persons. While the share of children under the age of five has remained relative constant since 2000 (roughly six percent), the share of school-age persons (five to 17 years) has declined, dropping from 19 percent in 2000 to 17 percent in 2020; these trends are reflective of a similar decline in the share of persons of childbearing age (25 to 44 years), particularly between 2000 and 2010.

RPS POPULATION AGE STRUCTURE



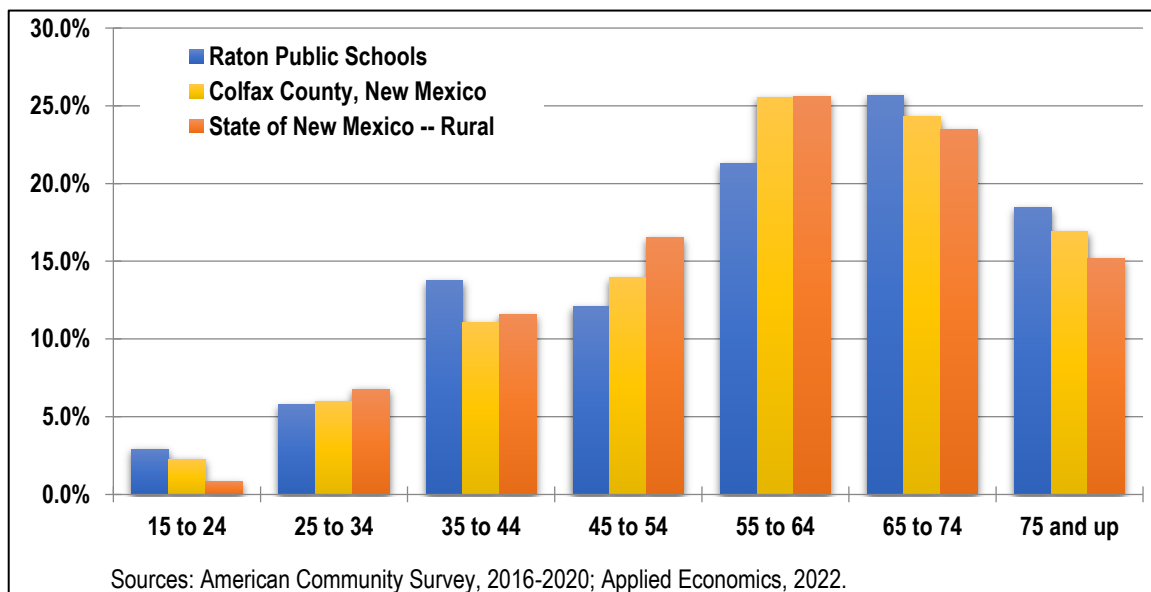
The chart below compares the age structure of the district in 2020 to the age structure of both Colfax County and the rural population of the state (as defined by the U.S. Census Bureau). While the share of persons “Under 5” is slightly higher in the district, the share of school-age persons (5 to 17 years) is nearly equal to the share in the county, but it is less than the share in the rural state population (14 percent versus 17 percent). The share of persons aged 25 to 44 years in the district (22 percent) is similar to both Colfax County (21 percent) and the state’s rural population (23 percent). Compared to both the state and the county, the district has the largest share of persons over 64 years of age.

AGE STRUCTURE COMPARISON - 2020



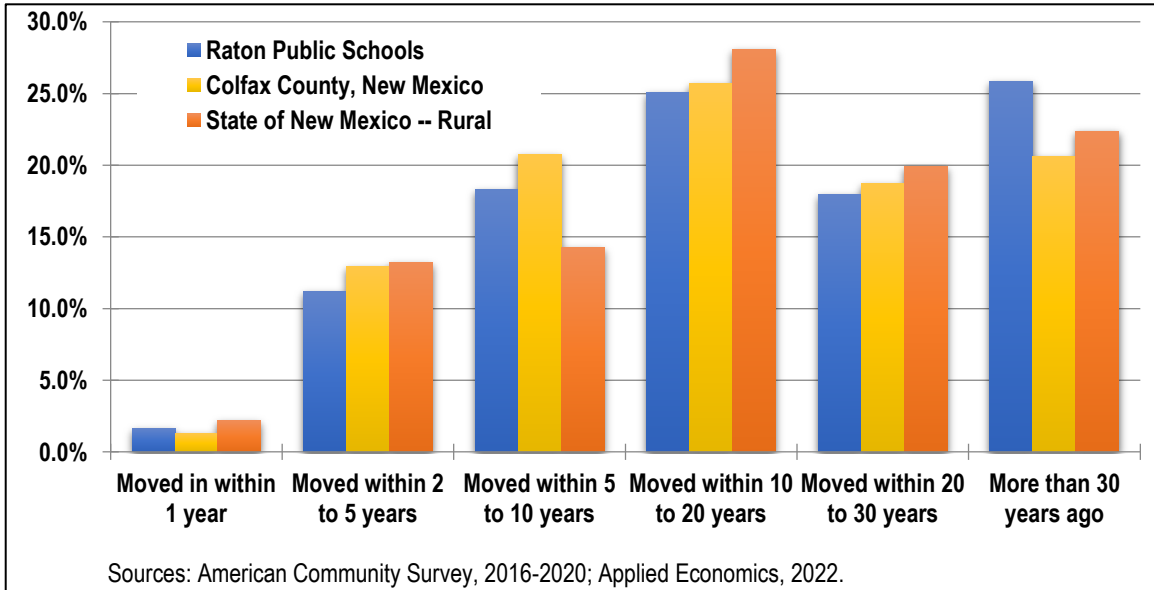
Information on householder age by tenure (owner versus renter) is useful in predicting the potential for school-age children since owner-households tend to age in place which, in turn, results in more predictable enrollment trends. Compared to the county, the district has a considerably larger share of owner-households (58 versus 39 percent in Colfax County); the share of rural New Mexico owner-households is equal to that of the district. Among owner-households, the district's share of householders in the prime child-rearing age categories (25 to 34 and 35 to 44 years) is nearly 20 percent, which is slightly higher than both the county (17 percent) and rural New Mexico (18 percent). Both trends have likely helped to stabilize District enrollment. At the same time, the share of owner-householders over 64 years the age in the district (44 percent) is higher than both the county (41 percent) and rural New Mexico (39 percent); this trend may result in the potential for some enrollment increases in the future as these households begin to turn over.

OWNER HOUSEHOLDS BY AGE GROUP - 2020



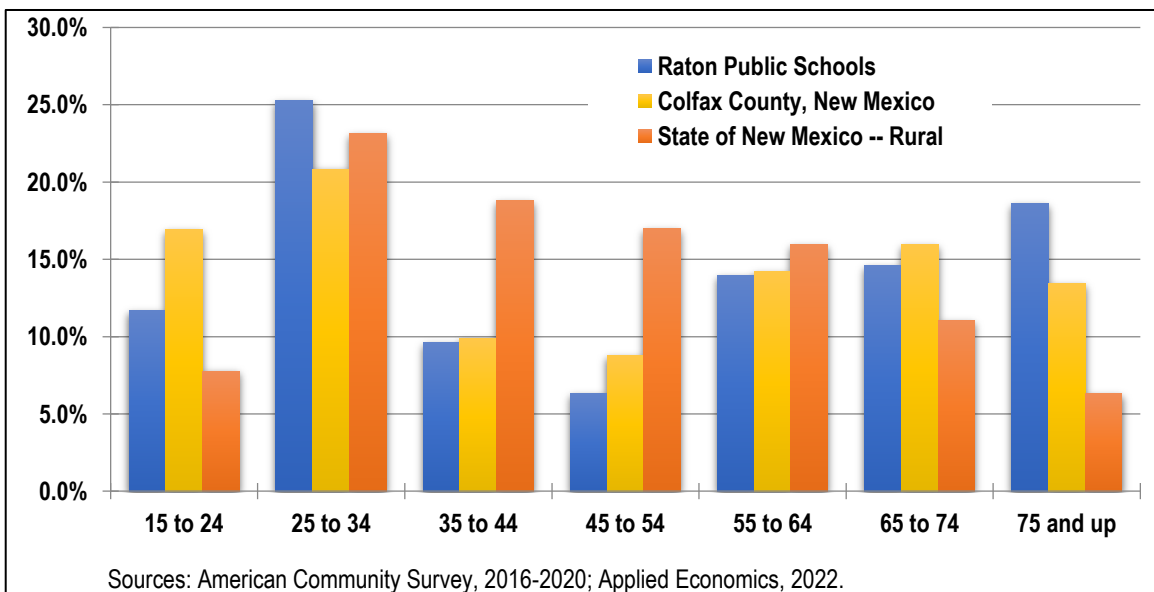
Mobility among owner-households in the district is relatively similar to owner-households in both the county and rural New Mexico, although the district has a considerably larger share of owner households that have been in their home for more than 30 years (26 percent versus 21 percent in the county and 22 percent in rural New Mexico). While this trend likely served to stabilize historical enrollment trends, the aging in place of these households has a dampening effect on enrollment over time.

OWNER HOUSEHOLDS BY TIME AT RESIDENCE - 2020



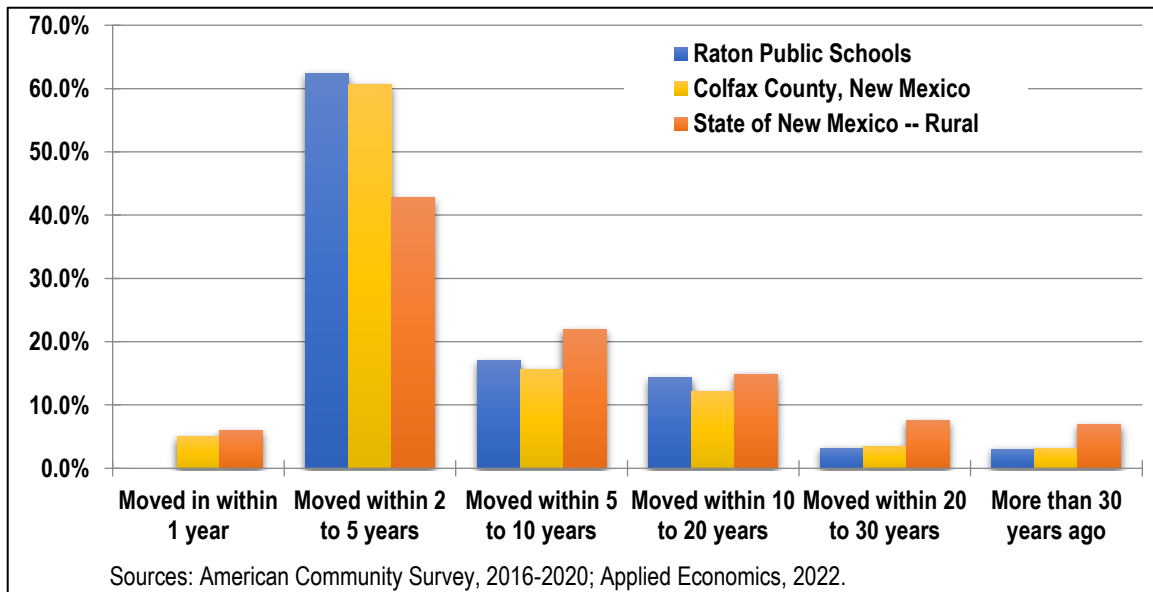
While the district has a similar share of renter-households compared to both the county and rural New Mexico, the renter-households in the district tend to be somewhat older, which may also have a dampening effect on enrollment trends. While the district has a slightly higher share of renter-occupied households in the prime parenting age groups than the county (35 percent versus 31 percent), it is considerably smaller than the share in rural New Mexico (42 percent). In addition, the share of renter-households over 64 years of age in the district (33 percent) is higher than it is in both the county and rural New Mexico (29 and 17 percent, respectively).

RENTER HOUSEHOLDS BY AGE GROUP - 2020



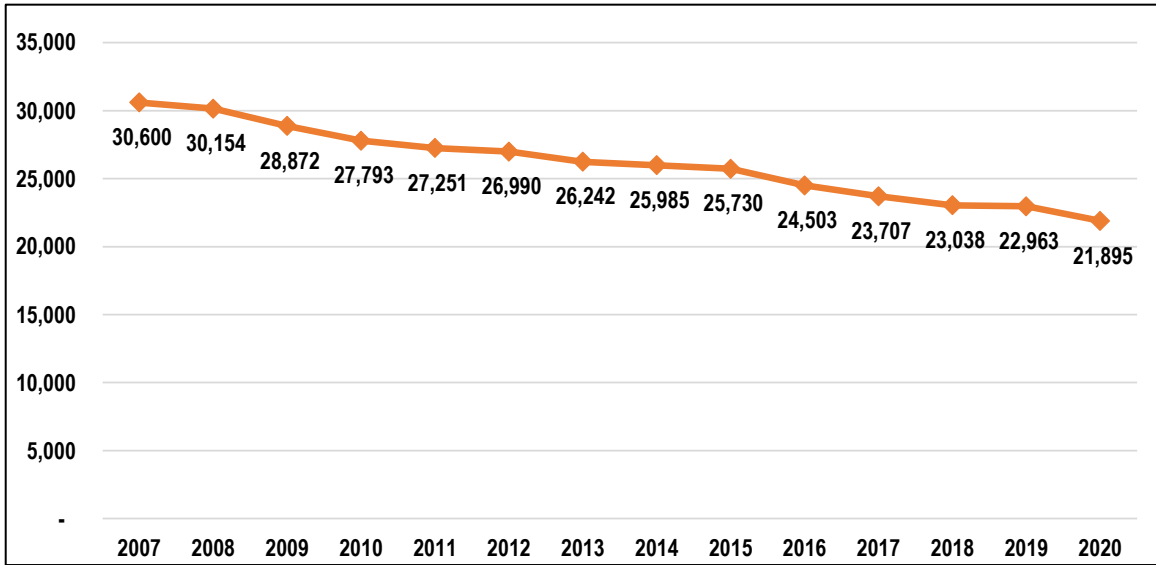
As expected, renter-households are considerably more mobile than owner-households, however, the renter-households in the district tend to be more likely to move within the first five years than their counterparts in rural New Mexico. Compared to rural New Mexico, there are also fewer District households that have been at their place of residence for more than 10 years. The more transient nature of this population tends to have a dampening effect on enrollment in the long-term, since the households do not age in place; but the more frequent turnover of this population can yield short-term gains since the new households tend to have similar demographic characteristics of the households that they replace.

RENTER HOUSEHOLDS BY TIME AT RESIDENCE - 2020

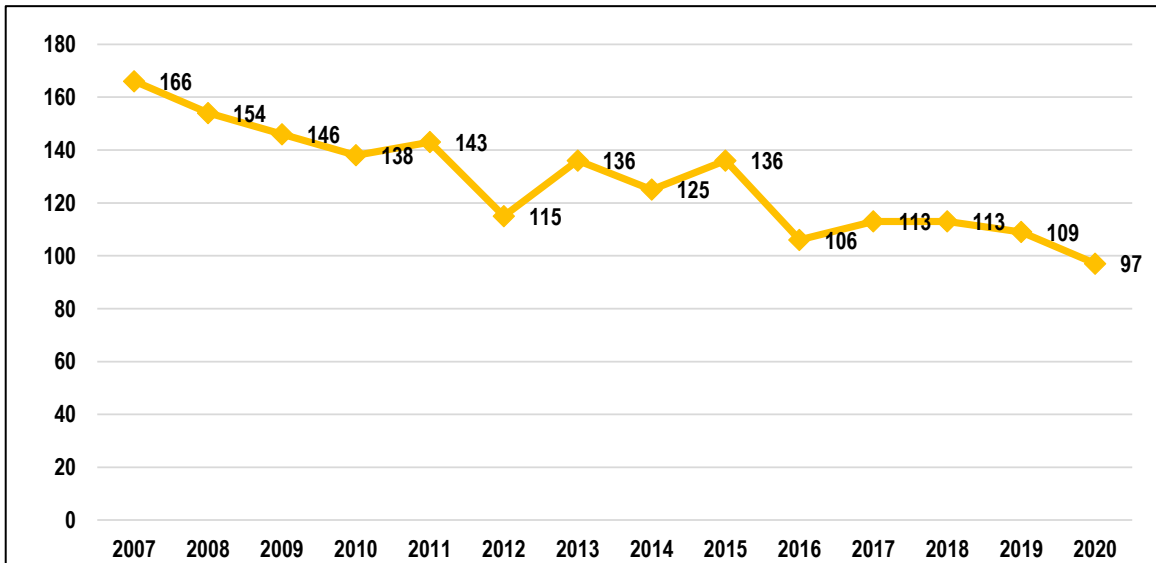


The following charts depict data on the number of births in both the State of New Mexico and Colfax County since 2007. These births provide a useful point of reference for the number of kindergarten students that will enter the district five years later. Overall, the number of births in the state have declined by roughly 8,700 per year, or roughly 28 percent; during the same period in Colfax County births have declined by nearly 70 per year, or more than 40 percent. It is important to note, however, the relative stability in the number of births in the county since 2016.

BIRTHS IN THE STATE OF NEW MEXICO

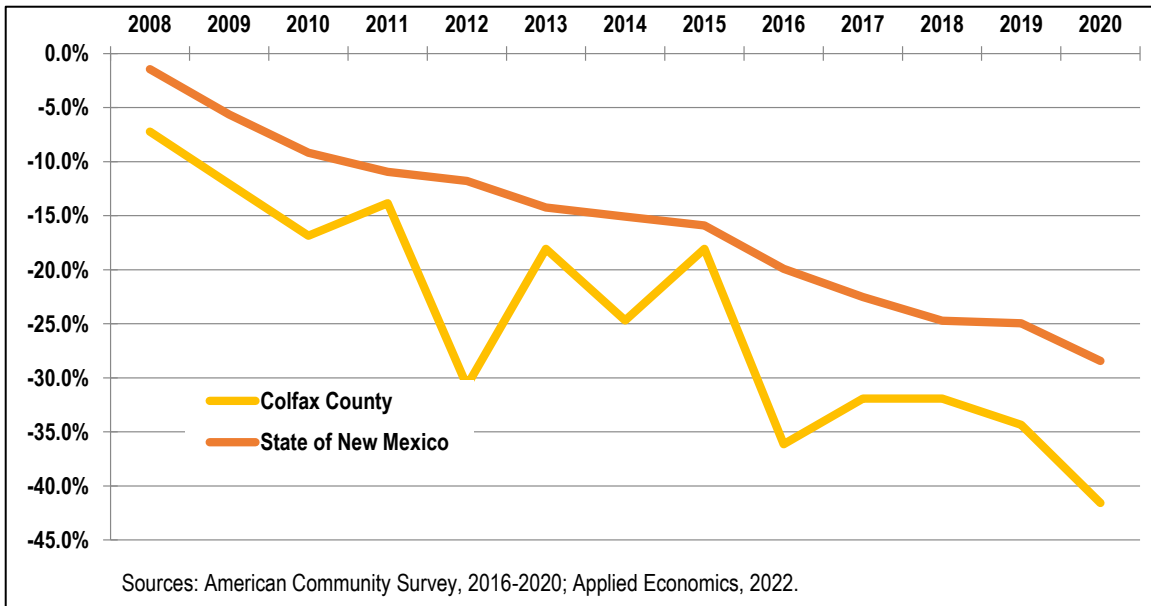


BIRTHS IN COLFAX COUNTY



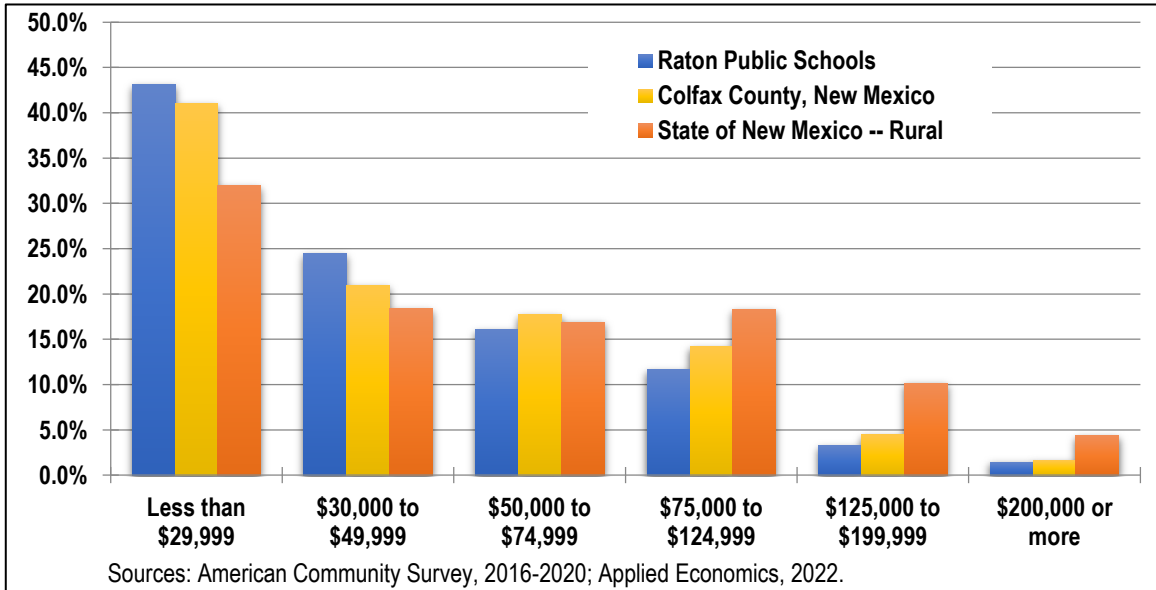
The chart below shows the annual percentage decline in the number of births since 2007 for both the state and the county. Note that the year-to-year variation depicted for Colfax County appears large due to the small number of births per year in that population.

**PERCENT DECLINE IN BIRTHS SINCE 2007
COLFAX COUNTY AND THE STATE OF NEW MEXICO**



Households in the District are somewhat less affluent than their counterparts in both the county and rural New Mexico, with nearly 68 percent earning less than \$50,000 per year (compared to 62 percent in the county and 50 percent in rural New Mexico). The rural population of the state is considerably more affluent than both the district or the county, with 33 percent of households earning \$75,000 or more per year (versus 16 percent in the district and 20 percent in the county).

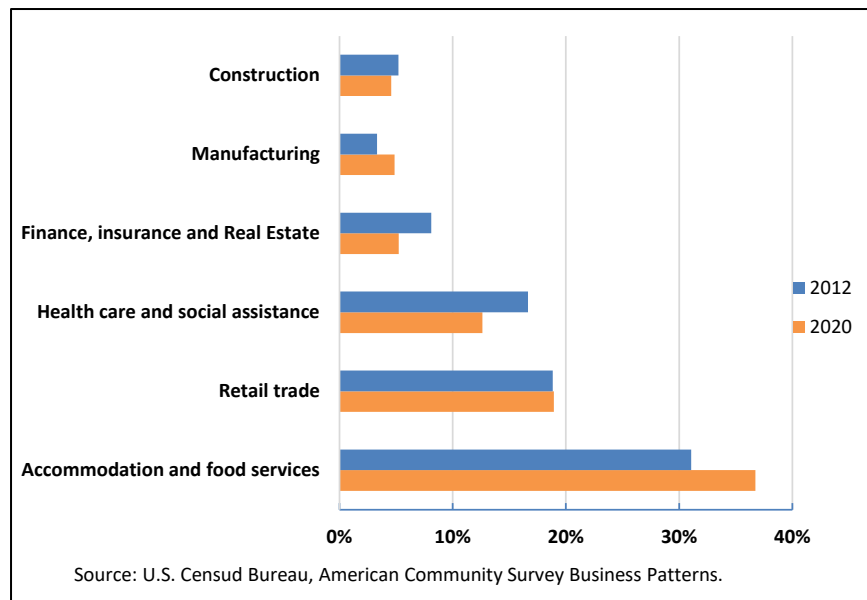
HOUSEHOLD INCOME - 2020



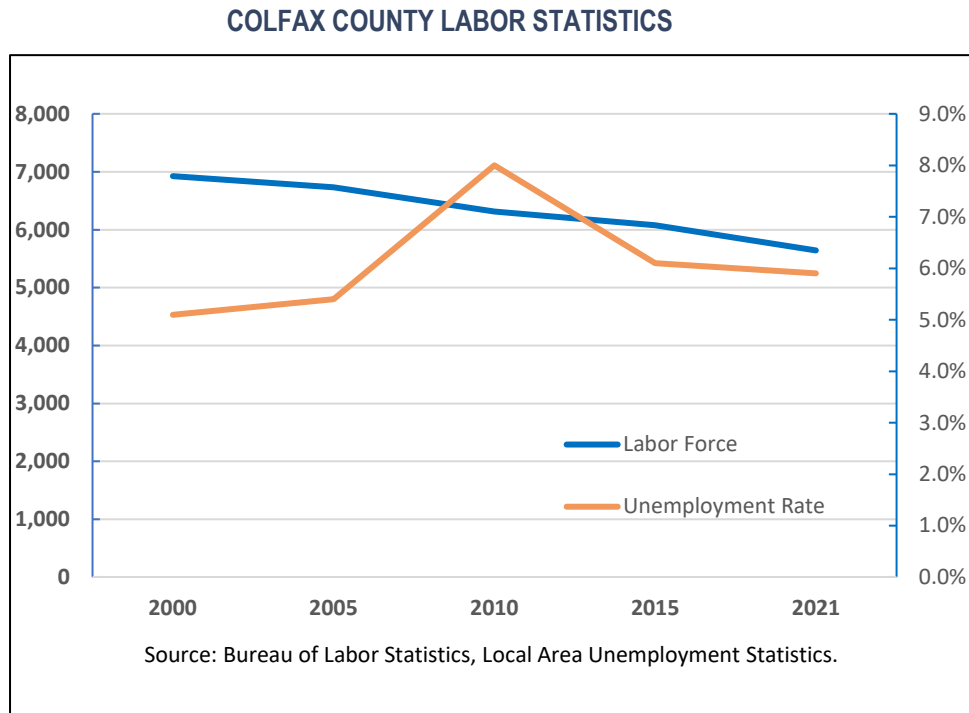
b) Relevant Economic Development Trends

Employment by industry for Colfax County has changed relatively little since 2012. As the following chart illustrates, the regional economy continues to be dominated by six industries that account for more than 80 percent of total employment; in particular, the accommodation and food service, retail trade and health care industries currently employ a significant number of people in the county.

COLFAX COUNTY EMPLOYMENT BY INDUSTRY



While the size of the labor force in Colfax County has declined by 18.5 percent since 2000 (from 6,900 persons to approximately 5,600 persons in 2021), the annual average unemployment rate has only risen by one percent, from roughly five percent in 2000 to six percent in 2021.



In 2015 the City of Raton adopted an Economic Development Strategic Plan, or Comprehensive Plan, for the community. The plan set forth goals that guided the city’s economic development through 2020. At the beginning of 2020, the city began to reevaluate the plan and an updated version was adopted in February 2021. Several of the initiatives that have been identified by the city in this plan may impact future enrollment in the district, including the following.

Grow the community. The plan notes that there is ample opportunity for infill and redevelopment of vacant and dilapidated properties within the city. Expansion through targeted annexations is expected to provide new opportunities for economic development. Specifically, four priority annexation areas, totaling 1,250 acres within the unincorporated area of Colfax County, have been identified and deemed appropriate for future residential, commercial, and industrial development. Plans for future land use place a strong emphasis on growing the City of Raton to the east of the current municipal boundary.

c) Special Factors

Land Use	Existing		Future	
	Acres	Share	Acres	Share
Rural Residential	328	6.7%	440	7.2%
Medium Density Residential	690	14.1%	1,440	23.4%
High Density Residential	33	0.7%	90	1.5%
Mixed-Use		-	18	0.3%
Planned Community		-	555	9.0%
Mobile Home Park	37	0.8%	37	0.6%
RV Park	17	0.4%	36	0.6%
Commercial	176	3.6%	785	12.8%
Industrial	198	4.0%	659	10.7%
Institutional	262	5.4%	261	4.2%
Park and Open Space	531	10.9%	676	11.0%
Agriculture	198	4.1%	176	2.9%
Vacant	1,452	29.7%		0%
Total Acreage in Parcels*	3,922	80.2%	5,172	84.2%
ROW, drainage, etc.	968	19.8%	968	15.8%
Total	4,890	100.0%	6,140	100.0%

Among its initiatives in this area, the city plans to increase the supply, type, and diversity of its housing inventory by adding affordable housing options and promoting the development of quality residential neighborhoods. To this end, the medium-density, residential housing land use category is planned to grow from 14 percent to 23 percent (1,440 acres), while the high-density residential category is expected to increase from 0.7 percent to 1.5 percent (90 acres) of the city area. An additional 555 acres have been designated for a planned community development, as well.

Diversify the economy. To achieve this goal, the city plans to: 1). pursue new and complementary industries (e.g., outdoor recreation, renewable energy, warehousing and distribution, value-added agriculture, film production, hospitality services) that build upon its strategic location and its proximity to several scenic tourist attractions; 2). support small business retention and expansion; 3). expand air travel and general aviation operations at Raton Municipal Airport; 4). Enhance Raton’s position as a transportation hub for rail and freight movement in northeast New Mexico.

More specifically, the city purports that its location along Interstate 25 and the Ports-to-Plains Corridor (US Highway 87/64), and being equidistant from Denver, Albuquerque, and Amarillo, provides an excellent opportunity for the city to become a regional distribution hub. To this end, future land use plans provide for an increase in industrial development, growing the category from 4.0 percent (198 acres) of the area to 10.7 percent (659 acres); this would allow for the development of an industrial park that could easily accommodate a distribution center. In addition, the city plans to prioritize capital improvements and pursue public/private partnerships that would bring more activity, businesses, and housing to the downtown area. Finally, future land use plans call for an increase in the commercial use category from 3.6 percent (176 acres) to 12.8 percent (785 acres) of the area.

Emphasize the importance of workforce training and education. To promote economic development, the city plans to ensure its residents have equal access to public education and promote life-long learning through the development and expansion of workforce training programs. Specifically, the city intends to achieve this goal by participating in a dialogue with Colfax County, Raton Public Schools, Santa Fe Community College, Eastern New Mexico University, and Miners Colfax Medical Center on educational initiatives, raising graduation rates, expanding dual credit courses, and employment opportunities; collaborating with the Center

for Community Innovation, Santa Fe Community College, and Eastern New Mexico University on expanding and promoting adult learning programs; and working with Raton Public Schools and Raton Recreation Education Council on expanding after school and summer recreation programs.

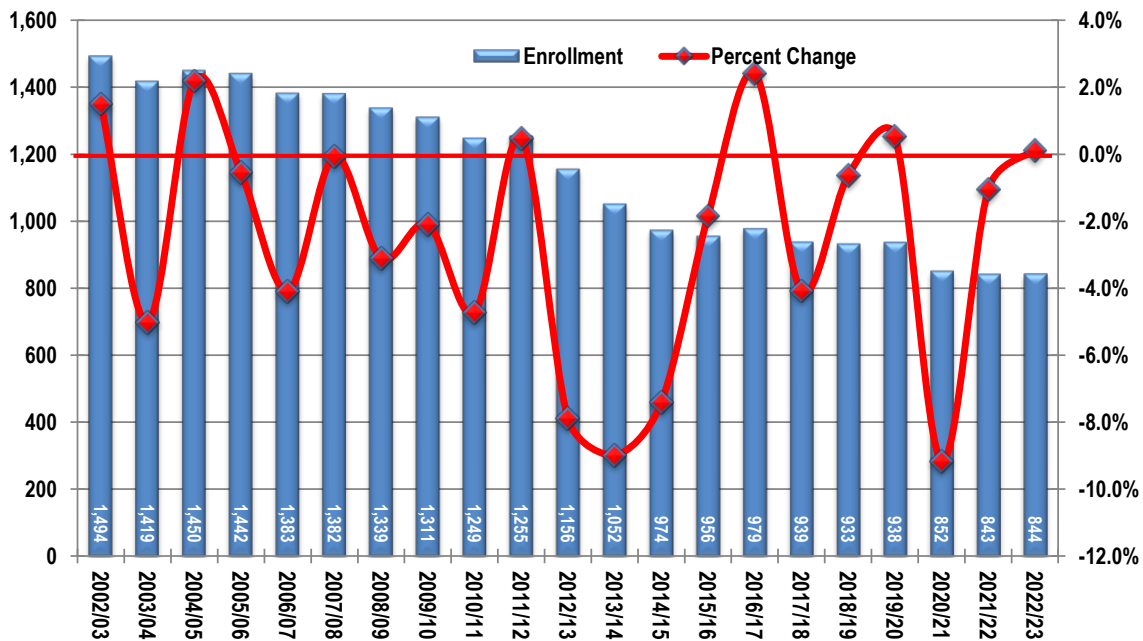
Support Raton becoming a retirement community. The city's plan recognizes that seniors are attracted to its small-town atmosphere, quality of life, excellent health care services, and natural settings. To leverage these advantages, the city plans to enhance local senior support services, housing and continuing care facilities, and volunteer opportunities to allow more seniors to age-in-place.

2. ENROLLMENT TRENDS AND PROJECTION

a) Historic Enrollment

Pre-Kindergarten through 12th grade (PK-12) enrollment in the district totaled 844 students in the fall of the 2022/23 school year, representing an increase of just one student over the previous year. District enrollment has generally been in decline since 2011/12, decreasing by more than 400 students (33 percent) over the past 11 years. The large decline in 2020/21 was driven by the anomalous effects of the Covid 19 pandemic. Although total enrollment remains well below pre-pandemic levels, the slight increase this year and relatively small (1.1 percent) decline last year, suggest that District enrollment may be stabilizing.

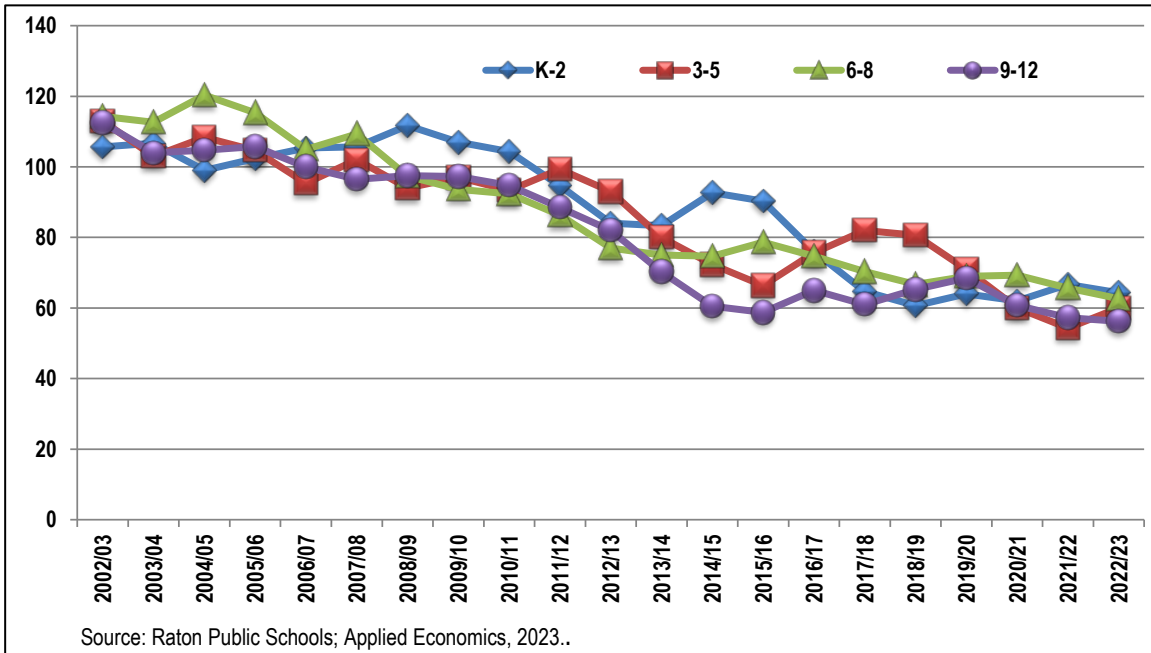
HISTORIC PK-12 ENROLLMENT TRENDS



Source: Raton Public Schools.

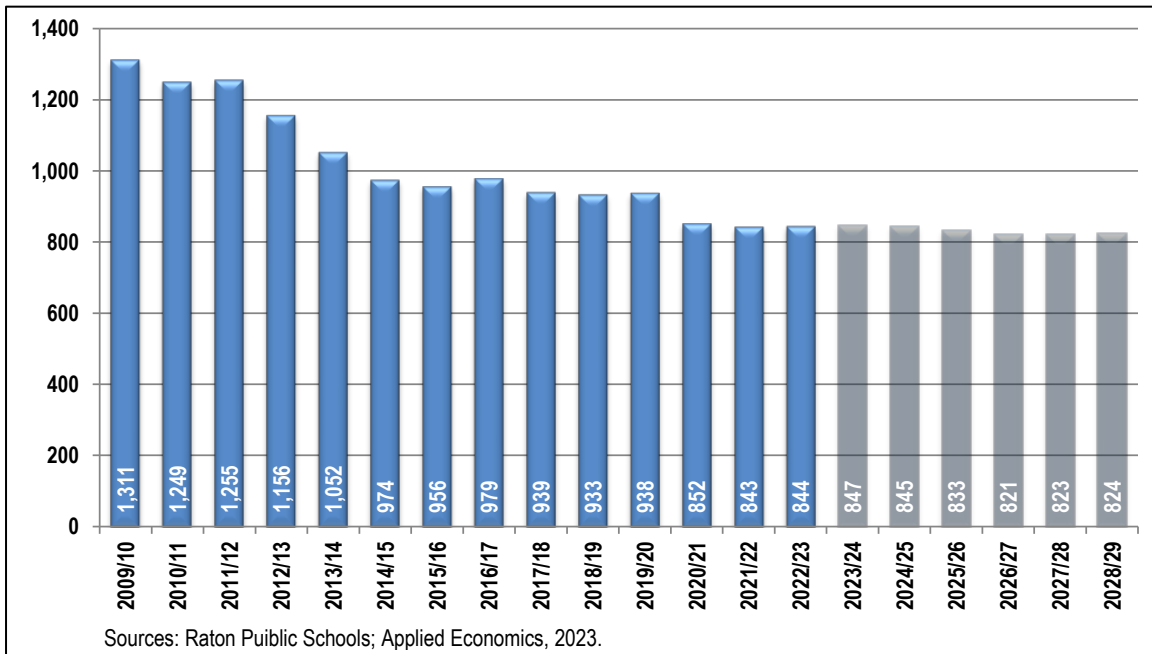
The figure below displays the average enrollment *per grade-by-grade* cohort since the 2002/03 school year. Since 2008/09, spikes in kindergarten to 2nd grade (K-2) enrollment have driven subsequent changes in 3rd to 5th grade (3-5) enrollment; the effects of these fluctuations, however, have been more muted in the two oldest cohorts. Since 2019/20, enrollment change among the cohorts has been minimal and they have become relatively similar in size. This year (2022/23) there are roughly 61 students per grade in each of the cohorts, with average grade-level enrollment ranging from 56 to 64 students; average 9-12 enrollment is the smallest. In 2017/18, however, average grade level enrollment ranged from 60 to 80 students, with the largest classes in the 3-5 cohort.

AVERAGE ENROLLMENT PER GRADE, BY GRADE COHORT



b) Enrollment Projections

HISTORIC AND PROJECTED PK-12 ENROLLMENT



Projected PK-12 enrollment by school grade levels through 2028/29 is shown in the figure below. As was the case this year, strong growth is projected in 3rd to 6th grade (3-6) cohort next year (7.3 percent). Overall, the 3-6 cohort is projected to increase by an average of 1.5 percent per year during the projection period. By 2026/27, growth in the 3-6 cohort is expected to positively affect 7th to 12th grade (7-12) enrollment, however, the 7-12 cohort is projected to decline by an average of 1.3 percent per year during the six-year period. Overall, the change in Pre-Kindergarten to 2nd grade (PK-2) enrollment during the projection period is expected to be nominal, declining by an annual average of 0.9 percent over the next 6 years.

ENROLLMENT BY SCHOOL LEVEL

Fall	Enrollment by School Level			PK-12 Total		
	PK-2nd	3rd-6th	7th-12th	Enrollment	Change	% Change
2009/10	350	376	585	1,311		
2010/11	313	388	548	1,249	-62	-4.7%
2011/12	344	370	541	1,255	6	0.5%
2012/13	318	361	477	1,156	-99	-7.9%
2013/14	306	328	418	1,052	-104	-9.0%
2014/15	291	297	386	974	-78	-7.4%
2015/16	286	279	391	956	-18	-1.8%
2016/17	268	295	416	979	23	2.4%
2017/18	238	308	393	939	-40	-4.1%
2018/19	230	310	393	933	-6	-0.6%
2019/20	244	295	399	938	5	0.5%
2020/21	221	256	375	852	-86	-9.2%
2021/22	254	226	363	843	-9	-1.1%
2022/23	251	234	359	844	1	0.1%
2023/24	243	251	353	847	3	0.4%
2024/25	245	254	346	845	-2	-0.2%
2025/26	241	263	329	833	-12	-1.4%
2026/27	237	255	329	821	-12	-1.4%
2027/28	237	250	336	823	2	0.2%
2028/29	237	255	332	824	1	0.1%

Source: Applied Economics, 2023.
Bolding indicates actuals.

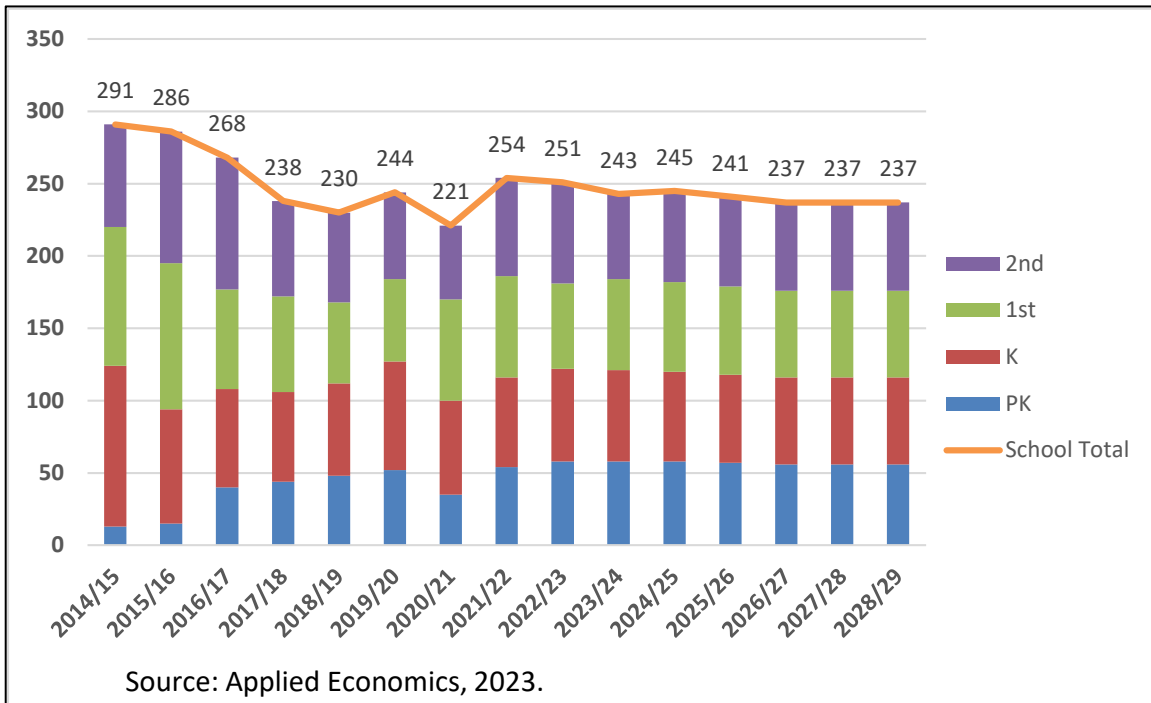
The district operates three schools within its boundaries: Longfellow Elementary (PK-2nd grade), Raton Intermediate School (3rd-6th grade) and Raton High School (7th-12th grade). The charts below illustrate the historic and projected enrollment by grade level for each school. Longfellow Elementary is expected to see enrollment decline by 5.6 percent (14 students) due to small enrollment losses anticipated in the first four

years of the projection period. Raton Intermediate is projected to experience an enrollment increase of 9.0 percent (21 students) over the next six years, driven by strong gains in the next three years. As previously mentioned, the strongest losses are projected in the oldest grades; as a result, Raton High School is expected to see enrollment decrease by 7.5 percent (27 students) by 2028/29, with the largest losses occurring over the next three years.

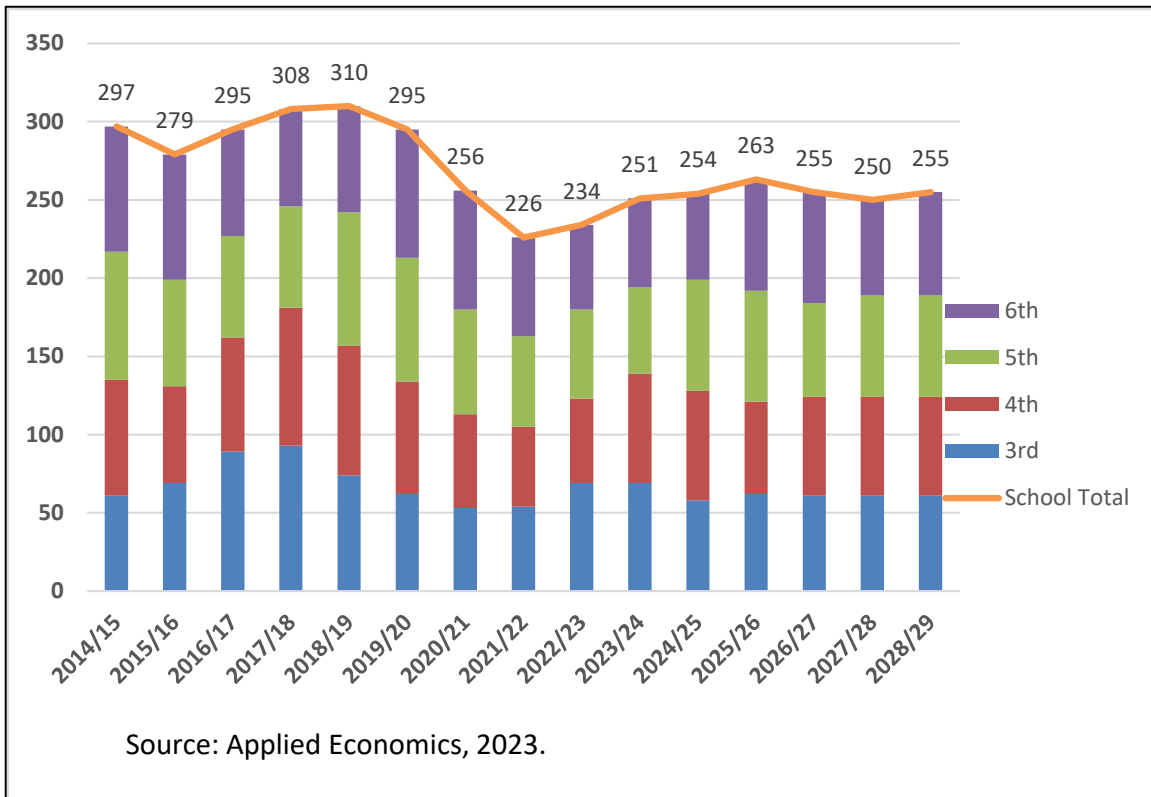
GRADE LEVEL ENROLLMENT BY SCHOOL

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Longfellow Elementary																				
PK	29	0	60	66	56	13	15	40	44	48	52	35	54	58	58	58	57	56	56	56
K	107	104	89	83	113	111	79	68	62	64	75	65	62	64	63	62	61	60	60	60
1st	110	101	101	83	69	96	101	69	66	56	57	70	70	59	63	62	61	60	60	60
2nd	104	108	94	86	68	71	91	91	66	62	60	51	68	70	59	63	62	61	61	61
School Total	350	313	344	318	306	291	286	268	238	230	244	221	254	251	243	245	241	237	237	237
															-8	2	-4	-4	0	0
Raton Intermediate School																				
3rd	102	104	97	89	80	61	69	89	93	74	62	53	54	69	69	58	62	61	61	61
4th	79	95	104	92	78	74	62	73	88	83	72	60	51	54	70	70	59	63	63	63
5th	110	81	97	98	82	82	68	65	65	85	79	67	58	57	55	71	71	60	65	65
6th	85	108	72	82	88	80	80	68	62	68	82	76	63	54	57	55	71	71	61	66
School Total	376	388	370	361	328	297	279	295	308	310	295	256	226	234	251	254	263	255	250	255
															17	3	9	-8	-5	5
Raton High School																				
7th	89	82	106	66	71	80	75	84	69	61	59	75	71	69	52	55	53	69	69	60
8th	107	87	81	83	66	64	81	72	80	71	66	57	63	65	68	51	54	52	68	68
9th	124	114	102	84	69	62	70	94	78	93	86	59	60	74	69	72	54	57	56	73
10th	85	103	95	74	69	62	55	69	78	57	71	61	61	61	63	59	61	46	49	48
11th	96	87	91	90	57	59	53	48	50	64	53	66	57	49	55	57	53	55	42	44
12th	84	75	66	80	86	59	57	49	38	47	64	57	51	41	46	52	54	50	52	39
School Total	585	548	541	477	418	386	391	416	393	393	399	375	363	359	353	346	329	329	336	332
															-6	-7	-17	0	7	-4
District Total	1,311	1,249	1,255	1,156	1,052	974	956	979	939	933	938	852	843	844	847	845	833	821	823	824
Source: Applied Economics, 2023.																				
Bolding Indicates Actuals																				

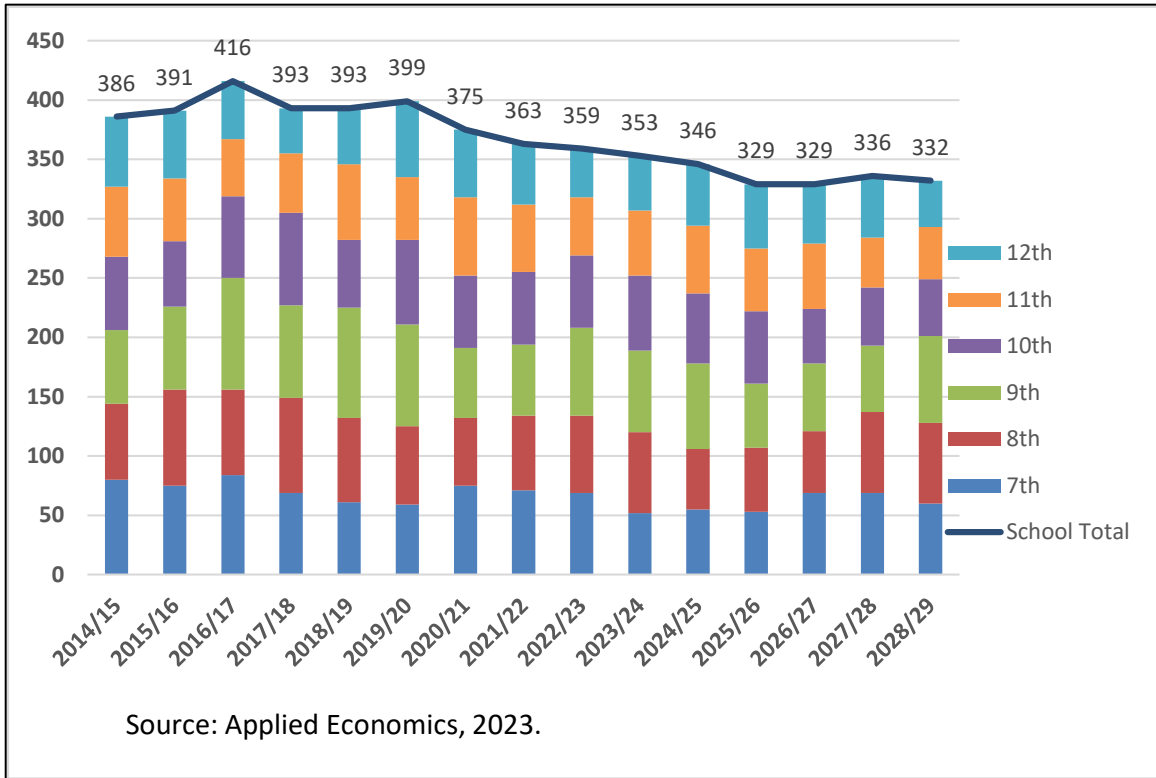
LONGFELLOW ELEMENTARY ENROLLMENT



RATON INTERMEDIATE SCHOOL ENROLLMENT



RATON HIGH SCHOOL ENROLLMENT



c) Variables Influencing Projections

Enrollment projections for the district are calculated using demographic, household, and school-age population data. Currently, the District contains 3,579 households (occupied housing units), as shown below. The housing inventory in the district now totals roughly 4,200 units, reflecting a steady addition of housing units each year since 2020/21.

HISTORIC AND PROJECTED POPULATION AND HOUSING

Year	Household Population	Housing Units		Occupancy Rate	Households		Pop/HH
		Total*	Change		Total	Change	
1999/00	8,256	3,990		87.0%	3,470		2.379
2009/10	7,882	4,087		84.4%	3,449		2.285
2019/20	6,720	4,181		85.0%	3,554		1.891
2020/21	6,668	4,191	10	85.0%	3,562	8	1.872
2021/22	6,617	4,201	10	85.0%	3,571	9	1.853
2022/23	6,567	4,211	10	85.0%	3,579	9	1.835
2023/24	6,543	4,221	10	85.0%	3,588	9	1.824
2024/25	6,519	4,231	10	85.0%	3,596	9	1.813
2025/26	6,495	4,241	10	85.0%	3,605	9	1.802
2026/27	6,472	4,251	10	85.0%	3,613	9	1.791
2027/28	6,500	4,261	10	85.0%	3,622	9	1.795
2028/29	6,528	4,271	10	85.0%	3,630	9	1.798
2022/23 - 2028/29			60			51	

Source: Applied Economics, 2022.
Bolding Indicates Actuals

Over the next six years, 60 new housing units are projected to be added to the inventory and occupancy rates are expected to remain stable at 85 percent; these trends would result in the addition of 51 households by 2028/29. The population per household in the district has been in decline, consequently, the resident population of the district is expected to decrease slightly over the next six years, from the current estimate of nearly 6,600 people to roughly 6,500 people by 2028/29.

The charts below depict the historic and projected District school-age population and enrollment, assuming a gradual decline in the district's school-age population and a gradual increase in the Enrollment-Population (E-P) ratio during the projection period. Overall, Kindergarten to 12th grade (K-12) enrollment in the district is

projected to stabilize at roughly 790 K-12 students over the next two years and then decline slightly, falling to nearly 770 K-12 students by 2028/29; this represents a loss of 18 students, or 2.3 percent, compared to 2022/23 enrollment.

SCHOOL-AGE POPULATION AND K-12 ENROLLMENT

Year	Households	School-Age Population *		K-12 Enrollment		Net Difference	Enrollment - Population Ratio
		Total	Per Household	Total	Per Household		
1999/00	3,470	1,555	0.448				
2009/10	3,449	1,339	0.388	1,282	0.372	57	95.7%
2019/20	3,554	928	0.261	886	0.249	42	95.5%
2020/21	3,562	902	0.253	817	0.229	85	90.5%
2021/22	3,571	841	0.236	789	0.221	52	93.8%
2022/23	3,579	826	0.231	786	0.220	40	95.1%
2023/24	3,588	824	0.230	789	0.220	35	95.7%
2024/25	3,596	822	0.229	787	0.219	35	95.8%
2025/26	3,605	807	0.224	776	0.215	31	96.1%
2026/27	3,613	801	0.222	765	0.212	36	95.5%
2027/28	3,622	807	0.223	767	0.212	40	95.0%
2028/29	3,630	813	0.224	768	0.212	45	94.5%

Source: Applied Economics, 2023.
 * Population age 5 through 17, corresponds with Kindergarten through 12th grade.
Bolding indicates historical data.

SECTION III: CAPACITY & UTILIZATION



III. CAPACITY AND UTILIZATION

A/B. MAXIMUM/ FUNCTIONAL CAPACITY AND UTILIZATION ANALYSIS

Longfellow Elementary School was originally designed to accommodate K-5th grade students. Due to the high number of PK-2nd and special needs students, the school was converted to a PK-2nd facility. Pre-kindergarten students are currently housed in portables. Enrollment at this grade level is expected to remain constant with only a small drop in the number of PK-2nd students over the next five years.

Longfellow ES School	
Total Acres	8.0 Acres
Approx Total Square Footage	36,801 GSF
Grades Served	PK-2
Current Enrollment	251
2028/29 Enrollment	237
Current SPED All/ %	54 21.5%
Building Levels	1

Based on the current permanent structure, Longfellow as designed would accommodate 243 students at 95% efficiency. Utilization of the permanent structure is over-capacity at 103.2%. Utilization with the addition of 4 portables brings the utilization rate to 78.6%. Adjusting for self-contained (unusually high) and pre-kindergarten students (not in the original design), the school utilization is 99.9% with the expected utilization in 2027/28 to be slightly lower at 94.3%.

CAPACITY AND UTILIZATION: LONGFELLOW ELEMENTARY SCHOOL

Capacity/ Available Seats/ Utilization			
Room Type - Permanent	# TS as Designed	Max 100%	Elem @ 95% Efficiency
Kindergarten/PK	4	80	76
Multipurpose Classrooms	8	176	167
MS Science Lab	0	0	0
Fine Arts (Music, Art)	1	0	0
Technology/ Computer/ CTE	0	0	0
Physical Education	2	0	0
Special Education/ Self Contained	2	0	0
Special Education/ Resource	0	0	0
Other	0	0	0
Totals	17	256	243
Adjustment (-) for SPED Self Contained			-8
Adjustment (-) for PreKindergarten			-60
Current Enrollment & Recommended*		251	175
Current Enrollment SPED Self Contained			8
Current Enrollment SPED Resource			46
Total Available Seats (no portables)		5	-76
Portable Classrooms	4	80	76
Total Capacity with Portable Classrooms		0	0
Available Seats (with portables)		0	0
Utilization % not Adjusted	103.2%		
Utilization % not Adjusted/ with Portables	78.6%		
Utilization Current % *	99.9%		
* Adjusted for Efficiency, SC, and PK			
Utilization 2028/29 % *	94.3%		

Educational adequacy at Longfellow as designed indicates that the school is six teaching stations short of current needs of 15 teaching stations (currently being satisfied by portable classrooms).

EDUCATIONAL ADEQUACY: LONGFELLOW ELEMENTARY SCHOOL

Educational Adequacy			
Room Type - Permanent	PK-2 TS Need @ 243 Students Permanent Only	TS Current Use W/Portables	Adequacy (+/-)
Kindergarten	3	4	-1
Multipurpose Classrooms	6	9	-3
MS Science Lab	0	0	0
Music*	0	0	0
Art*	1	1	0
CTE	0	0	0
Technology/ Computer	0	0	0
Physical Education (MP = 2)	2	2	0
Special Education/ Self Contained	0	2	-2
Special Education/ Resource	0	0	0
PreK, Preschool, or Headstart	3	3	0
Other	0	0	0
Total Rooms	15		-6
With Portable Classrooms		21	

Raton Intermediate School was originally designed to accommodate 6th-8th grade students. As such, many of the rooms within the school are not used for the 3rd-6th population currently housed, i.e., shop areas, pool, etc. Due to the high number of PK-2nd and special needs students, the 3rd-6th grades were relocated to the former Raton Middle School enrollment at this grade level is expected to remain constant with only a small rise in the number of 3rd-6th students over the next five years.

Raton Intermediate School	
Total Acres	4.0 Acres
Approx Total Square Footage	56,291 GSF
Grades Served	3-6
Current Enrollment	234
2028/29 Enrollment	250
Current SPED All/ %	42 17.9%
Building Levels	1

Based on the current permanent structure, Raton IS would accommodate 365 (excluding MS areas which are not used) students at 95% efficiency. Utilization of the permanent structure is under-utilized at 64.1%. Adjusting for self-contained (unusually high) the school utilization is 65.2% with the expected utilization in 2028/29 to be slightly higher at 69.7%.

CAPACITY AND UTILIZATION: RATON INTERMEDIATE SCHOOL

Capacity/ Available Seats/ Utilization			
Room Type - Permanent	# TS as Designed	Max 100%	Elem @ 95% Efficiency
Kindergarten/PK	0	0	0
Multipurpose Classrooms	16	384	364.8
Science Lab	1	0	0
Fine Arts (Music, Art)	3	0	0
Technology/ Computer/ CTE	2	0	0
Physical Education	2	0	0
Special Education/ Self Contained	2	0	0
Special Education/ Resource	0	0	0
Other	3	0	0
Totals	29	384	365
Adjustment (-) for SPED Self Contained			-6
Adjustment (-) for PreKindergarten			0
Current Enrollment & Recommended*		234	359
Current Enrollment SPED Self Contained			6
Current Enrollment SPED Resource			36
Total Available Seats (no portables)		131	125
Portable Classrooms	0	0	0
Total Capacity with Portable Classrooms		0	0
Available Seats (with portables)		0	0
Utilization % not Adjusted	64.1%		
Utilization % with Portables not Adjusted	64.1%		
Utilization Current % *	65%		
* Adjusted for Efficiency, SC			
Utilization 2027 % *	69.7%		

Educational adequacy at Raton IS as designed indicates a need for 20 teaching stations at the recommended 359 student capacity (95%.) The facility currently has 29 teaching stations. The adequacy indicates a surplus of nine teaching stations at this facility.

EDUCATIONAL ADEQUACY: RATON INTERMEDIATE SCHOOL

Educational Adequacy			
Room Type - Permanent	3-6 TS Need @ 365 Students	TS Current Use	Adequacy (+/-)
Kindergarten	0	0	0
Multipurpose Classrooms	16	16	0
Science Lab	0	1	1
Music*	1	2	1
Art*	1	1	0
CTE	0	3	3
Technology/ Computer	0	2	2
Physical Education (MP = 2)	2	2	0
Special Education/ Self Contained	0	2	2
Special Education/ Resource	0	0	0
PreK, Preschool, or Headstart	0	0	0
Other	0	0	0
Total Rooms	20	29	9
With Portable Classrooms			

Raton Middle/High School was originally designed to accommodate 9th-12th grade students. As such, the original design of the school does not serve to segregate the middle school population currently housed, i.e., 7th – 8th grade houses etc. Enrollment at this grade level is expected to remain constant with only a small drop in the number of 7th-12th students over the next five years.

Raton Middle/ High School	
Total Acres	20.0 Acres
Approx Total Square Footage	99,845 GSF
Grades Served	7-12
Current Enrollment	359
2029 Enrollment	336
Current SPED All/ %	65 18.1%
Building Levels	3

Based on the current permanent structure, Raton MS/HS would accommodate 761 students at 90% efficiency. Utilization of the permanent structure is under-utilized at 47.1%, and 45.5% with portables. Adjusting for self-contained (unusually high) the school utilization is 46.2% with the expected utilization in 2027/28 to be slightly lower at 43.2%.

CAPACITY AND UTILIZATION: RATON MIDDLE/HIGH SCHOOL

Capacity/ Available Seats/ Utilization			
Room Type - Permanent	# TS as Designed	Max 100%	High @ 90% Efficiency
Kindergarten/PK	0	0	0
Multipurpose Classrooms	15	450	405
HS Science	7	210	189
Fine Arts (Music, Art, Drama)	1	30	27
Technology/ Computer/ CTE	4	96	86
Physical Education	2	60	54
Special Education/ Self Contained	2	20	18
Special Education/ Resource	0	0	0
Other	0	0	0
Totals	31	846	761
Adjustment (-) for SPED Self Contained			-11
Current Enrollment & Recommended*		359	750
Current Enrollment SPED Self Contained			11
Current Enrollment SPED Resource			54
Total Available Seats (no portables)		487	391
Portable Classrooms	1	30	27
Total Capacity with Portable Classrooms		876	777
Available Seats (with portables)		517	418
Utilization % not Adjusted	47.1%		
Utilization % not Adjusted with Portables	45.5%		
Utilization Current % *	46%		
* Adjusted for Efficiency, SC, and PK			
Utilization 2027 % *	43.2%		

Educational adequacy at Raton MS/HS as designed with a population of 761 students indicates a need for 31 teaching stations. The facility currently utilizes all 31 teaching stations plus one portable for CTE. The adequacy indicates a surplus of teaching stations at this facility, but the additional space has been used for other programs.

EDUCATIONAL ADEQUACY: RATON MIDDLE/HIGH SCHOOL

Educational Adequacy			
Room Type - Permanent	7-12 TS Need @ 761 Students	TS Current Use	Adequacy (+/-)
Multipurpose Classrooms	15	15	0
Science Lab	4	7	3
Music*	1	1	0
Art*	0	0	0
CTE/ Technology/ Elective	8	5	-3
Physical Education (Gym = 2)	2	2	0
Special Education/ Self Contained	1	2	1
Special Education/ Resource	0	0	0
Total Rooms	31	32	1
With Portable Classrooms	1		

All District Findings: Raton Public Schools has a combined enrollment of 844 students, having lost 467 students to declining enrollment over the last 12 years. The original facilities were designed to accommodate 1,486 students at maximum capacity and 1,284 students adjusting for PreK and Self-Contained Special Needs students. The district has 440 seats available, or 38.3% of overall recommended capacity.

CAPACITY AND UTILIZATION DISTRICT-WIDE

Capacity/ Utilization All Schools												
School Name	Max Capacity Permanent	Max Capacity incl Portables	Recommended Capacity Permanent	Capacity Adjusted for SC Spec Ed	Capacity Adjusted for PK	Enrollment K-12	Utilization % 2022	Utilization % 2027	Utilization			
									Over Capacity	Nearing Capacity	Low	Under Utilized
Elementary Schools PK/K-2												
Longfellow Elementary School	256	336	243	235	175	251	103.3%	94.3%	2022/27			
Totals Elementary Schools	256	336	243	235	175	251	103.3%	94.3%	Seats Available		(8)	
Intermediate Schools 3-6												
Raton Intermediate School	384	384	365	359		234	64.1%	69.7%				2022/27
Totals Intermediate Schools	384	384	365	359		234	65.2%	69.7%	Seats Available		125	
Middle/High Schools 7-12												
Raton Middle/High School	846	876	761	750		359	47.17%	43.2%				2022/27
Totals Middle/High Schools	846	876	761	750		359	47.9%	43.2%	Seats Available		391	
Totals All	1,486	1,596	1,369	1,344	1,284	844	61.7%	60.1%	Seats Available		440	

Recommendations:

- District should focus on replacing older schools and right-sizing to the new lower student enrollment considering the stable nature of future.
- All current facilities should be replaced with one PK-12 facility to serve the needs of students more efficiently at a capacity of 900 students.

2. Special Factors

Special needs programs at the district are higher than average at 22% at the PK-2nd level and 17% at other levels. The nationwide average is 12% and the New Mexico average is 13.5%.

District demographics overall have fallen over the last 12 years due to a rising number of retired persons in the county and other economic factors.

C. SPACE NEEDS

1-2. Special Factors and Strategies

All three district schools are over 67 years old, with the IS and MS/HS at 80 years old. Current facilities are beyond their useful life and should be demolished. All schools were designed for a higher number of students than attend presently. The planning committee has recommended, and the Board of Education has adopted a strategy for all facilities to be replaced with one, smaller PK-12th facility designed to accommodate 900-1,000 students. Enrollment growth at the district has leveled out and is not expected to increase or decrease over the next 5-10 years.

3. Underutilized or Vacant Space

Approximately 39% of the current facilities inventory is unused. The planning committee recommends demolition of these facilities and replacement with one right-sized facility. Maintenance, operations, and energy costs will be significantly reduced in the new facility.

SECTION IV:
**CAPITAL IMPROVEMENT/
PLANNING**



IV. CAPITAL IMPROVEMENT PROGRAM/ PLANNING

A. AVAILABLE FUNDING

1. CURRENT AND FUTURE FINANCIAL RESOURCES

Raton Public Schools (RPS) has continued to develop a capital improvements plan that addresses the highest priorities of needs for the funding received. The local community has shown its support of the district by passing Senate Bill-9 (SB-9) mill levies. RPS continues to maintain their facilities with available funding. The last SB-9 mill levy successful election was held in 2021. The next SB-9 election is scheduled for 2027. The district receives approximately \$320,000 per year from SB-9 from a \$2.0 mill levy.

The district passed a successful GOB election in 2019 for \$2 million, the bond is still being paid off by the district. The district received approximately \$850,000 in 2022 from Ed Tech bonds to support its technology and broadband needs. The district has also received a Legislative Appropriation for a total of \$397,000 this year to purchase a new recreation bus.

The RPS Governing Board is preparing to call for a GOB election in November of 2023. The district has additional GOB capacity of \$7,311,998 at present. Due to the district continuing to pay down the previous indebtedness, that bond capacity will be \$8,151,998 in 2024, which is when the first bonds would be sold in the new cycle. The Board of Education plans to call for a GOB of 100% indebtedness (approximately \$8.1 million at the anticipated time of sale in 2024), contingent on the commitment of PSCOC to grant a waiver for any outstanding costs of constructing a new PK-12 facility.

General Obligation Bonds (GOB)

The 2022 Assessed Land Valuation of RPS was \$159,449,960. The RPS maximum bonding capacity at 6.00% of assessed valuation as of 2022 was approximately \$9,566,998. As of 2022 the district was bonded 23.5% to capacity which is \$2,255,000. Currently the remaining RPS bonding capacity is \$7,311,998. (Data provided by financial advisor as of March 2023).

Mill Levies

RPS has a \$2.0 mill levy in place to take advantage of state matching funds under the NM Senate Bill 9 (SB9) program. SB9 revenues provided approximately \$320,000 for the 2022-23 school year for general maintenance and small projects. The levy is subject to renewal through election every six years. The next SB9 election is scheduled for 2027.

RPS does not have a mill levy in place allowed under NM House Bill 33 (HB33). HB33 funding is generally used for renovation and additions to existing facilities. Mill levies under HB33 must be approved through periodic election every five years.

NM House Bill 31 (HB31) was a funding program that was established to provide additional funding to New Mexico Public School Districts to primarily address health and safety needs. RPS has received funding under HB31 in the past to address health and safety needs at all school campuses within the district. All identified projects receiving funds from this source have been completed. There is no additional funding available for school districts through this resource currently. The fund was administered by the New Mexico Department of Education Deficiencies Correction Unit (DCU) which has evolved into the Public School Facilities Authority (PSFA). PSFA / DCU has provided funds to RPS for correction of specific deficiencies. The exact amount of funds provided to the district could vary slightly based upon the final project completion cost.

Legislative Appropriations

RPS can receive special appropriations granted by the legislature. Amounts appropriated can vary or can be zero. The amount of legislative appropriations accepted by the district will be deducted from critical capital outlay funds. RPS has received an award of \$397,000 for the purchase of a recreation bus.

Federal Impact Aid

RPS receives less than \$20,000 in PL874 Federal Impact Aid funds. Federal Impact Aid funds are provided to school districts in lieu of local property taxes for students residing on federal lands within their service area. This includes Native American lands, military installments, federal public domain and national forest lands.

Grants/E-Rate

RPS is an E-Rate funded district and receives a variable amount of funding every year for technology. The district utilizes E-Rate funding for technology and broadband projects on an annual basis. RPS issues Educational Technology Bonds for technology and broadband projects. The last issued ed tech debt service levy debt service is approximately \$1.2 mills.

Public School Capital Outlay Act

Any school district can apply for Capital Outlay regardless of its percentage of indebtedness. Priorities for funding of school projects are determined by using the ranking of each public school in the State. The rankings are generated from information in the facilities assessment database which is based on the statewide adequacy standards. All districts must present their needs before the PSCOC.

The Council shall establish criteria to be used in public school capital outlay projects that receive grant assistance including: the feasibility of using design, build and finance arrangements; the potential use of more durable construction materials; and any other financing or construction concept that may maximize the dollar effect of the state grant assistance.

No more than 10 % of the combined total of grants in a funding cycle shall be used for retrofitting existing facilities for technology infrastructure. No application for grant assistance shall be approved unless the Council determines that: the project is needed and included in the school district's five-year facilities plan; the school district has used its capital resources in a prudent manner; the school district has provided insurance for buildings; the school district has submitted a 5 Year Facilities Master Plan that includes enrollment projections, a current preventive maintenance plan, and projections for the facilities needed in order to maintain a full-day kindergarten program; the school district is willing and able to pay any portion of the total cost not funded with grant assistance from the fund; the application includes the capital needs of any charter schools located in the district; and the school district has agreed to comply with reporting requirements.

PSCOC Awards

RPS must compete with all other New Mexico school districts for this funding. As of 2023, RPS's match for this funding source is 60% and the state's match is 40%. Since 2020 RPS has been awarded \$2.17M from PSCOC for capital projects including the following:

- Longfellow ES Campus Consolidation Plan – Not complete
- Raton IS Fire Alarm, Boiler, Waterline Replacement – Waterline Complete
- Raton MS/HS Fire Alarm, Boiler, Waterline Replacement– Waterline Complete
- Columbian ES Demolition– Not complete

Plan to Finance \$8M in 2024

Bond advisor Stifel has provided a plan for estimated tax impact and debt service for an \$8 million GOB. The charts on the following pages detail the payment schedule and GO Mill Levy impact to the community. When the district sells the first issue of the bond in 2024, the resulting impact to the total mill levy will be 10.026 – qualifying RPS for the PSCOC Waiver requirement.

District Financial Advisor Information

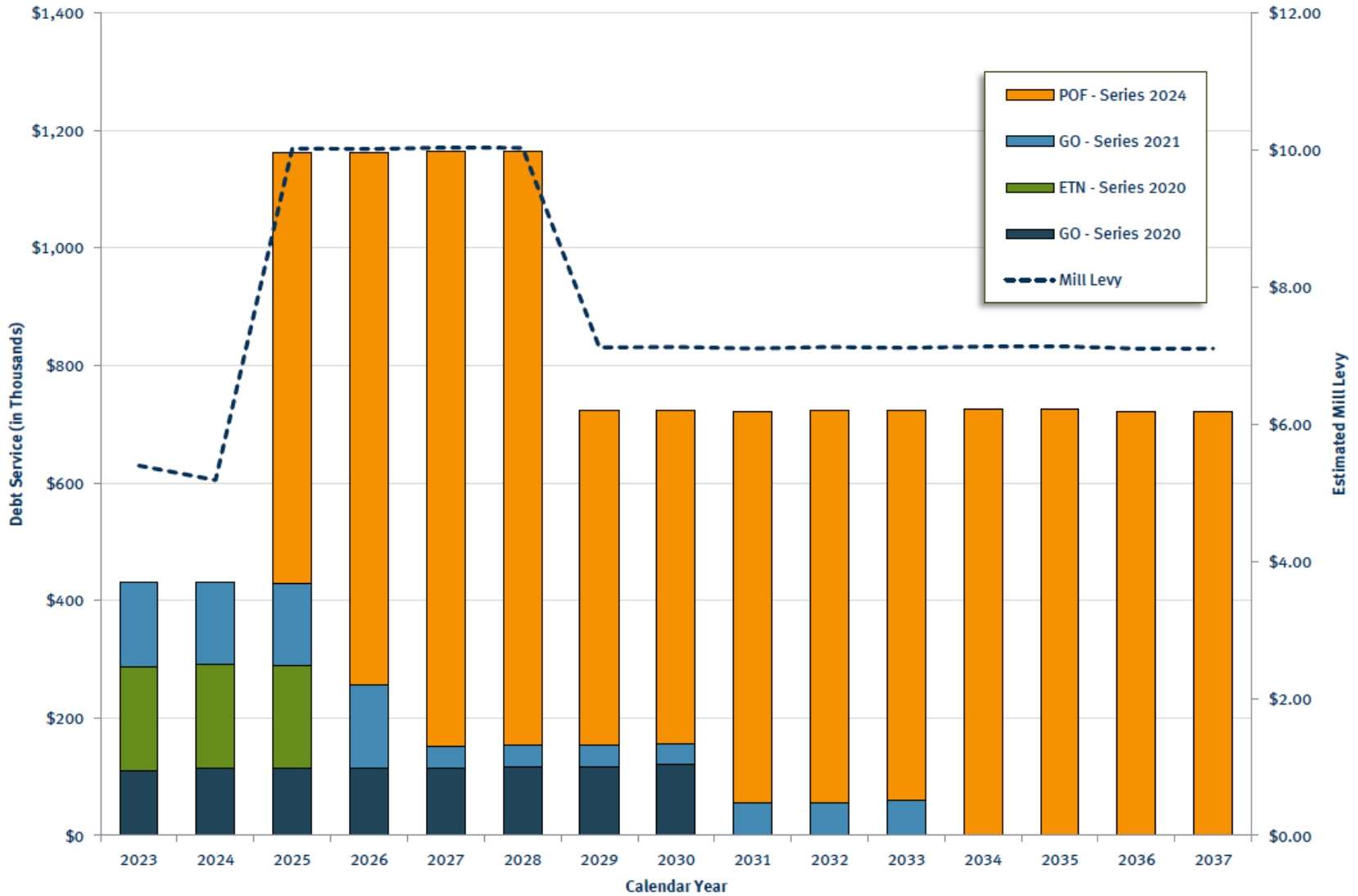
The information that appears in this section is in part provided by Stifel.

Financial Advisor

Stifel
Public Finance
6565 Americas Parkway NE, Suite 860
Albuquerque, NM 87110

Plan of Finance – GO Series 2024

Issuer:	RATON PUBLIC SCHOOL DISTRICT NO. 11											
Type:	General Obligation School Bonds											
Series:	Series 2024											
Dated Date:	3/12/2024											
Original Par:	\$8,000,000											
Current Par:	\$8,000,000											
Enhancement:	None											
Call Provisions:	8/1/2033											
Due:	8/1											
Calendar Year	Annual GO DS	Annual ETN DS	Current GO & ETN Mill Levy	Principal	Coupon	Interest	Annual DS	Combined Annual DS	Estimated Future GO & ETN Mill Levy	Operational + SB9 +HB33 Tax Rate	Total Residential GO Mill Levy	
2023	\$255,274	\$176,663	\$3.054	<i>November 2023 Election</i>				\$431,936	\$3.054	\$2.344	\$5.398	
2024	254,521	175,875	1.680					430,396	2.841	2.344	5.185	
2025	253,580	175,000	1.674	\$495,000	3.000%	\$240,000	\$735,000	1,163,580	7.682	2.344	10.026	
2026	257,361		1.699	680,000	3.000%	225,150	905,150	1,162,511	7.674	2.344	10.018	
2027	150,746		0.995	810,000	3.000%	204,750	1,014,750	1,165,496	7.694	2.344	10.038	
2028	154,531		1.020	830,000	3.000%	180,450	1,010,450	1,164,981	7.691	2.344	10.035	
2029	153,128		1.011	415,000	3.000%	155,550	570,550	723,678	4.777	2.344	7.121	
2030	156,577		1.034	425,000	3.000%	143,100	568,100	724,677	4.784	2.344	7.128	
2031	55,940		0.369	535,000	3.000%	130,350	665,350	721,290	4.762	2.344	7.106	
2032	55,242		0.365	555,000	3.000%	114,300	669,300	724,542	4.783	2.344	7.127	
2033	60,000		0.396	565,000	3.000%	97,650	662,650	722,650	4.771	2.344	7.115	
2034				645,000	3.000%	80,700	725,700	725,700	4.791	2.344	7.135	
2035				665,000	3.000%	61,350	726,350	726,350	4.795	2.344	7.139	
2036				680,000	3.000%	41,400	721,400	721,400	4.762	2.344	7.106	
2037				700,000	3.000%	21,000	721,000	721,000	4.760	2.344	7.104	
Total:	\$1,806,897	\$527,538		\$8,000,000		\$1,695,750	\$9,695,750	\$12,030,185				



B. PRIORITIZATION PROCESS

1. ISSUES FACING THE DISTRICT

All district schools have outlived their useful life. In considering various options, the FMP committee determined that to try to renovate existing facilities would not deliver a satisfactory return on investment.

Issues discussed with the committee included the old and outdated facilities that do not provide a next generation learning environment per original design, and would take extensive renovations to do so; another discussion was regarding maintenance and operations costs which are extensive, recurring, and (in some cases) unable to buy vital replacement equipment for district systems (HVAC, electrical, plumbing, etc.); also discussed was the current facilities sizes (which are about 100% larger than required) and the relative utilities costs to run facilities that are too large; another concern was the ability to provide programs to students in the current separate facilities. A new consolidated facility can be right-sized, designed for next generation learning, and provide all programs in one location – lowering staffing costs for the district.

Another concern is demolishing the existing ES, IS, and MS/HS facilities. It will be imperative that these facilities are disposed of properly and do not become a life safety hazard for the community.

2. PLANNING PRIORITIES AND RESOURCES

District GOB capacity at full 100% commitment will provide about 10% of the cost of a new consolidated PK-12 facility. The FMP committee and RPS Governing Board are prepared to pose a GOB question to the community for a 100% bond commitment, contingent on the commitment by PSCOC to grant the District's Capital Funding Waiver for the balance of the cost of a new facility.

C. PLANNING STRATEGY AND IMPLEMENTATION

1. CONSIDERATIONS

- a) RPS needs a new consolidated Pk-12 replacement school.
- b) All three schools will need replacement.
- c) No facilities need renovation as it is recommended that they are to be demolished.
- d) No facilities will need generational maintenance as it is recommended that they are to be demolished.
- e) All three schools will be closed, demolished and a consolidated PK-12 will be built to replace all schools.
- f) Currently, pre-k programs have been housed in portables at LES. The new facility will be designed to accommodate pre-k students.
- g) The district has expressed a desire to provide teacher housing in the future but will not be requesting it at this time.

2. TECHNOLOGY/BROADBAND PLAN

TECHNOLOGY GOALS PER RPS DISTRICT

The district is committed to setting high standards for student learning and accepts the challenge to provide the community with a workforce suitable for the local businesses and economic ventures. Raton Public Schools maintains that technology is a powerful teaching tools that engages students in learning and prepares them with 21st Century skills to communicate, learn and work. Our continued vision and commitment are to provide a student device to each student to use in the classroom. Longfellow Elementary students are currently using IPads, and Raton Intermediate School/Raton High School students are using Chromebooks which support modern, mobile, and connected capacity.

Raton Public Schools has invested in an upgrade to our wireless internet infrastructure and continue to update security and maintain licensing critical to staying connected, filtering and monitoring. The student's technology lab classes have updated laptop devices and software to support learning in Business, CAD, and Agriculture.

Raton Public Schools continues to implement strategies to engage parents, stakeholders, and community partners. Cloud based applications are continuing to develop a network of user friend and safe methods for instruction including synchronous learning for Dual Credit, eBooks, and APEX for credit Recovery. HDMI screens are installed in approximately 20% of the classrooms throughout the district.

Raton Public Schools participates in ERate funding provided by USAC, as well as the Broadband Connectivity Reimbursement Project through the NM Public Schools Facility Authority.

3. SECURITY

Current provisions for student safety are dependent upon processes, such as keeping exterior doors locked and vigilance from staff. The current facilities are old and cannot easily be adapted to modern security standards. The district intends to incorporate modern security measures into a new facility such as vestibules at a secure front entry, key card door access, bollards at driveways, fencing, site lighting, emergency lighting and systems, cameras, intercoms, and a robust repeater system for two-way school radios. The design process for the new facility will allow for the incorporation of new and modern security measures on campus.

D. CAPITAL PLAN PRIORITIES

1. PRIORITIES FOR STANDARDS-BASED CAPITAL IMPROVEMENTS

The following priorities for standards-based capital improvement projects for the next five years were defined and recommended by the Steering Committee during the FMP:

Location	Description	Qty	Unit	Estimate w/o Soft Costs	Cost/Unit	Estimate w/ Soft Costs	Subtotal
New	Construct a new PK-12 School - Educational Adequacy Spaces ¹	101,534	SF	\$45,690,300	\$450	\$59,397,390	\$79,722,858
New	Construct a new PK-12 School - Over Adequacy Spaces ²	20,307	SF	\$9,138,060	\$450	\$11,879,478	
Longfellow ES	Dispose of Longfellow ES Permanent Building	26,599	SF	\$930,965	\$35	\$1,210,255	
Longfellow ES	Dispose of Longfellow ES Modular and Portables	6,746	SF	\$101,190	\$15	\$131,547	
Raton IS	Dispose of Raton Intermediate School	56,291	SF	\$1,970,185	\$35	\$2,561,241	
Raton HS	Dispose of Raton High School	99,845	SF	\$3,494,575	\$35	\$4,542,948	

RPS does not have the capacity to source the funding required to construct the new PK-12 School. Thus, RPS will be requesting a funding waiver from PSCOC in April 2023. The following excerpt defines PSCOC's Capital Funding Waiver Criteria per 22-24-5(B)(11):

Capital Funding Waiver Criteria - 22-24-5 (B) (11)				
	Criteria	District Data		
Option 1	If the school district has insufficient bonding capacity over the next 4 years and the mill levy is equal to or greater than	10	the district is eligible	
Option 2	If the MEM count is equal to or less than	800	and	
	than	70%	and	
	the state share is less than	50%	and	
	the mill levy is equal to or greater than	7	the district is eligible	0
Option 3	If the school district has an enrollment growth rate over the previous school year of at least	2.50%	and	
	pursuant to its 5-year FMP, will be building a new school within the next	2 years	and	
	the mill levy is equal to or greater than	10	the district is eligible	

RPS does not qualify for Options 2 and 3. If RPS were to issue a GOB question in November 2023 that exhausts all the district's bond borrowing capacity at 100%, the district would meet the criteria for Option 1. Exhausting the district's bond borrowing capacity will provide a mill levy that is greater than 10.0 as required.

The criteria for qualifying for a standards-based grant is as follows:

STANDARDS-BASED CAPITAL OUTLAY
New, replacement, renovation or addition of school facilities.
Eligibility for standards-based capital outlay awards:
<ul style="list-style-type: none"> school facilities within the Top 175 as listed in the 2023 final wNMCI ranking; or with a campus FCI greater than 70% as listed in the 2023 final wNMCI ranking.

The following table defines the current NMCI ranking in the "Condition Rank" column and the campus FCI is defined in the "State Campus FCI" column.

Facility Name	Grades	Open Date	Size (Sq. Ft.)	Condition Rank ¹	State wNMCI	State Campus FCI ²	Repairs and Ed Adeg Needs	Est. Replacement Value	Port CR % of Total	Enrollment	Capacity	Current % Utilized	2027 % Utilized
Elementary													
Longfellow Elementary School	PK-2	1935	33,345	6	59.34%	73.45%	\$ 5,279,775	\$ 18,423,113	32%	247	251	98%	94%
Intermediate													
Raton Intermediate School	3-6	1939	56,291	204	30.39%	71.05%	\$ 7,100,804	\$ 31,100,778	0%	235	359	65%	72%
Middle / High													
Raton Middle / High School	7-12	1958	99,845	152	33.17%	72.52%	\$ 14,611,505	\$ 55,164,363	5%	368	766	48%	44%
School Totals			189,481				\$ 26,992,083	\$ 104,688,253	13%	850	1,376	62%	61%
¹ Out of 788 Schools in the State of New Mexico													
² A 70% triggers qualification for school replacement by PSFA.													

Although Raton Intermediate School is not in the Top 175 ranking, two of the three schools fall within this range and all three have campus FCI's above 70%. It is also worth noting that although Raton Intermediate School is ranked 204, the school is 84 years old.

2. PRIORITIES FOR SYSTEMS-BASED PROJECTS

The following priorities for systems-based capital improvement projects for the next five years were defined during the FMP process:

Facility	Subsystem	Description	Project Cost	Funding Source
Administration	E1020-Inst. Equip.	Replace cabinets and countertops in break room.	\$ 3,250.00	SB9
Administration	B2020-Ext. Windows	Replace single pane windows.	\$ 39,000.00	SB9
Administration	B2030-Ext. Doors	Replace exterior doors	\$ 19,500.00	SB9
Administration	C3030-Ceiling Finishes	Replace glued up ceiling in storage/break room area.	\$ 3,250.00	SB9
Administration	G2020-Parking Lots	Replace asphalt pavement and sub-grade as it is sacrificed in various areas.	\$ 124,800.00	SB9
Administration	G2030-Pedestrian Paving	Replace sidewalk as it is cracked, heaving, and spauling.	\$ 8,872.50	SB9
Administration	G2050-Landscaping	Upgrade landscaping for aesthetics.	\$ 13,000.00	SB9
Longfellow ES	D5020-Ltg, Br. Circuits	Upgrade gym lighting to LED	\$ 21,313.65	SB9
Longfellow ES	D5020-Ltg, Br. Circuits	Upgrade power to kitchen: circuit breakers are tripping due to insufficient power.	\$ 20,739.58	SB9
Longfellow ES	D5020-Ltg, Br. Circuits	Upgrade Interior Lighting	\$ 195,068.25	GOB
Longfellow ES	E1020-Inst. Equip.	Install ADA compliant signage	\$ 3,733.12	SB9
Longfellow ES	B2020-Ext. Windows	Replace all exterior windows.	\$ 248,874.90	GOB
Longfellow ES	B30-Roof	Replace roofing on main building w/ exception to the 4-Quad that was replaced in 2021. Replace downspouts that are damaged.	\$ 349,654.50	GOB
Longfellow ES	B2030-Ext. Doors	Replace west exit doors at gym	\$ 16,591.66	SB9
Longfellow ES	B2030-Ext. Doors	Replace east doors to main entry	\$ 33,183.32	SB9
Longfellow ES	B2030-Ext. Doors	Replace north corridor exit doors	\$ 33,183.32	SB9
Longfellow ES	B2030-Ext. Doors	Replace 5 single and 1 set of double doors in modular	\$ 24,887.49	SB9
Longfellow ES	B2030-Ext. Doors	Replace South Entry Doors	\$ 33,183.32	SB9
Longfellow ES	B30-Roof	Repair northwest parapets	\$ 6,221.87	SB9

Facility	Subsystem	Description	Project Cost	Funding Source
Longfellow ES	A- Foundation/Slab /Structure	Address foundation settlement: Report	\$ 20,739.58	SB9
Longfellow ES	B2010-Ext. Walls	Repair cracks in exterior brick walls	\$ 14,625.00	SB9
Longfellow ES	D3020-Heat Gen. Sys.	Replace boilers and pumps.	\$ 357,500.00	GOB
Longfellow ES	D3030-Cool Gen. Sys.	Upgrade HVAC to include air conditioning, controls are an issue and heating is problematic. Include code required fresh air ventilation with upgrade.	\$ 1,556,041.50	GOB
Longfellow ES	D2010- Plumbing Fixt.	Replace drinking fountains	\$ 11,199.37	SB9
Longfellow ES	D2010- Plumbing Fixt.	Replace kitchen drain	\$ 2,488.75	SB9
Longfellow ES	D2010- Plumbing Fixt.	Replace Plumbing Fixtures in Portable Building	\$ 1,625.00	SB9
Longfellow ES	D2030- Drain,Waste, Vent	Replace sanitary sewer lines in main building. Staff noted the sanitary sewer system backs up frequently, which creates a strong sewage odor and requires the drains to be jetted.	\$ 428,337.00	GOB
Longfellow ES	C3020-Floor Finishes	Replace all carpet in main building.	\$ 98,554.46	GOB
Longfellow ES	C3020-Floor Finishes	Replace all modular carpet	\$ 67,156.40	SB9
Longfellow ES	C3020-Floor Finishes	Repair broken VCT at clrm entries	\$ 995.50	SB9
Longfellow ES	C10- Int.Door,Part, Stair,Elev.	Replace restroom doors	\$ 4,977.50	SB9
Longfellow ES	C3020-Floor Finishes	Address hump in corridor floor by boys restroom at cafeteria	\$ 9,750.00	SB9
Longfellow ES	C3020-Floor Finishes	Inspect Gym Floor and Air for Mercury Containing Materials. If floor contains mercury, replace with vinyl sheets.	\$ 68,965.00	GOB
Longfellow ES	C3030-Ceiling Finishes	Replace damaged and stained ceiling tiles	\$ 49,774.98	SB9
Longfellow ES	G2052- Basketball Courts	Replace asphalt at basketball courts and replace backboards.	\$ 43,875.00	SB9
Longfellow ES	G4020-Site Lighting	Replace all wall packs	\$ 43,553.11	GOB
Longfellow ES	G2030- Pedestrian Paving	Repair damaged walkways.	\$ 104,527.46	SB9
Longfellow ES	G2041- Fencesand Gates	Complete perimeter fencing	\$ 207,395.75	GOB
Longfellow ES	G4020-Site Lighting	Install additional site lighting between main bldg and modular	\$ 49,774.98	GOB
Longfellow ES	G2020-Parking Lots	Redesign parent drop-off / pick- up area	\$ 74,662.47	GOB
Longfellow ES	G2050- Landscaping	Correct drainage between main bldg and modular	\$ 78,000.00	Maintenance
Longfellow ES	G4090-Other Site Electrical Utilities	Replace water and sewer lines from meter to bldg.	\$ 16,591.66	Maintenance
Longfellow ES	G3030-Storm Sewer	Install additional storm sewer drain and piping between playgrounds. Re-grade.	\$ 48,750.00	SB9

Facility	Subsystem	Description	Project Cost	Funding Source
Pre-K Modular	D5020-Ltg. Br. Circuits	Replace exterior lights and install additional for security.	\$ 6,220.50	SB9
Pre-K Modular	C3020-Floor Finishes	Clean, wax, and refinish VCT floors.	\$ 3,369.60	SB9
Pre-K Modular	C3010-Wall Finishes	Paint interior walls.	\$ 4,492.80	SB9
Pre-K Modular	G2052-Basketball Courts	Replace basketball backboard and hoop.	\$ 1,950.00	SB9
Pre-K Modular	G2055-Playground Equipment	Install playground for Pre-k on North Side of Building.	\$ 78,000.00	SB9
Pre-K Modular	G2020-Parking Lots	Crack seal and slurry coat the parking lot and roadway.	\$ 138,247.20	SB9
Pre-K Modular	G2030-Pedestrian Paving	Replace (2) wooden ramps that are rotted and coming loose with ADA compatible ramps.	\$ 19,500.00	SB9
Pre-K Modular	G2050-Landscaping	Improve landscaping as it is overgrown.	\$ 13,000.00	SB9
Raton IS	D5020-Ltg. Br. Circuits	Upgrade interior to LED. Beyond Expected Life.	\$ 182,945.75	SB9
Raton IS	G4090-Other SiteElectrical Utilities	Replace water and sewer lines from meter to bldg.	\$ 16,591.66	GOB
Raton IS	E1020-Inst. Equip.	Upgrade / replace Stair elevator	\$ 149,324.94	SB9
Raton IS	E1020-Inst. Equip.	Replace casework	\$ 3,318.33	SB9
Raton IS	E1020-Inst. Equip.	Install ADA compliant signage	\$ 14,517.70	SB9
Raton IS	E1090-Other Equip.	Replace food service equipment.	\$ 86,276.63	SB9
Raton IS	E1020-Inst. Equip.	Replace gym scoreboards	\$ 28,205.82	SB9
Raton IS	B2020-Ext. Windows	Replace all exterior windows	\$ 547,524.79	GOB
Raton IS	B30-Roof	Replace EPDM roof over elevator shaft	\$ 13,221.00	GOB
Raton IS	B2030-Ext. Doors	Replace all exterior doors	\$ 165,916.60	GOB
Raton IS	A-Foundation / Slab /Structure	Contract Structural Engineer to analyze floor deck constructed over pool supposedly by the Shop Teacher and Students. The deck is storing furniture, books, and cabinetry that could be overloading the floor. Review load ratings.	\$ 6,500.00	SB9
Raton IS	A-Foundation / Slab /Structure	Correct settlement at west entry to gym	\$ 25,717.07	SB9
Raton IS	B2010-Ext. Walls	Repair cracks in exterior brick walls	\$ 19,500.00	Maintenance
Raton IS	D3030-Cool Gen. Sys.	Upgrade HVAC to include air conditioning and code required fresh air ventilatiion.	\$ 3,293,023.50	GOB
Raton IS	D3030-Cool Gen. Sys.	Replace Mini-Split Condensing Units on Roof that provides cooling to Data Center and IT Rooms.	\$ 19,500.00	SB9
Raton IS	D2010-Plumbing Fixt.	Replace all plumbing fixtures	\$ 208,192.26	SB9

Facility	Subsystem	Description	Project Cost	Funding Source
Raton IS	C10-Int. Door, Part, Stair,Elev.	Replace door to Culinary Arts	\$ 2,903.54	SB9
Raton IS	C10-Int. Door, Part, Stair,Elev.	Rework classroom alcoves to meet ADA compliance	\$ 82,958.30	GOB
Raton IS	C3020-Floor Finishes	Replace VCT that is on wood sub-floor	\$ 222,991.91	GOB
Raton IS	C3020-Floor Finishes	Replace carpet in the library and adjacent offices.	\$ 27,376.24	SB9
Raton IS	C3020-Floor Finishes	Replace carpet and cove base.	\$ 29,864.99	SB9
Raton IS	C1030-Int. Walls	Repair cracks in wall of room south of gym	\$ 2,073.96	Maintenance
Raton IS	C3010-Wall Finishes	Repaint interior wall finishes in building.	\$ 59,729.98	SB9
Raton IS	C3020-Floor Finishes	Replace floor finishes in boys and girls locker room on second floor	\$ 29,864.99	SB9
Raton IS	C3020-Floor Finishes	Replace stair treads	\$ 6,636.66	SB9
Raton IS	C3030-Ceiling Finishes	Replace stained ceiling tiles	\$ 19,909.99	SB9
Raton IS	G2047-Playing Fields	Install artificial turf at Northwest corner of campus	\$62,218.73	GOB
Raton IS	G2052-Basketball Courts	Repurpose southwest corner of site to basketball court	\$ 149,324.94	GOB
Raton IS	G2050-Landscaping	Correct drainage at west entry to gym	\$ 20,739.58	GOB
Raton IS	G2030-Pedestrian Paving	Replace all walkways along east 3rd and partial replacement along south and north sides of campus	\$ 92,913.30	GOB
Raton IS	G4020-Site Lighting	Replace all wall packs	\$ 49,774.98	GOB
Raton IS	G2041-Fences and Gates	Replace fencing around basketball courts	\$ 59,729.98	GOB
Raton IS	G90-Site Specialties	Install handrail along top of ramp on south west corner of building	\$ 9,955.00	SB9
Raton MS / HS	G4090-Other SiteElectrical Utilities	Replace sewer lines from meter to bldg.	\$ 943,650.68	GOB
Raton MS / HS	E1020-Inst. Equip.	Replace the mezzanine bleachers	\$ 66,366.64	GOB
Raton MS / HS	E1020-Inst. Equip.	Replace fixed bleachers on south side of gym	\$ 33,183.32	GOB
Raton MS / HS	E1020-Inst. Equip.	Install ADA compliant signage	\$ 20,739.58	SB9
Raton MS / HS	E1090-Other Equip.	Remove all abandoned TV monitors	\$ 12,443.75	SB9
Raton MS / HS	B2020-Ext. Windows	Replace all Lower Level Exterior Windows	\$ 829,583.02	GOB
Raton MS / HS	B2020-Ext. Windows	Replace existing windows in gym.	\$ 82,958.30	GOB
Raton MS / HS	B2020-Ext. Windows	Replace all exterior windows; existing upstairs windows do not meet egress requirements	\$ 248,874.90	GOB
Raton MS / HS	B2030-Ext. Doors	Replace the entry and vestibule doors to the gym, north, south and west sides	\$ 149,324.94	GOB
Raton MS / HS	B2030-Ext. Doors	Replace door, lower level, southwest area	\$ 4,147.92	SB9

Facility	Subsystem	Description	Project Cost	Funding Source
Raton MS / HS	B2030-Ext. Doors	Replace 2 pair of double doors on east side of gym	\$ 16,591.66	SB9
Raton MS / HS	B2030-Ext. Doors	Replace 4 sets of exterior and vestibule doors and one single exterior and vestibule door	\$ 149,324.94	GOB
Raton MS / HS	B2010-Ext. Walls	Repair damaged brick at entry to gym	\$ 10,369.79	Maintenance
Raton MS / HS	B2010-Ext. Walls	Repair water damage on exterior of north weight room wall	\$ 5,184.89	Maintenance
Raton MS / HS	A-Foundation / Slab / Structure	Address hump in floor at entry to library	\$ 9,125.41	Maintenance
Raton MS / HS	D3020-Heat Gen. Sys.	Replace boilers (2) hydronic pumps (8) and VFD's.	\$ 747,500.00	GOB
Raton MS / HS	D3041-Air Dist. Sys.	Rework/install air handler condensate pans to be able to drain and allow for cooling on various air handlers.	\$ 70,514.56	Maintenance
Raton MS / HS	D3060-HVAC Control	Upgrade Building Automation System / HVAC Controls	\$ 319,036.25	GOB
Raton MS / HS	D3060-HVAC Control	Rework HVAC to allow automatic change from heating to air conditioning. Transition from 2-pipe to 4-pipe system.	\$ 7,018,797.50	GOB
Raton MS / HS	D2010-Plumbing Fixt.	Provide hot water to gym, currently hot water comes from main building	\$ 82,958.30	GOB
Raton MS / HS	D3030-Cool Gen. Sys.	Install air conditioning in gym	\$ 555,750.00	GOB
Raton MS / HS	D3041-Air Dist. Sys.	Remove abandoned furnaces in gym	\$ 12,443.75	GOB
Raton MS / HS	D3042-Exh. Vent. Sys.	Replace 2 exterior exhaust fans on east side of gym	\$ 24,887.49	SB9
Raton MS / HS	D3042-Exh. Vent. Sys.	Relocate or install barrier at exterior exhaust on south wall of gym, it is in pedestrian walkway	\$ 2,488.75	GOB
Raton MS / HS	C10-Int. Door, Part, Stair, Elev.	Replace dry storage door	\$ 2,073.96	SB9
Raton MS / HS	C3010-Wall Finishes	Repair cracked brick wall at entry alcove	\$ 4,147.92	Maintenance
Raton MS / HS	C3010-Wall Finishes	Repair cracked CMU north & south walls	\$ 10,369.79	Maintenance
Raton MS / HS	C3010-Wall Finishes	Repaint interior wall finishes in building.	\$ 16,380.00	Maintenance
Raton MS / HS	C3020-Floor Finishes	Replace 1x1 mosaic tiles in kitchen.	\$ 39,000.00	SB9
Raton MS / HS	C3020-Floor Finishes	Replace all base cove in corridors	\$ 8,295.83	SB9
Raton MS / HS	C3020-Floor Finishes	Replace asbestos tile where interior lockers were removed/replaced	\$ 2,488.75	SB9
Raton MS / HS	C3020-Floor Finishes	Replace cracked VCT in cafeteria	\$ 995.50	SB9
Raton MS / HS	C3020-Floor Finishes	Remove asbestos flooring and install new floor finish in lower level rooms	\$ 87,106.22	GOB
Raton MS / HS	C3020-Floor Finishes	Replace tile in kitchen office, possible asbestos	\$ 3,982.00	SB9
Raton MS / HS	C3020-Floor Finishes	Strip floor sealer and re-finish in two staff restrooms on lower level	\$ 1,692.35	Maintenance

Facility	Subsystem	Description	Project Cost	Funding Source
Raton MS / HS	C3020-Floor Finishes	Remove floor sealer and re-seal in north east and southeast womens restroom	\$ 9,955.00	Maintenance
Raton MS / HS	C3020-Floor Finishes	Replace carpet in Library/Media Center	\$ 135,746.33	Maintenance
Raton MS / HS	C3030-Ceiling Finishes	Rework acoustic ceiling panels; they cover fire sprinkler	\$ 9,025.86	SB9
Raton MS / HS	C1030-Int. Walls	Repair cracks in wood shop north and south walls	\$ 6,221.87	Maintenance
Raton MS / HS	C10-Int. Door, Part, Stair, Elev.	Replace doors as they are beyond expected life.	\$ 33,183.32	SB9
Raton MS / HS	C3030-Ceiling Finishes	Repair / replace rusted metal deck in weight room	\$ 82,958.30	Maintenance
Raton MS / HS	G2047-Playing Fields	Reseed practice field	\$ 124,437.45	SB9
Raton MS / HS	G2047-Playing Fields	Install timer on lights at tennis courts	\$ 829.58	SB9
Raton MS / HS	G2052-Basketball Courts	Replace basketball courts and equipment.	\$ 65,000.00	GOB
Raton MS / HS	G2054-Tennis Courts	Replace tennis courts and equipment.	\$ 162,500.00	GOB
Raton MS / HS	G2030-Pedestrian Paving	Rework the stairs from main building to gym, not ADA compliant. They are failing.	\$ 29,035.41	GOB
Raton MS / HS	G4020-Site Lighting	Replace all wall packs	\$ 93,328.09	GOB
Raton MS / HS	G2020-Parking Lots	Patch and repair existing roads and parking lot. Re-stripe.	\$ 132,733.28	GOB
Raton MS / HS	G2030-Pedestrian Paving	Rework ramp at southeast end of lower level to be ADA compliant	\$ 13,065.93	GOB
Raton MS / HS	G2030-Pedestrian Paving	Repair walkway at southeast entry to lower level	\$ 7,258.85	SB9
Raton MS / HS	G2030-Pedestrian Paving	Repair cracked and spalling walkways north side of school	\$ 23,228.32	SB9
Raton MS / HS	G2030-Pedestrian Paving	Replace (2) Ramps to portables.	\$ 22,100.00	Maintenance
Raton MS / HS	G2041-Fences and Gates	Repair tennis court fence on west side	\$ 13,273.33	Maintenance
Raton MS / HS	G2041-Fences and Gates	Replace barbed-wire fencing on side south of property.	\$ 8,580.00	GOB
Raton MS / HS	G2050-Landscaping	Upgrade landscaping across the campus	\$ 130,000.00	SB9
Raton MS / HS	G2050-Landscaping	Rework the drainage along the north side of the gym	\$ 33,183.32	Maintenance
Raton MS / HS	G2050-Landscaping	Direct water away from west wall of gym	\$ 14,102.91	Maintenance
Raton MS / HS	G2020-Parking Lots	Upgrade parking lot by tennis courts & southeast corner of gym	\$ 165,916.60	Maintenance
Raton MS / HS	G2030-Pedestrian Paving	North exit from Wood shop is not ADA compliant.	\$ 11,614.16	SB9
Raton MS / HS	G2030-Pedestrian Paving	Correct tripping hazard at exterior door to football locker room	\$ 1,244.37	SB9
Raton MS / HS	G4020-Site Lighting	Upgrade parking lot lighting and install additional lights at southeast corner of gym for increased security.	\$ 42,900.00	GOB

Facility	Subsystem	Description	Project Cost	Funding Source
Raton MS / HS	G90-Site Specialties	Replace metal panels in railing	\$ 4,147.92	SB9
Raton MS / HS	G90-Site Specialties	Create containment area for dumpsters with concrete platform	\$ 10,784.58	SB9
Tiger Stadium	G2047-Playing Fields	Replace track surface	\$ 592,800	GOB
Tiger Stadium	G2047-Playing Fields	Replace natural grass football field with new drainage and synthetic turf.	\$ 1,950,000	GOB
Tiger Stadium	G2047-Playing Fields	Upgrade irrigation system @ Football & Practice Fields & Reseed	\$ 311,805	GOB

3. PRIORITIES FOR SECURITY-BASED PROJECTS

The following priorities for security-based capital improvement projects for the next five years were defined during the FMP with associated potential funding sources.

Facility	Subsystem	Description	Project Cost	Funding Source
Administration	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500.00	GOB
Longfellow ES	D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$ 160,997.18	GOB
Longfellow ES	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500.00	GOB
Raton IS	D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$ 280,188.35	GOB
Raton IS	D5038-Comm., Sec.	Upgrade Intercom system	\$ 186,792.23	GOB
Raton IS	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500.00	GOB
Raton IS	D5037-Fire Det., Alarm	Install Fire Riser for Stage	\$ 58,070.81	GOB
Raton MS / HS	D5037-Fire Det., Alarm	Replace fire alarm system and relocate to upstairs administration offices.	\$ 628,912.69	SB9
Raton MS / HS	D5038-Comm., Sec.	Install entry buzzer and security cameras at 2 exterior doors, south exit doors to gym and south exit doors to welding shop	\$ 16,591.66	GOB
Raton MS / HS	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500.00	GOB

Facility	Subsystem	Description	Project Cost	Funding Source
Raton MS / HS	D5037-Fire Det., Alarm	Install all fire extinguisher cabinets to ADA height	\$ 12,775.58	SB9

4. PRIORITIES FOR BROADBAND-BASED PROJECTS

The following priorities for broadband based capital improvement projects for the next five years were defined during the FMP with associated potential funding sources.

Facility	Subsystem	Description	Project Cost	Funding Source
District-Wide	D5039-Technology	Upgrade Technology: Infrastructure, Hardware, Equipment, Software, Training, Broadband; Upgrade cooling / ventilation in Server Rooms District Wide	\$ 572,412.28	ETB / E-Rate

5. PRIORITIES FOR SYSTEMS-BASED FUNDED PROJECTS

The following priorities for *ALL CAPITAL IMPROVEMENT PROJECTS* for the next five years were defined during the FMP with associated potential funding sources if a GOB does not pass in November 2023. If RPS does not successfully pass A GOB in November 2023 and capital repairs are required on the three existing schools, the following list of capital projects have been prioritized as most pertinent over the next five years:

Priority	Facility	Subsystem	Description	Estimated Cost
1	District-Wide	Maintenance	Continue Preventive Maintenance Plan and continue regular maintenance	\$ 824,771
	District-Wide Total			\$ 824,771
	Longfellow ES	B2020-Ext. Windows	Replace all exterior windows.	\$ 248,875
		B30-Roof	Replace roofing on main building w/ exception to the 4-Quad that was replaced in 2021. Replace downspouts that are damaged.	\$ 349,655
		D3020-Heat Gen. Sys.	Replace boilers and pumps.	\$ 357,500
		D3030-Cool Gen. Sys.	Upgrade HVAC to include air conditioning, controls are an issue and heating is problematic. Include code required fresh air ventilation with upgrade.	\$ 1,556,042
		D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$ 160,997
	Longfellow ES Total			\$ 2,673,068
	Pre-K Modular	G2030-Pedestrian Paving	Replace (2) wooden ramps that are rotted and coming loose with ADA compatible ramps.	\$ 19,500
	Pre-K Modular Total			\$ 19,500
	Raton IS	A-Foundation / Slab /Structure	Contract Structural Engineer to analyze floor deck constructed over pool supposedly by the Shop Teacher and Students. The deck is storing furniture, books, and cabinetry that could be overloading the floor. Review load ratings.	\$ 6,500

Priority	Facility	Subsystem	Description	Estimated Cost	
		B2020-Ext. Windows	Replace all exterior windows	\$ 547,525	
		B30-Roof	Replace EPDM roof over elevator shaft	\$ 13,221	
		D3030-Cool Gen. Sys.	Replace Mini-Split Condensing Units on Roof that provides cooling to Data Center and IT Rooms.	\$ 19,500	
			Upgrade HVAC to include air conditioning and code required fresh air ventilation.	\$ 3,293,024	
		D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$ 280,188	
		D5038-Comm., Sec.	Upgrade Intercom system	\$ 186,792	
			Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500	
		G2050-Landscaping	Correct drainage at west entry to gym	\$ 20,740	
		Raton IS Total		\$ 4,594,989	
		Raton MS / HS	B2020-Ext. Windows	Replace all exterior windows; existing upstairs windows do not meet egress requirements	\$ 248,875
				Replace all Lower-Level Exterior Windows	\$ 829,583
				Replace existing windows in gym.	\$ 82,958
			B2030-Ext. Doors	Replace 4 sets of exterior and vestibule doors and one single exterior and vestibule door	\$ 149,325
			D3020-Heat Gen. Sys.	Replace boilers (2) hydronic pumps (8) and VFD's.	\$ 747,500
			D5037-Fire Det., Alarm	Replace fire alarm system and relocate to upstairs administration offices.	\$ 628,913
		Raton MS / HS Total		\$ 2,687,154	
	1 Total				\$ 10,799,483

Current RPS bonding capacity will not support \$10.8M in repairs over the next five years to maintain the above-described highest priority needs identified during the assessments. If the November 2023 GOB does not pass, RPS will need to apply for **systems-based grants** for the highest needs and will likely need to apply for the same funding waiver identified in the systems-based priorities section of this report to ensure the basic requirements to keep the schools open are met.

SECTION V: TECHNICAL APPENDIX



V. TECHNICAL APPENDIX

A. SUPPORTING INFORMATION

1. SCHOOL SITE REPORTS

a) Longfellow Elementary School



Total Capital Needs:

\$4,738,243

Longfellow Elementary School (LES) is located in the City of Raton. The school is located next to a residential area and is an active part of community life. The main building opened in 1939 with one classroom addition in the 1960's. The school has three portables on site. LES serves Pre-K – 2nd grade.

LES is 88 years old with many of its building systems past their useful life. Most needs identified at LES are related to Building Systems, Security, and Maintenance. The facility renewal items are related to building systems that are past their useful life and need to be replaced. Most of the security issues at the school are due to the age of the building and condition of the systems. The exception to that is the fire alarm system, which is beyond its useful life and needs replaced. Many of the security needs at the school have been grandfathered in, such as the fire sprinkler system, yet do not require immediate attention; however, any major renovation of this school would require that the grandfathered items be corrected. The Maintenance needs are related to general building repairs that do not require major capital funding.

Capital Needs:

The district has been addressing the facility needs as funding is available, keeping the facilities safe and comfortable for use, and will continue to do so. The following capital needs have been identified in the FMP and are prioritized as follows:

Priority	Facility	Subsystem	Description	Estimated Cost	Funding Source
1	Longfellow ES	B2020-Ext. Windows	Replace all exterior windows.	\$248,874.90	GOB
1	Longfellow ES	B30-Roof	Replace roofing on main building w/exception to the 4-Quad that was replaced in 2021. Replace downspouts that are damaged.	\$349,654.50	GOB
1	Longfellow ES	D3020-Heat Gen. Sys.	Replace boilers and pumps.	\$357,500.00	GOB
1	Longfellow ES	D3030-Cool Gen. Sys.	Upgrade HVAC to include air conditioning, controls are an issue and heating is problematic. Include code required fresh air ventilation with upgrade.	\$ 1,556,041.50	GOB
1	Longfellow ES	D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$160,997.18	GOB
2	Longfellow ES	A-Foundation / Slab /Structure	Address foundation settlement: Report	\$20,739.58	SB9
2	Longfellow ES	B2010-Ext. Walls	Repair cracks in exterior brick walls	\$14,625.00	SB9
2	Longfellow ES	B30-Roof	Repair northwest parapets	\$6,221.87	SB9
2	Longfellow ES	C3020-Floor Finishes	Replace all carpet in main building.	\$98,554.46	GOB
2	Longfellow ES	C3020-Floor Finishes	Replace all modular carpet	\$67,156.40	SB9
2	Longfellow ES	C3020-Floor Finishes	Repair broken VCT at cfrm entries	\$995.50	SB9
2	Longfellow ES	C3020-Floor Finishes	Inspect Gym Floor and Air for Mercury Containing Materials. If floor contains mercury, replace with vinyl sheets.	\$68,965.00	GOB
2	Longfellow ES	D2030-Drain, Waste, Vent	Replace sanitary sewer lines in main building. Staff noted the sanitary sewer system backs up frequently, which creates a strong sewage odor	\$428,337.00	GOB

Priority	Facility	Subsystem	Description	Estimated Cost	Funding Source
			and requires the drains to be jetted.		
2	Longfellow ES	D5020-Ltg. Br. Circuits	Upgrade power to kitchen: circuit breakers are tripping due to insufficient power.	\$20,739.58	SB9
2	Longfellow ES	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$227,500.00	GOB
2	Longfellow ES	F1012-Pre-eng. Struct.	Install additional barrier on ramp into portable. Existing handrail allows for children to jump off easily and is a safety issue.	\$3,250.00	SB9
2	Longfellow ES	G2030-Pedestrian Paving	Repair damaged walkways.	\$104,527.46	SB9
2	Longfellow ES	G2041-Fences and Gates	Complete perimeter fencing	\$207,395.75	GOB
2	Longfellow ES	G2052-Basketball Courts	Replace asphalt at basketball courts and replace backboards.	\$43,875.00	SB9
2	Longfellow ES	G4020-Site Lighting	Replace all wall packs	\$43,553.11	GOB
2	Longfellow ES	G4090-Other SiteElectrical Utilities	Replace water and sewer lines from meter to bldg.	\$16,591.66	Maintenance
3	Longfellow ES	B2030-Ext. Doors	Replace west exit doors at gym	\$16,591.66	SB9
3	Longfellow ES	B2030-Ext. Doors	Replace east doors to main entry	\$33,183.32	SB9
3	Longfellow ES	B2030-Ext. Doors	Replace north corridor exit doors	\$33,183.32	SB9
3	Longfellow ES	B2030-Ext. Doors	Replace 5 single and 1 set of double doors in modular	\$24,887.49	SB9
3	Longfellow ES	B2030-Ext. Doors	Replace South Entry Doors	\$33,183.32	SB9
3	Longfellow ES	C10-Int. Door, Part, Stair, Elev.	Replace restroom doors	\$4,977.50	SB9
3	Longfellow ES	C3020-Floor Finishes	Address hump in corridor floor by boys restroom at cafeteria	\$9,750.00	SB9
3	Longfellow ES	C3030-Ceiling Finishes	Replace damaged and stained ceiling tiles	\$49,774.98	SB9
3	Longfellow ES	D2010-Plumbing Fixt.	Replace drinking fountains	\$11,199.37	SB9
3	Longfellow ES	D2010-Plumbing Fixt.	Replace kitchen drain	\$2,488.75	SB9

Priority	Facility	Subsystem	Description	Estimated Cost	Funding Source
3	Longfellow ES	D2010-Plumbing Fixt.	Replace Plumbing Fixtures in Portable Building	\$1,625.00	SB9
3	Longfellow ES	D5020-Ltg. Br. Circuits	Upgrade Interior Lighting	\$195,068.25	GOB
3	Longfellow ES	G2050-Landscaping	Correct drainage between main bldg and modular	\$78,000.00	Maintenance
3	Longfellow ES	G4020-Site Lighting	Install additional site lighting between main bldg and modular	\$49,774.98	GOB
4	Longfellow ES	D5020-Ltg. Br. Circuits	Upgrade gym lighting to LED	\$21,313.65	SB9
4	Longfellow ES	E1020-Inst. Equip.	Install ADA compliant signage	\$3,733.12	SB9
4	Longfellow ES	G3030-Storm Sewer	Install additional storm sewer drain and piping between playgrounds. Re-grade.	\$48,750.00	SB9
5	Longfellow ES	G2020-Parking Lots	Redesign parent drop-off / pick-up area	\$74,662.47	GOB

Educational Adequacy: \$541,532

The following table demonstrates the areas identified within the PSFA FAD Database and updated during this FMP that are adequate or inadequate according to the Statewide Adequacy Standards:

Adequacy Standard	Existing	Required	Failed
Arts and Music:	835	0	
Administrative:	694	482	
Career Ed.:	0	0	
Computer Lab:	0	700	X
Faculty Work Area:	327	221	
Food Service:	2,059	2,105	X
General Classroom:	11,266	7,122	
General Classroom:			
General Classroom:			
General Classroom:			
General Storage:	1,205	221	
Maintenance or Janitorial Space:	214	111	

Adequacy Standard	Existing	Required	Failed
Media Center:	1,280	663	
Parent Workspace:	0	221	X
Physical Ed:	2,160	2,600	X
Science Classroom:	0	0	
Science Lab Storage:	0	0	
Spec. Ed. Classroom:	2,992	1,395	
Student Health:	204	221	X
Total # of Parking Spaces:	24	72	X
Number of Handicap Parking:	2	1	
Number of Student Drop-Off:	1	1	
Number of Bus Drop-Off:	1	1	
Number of Chemical Storage Units:	1	0	
Number of Multi-Use Playgrounds:	2	1	

Photographs:

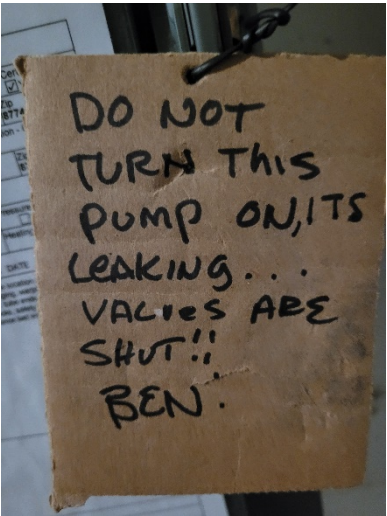
The following photographs demonstrate the various capital needs:











Longfellow Elementary School Site Plan



LONGFELLOW ELEMENTARY SCHOOL

SCALE: 1" = 50' 0"

SITE PLAN

8.0 ACRES

Image Source: Google Earth

Longfellow Elementary School Site Plan

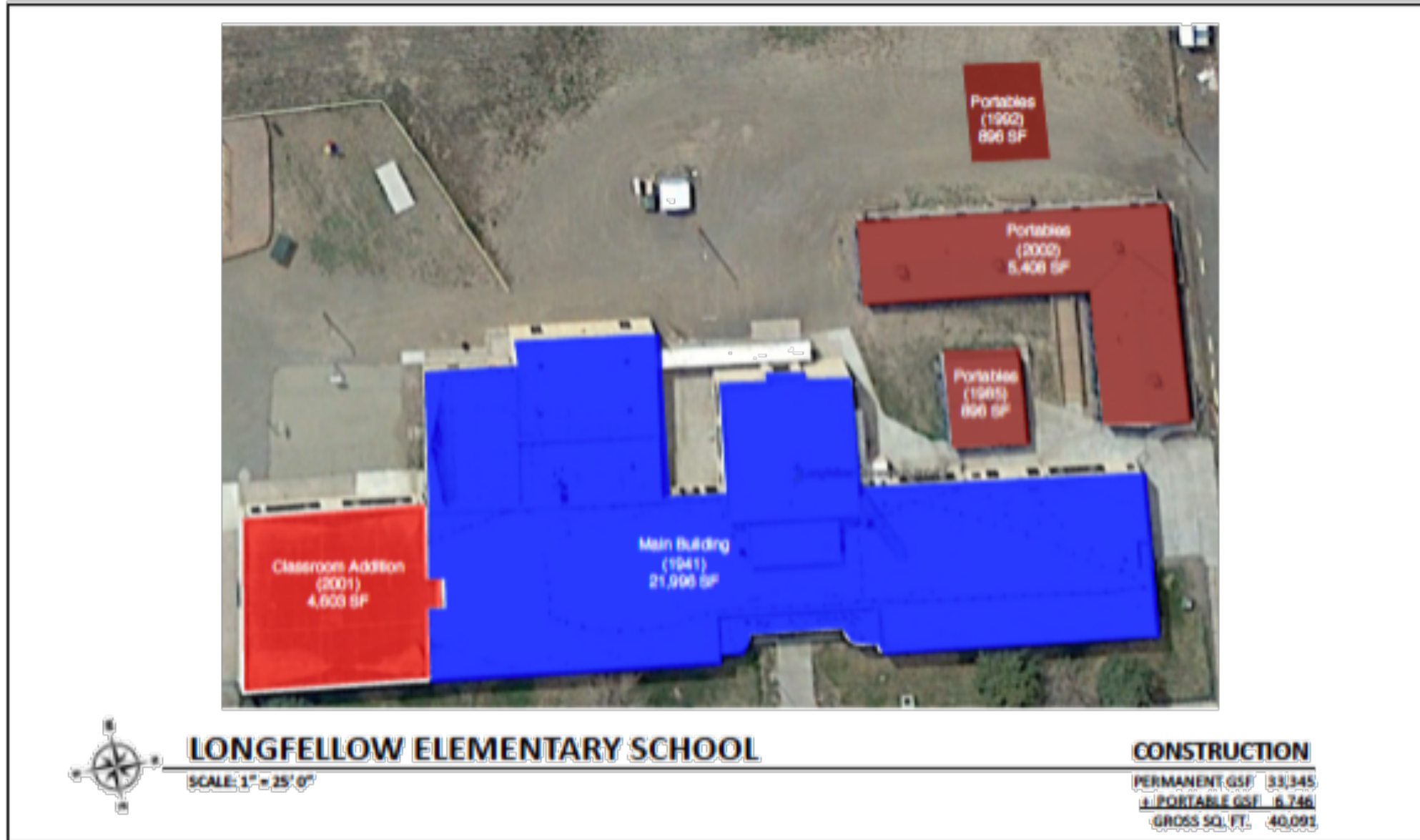


Image Source: Google Earth

Longfellow Elementary School Floor Plan/ Room Use

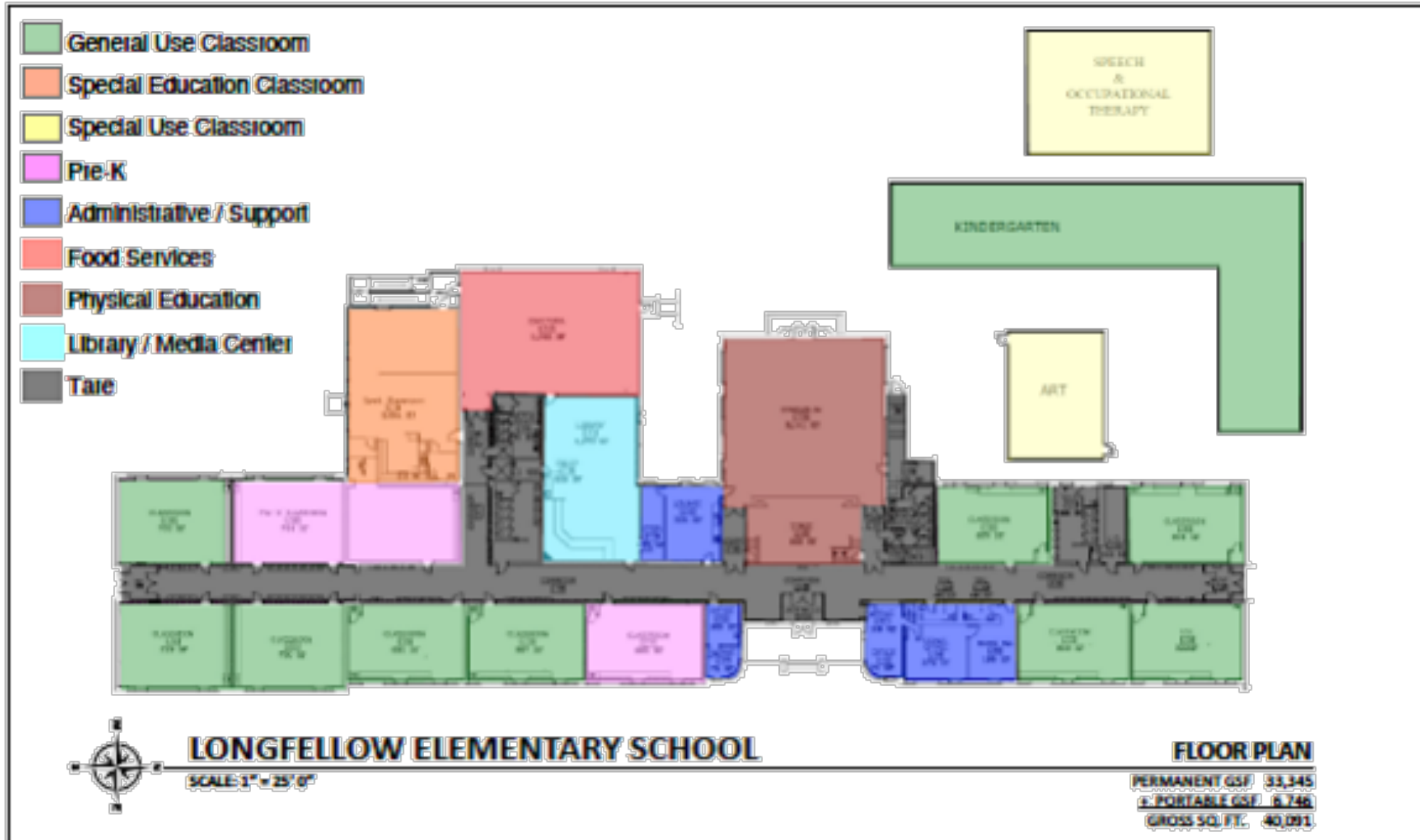


Image Source: Previous FMP

Longfellow Elementary School Utilization Detail

GRADE LEVEL	TOTAL CURRENT STUDENT 40th DAY COUNT	NUMBER OF DD / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSROOMS
Pre-K Student	58	16	3	3
Kindergarten	64	16	4	4
1st Grade	59	11	4	4
2nd Grade	70	11	4	5
3rd Grade				
4th Grade				
5th Grade				
6th Grade				
TOTALS	251	54	15	16

SCHOOL HOURS	
School Start Time	7:55
School End Time	14:15
Total Hours in School Day	6.3

District	Raton Public School District
School	Longfellow Elementary
Date	17-Feb-23

Number of Lunch Turns Per Day	3
-------------------------------	---

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)											DAYS AND HOURS SPACE IS USED					UTILIZATION		
TEACHERS NAME	EXISTING CLASSROOM USE	ORIGINALLY INTENDED CLASSROOM USE	USE / GRADE LEVEL	ROOM NUMBER	CLASSROOM SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	Max. Number of Students per Adequacy Standards Sq. Ft.	PED Max. PTR per Classroom	% Classroom Occupancy	DOES CLASSROOM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM IS AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT (%)
	SPED	SPED	SPED A	118A	795	N/A	0	12	0%	Yes	6	6	6	6	6	30	31.5	95%
	Pre-K	Pre-K	Pre-K w/ Aid	118B	625	12	12	12	100%	No	6	6	6	6	6	30	31.5	95%
	Pre-K	Pre-K	Pre-K w/ Aid	120	736	15	14	12	125%	No	6	6	6	6	6	30	31.5	95%
	General	General	1	122	740	15	22	22	69%	Yes	6	6	6	6	6	30	31.5	95%
	General	General	1	123	736	15	22	22	69%	Yes	6	6	6	6	6	30	31.5	95%
	General	General	1	121	740	15	22	22	69%	Yes	6	6	6	6	6	30	31.5	95%
	General	General	1	119	694	14	20	22	69%	Yes	6	6	6	6	6	30	31.5	95%
	General	General	Federal	112	696	N/A	0	12	0%	Yes	6	6	6	6	6	30	31.5	95%
	Pre-K	General	Pre-K w/ Aid	111	677	15	13	12	125%	No	6	6	6	6	6	30	31.5	95%
	General	General	2	132	662	18	19	22	92%	Yes	6	6	6	6	6	30	31.5	95%
	General	General	2	136	662	18	19	22	92%	Yes	6	6	6	6	6	30	31.5	95%
	General	General	2	135	682	17	20	22	85%	Yes	6	6	6	6	6	30	31.5	95%
	General	General	2	131	677	17	20	22	85%	Yes	6	6	6	6	6	30	31.5	95%
	K	General	K w/ Aid	P - K1	911	16	18	15	107%	No	6	6	6	6	6	30	31.5	95%
	K	General	K w/ Aid	P- K2	965	16	19	15	107%	No	6	6	6	6	6	30	31.5	95%
	K	General	K w/ Aid	P - K3	789	16	15	15	107%	No	6	6	6	6	6	30	31.5	95%
	K	General	K w/ Aid	P- K4	884	16	17	15	107%	No	6	6	6	6	6	30	31.5	95%
	Pre-K	Pre-K	Pre-K w/ Aid	P - PK	852	16	16	12	133%	No	6	6	6	6	6	30	31.5	95%
	Art	Art	Art	P - Art	835	N/A	0	22	0%	Yes	3	3	3	3	3	15	31.5	48%
Totals					14,358	251	288	330	96.30%		Totals					111	555	92.73%

NOTES:

Count general classrooms as being used while students are attending recess, lunch, library time, and PE activities. If a classroom is being used in another way (i.e. teacher's lounge, OT/PT office/room), identify its use on the sheet under "Existing Classroom" column and record its intended or original use under the "Originally Intended" column. Attach floor plan

1-Max. Number of Students per Adequacy Standards Sq. Ft.: The maximum number of students allowed per the Statewide Adequacy Standards square feet.

2-PED Max. PTR per Classroom: PED's maximum pupil/teacher ratio per classroom

3-Utilization Rate Calculation: Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.

	Fully utilized and well occupied
	Underutilized or poorly occupied, defined as the room's occupancy rate being below 50% based upon the PED PRT standards
	Prep (if applicable) as most elementary schools do not have a prep period
	Vacant
	Scheduled as needed (i.e. computer labs, group work space, commons areas)

b) Raton Intermediate School



Total Capital Needs:

\$6,461,795

Raton Intermediate School (RIS) is located in the City of Raton. The school is located in the central area of the city and is an active part of community life. The original construction was in 1939 with one addition in 1970. There have

not been any renovations to the school. There are no portables on the site. Raton IS serves 3rd – 6th grade students. The school was designed and constructed as a middle school, for grades 6-8 and is not conducive for the 3-5 grade students.

RIS is 84 years old with many of its building systems past their useful life. Most needs identified at RIS are related to Building Systems, Security, Broadband, and Maintenance. The facility renewal items are related to building systems that are past their useful life and need to be replaced. Most of the security issues at the school are due to the age of the building and condition of the systems. The exception to that is the fire alarm system, which is beyond its useful life and needs replaced. Many of the security needs at the school have been grandfathered in, such as the fire sprinkler system, yet do not require immediate attention; however, any major renovation of this school would require that the grandfathered items be corrected. RIS serves as the main data center for the district and these upgrades contain the majority of the Broadband requirements. The Maintenance needs are related to general building repairs that do not require major capital funding.

Capital Needs:

The district has been addressing the facility needs as funding is available, keeping the facilities safe and comfortable for use, and will continue to do so. The following capital needs have been identified in the FMP and are prioritized as follows:

Priority	Facility	Subsystem	Description	Estimated Cost	Funding Source
1	Raton IS	A-Foundation / Slab /Structure	Contract Structural Engineer to analyze floor deck constructed over pool supposedly by the Shop Teacher and Students. The deck is storing furniture, books, and cabinetry that could be overloading the floor. Review load ratings.	\$ 6,500.00	SB9
1	Raton IS	B2020-Ext. Windows	Replace all exterior windows	\$ 547,524.79	GOB
1	Raton IS	B30-Roof	Replace EPDM roof over elevator shaft	\$ 13,221.00	GOB
1	Raton IS	D3030-Cool Gen. Sys.	Upgrade HVAC to include air conditioning and code required fresh air ventilation.	\$ 3,293,023.50	GOB
1	Raton IS	D3030-Cool Gen. Sys.	Replace Mini-Split Condensing Units on Roof that provides cooling to Data Center and IT Rooms.	\$ 19,500.00	SB9
1	Raton IS	D5037-Fire Det., Alarm	Upgrade Fire Alarm	\$ 280,188.35	GOB
1	Raton IS	D5038-Comm., Sec.	Upgrade Intercom system	\$ 186,792.23	GOB
1	Raton IS	D5038-Comm., Sec.	Construct secure entry vestibule; Install security / intrusion alarm system.	\$ 227,500.00	GOB
1	Raton IS	G2050-Landscaping	Correct drainage at west entry to gym	\$ 20,739.58	GOB
2	Raton IS	B2010-Ext. Walls	Repair cracks in exterior brick walls	\$ 19,500.00	Maintenance
2	Raton IS	B2030-Ext. Doors	Replace all exterior doors	\$ 165,916.60	GOB
2	Raton IS	E1020-Inst. Equip.	Upgrade / replace Stair elevator	\$ 149,324.94	SB9
2	Raton IS	G4090-Other Site Electrical Utilities	Replace water and sewer lines from meter to bldg.	\$ 16,591.66	GOB
3	Raton IS	A-Foundation / Slab /Structure	Correct settlement at west entry to gym	\$ 25,717.07	SB9
3	Raton IS	C1030-Int. Walls	Repair cracks in wall of room south of gym	\$ 2,073.96	Maintenance
3	Raton IS	C10-Int. Door, Part, Stair,Elev.	Replace door to Culinary Arts	\$ 2,903.54	SB9
3	Raton IS	C10-Int. Door, Part, Stair,Elev.	Rework classroom alcoves to meet ADA compliance	\$ 82,958.30	GOB
3	Raton IS	C3010-Wall Finishes	Repaint interior wall finishes in building.	\$ 59,729.98	SB9
3	Raton IS	C3020-Floor Finishes	Replace VCT that is on wood sub-floor	\$ 222,991.91	GOB
3	Raton IS	C3020-Floor Finishes	Replace carpet in the library and adjacent offices.	\$ 27,376.24	SB9

Priority	Facility	Subsystem	Description	Estimated Cost	Funding Source
3	Raton IS	C3020-Floor Finishes	Replace carpet and cove base.	\$ 29,864.99	SB9
3	Raton IS	C3020-Floor Finishes	Replace floor finishes in boys and girls locker room on second floor	\$ 29,864.99	SB9
3	Raton IS	C3020-Floor Finishes	Replace stair treads	\$ 6,636.66	SB9
3	Raton IS	D2010-Plumbing Fixt.	Replace all plumbing fixtures	\$ 208,192.26	SB9
3	Raton IS	D5020-Ltg. Br. Circuits	Upgrade interior to LED. Beyond Expected Life.	\$ 182,945.75	SB9
3	Raton IS	D5037-Fire Det., Alarm	Install Fire Riser for Stage	\$ 58,070.81	GOB
3	Raton IS	E1020-Inst. Equip.	Replace casework	\$ 3,318.33	SB9
3	Raton IS	E1090-Other Equip.	Replace food service equipment.	\$ 86,276.63	SB9
3	Raton IS	G2030-Pedestrian Paving	Replace all walkways along east 3rd and partial replacement along south and north sides of campus	\$ 92,913.30	GOB
3	Raton IS	G2041-Fences and Gates	Replace fencing around basketball courts	\$ 59,729.98	GOB
3	Raton IS	G4020-Site Lighting	Replace all wall packs	\$ 49,774.98	GOB
3	Raton IS	G90-Site Specialties	Install handrail along top of ramp on south west corner of building	\$ 9,955.00	SB9
4	Raton IS	C3030-Ceiling Finishes	Replace stained ceiling tiles	\$ 19,909.99	SB9
4	Raton IS	E1020-Inst. Equip.	Install ADA compliant signage	\$ 14,517.70	SB9
5	Raton IS	E1020-Inst. Equip.	Replace gym scoreboards	\$ 28,205.82	SB9
5	Raton IS	G2047-Playing Fields	Install artificial turf at Northwest corner of campus	\$ 62,218.73	GOB
5	Raton IS	G2052-Basketball Courts	Repurpose southwest corner of site to basketball court	\$ 149,324.94	GOB

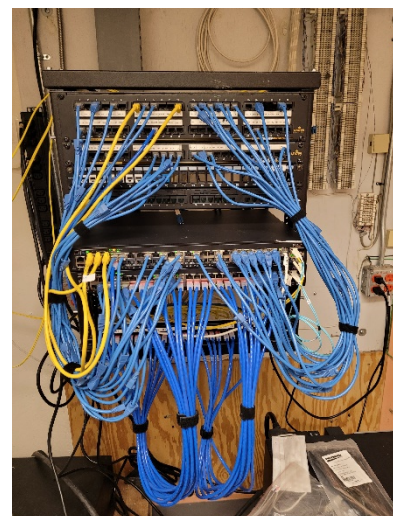
Educational Adequacy: \$639,009

The following table demonstrates the areas identified within the PSFA FAD Database and updated during this FMP that are adequate or inadequate according to the Statewide Adequacy Standards:

Adequacy Standard	Existing	Required	Failed
Arts and Music:	3,582	1,024	
Administrative:	822	534	
Career Ed.:	3,764	768	
Computer Lab:	586	800	X
Faculty Work Area:	510	256	
Food Service:	2,960	2,880	
General Classroom:	5,138	7,888	X
General Classroom:			
General Classroom:			
General Classroom:			
General Storage:	2,700	256	
Maintenance or Janitorial Space:	316	128	
Media Center:	1,978	768	
Parent Workspace:	0	256	X
Physical Ed:	6,081	7,036	X
Science Classroom:	800	1,024	X
Science Lab Storage:	0	80	X
Spec. Ed. Classroom:	2,745	1,395	
Student Health:	137	256	X
Total # of Parking Spaces:	12	71	X
Number of Handicap Parking:	1	1	
Number of Student Drop-Off:	0	1	X
Number of Bus Drop-Off:	1	1	
Number of Chemical Storage Units:	2	1	
Number of Multi-Use Playgrounds:	1	1	

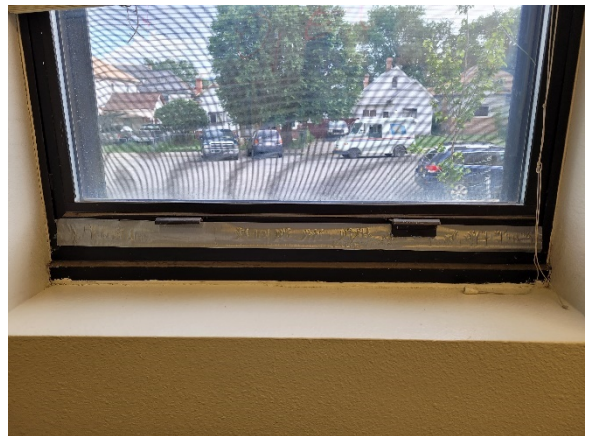
Photographs:

The following photographs demonstrate the various capital needs:











Raton Intermediate School Site Plan



Image Source: Google Earth

Raton Intermediate School Site Plan

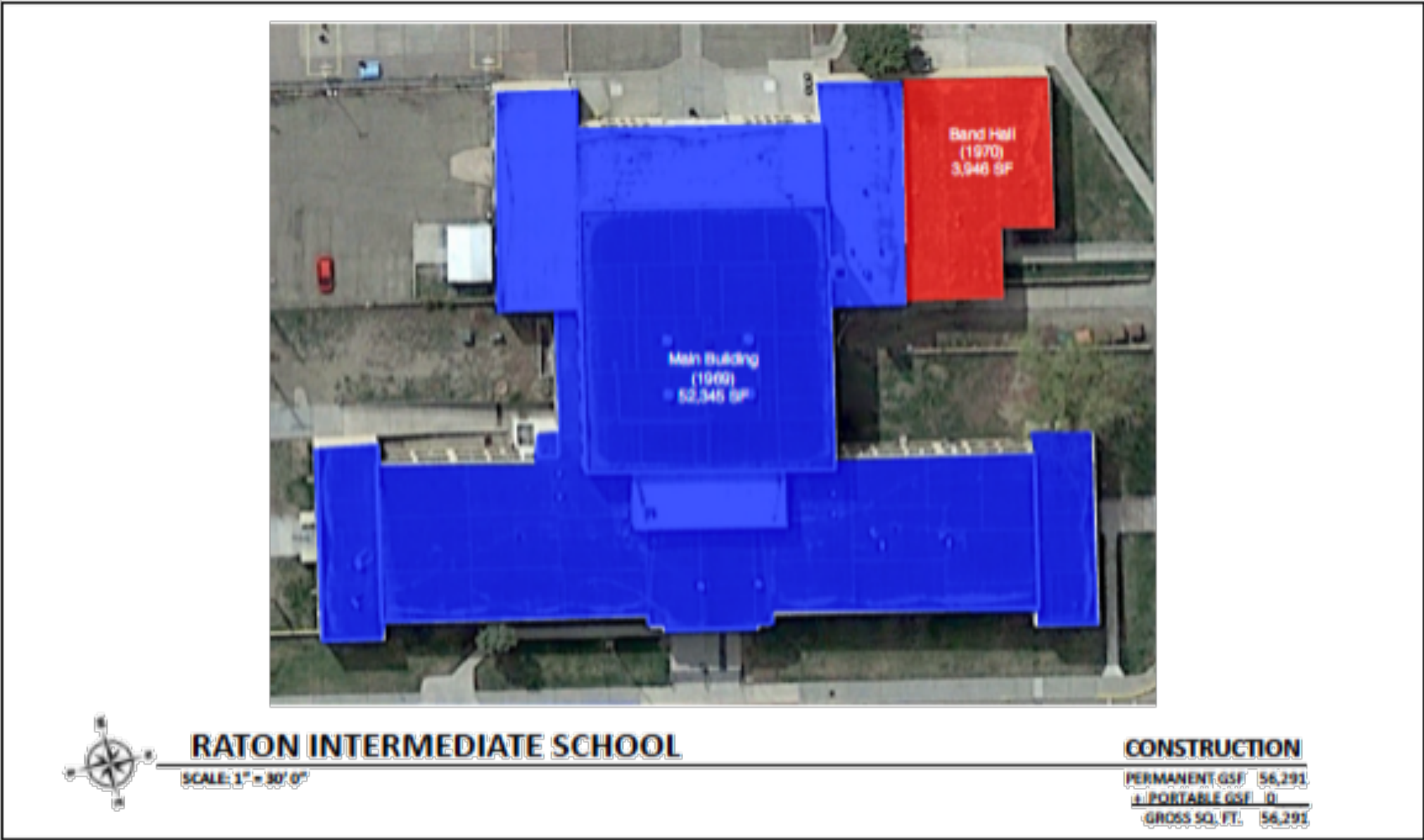


Image Source: Google Earth

Raton Intermediate School Floor Plan

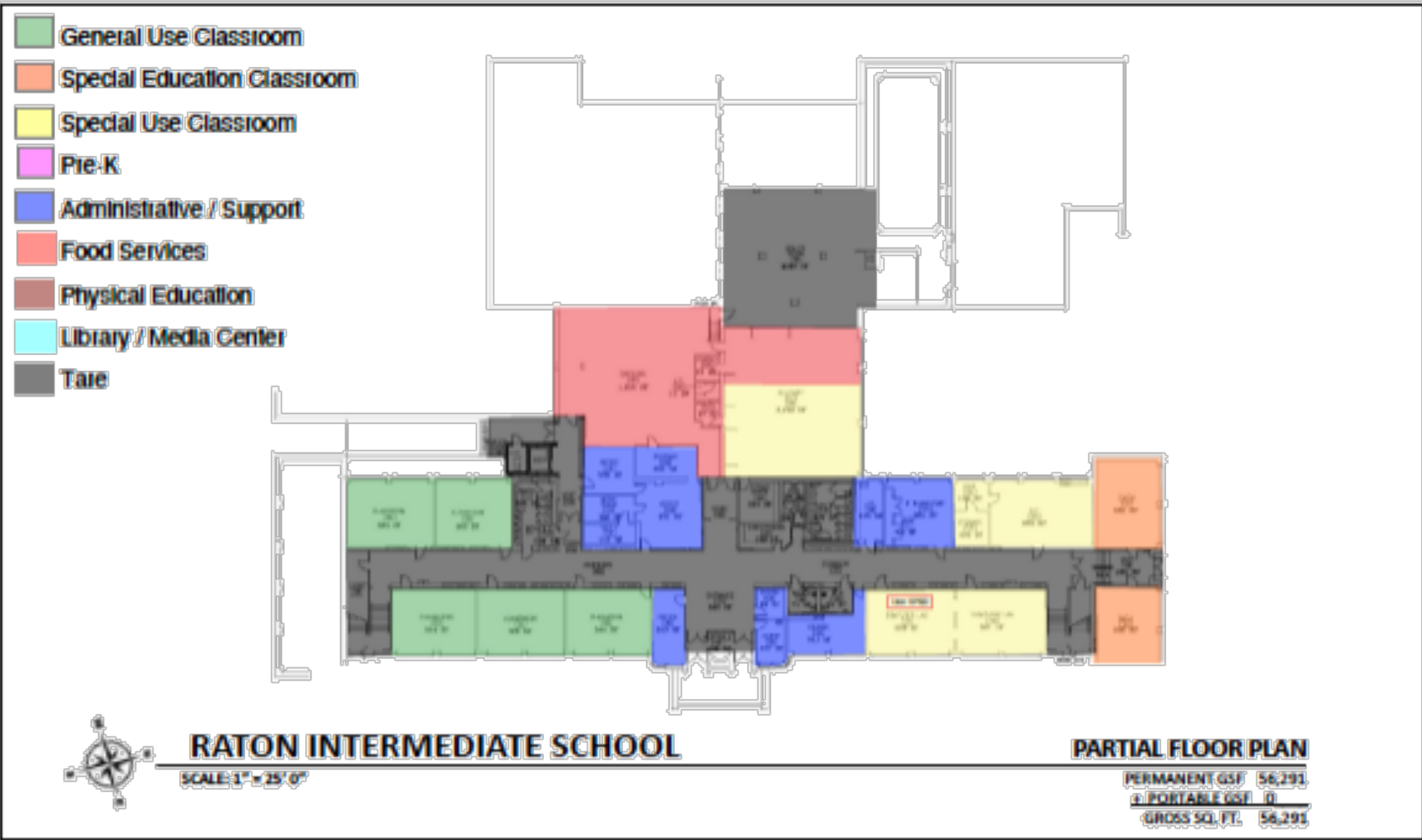


Image Source: Previous FMP

Raton Intermediate School Floor Plan

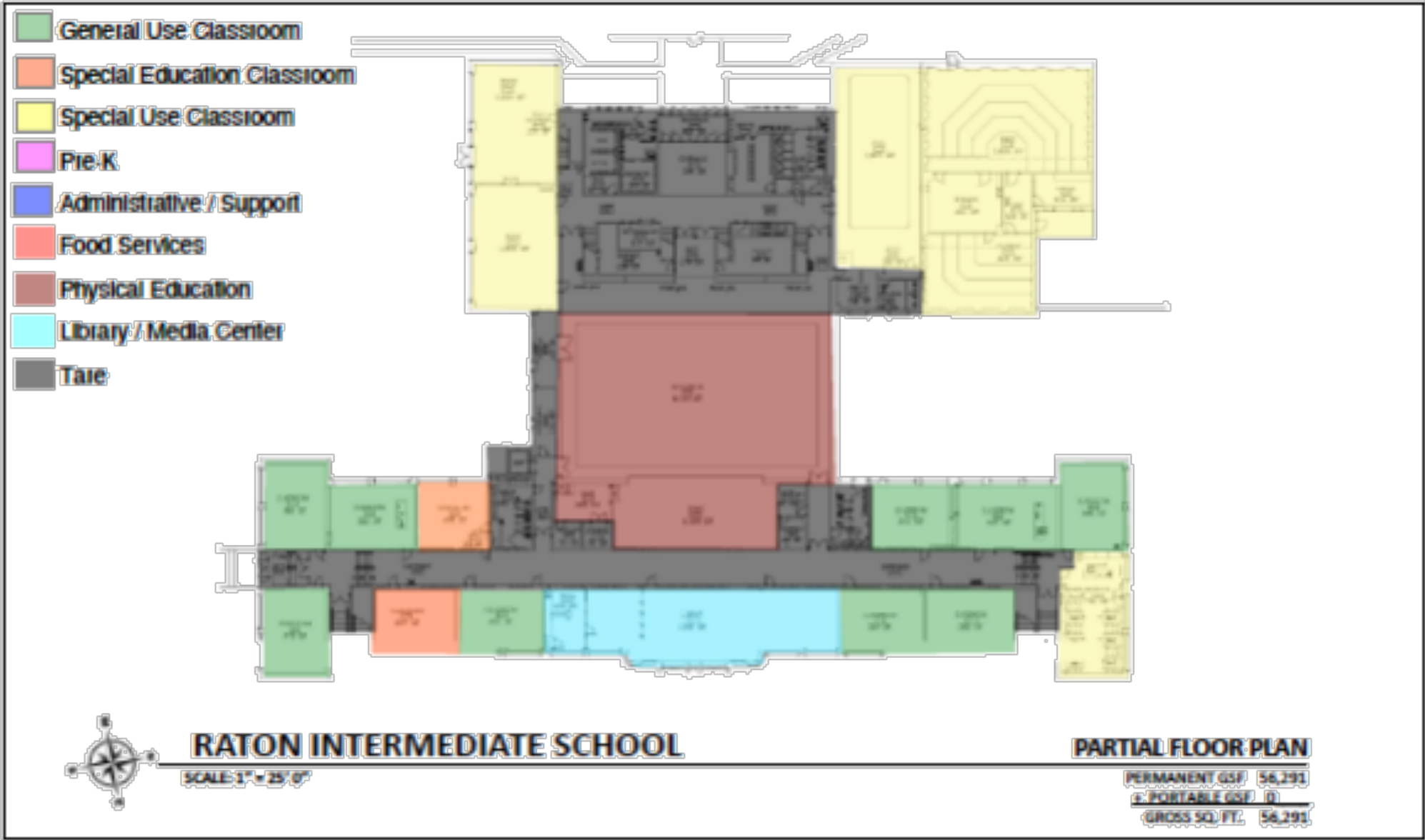


Image Source: Previous FMP

Raton Intermediate School Floor Plan

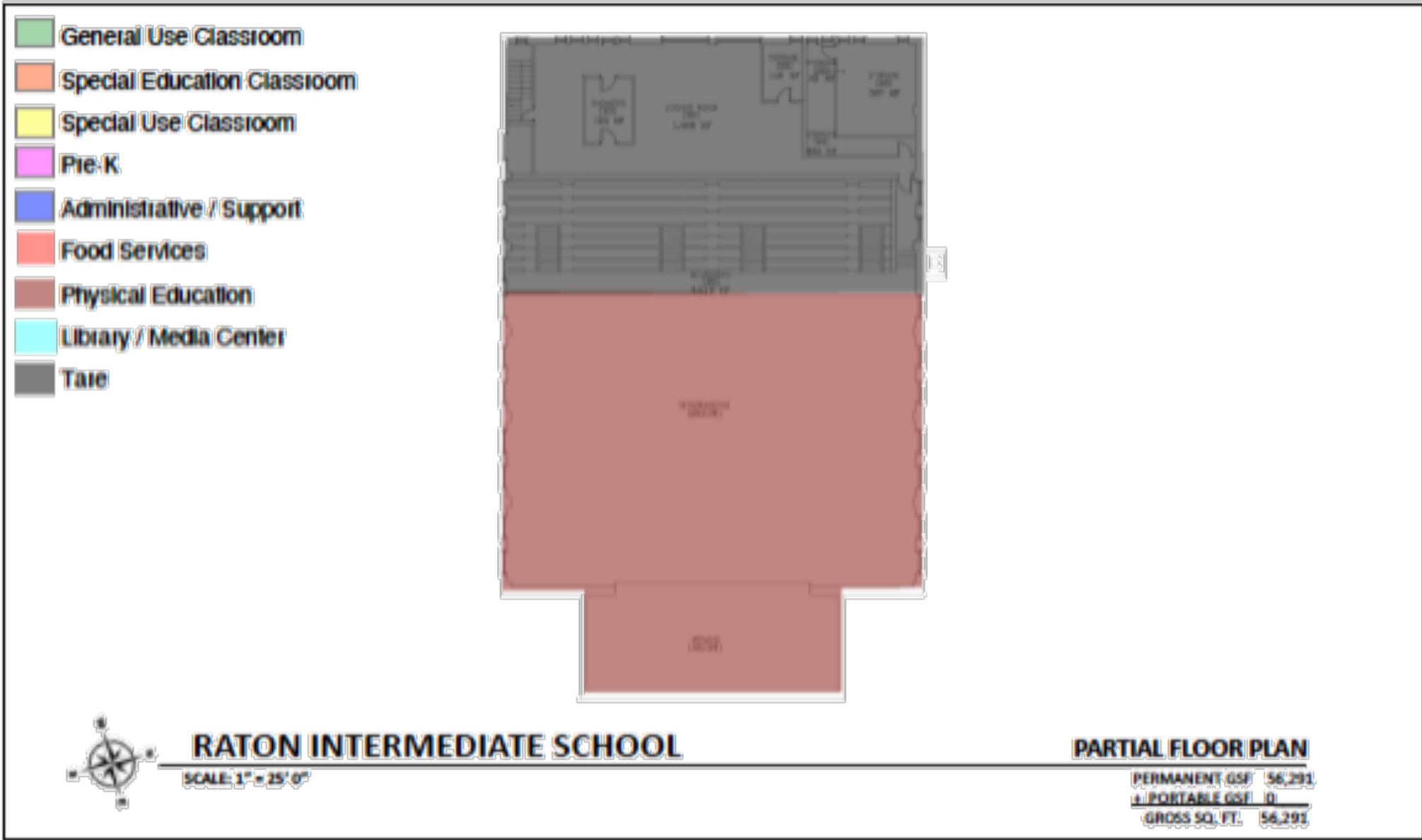


Image Source: Previous FMP

Raton Intermediate School Utilization Detail

GRADE LEVEL	TOTAL CURRENT STUDENT 40th DAY COUNT	NUMBER OF DD / SPECIAL NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF CLASSROOMS
Pre-K Student				
Kindergarten				
1st Grade				
2nd Grade				
3rd Grade	69			
4th Grade	54			
5th Grade	57			
6th Grade	54			
TOTALS	234	0	0	0

SCHOOL HOURS	
School Start Time	7:55
School End Time	14:30
Total Hours in School Day	6.5

District	Raton Public School District
School	Raton Intermediate
Date	17-Feb-23

Number of Lunch Turns Per Day	2
-------------------------------	---

ALL CLASSROOMS (General, Art, PE, Computer Lab SPED, Title1, PT/OT, Etc.)											DAYS AND HOURS SPACE IS USED					UTILIZATION		
TEACHERS NAME	EXISTING CLASSROOM USE	ORIGINALLY INTENDED CLASSROOM USE	USE / GRADE LEVEL	ROOM NUMBER	CLASSROOM SQUARE FOOTAGE	CURRENT STUDENT 40TH DAY COUNT	Max. Number of Students per Adequacy Standards Sq. Ft.	PED Max. PTR per Classroom	% Classroom Occupancy	DOES CLASSROOM MEET ADEQUACY	MONDAY HOURS USED PER DAY	TUESDAY HOURS USED PER DAY	WEDNESDAY HOURS USED PER DAY	THURSDAY HOURS USED PER DAY	FRIDAY HOURS USED PER DAY	TOTAL HOURS CLASSROOM IS USED DURING SCHOOL WEEK	TOTAL HOURS CLASSROOM IS AVAILABLE DURING SCHOOL WEEK	UTILIZATION RATE PERCENT (%)
	SPED	SPED	SPED A	147	583			12			0	2	0	2	0	4	32.5	12%
	SPED	SPED	SPED A	148	585			12			2	0	0	0	2	4	32.5	12%
	General	General	Computer Lab	142	587		22	24			2	2	2	2	2	10	32.5	31%
	Art	Art	Art	143	670		22	24			2	2	2	2	2	10	32.5	31%
	IT Data Center	General	IT	140	568			24			1	1	1	1	1	5	32.5	15%
	General	General	3	105	544	16	16	22	100%	No	6	6	6	6	6	30	32.5	92%
	General	General	3	106	566	17	17	22	102%	No	6	6	6	6	6	30	32.5	92%
	General	General	3	107	544	16	16	22	100%	No	6	6	6	6	6	30	32.5	92%
	General	General	3	108	585	20	17	22	116%	No	6	6	6	6	6	30	32.5	92%
	General	General	4	110	480	18	14	24	128%	No	6	6	6	6	6	30	32.5	92%
	General	General	4	211	566	18	17	24	108%	No	6	6	6	6	6	30	32.5	92%
	General	General	4	209	669	18	20	24	91%	Yes	6	6	6	6	6	30	32.5	92%
	General	General	5	207	578	19	17	24	112%	No	6	6	6	6	6	30	32.5	92%
	General	General	5	216	560	19	16	24	115%	No	6	6	6	6	6	30	32.5	92%
	General	General	5	214	589	19	17	24	110%	No	6	6	6	6	6	30	32.5	92%
	General	General	6	206	560	18	19	24	96%	Yes	6	6	6	6	6	30	32.5	92%
	SPED	General	SPED A	204	496			12			0	2	0	2	0	4	32.5	12%
	General	General	6	202	571	18	19	24	95%	Yes	6	6	6	6	6	30	32.5	92%
	SPED	General	SPED A	205	478			12			2	0	0	0	0	2	32.5	6%
	General	Science 7-8	6	218	800	18	27	24	75%	Yes	6	6	6	6	6	30	32.5	92%
Totals					11,579	234	276	424	103.71%		Totals					85	429	66.00%

NOTES:
 Count **general** classrooms as being used while students are attending recess, lunch, library time, and PE activities. If a classroom is being used in another way (i.e. teacher's lounge, OT/PT office/room), identify its use on the sheet under "Existing Classroom" column and record its intended or original use under the "Originally Intended" column.
 Attach floor plan

- 1-Max. Number of Students per Adequacy Standards Sq. Ft.:** The maximum number of students allowed per the Statewide Adequacy Standards square feet.
- 2-PED Max. PTR per Classroom:** PED's maximum pupil/teacher ratio per classroom
- 3-Utilization Rate Calculation:** Total number of hours classroom is actually used per week / (divided by) the maximum possible classroom hours per week = (equals) total classroom utilization.

	Fully utilized and well occupied
	Underutilized or poorly occupied, defined as the room's occupancy rate being below 50% based upon the PED PRT standards
	Prep (if applicable) as most elementary schools do not have a prep period
	Vacant
	Scheduled as needed (i.e. computer labs, group work space, commons areas)

c) Raton Middle/High School



Total Capital Needs:

\$14,408,290

Raton Middle/High School (RMHS) is located in the City of Raton. The school campus is located on the west edge of the city. The original school opened in 1958 and there have been two additions

including the gymnasium in 1965 and the media center / library in 2003. Some buildings of the school were renovated in 2007. The library was renovated in 2011 along with the construction of additional classroom space. There is one portable used for the Voc-Ag program and one modular building on campus. RHS has 7th –12th grades on campus.

Even though RHS was renovated in 2007, the majority of needs at RMHS are related to Facility Renewal. During the 2007 renovation project the main building was brought up to adequacy standards, but the other buildings were not brought up to standards and have building / site systems that are past their useful life. These building / site systems need to be replaced before they impact the mission of the school. There are also some identified needs related to Life- Health-Safety-Security-Code-ADA. The majority of the RMHS issues at the school are due to the age of the building and condition of the systems.

Capital Needs:

The district has been addressing the facility needs as funding is available, keeping the facilities safe and comfortable for use, and will continue to do so. The following capital needs have been identified in the FMP and are prioritized as follows:

Priority	Facility	Subsystem	Description	Estimated Cost	Funding Source
1	Raton MS / HS	B2020-Ext. Windows	Replace all Lower Level Exterior Windows	\$ 829,583.02	GOB
1	Raton MS / HS	B2020-Ext. Windows	Replace existing windows in gym.	\$ 82,958.30	GOB
1	Raton MS / HS	B2020-Ext. Windows	Replace all exterior windows; existing upstairs windows do not meet egress requirements	\$ 248,874.90	GOB
1	Raton MS / HS	B2030-Ext. Doors	Replace 4 sets of exterior and vestibule doors and one single exterior and vestibule door	\$ 149,324.94	GOB

Priority	Facility	Subsystem	Description	Estimated Cost	Funding Source
1	Raton MS / HS	D3020-Heat Gen. Sys.	Replace boilers (2) hydronic pumps (8) and VFD's.	\$ 747,500.00	GOB
1	Raton MS / HS	D5037-Fire Det., Alarm	Replace fire alarm system and relocate to upstairs administration offices.	\$ 628,912.69	SB9
2	Raton MS / HS	B2030-Ext. Doors	Replace the entry and vestibule doors to the gym, north, south and west sides	\$ 149,324.94	GOB
2	Raton MS / HS	B2030-Ext. Doors	Replace door, lower level, southwest area	\$ 4,147.92	SB9
2	Raton MS / HS	B2030-Ext. Doors	Replace 2 pair of double doors on east side of gym	\$ 16,591.66	SB9
2	Raton MS / HS	C3010-Wall Finishes	Repair cracked brick wall at entry alcove	\$ 4,147.92	Maintenance
2	Raton MS / HS	C3010-Wall Finishes	Repair cracked CMU north & south walls	\$ 10,369.79	Maintenance
2	Raton MS / HS	C3020-Floor Finishes	Replace 1x1 mosaic tiles in kitchen.	\$ 39,000.00	SB9
2	Raton MS / HS	C3020-Floor Finishes	Replace cracked VCT in cafeteria	\$ 995.50	SB9
2	Raton MS / HS	C3020-Floor Finishes	Replace tile in kitchen office, possible asbestos	\$ 3,982.00	SB9
2	Raton MS / HS	C3030-Ceiling Finishes	Rework acoustic ceiling panels; they cover fire sprinkler	\$ 9,025.86	SB9
2	Raton MS / HS	D3060-HVAC Control	Upgrade Building Automation System / HVAC Controls	\$ 319,036.25	GOB
2	Raton MS / HS	D5038-Comm., Sec.	Install entry buzzer and security cameras at 2 exterior doors, south exit doors to gym and south exit doors to welding shop	\$ 16,591.66	GOB
2	Raton MS / HS	G2030-Pedestrian Paving	Rework the stairs from main building to gym, not ADA compliant. They are failing.	\$ 29,035.41	GOB
3	Raton MS / HS	A-Foundation / Slab /Structure	Address hump in floor at entry to library	\$ 9,125.41	Maintenance
3	Raton MS / HS	B2010-Ext. Walls	Repair damaged brick at entry to gym	\$ 10,369.79	Maintenance
3	Raton MS / HS	B2010-Ext. Walls	Repair water damage on exterior of north weight room wall	\$ 5,184.89	Maintenance
3	Raton MS / HS	C1030-Int. Walls	Repair cracks in wood shop north and south walls	\$ 6,221.87	Maintenance
3	Raton MS / HS	C10-Int. Door, Part, Stair, elev	Replace dry storage door	\$ 2,073.96	SB9
3	Raton MS / HS	C10-Int. Door, Part, Stair, elev.	Replace doors as they are beyond expected life.	\$ 33,183.32	SB9
3	Raton MS / HS	C3010-Wall Finishes	Repaint interior wall finishes in building.	\$ 16,380.00	Maintenance
3	Raton MS / HS	C3020-Floor Finishes	Replace all base cove in corridors	\$ 8,295.83	SB9
3	Raton MS / HS	C3020-Floor Finishes	Replace asbestos tile where interior lockers were removed/replaced	\$ 2,488.75	SB9
3	Raton MS / HS	C3020-Floor Finishes	Remove asbestos flooring and install new floor finish in lower level rooms	\$ 87,106.22	GOB
3	Raton MS / HS	C3020-Floor Finishes	Strip floor sealer and re-finish in two staff restrooms on lower level	\$ 1,692.35	Maintenance
3	Raton MS / HS	C3020-Floor Finishes	Remove floor sealer and re-seal in north east and southeast womens restroom	\$ 9,955.00	Maintenance
3	Raton MS / HS	C3020-Floor Finishes	Replace carpet in Library/Media Center	\$ 135,746.33	Maintenance
3	Raton MS / HS	D3030-Cool Gen. Sys.	Install air conditioning in gym	\$ 555,750.00	GOB
3	Raton MS / HS	D3041-Air Dist. Sys.	Rework/install air handler condensate pans to be able to drain and allow for cooling on various air handlers.	\$ 70,514.56	Maintenance

Priority	Facility	Subsystem	Description	Estimated Cost	Funding Source
3	Raton MS / HS	D3041-Air Det. Sys.	Remove abandoned furnaces in gym	\$ 12,443.75	GOB
3	Raton MS / HS	D3042-Exh. Vent. Sys.	Replace 2 exterior exhaust fans on east side of gym	\$ 24,887.49	SB9
3	Raton MS / HS	D3042-Exh. Vent. Sys.	Relocate or install barrier at exterior exhaust on south wall of gym, it is in pedestrian walkway	\$ 2,488.75	GOB
3	Raton MS / HS	D5037-Fire Det., Alarm	Install all fire extinguisher cabinets to ADA height	\$ 12,775.58	SB9
3	Raton MS / HS	E1020-Inst. Equip.	Install ADA compliant signage	\$ 20,739.58	SB9
3	Raton MS / HS	G2020-Parking Lots	Patch and repair existing roads and parking lot. Re-stripe.	\$ 132,733.28	GOB
3	Raton MS / HS	G2020-Parking Lots	Upgrade parking lot by tennis courts & southeast corner of gym	\$ 165,916.60	Maintenance
3	Raton MS / HS	G2030-Pedestrian Paving	Rework ramp at southeast end of lower level to be ADA compliant	\$ 13,065.93	GOB
3	Raton MS / HS	G2030-Pedestrian Paving	Repair walkway at southeast entry to lower level	\$ 7,258.85	SB9
3	Raton MS / HS	G2030-Pedestrian Paving	Repair cracked and spalling walkways north side of school	\$ 23,228.32	SB9
3	Raton MS / HS	G2030-Pedestrian Paving	Replace (2) Ramps to portables.	\$ 22,100.00	Maintenance
3	Raton MS / HS	G2030-Pedestrian Paving	Correct tripping hazard at exterior door to football locker room	\$ 1,244.37	SB9
3	Raton MS / HS	G2050-Landscaping	Upgrade landscaping across the campus	\$ 130,000.00	SB9
3	Raton MS / HS	G2050-Landscaping	Rework the drainage along the north side of the gym	\$ 33,183.32	Maintenance
3	Raton MS / HS	G2050-Landscaping	Direct water away from west wall of gym	\$ 14,102.91	Maintenance
3	Raton MS / HS	G2054-Tennis Courts	Replace tennis courts and equipment.	\$ 162,500.00	GOB
3	Raton MS / HS	G4020-Site Lighting	Replace all wall packs	\$ 93,328.09	GOB
3	Raton MS / HS	G4020-Site Lighting	Upgrade parking lot lighting and install additional lights at southeast corner of gym for increased security.	\$ 42,900.00	GOB
3	Raton MS / HS	G4090-Other Site Electrical Utilities	Replace sewer lines from meter to bldg.	\$ 943,650.68	GOB
3	Raton MS / HS	G90-Site Specialties	Create containment area for dumpsters with concrete platform	\$ 10,784.58	SB9
4	Raton MS / HS	G2030-Pedestrian Paving	North exit from Wood shop is not ADA compliant.	\$ 11,614.16	SB9
4	Raton MS / HS	G2041-Fences and Gates	Repair tennis court fence on west side	\$ 13,273.33	Maintenance
4	Raton MS / HS	G2041-Fences and Gates	Replace barbed-wire fencing on side south of property.	\$ 8,580.00	GOB
4	Raton MS / HS	G2047-Playing Fields	Reseed practice field	\$ 124,437.45	SB9
4	Raton MS / HS	G2047-Playing Fields	Install timer on lights at tennis courts	\$ 829.58	SB9
4	Raton MS / HS	G2052-Basketball Courts	Replace basketball courts and equipment.	\$ 65,000.00	GOB
4	Raton MS / HS	G90-Site Specialties	Replace metal panels in railing	\$ 4,147.92	SB9
5	Raton MS / HS	Capital / Standards Based	Update boys basketball locker rooms: lighting, air conditioning, flooring, ADA accessibility	\$ 518,489.38	GOB
5	Raton MS / HS	Capital / Standards Based	Update coaches office	\$ 24,887.49	SB9
5	Raton MS / HS	D3060-HVAC Control	Rework HVAC to allow automatic change from heating to air conditioning. Transition from 2-pipe to 4-pipe system.	\$ 7,018,797.50	GOB

Educational Adequacy: \$203,215

The following table demonstrates the areas identified within the PSFA FAD Database and updated during this FMP that are adequate or inadequate according to the Statewide Adequacy Standards:

Adequacy Standard	Existing	Required	Failed
Arts and Music:	3,548	1,875	
Administrative:	1,618	713	
Career Ed.:	15,482	1,500	
Computer Lab:	672	1,125	X
Faculty Work Area:	1,444	375	
Food Service:	4,473	3,575	
General Classroom:	10,706	9,771	
General Classroom:			
General Classroom:			
General Classroom:			
General Storage:	994	375	
Maintenance or Janitorial Space:	591	188	
Media Center:	5,493	1,125	
Parent Work Space:	0	375	X
Physical Ed:	17,603	9,050	
Science Classroom:	2,738	1,500	
Science Lab Storage:	119	160	X
Spec. Ed. Classroom:	2,965	2,325	
Student Health:	1,587	375	
Total # of Parking Spaces:	206	145	
Number of Handicap Parking:	4	8	X
Number of Student Drop-Off:	1	1	
Number of Bus Drop-Off:	1	1	
Number of Chemical Storage Units:	3	2	
Number of Multi-Use Playgrounds:	0	0	

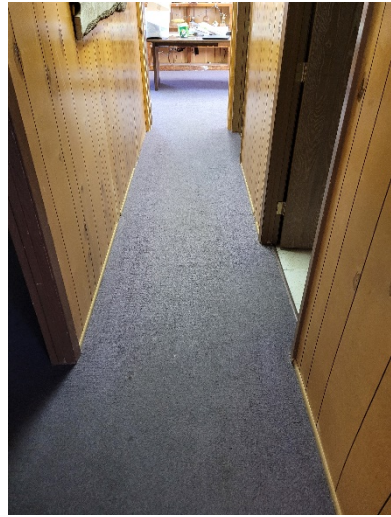
Photographs:

The following photographs demonstrate the various capital needs:









Raton Middle/High School Site Plan



Image Source: Google Earth

Raton Middle/High School Site Plan

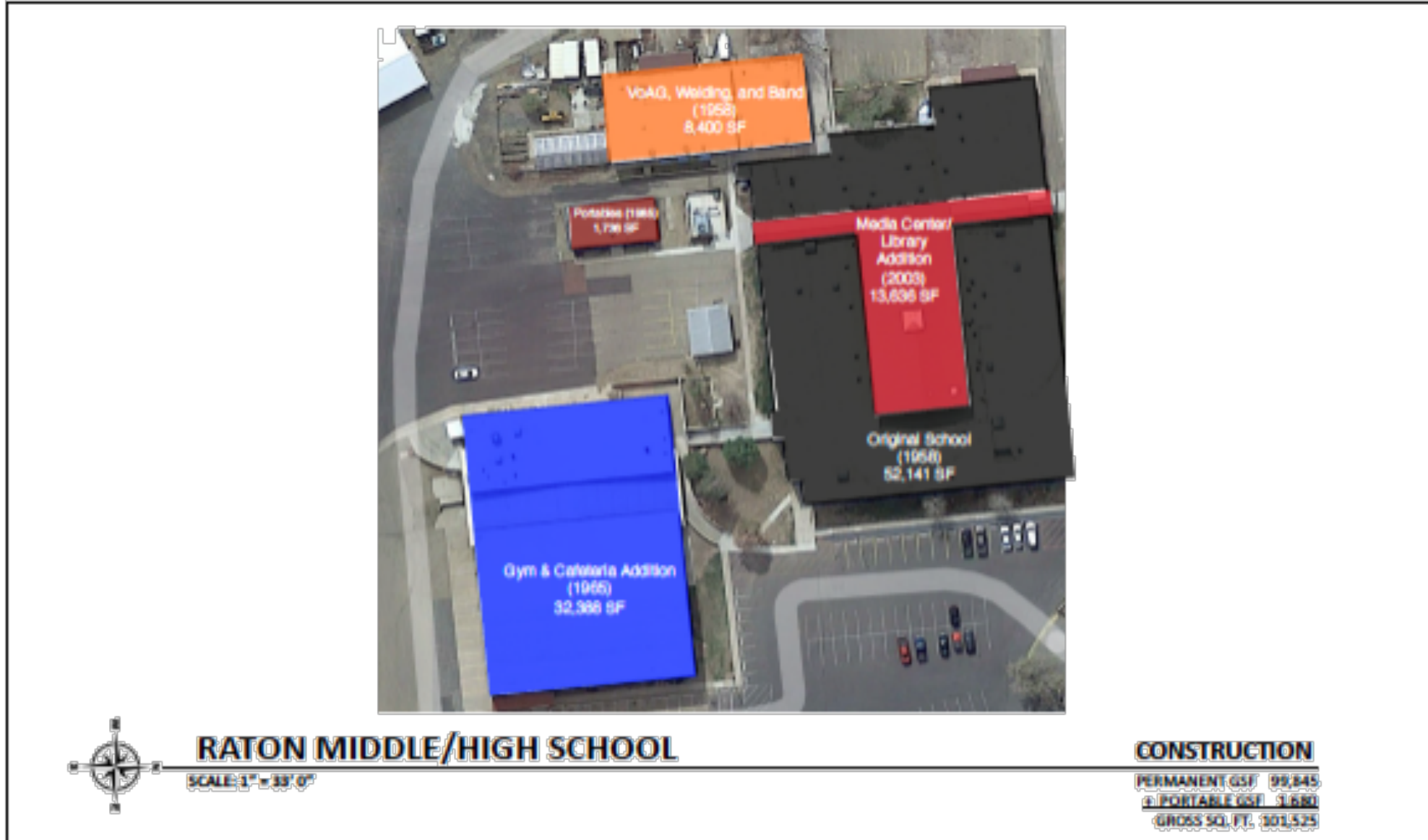


Image Source: Google Earth

Raton Middle/High School Floor Plan

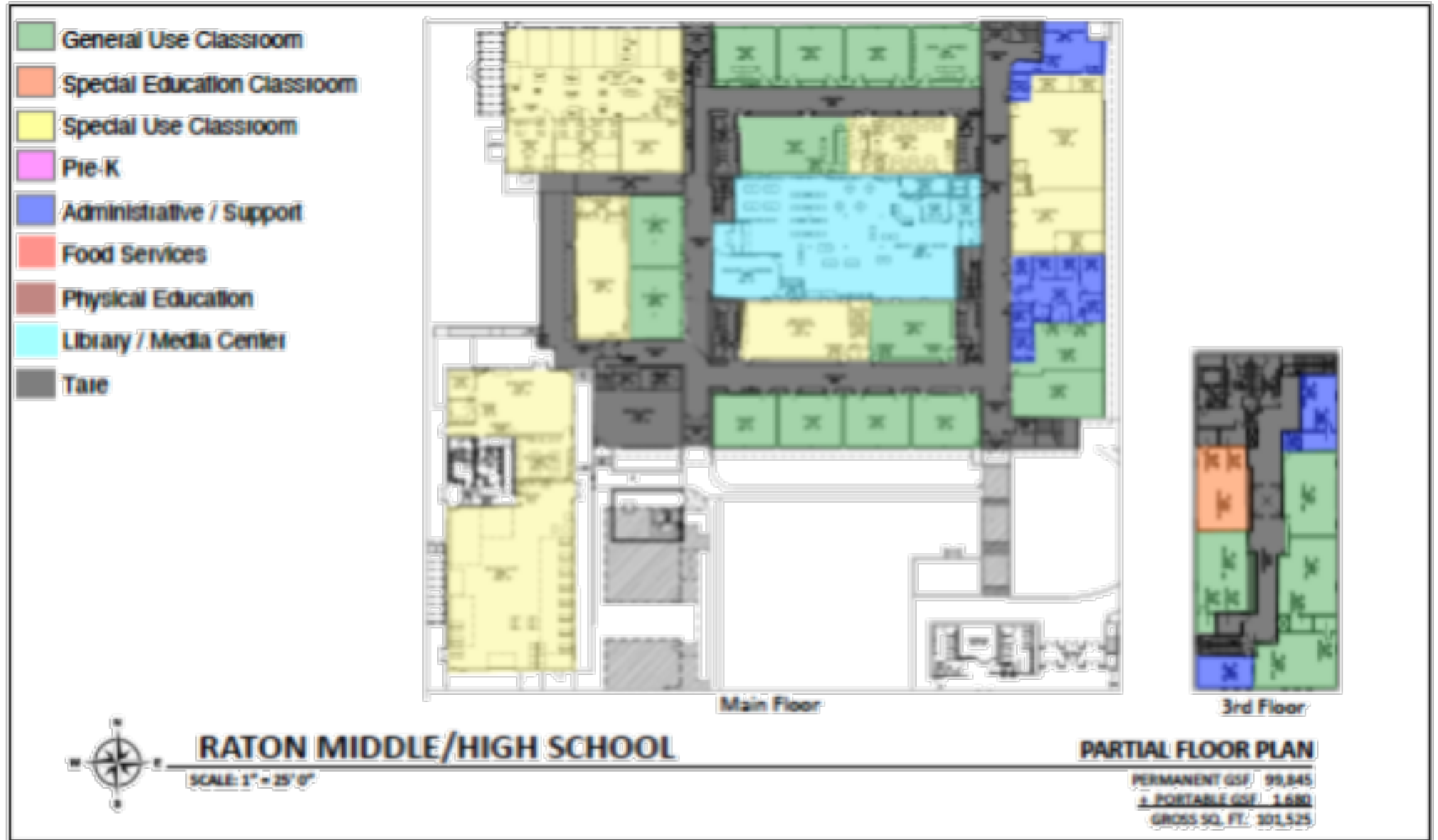


Image Source: Previous FMP

Raton Middle/High School Floor Plan

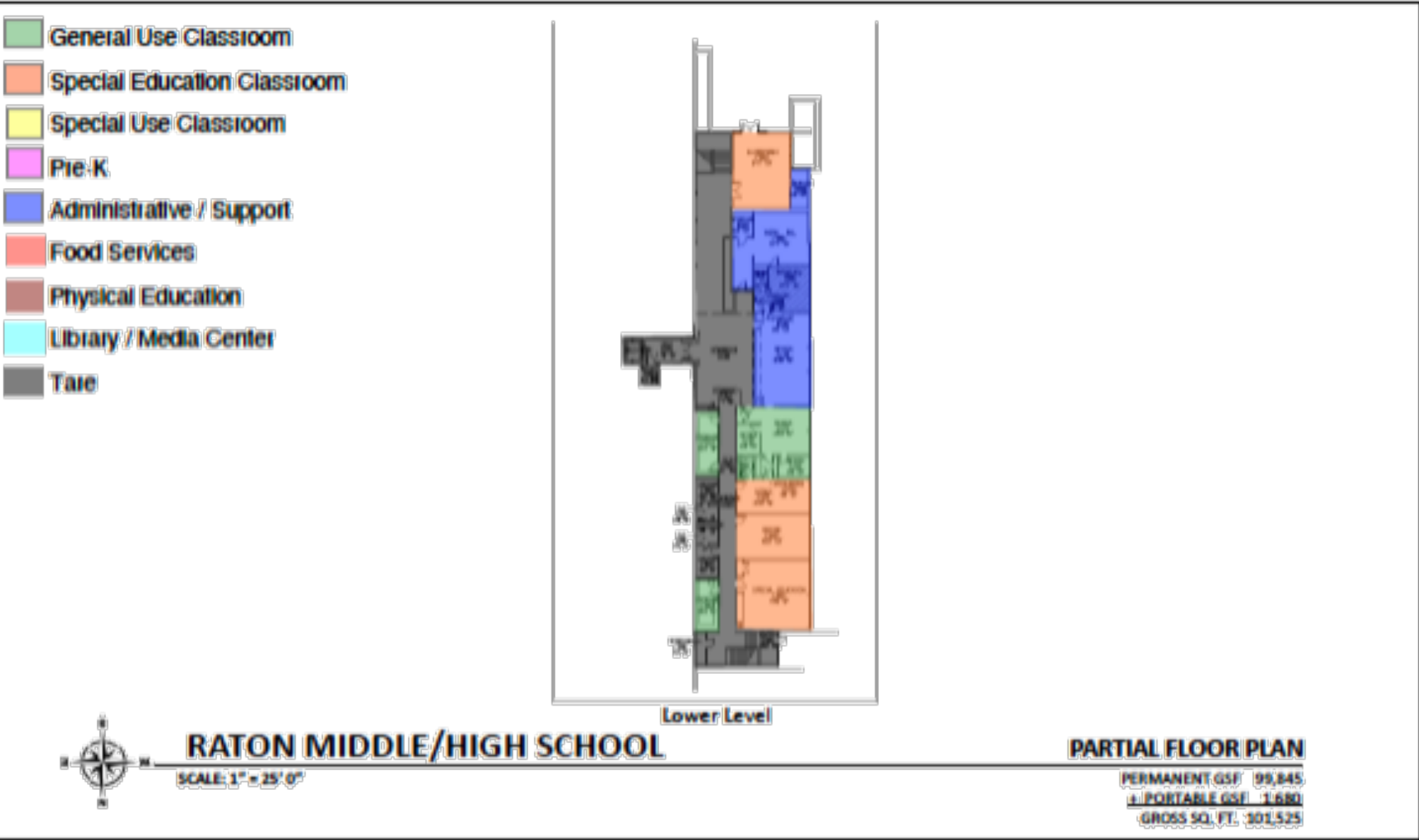


Image Source: Previous FMP

Raton Middle/High School Floor Plan

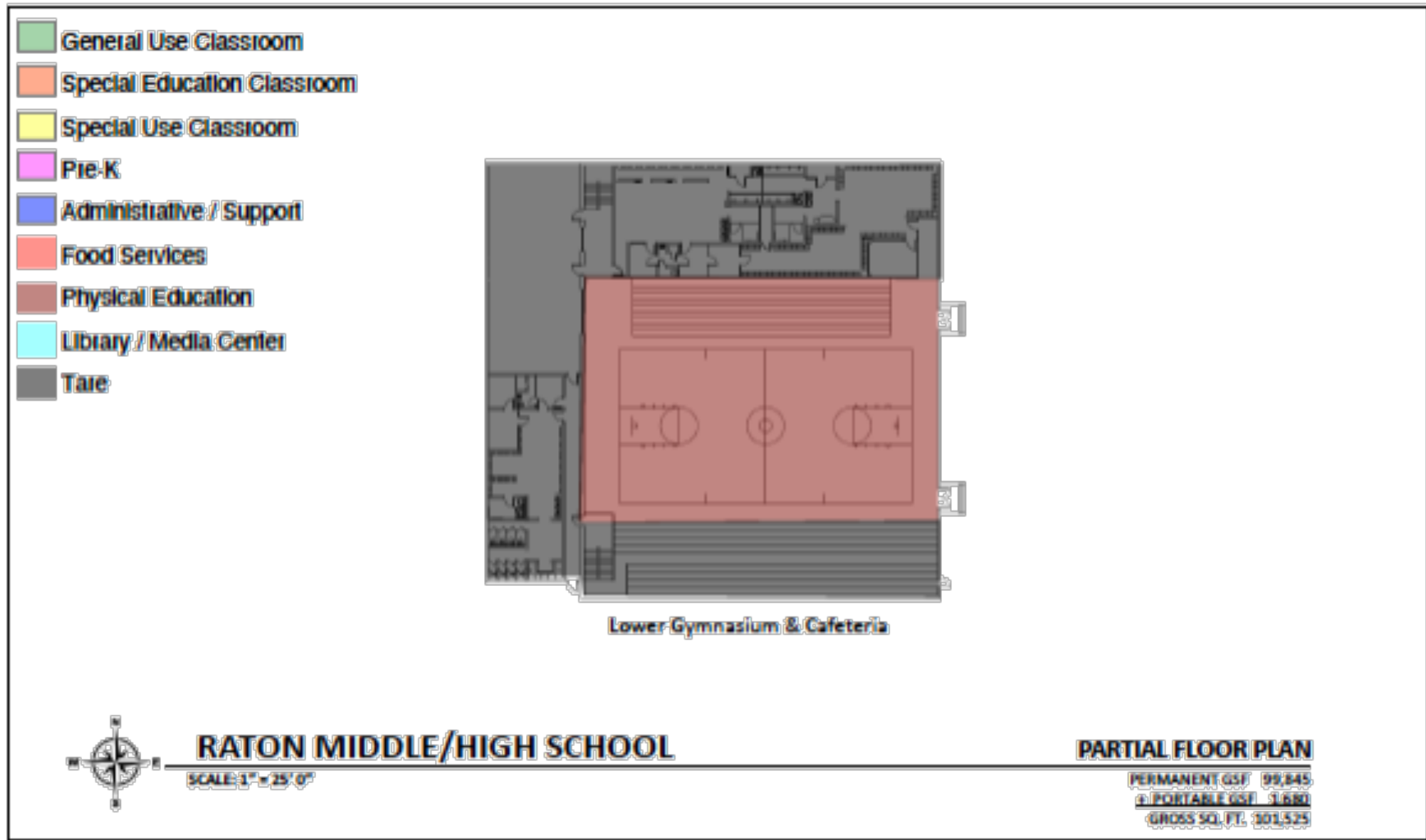


Image Source: Previous FMP

Raton Middle/High School Floor Plan

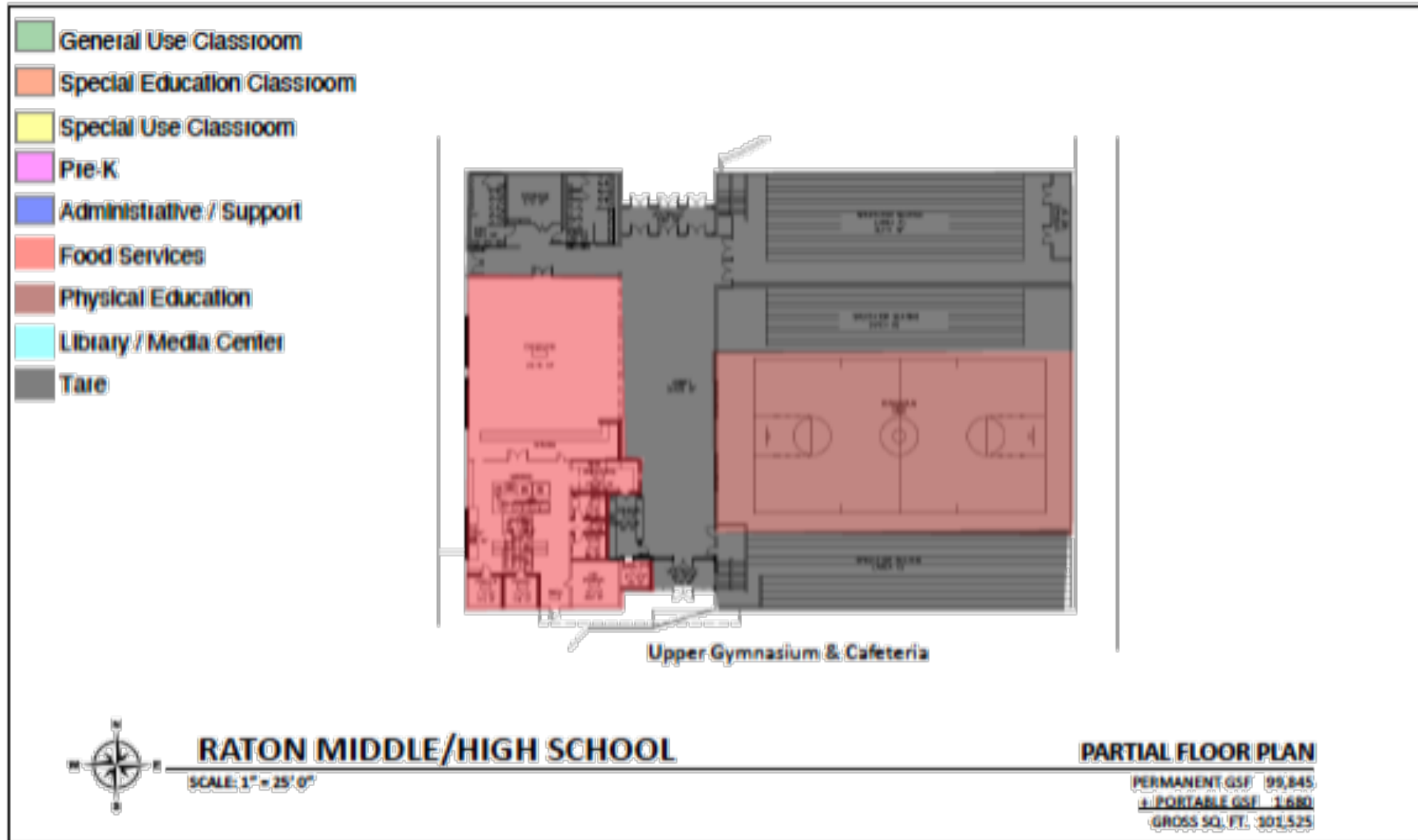


Image Source: Previous FMP



thinkSMART planning, inc.
Capital AE

MARCH 2023