

LEASE AGREEMENT
BY AND BETWEEN

ALBUQUERQUE MUNICIPAL SCHOOL DISTRICT NO. 12
COUNTIES OF BERNALILLO AND SANDOVAL, NEW MEXICO
("Lessor")

And

The Albuquerque Sign Language Academy
("Lessee")

This Lease Agreement ("Lease") made Jun 26, 2023, 20 ²³ between ALBUQUERQUE MUNICIPAL SCHOOL DISTRICT NO. 12, COUNTIES OF BERNALILLO AND SANDOVAL, NEW MEXICO, a political subdivision of the State of New Mexico ("Lessor"), having an office at 6400 Uptown Blvd NE, Albuquerque, New Mexico 87110, and; The Albuquerque Sign Language Academy ("Lessee") having a mailing address at PO Box 6589, Albuquerque, NM 87197.

IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

A. STATEMENT OF MUTUAL BENEFIT AND INTERESTS:

This Lease will help establish responsibilities and procedures between the parties relating to use of facilities and specific activities which may be undertaken at the Premises site. The signatories to this Lease represent and warrant that each has authority to execute this Lease on behalf of Lessor and Lessee, respectively and bind Lessor and Lessee to the terms of this Lease.

B. LEASED PREMISES:

Lessor does hereby lease, demise and let unto to Lessee and Lessee hereby leases from Lessor, the land, more particularly described in the **Exhibit "A"** (the "**Premises**"), attached hereto and made part of this Lease, and Improvements. Lessor leases the Premises and Improvements to Lessee in "AS-IS" condition and makes no warranties or representations about the conditions of the Premises or Improvements other than expressly set forth herein.

C. TERM:

The term of this Lease shall be for two (2) years, commencing July 1, 2023 ("Commencement Date") and ending midnight June 30, 2025 ("Initial Term"). This Lease supersedes all previous agreements pertaining to Premises. The charter school will be given control of the facility on June 26, 2023 to accommodate the move-in.

- i) **Option.** Lessor grants Lessee one (1) additional one-year (1) year option to extend the term of this Lease, which shall be exercisable on written notice by Lessee to Lessor no later than six (6) months prior to the expiration date of this Lease.

D. AGREEMENT

1. **Use by Lessee:** Lessee may use the Premises to operate a charter school ("**Permitted Use**"). "Charter school" means a school organized as a charter school pursuant to the provisions of the Charter Schools Act, Chapter 22, Article 8B NMSA 1978.

i) **Use of Improvements, Fixtures, Furniture, Technology, and Equipment by Lessee.**

Lessee is entitled to use the improvements, buildings, furniture, fixtures, and equipment, owned by Lessor and located on the Premises as of the date of this Lease, as described in **Exhibits "A-1" "A-2," and "A-3"** (collectively "Improvements"), provided that Lessee properly maintains and repairs such items and they are delivered to Lessor in comparable condition as of the date of this Lease, less ordinary wear and tear. Should any of the items listed in Exhibits A-1, A-2, or A-3 be damaged or lost during the term of this Lease, then Lessee shall repair, replace, or compensate Lessor for the replacement value of the damaged or lost item, at Lessor's sole discretion.

a. Exhibit A-1 sets forth those Fixtures, Furniture, and Equipment ("FF&E") valued over One-Thousand (\$1,000.00) dollars. The FF&E listed in Exhibit A-1 shall be subject to an audit by Lessor no less than twice per year, but potentially more often subject to Lessor's sole discretion. Lessor shall coordinate with Lessee prior to any audit of the FF&E and take all reasonable steps not to unreasonably interfere with Lessee's students or any course of instruction.

b. Exhibit A-2 sets forth those FF&E valued under \$1,000.00.

c. Exhibit A-3 sets forth the technology and services that Lessor shall provide to Lessee. As a condition for use and receipt of such technology and services Lessee, its agents, representatives, employees, students, contractors, and invitees shall comply with all of Lessor's policies and procedures governing the technology as well as any applicable laws, rules, regulations, and ordinances. These services will be provided per a separate fee as outlined in Exhibit A-3

ii) **Authority for Use:** Lessee acknowledges that Lessor is leasing the Premises to Lessee pursuant to NMSA 1978 §22-8B-4(F). Lessee shall be solely responsible for the cost of operating and maintaining the Premises and any Improvements, located on the Premises. The costs of operation and required maintenance that Lessee is solely responsible for are set forth in Exhibit A-4 and include, but are not limited to the following operating expenses:

- Electricity
- Natural Gas
- Water/Sewer (including standby water)
- Bottled water dispensers
- Internet Service
- Telephone Service
- Custodial Services

- Maintenance of buildings and grounds (Subject to professional services agreement entered into by Lessee)
- All other utilities and other communication services

2. **Rent:** The base Rent payment to Lessor shall be the sum of the lease reimbursement grant awarded to Lessee pursuant to NMSA 1978 §22-24-4(I)(1)(b). Rent is due on the 1st of the month.

- i) **Late Payment Fee.** If Rent is not paid within ten (10) days of the due date, or if Lessee, within thirty (30) days after demand from Lessor, fails to reimburse Lessor for any expenses incurred by Lessor pursuant to the Lease, then Lessee shall pay Lessor, a late charge of 10% (Ten Percent) Dollars.
- ii) **Place of Payment of Rent.** The monthly rent shall be paid by Lessee to Lessor at PO Box 25704, Albuquerque, New Mexico 87110, Attn: General Ledger Department or to such other place or manner as Lessor may notify Lessee.
- iii) **Security Deposit.** Lessee has deposited with the Lessor the sum of twenty thousand (\$20,000) dollars as non-interest bearing security for the faithful performance and observance by Lessee of the terms, provisions and conditions of this Lease. In the event Lessee defaults in respect of any of the terms, provisions and conditions of this Lease, including, but not limited to, the payment of Rent, Lessor may use, apply or retain the whole or any part of the security so deposited to the extent required for the payment of any Rent as to which Lessee is in default. In the event of a sale of the Premises, Lessor shall have the right to transfer the security deposit to the vendee, and Lessor shall thereupon be released by Lessee from all liability for the return of such security.

3. **Reimbursement and other Grants:** Lessee may be eligible to apply for and, if approved, receive money from the state of New Mexico for leasing facilities for charter schools and other approved uses defined therein. Lessee agrees that it will join with Lessor in applying for funds for the Premises or Improvements, and further agrees that it will use these funds when received to pay Lessor for the costs and continuing costs incurred by Lessor in making the Premises and Improvements available to Lessee.

4. **Major Repairs:** Lessor, at its own expense, shall maintain the roof, foundation and the structural soundness of the exterior walls of the buildings in good repair, *reasonable wear and tear excluded*. The term "walls" as used herein shall *not* include glass or plate glass. Lessee shall immediately give Lessor written notice via Schooldude work order for needed repairs for which Lessor is responsible for, after which Lessor shall have reasonable opportunity to make the required repairs. Repair of damage caused by vandalism and graffiti is the responsibility of Lessee, unless the vandalism causes a threat to the structural soundness of the facilities. Lessor reserves the right to perform the paving, exterior painting, plumbing, including major sewage lines, electrical service, technology infrastructure, HVAC systems, and items deemed as Lessor responsibility.

Maintenance: Lessee shall maintain the Premises and Improvements in conformance with **Exhibit A-4**, attached hereto. **Exhibit A-4** sets forth some, but not all of the basic maintenance obligations criteria for which Lessee is responsible. Lessee shall, at its cost, during the term of the

Lease: maintain the Premises in (i) good repair and condition; (ii) keep the Premises in a clean condition and observe all standards set forth in local statutes, ordinance, and regulations for sanitation, handling and disposal of trash and debris, safety and security against fire, theft, vandalism, personal injury and other hazards in the Premises; and (iii) at the expiration or earlier termination of the Lease, surrender the Premises to Lessor in substantially the same condition as on the Commencement Date, normal wear and tear and insured casualty loss excepted.

- i) Lessee shall be responsible for all costs and expenses for a) contracting all custodial cleaning and yearly deep cleaning throughout the facility; b) typical plumbing maintenance and repairs; and c) everyday maintenance and common preventative maintenance work on the Premises and Improvements.
- ii) The landscaping, Lessee maintains all parts of the Premises, daily landscape, and grounds surrounding the premises shall be maintained by a third party company and shall be kept (except those tasks for which Lessor is expressly responsible hereunder) in good condition, promptly make all necessary repairs and replacements not expressly reserved for Lessor as set forth in Section D(4), keep the parking areas, driveways and sidewalks surrounding the premises in a clean and sanitary condition, Lessee shall be responsible for snow removal of the parking lot, driveway, entryways and sidewalks.
- iii) Lessee, at its own cost and expense shall pay all utility costs including electrical, gas, water and sewer. Lessor will invoice Lessee monthly for these costs. The Premises is separately metered in Lessor's name and Lessee will be solely responsible for all costs associate with the operation of the Premises.
- iv) Lessor, shall hire a third party to complete preventative maintenance including HVAC, plumbing and inspections and bill Lessee the cost of those services. All contractors servicing property must be approved by Lessor with licensed and bonded. Lessee shall reimburse Lessor, upon demand, for all costs associated with the procurement of this service contract to maintain the Premises and Improvements, and to pay the selected contractor directly for all services performed. Failure to either enter into the services contracts described in Section 7 or to reimburse Lessor within 30-days for its payment to such contractors shall constitute an Event of Default under this Lease.
- v) Lessor or Lessor's representative shall have the right to inspect the Premises and Improvements at any time without notice for compliance with this Section 5, Exhibit A-4, and the terms of this Lease; provided, however, Lessor or Lessor's representative shall take all reasonable steps to not interfere with any students or course of instruction occurring on the Premises. At any time, if Lessor determines that the Premises or Improvements are not being adequately maintained, Lessor shall give written notice to Lessee describing the nature of the inadequacy and desired correction. From receipt of written notice, Lessee will have 45-days to correct the inadequacy to Lessor's satisfaction. If Lessee fails to make the corrections to Lessor's satisfaction within 45-days, Lessor has the right, but not the obligation to make such correction and invoice Lessee for all costs associated with correcting the inadequately maintained Premises or Improvements. Lessee shall make payment within 45-days of invoice date, failure to do so shall be considered an Event of Default under this Lease.

- vi) If Lessee receives written notice from Lessor regarding inadequate maintenance, repair, or replacement of the Premises or Improvements more than twice during the Initial Term or any option term, Lessor may terminate the Lease.
- vii) Lessee shall not modify, alter, or renovate the Premises or Improvements without written permission from Lessor. Lessee, at its own cost and expense, may erect such shelves, bins, machinery and trade fixtures as it desires provided that (a) such items do not alter the basic character of the Premises or Improvements of which the Premises are a part; (b) such items do not overload or damage the same; (c) such items may be removed. Lessor may require Lessee to remove any fixtures or equipment installed by Lessee in Lessor's sole discretion. Unless Lessor requires removal, all fixtures and equipment installed by Lessee shall become part of, and remain on the Premises upon the termination or expiration of this Lease and become the property of Lessor.
- viii) All signs of Lessee at the Premises shall conform with all applicable laws, rules, regulations and ordinances and shall be subject to **Lessor's** approval. All existing sign structure shall stay in place, but may be covered with Lessee's signage.
- ix) Lessee shall not permit any mechanic's or other lien to remain against the Premises or Improvements; provided that if Lessee shall first notify Lessor of the intention of Lessee to do so, Lessee may in good faith contest any mechanic's lien or other lien filed or established against the Premises or Improvements, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom unless Lessor shall notify Lessee that, in the opinion of independent counsel, whose reasonable fees shall be paid by Lessee, by nonpayment of any such items Lessor's interest in the Premises or title to the Improvements will be materially endangered, or the Premises or the Improvements or any part thereof will be subject to loss or forfeiture, in which event Lessee shall promptly pay and cause to be satisfied and discharged all such unpaid items; provided, however, that such payment shall not constitute a waiver by Lessee of the right to continue to contest such items. Lessor will cooperate fully with Lessee in any such contest, upon the request and at the expense of Lessee. Lessee shall not directly or indirectly create, incur, or assume any mortgage, pledge, lien, charge, encumbrance, or claim on or with respect to the Premises or the Improvements.

5. **Site Inspections:** The parties agree that maintenance and repair of the facilities is the responsibility of Lessee. Lessor reserves the right to inspect the Premises and Improvements at any time to verify that the facilities are being maintained at an adequate level in accordance with paragraph D(7) above.

Site Security: Lessee shall provide security for the Premises and Improvements and arrange for a police response in conformance with all applicable laws, rules, regulations, and ordinances. Lessor reserves the right to provide security and electronic monitoring services through Lessor's Police Department, but at no time shall Lessor be obligated to provide such services. If, in Lessee's sole and informed discretion, it deems that additional security is at any time required, then Lessee shall obtain such security at its own expense and promptly inform Lessor as to the basis of Lessee's determination.

6. **Insurance:**

i) **Lessor's Insurance.** Lessor is self-insured in compliance with the laws of the state of New Mexico applicable to state and local public bodies. Upon reasonable request by Lessee, Lessor shall provide Lessee with certificates of insurance or other such evidence of Lessor's self-insurance

and such provision by Lessor shall satisfy Lessee as to Lessor's insurance obligations under this Lease. Lessor will include the Premises with all other property insured by Lessor

ii) Lessee's Insurance. Lessee shall, contemporaneously with the execution of this Lease, provide Lessor with certificates of insurance as written evidence of the insurance in force, and renewals thereof shall be delivered to Lessor at least thirty (30) days prior to the expiration of the respective policy terms. All policies shall contain an undertaking by the insurers to notify the other party in writing not less than thirty (30) days before any material change, reduction in coverage, cancellation, or other termination thereof. Lessee must maintain at its cost and expense:

- a) An All-Risk Insurance policy with insurance companies with an AM Best Rating of A-, VII or better covering the Premises and Improvements located thereon in an amount of one hundred (100%) percent replacement basis cost of the building with no co-insurance, and all improvements on the Premises including foundations, and with a deductible of \$50,000.00, or such lesser amount as agreed to by the Lessor in writing. This insurance shall name Lessor as additional insured; and
- b) Comprehensive general liability insurance coverage (either primary and/or umbrella policies), which shall include personal injury, bodily injury, broad form property damage, operations hazard, owner's protective coverage, contractual liability and products and completed operations liability, in limits not less than Three Million (\$3,000,000.00) Dollars General Aggregate. This insurance shall name Lessor as an additional insured.
- c) Such other forms of insurance as Lessor, is required by law to provide with respect to the Premises or Improvements, including ,any legally required worker's compensation insurance and disability benefits insurance.

7. Waiver of Subrogation. Lessor and Lessee each hereby release and relieve the other, and waive their entire right of recovery against the other for loss or damage arising out of or incident to perils insured against as prescribed in this Lease which occur in, on or about the Premises, whether due to the negligence of Lessee or Lessor or their agents, employees, contractors or invitees.

8. Utilities: Lessee shall pay all utility costs. (See Section 1)

9. Indemnification. Lessee agrees to indemnify, protect, defend and hold Lessor, its directors, officers, employees, and agents harmless from and against all claims, actions, losses, damages, costs, attorney's fees, expenses and liabilities (except those caused solely by the willful or grossly negligent acts or omissions of Lessor), arising out of the actual or alleged injury to or death of any person or loss of or damage to property in or upon the Premises and Improvements, including the property of Lessor, its board members, officers, employees, agents, invitees, licensees or others arising out of or in connection with Lessee's, or Lessee's employees, students, invitees, agents or contractors use of the Premises or Improvements. Notwithstanding the forgoing, Lessee shall not be required to indemnify Lessor for alleged injury or death resulting from Lessor's obligations to repair the Premises as set forth in this agreement. The obligations of Lessor will at all times be subject to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, Sections 41-4-1 to -30, as amended or replaced (the "Act") as interpreted by a court of competent jurisdiction. This provision shall be limited by the Act as necessary and shall be modified, if required, to comply with the provisions of the Act. Additionally, if a court of competent

jurisdiction determines that this provision or any part thereof violates Article IX, Section 12 of the New Mexico Constitution, or any other similar provision thereof, this provision or the part thereof shall be of no force and effect.

Responsibility. Lessor shall be responsible for all claims, actions, losses, damages, costs, attorney's fees, expenses and liabilities arising out of the actual or alleged injury to or death of any person or loss of or damage to property in or upon the Premises or Improvements, arising out of or in connection with the willful or grossly negligent acts or omissions of Lessor or Lessor's employees, agents or contractors or arising from Lessor's obligations to repair the Premises as set forth in this agreement.

10. **Default and Remedies:**

i) **Event of Default.** If any one or more of the following events shall occur and be continuing beyond the period set forth in any default notice provided to be given, an "Event" or "Events of Default" shall have occurred under this Lease:

a) **Non-Payment.** If Lessee shall fail to pay any installment of monthly Rent or other sums due from Lessee to Lessor under this Lease within ten (10) days of its due date; or

b) **Non-Performance.** If Lessee shall fail to comply with any of the other terms, covenants, conditions or obligations of this Lease and such failure in compliance shall continue for thirty (30) days after delivery of notice from Lessor to Lessee specifying the failure, or, if such failure cannot with due diligence be remedied within thirty (30) days, Lessee shall not, in good faith have commenced within said thirty (30) day period to remedy such failure and continued diligently and continuously thereafter to prosecute the same to completion.

ii) **Remedies.** Upon the occurrence of any of such Events of Default beyond any applicable cure, Lessor shall have the option to pursue anyone or more of the following remedies with notice or demand as provided above:

a) Terminate this Lease in which event Lessee shall immediately surrender the Premises to Lessor, and if Lessee fails to do so, Lessor may, without prejudice to any other remedy which it may have for possession or arrearages in rental, enter upon and take possession of the Premises and expel or remove Lessee and any other person who may be occupying said Premises or any part thereof in accordance with applicable law.

b) Enter upon and take possession of the Premises and expel or remove Lessee and any other person who may be occupying said Premises or any part thereof, in accordance with applicable law, with or without having terminated the Lease.

c) Enter upon the Premises and do whatever Lessee is obligated to do under the terms of this Lease, and Lessee agrees to reimburse Lessor on demand for any reasonable expenses which Lessor may incur in thus effecting compliance with Lessee's obligations under this Lease, and Lessee further agrees that Lessor shall not be liable for any damages resulting to the Lessee from such action provided Lessor proceeds in accordance with applicable law.

d) If permitted by applicable law to do so without Lessee's consent, alter all locks and other security devices at the Premises with or without terminating this Lease. Then it shall be lawful for Lessor to re-enter the Premises and to again possess and enjoy the Premises.

e) Exercise by Lessor of any one or more remedies hereunder granted or otherwise available shall not be deemed to be an acceptance of surrender of the Premises by Lessee, whether by agreement or by operation of law, it being understood that such surrender can be affected only by the written agreement of Lessor and Lessee.

f) In the event Lessor elects to terminate this Lease by reason of an Event of Default, then notwithstanding such termination, Lessee shall be liable for and shall pay to Lessor, at the address specified for notice to Lessor herein the sum of all rental and other obligations accrued to date of such termination, plus, as damages, an amount equal to the excess, if any, of (1) the total rental hereunder for the remaining portion of the lease term (had such term not been terminated by Lessor) discounted to present value at the rate of six percent (6%) per year, over (2) the then present value (again discounted at six percent [6%] per year) of the then fair rental value of the Premises for such period.

g) In the event that Lessor elects to repossess the Premises without terminating this Lease, then Lessee shall be liable for and shall pay to Lessor all rental and other obligations accrued to the date of such repossession, plus rental required to be paid by Lessee to Lessor during the remainder of the lease term reduced by any net sums thereafter received by Lessor through reletting the Premises during said period (after deducting expenses incurred by Lessor as provided below). Alternatively, at Lessor's sole election, Lessee shall be liable for an amount equal to the excess, if any, of (1) the total rental plus Lessee's tax payment hereunder for the remaining portion of the lease term (had such term not been terminated by Lessor prior to the date of expiration) discounted to present value at the rate of six percent (6%) per year, over (2) the then present value (again discounted at six percent (6%) per year) of the then fair rental value of the Premises for such period. In no event shall Lessee be entitled to any excess of any rental obtained by reletting over and above the rental herein reserved. Actions to collect amounts due by Lessee to Lessor as provided in this section may be brought from time to time, on one or more occasions, without the necessity of Lessor's waiting until expiration of the lease term.

h) All rights, options and remedies of Lessor contained in this Section 14 and elsewhere in this Lease shall be construed and held to be cumulative, and no one of them shall be exclusive of the other, and Lessor shall have the right to pursue any one or all of such remedies or any other remedy or relief that may be provided in law or in equity, whether or not stated in the Lease. Nothing in this Section 14 shall be deemed to limit or otherwise affect Lessee's indemnification of Lessor pursuant to any provision of this Lease.

i) Should Lessee's charter be revoked for any reason, Lessee shall provide immediate notice to Lessor of the same and Lessor may terminate the Lease and take possession of the Premises as set forth herein.

j) In the event Lessor elects to terminate this Lease, and regardless of the reason for termination, Lessor shall terminate the Lease in a manner that is minimally disruptive to the education of the students attending Lessee's school.

iii) Lessee may terminate this Lease prior to the expiration of the lease term by providing Lessor six (6) months written notice, with the express understanding that termination will only occur at the end of a school year.

11. Environmental Matters.

- (i) **Warranty.** Lessor has provided Lessee with true, accurate and complete information pertaining to the environmental history of the Premises. To the best of Lessor's knowledge there has been no use or release of any Hazardous Materials (defined below) on, under or above the Premises, except for those used by Lessor in conformance with law and the Premises are free of Hazardous Materials (defined below) as of the Commencement Date, and to the best of Lessor's knowledge, the Premises have never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Lessor will be responsible for compliance with any and all Environmental Laws that are now or were related to Lessor's activity conducted in or on the Premises.
- (ii) **Indemnification.** Lessee shall hold harmless and defend the Lessor from, and assume all duties, responsibilities and liabilities at its sole cost and expense for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is related to (i) Lessee's failure to comply with any Environmental Laws, or (ii) any environmental conditions that arise out of or are in any way related to the condition of the Premises prior to the termination of this Lease and activities conducted by the Lessee thereon, unless the environmental conditions are caused by the Lessor. The indemnifications of this Section specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Premises conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section will survive termination of this Lease.
- (iii) **Hazardous Materials.** "Hazardous Materials" will mean any substance which is or contains (i) any "hazardous substance" as now or hereafter defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. 9601 et seq.) ("CERCLA") or any regulations promulgated under CERCLA; (ii) any "hazardous waste" as now or hereafter defined in the Resource Conservation and Recovery Act (42 U.S.C. 6901 et seq.) ("RCRA") or regulations promulgated under RCRA; (iii) any substance regulated by the Toxic Substances Control Act (15 U.S.C. 2601 et seq.); (iv) gasoline, diesel fuel, or other petroleum hydrocarbons; (v) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (vi) polychlorinated biphenyls; and (vii) any additional substances or materials, which are now or hereafter classified or considered to be hazardous or toxic under any federal, state, local or foreign Environmental Law (as defined below), ordinance, rule or regulation, now or hereinafter enacted, or the common law, or any other applicable laws relating to the Premises.
- (iv) **Environmental Law(s).** "Environmental Law(s)" means any federal, state or local or foreign statute, law, rule or regulation relating to: (a) releases, discharges, spills, leaks or emissions (or threatened releases, discharges, spills, leaks or emissions) of Hazardous Materials; (b) the manufacturer, handling, transport, use, treatment, storage or disposal of Hazardous Materials or materials containing Hazardous Materials; or (c) otherwise relating to pollution of the environment or the protection of human health.

12. **Damage or Destruction.** If during the term of the Lease, the Premises or Improvements are partially or completely damaged or destroyed by fire or any other casualty, but Lessee, within its sole discretion, can continue normal operations in the Premises, Lessor shall, at Lessor's expense, promptly, with due diligence, commence to rebuild, repair and restore the Premises to substantially the same condition as existed immediately prior to the casualty and complete the restoration in a reasonable timeframe, subject to Board of Education approval and funding availability. If the casualty occurred through no fault of Lessee, rent and all other charges payable by Lessee shall abate in the proportion that the square footage of the part of the Premises destroyed or rendered unfit for Lessee's use bears to the total square footage in the Premises. In the event funding is not sufficient to pay the cost of such reconstruction, or Lessor cannot obtain the necessary approvals, or if the damage or destruction is due to the intentional acts or omissions of Lessee, its agents, employees or contractors, or if Lessor is restricted by any governmental authority, Lessor may elect to either terminate this Lease or pay the cost of such reconstruction.

E. MISCELLANEOUS

1. **Modification:** Modifications to this Lease shall be made by mutual consent of the parties, by the issuance of a written modification, signed and dated by all parties, prior to any changes being performed. In the event of a change in law, rules, or regulations governing charter schools, their leases, or Lessor's relationship with charter schools, or any other change that may materially effect this Lease, Lessor and Lessee shall work together in good faith and amend this Lease as necessary.

2. **Assignment and Sublet:** No assignment or subletting will be permitted under this lease.

3. **Taxes.** Lessor is exempt from property taxes.

4. **Principal Contacts:** The principal contacts for this Lease and to whom all notice shall be sent, are:

The Albuquerque Sign Language Academy
Executive Director
Raphael Martinez
PO Box 6589, Albuquerque, NM
87197
505-507-3870
Email:rafem@aslacademy.com

Albuquerque Public Schools
Real Estate Department
Director
915 Locust St. Suite 8
Albuquerque, NM 87108
(505) 768-1574
Email: realestatedg@aps.edu

Chief Operation Officer
6400 Uptown Blvd., NE, Ste 300-E
Albuquerque, NM 87110
(505) 880-3742

5. **Validity of Lease.** The provisions of this Lease are severable. If any provision of the Lease is adjudged to be invalid or unenforceable by a court of competent jurisdiction, it shall not affect the validity of any other provision of this Lease.

6. **Non-Waiver by Lessor.** The rights, remedies, options or elections of Lessor in this Lease are cumulative, and the failure of Lessor to enforce performance by Lessee of any provision of this Lease applicable to Lessee, or to exercise any right, remedy, option or election, or the acceptance by Lessor of the annual fixed rent from Lessee after any Events of Default by Lessee, in any one or more instances, shall not act as a waiver or a relinquishment at the time or in the future, of Lessor of such provisions of this Lease, or of such rights, remedies, options or elections, and they shall continue in full force and effect.

7. **Entire Agreement.** This Lease contains the entire agreement between the parties. No representative, agent or employee of Lessor has been authorized to make any representations, warranties or promises with respect to the letting, or to vary, alter or modify the provisions of this Lease. No additions, changes, modifications, renewals or extensions of this Lease, shall be binding unless reduced to writing and signed by both parties.

8. **Effective Law.** This Lease shall be governed by, construed and enforced in accordance with the laws of the State of New Mexico without giving effect to its principles of conflicts of law.

9. **Captions.** The captions of the sections in this Lease are for reference purposes only and shall not in any way affect the meaning or interpretation of this Lease.

10. **Counterparts.** This Lease may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. For purposes hereof, a facsimile copy of this Lease, including the signature pages hereto, shall be deemed to be an original.

11. **Drafting Ambiguities; Interpretation.** Unless otherwise specified, the words "include" and "including" and words of similar import shall be deemed to be followed by the words "but not limited to" and the word "or" shall be "and/or."

12. **References.** In all references to any persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of this Lease may require.

13. **Binding Effect.** This Lease is binding upon and shall inure to the benefit of the parties, their legal representatives, successors and permitted assigns.

14. **Time of the Essence.** Time is of the essence of this Lease.

15. **Brokers.** Lessor and Lessee each represents to the other that it owes no fee to, any broker, agent or similar party with respect to the transactions contemplated by this Lease. Lessee agrees to indemnify and hold harmless Lessor from and with respect to any other claims for a consultant fee, brokerage fee, finder's fee or similar payment with respect to this Lease that is made by any party claiming by, through, or under Lessee. Lessor shall be responsible for any claims for a consulting fee, brokerage fee, finder's fee or similar payment with respect to this Lease that is made by a party claiming by, through, or under Lessor. Lessor warrants that all members of Lessor's real estate department are New Mexico licensees.

16. **Consents.** Except as specifically stated herein to the contrary, whenever it is necessary under the terms of this Lease for either party to obtain the consent or approval of the other, such consent or approval shall not be unreasonably withheld or delayed. Lessor and Lessee agree to act reasonably towards one another in all matters relating to this Lease.

17. **Tort Claims Act.** The liability of Lessor under this Lease shall in all cases be subject to the limitations and immunities of the New Mexico Tort Claims Act, NMSA 1978, Sections 41-4-1 *et seq.* and any amendments thereto.

18. **Insurance and Indemnification Limitation.** To the extent, if at all, a court of competent jurisdiction determines that NMSA 1978 Section 56-7-1 (2005) applies to any indemnification provisions in this Lease, including certain types of insurance coverage as set forth in Section 56-7-1, such provisions shall not apply to or extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of bodily injury to persons or damage to property caused by or resulting from, in whole or in part, the negligence, act or omission of the indemnitee or additional insured, as the case may be, its officers, employees or agents and shall further be limited, if required, by the provisions of NMSA 1978 Section 56-7-1B (2005).

19. **Recordation.** This Lease or a Memorandum of Lease shall not be recorded.

20. **Force Majeure.** Whenever a period of time is herein prescribed for the taking of any action by Lessor or Lessee, as the case may be, Lessor or Lessee, shall not be liable or responsible for, and there shall be excluded from the computation of such period of time, any delays due to strikes, lockouts, riots, acts of God, shortages of labor or materials, war, civil commotion, fire or other casualty, catastrophic weather conditions, a court order that causes a delay, governmental laws, regulations, or restrictions, or any other cause whatsoever beyond the control of Lessee or Lessor (any of the foregoing being referred to as an "Unavoidable Delay"); provided however, the party claiming the benefit of a Force Majeure Event ("Delayed Party") shall, as a condition thereto, give written notice to the other party within ten (10) days of the Unavoidable Delay specifying with particularity the nature thereof, the reason therefor, the date and time such incident occurred and a reasonable estimate of the period that such incident shall delay the fulfillment of obligations required under this Lease. Failure to give such Notice within the specified time shall nullify such party's right to extend the time for performing the obligations under this Lease. In no event shall any party's financial condition or inability to fund or obtain financing constitute an Unavoidable Delay with respect to such party. At all times, the party experiencing the Unavoidable Delay will diligently attempt to remove, resolve, or otherwise eliminate the conditions causing such Unavoidable Delay, keep the other party advised with respect thereto, and commence performance of its obligations hereunder immediately upon such removal, resolution, or elimination.

21. **Compliance with Requirements of Law.** During the Initial Term (and any option terms) of this Lease, Lessee and Lessor shall observe and comply promptly with all current and future Requirements of Law applicable to the Premises, Improvements, or operation of a charter school (including those set forth in Section 22-8B-4D of the Act) and the Improvements or any portion thereof and all current and future requirements of all insurance companies writing policies covering the Premises and the Improvements or any portion thereof. As used herein, "Requirements of Law" means any material federal, state, or local statute, ordinance, rule, or regulation, any judicial or administrative order (whether or not on consent), request or judgment, any applicable common-law doctrine, any provision or condition of any permit required to be obtained or maintained, or any other binding determination of any governmental authority relating to the ownership or operation of property, including any relating to environmental, health, or safety matters.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Lease to be executed as of the date and year first above written.

Lessor: Albuquerque Municipal School District No. 12,
Counties of Bernalillo and Sandoval, New Mexico, a
political subdivision of the State of New Mexico

By: 

Name: Scott Elder

Title: Superintendent

By: 

Name: Dr. Gabriella Blakey

Title: Chief Operations Officer

Lessee: The Albuquerque Sign Language

By: 
Rafe Martinez (Jun 26, 2025 10:25 MDT)

Name: Raphael Martinez

Title: Executive Director

Exhibit "A"
Legal Description

225 Griegos Rd. NW Albuquerque, NM 87107

MRGCD MAP 33 TRACT 8 I 1 LESS WLY 7FT & POR OUT TO GRIEGOS RD R/W CONT 0.3

MRGCD MAP 33 TRACT 8 I 2 EXC SLY POR OUT TO GRIEGOS R/W CONT 0.34 AC

MAP 33 TR 8H2

MAP 33 TR 8H1 EXC WEST 7FT

MAP 33 TR 8G1

TRACT 8D1 MRGCD MAP 33 EXP PORTION OUT TO R/W SECOND & CANDELARIA/GRIEGOS CONT 21,914 SQ FT +/-

TR 8-D-3-A OF MRGCD TRS 8-D-3-A AND 8-D-3-B REPL OF A POR OF MRGCD TR 8-D MAP 33 (ALAMEDA DRAIN EASEMENT) CONT 0.1313 AC M/L OR 5,719 SQ FT M/L

TR 8-C-3-A OF MRGCD TRS 8-C-3-A AND 8-C-3-B REPL OF A POR OF MRGCD TR 8-C MAP 33 (ALAMEDA DRAIN EASEMENT) CONT 0.1417 AC M/L OR 6,172 SQ FT M/L

TRACT 8C1 MAP 33

TR 8-B-3-A OF MRGCD TRS 8-B-3-A AND 8-B-3-B REPL OF A POR OF MRGCD TR 8-C MAP 33 (ALAMEDA DRAIN EASEMENT) CONT 0.1604 AC M/L OR 6,987 SQ FT M/L

MAP 33 TR 8B1 CONT 0.50 AC

MRGCD MAP 33 TRACT 8 0 CONT 0.16 AC

MRGCD MAP 33 TRACT 8 P CONT 0.10 AC

MRGCD MAP 33 TR 8T EXC POR TO R/W GRIEGOS RD NW CONT 0.12 AC

MRGCD MAP 33 TR 8R EXC POR TO R/W GRIEGOS RD NW CONT 0.03 AC CONT 1306 SQ

MRGCD MAP 33 EAST 7FT OF TR 8K EXC POR TO R/W GRIEGOS RD NW CONT 441 SQ FT

MAP 33 TRACT 8-Q EXC WEST 5 FT

TRACT 8A MAP 33

TR 8E2 W5FT TR 85 MAP 33

TR 8F2 X W5FT TR 8Q

EXHIBIT "A-1"
Tag Listing (Assets valued over \$1,000 and subject to audit)

EXHIBIT "A-1"

Tag Listing (Assets valued over \$1,000 and subject to audit)

Tag	Serial	Status	Product Name
684991	C1001180692	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
684994	C100190072	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
E20200185	PHK1KD50BP	Available	ARUBA AP 515 ACCESS POINT
E20200184	PHK1KD50FC	Available	ARUBA AP 515 ACCESS POINT
E20200186	PHK1KD50RH	Available	ARUBA AP 515 ACCESS POINT
602251	B0902170226	Available	78_boardheight Wallmounted
602733	HL0262	Available	PROMETHEAN BOARD SPEAKER
640059	C1107200557	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
690490	ATA1347014	Available	ACTIVTABLE
744022	WPRM-454320801	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
E20200198	PHK1KD50SD	Available	ARUBA AP 515 ACCESS POINT
630732	C1009030607	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
E20200200	PHK1KD50MN	Available	ARUBA AP 515 ACCESS POINT
630733	C1009030607	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
630736	C1009030602	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
E20200199	PHK1KD50MH	Available	ARUBA AP 515 ACCESS POINT
E20200201	PHK1KD50F6	Available	ARUBA AP 515 ACCESS POINT
630716	C1009080489	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
E20200196	PHK1KD50RG	Available	ARUBA AP 515 ACCESS POINT
724942	65E80F6XQ2A2080043	Available	ACTIVIPANEL
E20200202	PHK1KD50SB	Available	ARUBA AP 515 ACCESS POINT
742512	Q572-G91Z1AUTC-1143	Available	ACTIVPANEL 70 (REPLACE 65)
E20200195	PHK1KD50JT	Available	ARUBA AP 515 ACCESS POINT
630731	C1009030609	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
E20200203	PHK1KD50QH	Available	ARUBA AP 515 ACCESS POINT
E20200194	PHK1KD50C1	Available	ARUBA AP 515 ACCESS POINT
E20200193	PHK1KD50S7	Available	ARUBA AP 515 ACCESS POINT
595072	X07L138169 592415	Available	Heart Defibrillator w/electr p
690482	7JY2JG1	Available	COMPUTER_DESKTOP (PC)DELLOPTIPLEX 760
729049	MXL5212HS7	Available	HP COMPUTER
744024	ICS-LLES-001	Available	INTERCOMRAULANDMCX300
1027891	C1MVW3KRJ1WK	Available	MAC BOOK AIR 13.3/1.8 GHZ
E20200211	PHK1KD50N6	Available	ARUBA AP 515 ACCESS POINT
E20200212	PHK1KD50Q8	Available	ARUBA AP 515 ACCESS POINT
756116		Available	DIGITAL DUPLICATOR
690479	n93379	Available	FIREKING 4 DRAWER FILING CABINET
690480	934477	Available	FIREKING 4 DRAWER FILING CABINET
880954	836VVG3	Available	DELL LATITUDE 5320 2-N-1
E20200210	PHK1KD50N9	Available	ARUBA AP 515 ACCESS POINT
674415	12TG36051974	Available	UPS (UNINTERRUPTABLE POWER SOURCE)AVAYAG
795354	SCAT2243U3VM	Available	CISCO ASR920 NETWORK ROUTER
E2017064	CN74GPW029	Available	FIBER DISTRIBUTION SWITCH
724944	65E80F6XQ2A2080045	Available	ACTIVIPANEL
E20200213	PHK1KD50M8	Available	ARUBA AP 515 ACCESS POINT
640061	C1107200556	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
E20200214	PHK1KD50D4	Available	ARUBA AP 515 ACCESS POINT

EXHIBIT "A-1"

Tag Listing (Assets valued over \$1,000 and subject to audit)

640058	C1107200559	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
E20200215	PHK1KD50PX	Available	ARUBA AP 515 ACCESS POINT
E2017067	SG76JQL10Z	Available	24PORT POE SWITCH
E20200216	PHK1KD50QG	Available	ARUBA AP 515 ACCESS POINT
E20200204	PHK1KD50CX	Available	ARUBA AP 515 ACCESS POINT
722495	C1410280244	Available	ACTIVBOARD 6TOUCH 88 DRY ERASE
E20200205	PHK1KD50MS	Available	ARUBA AP 515 ACCESS POINT
742514	Q572-G91Z1AUTC-1145	Available	ACTIVPANEL 70 (REPLACE 65)
E20200206	PHK1KD50QB	Available	ARUBA AP 515 ACCESS POINT
722494	65E80ECXU2A1450090	Available	ACTIVPANEL TOUCH 65
E20200207	PHK1KD504D	Available	ARUBA AP 515 ACCESS POINT
724945	65E80F6XQ2A2080046	Available	ACTIVIPANEL
E20200208	PHK1KD50N0	Available	ARUBA AP 515 ACCESS POINT
E2017065	SG76JQL10K	Available	24PORT POE SWITCH
E20200209	PHK1KD50N3	Available	ARUBA AP 515 ACCESS POINT
513172	3134249	Available	COOLER BEVERAGE/MILK
583790	N/A	Available	F1121 PORTABLE OCTAGON TABLE
606062	2813795	Available	TBC31D SICO BY-65 TABLE W/BENCH
606063	2813789	Available	TBC31D SICO BY-65 TABLE W/BENCH
606064	2813787	Available	TBC31D SICO BY-65 TABLE W/BENCH
606065	2813792	Available	TBC31D SICO BY-65 TABLE W/BENCH
606066	2813788	Available	TBC31D SICO BY-65 TABLE W/BENCH
606067	2813793	Available	TBC31D SICO BY-65 TABLE W/BENCH
606068	2813790	Available	TBC31D SICO BY-65 TABLE W/BENCH
606069	2813796	Available	TBC31D SICO BY-65 TABLE W/BENCH
606070	2813791	Available	TBC31D SICO BY-65 TABLE W/BENCH
606071	2813794	Available	TBC31D SICO BY-65 TABLE W/BENCH
606072	2827199	Available	STTB31D SICO OVAL GRADUATE
742513	Q572-G91Z1AUTC-0892	Available	ACTIVPANEL 70 (REPLACE 65)
749557	8010783	Available	MILK COOLER
E20200197	PHK1KD50KX	Available	ARUBA AP 515 ACCESS POINT
573144	N/A	Available	DOUBLE OVEN
744029	03090658	Available	BUFFET_W/ SNEEZE GUARDAPW WYOTTCW-3
744030	03090666	Available	BUFFET_W/ SNEEZE GUARD
744031	02092834	Available	BUFFET_W/ SNEEZE GUARDAPW WYOTTCW-3
744032	383628	Available	REACHIN REFRIG/FREEZER
744033	38362A	Available	COOLER/FREEZER_REACH-INMCCALL783538
744035	NA	Available	STOVEBLODGETTB36C-HHH
744036	NA	Available	BLODGETT OVEN MODEL NO. ZEPHAIRE
744038	NA	Available	2 COMPARTMENT SINK
E20200217	PHK1KD50Q9	Available	ARUBA AP 515 ACCESS POINT
E20200187	PHK1KD50B0	Available	ARUBA AP 515 ACCESS POINT
E20200189	PHK1KD50FM	Available	ARUBA AP 515 ACCESS POINT
640060	C1107200558	Available	PROMETHEAN ACTIVBOARD 387 PRO MOBILE SYST
E20200190	PHK1KD50RQ	Available	ARUBA AP 515 ACCESS POINT
724943	65E80F6XQ2A2080044	Available	ACTIVIPANEL
E20200191	PHK1KD50RK	Available	ARUBA AP 515 ACCESS POINT

EXHIBIT "A-2"
Tag Listing- (Assets valued under \$1,000)

	Classroom tag	Furniture inventory to remain, June 16, 2023	Appliances and other materials: refrigerators, paper cutters, coffee machines, microwaves, trash and/or recycling bins, fans, printers, copiers, paper, etc.	Asset tagged inventory
	N/A	computer table, four green and blue upholstered conference/waiting chairs		
ing area	1A-1-0000A1-A	1 small computer desk, 2 30" bookcases, 1 rectangular computer desk	two phones, fax machine (no asset tag), two computers, LG tv screen (no visible asset tag), 2 wall clocks, shredder (no asset tag), sound system, 3 small trash cans	Reception waiting room (72049), computer on reception desk (690482) sound system (1027891) 744024, intercom phone
ence room	1A-1-0000A2-A	1 30" bookcase, conference table	microwaves, coffee/espresso maker, pencil sharpener, large trash can	
	1A-1-0000A8-A	8 four drawer file cabinets		
		1 office desk with plexiglass shield, 1 office chair, two black carts on wheels, 1 two-drawer chest/dresser, 1 waiting area chair, two cots	blood pressure machine on wheels, vision test apparatus on wheels, refrigerator, dye cutting machine and book binder (on cart), sharps disposal, trash can, scale	
	1A-1-00A10A-N	large desk with built-in two-drawer cabinet and small three drawer unit, four drawer file cabinet, 30" bookcase, office chair	Laser Jet printer, fan, wall phone	
	1A-1-0000A9-R	large two-door light wood storage cabinet	washer dryer (no visible asset tags)	
supply room	1A-1-0000A5-S	1 30" bookcase, 2-approximately 7' bookcases (6 shelf), 1 approximately 6' bookcase (5 shelf), 1 small computer desk, 1 36" bookcase	1 large printer/copier (Lanier), 1 Swingline paper shredder, 1 small trash can, 1 paper cutter (12" x 15"), 1 small recycle bin	
y			3 large recycle bins	
able to ding items]		two office desks, 1 round table, 1 low table, 1 two door metal storage unit with two drawers, 1 three drawer metal, lateral file cabinet, 6 or 7 upholstered conference chairs, 1 office chair, possible one other table or storage unit (office is locked)	1 tv screen and camera control center, trash can, phone (office is locked)	
	1A-1-0000A3-A	1 wraparound office desk with two small three-drawer storage units, 3 upholstered conference chairs, 1 round table, 1 low two shelf bookcase, 1 round table, 1 two-drawer, two-door metal file cabinet	1 small metal trash can, 1 small refrigerator, 1 box fan, 1 paper shredder, 1 HP printer (no asset tag), 1 computer screen (no asset tag)	

		desk with two sets of file drawers, and built in top of desk storage unit, 1 four drawer file cabinet, 3 30" bookcases		
	1A-1-0000A7-R	1 small round table	1 trash can	
	1A-1-0000001-C	1 kidney table, 1 instructor desk, 3 trap tables, storage furniture: 1 metal double door metal cabinet, 1 small three drawer cabinet, 1 small bookcase, 1 new, light wood five drawer paper dresser storage cabinet (on wheels), 1 waiting room chair, 1 large double door metal storage cabinet	1 clothes hanger, 1 small black trash can, 1 large trash can	1) 78_boardheight Wallr tag 602251; 2) PROMETHEAN ACTIVBOARD 387 PRO M 640059; 3) ACTIV TABLE promethean board speaker in inventory)
	1A-1-0000002-C	4 circle tables, 2 long rectangular tables, instructor desk, 30 student chairs, 1 new light wood 5 drawer storage cabinet/paper dresser on wheels, 1 gray rectangular table	1 stove-oven, 1 large grey metal trashcan, 1 small brown metal trashcan	PROMETHEAN ACTIVBOARD MOBILE SYSTEM, 63073
	1A-1-0000003-C	N/A		PROMETHEAN ACTIVBOARD MOBILE SYSTEM (63073) ACTIVBOARD 387 PRO M (630733)
	1A-1-0000004-C	N/A		-
chkin Lab	1A-1-0000004B-L	1 14" student chair	phone, 1 small grey metal trash can	-
	1A-1-0000004C-A	12 student chairs (5 16", 3 12", 4 14"), 1 kidney table, 1 rectangular computer table, 1 instructor desk	1 microwave, 1 small grey metal trash can, one wall clock	-
	1A-1-0000004D-A	5 student chairs (4 16", 1 14"), 2 trapezoidal		-
	1A-1-0000005-C	4 rectangular table-desks, 4 to 6 instructor desks in boxes, unassembled, 1 gray instructor desk	2 large grey metal trash can, 1 small grey metal trash can	PROMETHEAN ACTIVBOARD MOBILE SYSTEM, 63071
	1A-1-0000006-6	4 16" student chairs, 4 chairs on wheels, 1 instructor desk, 1 instructor chair	phone, 1 small grey trash bin, one small brown trash bin	ACTIVE PANEL and STAND Number 724942, SN: 6510043
	1A-1-0000007-C	1 small cubby mail organizer, 1 cubby organizer with math manipulables, 2 four drawer metal file cabinets	1 small brown metal trash can, 1 large grey metal trash can	Q572-G91Z1AUTC-1143 cart (no serial number for)
	1A-1-0000008-C	(1) 2-door perwinkle storage cabinet, 15 student chairs, two open front student desks, 1 instructor desk with hutch, 2 PreK magazine	one large grey metal trash can, curricular materials	
	1C-1-0000009-L	15 student chairs, 1 computer desk, 1 post-it notes (white board) desk (small office)	2 small trash, 1 fan, 1 whiteboard, boxes of chairs, bookcases	-

		chair				
	1C-1-000011-C	2 cubby furnitures with math manipulable curricula, 1 large purple bookcase, 1 orange filing cabinet, 2 instructor chairs, 1 student open front desk, 1 16" chair	2 cubby furnitures with math manipulable curricula, 1 large purple bookcase, 1 orange filing cabinet, 2 instructor chairs, 1 student open front desk, 1 16" chair	1 recycling, 1 large trash, 1 small trash, 1 dry erase easel, 1 small trash outside	1 promethean board (74	
	1C-1-000012-C	1 kidney table, 2 computer desks, 1 file cabinet, 1 white board	1 kidney table, 2 computer desks, 1 file cabinet, 1 white board	1 large trash, 1 small trash outside	1 promethean board (72	
	1C-1-000013-C	1 kidney table, 1 6' bookcase, 1 orange, lateral file cabinet, 1 rectangular table, 1 paper dresser	1 kidney table, 1 6' bookcase, 1 orange, lateral file cabinet, 1 rectangular table, 1 paper dresser	1 large trash, 1 small trash	1 promethean board (72	
	-	-	-	refrigerator, pepsi machine, metal cart on	-	
	1C-1-000014-A	1 five drawer, periwinkle storage cart on wheels, two double doored metal storage cabinets, 1 60 cubby 75" tall paper storage furniture piece	1 five drawer, periwinkle storage cart on wheels, two double doored metal storage cabinets, 1 60 cubby 75" tall paper storage furniture piece	2 electric 3-hole punches, plastic comb binder, GBC Image maker binder, 1 tan 15" x 15" paper cutter, one long slide paper cutter, one tan 25" x 25" paper cutter, large wheeled paper holder/butcher paper roller device full of paper, 1 large gray metal trash bin, 1 large recycling container	-	
	-	3 grey rectangular tables, 1 tan rectangular table, 1 four drawer metal file cabinet, 1 tan couch with blue and green polka dots, 1 tan sofa chair with blue and green polka dots, 5 aqua conference chairs, 5 lime green conference chairs, 1 black hard plastic conference chair, one small circular side table	3 grey rectangular tables, 1 tan rectangular table, 1 four drawer metal file cabinet, 1 tan couch with blue and green polka dots, 1 tan sofa chair with blue and green polka dots, 5 aqua conference chairs, 5 lime green conference chairs, 1 black hard plastic conference chair, one small circular side table	one large grey metal trash can, phone, 1 boom box, 1 boom box with 2 speakers	-	
	1B-1-000015C	1 rectangular table, 2 office chairs, 1 hard plastic chair	1 rectangular table, 2 office chairs, 1 hard plastic chair	1 small active view light, 1 small grey trash can, 1 large brown trash can, math manipulables curricula	ACTIVE PANEL APS 7249	
	1B-1-000016C	1 kidney table, 1 trapezoidal table, 1 36" bookcase, 1 instructor chair, 1 instructor desk, 11 student chairs, 2 chairs on wheels, one open front desk, 1 four drawer file cabinet	1 kidney table, 1 trapezoidal table, 1 36" bookcase, 1 instructor chair, 1 instructor desk, 11 student chairs, 2 chairs on wheels, one open front desk, 1 four drawer file cabinet	1 large grey metal trash can, 1 small brown metal trash can	PROMETHEAN ACTIVBO MOBILE SYSTEM APS 64	

		30" bookcase, 1 open front student desk, 1 kidney table, 1 four drawer file cabinet, 1 five drawer file cabinet, 2 chairs on wheels, 1 Empty.			
	1B-1-000018C				HATCH 03307-146-460-7
	2A-1-00000C1-K	Listing cafeteria tables only: 12 Fold-up tables with built-in seating	2 Trashcans		PROMETHEAN ACTIVBOARD MOBILE SYSTEM APS 74 not found in the Asset tag
	1A-1-00000L1-D	4 Round Tables, 6 Rectangular Tables, 3 Metallic File Cabinets, 32 wooden chairs, 3 Metallic shelves, 2 Wooden Bookshelves, 1 Wooden File Cabinet, 5 Ilbrary Bookshelves	-		-
	3A-1-0000020-L	13 student chairs, 3 wheeled chairs, 1 Office Chair, 1 rectangular table, 1 seven foot bookcase, 1 low wheeled storage device, 2 four drawer metal file cabinets	2 small metal trash cans (turquoise and brown), 4 reams of colored paper, cables		-
	3A-1-0000022C	5 student chairs, 2 Trapezoid tables, 1 5 drawer periwinkle paper dresser, 1 Metallic File Cabinet, in closet there is 1 double-door metal storage cabinet, and 1 small bookcase, 2 wheeled office chairs outside classroom	1 set of stair equipment, 1 large metal trash can, 1 small grey metal trash can		-
	3A-1-0000025-C	1 paper dresser, 2 kidney table, 1 play sink, 1 play stove, 1 play fridge, 1 play cupboard, 5 circle tables, 1 magazine display, 1 toy shelf, 1 play panel, 1 student chair, 1 chair on wheels, 5 circle tables, 1 trapezoidal table outside	1 tall trash, 1 small, 1 oven-stove, 1 phone		PROMETHEAN ACTIVBOARD MOBILE SYSTEM, APS TAG C1107200558
	3A-1-0000026-C	Empty.	stove-oven		ACTIVIPANEL, APS TAG 7 65E80F6XQ2A208004
	3A-1-0000027-C	1 roller chair.	1 white refrigerator-freezer, 1 stove-over, 2 trash, 1 phone		65 ACTIVIPANEL, APS TAG
	3A-1-0000028-C	2 student chairs.	2 small trash cans, large white refrigerator-freezer, stove-oven		
	-	1 open front student desk, 4 circle tables, 6 trap tables, 2 rectangular tables, 3 kidney tables, 3 rolling chairs, 1 table chair, 18 student chairs, 2	-		-

	computer table, 1 (20") rolling chair	
--	---------------------------------------	--

EXHIBIT "A-3"
Technology Provided by Lessor to Lessee

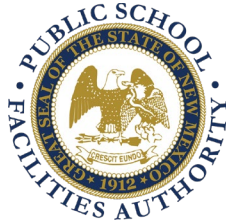
APS requires strict standards for technology at all of our owned sites and thus provides a managed services agreement to lessees. Monthly charges are determined by a per Users(non student) cost.	
	<u>Abq Sign Language Academy (La Luz)</u>
APS authorized charter (Y/N)	N
Cisco ASR Router	Y
Avaya phone system	Y
Aruba Wireless	Y
Door security cameras	Y
Surveillance Camera	Y
UPN Internet	Y
Rauland Intercom	Y
Firewall	Y
Printers	N
UPS (Power supply)	Y
IT Staff resources	Managed Services agreement
Student count	150
Staff count	70
<u>Managed Service Annual Cost</u>	\$8,400.00

EXHIBIT "A-4"
Lessee's Maintenance and Operations Obligations

Electrical Services Both parties should receive a copy of all inspections and reports completed by other party.	Lamp Replacement (Same Type)
	Ballast Replacement
	Fire Marshall Repairs Typical <i>(Please Note: Charter schools must schedule and pay for Fire Marshall Inspections, if new equipment is required by the Fire Marshall for any reason then HB-33 funds will be used including replacement equipment.)</i>
	General Power Troubleshooting and repairs (no lights, no power, or brown outs etc.)
	Fire Alarm Calls for Troubleshooting (Lightning strikes, electronic boards not included)
	Fire Alarm Yearly Inspections-Provide Copy to Charter School
	Fire Extinguishers Service and Replacements (Stolen Fire Extinguisher Price Outs)
	Intercom Work Orders
	Quarterly Fire Sprinkler Inspections - Provide Copy to Charter School
Building Services/Grounds Both parties should receive a copy of all inspections and reports completed by other	Minor paving Repairs (crack filling and patching)
	Graffiti Removal on Buildings
	Irrigation System Repairs
	Minor Tree Cutting and Trimming
	Weed Spraying (2-Times Per Year)
	Carpet Cleaning (1-Time Per Year)
	Monthly Pest Control
	Quarterly HVAC Filter Changes- <i>Third Party Maintenance Contract required (Section 4)</i>
	Kitchen Hood Fire Suppression Inspections (2-Times Per Year)
	Air Conditioner Startup- Preventive Contract Required <i>Third Party Maintenance Contract required (Section 4)</i>
	Air Conditioner Shut Down- <i>Third Party Maintenance Contract required (Section 4)</i>
	Heating Startup- Preventive Contract Required <i>Third Party Maintenance Contract required (Section 4)</i>

party.	Boiler Startup- <i>Third Party Maintenance Contract required (Section 4)</i>
	Boiler Annual Preventive Maintenance- <i>Third Party Maintenance Contract required (Section 4)</i>
	Boiler Inspections- <i>Third Party Maintenance Contract (Section 4)</i>
	Boiler Water Treatment (Monthly)- <i>Third Party Maintenance Contract required (Section 4)</i>
	Air Compressor <i>Third Party Maintenance Contract required (Section 4)</i>
	Chiller Preventive Maintenance- <i>Third Party Maintenance Contract required (Section 4)</i>

	Service Calls for All Air Conditioner and Heating Work Orders for major repairs. Basic Parts for Typical Service Calls Included (*Major Parts for Replacement for Systems would be HB-33)
Plumbing Services Both Parties should receive a copy of all inspections and reports completed by other Party.	Backflow Inspections and Re-Certifications (Yearly)- <i>Third Party Maintenance Contract required (Section 4)</i>
	Backflow Device Repairs and Re-Builds (<i>Section 4</i>)
	Natural Gas Runs (Once Every Four Years)
	Plumbing Service Calls Work Orders
	Typical Parts Needed for Plumbing Calls Included (*Major Replacement Plumbing and Fixtures/parts would be HB-33)
Environmental Services Both Parties should receive a copy of all inspections and reports completed by other Party.	Environmental Inspections for Asbestos, Indoor Air Quality (IAQ), and Water
	Asbestos Management Plan Development (Yearly)
	Mold Inspections etc.
	Oversite and Management of Asbestos Abatement Projects (*Asbestos Abatement and Mold Mitigation Projects would use HB-33)
Structural Department Support Both Parties should receive a copy of all inspections and reports completed by other Party.	Roofing Preventive Maintenance including Patching and Inspections (Yearly)
	Parking Lot Striping as Needed (<i>Section 4</i>)
	Preventive Maintenance on Fencing and Gates
	Floor Tile Repair Work Orders (Floor Tile Replacement Projects would use HB-33 Funds)
	Carpenter Repairs and Doors
	Door Hardware Repairs and Preventive Maintenance
	Glazing Repairs and emergency board up
	Weather Strip Maintenance
	Ceiling Tile Repair Work Orders
	Lock Repairs
	Welding Repair Work Orders



Iris K. Romero | Executive Director
Ryan Parks | Deputy Director

(505) 843-6272
<https://www.nmpsfa.org/>

August 6, 2024

Mr. Raphael Martinez, Executive Director
Albuquerque Sign Language Academy
225 Griegos Rd. NW
Albuquerque, NM 87107

Dear Mr. Martinez:

PSFA has received and reviewed the Albuquerque Sign Language Academy Facilities Master Plan/Educational Specifications Five-Year Renewal 2025-2030. We appreciate the time and effort the school put into preparing the renewal materials and providing a copy to PSFA. Per Section 22-24-5 NMSA 1978, school districts and state-chartered charter schools must have a current five year facilities master plan (FMP) as a requirement for potential Public School Capital Outlay Council (PSCOC) awards to school districts and state-chartered charter schools. Based upon our review, PSFA is pleased to announce the Renewal Plan meets our requirements for a Charter FMP/Ed Specs. As a result, PSFA considers your plan to be renewed and approved through the end of 2030.

In reviewing your FMP/Ed Specs Renewal Plan, PSFA finds the following:

- PSFA allows a Charter Schools meeting certain requirements to renew its existing master plan.
- The school's existing facilities master plan is good through the end of 2025.
- The school is in the process of constructing a new facility, consisting of 61,435 GSF and owned by Albuquerque Sign Language Academy.
- The PSCOC is assisting the school with this project based on the award language below:

Construction phase funding for the replacement of the existing facility, for 200 students, grades K-12, and 47,000 gross square feet. Release of construction funding contingent upon the finalization of the land lease, local share funding, and if necessary, modification of the contract to reflect all necessary statutory requirements, pursuant to the requirements of the PSCOC.

Council approval to amend the current Standards-based award to the Albuquerque Sign Language Academy (ASLA) to include a 100-student increase in the design enrollment for



a new total of 300 students, grades K-12 with a maximum allowable gross square footage of 60,000 GSF. An increase in the previously awarded Construction Phase State match of \$6,718,307, totaling \$28,007,571 (90.32%). The previously awarded local match shall remain unchanged at \$3,000,000 (9.68%).

- Since this project will result in a new campus as identified in the existing 2021-25 master plan, the school is requesting the renewal of the 2021-25 plan for another five years.
- In 2030, the school may seek assistance in preparing a new master plan based on the new facility.
- The school currently resides in La Luz Elementary School, an Albuquerque Public Schools facility.
- The school serves grades K-12th including Transition students
- The school will renew its charter in October 2024
- The school's enrollment cap totals 300 students. The 2023-24 enrollment totaled 148 students.

PSFA encourages the school to review its FMP/Ed Specs and the Renewal Plan regularly and update should conditions change. If the school feels it could benefit from a comprehensive and substantial revision to its 2021-26 and Renewal Plan, The Albuquerque Sign Language Academy can apply for matching funds from the PSCOC at any time during the life of the Renewal or at the end of the Renewal period in 2030.

We would like to congratulate the school for completing this important step that will guide your facility decisions over the next five years. We strongly believe that effective master planning will be beneficial to your school as it moves forward in serving the students of the American Sign Language Academy. Should you have any questions or desire additional information, please do not hesitate to call me at (505) 843-6272.

Sincerely,



John M. Valdez, AICP
Facilities Master Planner

c: Iris Romero, Executive Director, New Mexico Public School Facilities Authority
Amy Smith, Charter School Specialist, New Mexico Public School Facilities Authority



ALBUQUERQUE SIGN LANGUAGE ACADEMY

EDUCATIONAL SPECIFICATIONS / FACILITIES MASTER PLAN (2021-2025)



Albuquerque
Sign Language Academy



Architecture, P.C.

Program for Design

Organization of Information / Definitions

Goals

Global “Big Picture” objectives; do not be bashful, think “outside the box”

Facts

Factual information about parts and pieces of the program

Needs

Needs are the specific requirements for the building and the site (i.e. functional area requirements and adjacencies)

Concepts

Programmatic Concepts refer to abstract ideas intended mainly as solutions to user / functional requirements without regard to the physical response



Table of Contents

- **Definitions and useful terms to know**
- **Executive Summary**
- **Goals**
 - Goals as defined by teachers and AE's, Administration staff regarding **Form, Function, Economy And Time.**
- **Facts**
 - Enrollment Statistics/ Demographics
 - Existing Building Conditions and program description
- **Needs**
 - Space Summary
 - Exterior program requirements
- **Concepts**
 - Overall Facility Diagram
 - Sub Department relationship diagrams
- **Program Statement**



Definitions and useful terms to know:

Assistive Listening System: A hearing enhancement system consisting of a transmitter and a receiver - generally a hearing aid or a device connected to a hearing aid - designed to eliminate the background noise interference caused by extraneous factors. There are several different types of communication access systems, e.g., audio loop systems, AM systems, FM sound systems, and infrared systems.

Audio Loop: See Assistive Listening System

Captioned: Refers to films, or video programs, where the dialogue is also shown, in print, on the screen along with the rest of the picture. The printed dialogue may be either always visible (open captioned) or visible only with the addition of a decoder machine (closed captioned) that translates the invisible signal into visible print.

Closed Captioned: See Captioned

Computer-Assisted Note Taking: A system whereby a note taker types on a computer keyboard what is being said during a meeting. After a short lag time, the notes are displayed on a projection screen or a monitor.

Computer-Assisted Real-Time Captioning: A system whereby a highly skilled court reporter uses a shorthand machine and a computer to translate spoken language into written text. The verbatim text may be read on a video monitor or on a projection screen immediately.

Deaf Community: This term has different meanings in different contexts. For the purposes of this document, it refers to: • Sign language users • Bilingual users of sign language and spoken or written language • Persons with hearing disabilities who communicate primarily through spoken language and speech reading • Late-deafened adults • Older adults with hearing loss due to age • Deaf people who use neither sign language nor written language • Hard of hearing individuals • Deaf-blind individuals • Hearing family members • Professionals who serve the above

Deaf Person: A person who is either partially or wholly unable to hear.

Decoder: A machine which, when attached to or built into a television, translates the electronic signals of a closed captioned video program into words printed on the screen along with the rest of the video images.

Disability: the loss or limitation of opportunities to take part in society on an equal level with others due to social and environmental barriers. Any restriction or lack of ability to perform an activity in the manner or within the range considered normal for a human being.

Easy-to-Read Materials: High interest / low reading level materials, including captioned media, for all groups with reading or comprehension problems regardless of age.

Handicap: The result when an individual with an impairment cannot fulfill a normal life role.

Hard-of-Hearing Individual: A person who has a mild to moderate hearing loss.



Albuquerque
Sign Language Academy



Interpreters: Individuals skilled at translating spoken communication into either sign language or clear oral speech.

Sign Language Interpreters are skilled at translating the meaning of spoken language into sign language and translating sign language into 25 spoken words.

Oral Interpreters silently mouth a speaker's words for a deaf person who communicates primarily by using spoken language and speechreading. They use no sign language and are skilled at making substitutions for words that are difficult to speech-read.

Impairment: An injury, illness, or congenital condition that causes or is likely to cause a loss or difference of physiological or psychological function. Any loss or abnormality of psychological, physiological or anatomical structure or function

Late-Deafened Adult: An adult who loses hearing after acquiring speech and experiences a significant life change as a result.

Minimal Language User: A person who has very limited knowledge of any formal spoken, signed, or written language.

Native Sign Language User: A person whose first language is sign language.

Open Captioned: See Captioned

Oralist: A person who is deaf and who communicates primarily through speech and speech reading.

TDD: See TTY

TTY: A device with an electronic text display and a keyboard that allows persons with hearing or speech disabilities to have a visual, two-way telephone conversation.

Visual Warning Signal: A flashing or revolving light that draws the attention of deaf people to audible signals such as fire alarms or public announcements.



Albuquerque
Sign Language Academy



Executive Summary



Albuquerque
Sign Language Academy

Executive Summary

The Albuquerque Sign Language Academy Program for Design provides the basis for the design of a Charter School Facility. One of the critical tasks of this program exercise is to provide analysis and recommendations for the design of a new facility that supports the charter school's educational mission, character and goals. The document identifies necessary program components to satisfy the minimum requirements of the Public School Capital Outlay Council and the Public School Facilities Authority.

The Albuquerque Sign Language Academy (ASL Academy) is a state-authorized charter school. The school was created by parents and educators determined to provide a quality educational option for deaf and hard of hearing students, siblings, and children of deaf and hard of hearing parents that is inclusive of all children and respectful of the family unit.

The mission of the Albuquerque Sign Language Academy is to improve educational outcomes for deaf, hard of hearing, and hearing students in the greater Albuquerque area by providing a rigorous standards-based dual language educational program which utilizes American Sign Language and English to achieve academic excellence, support family involvement, and promote multicultural community partnerships.

The ASL Academy was named Charter School of the Year in 2010 by the New Mexico Coalition of Charter Schools and is the first and currently the only State-Certified dual language ASL-English Program in the nation. The ASL Academy is leading the movement for deaf and special education reform in the state, currently creating bilingual ASL-English teacher certifications and alternative assessments for special education students. It should be noted that the ASL Academy is not affiliated with Albuquerque Public Schools or the New Mexico School for the Deaf.



Goals

Project Goals indicate what the client wants to achieve and why

- **Function** – *What's going to happen in the building?*
- **Form** – *Physical Environment of building, site, quality of space*
- **Economy** – *Initial Budget and Quality of Construction*
- **Time** – *Schedule Objectives*



Goals: Summary

Mission:

The new charter school should:

Provide an inclusive and supportive environment for children to reach their top potential. This inclusive environment is open, diverse and accepting of impaired, disabled and handicap children. The School educational mission is based on a rigorous standard based bilingual educational program which uses American Sign language and English to achieve academic excellence, support family involvement and promote multicultural community partnerships.

Function:

The new charter school should:

- Maintain the spirit of collaboration, family and togetherness that the existing facility has forged since its inception in 2009.
- Bring unity to a school of visual arts for the purpose of learning, educating, and sharing
- Foster an informative environment that empowers users to be self sufficient while supporting of others
- Incorporate design features and concepts that are “deaf friendly”
- Incorporate durable and low maintenance materials
- Provide clear way-finding
- Be designed with flexibility and adaptability as a major feature to accommodate change
- Incorporate natural light while allowing user control
- Provide openness without creating distractions and without compromising privacy
- Provide a safe environment that can broadcast emergencies to all users effectively
- Be visitor friendly
- Acoustically sound and visually pleasant
- Support community partnerships that nurture children throughout their development past their school tenure into adulthood.
- Provide access to outdoor spaces that support educational and recreational activities

Form:

The new charter school should:

- relate to the context in scale and proportion
- bring natural light into the space while avoiding glare and external distractions

Economy:

The new charter school should:

- Maximize the available funds through efficient design
- Realize the economy of materials and space to create a balance with the reality of project constraints, budget, schedule, site, program, and overall needs/wants



Albuquerque

Sign Language Academy

Goals – *Function*

- Create a facility that is **easy for students and faculty to navigate and communicate clearly**
- Create a facility that enhances “**interdisciplinary interaction**”
- Create a facility that is “**deaf friendly**”
- Create a facility that celebrates **collaboration, family, togetherness**
- Create a facility that can be **monitored by teachers and administration staff**
- Create a facility that is **easy to maintain**
- Create a facility that is **environmentally responsible**
- Create a facility that provides a **clear line of sight to the immediate environment**
- Create a facility that is **safe and incorporates an emergency notification system**
- Create a facility that easily accommodates **new technology and equipment**
 - Incorporate strategy for **future expansion to accommodate:**
 - High School classrooms
 - Future Technology
 - Future therapy trends and developments
- Create a facility that offers **connection with the exterior without distractions**
- Create a facility that **adapts to different age groups** and accommodates their needs and intrinsic qualities.



Goals – *Function:*

OT/PT (Activity Room)

- *Support a safe and comfortable environment for therapies and physical activities*
- *Provide a collaborative environment that supports interaction with other staff members and facilitates therapy sessions with students while maintaining privacy*
- *Provide a flexible open room that can host several simultaneous activities, including floor exercises, active movement and quiet and relaxing break out areas.*



Goals— *Function*

Community Language Labs:

- *15 computers*
- *Multi-function space to accommodate staff and parent meetings*
- *This space should promote/serve as a community engagement center.*
- *Independent access from school.*
- *Model after UNM Language Labs.*
- *Can be used as a revenue generating resource.*



Goals— *Function* *Life Skills:*

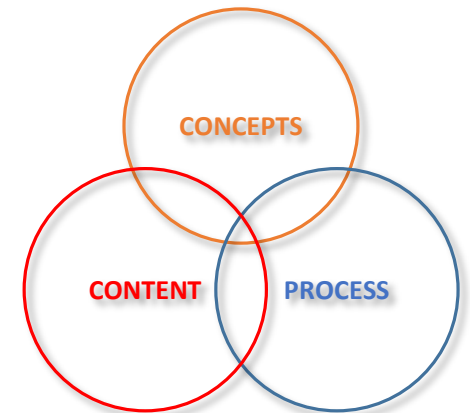
- *Teach occupational skills required for independent living.*
- *Possibly combined with Workforce Training Room.*
- *Provide residential kitchen, toilet, and bedroom facilities for applicable activities.*
- *Possible Independent access from school.*
- *Adjacent to clinical functions.*
- *Adjacent to exterior environment and possible food garden space.*
- *Environment to promote service industry training.*



Goals— *Function*

Multi Purpose Learning Labs

- *To provide a flexible room that can host a variety of instructional activities throughout the day.*
- *To combine Technology, Art and Science to provide interdisciplinary education to help students develop critical thinking and collaboration skills and how to apply them in real life and school activities.*
- *To relieve the need for typical classrooms to provide specific resources that would otherwise take additional space and funding.*



Goals— *Function*

Workforce Training Room:

12 -15 students per class

- *To enhance and promote community partnerships that provide student support from child development education throughout adulthood.*
- *To provide students with the services they need to gain independence, employment and dignity.*
- *Room should support activities that serve community after school programs.*
- *The training room should provide equipment that facilitates food preparation , nutrition workshops for students and potential after school community gatherings.*
- *Possibly shared space with Life Skills area.*



Goals – *Form*

- Create a facility that reinforces **small neighborhood and community** atmosphere
- Maintain **intimacy** and **smallness** character
- Create a **home-like, “warm & friendly” non-institutional** environment
- Create a facility that maintains **“local and traditional culture”**
- Respond to **sustainable** practices and principals



Goals – *Economy (Project Budget)*

IN PROGRESS



Goals – *Time*

IN PROGRESS



Albuquerque
Sign Language Academy

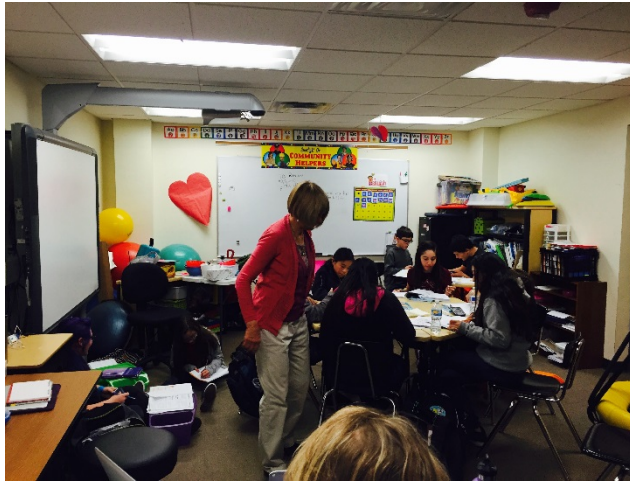
Facts

Facts are used to describe the existing conditions about the site, existing building, existing operations or conditions.





Teacher resource storage



Clinical activity room



Elementary Classroom



Multipurpose room



Elementary Classroom



Middle School Classroom



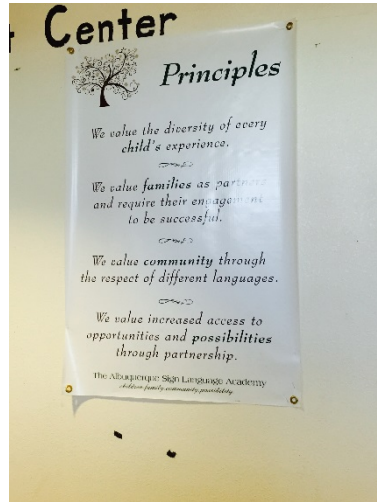
Albuquerque
Sign Language Academy



Main corridor



Performance stage
Library



School Principals



Mobile computer cart



Elementary cubbies



Elementary Classroom



Albuquerque
Sign Language Academy



RMKM
Architecture, P.C.

Background



The ASL Academy is currently located in downtown Albuquerque at 620 Lomas Blvd. NW. The central location is imperative because the school serves children from the greater Albuquerque area, including from Rio Rancho, Edgewood, Bernalillo and Los Lunas. The facility is a 9300 sq. ft. building owned by Bernalillo County. The majority of the building was renovated in 2010 to accommodate the charter school upon opening. Because there is no outdoor space on campus, the ASL Academy currently uses the playground and gymnasium located one block away at Lew Wallace Elementary School. Parking for staff, parents and visitors is limited. The alley behind the school allows for the daily bus drop-off and pick-up of approximately 70 students.

The ASL Academy emphasizes family and community involvement as part of its mission; however, because of limited space all school and community events are currently scheduled at the nearby Wells Park, in the Lew Wallace gymnasium and playground, at the Public Library, or in the County-owned parking lot behind the school. The ASL Academy offers an after-school care program for students and sign language classes to parents and community members on-site after school hours. Athletic teams practice in the Lew Wallace gymnasium or at Wells Park after-school.

As the school has grown from 40 students in 2010 to 100 students in 2015, the size limitations of the current facility have been magnified and creative measures are currently in place to accommodate the many needs of the students and staff. The construction of a larger facility will allow the school to ultimately serve 200 children from preschool through the twelfth grade (age 21 for special education students). It is anticipated that as many as 80% of these students will qualify for special education services. Additionally, the creation of a work-force training program will provide opportunities for deaf/hard of hearing persons and for persons with developmental disabilities beyond high school. The implementation of all educational and work-force training programs is expected within the next 5-7 years.



Facts – Enrollment Statistical /Demographics

The ASL Academy currently enrolls 100 students in grades K-10 and will expand to twelfth grade in the coming years. The current student population is comprised of 40% regular education (hearing) students and 60% special education students – the majority of whom are deaf/hard of hearing and/or have other disabilities. Because of the high percentage of special education students, the school currently employs 40 staff members comprised of administrators, teachers, educational assistants, speech-language pathologists, occupational therapists, physical therapists, and social workers. The staff is comprised of both deaf and hearing persons.

The ASL Academy partners with Amy Biehl High School for the continuing education of ASL Academy students (many of whom are deaf/hard of hearing) striving to attain a high school diploma. The ASL Academy's high school program is comprised of students with developmental disabilities and will allow students to attain a "certificate of completion" for high school. These special education students are eligible for enrollment at the ASL Academy until age 21. There are currently 4 students enrolled in 9th and 10th grades at the ASL Academy.

The most pressing issues facing the ASLA Administration and Building committee members are:

- Creation of a strategic plan to allocate resources to serve all the different age groups attending the school while addressing their needs
 - Determine how the different age groups affect program and design
 - High Schools student interaction with younger age groups
 - Extent of High School program and its needs-the High School Program is still evolving
 - Pre K program will not be part of the overall school's curriculum.



Facts—

Classrooms: General

- *Lighting controls are essential to students and teachers comfort.*
- *Energy consumption should be optimized through energy efficient systems and devices.*
- *Children's personal storage requirements vary by age group.*
- *Lockdown procedures dictate that classrooms should be able to control visual connections to the exterior environment as well as internal spaces. Children should not be seen from corridors or the outdoor during lockdown procedures.*
- *Classroom activities are very dynamic and transition throughout the day based on curriculum activities.*
- *Morning classes focus on core curriculum subjects (Math, Science, Social Studies, etc.)*
- *Afternoon classes focus on Sign language literacy instruction through reading groups, videotapes, computer programs, guests, etc.*
- *Artificial lighting colors and levels are utilized throughout the day to alert children of different situations and provide instructions.*
- *Physical education, health, music dance and visual arts will be delivered in other rooms within the facility.*
- *Students will be provided with a variety of learning experiences and opportunities for hands on and self directed involvement. These activities involve whole and small group gatherings within the classroom as well as areas for one to one teaching activities.*
- *Teacher's visual supervision is essential to maintain classroom control and balance.*



Facts –

Nurse: Operational

- *Patient load*
 - *Maximum of 7-10 patients at a time*
 - *It is rare that the inpatient suite will be full*
 - *High School students do not frequent the Nurse too much*
- *Duties*
 - *Diaper changing*
 - *Tube feeding*
 - *Medication administration*
 - *Testing*
 - *Supervision/monitoring*
 - *Consult with SLP's, Social Workers and parents*
 - *Hearing aide supplies*



Facts –

OT/PT: Operational

- *Staff: 9-12 FTE total. All need to be highly accessible to students*
 - *Social Workers: 2-3 FTE*
 - *Social Workers: 1 PT*
 - *SOP: 4-5*
 - *O.T.: 2-3*



Facts – Building Codes

APPLICABLE CODES FOR EDUCATION OCCUPANCY IN NEW MEXICO

2009 New Mexico Building Code
2009 International Building Code
1997 Solar Energy Code
2009 International Energy Conservation Code
2009 New Mexico Energy Conservation Code
2012 New Mexico Plumbing and Mechanical Code
2012 Uniform Mechanical Code
2012 Uniform Plumbing Code
2014 New Mexico Electrical Code
2014 National Electrical Code
2014 National Electrical Safety Code
Current edition of the NM State Elevator Code
NM Department of Health Environmental department Food Program

ACCESSIBILITY

Accessibility requirements are detailed in *Chapter 11, Accessibility, of the New Mexico Building Code*, and supersede *Chapter 11, Accessibility, of the International Building Code*. The adopted standard of quality for accessible design is the ICC/ANSI A117.1-2003, *Accessible and Usable Buildings and Facilities*.

Deaf Culture Guidelines

Universal Design Guidelines



Albuquerque

Sign Language Academy

Needs

Needs are the specific requirements of the site, parking, and space of the building.



Admin.: *Leadership Staff*
Ancillary Spaces
Diagnostician
Audiologist



Needs – *Function*

Administration

- *Administrative suite where all administrative personnel is fully integrated, accessible to the public and staff, and related to a common copy, work area.*
- *Independent entrance from staff parking.*
- *Centralized area that serves as the hub for social and professional connections, collaboration and staff support. Easily accessed by staff and AE's.*
 - *Administration offices: 8 FTE Intern touchdown area*
 - *Visitor touchdown area*
 - *Work Room*
 - *IT Room*
 - *Filing /Storage room (120sf - fire rated) Filing capabilities for up to three years of documents)*
 - *Staff/Admin. lounge, with a coffee bar, microwave, refrigerator*
 - *Conference area*
 - *Staff toilets*
 - *Tech room*
 - *Diagnostician office and testing room*
 - *Private communication booth: for hearing & non hearing staff private conversations. This space should also offer visual privacy so others can not see sign language conversations (TTY system, Internet Protocol Captioned Telephone Service (IP CTS) Video Relay Service (VRS); Captioned Telephone Service (CTS)*



Clinical: *Occupational Therapy*
Physical Therapy
Speech Language Pathologist
Social Worker
Intern
Nurse & Intern



Needs – *Function*

Social Workers

- *Support a safe and comfortable environment for therapies and consultation*
- *Provide a collaborative environment for Social Workers and Speech therapists while maintaining privacy*
- *Provide a shared area to accommodate interns with a personal lockable storage bin*
 - *5-7 interns*
 - *Max 3 interns at a time*
- *Locate around open OT/PT room to facilitate access to students*



Needs – *Function*

OT/PT

- *Support a safe and comfortable environment for therapies and physical activities*
- *Provide a collaborative environment for Social Workers and Speech therapists while maintaining privacy*
- *10-15 students at a time*
- *Provide a walk in storage room with shelving and area to stow large therapy balls*
- *Sensory Room: chill zone, separate from open area, quiet and variety of lighting conditions and illumination levels.*
- *Therapy Room with smart board.*
- *Provide two testing rooms. Testing rooms may be shared with the Nurse.*
- *Equipment & Functions:*
 - *Mats on the floor for jumping, floor exercises*
 - *Ceiling mounted swing*
 - *Desk area on the side for games and instructions*
 - *Mini trampoline*
 - *Therapy Balls*
 - *Sink and counter space*
 - *High ceiling area*
 - *Natural light*
 - *Dimmable/adaptable lighting levels*
 - *Practice store/sorting/cashier skills*
 - *Loft area*
- *Maintain visual supervision from private office and working areas to the main activity room*
- *Access/connection to an outdoor area would be beneficial to provide additional areas for exercises and activities.*
- *Card reader access to the therapy rooms.*



Needs– *Function*

Nurse

- *Centralized location to serve all students*
- *Provide private phone area near lounge*
- *Provide area to accommodate 2 interns*
- *Locate adjacent to therapists and social workers*
- *Provide area to serve up to 7 to 8 students at a time*
- *Provide 4 separate beds with a retractable privacy curtain.*
- *Provide an area to check in and wait*
- *Provide a minimum of 10 feet clear to do testing*
- *Provide a bathroom inside the Nurse's suite. Bathroom should have a diaper changing station, storage, garbage disposal, sink, accessible toilet and accessible toilet accessories.*
- *In the event high school functions are incorporated into the program, a separate access should be provided for high school students. Provide separate check in and bed private areas that are more age appropriate for this group.*
- *Nurse's office should have the following equipment and features:*
 - *Full sized Fridge with ice maker*
 - *Medication storage*
 - *Single compartment sink*
 - *General Storage, secured*
 - *Countertop*
 - *Area to meet with parents*
 - *Allow visibility to bed area to monitor students*
 - *Provide visual connection to the suite's entrance and waiting area*



Classrooms: *Kindergarden*
Elementary School
Middle School
High School
Life Skills
Multi-Purpose Learning
Labs



Needs– General Functional Requirements

Classrooms

- Classrooms will need storage area for instructional equipment and material.
- Classrooms should have an area for printing/copying/technology
- Classrooms should be in proximity/adjacent to the **Teachers' Resource room**.
- Classrooms should incorporate/connect to the **Book Room**.
- Classrooms should incorporate multiple levels of lighting controls and visual attention systems,
- Teachers should be able to control the classroom artificial and natural lighting levels by placing control switches throughout different areas within the classroom.
- Individual and group seating arrangements should provide flexibility for multiple spatial configurations that support different activities throughout the day.
- Each classroom should provide acoustical separation from external noise sources and distraction.
- Teachers should be provided with a separate enclosed area that gives them privacy to develop daily school plans, conduct meetings with parents and accommodate storage for educational material. The area can be shared between two teachers and must provide visual control of the classroom environment. At times, this area can be used by teachers to conduct individual student testing.
- Classrooms should incorporate a level of transparency for visitor tours



Needs– *General Functional Requirements* **Classrooms**

- *Access to information technology should be provided in every classroom through facility provided portable hand held devices and/or the allocation of a computer workstation within the classroom.*
- *Classrooms must be equipped with writable and tackable surfaces.*
- *Classrooms should allow the teachers to visually supervise students while on break to use adjacent toilet facilities.*
- *Each classroom should have access to outdoor spaces.*
- *Wood floors are the preferred flooring material by teachers since it allows them to communicate with hearing impaired students through vibration.*
- *Wall surfaces must offer contrast between subject and background to improve visual connection while communicating with sign language.*
- *A separate area must be allocated for nurses accompanying delicate and fragile children. Area must accommodate up to three nurses and be in proximity to classrooms. Provide data connections, working surfaces and comfortable seating.*
- *A shared kitchen area for each school level can be considered to provide a common area for food preparation, art projects and*



Needs— *Functional Criteria by Grade Level*

Kindergarden Classrooms

Kindergarden: 12 students per class

- *Students will need open bins and cubbies for their belongings. Provide coat hooks. Place students personal storage adjacent to classroom entry, away from main instructional classroom space.*
- *Avoid visual connections to the corridor from the classroom to minimize opportunities for student distractions. Provide a glazed light at entry door, placed at adult eye level.*
- *Window placement should avoid direct outdoor connections at student eye level to minimize distractions or stressors.*
- *Provide curtains/blinds for visual and lighting control.*
- *A shared kitchen area, equipped with a full size refrigerator, microwave, stove and sink, should be directly accessible from the classrooms. Kitchen should provide a working surface, trash bins, storage and an area for student projects. Maintain visual connection to the classroom.*
- *A shared children's toilet room should be accessible from each classroom. Consider the possibility of providing separate fixtures for each gender. **Provide a diaper changing station?** Doors to the toilet room should provide a light to supervise children using the room.*
- *An open floor plan is desired.*
- *Outdoor space must provide an area for planting/ gardening, storytelling and physical activities.*
- *Working counter surfaces must be provided at children's height.*
- *Provide a hand wash sink.*



Needs— *Functional Criteria by Grade Level* **Elementary School Classrooms**

Elementary: 15 students per class

- *Students will need open bins and cubbies for their belongings. Provide coat hooks. Place students personal storage adjacent to classroom entry, away from main instructional classroom space.*
- *Avoid visual connections to the corridor from the classroom to minimize opportunities for student distractions. Provide a glass light at entry door, placed at adult eye level.*
- *Window placement should avoid direct outdoor connections at student eye level to minimize distractions or stressors.*
- *Provide curtains/blinds for visual and lighting control.*
- *Students eat their breakfast in the classroom before commencing daily activities.*
- *A shared kitchen area, equipped with a full size refrigerator, microwave, stove and sink, should be directly accessible from the classrooms. Kitchen should provide a working surface, trash bins, storage and an area for student projects. Maintain visual connection to the classroom.*
- *An open floor plan is desired.*
- *Outdoor space must provide an area for planting/ gardening, storytelling and physical activities.*
- *Working counter surfaces must be provided at children's height.*
- *Provide a hand wash sink.*
- *Toilet rooms shall be in close proximity.*



Needs— *Functional Criteria by Grade Level* **Middle School Classrooms**

Middle School : 15 students per class

- *Students will need closed coat and back pack storage without a lock pad for their belongings. Provide coat hooks. Place students personal storage adjacent to classroom entry, away from main instructional classroom space.*
- *Avoid visual connections to the corridor from the classroom to minimize opportunities for student distractions. Provide a glass light at entry door, placed at adult eye level.*
- *Window placement should avoid direct outdoor connections at student eye level to minimize distractions or stressors.*
- *Provide curtains/blinds for visual and lighting control.*
- *An open floor plan is desired.*
- *Outdoor space must provide an area for educational and physical activities.*
- *Working counter surfaces for students*
- *Provide a hand wash sink.*
- *Toilet rooms shall be in close proximity.*
- *Middle School students will need closed coat and backpack storage that cannot be locked.*
- *Middle school classrooms should provide an acoustical operable partition to divide the open area in half to accommodate two reading groups in the afternoon. Each group has 8 students.*



Needs— *Functional Criteria*

High School

High School : 10 students per class

- *Provide personal storage enclosed bins for student belongings. Do not provide lockers or locking capabilities.*
- *Idea Starters:*



This room and its functions are still part of an ongoing dialog with ALSA's leadership.



Albuquerque
Sign Language Academy



FLEXIBLE AND MOVEABLE SEATING OFFER MULTIPLE INDIVIDUAL AND GROUP ARRANGEMENTS. A WHEELCHAIR CAN BE EASILY INTEGRATED INTO ANY CONFIGURATION.



Albuquerque
Sign Language Academy



At Eastbrook Middle School, all of the classrooms open into a large project lab space fitted out with multiple power and data ports. This flexible space can be used for hands-on, experiential, collaborative work in support of the schools' project-based learning curriculum.



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Sign Language Academy

Needs–

Life Skills: Functional Criteria

High School : 12 students per class

- Room should serve Middle and High School students to promote independent living by practicing daily skills that support social and personal endeavors.
- Activities should support and relate to the Workforce training room allowing students to receive support from school/community partnerships and facilitate their transition into adulthood.
- Provide an apartment like setting with the following:
 - Kitchen with Full sized refrigerator/freezer, dishwasher, single compartment sink, stove, exhaust
 - Washer and dryer, handicap accessible
 - Furnishings to practice daily living conditions and functions (bed, nightstand, dresser, mirror, computer desk, dining table/chairs, living room seating with tv.
 - Handicap accessible bathroom with shower
 - Storage
- Locate adjacent to **Workforce Training Room**



Needs– *Function*

Multi Purpose Learning Labs

- *Max. of 15 students*
- *The Learning lab will host various functions throughout the day as necessary to support*
 - *Science instruction / experimentation*
 - *Art Instruction*
 - *Culinary Instruction / experimentation*
 - *Computer training in various programs related to Art and Science*
- *A shared computer area should be provided for graphic and art instruction as well as science research for class projects.*
- *The required equipment, finishes and furnishings are:*
 - *Science tables (including handicap accessible, easy to move and rearrange) Epoxy surface*
 - *Drafting tables*
 - *Epoxy or sheet vinyl floors with integral cove base*
 - *Storage within the classroom for immediate student and teacher access*
 - *Prometheus Board w/projector*
 - *Storage room for Art and Science supplies*
 - *Hand wash sink / kitchen sink*
 - *Writable and tackable wall surfaces for student work displays*
 - *Full kitchen for culinary projects*
 - *Gas supply / exhaust*



Support

Spaces: *Student Commons*
Library
Theater Room
Workforce Training Lab
Gymnasium
Cafeteria
Public Spaces
Community Language Lab



Needs – *Student Commons*

- *The Student commons are the hub for student social interactions. Beyond its use as the main circulation space, it hosts a number of planned and improvised activities.*
- *Open area should be acoustically pleasant and visually clear and informative.*
- *Natural light and access to the outdoors are important and necessary.*
- *Student Commons are the main circulation access to and from classrooms and connect all school facilities. Controlled access should be provided to/from the following areas:*
 - *Workforce Training Room*
 - *Gymnasium*



Needs – *Function*

Library

- *Library will be staffed by volunteers (parents, family members and/or community members. There is a great possibility that a few of these individuals may be deaf or hard of hearing. Considerations must be taken regarding assistive listening communication devices (telephone amplifiers, volume control devices, TTY system, video captioning capabilities, communication aids, etc.)*
- *A Storage room should be provided to store supplies and materials*
- *Centralized mobile computing and resource location*



At Deer Path Middle School, the media center is a light filled and versatile space where middle school students can work with tutors and experience peer-to-peer learning. The Cube redefines the notion of the “Library” into a 21st Century environment for active collaboration as well as the creation of knowledge and its documentation in numerous digital formats.



Needs – *Function*

Theater

- *Black Box theater idea*
- *80 occupants. Intended for smaller school gatherings. Larger ones will be held at the gym or at other facilities.*
- *Independent access for after school hours?*
- *Storage for prompts, lighting and equipment.*
- *Instructor work area/office*



Needs—

Workforce Training Room: Functional Criteria

12-15 occupants

- Multi-purpose area for different training activities that can provide employment for students as well as coaching.
- Locate adjacent to **Life Skills**
- Area should have independent access.
- Provide kitchen that can be used for workshops/training about healthy eating habits as well as healthy prepping meals. It may be possible to use the kitchen as the School's lunch prep area, depending on the type of lunch service required and the necessary equipment.
- Provide a pantry/storage area
- Hand wash sink

This room and its functions are still part of an ongoing dialog with ALSA's leadership.



Albuquerque
Sign Language Academy

Needs – *Function*

Gymnasium

- *High School sized basketball court (50" x 84')*
- *Bleachers to accommodate 300 occupants*
- *Independent access for after school hours activities and community use*
- *Possible source of revenue if it can be rented to other entities in the community*
- *Adjacent to Cafeteria or Warming Kitchen for potential vending opportunities during after school games*
- *Does not need to be centralized . Locate at the periphery of the educational areas.*
- *Gym to be used for larger school gatherings and hosting community events.*
- *Do not provide access from Gym to the school during events held after school hours. Gym should function independently from School.*
- *Height adjustable goals and cross court goals desired*



Needs – *Function*

Cafeteria

- *2 lunch periods of 100 students ea. (max). Lunch may be offered in three separate periods to better accommodate different age groups.*
- *Most Charter Schools order food from local restaurants.*
- *Emphasis should be given to the need and desire for healthy and nutritious meals for students.*
- *Lunch service has not been determined yet. A full size cafeteria, with the necessary equipment, is very costly and may not be necessary/ preferred compared to other available alternatives.*
- *Possible alternatives for lunch service are:*
 - *Partnership with APS lunch program. APS would deliver prepared meals to the Charter School. Chandra is working on the details and possibilities.*
 - *Catering from local restaurants.*
- *Food service may be a component of the Work-Training program. The kitchen within that area could be outfitted to provide the school lunches as a warming kitchen instead of a full service/ commercial kitchen.*
- *It may be possible to use the Workforce Training Kitchen as the main source for school lunches.*
- *Additional information will be required to determine the correct food preparation equipment.*

This room and its functions are still part of an ongoing dialog with ALSA's leadership.



Needs – *Public Spaces*

- *Good acoustical transmission*
- *Adequate contrast between background/field and the rest of the environment to promote sign language communication and enhance wayfinding*
- *Flexible in representation: options for comprehension, language and symbols and perceptions*
- *Easy to navigate, walk while talking, walk while signing, free from obstructions to facilitate mobility for all students*
- *Avoid blind corners and intersections*
- *Clear pathways to maintain flow of communication and visual contact*



Needs– *Function*

Community Language Labs:

- 15 computers
- Independent access from school.
- Model after UNM Language Labs.
- Can be used as a revenue generating resource.
- *IT room?*
- *Storage room?*
- Easily accessible from parking area and easy to find.
- *Separate toilet rooms?*
- *Restricted access to the main school areas.*



Needs- *Space Summary Program*

6 Elementary Classrooms (Grades K-5) to accommodate up to 12 students per class

3 Middle School Classrooms (Grades 6-8) to accommodate up to 12 students per class

2 High School Classrooms (Grades 9-12) to accommodate up to 10 students per class

1 Multi Purpose Science, Art and Graphic-Computer Teaching Lab (drafting tables/epoxy floors / wet area)

1 Life Skills Classrooms for Middle and High school students with developmental disabilities, space should include Full Kitchen, Washer/Dryer, Copy Center, Computer Lab, etc.

Workforce Training Room + Classroom Space with access to Outdoor Garden (adjacent to Life Skills Lab)

2 Copy/Workspaces and Storage Areas for Educational/Ancillary Staff (Middle/High School and Elementary/Kindergarden) 150 sf ea. To include Resource and Book Storage.

Shared teacher office (two teachers) with storage area and visibility to classroom.

School Library (with computer cart storage)

Theater Room (Black Box) to host students and small school events (80 people)

Staff Lunch/Break Room (centralized location between administration and classrooms)

SHARED {
1 Activity Rooms for Physical and Occupational Therapy, with adjoining outdoor space and storage areas (dividable into two areas)
1 Activity Rooms for Speech-Language Pathologists, with storage and ancillary spaces
1 Activity Room for Social Workers and Behavioral/Art Therapists

1 Nurses Office, including Washer/Dryer, Shower, and Private Bathroom

Open work area for Social Workers and Speech Language therapists (9-12 staff members)

Private Conference Room

Sand tray Room

Sensory room/area

8 Administrative Offices

Administration Waiting Room and Reception Workspace

1 Testing Room for Diagnostician

1 Audiology Room, including Sound Booth and Workspace

1 Conference Rooms to accommodate up to 15 people

Administrative Copy Area and Storage Room

IT Room

File Room

Private teleconference area/booth

Intern touch down area

Student Nurse area



Albuquerque

Sign Language Academy

Needs – *Space Summary Program*

Janitorial Storage Closets

Parking for Staff, Parents and Visitors, including Student Drop-off and Pick-up
Bus Lane for Student Drop-off and Pick-Up

Community ASL Language Lab with independent access for after school events

Outdoor Kindergarden Playground/Garden
Outdoor Elementary/Middle School Playground, including Basketball Hoops
Outdoor Multi-Use Green Space
Outdoor Multi-Use Covered Patio Space
Storage Space for Outdoor Equipment, including Facility Maintenance Equipment

Gymnasium with Raised Stage Area, including Bleachers (300 people) and Storage Space for Sports (6 basketball goals / volleyball court overlay lines)

Cafeteria, to accommodate up to 100 students at one time, with Full Kitchen and Storage (kitchen scope to be discussed further in detail)(2 lunch periods)



Albuquerque
Sign Language Academy

LEVEL	Space Name/Description	Occupants	Additional Assumptions notes	QTY.	Assumed SF	TOTAL SF
Kindergarden Classroom	Kindergarden classroom to accommodate up to 15 students per class	15		1	650	650
	Toilet Room			1	80	80
						730
Primary/ Middle	Elementary Classroom	15		5	650	3,250
	Toilet Room		Shared toilet room for K and 1st Grade	2	80	160
	Middle School Classrooms (Grades 6-8) to accommodate up to 15 students per class	15		3	700	2,100
	Teacher Office	2 to 3	Shared office for two teachers & EA's	8	150	1,200
						6,710
High School	High School Classrooms (Grades 9-12) to accommodate up to 10 students per class	10		4	650	2,600
	Life Skills Classrooms for Middle and High School students with developmental disabilities, space should include Full Kitchen, Washer/Dryer, Copy Center, Computer Lab, etc.	15		1	700	700
	Work-Force Training Space for Adults with Disabilities w/ Kitchen & Pantry	15	10-15 occupants	1	650	650
						3,950
SUPPORT	Resource and Storage Areas for Educational/Ancillary Staff		One for Elementary/One for Middle & High School	2	150	300
	School Library (with office & storage)		Min per PSFA is 1,000 sf	1	800	800
	Book Room			1	200	200
	Student Nurse Area		Open area for student accompanying delicate students	1	90	90
						1,390
Outdoor Recreation	Outdoor Elementary/Middle School Playground, including Basketball Hoops			1	5,400	
	Outdoor Multi-Use Green Space			1	1,500	
	Outdoor Multi-Use Covered Patio Space			1	500	
	Storage Space for Outdoor Equipment, including Facility Maintenance Equipment			1	250	
Multi Purpose Labs	Art, Science and Computer Lab	15		1	750	700
	Theater Black Box	80	Smaller student gatherings of 80 occupants	1	700	700
						1,400
Cafeteria & Multi-Purpose	Gymnasium with Raised Stage Area, including Bleachers and Storage Space for Sports and Theatre Equipment, High School level	300	Area Shared as MP space for Elementary School and Dining Hall	1	6,000	6,000
	(TBD) Cafeteria, to accommodate up to 100 students at one time, with Full Kitchen and Storage	100	Area Shared as MP space for Elementary School and Dining Hall	1	1,500	1,500
	Serving/Warming Kitchen w/ Pantry & Serving line	2		1	300	300
	Showers, toilets, lockers			2	750	1,500
	PE office	1		1	120	120
						7,920



LEVEL	Space Name/Description	Occupants	Additional Assumptions notes	QTY.	Assumed SF	TOTAL SF
Clinical	Activity Room for OT/PT, SW and SLP with adjoining outdoor space and storage areas	15	Can be divided into 2-4 rooms w/ flexible partitions	1	1000	1,000
	Activity Room storage			1	75	75
	Sand Tray /Parent Meeting Room	3 to 5		1	225	225
	Sensory Room	2		1	45	45
	Private Therapy Room large enough to accommodate 3-5 students for small group work and for parent/student meetings (SW/SLP)	3 to 5		1	225	225
	Testing Room	2		2	100	200
	Break out/Conference area	2		1	150	200
	Open Work Room for Social Workers and Behavioral/Art Therapists, SLP's & OT/ PT	9 to 12	9-12 FTE	1	900	900
	Open area for SW Interns and Visitors	4 to 5	4-5 PT	1	150	150
	1 Nurses Office, including medicine storage, sink, refrigerator	1		1	250	250
	Nurse Waiting/Check In Area	5 to 7	5-7 students	1	75	75
	Nurse Toilet Room			1	100	100
	Nurse Laundry Area			1	70	70
	Nurse Intern work area	3	3 occupants max	1	125	125
	Nurse Recovery area	4	4 beds divided with curtains, one enclosed	1	180	180
						3,820
Administration	Waiting Room and Reception Workspace	5		1	125	125
	Conference Room	15		1	250	250
	Administrative Offices	1		8	120	960
	Private Telecomm. Room	1		1	60	60
	Administrative Work Room + Storage			1	150	150
	Testing Room for Diagnostician	3 to 4		1	150	150
	Audiology Room, including Sound Booth and Workspace	3 to 4		1	175	175
	Lounge Room	15 max	12 -15 staff at a time	1	250	250
	Intern Touchdown Area	3 to 5		1	135	125
	File/Storage			1	120	120
	IT Room			1	120	120
						2,485
Student Commons						7,000
Site	Parking for Staff, Parents and Visitors, including Student Drop-off and Pick-up (HC, Moto, Bicycle)		1.5 FTE staff assuming all FTE @ 400sf	60	24,000	
	Bus Lane for Student Drop-off and Pick-Up			1	1,344*	
Community/ Outreach	Community ASL Language Lab		10-15 occupants		650	650
						650
Additional Support Spaces	Staff toilets			2	150*	300
	Instructional Space Student Toilets			2	150*	300
	Janitorial Storage Closets			2	100	200
	Mechanical and Electrical Closets, Server Rooms, Fire Risers, etc.				500*	500
						1,300

* To Be Determined

37,355 sf



Albuquerque
Sign Language Academy

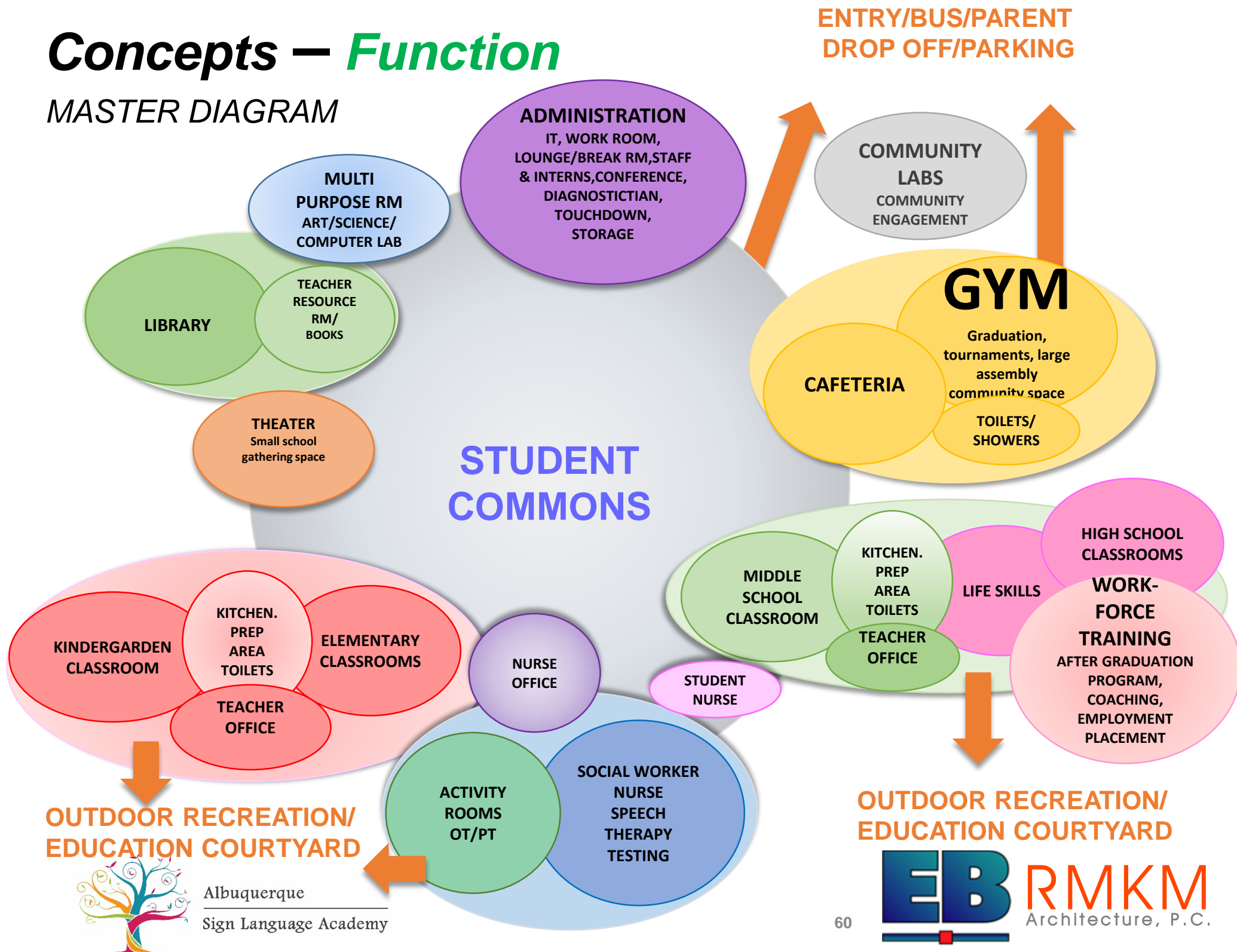
Concepts

Programmatic Concepts refer to abstract ideas intended mainly as functional solutions to users' performance problems without regard to the physical response.



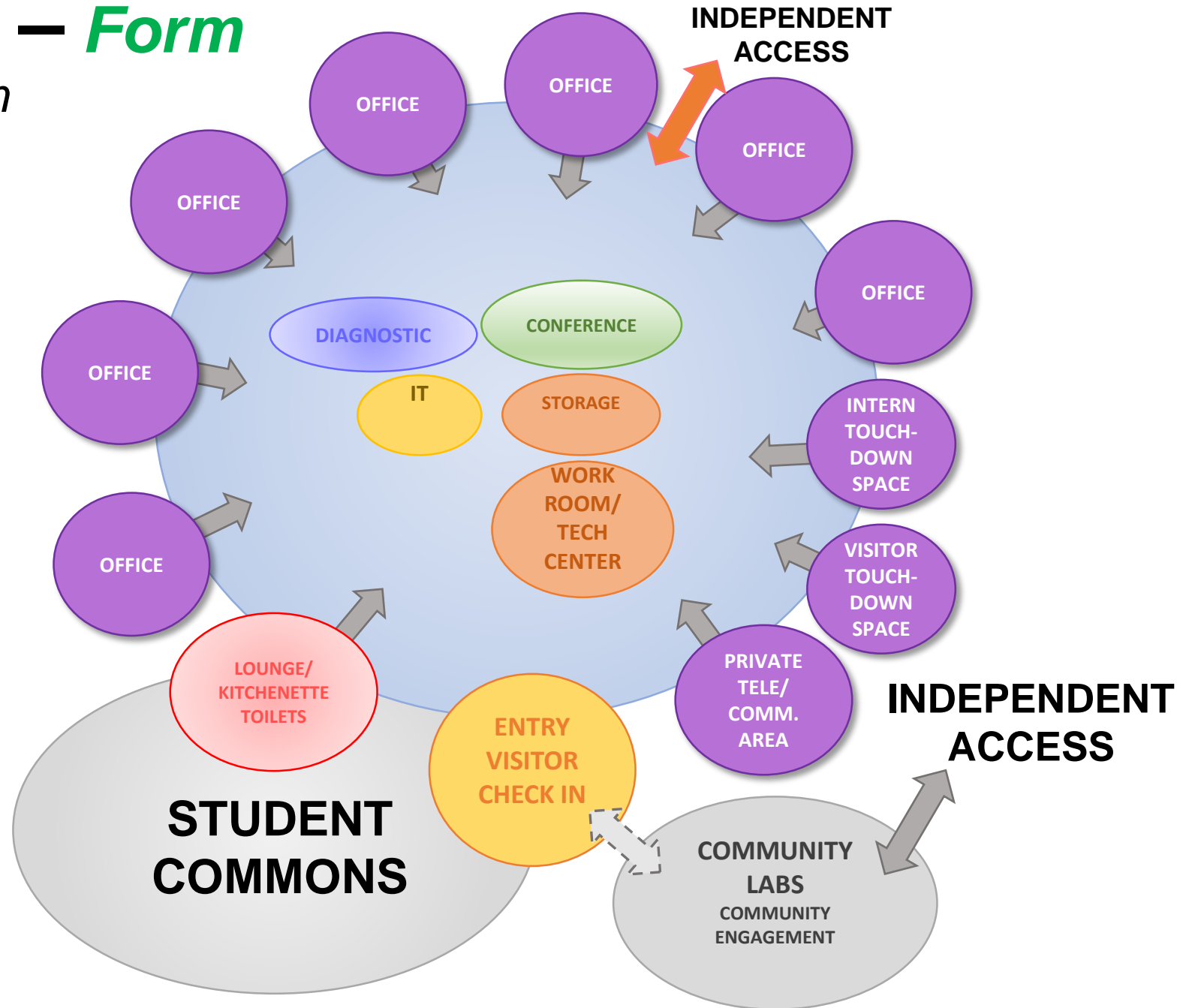
Concepts — *Function*

MASTER DIAGRAM



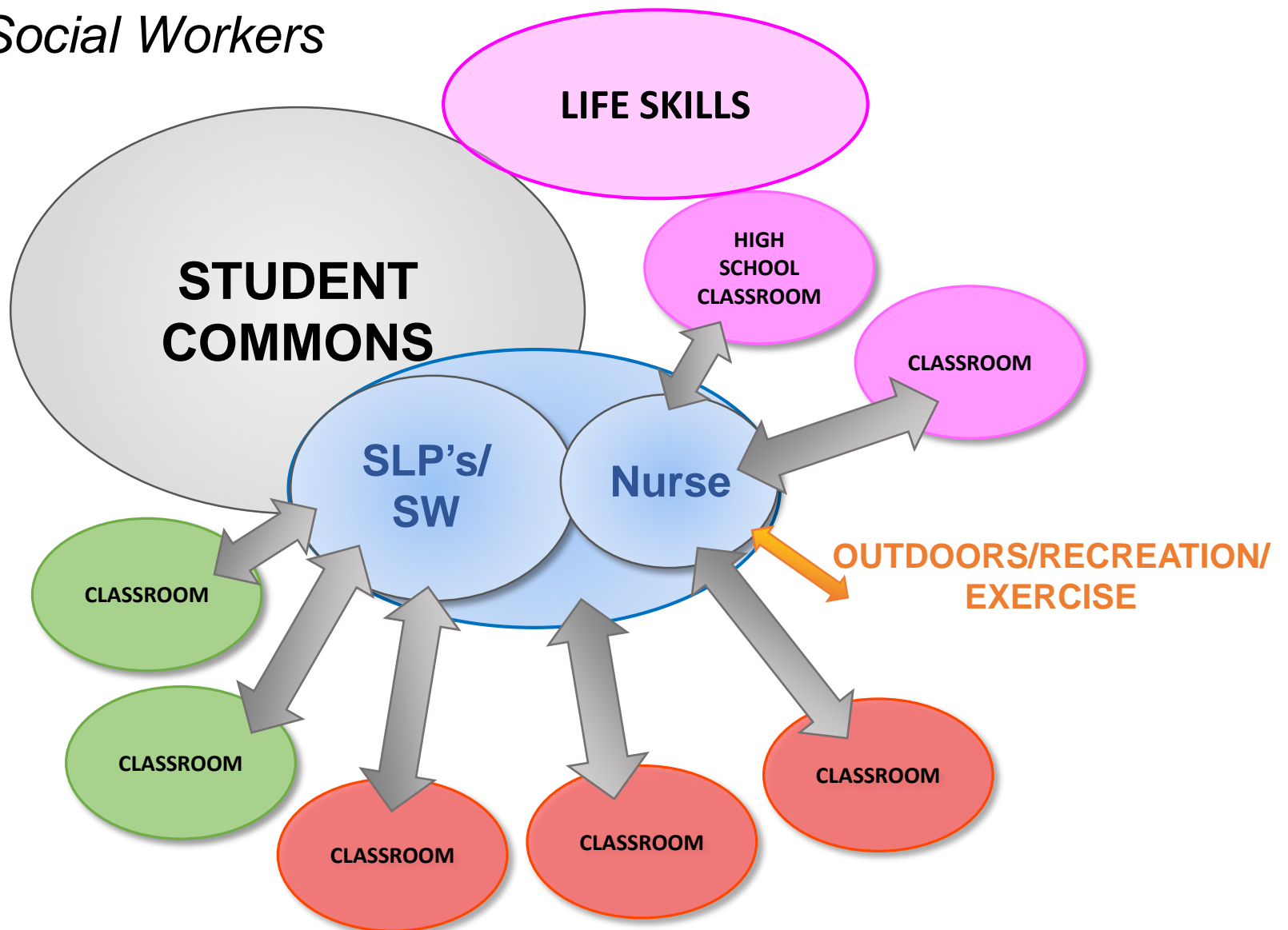
Concepts — *Form*

Administration



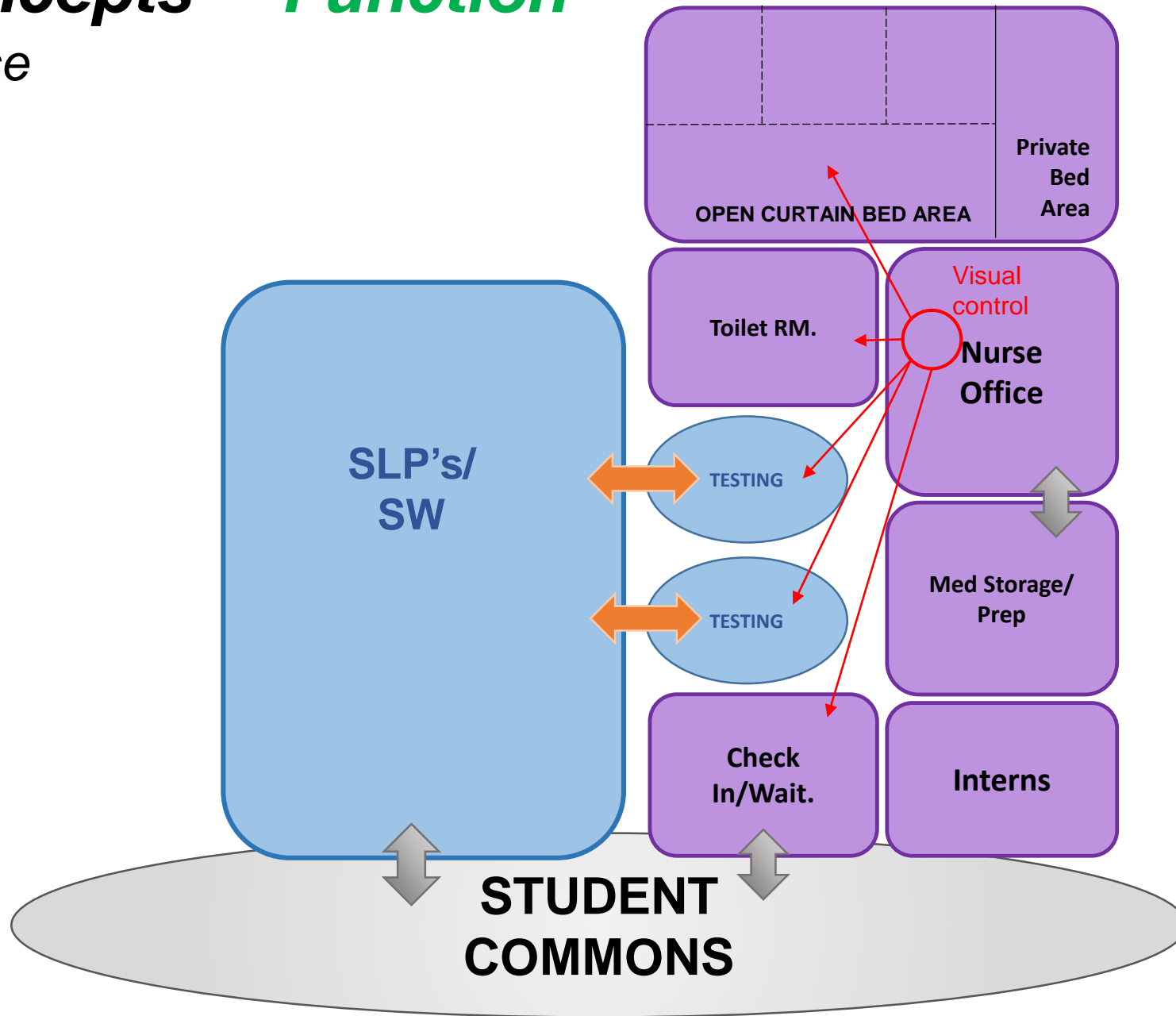
Concepts — *Function*

Therapy & Social Workers



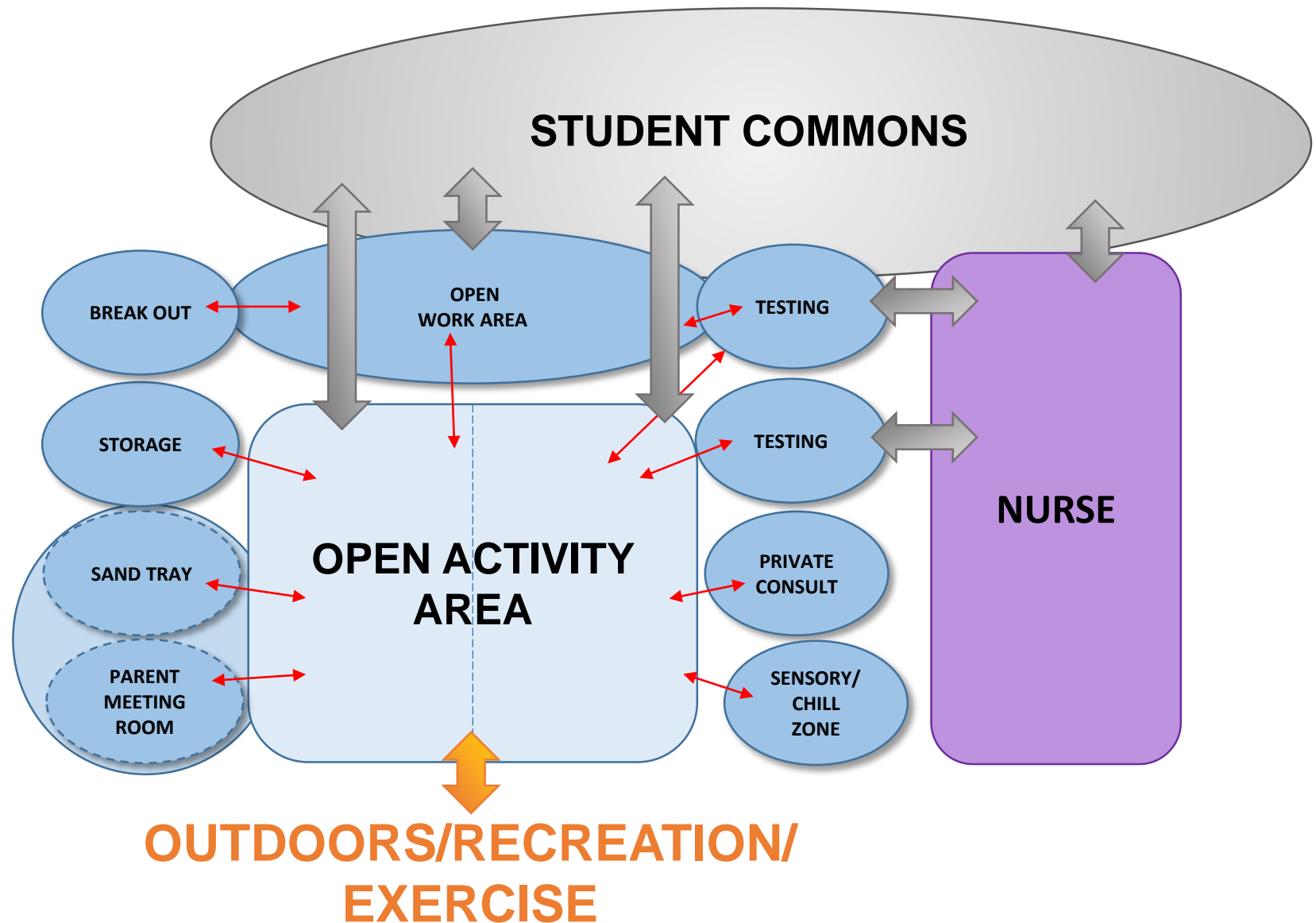
Concepts — *Function*

Nurse



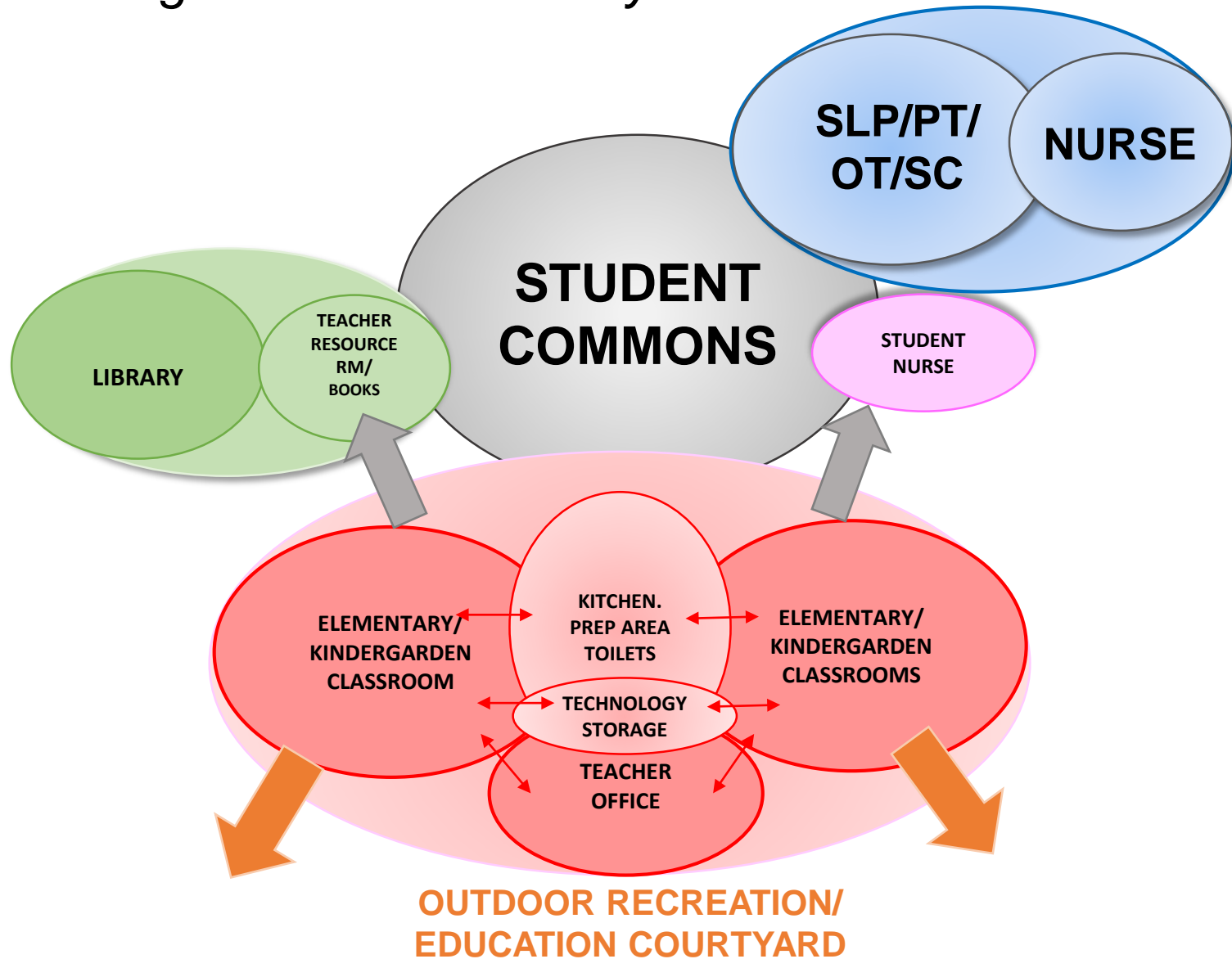
Concepts — *Function*

OT/PT- The heart of the School



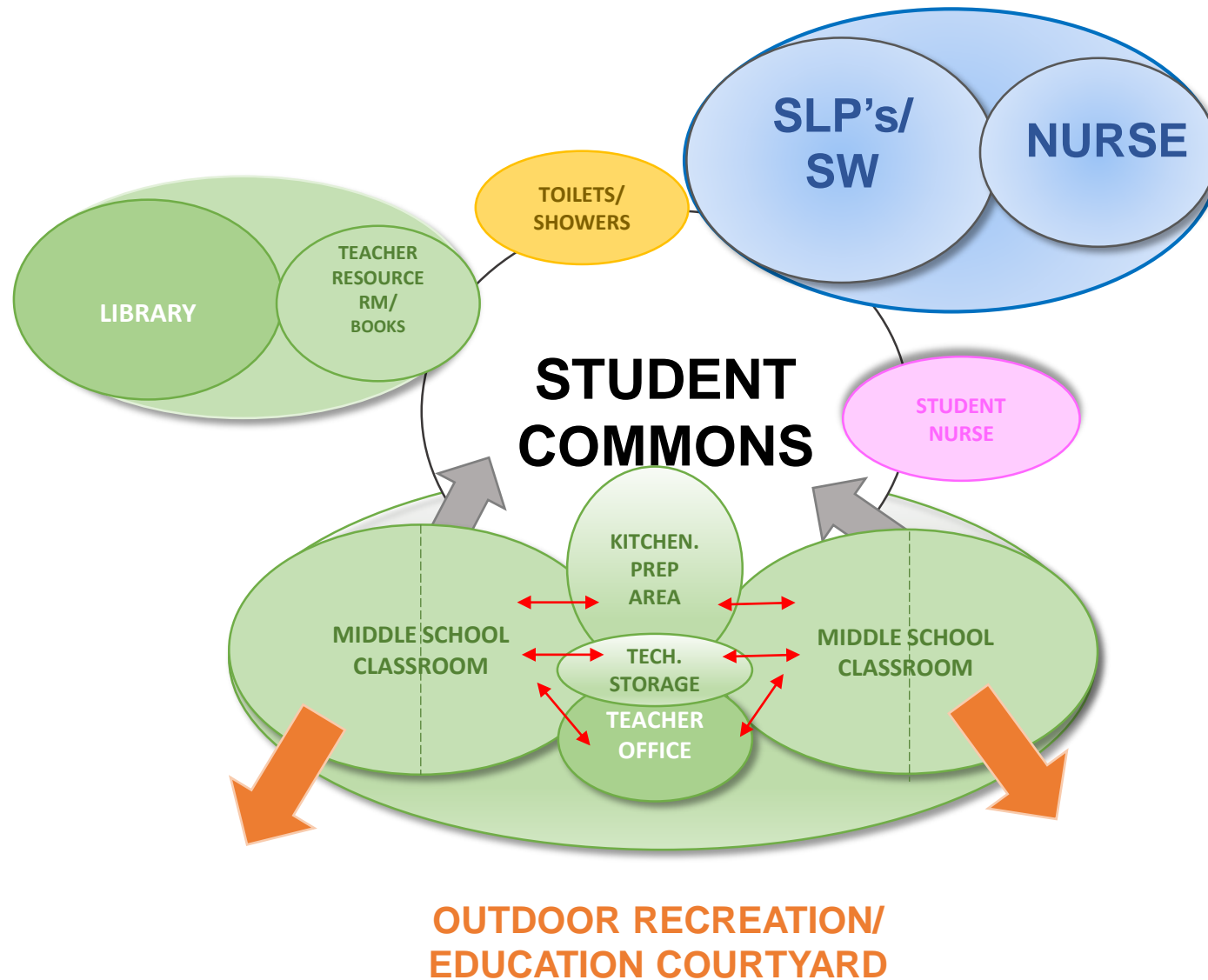
Concepts — *Form*

Typical Kindergarden & Elementary School Classroom Pod



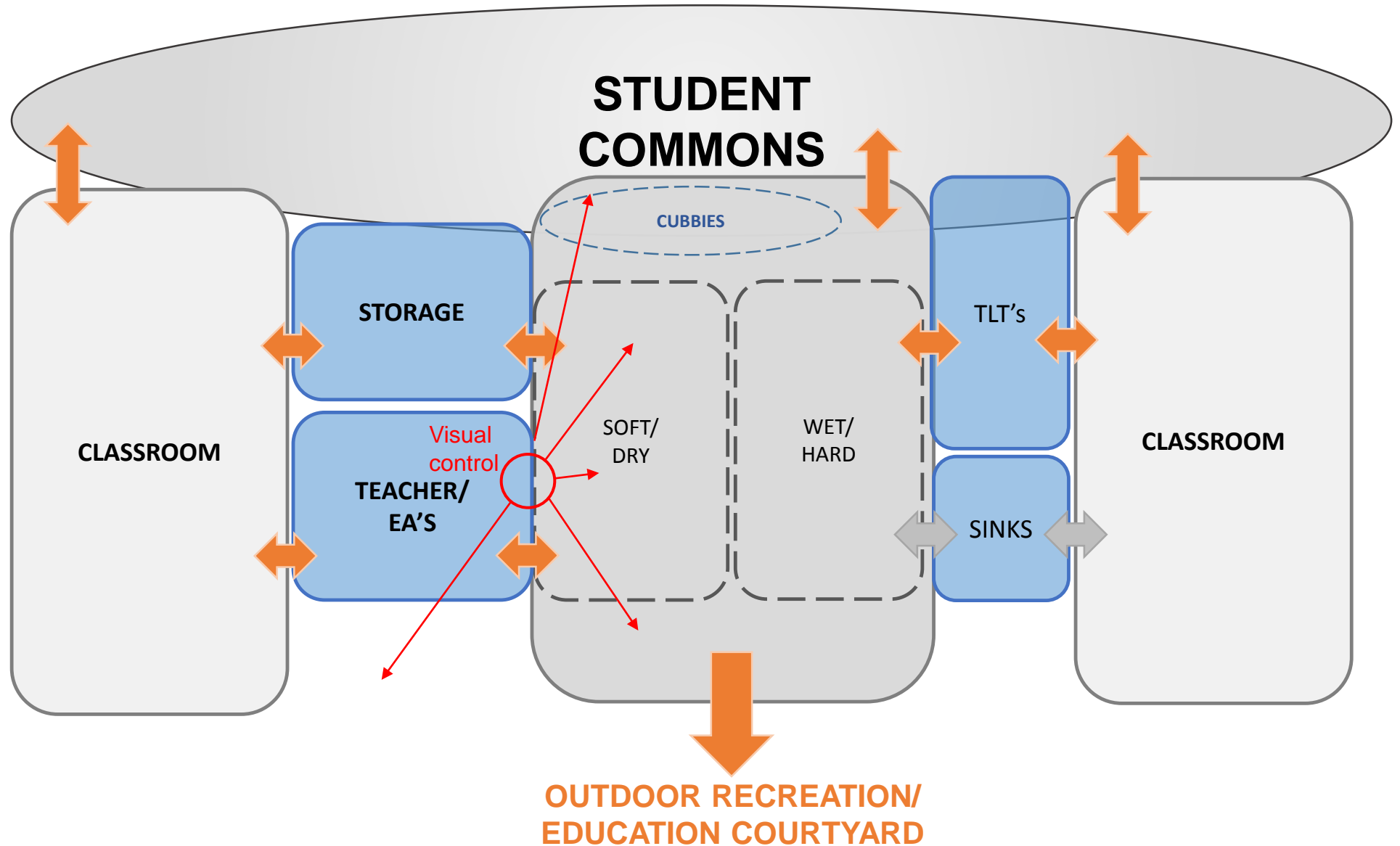
Concepts — *Function*

Typical Middle School Classroom Pod



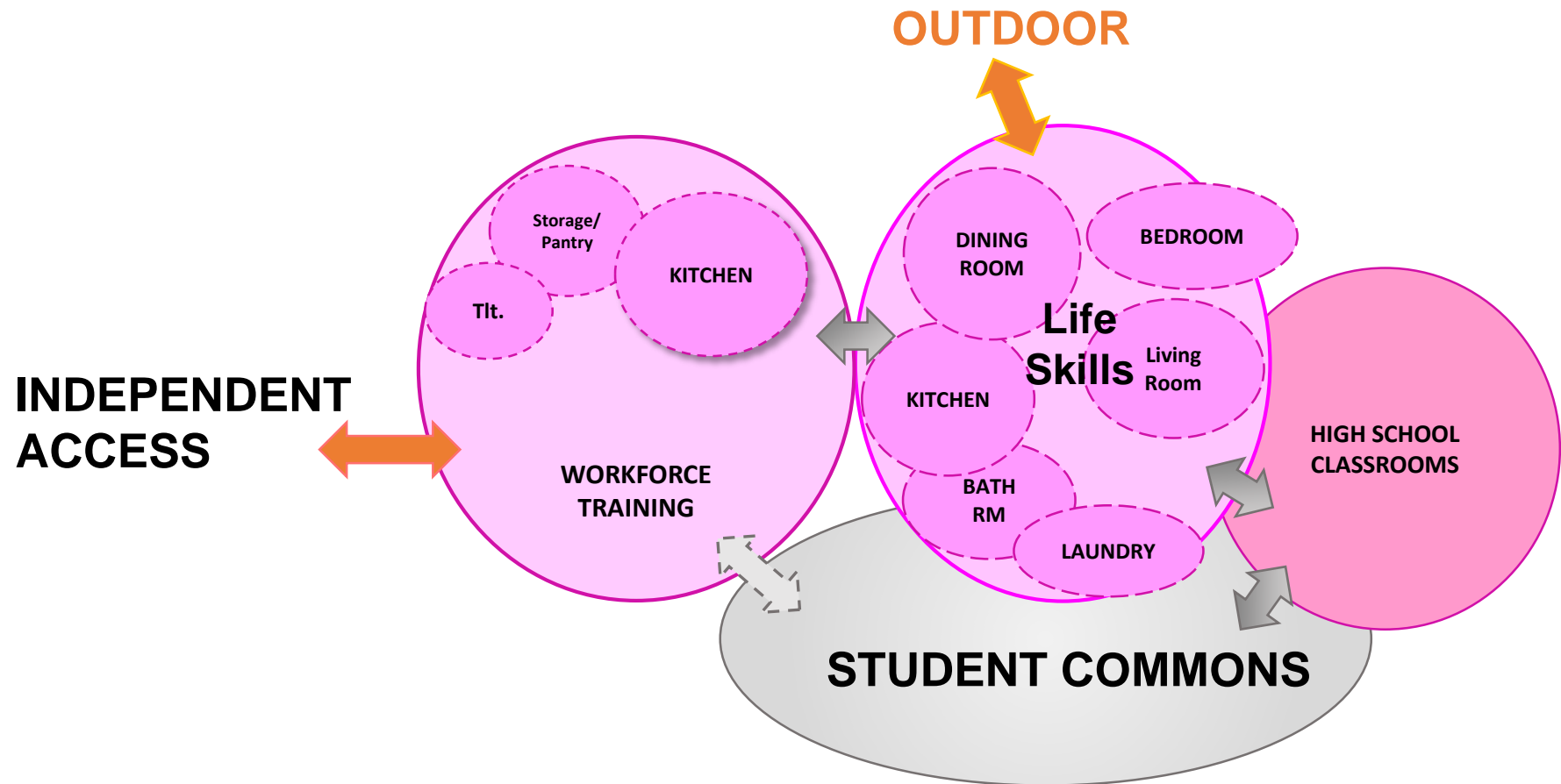
Concepts — *Function*

Typical Classroom



Concepts — *Function*

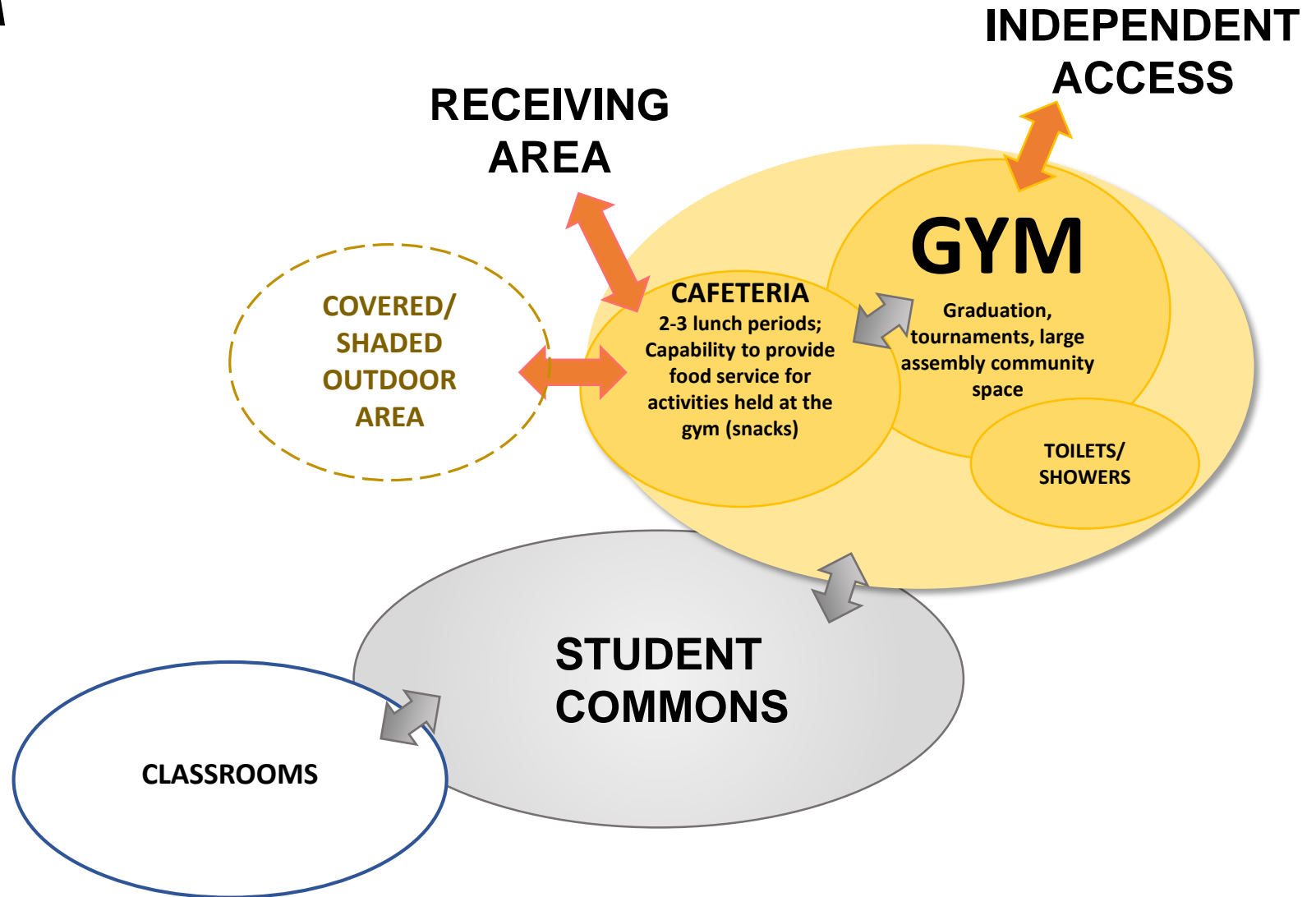
Life Skills



Concepts — *Function*

Full Service Kitchen (or Warming Kitchen)/Cafeteria

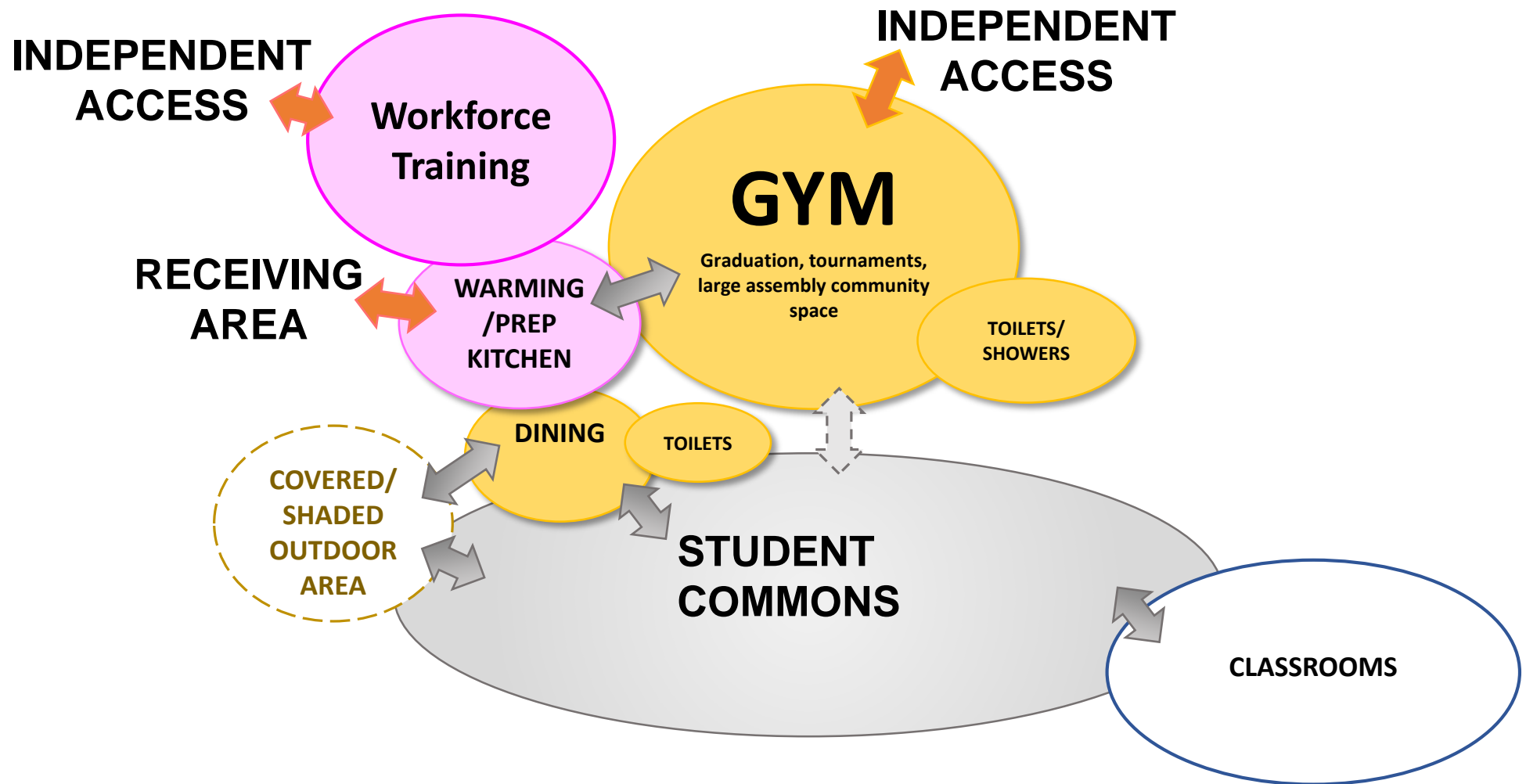
Concept A



Concepts — *Function*

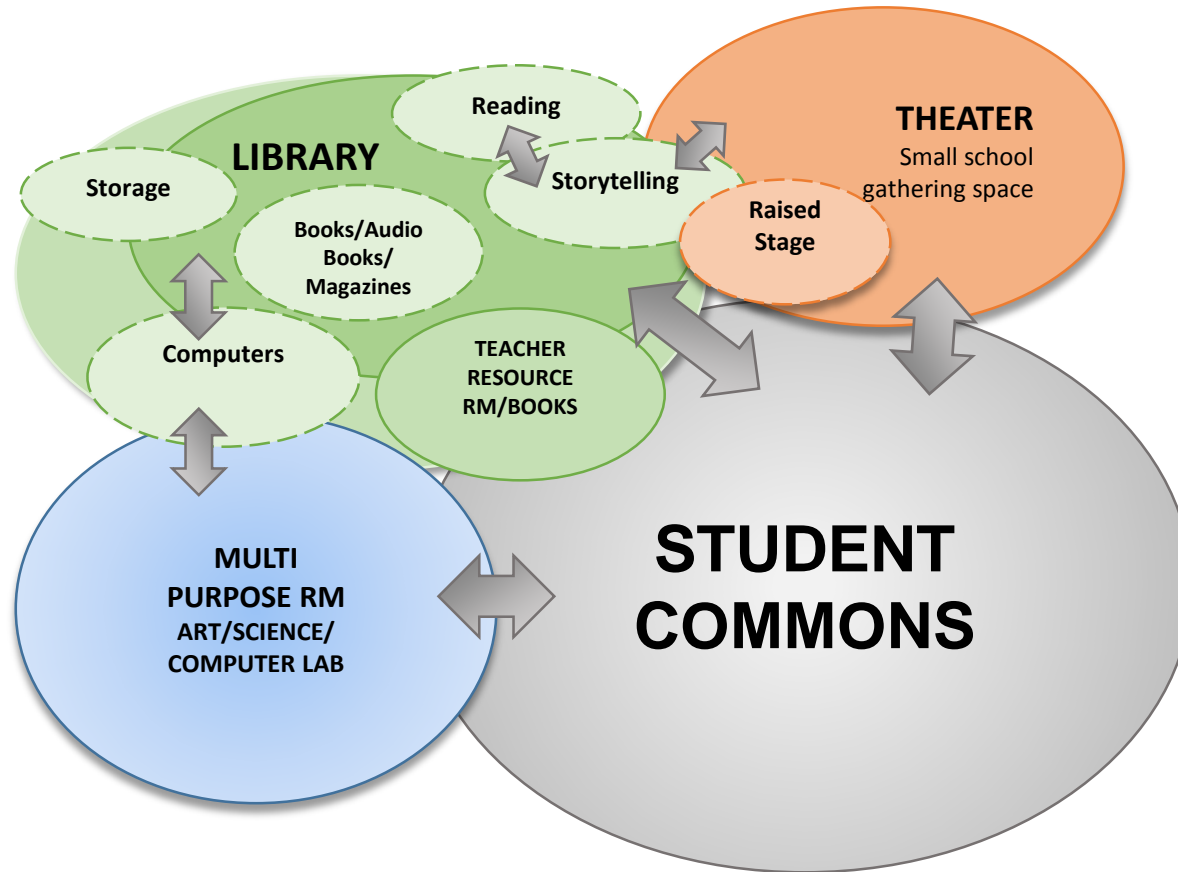
Workforce Training Warming Kitchen/Dining

Concept B



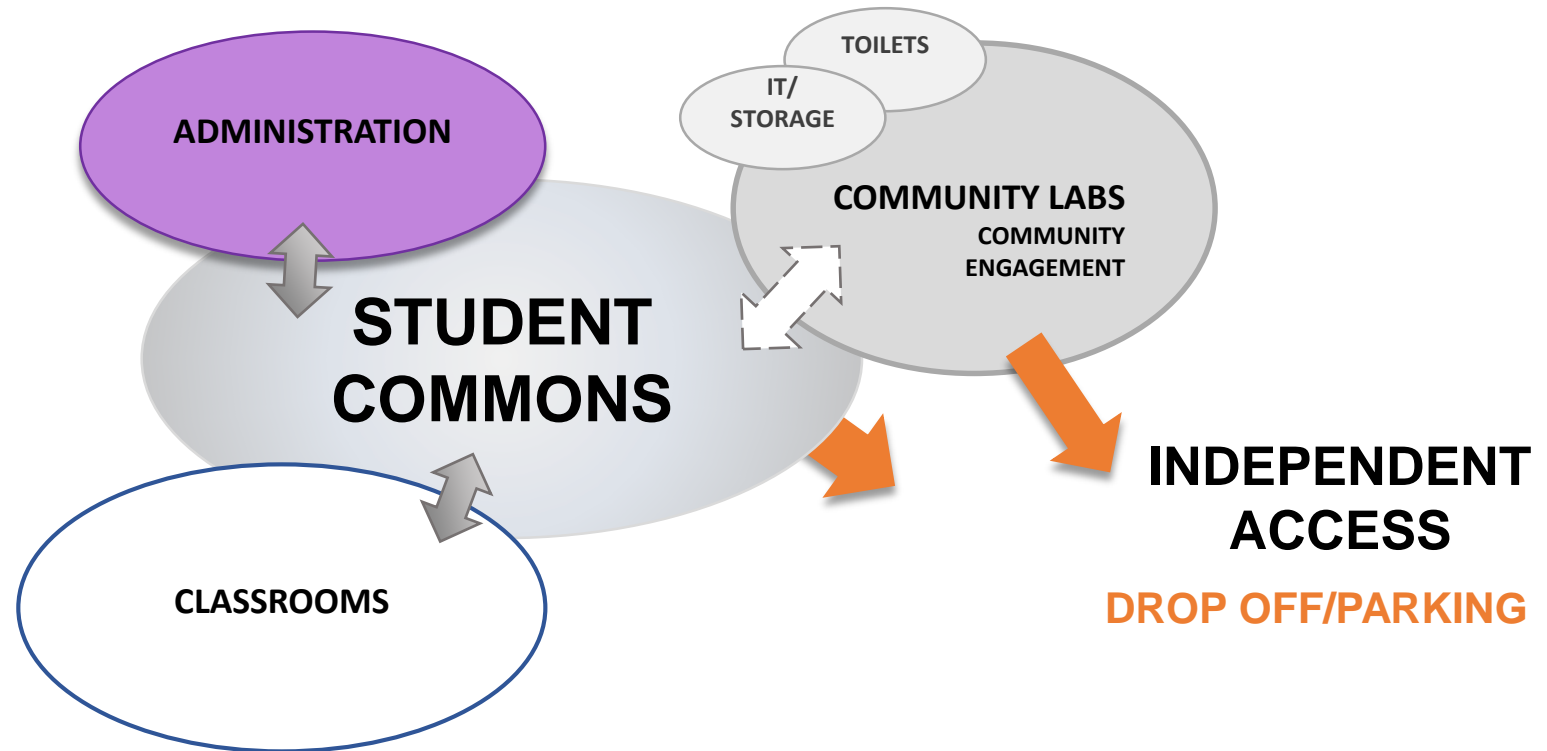
Concepts — *Function*

Library



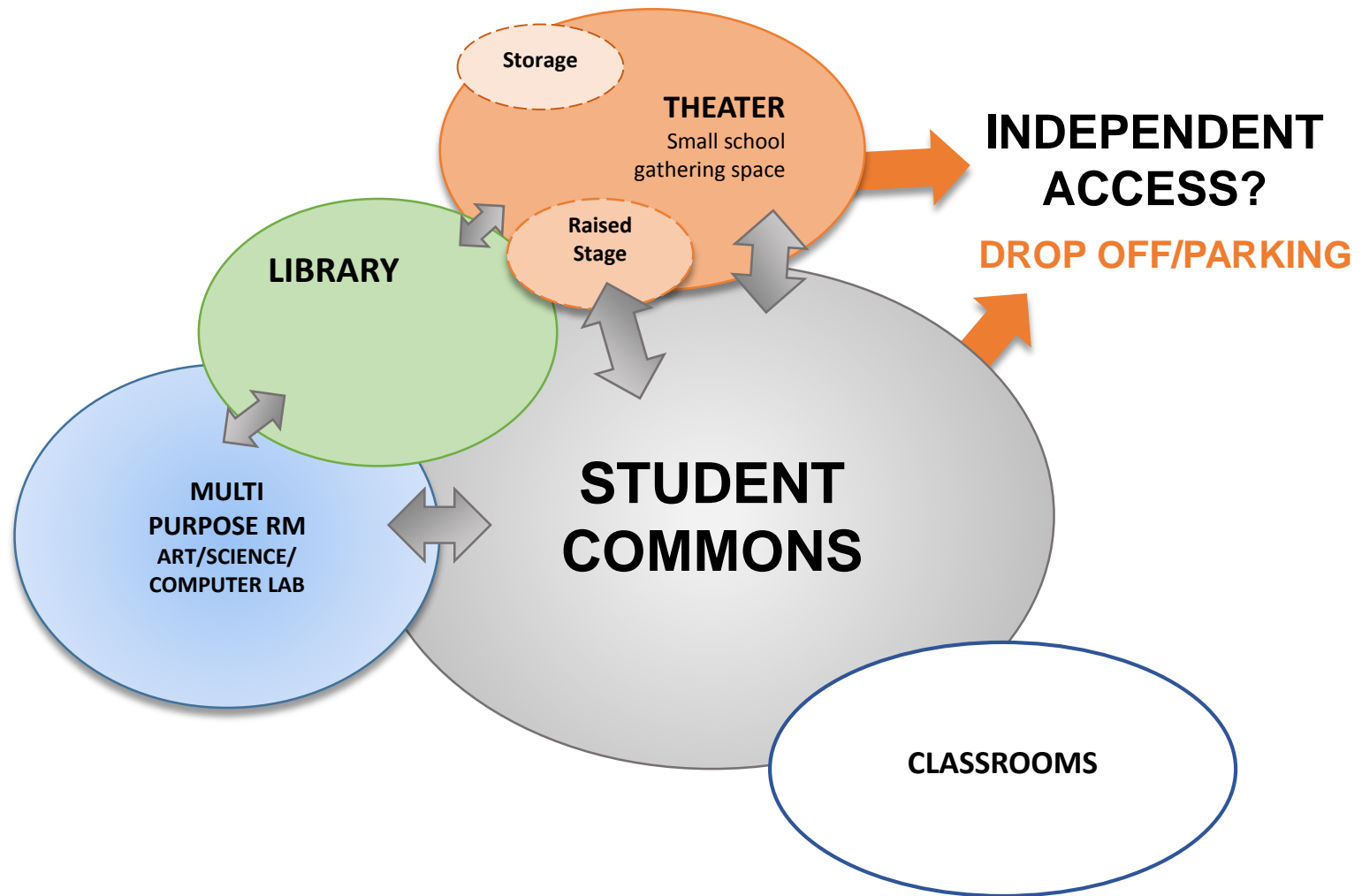
Concepts — *Function*

Community Language Labs



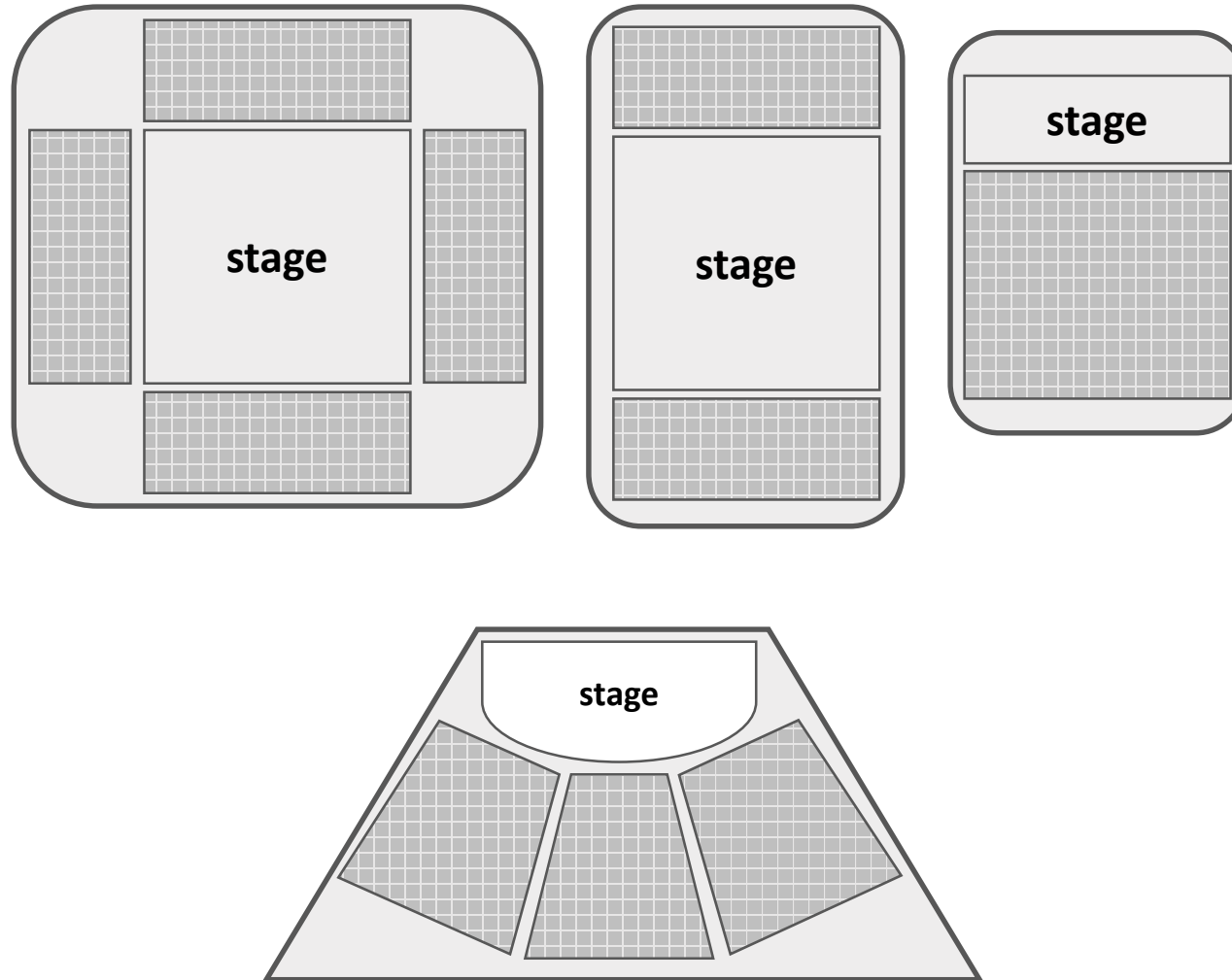
Concepts — *Function*

Theater



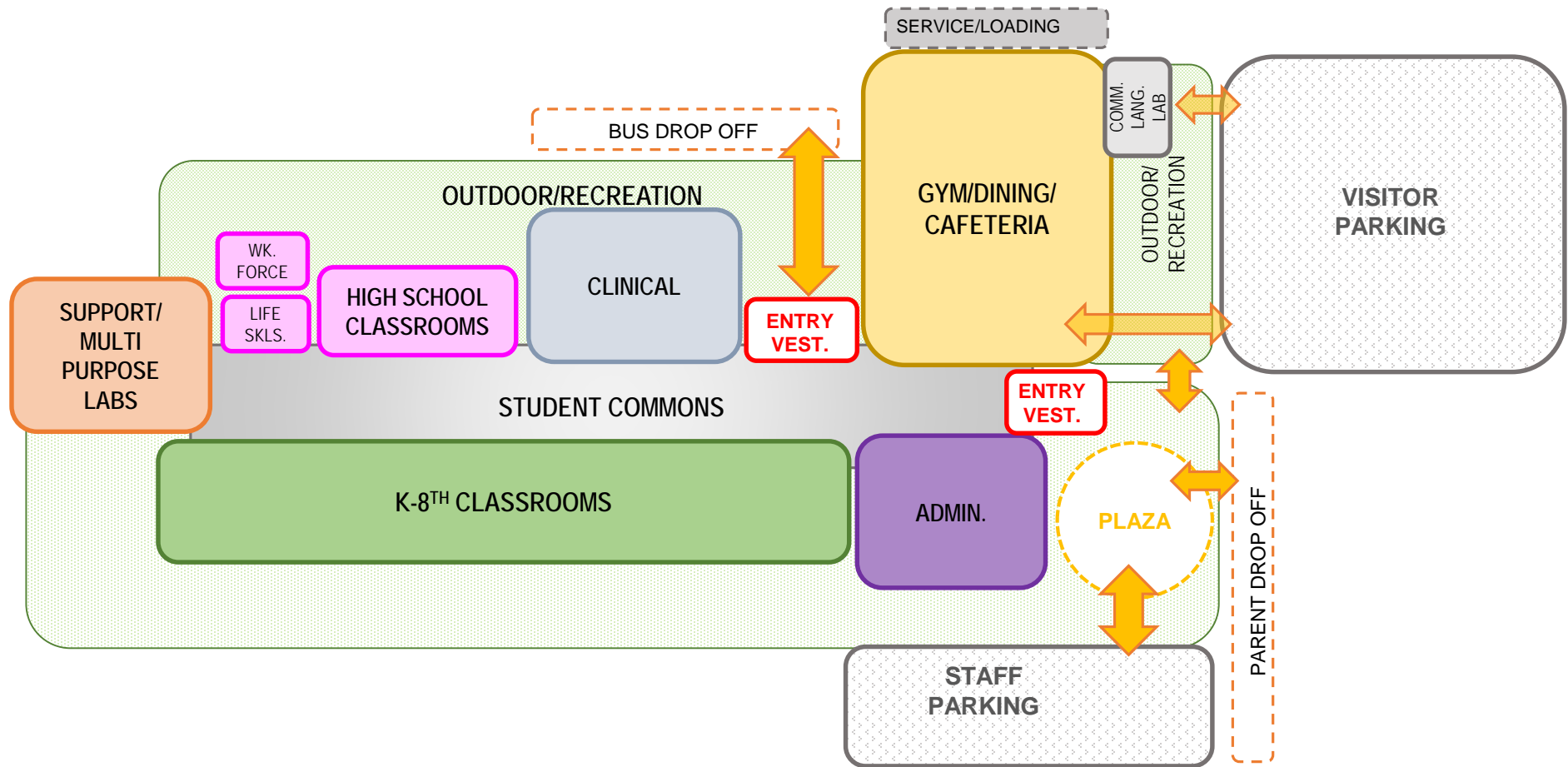
Concepts— *Function*

Theater



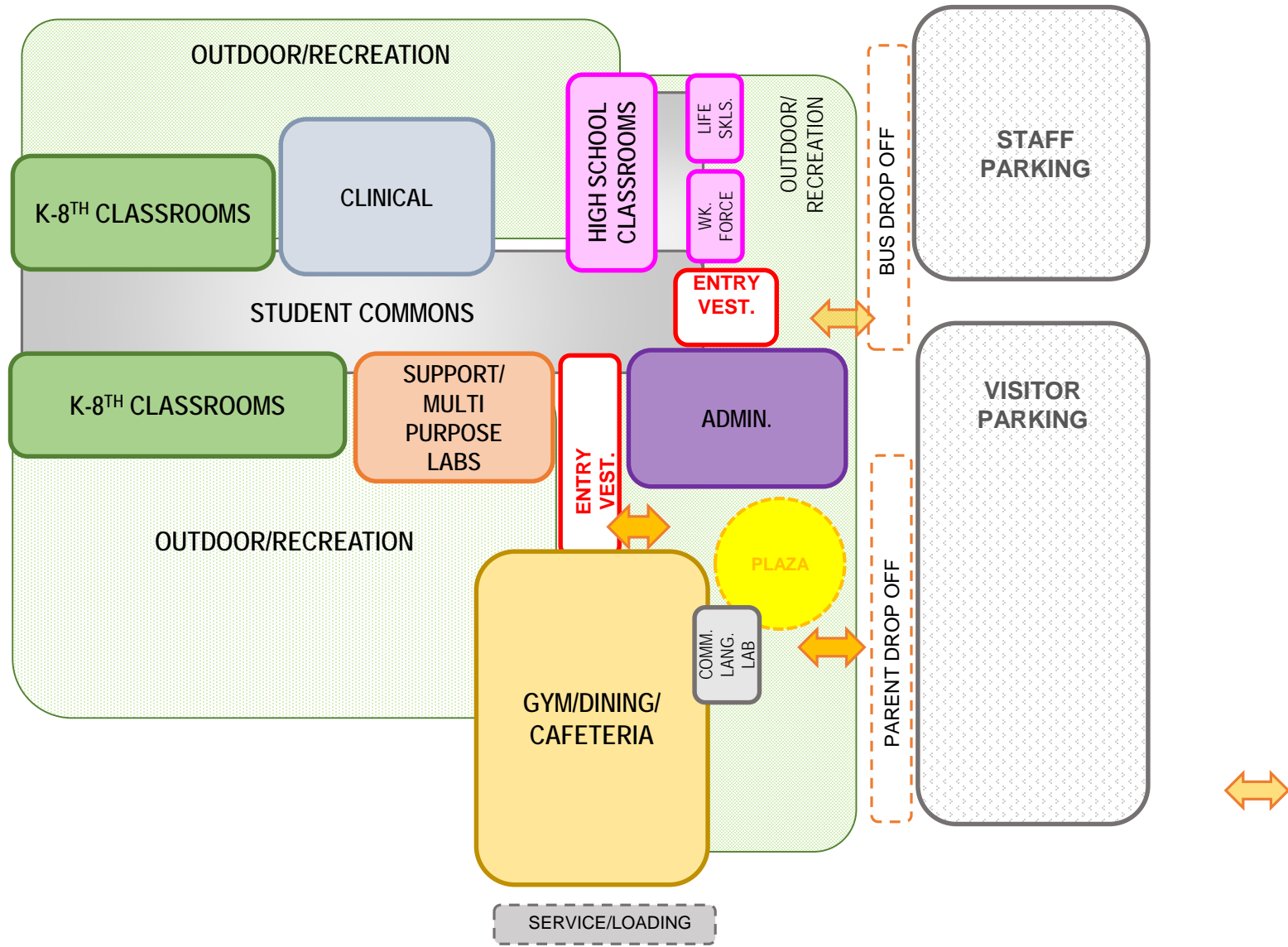
Concepts — *Function*

Site relationship diagram



Concepts — *Function*

Site relationship diagram

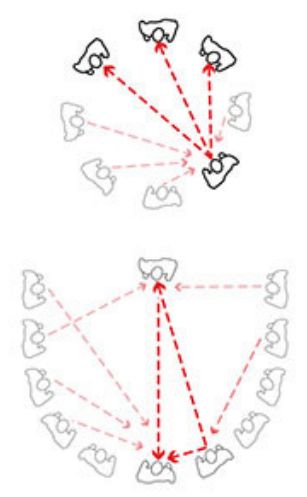
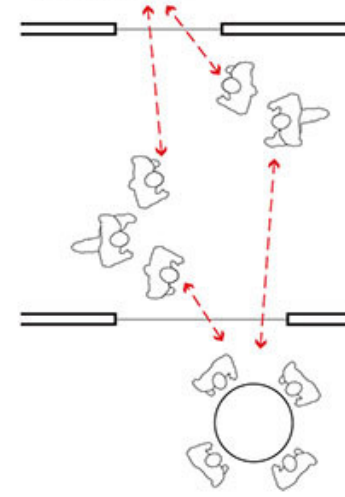
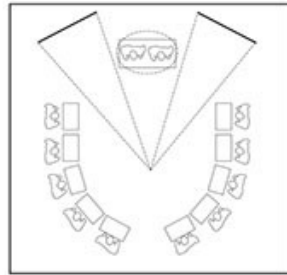
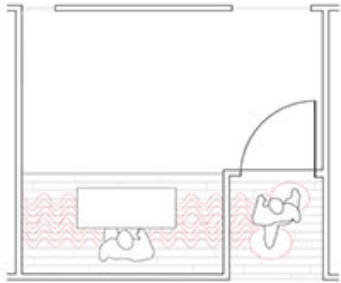
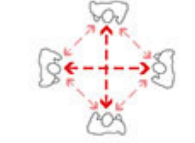
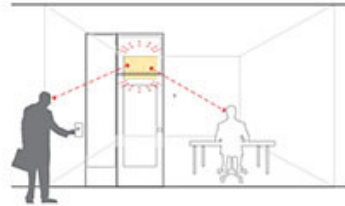
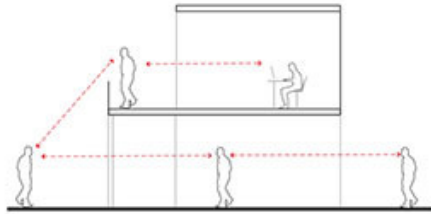


Concepts – **DEAF SPACE**

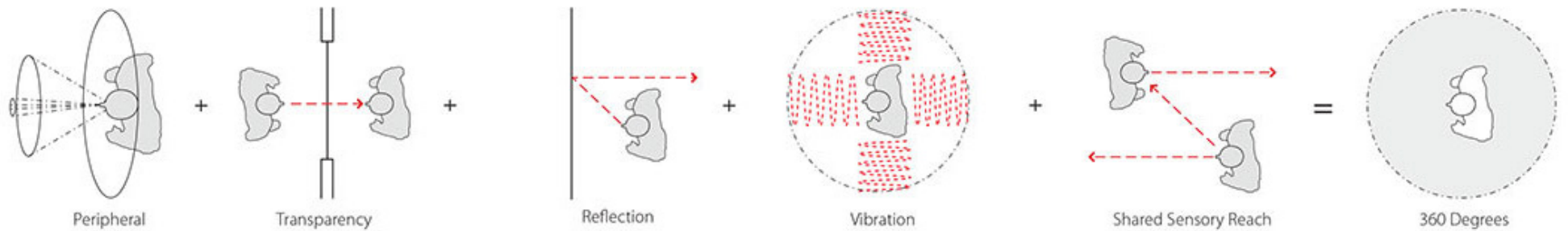
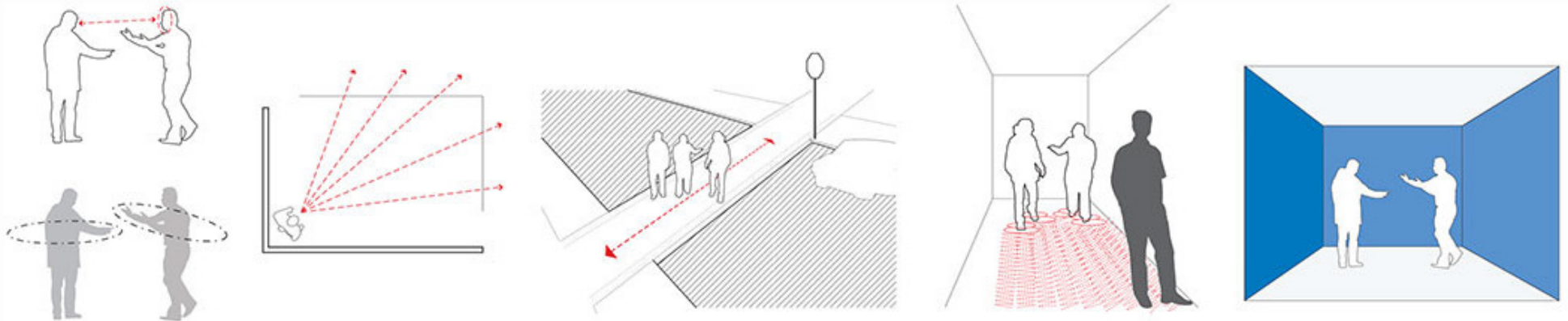
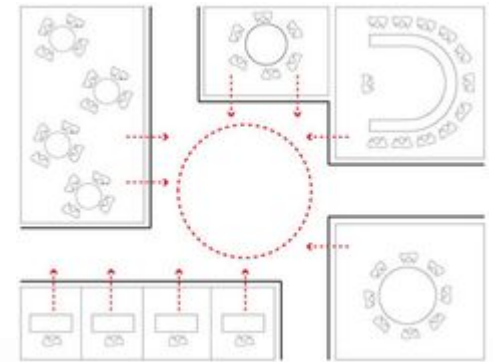
- Placement of windows – locate them so they produce diffused light, not glaring light
- Use of building materials such as clouded glass instead of brick, concrete, or drywall, to create privacy and still feel open
- Wooden floors – so stomping vibration can be used to get others attention or communicate
- Select colors on floors as not to confuse a Deaf persons wide vision range
- Use curved corners instead of right-angled walls or sharp turns
- Create an open Kitchen to be visually accessible to adjacent rooms
- Position light switches in multiple locations or wireless such that educators have access throughout the classroom
- Implement circular areas to see each other comfortably
- Create wide, non-white sidewalks outdoors to accommodate people walking and signing to each other, and avoid glare of sunlight.



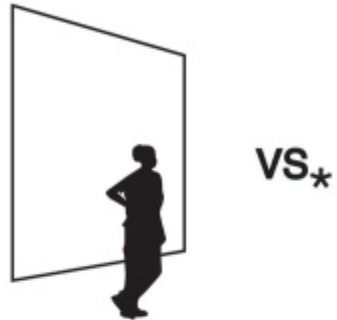
Concepts – **DEAF SPACE**



Concepts – **DEAF SPACE**



Concepts – **DEAF SPACE**

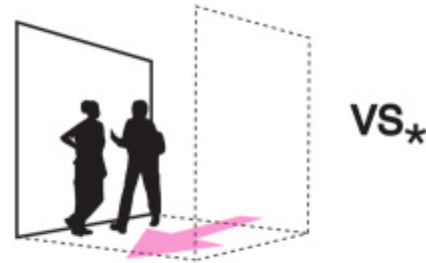


VS*



THE GOOD Visual communication relies on a clear visibility in order for proper communication to exist.

THE BAD Because visual communication is reliant on visibility within a space, a complex or overly patterned background hinders clear communication.

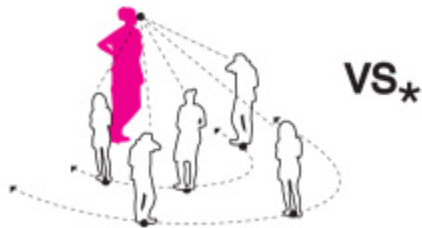


VS*

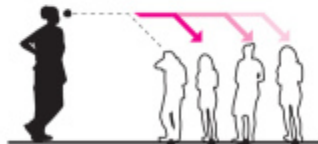


THE GOOD Visual communication requires additional space due to the use of the body and clearance for arm movement. An appropriate circulation space accommodates for communication by allowing circulation traffic to be able to pass by a group talking.

THE BAD Because visual communication is reliant on space for bodies to communicate, a smaller sized circulation space hinders the ability for appropriate conversation.



VS*

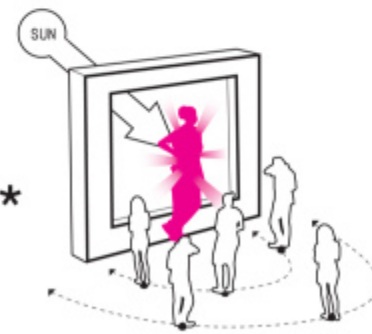


THE GOOD Visual communication and its style of education requires that visibility is provided to all students. By allowing for a radial engagement with the instructor, students are able to succeed on their daily tasks.

THE BAD Because visual communication requires a radial presentation in order for clarity and visibility, a standard linear style room diminishes visibility due to the distance of some students from the teacher.



VS*



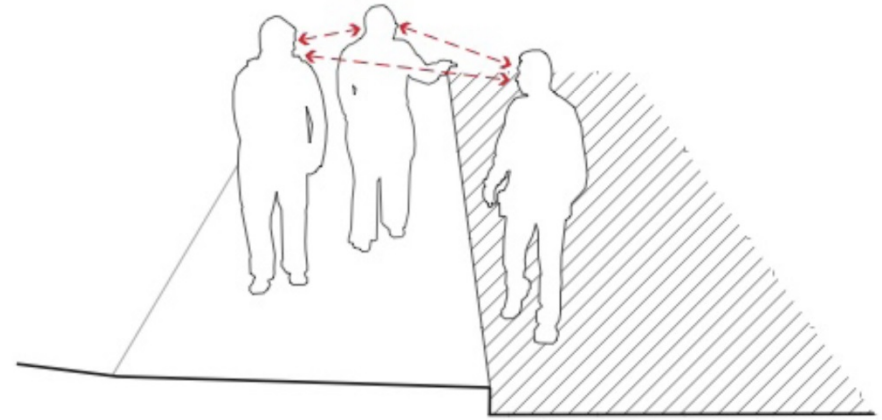
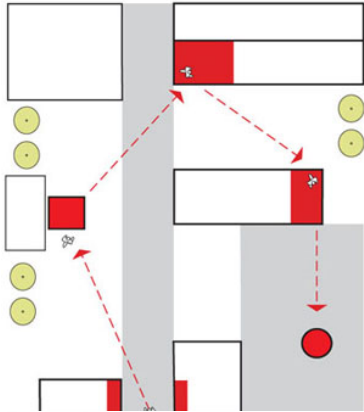
THE GOOD Visual communication and its style of education requires that instruction occurs along a solid wall. The impact of natural light, although it is something to that ensures individual comfort, is a hindrance to visual communication education.

THE BAD The impact of natural light, particularly at the threshold of instruction is detrimental to successful visual communication between students and instructor. Having an instructor's main teaching zone located with a backdrop of natural light is not a good idea.

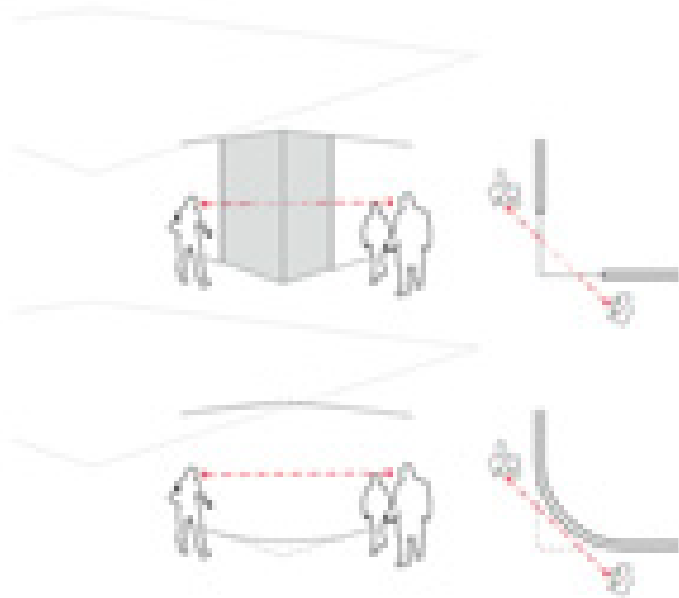


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Concepts – **DEAF SPACE**



SUB-OPTIMAL

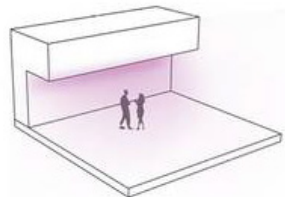


IDEAL



Concepts – **DEAF SPACE**

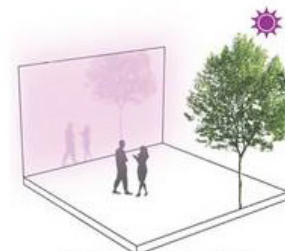
LIGHTING



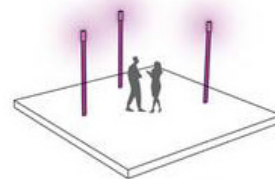
ARCHITECTURAL LIGHTING



INDIRECT LIGHTING

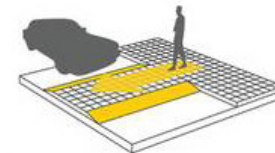


REFLECTED LIGHT

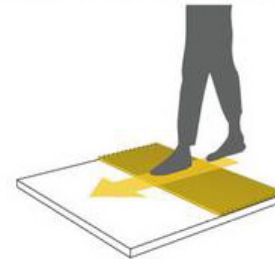


DIFFUSED POLE LIGHT

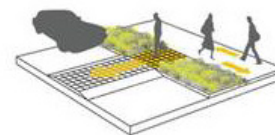
CROSSING/TRANSITIONS



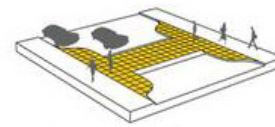
RAISED PEDESTRIAN CROSSING



TEXTURED TRANSITIONS

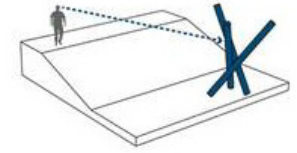


WAITING ZONE

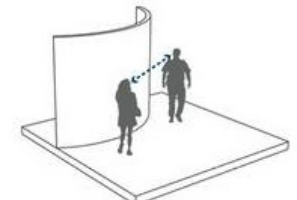


SHORTENED CROSSING

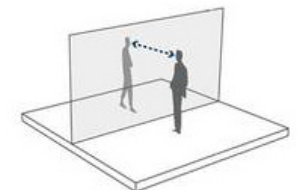
SIGHT LINES



ELEVATED VANTAGE



CURVED FACADES



GLASS FACADES



CLEAR SIGHT ZONE

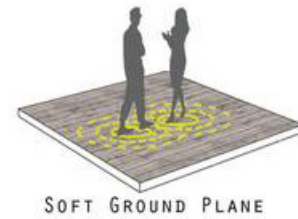
DEAF DESIGN STRATEGY - GUIDELINES MATRIX



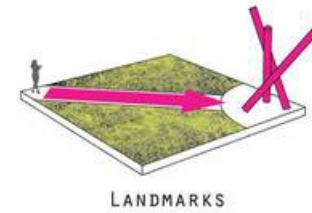
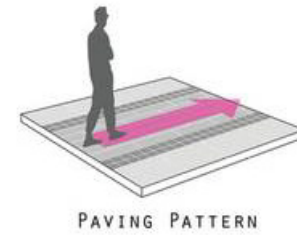
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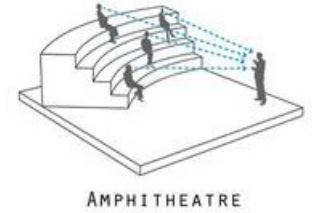
ACOUSTIC MITIGATOR



WAYFINDING



ACCUMULATORS



Additional Information



Albuquerque
Sign Language Academy



**SUMMARY OF CODE REQUIREMENTS
ALBUQUERQUE SIGN LANGUAGE ACADEMY
ALBUQUERQUE, NEW MEXICO**

General Description

The ASLA will construct a 1 or 2-story primary and secondary education building. This will be a construction type IIB, fully sprinklered building containing an E occupancy.

Applicable Building Codes (Depending on the time frame for design the current adopted code may differ.)

2009	New Mexico Commercial Building Code (Likely 2012)
2009	New Mexico Energy Conservation Code
2009	New Mexico Plumbing Code
2009	New Mexico Mechanical Code
2009	Solar Energy Code
2009	New Mexico Electrical Code
2009	New Mexico Electrical Safety Code
2009	International Building Code (Likely 2012)
2003	ICC A117.1 Accessible and Usable Building and Facilities Standards
2009	International Energy Conservation Code
2012	Uniform Plumbing Code
2012	Uniform Mechanical Code
2012	Uniform Solar Energy Code
2014	National Electrical Code
2012	National Electrical Safety Code



Albuquerque
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Considerations

Building Occupancy Type: *

Construction Type:

Base Allowable Area per Floor:

Allowable Area per Floor with Sprinklers:

Allowable Area per Floor with Frontage:

Allowable Height with Sprinklers:

Sprinkler System Required

Corridor Fire Rating

Corridor Minimum Width

Exit Access Travel Distance

Dead End Corridor Limit

Shaft Enclosures (Less than 3 stories)

Exit Width:

Stair:

Other:

Preliminary Plumbing Fixture Count

Approximate Occupant Load:

Women's Water Closets:

Men's Water Closets:

Lavatories:

Primary and Secondary School

E

IIB

14,500

43,500

TBD

75' (3 Stories)

Required for Area

No Rating Required

44"

250' /TBD

50'

1 hour

.3" per person (.2" [IBC 2012] with Sprinklers)

.2" per person (.15" [IBC 2012] with Sprinklers)

TBD

TBD

TBD

TBD



Albuquerque

Sign Language Academy



Mission Statement

The Mission Statement outlines the overall goal of the project and becomes the main driver behind the character of the final building.



Mission Statement

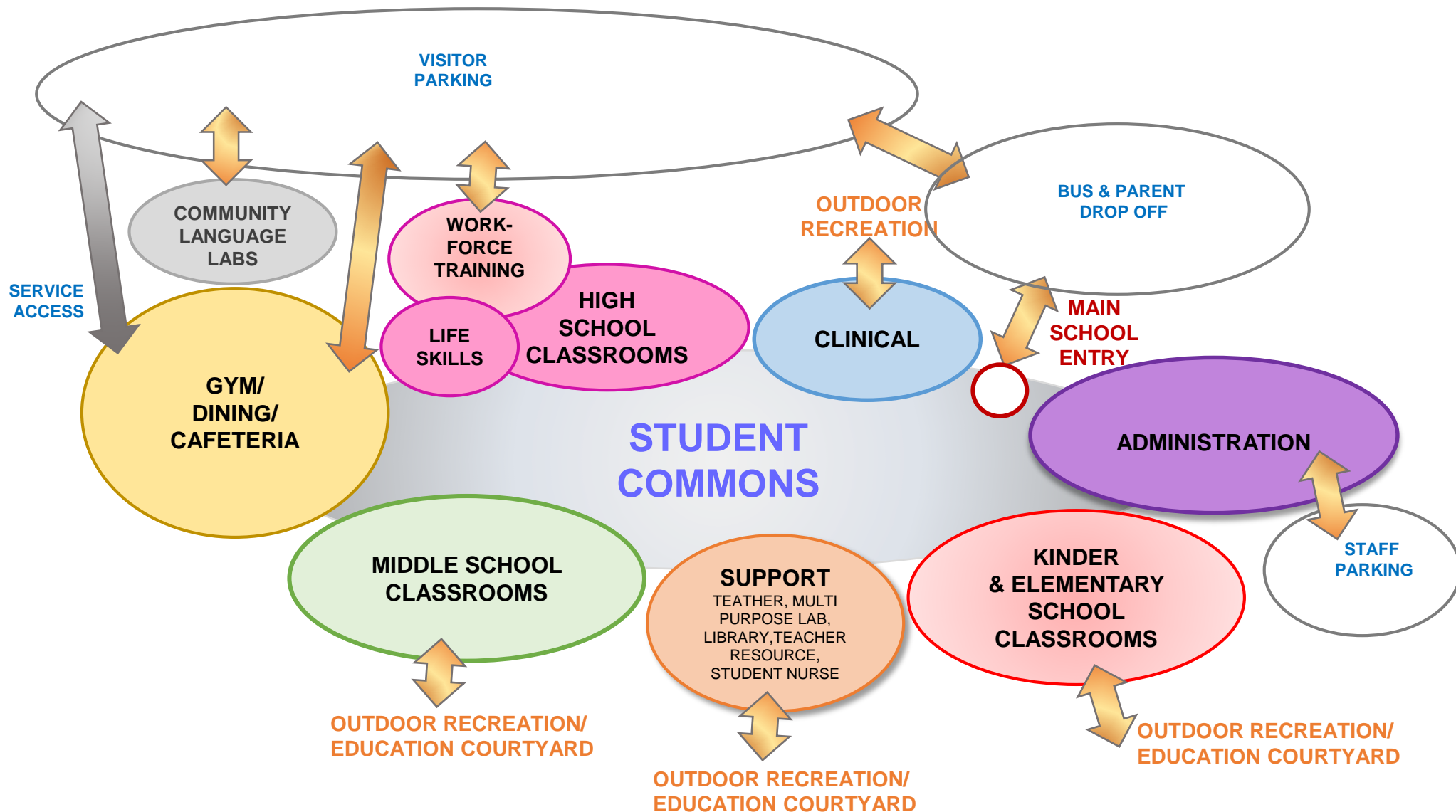
To.



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Concepts — *Function*

Site relationship diagram



Certificate of Occupancy

*City of Albuquerque
Planning Department
Building Safety Division*

This Certificate, issued pursuant to the requirements of Section 115.3 of the Albuquerque Uniform Administrative Code, certifies that at the time of issuance this structure was in compliance with the above code and other technical codes and city ordinances regulating building construction or use.

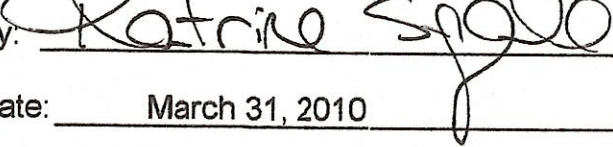
Building Address 225 Griegos Rd NW Zip 87107


Portion of Building 2620 Addition, 1460 Remodel FP Entire Building

Use Classification Commercial Project Building Permit 200990566

Occupancy Group E Type of Construction II B Land Use Zone R - 1

Owner of Building APS FD & C Myron Johnson Address 915 Oak St NE Albuquerque, NM

By: 
Date: March 31, 2010


Chief Building Official

POST IN A CONSPICUOUS PLACE