SECTION 5

Space Requirements in Project School

OBJECTIVE OF HMS MIDDLE SCHOOL EDUCATIONAL SPECIFICATION

A goal of Hobbs Municipal Schools is to provide quality education to all district students in efficient and effective facilities. To accomplish this goal, the district has to provide adequate facilities at all of its schools that will support the educational program and student enrollment; however, older facilities make it difficult for HMS to accomplish this goal. All three HMS middle schools are among the oldest schools in the district with Houston MS being the oldest school in the district at 88 years old. Heizer Middle School is 71 years old and Highland Middle School is 65 years old. All three middle schools are unable to fully meet the educational program needs of the students and staff. In addition, the constant increase of enrollment in the district has caused the middle schools to reach their capacities. The 2019 HMS Facilities Master Plan and the 2022 HMS Middle School Enrollment Study working with the HMS FACT committee propose to replace all the district middle schools and create a fourth middle school to alleviate overcrowding at the existing schools and provide additional capacity to accommodate future enrollment.

PSCOC/PSFA requested that a educational specification be developed to identify and address the specific needs of the middle schools. The district undertook the development of this educational specification for a new middle school and the replacement of the three existing HMS middle schools in partnership with PSCOC/PSFA to develop basic facility requirements for the schools to support the district's and the middle schools' educational program in efficient and effective facilities. This educational specification focuses on facilities that meet the needs of students from sixth through eight grades, with an understanding of the needs and impact of all the students and facilities on the existing middle schools.

The objective for the development of this Hobbs Municipal Schools Middle School educational specification is to establish foundation documents for the construction of a new HMS middle school and the replacement of the existing three middle schools, into middle schools that will support the district's middle school educational program; provide a secure, safe and comfortable environment for students, staff, and visitors; be easy to maintain, and will operate efficiently.

It is the goal of this HMS Middle School Educational Specification to work with district personnel and community members to identify all necessary components to provide HMS middle school students with an equitable, meaningful educational experience to prepare them for future educational opportunities. Components included in this Educational Specification are:

- Changes to educational program (virtual instruction, lecture, interactive, project based, outdoor classrooms)
- Community space(s)
- Site and building organization / adjacencies of spaces
- Capacity and utilization
- Program of spaces
- Safety and security
- Technology
- Extracurricular activities
- Career technology

SECTION 5

Space Requirements in Project School

The new middle school projects offer HMS the opportunity to create a more efficient and effective educational environment for the students by creating more modern, efficient, and effective facilities. The local community will realize several benefits including:

- Middle school buildings with a more efficient use of space and footprint
- New and modern facilities that will save the district money and time on maintenance and operation
- A more secure campus for all middle schools
- Separation of vehicular and pedestrian traffic
- Separation of bus and delivery traffic from parent and visitor traffic
- Provide equity of educational programs at all HMS middle schools

Middle School Educational Specification References

During the development of this educational specification, HMS referred to and based the quantity and size of middle school spaces on the following references:

- NM Adequacy Standards Recommended Square Foot per Student
- Public Education Department's (PED) Pupil to Teacher Ratio (PTR)
- New Mexico Adequacy Standards
- New Mexico Adequacy Planning Guide
- School District Facilities Master Plan Components and Guidelines
- Common Core Standards

QUANTITY AND SIZE OF SPACES REQUIRED TO ACCOMMODATE THE EDUCATIONAL PROGRAM

During the educational specification process, the HMS middle school educational program was discussed at length. District and middle school staff identified the HMS middle school educational program that will meet the current and future needs of HMS students. Educational subjects to be offered at each middle school was identified. The number of spaces required to house the educational and support subjects were determined and the size of the spaces to meet the needs of the educational program was calculated. The basic program of spaces to meet the needs of HMS middle school students and their educational program is based on PED's Pupil to Teacher Ratio and the NM Adequacy Standards recommended square foot per student. All spaces meet or exceed these standards. This information was used to generate the program of space summary that is to be used for the new HMS middle school and the replacement of the three existing HMS middle schools.

Spaces to Adequacy and Spaces Over Adequacy

The spaces that exceed NMAS have been meticulously reviewed by HMS middle school staff, HMS administration, and PSFA. The additional square footage will help the district to adequately provide the middle schools' educational program to the new and existing middle schools.

The following Program of Space Summary tables identify all the spaces that are to adequacy and the spaces that exceed adequacy standards.

Space Requirements in Project School

PROGRAM OF SPACES BASED ON EDUCATIONAL SPECIFICATIONS							
RM #	Room Description	# of Existing Spaces Provided	NSF of Existing Space	# of New or Renovated Spaces Provided	Project Total New NSF per Space	NM A.S. Min. NSF per Space / Area	NSF Above / below Min. NM A.S. per Space / Area
Existing: MS	English: Lang Arts: 6th	1	906	1	900	810	90
Existing: MS	English: Lang Arts: 6th	1	895	1	900	810	90
Existing: MS	English: Lang Arts: 7th	1	895	1	900	810	90
Existing: MS	English: Lang Arts/SocialStudies: 7th	1	894	1	900	810	90
Existing: MS	English: Lang Arts: 8th	1	878	1	900	810	90
Existing: MS	English: Lang Arts: 8th	1	880	1	900	810	90
Existing: MS	Math: 6th	1	893	1	900	810	90
Existing: MS	Math: 6th	1	893	1	900	810	90
Existing: MS	Math: 7th	1	894	1	900	810	90
Existing: MS	Math: 7th	1	867	1	900	810	90
Existing: MS	Math: 8th	1	895	1	900	810	90
Existing: MS	Math: 8th	1	752	1	900	810	90
Existing: MS	Social Studies: 6th	1	895	1	900	810	90
Existing: MS	Social Studies: 6th	1	895	1	900	810	90
Existing: MS	Social Studies: 7th	1	895	1	900	810	90
Existing: MS	Social Studies: 7th	1	821	1	900	810	90
Existing: MS	Social Studies: 8th	1	892	1	900	810	90
Existing: MS	Social Studies: 8th	1	987	1	900	810	90
6th - 8th Grade CLRMS SubTotal:		18	15,927	18	16,200	14,580	1,620
Existing: MS	Sp. Ed. Clrm: Math	1	895	1	900	810	90
Existing: MS	Sp. Ed. Clrm: ELA	1	892	1	900	810	90
Existing: MS	Sp. Ed. Clrm: Study Skills	1	431	1	900	810	90
Existing: MS	Gifted	1	631	1	900	810	90
Existing: MS	OT/PT	1	631	1	900	810	90
Existing: MS	Sp. Ed. Clrm: Independent Studies (Heizer)	1	879	1	900	810	90
Existing: MS	Sp. Ed. Clrm: Medically Fragile (Houston)	1	770	1	900	810	90
Existing: MS	Sp. Ed. Clrm: Autism (Houston)	1	0	1	900	810	90
Existing: MS	Sp. Ed. Clrm: Autism Sensory (Houston)	1	0	1	900	810	90
Existing: MS	D-Level Clrm (Heizer & Highland)	1	769	1	900	810	90
SPECIAL ED CLRMS:		10	5,898	10	9,000	8,100	900
Existing: MS	Science: Clrm 6th	1	1,083	1	900	810	90
Existing: MS	Science: Clrm 6th	1	1,178	1	900	810	90
New: MS	Science: Shared Lab 6th	0		1	1,200	0	1,200
Existing: MS	Science: 7th	1	754	1	900	810	90
Existing: MS	Science: 7th	1	755	1	900	810	90
New: MS	Science: Shared Lab 7th	0		1	1,200	0	1,200
Existing: MS	Science Lab: 8th	1	895	1	900	810	90
Existing: MS	Science Lab: 8th	1	1,343	1	900	810	90
New: MS	Science: Shared Lab 8th	0		1	1,200	0	1,200
Existing: MS	Avid/SOAR: 6-8th (College Prep)	1	893	1	900	810	90
Existing: MS	Soar/Pre-Engineering (Heizer)	1		1	900	810	90
Existing: MS	On-Campus Suspension (Houston)	1		1	900	810	90
Existing: MS	Bilingual (Houston-Heizer)	1		1	900	810	90
Existing: MS	FACS Lab: Clrm & Kitchen	1	1,923	1	2,250	810	1,440
Existing: MS	Tech Lab: Career	1	893	1	1,162	1,162	0
Existing: MS	Tech Lab: Keyboarding	1	2,184	1	1,162	1,162	0
Existing: MS	Art	1	1323	1	1,350	810	540
Existing: MS	Choir	1	1,141	1	1,250	1,162	88
Existing: MS	Band	1	2,313	1	2,500	1,162	1,338
Existing: MS	Weight Room	1	1,863	1	2,000	1,162	838
Existing: MS	Drama (Currently In Cafeteria)	0		1	1,250	1,162	88
SPECIAL USE CLRMS:		17	18,541	21	25,524	16,692	8,832

Space Requirements in Project School

PROGRAM OF SPACES BASED ON EDUCATIONAL SPECIFICATIONS							
RM #	Room Description	# of Existing Spaces Provided	NSF of Existing Space	# of New or Renovated Spaces Provided	Project Total New NSF per Space	NM A.S. Min. NSF per Space / Area	NSF Above / below Min. NM A.S. per Space / Area
Existing: MS	PE: Gym	1	6,151	1	6,200	0	6,200
Existing: MS	PE: Gym	1	8,577	1	9,850	9,850	0
Existing: MS	Locker Room: Boys	1	725	1	1,000	1,000	0
Existing: MS	Locker Room: Girls	1	338	1	1,000	1,000	0
Existing: MS	PE Storage	4	504	1	250	250	0
Existing: MS	PE Office: Girls	1	113	1	150	150	0
Existing: MS	PE Office: Girls	1	132	1	150	0	150
Existing: MS	PE Office: Boys	1	140	1	150	150	0
Existing: MS	PE Office: Boys	1	173	1	150	0	150
Existing: MS	Athletics Locker Room: Boys	1	1468	1	1,250	0	1,250
Existing: MS	Athletics Locker Room: Girls	1	1523	1	1,250	0	1,250
PHYSICAL EDUCATION:		14	19,844	11	21,400	12,400	9,000
Existing: School Wide	LIBRARY	1	2970	1	2,325	2,325	0
Existing: School Wide	Library AV STO	3	401	1	250	250	0
Existing: School Wide	Library AV Office	1	272	1	150	150	0
LIBRARY/MEDIA CENTER:		5	3,643	3	2,725	2,725	0
Existing: School Wide	CAFETERIA	1	4930	1	3,875	3,875	0
Existing: School Wide	KITCHEN: Warming	1	398	1	750	750	0
Existing: School Wide	Serving Line	1	239	1	500	500	0
Existing: School Wide	Snack Bar	1	346	1	500	0	500
Existing: School Wide	Storage	3	148	1	300	300	0
FOOD SERVICE:		7	6,061	5	5,925	5,425	500
New: School Wide	Parent Work Room	0	0	1	150	150	0
PARENT WORK ROOM:		0	0	1	150	150	0
Existing: MS	MS Conference	1	444	1	400	0	0
Existing: MS	Sp. Ed. Office	1	120	1	125	0	0
Existing: MS	Sp. Ed. IEP / Conference Room	1	250	1	300	0	0
Existing: MS	Reception: Attendance	1	100	1	150	0	0
Existing: MS	Reception: Bookkeeper	1	154	1	150	0	0
Existing: MS	Registrar	1	125	1	125	0	0
Existing: MS	MS Principal	1	167	1	175	0	0
Existing: MS	Assistant Principal	1	147	1	150	0	0
New: MS	Assistant Principal	0	0	1	150	0	0
Existing: MS	Counselor MS	1	176	1	125	0	0
Existing: MS	Security Resource Office	1	102	1	125	0	0
Existing: MS	Parents Attendance Liazion	1	115	1	125	0	0
Existing: MS	Social Worker	1	280	1	125	0	0
Existing: MS	Bilingual Office: No	1	110	1	125	0	0
Existing: MS	Computer Lab Office: No	1	110	1	125	0	0
Existing: MS	Choir Office: Add to big room	1	86	1	125	0	0
Existing: MS	Choir Practice	1	45	1	75	0	0
Existing: MS	Band Practice	3	135	1	225	0	0
Existing: MS	Band Office	1	89	1	125	0	0
ADMIN:		20	2,755	19	3,025	1,313	1,713
Existing: School Wide	NURSE	1	170	1	775	775	0
New: School Wide	Nurse: Cot Area	0	0	1	0	0	0
HEALTH:		1	170	2	775	775	0
Existing: MS	MS LOUNGE/Workroom	1	530	1	775	775	0
TEACHER WORKROOM/LOUNGE:		1	530	1	775	775	0
Existing: MS	IT Distribution Space	1	146	1	120	120	0
IT DISTRIBUTION SPACE:		1	146	1	120	120	0

Space Requirements in Project School

PROGRAM OF SPACES BASED ON EDUCATIONAL SPECIFICATIONS							
RM #	Room Description	# of Existing Spaces Provided	NSF of Existing Space	# of New or Renovated Spaces Provided	Project Total New NSF per Space	NM A.S. Min. NSF per Space / Area	NSF Above / below Min. NM A.S. per Space / Area
New: MS	Technology Support Space	0		1	300	300	0
IT DISTRIBUTION SPACE:		0	0	1	300	300	0
Existing: MS	Science Storage	3	360	1	96	96	0
Existing: MS	Tech Lab Storage	2	110	1	56	56	0
Existing: MS	Math Storage	2	210	1	56	56	0
Existing: MS	Special Education Storage	2	215	1	15	15	0
Existing: MS	Art Storage	1	338	1	100	100	0
Existing: MS	Choir Storage	1	191	1	100	100	0
Existing: MS	Band Uniform Storage	1	404	1	200	200	0
Existing: MS	Band Storage	1	404	1	200	200	0
Existing: MS	Drama Storage	1	404	1	200	200	0
Existing: MS	MS Vault	1	100	1	100	100	0
Existing: MS	FACS Storage	1	150	1	125	125	0
Existing: MS	General Storage	2	640	1	775	775	0
GENERAL STORAGE:		18	3,526	12	2,023	2,023	0
		0	0	0	0		
MISC AND SUPPORT:		0	0	0	0	0	0
School Wide	Corridors: 17%	1	18,710	1	21,357		
School Wide	Toilets: 3%	1	3,302	1	3,769		
School Wide	Mech, Electrical, Janitors Closets:2%	1	2,201	1	2,513		
School Wide	Walls: 8%	1	8,805	1	10,051		
TARE:		4	33,018	4	37,689		
	TOTALS	112	**77,041**	105	87,942	65,378	22,565
	TARE @ 30%	4	**33,018**	4	37,689	28,019	9,671
	TOTAL GSF	**116**	**110,059**	**109**	**125,631**	**93,396**	**32,235**

Space Requirements in Project School

New Middle School Overall School Footprint

The Public School Capital Outlay Council (PSCOC) and the Public School Facilities Authority (PSFA) work closely with NM school districts to size right facilities that meet student and staff needs, but do not create a maintenance burden for the district. For a new middle school that is under a partnership with PSCOC/PSFA, the NM Adequacy Standards recommended square foot per student formula is utilized to determine the overall footprint of the school. The formula is dependent upon the grades served by the schools and the capacity of the individual school to assure that a school is sized right. As a school project comes on-line, the actual overall school footprint that PSCOC/PSFA will participate in funding will be calculated based on the PSCOC awarded capacity of the school and the NM Adequacy Standards square foot per student formula.

The 2018-2019 PSCOC/PSFA awarded HMS funds to complete a district-wide enrollment and boundary study to determine further approval of construction of a new middle school campus and/or renovations to Heizer Middle School. The 2019 HMS Facilities Master Plan and the 2022 HMS Middle School Enrollment Study working with the HMS FACT committee proposed to replace all the district middle schools and create a fourth middle school to alleviate overcrowding at the existing schools and provide additional capacity to accommodate future enrollment.

It is the intention of Hobbs Municipal Schools to build a new middle school for 775 sixth through eight grades students. This educational specification allows HMS to utilize the NM Adequacy Standards recommended square foot per student formula for middle schools to determine the overall footprint for the 775 students. The replacement of existing middle schools is intended to provide equity of educational programs at all the middle schools, hence all schools are expected to have the same functional capacity and the same number of educational and support spaces to serve 775 students from sixth to eight grades.

The district anticipates that this educational specification will be used for the design and construction of one new middle school and the replacement of three existing HMS middle schools. Design and construction of a new middle school will be the first project to use this educational specification then the district will under take, using this educational specification, the systematic replacement of the existing HMS middle schools beginning with Heizer MS followed by Highland MS and Houston MS. Each middle school project will adapt this educational specification to meet specific site/campus requirements.

New Middle School:

NM Adequacy Standards Recommended School Footprint:	
775 student capacity at 125 sf / student:	96,789 sf
New HMS Middle School Proposed Footprint:	125,631 sf
Square Footage Above NM Adequacy Standards Recommendations:	28,842 sf
Total New Middle School Construction:	125,631 sf

Total Renovated Existing Facilities to Remain:	n/a
Overall Increase of Campus Footprint:	n/a

Replacement of Existing Middle Schools:

NM Adequacy Standards Recommended School Footprint:	
775 student capacity at 125 sf / student:	96,789 sf
Replacement of Existing Middle Schools to NM Adequacy Standards:	
New HEMS Proposed Footprint: 775 student capacity at 162 sf / student	125,631 sf
Square Footage Above NM Adequacy Standards Recommendations:	28,842 sf

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Existing **Heizer Middle School (HEMS)**:	
Existing HEMS Permanent Footprint:	85,750 sf
Existing HEMS Portable Footprint:	2,020 sf
Total Existing HEMS Footprint:	87,770 sf
Total New Construction:	125,631 sf
Total Renovated Existing Facility to Remain:	0 sf
Total Square Footage to be Demolished:	85,750 sf
Overall Increase of Campus Footprint:	37,861 sf

Existing **Highland Middle School (HIMS)**:	
Existing HIMS Permanent Footprint:	103,160 sf
Existing HIMS Portable Footprint:	2,688 sf
Total Existing HIMS Footprint:	105,848 sf
Total New Construction:	125,631 sf
Total Renovated Existing Facility to Remain:	0 sf
Total Square Footage to be Demolished:	103,160 sf
Overall Increase of Campus Footprint:	19,783 sf

Existing **Houston Middle School (HOMS)**:	
Existing HOMS Permanent Footprint:	101,311 sf
Existing HOMS Portable Footprint:	3,585 sf
Total Existing HOMS Footprint:	104,896 sf
Total New Construction:	125,631 sf
Total Renovated Existing Facility to Remain:	0 sf
Total Square Footage to be Demolished:	101,311 sf
Overall Increase of Campus Footprint:	20,735 sf

Space Requirements in Project School

The increase of square feet is necessary to accommodate the district's projected enrollment and to fully implement the educational program of HMS in all the middle schools. The majority of square footage exceeding NMAS is a result of each middle school housing two gymnasiums, an increase in the special educational program and the size of the administration to serve the needs of middle school students.

The construction of a new middle school and the replacement of existing middle schools could result in a slight increase to the district per year in utilities and maintenance due to the increase in square footage; however, the replacement of outdated schools and the new school will incorporate sustainable site and building systems, automated equipment controls, energy efficient systems and sustainable materials. This could offset the additional cost of maintenance and operations of a larger footprint and result in a slight cost savings in maintenance and operational costs per year, which can be directed to programs that support student success.

Size of Individual Spaces

To determine the appropriate size of each middle school space, HMS utilized the current Statewide Adequacy Standards as a guide. All spaces were reviewed and then designed to meet or slightly exceed these standards to more efficiently accommodate the educational program of the district. For middle school spaces the following square foot and student formulas were utilized:

General Use Classrooms:

NM Adequacy Standards Grades 6th – 8th Classroom: 810 sf
28 net sf/student plus 2 sf/student in-classroom dedicated storage
28 sf x 27 students plus 54 sf of storage = 810 sf per 6th – 8th grade classroom minimum

HMS Standard Grades 6th – 8th Classroom: 900 sf
To support the Common Core Standards and instructional delivery methods

Specialty Classrooms:

NM Adequacy Standards Special Education Classroom: 465 sf
450 net sf minimum plus 15 sf storage = 465 sf per NM adequacy standards

HMS Standard Special Education Classroom: 900 sf
HMS increased the adequacy standard square footage of the special education classrooms to 900 sf. There will be a total of 10 of these classrooms at each middle school including SPED ELA, SPED Math, SPED Study Skills, Gifted, OT/PT, SPED Independent Studies, Medically Fragile, Autism, Autism Sensory, and D-Level. The standardization of size for all classrooms will allow greater flexibility in the future for any change in the educational program.

NM Adequacy Standards Science Education Classroom: 810 sf
4 net sf/student plus 96 net sf for securable, well-ventilated storage
810 net sf minimum - space shall not be smaller than the average-sized general use classroom
775 students x 4 net sf = 3,100 sf

HMS Standard Science Education Classroom: 900 sf
2 Science Classrooms per grade level and one Science Lab per grade level.
To support the Common Core Standards and instructional delivery methods

HMS Standard Science Education Lab: 1,200 sf
To support the Common Core Standards and instructional delivery methods

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NM Adequacy Standards Visual and Performing Arts Education Programs: 810 sf
4 net sf/student of the specialty program capacity for arts
810 net sf minimum - space shall not be smaller than the average-sized general use classroom
775 students x 4 net sf = 3,100 sf

HMS Standard Visual Arts Performing Arts Classroom: 1250 sf to 2500 sf
To support the educational program of the district, HMS will provide instructional space for Art, Choir, Drama, and Band instruction. Each program will have its own dedicated space as follows:

Art Classroom	1,350 sf
Choir Classroom	1,250 sf
Drama Classroom	1,250 sf
Band Classroom	2,500 sf

NM Adequacy Standards Career Education Classroom: 1,162 sf
3 net sf/student of the specialty program capacity of the school for career education
810 net sf minimum - space shall not be smaller than the average-sized general use classroom
775 students x 3 net sf = 2,325 sf

HMS Standard Career Education Classroom: 900 sf to 2250 sf
HMS will provide classrooms for Avid/SOAR and Pre-engineering instruction. These classrooms will be sized as the HMS standard general classroom to provide more flexibility of instructional spaces. The school will also provide a 2,250 sf FACS lab that will include space for a classroom and kitchen. Each program will have its own dedicated space as follows:

Avid/SOAR Classroom	900 sf
Pre-engineering Classroom	900 sf
FACS Lab Classroom	2,250 sf

NM Adequacy Standards Technology and Computer Skills Instruction: 1,162 sf
Provide space that meets 3 net sf/student with no less than 800 net sf
775 students x 3 net sf = 2,325 sf / 2 spaces = 1,162 sf

HMS Standard Technology and Computer Skills Instruction: 1,162 sf
HMS has implemented a 1:1 ratio of computers for students in grades 6th to 8th which reduces the need for the additional dedicated computer lab space. Instead, the school will provide

labs for additional career education at HMS middle schools. These spaces include a Tech Lab: Career and a Tech Lab: Keyboarding.

Common Core Areas: Physical Education, Library, and Food Service

NM Adequacy Standards Middle School Physical Education Space: 9,850 sf

5,200 net sf minimum plus bleachers for 1.5 design capacity = 9,850 sf

Two dressing rooms shall be provided, with lockers, restroom fixtures, and at least one shower per dressing room

Two offices shall be provided, along with separate physical education equipment storage space, with a combined minimum of 300 net sf

HMS Physical Education Space: 6,200 sf and 9,850 sf

HMS will provide two full size gymnasiums for the students to support the educational program of the district. The main gymnasium will be 9,850 sf and the second gymnasium will be 6,200 sf. Both gymnasiums will be used for physical education classes, school assemblies, extracurricular activity practice and can be used by the community after school hours. Office and storage for physical education space will be the minimum NM Adequacy Standards space of 150 sf.

NM Adequacy Standards Middle School Library and Media Center: 2,138 sf

At least 2.5 net sf/student, but no less than 1,000 net sf plus office/workroom space and secure storage with a cumulative minimum of 200 net sf.

775 students x 2.5 net sf = 1,938 sf + office/workroom space and secure storage of 200 sf = 2,138 sf minimum

HMS Standard Library / Media Center: 2,325 sf

HMS will provide one library/media center with office/workroom and storage space for middle school students from 6th to 8th grades.

NM Adequacy Standards Food Service Total for 775 students: 5,425 sf

The dining area should be at least 15 net sf/student

Seating for 775/3=258 students:	3,875 sf
Serving Line:	500 sf
Cafeteria Storage:	300 sf
Kitchen (warming):	750 sf

HMS Food Service Total: 5,925 sf

Seating for 775/3=258 students:	3,875 sf
Serving Line:	500 sf
Cafeteria Storage & Fixtures :	300 sf
Kitchen (warming):	700 sf
Snack Bar	500 sf

HMS will provide a cafeteria and kitchen areas for 6th through 8th grades. The school will have three lunch periods to accommodate all the students. All HMS middle schools currently provide a snack bar for students and will continue to provide this service in the new facilities.

Other Facility Areas; General Storage; and Maintenance:

NM Adequacy Standards Parent Work Room: 150 sf

Space provided shall consist of no less than 150 net sf. School facility shall include secure storage for this space.

HMS Standard Parent Work Room: 150 sf

A Parent Work Room space will be provided based on NM Adequacy Standards.

NM Adequacy Standards Administration: 1,313 sf

1.5 net sf/student plus a minimum of 150 sf

775 students x 1.5 net sf = 1,163 plus 150 sf = 1,313 sf

HMS Middle School Administration: 3,025 sf

Principal Office:	175 sf
Assistant Principal:	150 sf
Assistant Principal:	150 sf
Reception Attendance:	150 sf
Reception Bookkeeper	150 sf
Registrar:	125 sf
Social Worker:	125 sf
MS Counselor Office:	125 sf
SPED Office:	125 sf
SPED IEP / Conference Rm:	300 sf
MS Conference Rm:	400 sf
Security Resource Office:	125 sf
Parents Attendance Liaison:	125 sf
Bilingual Office:	125 sf
Computer Lab Office:	125 sf
Choir Office:	125 sf
Choir Practice:	75 sf
Band Office:	125 sf
Band Practice:	225 sf

NM Adequacy Standards Health: 775 sf

1 net sf/student with a minimum of 150 net sf.

HMS Health: 775 sf

A health space will be provided based on NM Adequacy Standards. Cot area, nurse area, storage and testing area will be provided.

NM Adequacy Standards Teacher Workroom/Lounge: 775 sf
1 net sf / student and no less than 150 net sf. The space may consist of more than one room.

HMS Teacher Workroom / Lounge: 775 sf

NM Adequacy Standards Network Distribution Center: 120 sf
A minimum of 120 net sf.

HMS Network Distribution Center: 120 sf

NM Adequacy Standards Technology Support Spaces: 300 sf
0.5 net sf/student with a minimum of 300 sf to store and/or service user devices.

HMS Technology Support Spaces: 300 sf

NM Adequacy Standards General Storage: 775 sf
1 net sf/student

HMS General Storage: 775 sf
This square footage may be distributed through several spaces.

NM Adequacy Standards Tare:	30%	37,689 sf
HMS Tare:	30%	37,689 sf
Corridors:	17%	
Toilets:	3%	
Mechanical, Electrical, Janitor's Closets:	2%	
Walls:	8%	

Refer to page 15 for a detailed list of required spaces and their respective sizes to meet the needs of the HMS middle school students.

Instructional Space Capacity

To determine the number of students each space will serve and the capacity of each instructional space, HMS utilized Public Education Department's Pupil to Teacher Ratio (PTR) for middle schools with no exceptions:

Grade / Program	Students / Teacher
6th Grade	27
7th Grade	27
8th Grade	27
A & B Level	25
C Level	16

D Level	8
Federal	16
SLP	8

Building TARE

The TARE space of a building, is the area needed for circulation, walls, mechanical, electrical and telephone equipment, wall thickness, and public toilets. Tare space is limited to 30 percent of the Gross Square Footage on PSCOC funded projects according to the adequacy planning guide.

Gross Square Feet (GSF) is total of all space in the building that includes the Net Square Footage (NSF) plus all other non-assignable spaces measured to the outside of the exterior walls. The left over non-assignable space is called TARE and includes:

- Circulation, including corridors, stairways, elevators
- Restrooms (specialized restrooms such as in a kindergarten classroom are typically counted in the NSF)
- Mechanical Rooms
- Electrical Rooms
- Custodial Closets
- Thickness of the walls

To determine the building TARE of the new HMS middle school the following proportions were utilized:

- Corridors: 17%
- Toilets: 3%
- Mechanical, Electrical, Janitor's Closets: 2%
- Walls: 8%

The total new middle school construction square footage is 125,631 sf. The 30 percent of this total Gross Square Footage is 37,689 sf. The TARE of the new building is as follows:

TARE Space	Percentage	Square Footage
Corridors	17%	21,357
Toilets	3%	3,769
Mechanical, Electrical, Janitor's Closets	2%	2,513
Walls	8%	10,051
TOTALS	***30%***	***37,689***

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Space Requirements in Project School

HMS New Middle School

PROGRAM OF SPACES FOR EDUCATIONAL SPECIFICATIONS AND PROGRAM STATEMENT

School, School District: HMS Middle Schools	HMS MS			Heizer MS			Highland MS			Houston MS		
Insert Award Language:	**2019**	**2022**		**2019**	**2022-23**		**2019**	**2022-23**		**2019**	**2022-23**	
Approved Design Capacity:	863	715	6th Grade	234	191	6th Grade	314	284	6th Grade	315	240	6th Grade
Allowed Gross Square Footage per Appendix A of the PSFA Adequacy Planning Guide:	888	765	7th Grade	228	194	7th Grade	342	288	7th Grade	318	283	7th Grade
	807	810	8th Grade	216	220	8th Grade	302	269	8th Grade	289	321	8th Grade
Existing Space to Remain/To Be Renovated	2,558	2,290	Total	678	605	Total	958	841	Total	922	844	Total
New Space		-268			-73			-117			-78	
Space to Be Demolished												

Please refer to the notes below for a description of each column

NUMBERS are based on a capacity of 775

PROGRAM OF SPACES BASED ON EDUCATIONAL SPECIFICATIONS

RM #	Room Description	# of Existing Spaces Provided	Maximum # of Students Served per Existing Space	# of 2020-21 Students Served per Space	NSF of Existing Space	Project Total Demolished NSF per Space	# of New or Renovated Spaces Provided	Maximum # of Students Served per Proposed Space	# of Proposed Students Served per Space	Project Total New NSF per Space	Project Total Existing to Remain NSF per Space	NSF per Student per Space	NM A.S. Min. NSF per Space / Area	NSF Above / below Min. NM A.S. per Space / Area	Grandfathered NSF Above / below Min. NM A.S. per Space / Area	100% District Funded NSF	Total NSF per Space / Area	SubTotal of Area	Comments
Existing: MS	English: Lang Arts: 6th	1	27	27	906		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	English: Lang Arts: 6th	1	27	27	895		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	English: Lang Arts: 7th	1	27	27	895		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	English: Lang Arts/SocialStudies: 7th	1	27	27	894		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	English: Lang Arts: 8th	1	27	27	878		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	English: Lang Arts: 8th	1	27	27	880		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Math: 6th	1	27	27	893		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Math: 6th	1	27	27	893		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Math: 7th	1	27	27	894		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Math: 7th	1	27	27	867		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Math: 8th	1	27	27	895		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Math: 8th	1	27	27	752		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Social Studies: 6th	1	27	27	895		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Social Studies: 6th	1	27	27	895		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Social Studies: 7th	1	27	27	895		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Social Studies: 7th	1	27	27	821		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Social Studies: 8th	1	27	27	892		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Social Studies: 8th	1	27	27	987		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
6th - 8th Grade CLRMS SubTotal:		18	486	486	15,927	0	18	486	486	16,200	0		14,580	1,620	0	0	16,200	16,200	
Existing: MS	Sp. Ed. Clrm: Math	1	16	16	895		1	16	16	900	0	28	810	90	0	0	900		
Existing: MS	Sp. Ed. Clrm: ELA	1	16	16	892		1	16	16	900		28	810	90	0	0	900		
Existing: MS	Sp. Ed. Clrm: Study Skills	1	16	16	431		1	16	16	900		28	810	90	0	0	900		
Existing: MS	Gifted	1	16	16	631		1	16	16	900		28	810	90	0	0	900		
Existing: MS	OT/PT	1	16	16	631		1	16	16	900		28	810	90	0	0	900		
Existing: MS	Sp. Ed. Clrm: Independent Studies (Heizer)	1	16	16	879		1	16	16	900	0	28	810	90	0	0	900		
Existing: MS	Sp. Ed. Clrm: Medically Fragile (Houston)	1	8	8	770		1	8	8	900		28	810	90	0	0	900		
Existing: MS	Sp. Ed. Clrm: Autism (Houston)	1	8	8	0		1	8	8	900		28	810	90	0	0	900		
Existing: MS	Sp. Ed. Clrm: Autism Sensory (Houston)	1	8	8	0		1	8	8	900		28	810	90	0	0	900		
Existing: MS	D-Level Clrm (Heizer & Highland)	1	8	8	769		1	8	8	900		28	810	90	0	0	900		
SPECIAL ED CLRMS:		10	128	128	5,898	0	10	128	128	9,000	0		8,100	900	0	0	9,000	9,000	
Existing: MS	Science: Clrm 6th	1	27	27	1,083		1	27	27	900		28	810	90	0	0	900		
Existing: MS	Science: Clrm 6th	1	27	27	1,178		1	27	27	900		28	810	90	0	0	900		
New: MS	Science: Shared Lab 6th	0	0	0			1	0	0	1,200		28	0	1,200	0	0	1,200		
Existing: MS	Science: 7th	1	27	27	754		1	27	27	900		28	810	90	0	0	900		
Existing: MS	Science: 7th	1	27	27	755		1	27	27	900		28	810	90	0	0	900		
New: MS	Science: Shared Lab 7th	0	0	0			1	0	0	1,200		28	0	1,200	0	0	1,200		
Existing: MS	Science Lab: 8th	1	27	27	895		1	27	27	900		28	810	90	0	0	900		
Existing: MS	Science Lab: 8th	1	27	27	1,343		1	27	27	900	0	28	810	90	0	0	900		
New: MS	Science: Shared Lab 8th	0	0	0			1	0	0	1,200		28	0	1,200	0	0	1,200		
Existing: MS	Avid/SOAR: 6-8th (College Prep)	1	27	27	893		1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Soar/Pre-Engineering (Heizer)	1		27			1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	On-Campus Suspension (Houston)	1		27			1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	Bilingual (Houston-Heizer)	1		27			1	27	27	900		28	810	90	0	0	900		28sf / student; 27 students; +2sf student storage
Existing: MS	FACS Lab: Clrm & Kitchen	1	27	27	1,923		1	27	27	2,250	0	28	810	1,440	0	0	2,250		
Existing: MS	Tech Lab: Career	1	27	27	893		1	27	27	1,162		28	1,162	0	0	0	1,162		
Existing: MS	Tech Lab: Keyboarding	1	27	27	2,184		1	27	27	1,162		28	1,162	0	0	0	1,162		
Existing: MS	Art	1	27	27	1323		1	27	27	1,350		28	810	540	0	0	1,350		
Existing: MS	Choir	1	27	27	1,141		1	27	27	1,250		28	1,162	88	0	0	1,250		
Existing: MS	Band	1	27	27	2,313		1	27	27	2,500		28	1,162	1,338	0	0	2,500		
Existing: MS	Weight Room	1	27	27	1,863		1	27	27	2,000	0	28	1,162	838	0	0	2,000		
Existing: MS	Drama (Currently In Cafeteria)	0	27	27			1	27	27	1,250		28	1,162	88	0	0	1,250		
SPECIAL USE CLRMS:		17	405	486	18,541	0	21	486	486	25,524	0		16,692	8,832	0	0	25,524	25,524	

Space Requirements in Project School

PROGRAM OF SPACES BASED ON EDUCATIONAL SPECIFICATIONS

RM #	Room Description	# of Existing Spaces Provided	Maximum # of Students Served per Existing Space	# of 2020-21 Students Served per Space	NSF of Existing Space	Project Total Demolished NSF per Space	# of New or Renovated Spaces Provided	Maximum # of Students Served per Proposed Space	# of Proposed Students Served per Space	Project Total New NSF per Space	Project Total Existing to Remain NSF per Space	NSF per Student per Space	NM A.S. Min. NSF per Space / Area	NSF Above / below Min. NM A.S. per Space / Area	Grandfathered NSF Above / below Min. NM A.S. per Space / Area	100% District Funded NSF	Total NSF per Space / Area	SubTotal of Area	Comments
Existing: MS	PE: Gym	1	27	27	6,151		1	27	27	6,200	0	0	0	6,200	0	0	6,200		
Existing: MS	PE: Gym	1	27	27	8,577		1	27	27	9,850		0	9,850	0	0	0	9,850		
Existing: MS	Locker Room: Boys	1			725		1		0	1,000	0	0	1,000	0	0	0	1,000		
Existing: MS	Locker Room: Girls	1			338		1	0	0	1,000	0	0	1,000	0	0	0	1,000		
Existing: MS	PE Storage	4			504		1	0	0	250	0	0	250	0	0	0	250		
Existing: MS	PE Office: Girls	1			113		1		0	150	0	0	150	0	0	0	150		
Existing: MS	PE Office: Girls	1			132		1		0	150	0	0	0	150	0	0	150		
Existing: MS	PE Office: Boys	1			140		1		0	150	0	0	150	0	0	0	150		
Existing: MS	PE Office: Boys	1			173		1		0	150	0	0	0	150	0	0	150		
Existing: MS	Athletics Locker Room: Boys	1			1468		1		0	1,250	0	0	0	1,250	0	0	1,250		
Existing: MS	Athletics Locker Room: Girls	1			1523		1		0	1,250	0	0	0	1,250	0	0	1,250		
PHYSICAL EDUCATION:		14	54	54	19,844	0	11		54	21,400	0		12,400	9,000	0	0	21,400	21,400	
Existing: School Wide	LIBRARY	1			2970		1		0	2,325	0	0	2,325	0	0	0	2,325		
Existing: School Wide	Library AV STO	3			401		1		0	250	0	0	250	0	0	0	250		
Existing: School Wide	Library AV Office	1			272		1		0	150	0	0	150	0	0	0	150		
LIBRARY/MEDIA CENTER:		5			3,643	0	3			2,725	0		2,725	0	0	0	2,725	2,725	
Existing: School Wide	CAFETERIA	1			4930		1			3,875	0		3,875	0	0	0	3,875		
Existing: School Wide	KITCHEN: Warming	1			398		1			750	0		750	0	0	0	750		
Existing: School Wide	Serving Line	1			239		1			500	0		500	0	0	0	500		
Existing: School Wide	Snack Bar	1			346		1			500	0		0	500	0	0	500		
Existing: School Wide	Storage	3			148		1			300	0		300	0	0	0	300		
FOOD SERVICE:		7			6,061	0	5			5,925	0		5,425	500	0	0	5,925	5,925	
New: School Wide	Parent Work Room	0			0	0	1			150	0		150	0	0	0	150		
PARENT WORK ROOM:		0	0	0	0	0	1	0	0	150	0	0	150	0	0	0	150	150	
Existing: MS	MS Conference	1	0	0	444	0	1			400			0	0	0	0	400		
Existing: MS	Sp. Ed. Office	1	0	0	120		1			125			0	0	0	0	125		
Existing: MS	Sp. Ed. IEP / Conference Room	1	0	0	250		1			300			0	0	0	0	300		
Existing: MS	Reception: Attendance	1	0	0	100		1			150			0	0	0	0	150		
Existing: MS	Reception: Bookkeeper	1	0	0	154		1			150			0	0	0	0	150		
Existing: MS	Registrar	1	0	0	125		1			125			0	0	0	0	125		
Existing: MS	MS Principal	1	0	0	167		1			175			0	0	0	0	175		
Existing: MS	Assistant Principal	1	0	0	147		1			150			0	0	0	0	150		
New: MS	Assistant Principal	0	0	0	0		1			150			0	0	0	0	150		
Existing: MS	Counselor MS	1	0	0	176		1			125			0	0	0	0	125		
Existing: MS	Security Resource Office	1	0	0	102		1			125			0	0	0	0	125		
Existing: MS	Parents Attendance Liazion	1	0	0	115		1			125			0	0	0	0	125		
Existing: MS	Social Worker	1	0	0	280		1			125			0	0	0	0	125		
Existing: MS	Bilingual Office: No	1	0	0	110		1			125			0	0	0	0	125		
Existing: MS	Computer Lab Office: No	1	0	0	110		1			125			0	0	0	0	125		
Existing: MS	Choir Office: Add to big room	1	0	0	86		1			125			0	0	0	0	125		
Existing: MS	Choir Practice	1	0	0	45		1			75			0	0	0	0	75		
Existing: MS	Band Practice	3	0	0	135		1			225			0	0	0	0	225		
Existing: MS	Band Office	1	0	0	89		1			125			0	0	0	0	125		
ADMIN:		20	0	0	2,755	0	19	0	0	3,025	0	0	1,313	1,713	0	0	3,025	3,025	
Existing: School Wide	NURSE	1	0	0	170		1	0	0	775			775	0	0	0	775		
New: School Wide	Nurse: Cot Area	0	0	0	0	0	1	0	0	0			0	0	0	0	0		
HEALTH:		1			170	0	2	0	0	775	0	0	775	0	0	0	775	775	
Existing: MS	MS LOUNGE/Workroom	1			530	0	1	0	0	775	0	0	775	0	0	0	775		
TEACHER WORKROOM/LOUNGE:		1	0	0	530	0	1	0	0	775	0	0	775	0	0	0	775	775	
Existing: MS	IT Distribution Space	1			146		1			120			120	0	0	0	120		
IT DISTRIBUTION SPACE:		1	0	0	146	0	1	0	0	120	0	0	120	0	0	0	120	120	

Space Requirements in Project School

PROGRAM OF SPACES BASED ON EDUCATIONAL SPECIFICATIONS

RM #	Room Description	# of Existing Spaces Provided	Maximum # of Students Served per Existing Space	# of 2020-21 Students Served per Space	NSF of Existing Space	Project Total Demolished NSF per Space	# of New or Renovated Spaces Provided	Maximum # of Students Served per Proposed Space	# of Proposed Students Served per Space	Project Total New NSF per Space	Project Total Existing to Remain NSF per Space	NSF per Student per Space	NM A.S. Min. NSF per Space / Area	NSF Above / below Min. NM A.S. per Space / Area	Grandfathered NSF Above / below Min. NM A.S. per Space / Area	100% District Funded NSF	Total NSF per Space / Area	SubTotal of Area	Comments
New: MS	Technology Support Space	0					1			300			300	0	0	0	300		
IT DISTRIBUTION SPACE:		0	0	0	0	0	1	0	0	300	0	0	300	0	0	0	300	300	
Existing: MS	Science Storage	3			360		1			96			96	0	0	0	96		
Existing: MS	Tech Lab Storage	2			110		1			56			56	0	0	0	56		
Existing: MS	Math Storage	2			210		1			56			56	0	0	0	56		
Existing: MS	Special Education Storage	2			215		1			15			15	0	0	0	15		
Existing: MS	Art Storage	1			338		1			100			100	0	0	0	100		
Existing: MS	Choir Storage	1			191		1			100			100	0	0	0	100		
Existing: MS	Band Uniform Storage	1			404		1			200			200	0	0	0	200		
Existing: MS	Band Storage	1			404		1			200			200	0	0	0	200		
Existing: MS	Drama Storage	1			404		1			200			200	0	0	0	200		
Existing: MS	MS Vault	1	0	0	100		1			100			100	0	0	0	100		
Existing: MS	FACS Storage	1	0	0	150		1			125			125	0	0	0	125		
Existing: MS	General Storage	2			640		1			775			775	0	0	0	775		
GENERAL STORAGE:		18	0	0	3,526	0	12	0	0	2,023	0	0	2,023	0	0	0	2,023	2,023	
		0			0		0			0	0						0		
MISC AND SUPPORT:		0			0	0	0			0	0		0	0	0	0	0	0	
School Wide	Corridors: 17%	1			18,710	0	1			21,357	0						21,357		
School Wide	Toilets: 3%	1			3,302	0	1			3,769	0						3,769		
School Wide	Mech, Electrical, Janitors Closets:2%	1			2,201	0	1			2,513	0						2,513		
School Wide	Walls: 8%	1			8,805	0	1			10,051	0						10,051		
TARE:		4			33,018	0	4			37,689	0						37,689	37,689	
	TOTALS	112	1,073	1,154	**77,041**	0	105	1,100	1,154	87,942	0	0	65,378	22,565	0	0	87,942	87,942	
	TARE @ 30%	4			**33,018**	0	4			37,689	0		28,019	9,671	0	0	37,689		
	TOTAL GSF	**116**			**110,059**	**0**	**109**			**125,631**	**0**		**93,396**	**32,235**	**0**	**0**	125,631		
	NM A.S. Recommended SF:				**105,848** Existing SF												0	0	

28,842

775 **students** **125** **sf/student** = **96,789** **sf**

Spaces to be Demolished		
Rm #	Room Description	Space
TOTAL GSF		0

Ex. Max Cap
1,154

New Max Cap.
1,154 X 67% = **773 Functional Capacity**

Year	**2019**	**2022**	**2024**	**??**
Enrollment	**2,558**	**2,290**	**2,414**	**3,100**
Enroll/MS	**640**	**573**	**604**	**775**

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Space Requirements in Project School

GRAPHIC ILLUSTRATION OF RELATIONSHIP BETWEEN PROGRAM AREAS SCHOOL SITE AND BUILDING FUNCTIONS AND RELATIONSHIPS

During the educational specification process, the middle school and district staff reviewed and discussed the existing middle school sites and facility issues as they relate to the replacement of existing middle schools and the construction of the new HMS middle school. Several virtual meetings were held with district administration and the middle school principals to discuss the overall middle school needs, including relationships and adjacencies. During these meetings the appropriateness of a one or two story building on the site and the overall layout of the school was also discussed.

In addition, two Facilities Assessment Community Team (FACT) committee meetings were held to obtain further input concerning building and site relationships and adjacencies. Several relationship and site diagrams were shown that had been developed based on the discussion from previous meetings with district administration. These diagrams were developed to facilitate the discussion of site and space relationships/adjacencies and gather information on items that are specific to middle schools and should be included in the replacement of existing schools and in the construction of the new middle school. At the end of the FACT committee meetings, all participants were able to provide additional input related to the information and diagrams that had been discussed. All the information presented during the FACT committee meetings, as well as the input obtained from these meetings, was shared with the HMS School Board at their regular March and May meetings.

After the review and input obtained from the FACT committee, the middle school staff, and the HMS administration, two options from the building relationship diagrams were selected to be include in this educational specification. One option is for a one-story building and the second option for a two-story building. The common features of these two relationship diagram options plans are:

- Strong main entry
- Majority of core spaces grouped together
- Science labs located between the two grade level science classrooms for direct access between spaces
- Separation of lower grade students from upper grade students
- No restrooms in the corners of the building
- Cafeteria located on one corner of the building for easy delivery access

The meetings provided specific information on space relationships/adjacencies, layout of the school, and building and site issues that are important to make the replacement of existing middle schools and the new middle school successful. The following information in this section is based on a culmination of all the input obtained from all the meetings.

Basic Building Relationships

As stated earlier, the new middle school will be designed for a capacity of 775 students. Scheduling will be a key element in the operation of the new HMS middle school and the three replacement middle schools as all students will share the gymnasium, weight room, kitchen/cafeteria, library/

media center, tech labs, art, choir, drama, band, in class suspension, bilingual, AVID/SOAR, pre-engineering and special education spaces. It is important to keep the feel of a small school in a big school environment and provide for supervised visability and interaction of lower and upper grade students. Student success is the focus of the educational process and to accomplish this every student has to have staff recognition and interaction, not get lost in a sea of students.

The district anticipates that this educational specification will be used as a guide for the design and construction of one new middle school and the replacement of three existing HMS middle schools. Each middle school project will adapt this educational specification to meet specific site/campus requirements; however, the characteristics listed in here for basic building relationships are to be considered for all the middle schools. These characteristics were reached after considering safety and security, flexibility of instructional spaces, relation between programs, and separation of school grades.

- ***School Administration:***
  Visual access of main campus entrance
  Visual access of main building entrance
  Entry into school controlled through administration area
  Several administrative staff need to have visual access to people approaching the main entrance of the school
  Locate visitor restrooms near administration/main entrance

- ***General Use Classrooms:***
  Each grade level should have its own wing
  6th Grade Core Classrooms: Separate from 7th and 8th grades. Separate restrooms for 6th grade students.
  7th Grade Core Classrooms: Separate from 6th and 8th grades. Separate restrooms for 7th grade students.
  8th Grade Core Classrooms: Separate from 6th and 7th grades. Separate restrooms for 8th grade students.
  Visitor access to classrooms controlled by administration
  All classrooms should have windows for natural light opportunities

- ***Special Education Classrooms:***
  Special education classrooms/space to be located adjacent to the student population they serve
  D-Level Classroom: Do not locate close to an exterior door. There can be students that run out of the classroom.
  Autism Classrooms: Autism and Autism Sensory classrooms should be located next to each other. They can share a restroom. Locate these two classrooms near Nurse, cafeteria and gym.
  Medically Fragile Classroom: Locate near Nurse, cafeteria and gym.
  Special Education Math, ELA and Study Skills and Independent Studies Classrooms: Easy access by 6th, 7th and 8th grades while keeping grades separate.

OT/PT Classroom: Easy access by 6th, 7th and 8th grades while keeping grades separate.
Gifted Classroom: Easy access by 6th, 7th and 8th grades while keeping grades separate.

- ***Visual and Performing Arts Classrooms:***
  Choir: Locate near Band. Easy access by 6th, 7th and 8th grades while keeping grades separate.
  Drama: Easy access by 6th, 7th and 8th grades while keeping grades separate.
  Art: Easy access by 6th, 7th and 8th grades while keeping grades separate.
  Band: Locate near Choir. Easy access by 6th, 7th and 8th grades while keeping grades separate.
  Band to have easy access to outdoor area.

- ***Special Use and Career Classrooms:***
  FACS Lab: Easy access by 6th, 7th and 8th grades while keeping grades separate.
  Keyboarding Tech Lab: Easy access by 6th, 7th and 8th grades while keeping grades separate.
  SOAR Lab: Easy access by 6th, 7th and 8th grades while keeping grades separate.
  In Class Suspension: Easy access by 6th, 7th and 8th grades while keeping grades separate.
  Bilingual: Easy access by 6th, 7th and 8th grades while keeping grades separate.
  Pre-Engineering Lab: Easy access by 7th and 8th grades while keeping grades separate.
  Career Tech Lab: Easy access by 7th and 8th grades while keeping grades separate.
  Grade Level Science Labs: Locate between the two grade level science classrooms.

- ***Physical Education:***
  Physical Education offices to be easy access and visual access to gyms and locker rooms.
  Girls and Boys locker rooms to have direct access to small gym.
  Athletic Girls and Boys locker rooms to have direct access to main gym.
  Both gyms to have direct access to outside.
  Both gyms to have easy access to athletic field.
  Both gyms to have adequate storage for physical education and extracurricular sports.
  Weight Room to have direct access and visual access to main gym.

- ***Library / Media Center:***
  No preferred location or relationship
  The library should provide a welcoming environment
  Library / Media Center to have:
    Presentation area
    Quiet Reading area(s)
    Stack area(s)
    Work/Study space for classes
    Computer workstations
    Flexibility: moveable furniture
    Office and storage can share space
    Variety of meetings to be held in library

- ***Kitchen/Cafeteria:***
  Easy access to restrooms.

Autistic and medically fragile students need easy access to cafeteria.
Easy access from cafeteria to an outdoor eating/social area.
Kitchen and snack bar: Locate with easy access to deliveries and trash removal.

- ***Restrooms:***
  One girls and one boys restroom per grade level; 6th, 7th and 8th grades.
  One girls and one boys restroom near or inside cafeteria.
  Restrooms easily accessible by visitors with visual access by administration.
  Staff restroom easily accessible near grade level classrooms.
  All student restrooms need to have hand washing station outside near the hall in plain sight.
  No restrooms in the corners of the building.

- ***IT Spaces:***
  Intermediate Distribution Frame (IDF) location on an exterior wall
  Locate IT spaces as necessary for optimum IT performance

- ***Teacher Workroom / Lounge:***
  No preferred location or relationship

- ***Nurse:***
  Locate near administration.
  Provide easy access to a school entrance/exit.
  Accessible to autistic and medically fragile students.

- ***General Storage:***
  General storage to be distributed throughout the school as appropriate

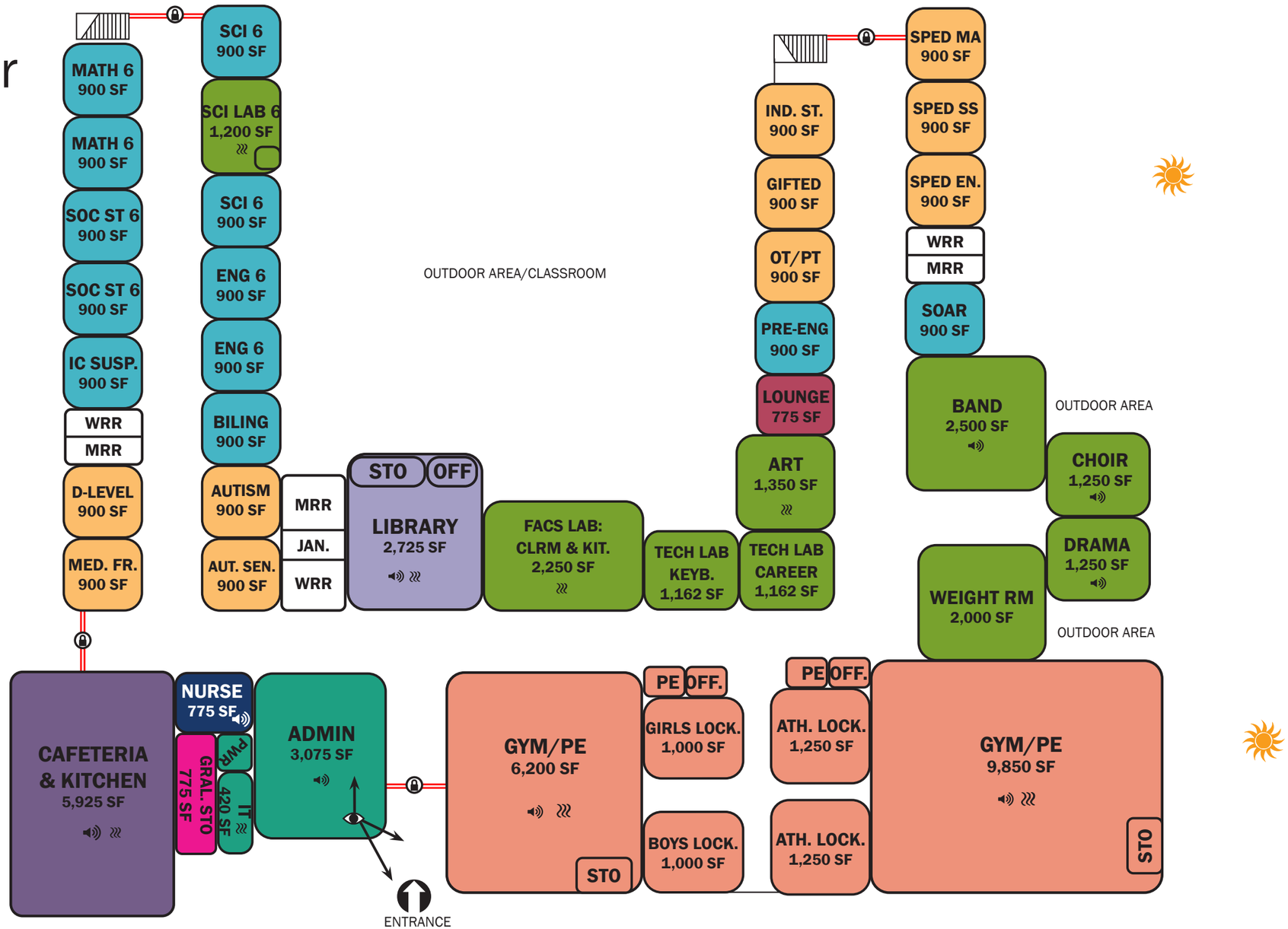
- ***Maintenance:***
  Provide interior and exterior maintenance spaces.
  Locate as needed for ease of building and site maintenance.

New Middle School Space Relationships

Three space relationship diagrams have been developed from the input of district staff, middle school staff, and the HMS FACT committee. Refer to pages 23 to 27. The diagrams are a reflection of the preferred adjacencies expressed during the educational specification interviews and meetings. The diagrams focus on the spatial relationships of the general use classrooms to support spaces. These diagrams are intended to assist in the understanding of the overall layout of the replacement school and the impact the layout could potentially have on the site.

The diagrams are intended to facilitate discussion on the overall layout of the new middle school, but not to restrict the final design generated by the professional design team. The diagrams provide a basic understanding of the impact of the overall layout of the school on the site; however, the professional design team will investigate site conditions and provide information to assist in determining the most effective school layout and placement on site.

Option A: Ground Floor



LEGEND

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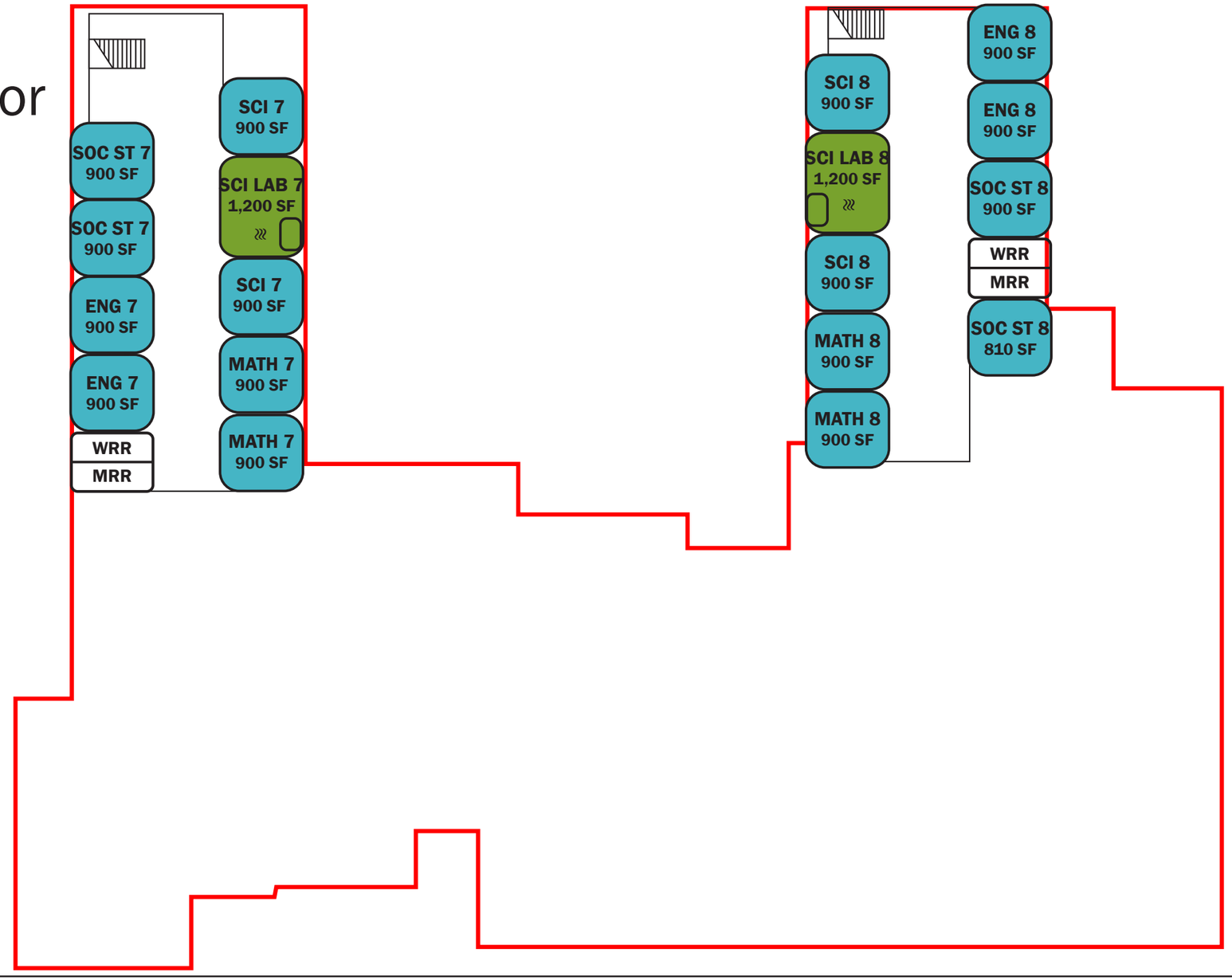
Option A: Second Floor



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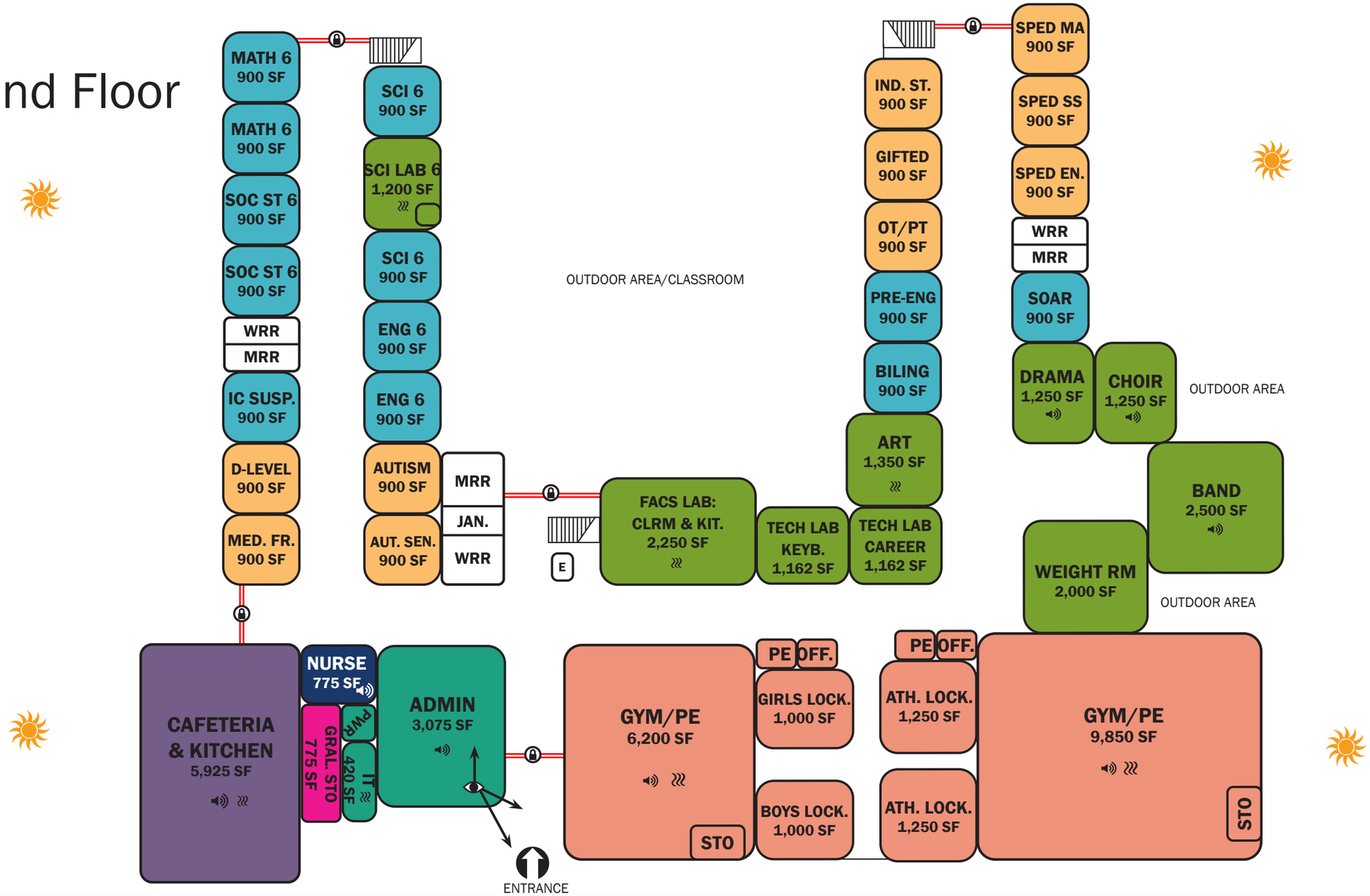
Option B: Ground Floor



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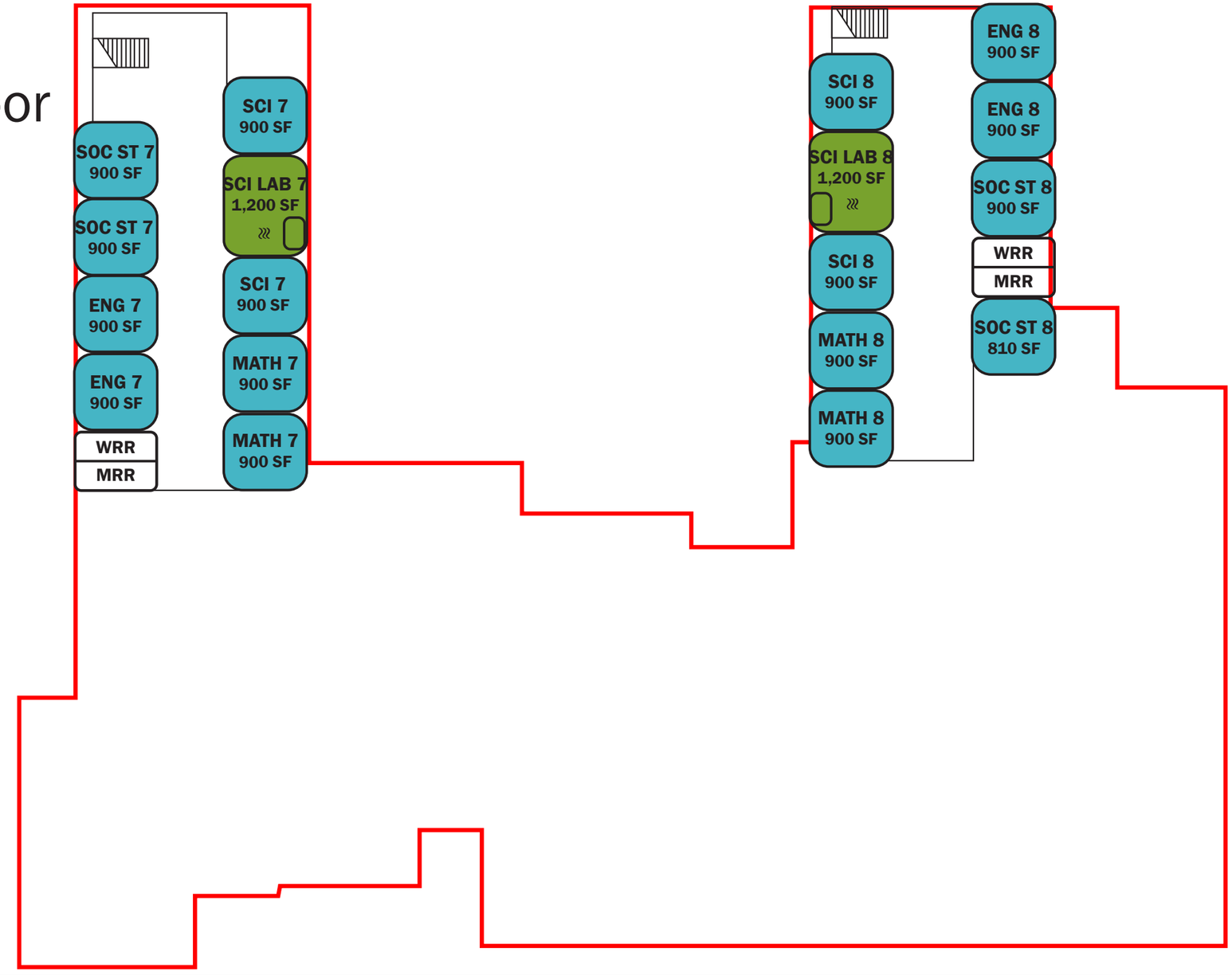
Option B: Second Floor



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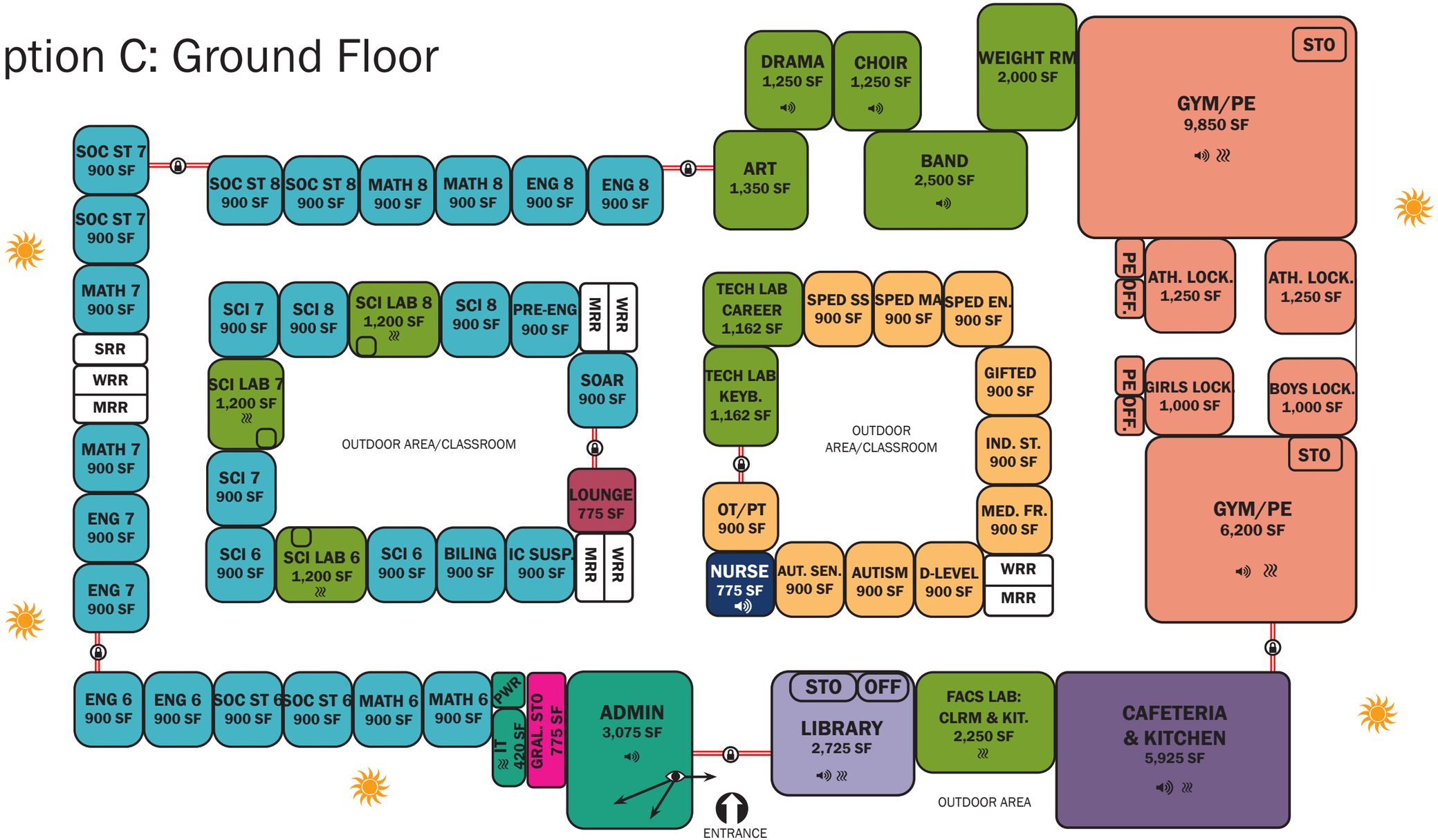
Option C: Ground Floor



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Space Requirements in Project School

ANTICIPATED STUDENT CAPACITY, UTILIZATION, AND EFFICIENCY OF THE FACILITY USE

During the Hobbs Municipal Schools Middle School Enrollment Study, the middle school enrollment history and projections that were developed in the 2019 FMP were reviewed. Hobbs Municipal Schools enrollment has been increasing since 2008-2009. Enrollment was 8,020 students in 2008 and by the 2019-2020 school year it had reached 10,644 students. This represents an increase of 32.9 percent. Enrollment decreased to 9,837 during the 2020-2021 school year which is a decrease of 7.8 percent. The enrollment at HMS is showing signs of recovering for 2022- 2023 with a total of 10,048 students. Even after the sudden decrease in enrollment due to COVID-19, the district shows a 10.8 percent growth over the past ten years. While the COVID-19 pandemic did impact all operations of HMS, it is expected that the effect will be temporary and the enrollment will continue to grow over the next five years.

The current 2022-2023 student population at the HMS middle schools is 2,290 sixth through eighth grade students. Heizer MS has an enrollment of 605 students, Highland MS enrollments is 841, and Houston MS enrollment is 844 students. The existing middle schools have an instructional student capacity of approximately 2,060 students. Based on the Middle School Enrollment Study projections, the middle school population could increase to 2,422 students by 2027-2028.

It was determined by the district and the FACT committee, and approved by the HMS School Board to replace the three existing middle schools and create of a fourth middle school for a total capacity of 3,100 students divided among the four schools. Based on this determination, the new HMS middle school facilities would be sized for 775 sixth through eighth grade students.

Hobbs Municipal Schools has developed an educational specification for its middle schools that provides facilities to support the educational program efficiently and effectively. As previously stated, HMS based the quantity and size of the middle school classrooms for its educational program on PED's PTR and NM Adequacy Standards with minimum modification. Hobbs Municipal Schools is dedicated to providing size right middle schools which will support its educational program in alignment with the NM Adequacy Standards recommended square footage per student.

HMS Middle Schools Capacity

Due to its increasing enrollment, the majority of the schools at HMS have reached or exceed their current capacity. The district has implemented some strategies to accommodate the enrollment such as relocation of the 6th grade students to the middle schools in 2012 to have more space available at the elementary schools and construction of new elementary schools to accommodate the growth in enrollment. However, enrollment at all levels have continued to grow and the majority of HMS schools are again at capacity. In 2020 the district partnered with its local community and PSCOC/PSFA on Heizer Middle School to study and address the over capacity issue at HMS middle schools. The aim of this project is to alleviate overcrowding at all three HMS middle schools.

The methodology used to determine facility capacity can be slightly different for each school

type due to their educational programs and use of facilities. For the HMS Middle School Enrollment Study, capacities were analyzed using three different capacity calculation methods to provide a comprehensive look at school capacities; the first is capacity based on N.M. Adequacy Standards (NMAS) which is based on the permanent square footages of schools. The second is Functional Facility Capacity which is based on the number of instructional spaces and educational programming of each school. The third method is Instructional Space Capacity which is based on the number of instructional spaces at each school and is used as a benchmark. All three capacity analyses are based on existing facilities. The capacities are calculated for permanent and portable facilities. The square footage used in these calculations is based on the square footage identified in the floor plans for each school.

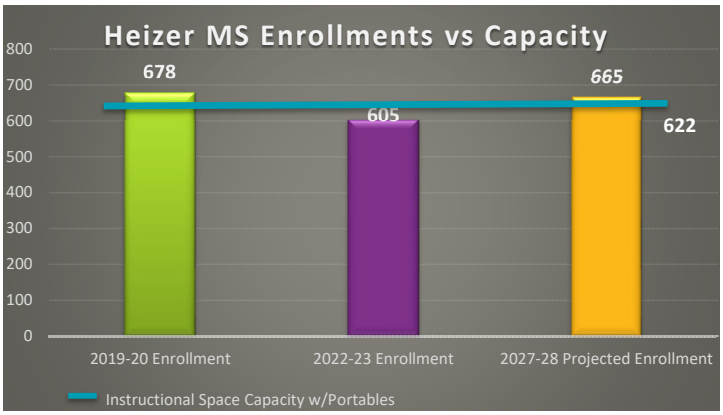
The following table shows a summary by school of the three capacity methods used for the HMS middle schools: N.M. Adequacy Standards Capacity, The Maximum Facility Capacity / Functional Facility Capacity and the 67 Percent Instructional Space Capacity.

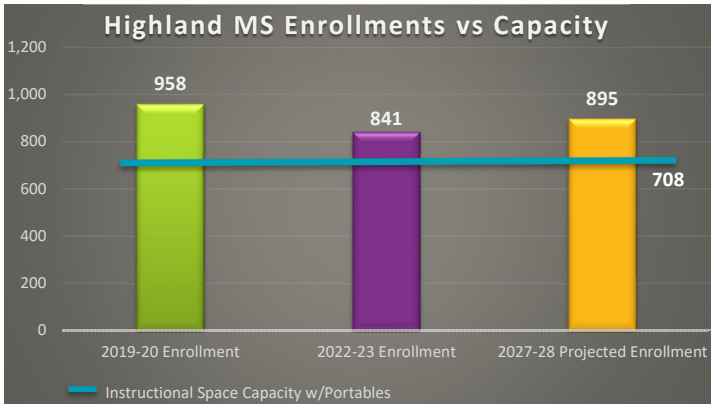
Instructional Space Capacity

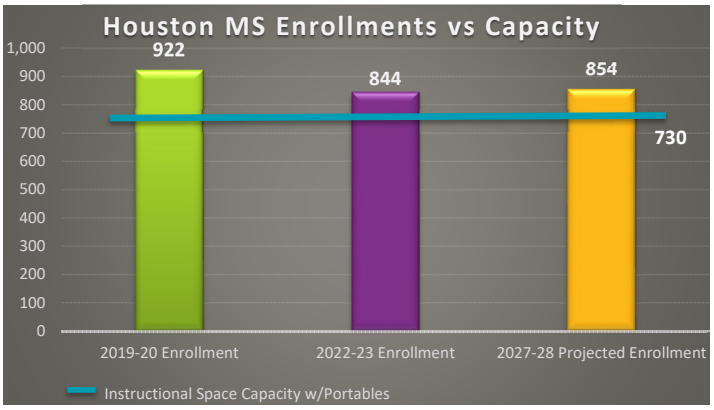
School	2019-20 Enrollment	2022-23 Enrollment	2027-28 Projected Enrollment	Maximum Facility Capacity w/Portables	Functional Facility Capacity w/ Portables	Instructional Space Capacity w/ Portables @ 67%	NMAS Capacity based on Existing SF/Student
Heizer MS	678	605	665	928	885	622	666
Highland MS	958	841	895	1,057	1,025	708	909
Houston MS	922	844	854	1,089	995	730	893
MS Subtotal:	**2,558**	**2,290**	**2,414**	**3,074**	**2,905**	**2,060**	**2,468**

The N.M. Adequacy Standards Capacity shows that the middle schools have a capacity of 2,468 students. The functional facility capacity shows that the middle schools have a capacity of 2,905 students. Last, the instructional space - 67% capacity shows that the middle schools have a capacity of 2,060 students. The 2022-2023 middle school enrollment was 2,290 students which is approximately 230 over capacity based on the capacity analysis results.

The 67% Capacity method is a better indicator of the overall middle schools capacity since the schools have turned support spaces into assigned classrooms which increases the Functional Facility Capacity of the schools, but it adversely affects the effectiveness of the educational program. The following graphs show a comparison between the 67% Capacity and the current and projected enrollment of each middle school. Based on the current square footage of existing facilities, the current educational program, and the number of instructional spaces the district can accommodate no additional middle school students.







School utilization and capacity are not stationary numbers; they can change from year to year depending on the educational programs available at the school, the pupil/teacher ratio (PTR) or class size, scheduling, and special needs of the students. For these reasons, it is recommended that he utilization and capacity of the Hobbs Municipal Schools (HMS) facilities be reviewed annually and updated as necessary to realize the most effective use of the buildings and to enable the district to effectively plan for the future.

HMS Middle Schools Utilization

Part of the Hobbs Municipal Schools Middle School Enrollment Study and Educational Specification process was conducting a utilization study of the district's middle schools. Utilization studies for the three exisitng HMS middle schools were completed during the 2019 FMP and again for Phase 1 of the HMS Middle School Enrollment Study and Educational Specification using 2022-23 school year data.The district used these utilization studies to identify the spaces that support the middle school educational program and how these spaces could be improved and achieve the goal of providing efficient and effective facilities. These studies reveal how facilities are currently being utilized and how HMS proposes to increase utilization at the new HMS middle school and the replacement schools. During the educational specification process, the utilization of all HMS middle schools instructional spaces was studied to gain a clear understanding of the interaction of students, staff, and visitors on the school campuses and within the facilities.

The 2022-23 school year utilization study of the three existing HMS middle schools identified an

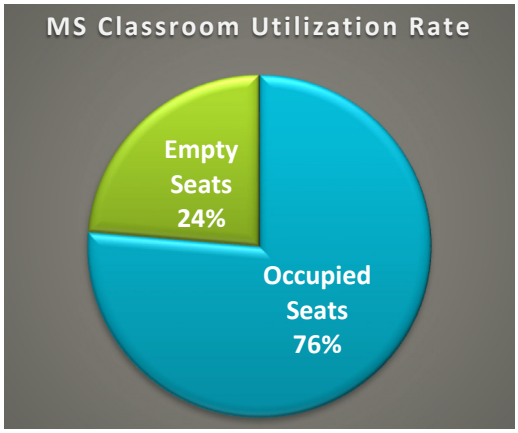
overall classroom utilization rate of 76 percent and a facility utilization rate of 91 percent. The classroom occupancy rate of 76 percent is close to the PSCOC/PSFA recommended rate of 85 percent for middle schools, while the facility utilization rate of 91 percent is considerably high when compared to the benchmark of 67 percent. The following table shows the facility and classroom utilization rates for each of the middle schools based on 2022-2023 data.

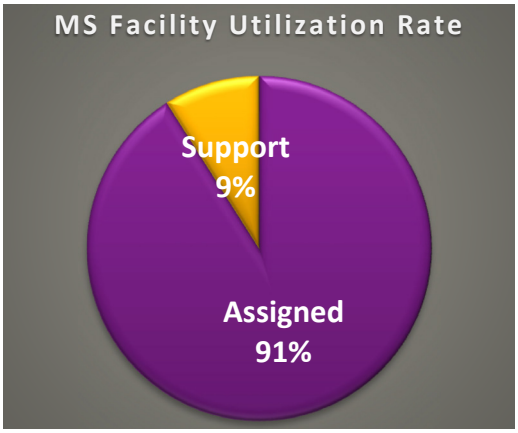
Utilization of Spaces

School	Grades	2022-23 Enrollment	Existing # of Classrooms w/Portables	2022-2023 Classroom Utilization Rate	2022-2023 Facility Utilization Rate
Heizer MS	6-8	605	37	64%	93%
Highland MS	6-8	841	42	80%	93%
Houston MS	6-8	844	46	85%	87%
Middle School Subtotal:		**2,290**	**125**	**76%**	**91%**

It can be observed in the previous table, that two of the middle schools, Highland MS and Houston MS, have classroom utilization rates that comply with the state's recommended values of 80 to 90 percent. The state of New Mexico strives for an optimal Instructional Space Utilization of 80 to 95 percent for middle and high schools.

In regard to the Facility Utilization rates, all the HMS middle schools have rates that exceed the 67 percent optimal benchmark rate. Heizer MS and Highland MS have the highest facility utilization rates at 93 percent. High facility utilization rates indicate that there could be inadequate unassigned/support instructional spaces and this could possibly affect the educational program of the schools since facilities are operating over capacity. Facility utilization rates that are around the benchmark of 67 percent indicate that schools have a good balance between assigned and unassigned/support instructional spaces.





A utilization study of the new HMS middle school was completed using the identified program of spaces for the new HMS school and an enrollment of 775 middle school students. The new HMS

middle school will not achieve an enrollment of 775 students for several years, but once it does it will be a fully utilized, efficient and effective middle school. The proposed program of spaces for HMS middle schools will increase the number of available instructional spaces to 51 at each HMS middle school. The increase in instructional spaces is to accommodate the HMS middle school educational program equally in all middle schools and to allow for the future growth of middle school students in the HMS service area.

The replacement of the existing HMS middle schools will replace all portable classrooms with permanent facilities. Once the new HMS middle school reaches a student enrollment of 775 students, it is expected to have a classroom occupancy rate of approximately 59 percent and a facility utilization rate of 92 percent. This indicates a better utilized facility, operating efficiently and effectively and meeting the educational program established for all Hobbs Municipal Schools middle schools.

The following table shows a summary of the proposed utilization of the new middle school compared to the combined analysis of the existing middle school facilities. Refer to the utilization spreadsheets on the following pages for the projected utilization study of the new HMS middle school.

Utilization of Spaces Comparison

School	Grades	Existing # of Classrooms w/Portables	Classroom Utilization Rate	Facility Utilization Rate
New Middle School	6-8	51	59%	92%
Existing Middle Schools	6-9	42	76%	91%

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Space Requirements in Project School

New MS Utilization Spreadsheet.xlsx

Rm #	Clrm Use	Teacher	Clrm NSF	Max # of St./ Sq Ft	Max Capacity or PED MAX PTR/Clrm	Functional Capacity	A. S. Y/N	PERIOD 1 8:20- 9:21 AM				PERIOD 2 9:25-10:30 AM				PERIOD 3 10:34- 11:35 AM/ 11:04- 12:05 PM			
								# of St.	% Rm Occ.	Grade	Subject	# of St.	% Rm Occ.	Grade	Subject	# of St.	% Rm Occ.	Grade	Subject
	Language Arts: 6th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Language Arts: 6th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Language Arts: 7th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Language Arts: 7th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Language Arts: 8th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Language Arts: 8th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Math: 6th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Math: 6th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Math: 7th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Math: 7th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Math: 8th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Math: 8th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Social Studies: 6th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Social Studies: 6th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Social Studies: 7th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Social Studies: 7th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Social Studies: 8th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Social Studies: 8th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Science: 6th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Science: 6th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Science: 7th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Science: 7th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Science: 8th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Science: 8th		900	32	27	27	Y	23	85%			23	85%			23	85%		
	Science Lab: 6th		1,200	43	27	0	Y	0	0%			0	0%			0	0%		
	Science Lab: 7th		1,200	43	27	0	Y	0	0%			0	0%			0	0%		
	Science Lab: 8th		1,200	43	27	0	Y	0	0%			0	0%			0	0%		
	AVID/SOAR		900	32	27	27	Y	10	37%			10	37%			10	37%		
	Pre-Engineering		900	32	27	27	Y	10	37%			10	37%			10	37%		
	Bilingual		900	32	27	27	Y	10	37%			10	37%			10	37%		
	Tech Lab: Career		1,162	42	27	27	Y	10	37%			10	37%			10	37%		
	Tech Lab: Keyboarding		1,162	42	27	27	Y	10	37%			10	37%			10	37%		
	On-Campus Suspension		900	32	27	27	Y	10	37%			10	37%			10	37%		
	FACS		2,250	80	27	27	Y	10	37%			10	37%			10	37%		
	Art		1,350	48	27	27	Y	10	37%			10	37%			10	37%		
	Choir		1,250	45	27	27	Y	10	37%			10	37%			10	37%		
	Drama		1,250	45	27	27	Y	10	37%			10	37%			10	37%		
	Band		2,500	89	27	27	Y	10	37%			10	37%			10	37%		
	PE: Gym		6,200	221	27	27	Y	23	85%			23	85%			23	85%		
	PE: Gym		9,850	352	27	27	Y	23	85%			23	85%			23	85%		
	Weight Room		2,000	71	27	27	Y	15	56%			15	56%			15	56%		
	SPED: ELA		900	32	16	16	Y	8	50%			8	50%			8	50%		
	SPED: Math		900	32	16	16	Y	8	50%			8	50%			8	50%		
	SPED: Study Skills		900	32	16	16	Y	8	50%			8	50%			8	50%		
	Gifted		900	32	16	16	Y	8	50%			8	50%			8	50%		
	OT/PT		900	32	8	8	Y	4	50%			4	50%			4	50%		
	Indep. Studies		900	32	8	0	Y	0	0%			0	0%			0	0%		
	Medically Fragile		900	32	8	8	Y	4	50%			4	50%			4	50%		
	Autism		900	32	8	8	Y	4	50%			4	50%			4	50%		
	Autism Sensory		900	32	8	8	Y	4	50%			4	50%			4	50%		
	D-Level		900	32	8	8	Y	4	50%			4	50%			4	50%		
	SUBTotals w/ Portables		**66,774**	**2,380**	**1,219**	**1,130**		775	67%			775	67%			775	67%		
	SUBTotals w/o Portables		**66,774**	**2,380**	**1,219**	**1,130**													

Space Requirements in Project School

New MS Utilization Spreadsheet.xlsx

PERIOD 4				PERIOD 5				PERIOD 6				Tot. St.	PED Max. PTR /Day	Tot. % Rm Occ. / Day	Occ # of Pd.'s / Day	% Period / Day
11:39- 12:40 PM/ 12:09- 1:10 PM				1:14- 2:15 PM				2:19- 3:20 PM								
# of St.	% Rm Occ.	Grade	Subject	# of St.	% Rm Occ.	Grade	Subject	# of St.	% Rm Occ.	Grade	Subject					
23	85%			23	85%			0	0%		Prep	115	135	71%	6	100%
23	85%			23	85%			0	0%		Prep	115	135	71%	6	100%
23	85%			23	85%			0	0%		Prep	115	135	71%	6	100%
23	85%			23	85%			0	0%		Prep	115	135	71%	6	100%
23	85%			23	85%			0	0%		Prep	115	135	71%	6	100%
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23	85%			23	85%			23	85%			138	160	85%	6	100%
23	85%			23	85%			23	85%			138	160	85%	6	100%
15	56%			15	56%			15	56%			90	160	56%	6	100%
8	50%			8	50%			8	50%			48	112	50%	6	100%
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8	50%			8	50%			8	50%			48	112	50%	6	100%
8	50%			8	50%			8	50%			48	112	50%	6	100%
4	50%			4	50%			4	50%			24	112	50%	6	100%
0	0%			0	0%			0	0%			0	112	0%	0	0%
4	50%			4	50%			4	50%			24	113	50%	6	100%
4	50%			4	50%			4	50%			24	114	50%	6	100%
4	50%			4	50%			4	50%			24	112	50%	6	100%
4	50%			4	50%			4	50%			24	112	50%	6	100%
775	67%			775	67%			223	47%			4,098	7,533	59%	282	92%

Space Requirements in Project School

New MS Utilization Spreadsheet.xlsx

LEGEND	
	General Instruction Classroom
	Special Education Classroom
	Special Programs Classroom
	Non-Instructional Classroom

Number of Lunch Turns Per Day	3

Current Grade Configuration:	6-8
Projected 40 day Student Enrollment:	775

1) **Max # of St./Sq. Ft.= The maximum number of students allowed per the Statewide Adequacy Standards square feet.**
2) **PED Max PTR/Clrm = PED's maximum pupil / teacher ratio per class period.**
3) **Tot. St. = The total number of students in the specific instructional space throughout the day.**
4) **PED Max. PTR/Day = The maximum pupil teacher ratio allowed by PED for specific teacher per day allowed**
5) **Tot. % Rm Occ. / Day = Total average percentage room is occupied throughout the day. (count all periods in average**
6) **Occ. # of Pd.'s / Day = Occupied number of periods occupied per day. (Prep period may be counted as utilized if teacher does not have a separate office from classroom)**
7) **% Pd. / Day = The average percent of occupied periods (occupied number of periods divided by the number of periods available per day).**

HMS New Middle School

GRADE LEVEL	CURRENT STUDENT 40TH DAY COUNT	NUMBER OF C & D SPEC NEEDS STUDENTS PER GRADE	CURRENT NUMBER OF TEACHERS	NUMBER OF TEACHING SPACES
6th Grade	258			
7th Grade	258			
8th Grade	259			
Total	775	0	0	51

FACILITY CAPACITY (with and without Portables)	
Maximum Facility Capacity w/ Portables	1,219
Maximum Facility Capacity w/o Portables	1,219
Functional Facility Capacity w/ Portables	1,130
Functional Facility Capacity w/o Portables	1,130
Instructional Space Capacity w/ Portables @ 67%	817
Instructional Space Capacity w/o Portables @ 67%	817

Based On Number of Instructional Spaces:		
Number of and % Of General Use Classrooms	24	47%
Number of and % Of Special Education Classrooms	10	20%
Number of and % Of Special Use Classrooms	17	33%
	51	100%

Number of Portable Classrooms	0	0%
Number of Assigned Classrooms	47	92%

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