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Superintendent Crawford,

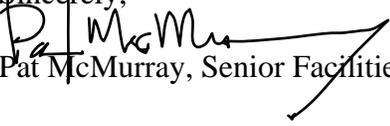
Based on cost completed by DPS and the selected CMAR contractor, Bradbury/Stamm PSFA strongly recommends that the solution for Capitan Schools is to address the entire campus as a total project. This was the direction at the beginning, as discussed at the initial site visit prior to the district's funding request. This entire campus upgrade will include a phased approach addressing the high school, the elementary school, support spaces, kitchen/cafeteria, grading and drainage issues, additional parking, internal traffic, both pedestrian safety and vehicular ingress and egress, roofing and HVAC issues, etc. that if not addressed will require the district to continue to throw good money after bad for structural and maintenance concerns for years to come.

The cost information shows that to address all of the adequacy issues, the remodel of the existing high school facility will cost approximately 81% of a new facility. That being the case, it is much more cost efficient to build a new facility to address all the issues as outlined above. The return on investment (ROI) is much better if for an additional 19%, a new high school facility can be provided that truly addresses the learning environment issues, is sized appropriately, and addresses the grading and drainage issues at the existing HS site.

If the decision were to be limited to the scope of work based on the current available funds to remodel/renovate the existing high school facility it would amount to nothing more than a band aid approach in that it would not address many of the crucial issues of building systems that have outlived their expected life; as well as all the other issues previously mentioned.

The most prudent solution, in PSFA's opinion, that truly addresses all the campus issues, is to begin this journey of rebuilding the Capitan campus with the first phase being a new facility to adequacy which will be right sized for the student enrollment, with up to date technology, in a facility that is energy efficient, and is easier to maintain.

PSFA looks forward to this rebuilding of the Capitan Municipal Schools as a partner and co-owner along with your leadership. The PSCOC strongly encouraged the district to consider an advance that would allow the upgrade of the Capitan Campus and moving the students in adequate spaces in the most expeditious way.

Sincerely,  
  
Pat McMurray, Senior Facilities Manager - PSFA