



STATE OF NEW MEXICO
Public School Capital Outlay
Public School Facilities Authority

Robert A. Gorrell
Director

originating office
Santa Fe Main Office
2019 Galisteo, Suite B-1
Santa Fe, NM 87505
Telephone: 505-988-5989
Facsimile: 505-988-5933

originating office
Moriarty Office
200 Center Street
Moriarty, NM 87035
Telephone: 505-832-2470
Facsimile: 505-832-5835

September 20, 2010

To: Aaron McKinney, Superintendent
Tucumcari Municipal Schools

Re: P08-018 Tucumcari HS Project

I understand that some questions were raised about the change in schedule for the Tucumcari HS Replacement of buildings and renovations project, compared to the initial schedule established during the programming phase in October 2007. During the programming phase the overall completion date for the entire project was tentatively set for August 2010. While it was stated numerous times during the programming phase that this tentative schedule was highly aggressive and somehow optimistic, it was agreed by the entire team that it was a good goal to work toward. This goal was tentatively set based on a plan that put the new administration South of the Band Building (see sketch attached). The site work and demolition portions of the project were always scheduled to occur in 2011.

During the programming phase for a school construction project, the project team deals with a big number of unknowns. The general spaces for a functional facility are being identified, yet the location of these spaces and the general shape of the building are still undetermined. For example, in the case of our project, the selection of a Y shaped building, compared to a U shaped building, had a significant impact on the overall phasing required. Same applies to the location of the bus lane, parent drop and different parking lots.

In a project like Tucumcari HS, where existing buildings are remodeled and new wings are constructed; the final layout has a big impact on the general phasing and the duration of each phase. There are certain milestones (like appropriate times to occupy spaces) or windows of opportunity to start and complete work in certain areas, which will dictate when certain tasks have to occur. I believe the current layout is the best option and choosing this layout will serve best the students, school staff and parents in the long run. The schedule that these choices demanded, which we are following right now, is the best possible schedule within the parameters of the existing building. I believe it has been proven that the entire team will work hard to maintain our project within the established construction schedule.

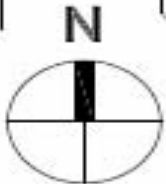
I also believe that we are on track to complete the Tucumcari HS project by the December 2011 completion time, as established by the Memorandum Of Understanding between the District and the Public Schools Capital Outlay Council. However, I would certainly recommend considering contingency plans, since the last phase (Phase 3) of the project includes significant remodels, where unknown conditions can generate delays. The passage of the future bond election is another very significant milestone; without the bond funds the project is very likely to be affected. As always, we will work together to move the project forward and we'll try our best to inform all the stakeholders about the project's progress.

Very truly yours,

Public Schools Facilities Authority

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end.

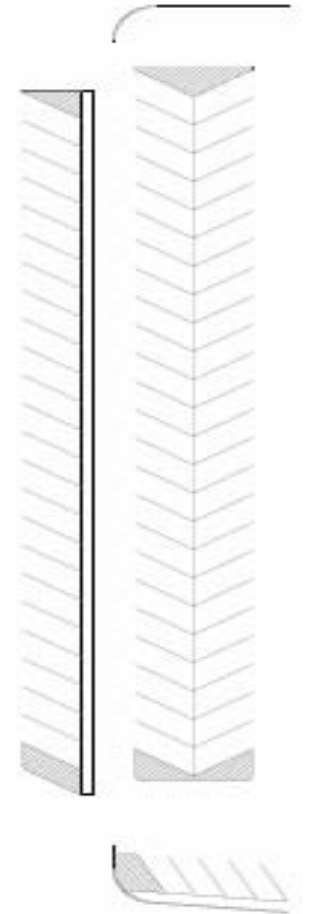
Ovidiu Viorica
Regional Manager
505-270-1355

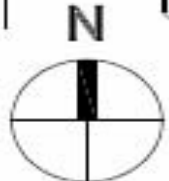


TUCUMCARI HIGH SCHOOL

PHASE I - DEMOLITION & NEW CONSTRUCTION

- EXISTING TO REMAIN
- PHASE I
- PHASE II





TUCUMCARI HIGH SCHOOL

PHASE II - DEMOLITION & NEW CONSTRUCTION

- EXISTING TO REMAIN
- PHASE I
- PHASE II

