



PSCOC DIGEST

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Jonathan Chamblin, Director

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MESSAGE FROM THE DIRECTOR

At the end of November, we held workshops around the state to present the proposed improvements to the FAD. The workshops were open to planners, architects, and school district staff. We presented the proposed improvements, listened to suggestions, and distributed written surveys to all workshop participants to gather feedback. This deliberate outreach is part of a broader strategy to refocus PSFA on its core mission of partnering with school districts as co-owners. These workshops are also a conduit for communication between schools and the PSCOC.

As we consider making changes to fundamental systems and methodologies such as the FAD, we want to draw from the collective knowledge, experience, and wisdom of school staff and professionals around NM. This will make PSFA more transparent and will add real value to our on-going process improvements. Just as we partner with school districts to complete capital projects, we need to partner with school districts to improve our internal systems that are the basis for capital projects.

These improvements to the FAD can be implemented now. In July 2018, we plan to launch our own in-house FAD system and transfer all of the functionalities of the existing system to the new system. The new FAD system will allow us the flexibility to customize the interface and make the program a more transparent, sophisticated, and powerful tool.

Improvements to the Facilities Assessment Database (FAD)

By Martica Casias, Planning & Design Manager and Chris Aguilar, FAD Manager

The PSCOC is considering making some technical changes to enhance the functionality of the current FAD ranking methodology which has been in place since 2004.

The proposed modifications will provide the means to appropriately assess a system's age based on industry standards, establish uniform pricing per system, correct systems per building, and to separately identify when systems are within their life and beyond their expected life.

Below are the proposed changes under consideration:

- Removal of degradation curve (how systems age);
- Uniform pricing for systems;
- Real world building composition; and
- Change of weight factors.

It is important to note that the proposed changes will initially cause all schools' wNMCI scores to individually increase; all scores will receive a higher wNMCI (lower is better). It is expected that the only change will be the uptick of the wNMCI score and not a major upheaval to ranked priority.

Schools that have a large number of systems beyond their expected life will rise in the ranking. The schools that have systems within their life cycles will have minimal change to their wNMCI score; however, their ranked position will change due to other schools with systems beyond the life cycle rising above them in the ranking. Individual wNMCI scores are not expected to be as close together based in percentage points, it can be expected that there will be a larger separation between scores. When wNMCI scores are closely grouped, one minor change to a building system can cause a significant change to the school's ranked position.

If adopted, these proposed changes will be implemented and reflected in the 2018-2019 Preliminary Ranking scheduled to be released in early 2018.

If you have questions, concerns or would like more detailed information regarding the proposed changes to the FAD, please contact the PSFA Planning & Design Group.

PSCOC Awards Made in November

School District	Project	Award Type	State Share	Local Share
Aztec Municipal Schools	District	Facilities Master Plan	\$27,890	\$49,583
Capitan Municipal Schools	District	Facilities Master Plan	\$2,961	\$26,649
Cloudcroft Municipal Schools	District	Facilities Master Plan	\$2,890	\$26,018
Cuba Independent Schools	District	Facilities Master Plan	\$14,006	\$24,900
Deming Public Schools	District	Facilities Master Plan	\$61,014	\$26,149
Farmington Municipal Schools	BDCP	Category 1 (Fiber)	\$142,494*	\$0
Las Cruces Public Schools	District	Facilities Master Plan	\$247,949	\$127,731
Mora Independent Schools	District	Facilities Master Plan	\$12,148	\$22,562
New Mexico School for the Deaf	Delgado Hall	Rescind Uncommitted Award	(\$98,715.46)	(\$98,715.46)
Portales Municipal Schools	District	Facilities Master Plan	\$52,342	\$18,390
Tucumcari Public Schools	District	Facilities Master Plan	\$28,031	\$12,593
Total Awards Made:			\$350,516	\$235,860

**Award made up to \$142,494 or 10% of USAC approved amount, whichever is lesser.*

Other PSCOC Actions

- Approved the draft FY17 PSFA and PSCOC Annual Report.
- Recognized the recipients of the 12th Annual Ben Lujan Maintenance Achievement Awards.

Project Spotlight: Bernalillo High School

Bernalillo High School, located in the Bernalillo Public School district was designed for a capacity of 936 students grades 9-12. The new high school replaced a majority of the old Bernalillo HS and sought to improve the school's identity, career exploration, community use, and energy efficiency. Bernalillo is a small community with an agricultural heritage and a diverse population which includes many students from the surrounding Native American pueblos. The new site design consolidated the campus, improved campus security, and created protected gathering areas for student interaction. Construction of the new campus began in March 2014 and was completed in August 2016.



Photo by Dekker Perich Sabatini

Project Details:

- Construction cost: \$31.7M
- Total estimated cost: \$44M
- Total square feet: 119,592
- Construction cost per square foot: \$259
- Total cost per square foot: \$346
- Substantial Completion Phase I: July 29, 2015
- Substantial Completion Phase II: August 4, 2016
- Design Professional: Dekker Perich Sabatini
- General Contractor: HB Construction



Photo by Dekker Perich Sabatini