



STATE OF NEW MEXICO
PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
PUBLIC SCHOOL FACILITIES AUTHORITY

FISCAL YEAR 2020
ANNUAL REPORT

Letter from the Chair

Meeting the Challenge - Leading the Way

Since the first awards made through the standards-based funding program in FY 2005, the core mission of the Public School Capital Outlay Council (PSCOC) has been to bring equity and uniformity to public school buildings in every district in New Mexico. This mission requires collaboration each year among school districts, the PSCOC, the Public School Facilities Authority (PSFA), the Public School Capital Outlay Oversight Task Force (PSCOOTF), the Legislature, and the governor.

In FY 2020, the PSCOC made nine standards-based awards to eight school districts, with a total state funding commitment of approximately \$106.7 million. These funding awards will result in major capital construction projects in school communities throughout New Mexico. This commitment by the state and the school districts to rebuild and improve school facilities will bring major economic activity statewide, from Newcomb to Des Moines, Roswell, Clovis, Hobbs, and Las Cruces. The new schools constructed in these communities will be visible proof that New Mexico is committed to improving the educational environment for all of our students.

The new awards in FY 2020 follow a similarly large award year in FY 2019, when the PSCOC made eleven standards-based awards to nine school districts, with total state funding of approximately \$149.8 million. The FY 2019 projects moved through the planning and design phase during FY 2020, with construction for most of the projects expected to begin by January 2021.

Working as staff to the PSCOC, the PSFA offers technical expertise to school districts from project development, funding awards by the PSCOC, procurement, funding administration, project management, and facility ownership. The PSCOC rises to the full challenge of directing state funding to school projects, followed by direct, continued engagement with each school district to ensure the taxpayers' major capital investments are protected. As a result, New Mexicans have greater assurance that quality school facilities will be constructed and maintained for the benefit of future generations of students.

In addition to its core mission, the PSCOC continued to address other important issues in FY 2020, making awards for smaller projects to replace aging building systems, improve district internet infrastructure, and enhance the physical security on school campuses. The PSCOC updated the Statewide Adequacy Standards to better define security on school campuses and to integrate prekindergarten spaces. The PSCOC evolved the standards-based program to address unique needs, such as providing teacher housing to schools in remote areas to improve teacher recruiting and retention. Through capital investments and support for projects and facility ownership, the PSCOC positively impacts district operational performance and educational outcomes.

Successfully partnering with school districts, the PSCOC continues to lead the way in funding school capital construction projects and improving educational environments to benefit all New Mexicans. We would like to thank the PSCOC members, our staff at PSFA, local school boards, superintendents and district staff, the governor, and the Legislature for their continued support for our mission. Working together, we can help New Mexico meet educational challenges for years to come.

Sincerely,



Joe Guillen,
Chair, Public School Capital Outlay Council and
Executive Director, New Mexico School Boards Association

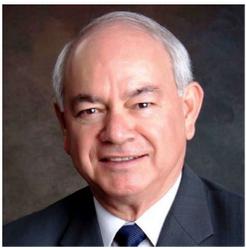


Jonathan Chamblin
Executive Director, Public School Facilities Authority

Public School Capital Outlay Council

Council Members

The Public School Capital Outlay Council has been directed by the New Mexico Legislature to manage the allocation of the Public School Capital Outlay Act funds to public school facilities statewide. Consisting of members representing executive and legislative branches, as well as representatives of school districts, the council oversees the various programs administered by the Public School Facilities Authority.



Joe Guillen

New Mexico School Boards Association
PSCOC Chair

Awards Subcommittee



Rachel S. Gudgel

Legislative Education Study Committee
Awards Subcommittee Chair

David Abbey

Legislative Finance Committee

Antonio Ortiz

Public Education Department

Martin Romero

Construction Industries Division

Administration, Maintenance, & Standards Subcommittee



Olivia Padilla-Jackson

Department of Finance and Administration
Administration, Maintenance, and
Standards (AMS) Subcommittee Chair
(Until May 2020)

Stephanie Rodriguez

Governor's Office

Raul Burciaga

Legislative Council Service
PSCOC Vice-Chair



David L. Robbins

Public Education Commission
AMS Subcommittee Chair
(Starting June 2020)

Debbie Romero (Starting June 2020)

Department of Finance and Administration

By statute, no later than December 15 of each year, the council shall prepare a report summarizing its activities during the previous fiscal year and submit it to the governor, Legislative Finance Committee, Legislative Education Study Committee, and Public Education Commission.

Public School Facilities Authority

Since its creation in 2002, the Public School Facilities Authority (PSFA) serves as staff to the Public School Capital Outlay Council (PSCOC) to assist school districts and charter schools in the planning, design, construction, and maintenance of their facilities. When the PSCOC funds a project, each working group at the PSFA has a role in its implementation, from inception to completion. The PSFA's groups are dependent on each other to ensure a district's project meets the school's needs and is completed on-time and within budget. The PSFA strives to provide new and improved facilities that are equitable and sustainable to benefit educators and students. The PSFA employees are highly skilled, possessing a broad knowledge base of planning, architecture, construction, finance, and administration.

Vision Leading New Mexico's public schools to national excellence in school facilities.

Mission The PSFA, in partnership with New Mexico's public schools provides quality, sustainable, and well maintained school facilities for our students and educators.

Core Values

- Creating safe and sustainable schools
- Demonstrating best practices in administering funds
- Maintaining clarity and simplicity
- Serving our customers' needs
- Responding with transparency
- Manifesting ethical behavior

Promise We always remember that our employees are the strength of our agency and that only through their empowerment and development can our mission be realized.

Administration Working Groups

Contracts & Legal

Provides assistance and guidance to the agency and school districts regarding procurement of goods and services and construction contract development and administration.

Finance

Manages agency budgets, supporting all groups with financial transactions, and ensuring compliance with state laws, rules, and protocols.

Human Resources

Oversees personnel services, payroll, benefits administration, employee relations, staff development, and compliance.

Field Working Groups

Planning & Analysis

Provides assistance to school districts related to the facility planning process, and conducts school facility and policy research for the Agency.

Information Technology

Manages the databases and systems used by the agency and school districts for facility information management and project management.

Programs Support

Administers PSCOC capital funding programs, assisting school districts with the application process to access funding.

PSFA - Organizational Chart

Jonathan Chamblin
Executive Director

Martica Casias - Deputy Director

Mona Martinez - Chief Procurement Officer/
Staff Attorney

- Contracts Administrator

Randy Evans - Chief Financial Officer

- Financial Specialists

Human Resources

- Administrative Assistant

Casandra Cano - Programs Support Manager
(until February 2020)

Nadine Baca - Funding Programs Manager

- Funding Programs Support Coordinator

Edward Avila - Senior Facilities Manager

- Central Facilities Coordinator
- Regional Facilities Managers
- Assistant Field Coordinator/CIMS Trainer
- Senior Planning, Design & Facilities Specialist
- Closeout Commissioning Manager

Ovidiu Viorica - Broadband & Technology
Programs Manager

- Program Specialists
- Projects Coordinator

Larry Tillotson - Maintenance & Operations
Support Manager

- Maintenance Specialist
- Facilities Assessors
- Database Administrator/GIS
- Maintenance Student Intern

- IT Business Process Manager
- IT Support Technician

- Facilities Master Planner
- Research Analysts
- Administrative Assistant

Randy Johnson - Energy Projects Manager

Facilities

Partners with school districts through PSFA's regional facilities managers to support capital projects, budgeting, and project management during the design and construction phases.

Maintenance

Improves facility maintenance performance at schools by providing tools, resources, and training to district maintenance personnel to develop preventative maintenance plans and correct maintenance deficiencies.

Broadband and Technology Projects

Improves the fiber optic internet infrastructure at schools, and helps districts apply for federal funding to develop a secure and reliable network infrastructure.

PSCOC Accomplishments

In addition to annual approvals of award cycle activities, out-of-cycle awards, school security awards, legislative appropriation awards, lease assistance program awards, facilities master plan assistance awards, broadband deficiencies correction program awards, and the PSFA budget, the PSCOC took action on multiple other items:

- July 2019 – Authorized the Broadband Deficiencies Correction Program team to provide guidance and training to the “Broadband for Libraries” pilot participants for the 2020 E-rate cycle, encouraging regional consortia for broadband procurements and shared infrastructure.
- October 2019 – Allocated an amount not to exceed \$50,000 to an E-rate consultant to provide support to charter schools and small districts to complete applications and increase participation in the federal funding program for broadband upgrades.
- November 2019 – Approved changes to the Statewide Adequacy Standards, including the addition of prekindergarten space criteria and additional requirements for security, special education, and technology.
- March 2020 – Developed a new Statement of Financial Position template that school districts complete to justify their requests for a local match reduction, which allows the PSCOC to determine the extent of the local match reduction that might be granted.
- April 2020 – Approved rules for PSCOC funding participation on teacher housing projects that are part of a standards-based award, stipulating the eligible housing units must be on the eligible school site or on property that shares a property boundary with the eligible school site.



Photo Credit: Capitan Combination School, Capitan Municipal Schools, © 2020 NMPSFA, All rights reserved.

Statewide Adequacy Standards

Following a process of public workshops and direct input from school districts and PSCOC members, the Statewide Adequacy Standards were updated in FY 2020. The PSFA held regional public workshops with district staff in 2018 and 2019. As stated in the standards, the document is “dynamic and the council plans to review them at least annually, and change them as time and circumstances require.” In response to Senate Bill 230 of the 2019 legislative session, an update was necessary in FY 2020 to establish new requirements for prekindergarten classroom facilities so that these spaces can be funded on qualifying standards-based awards. Since the last update in 2012, updates and clarifications were required for other topics referenced in the document since its initial formulation in 2004, including: security, special education, technology, and maintenance.

PSCOC Standards-Based Program

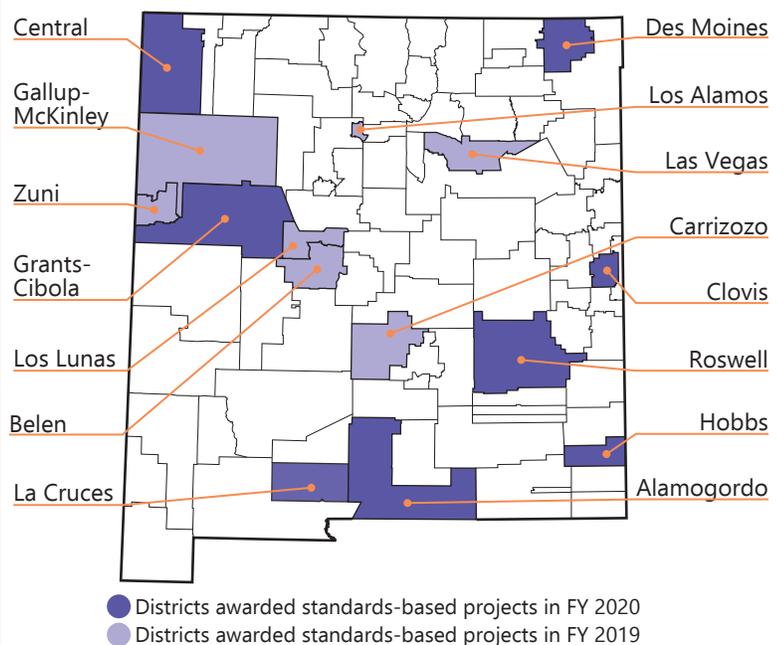
In FY 2019 and FY 2020, the PSCOC made a large number of standards-based awards, with significant state funding directed to school districts in all areas of New Mexico. The standards-based funding program is the core mission of the PSCOC. This funding program makes awards for large projects, such as new school campuses or comprehensive renovations to existing buildings. This program was established as part of the state's response to the *Zuni* lawsuit, seeking to improve school facility conditions uniformly in every district through an equitable process. The level of funding made through this program in FY 2019 and FY 2020 is a direct expression of the council's commitment to improving school facilities.

The increase in standards-based awards follows three consecutive years when very few or no new awards were made through this program. In FY 2016, three new awards were made to three school districts, with total potential state funding of \$33.4 million. In FY 2017, only one new award was made, with total potential state funding of \$132 thousand, an award later rescinded after the district closed the school due to a lack of enrollment. In FY 2018, no new awards were made through the standards-based program. In FY 2019 there was a sharp increase in the number of awards that were made, eleven new awards to nine school districts, with total potential state funding of at least \$149.8 million. In FY 2020, nine new awards were made to eight school districts, with total potential state funding of at least \$106.7 million. Over the five-year period, \$33.5 million of state funding was awarded in the first three years, followed by a total of \$256.5 million in state funding awarded in the last two years. This return to making a large number of awards through this funding program was largely due to the PSCOC's leadership and commitment to its core mission.

The PSCOC and PSFA were also challenged to make awards and manage funding for several other programs in FY 2020, including those for systems, security, lease assistance, broadband, facility master plans, teacher housing, and outside-of-adequacy. These discretionary programs made a large number of awards, generally with small levels of state funding per award. In total, 283 awards were made through these programs, with total potential state funding of \$73.9 million. The teacher housing funding program established a new precedent for the standards-based program, with three awards made to three school districts and total state funding of \$10.0 million. This was the first time that the Public School Capital Outlay Fund made awards for teacher housing since the current funding process was established in 2004.

The standards-based program will begin funding a broader range of prekindergarten classroom facilities, starting with some of the new awards made in FY 2020. Previously, state funding participation for prekindergarten on standards-based awards was limited to the classroom space for developmentally delayed four year olds. Through legislation passed in the 2019 session, the council was also challenged to make awards for capital projects through the outside-of-adequacy program. This program made awards to 17 school districts, proportionally distributing \$24.0 million intended to fund capital project types and capital items ineligible for state funding through the standard-based program since 2004. By making a large number of awards to districts distributed throughout New Mexico, and by making some fundamental adjustments to the program, including making eligible teacher housing and prekindergarten spaces, the PSCOC renewed its commitment to its core mission, ensuring the standards-based program will continue to improve school facility conditions in every school district.

Districts Awarded Standards-Based Awards in FY 2020 and FY 2019



Standards-Based Awards

The FY 2020 award cycle was announced with opportunities for funding under the standards-based program with the following eligibility criteria, based on the 2019-2020 final weighted New Mexico Condition Index (wNMCI) statewide ranking:

- All facilities within the top 75 of the statewide ranking;
- Match requirements per state/local match percentage as of June 2019, with sufficient local matching dollars available or to be available; and
- A current facilities master plan, preventive maintenance plan, and use of the Facility Information Management System.

FY 2020 Standards-Based Awards (9 projects, in 8 districts)

	District	School	Project Description	Total Estimated Project Cost	State Match	District Match	Estimated Completion
1	Alamogordo	Chaparral MS	Replacement facility for 658 students, grades 6-8.	\$36,045,921	\$21,627,553	\$14,418,368	Q1-FY 2024
2	Central	Newcomb ES	Educational specification to include the Newcomb ES, Newcomb MS, and Newcomb HS, to maximize utilization of school facilities.	\$24,380,179	\$14,608,107	\$9,772,072	TBD
3	Clovis	Barry ES	Planning and design for the project, construction funding to complete roofing and HVAC replacement, and construction funding to complete the classroom addition for a design capacity of 400 students, grades K-5.	\$8,883,586	\$6,040,838	\$2,842,748	Q2-FY 2022
4	Des Moines	Des Moines Combined School	Award consideration is deferred pending the outcome of the structural study and planning work currently underway.	\$10,331,490	\$8,708,251	\$1,623,239	Q1-FY 2023
5	Grants	Bluewater ES	Renovation/replacement of the existing facility based on a design capacity of 95 students, grades K-6.	\$7,306,951	\$5,480,213	\$1,826,738	Q4-FY 2023
6	Hobbs	Southern Heights ES	Replacement facility based on a design capacity for 500 students, grades Pre-K 3&4-Year-Old DD through 5.	\$29,901,457	\$15,348,598	\$14,552,859	Q2-FY 2022
7	Las Cruces	Columbia ES	Educational specifications to include updated enrollment projections. Design capacity and options to renovate or replace the existing building are deferred pending the outcome of the planning phase(s) of this project.	\$30,697,527	\$17,497,590	\$13,199,937	TBD
8	Roswell	Mountain View MS	Educational specifications for renovation/replacement of the existing facility based on a design capacity for 525 students, grades 6-8.	\$26,582,892	\$18,076,367	\$8,506,525	Q2-FY 2022
9	Roswell	Washington Avenue ES	Educational specification/ feasibility study to determine options to maximize utilization of the current school facility and to ensure that the project will accommodate the educational program of the projected enrollment of 430 students, grades K-5.	\$9,596,836	\$6,525,848	\$3,070,988	Q2-FY 2022
Total				\$183,726,839	\$113,913,366	\$69,813,473	

Systems-Based Awards

The FY 2020 award cycle was announced with opportunities for funding under the systems-based program with the following eligibility criteria, based on the 2019-2020 final weighted New Mexico Condition Index (wNMCI) statewide ranking:

- All facilities within the top 300 of the statewide ranking;
- Facility Maintenance Assessment Report (FMAR) score of at least 65% for the applicant campus;
- Willingness and ability to provide local share of the total cost of the project;
- Commitment to expend funds within three years of allocation; and

The PSCOC funding on systems-based projects is limited to the maximum allowable gross square footage (GSF), as established in the Adequacy Planning Guide; school districts and charter schools will be responsible for funding any ineligible spaces or GSF above the allowable GSF.

FY 2020 Systems-Based Awards (10 projects, in 7 districts)

	District	School	Project Description	Total Estimated Project Cost	State Match	District Match	Estimated Completion
1	Clovis	Clovis HS	Exterior Windows, Exterior Doors, and Fire Detection/Alarm	\$803,504	\$546,383	\$257,121	Q2-FY 2022
2	Gallup-McKinley	Gallup HS	Parking Lots and Walkways	\$4,425,055	\$3,483,324	\$941,731	Q2-FY 2023
3	Gallup-McKinley	Crownpoint MS	Roofing	\$1,775,200	\$1,420,160	\$355,040	Q2-FY 2023
4	Gallup-McKinley	Tse Yi Gai HS	Roofing	\$526,671	\$421,336	\$105,334	Q2-FY 2023
5	Hobbs	Hobbs HS	Heat, Cooling, Air Distribution, and Exhaust Ventilation Systems, and HVAC Controls	\$571,692	\$297,280	\$274,412	Q1-FY 2022
6	Hobbs	Mills ES	Fencing, Parking Lots, Site Drainage, Landscaping, and Walkways	\$642,857	\$334,286	\$308,571	Q2-FY 2022
7	Las Cruces	Valley View ES	Roofing	\$1,340,365	\$764,008	\$576,357	Q1-FY 2022
8	Portales	Brown Early Childhood Center	Parking Lots, Playground Equipment, Site Lighting, Site Drainage, Site Utilities, Site Domestic Water Utility, Landscaping, Walkways, Exterior Walls, Exterior Windows, Exterior Doors, Ceiling Finishes, Floor Finishes, Wall Finishes, Foundation/Slab/Structure, Interior Doors, Interior Walls (and Partitions), Air Distribution Systems, Exhaust Ventilation System, Rooftop Unitary AC, HVAC Controls, Fire Sprinkler, Main Power/Emergency, Lighting/Branch Circuits, Plumbing Fixtures, Water Distribution, Drain, Waste, and Vent, Fire Detection/Alarm, Demolition of Portion of Occupied Building, and Security Systems	\$4,344,223	\$2,997,514	\$1,346,709	Q3-FY 2022
9	Roswell	Roswell HS	Fire Detection/Alarm	\$345,000	\$234,600	\$110,400	Q1-FY 2022
10	San Jon	San Jon Combined School	Fencing, Parking Lots, Playground Equipment, Site Drainage, Walkways, Roof, Ceiling Finishes, Floor Finishes, Heat Generating Systems, and Fire Detection/Alarm	\$2,394,286	\$1,652,057	\$742,229	Q4-FY 2022
Total				\$17,168,853	\$12,150,948	\$5,017,905	

Project Highlights

Standards-Based Projects

NM School for the Blind & Visually Impaired - Sacramento Dormitory

- Award Amount: \$114,721
- Award Expended: \$68,045
- Estimated Completion: April 2022

Design is underway for two cottage-style facilities to replace the existing Sacramento Dormitory on campus. The existing facility will be demolished. Each cottage will be approximately 2,750 square feet each, for a total of 5,500 square feet, and include four bedrooms, a full kitchen, a living room, a laundry room, and a staff office.



Schematic Rendering - New Cottages

Photo Credit: Schematic Rendering of Dormitory, © 2020 NMPSFA, All rights reserved.

NM School for the Blind & Visually Impaired - Quimby Gymnasium

- Award Amount: \$723,153
- Award Expended: \$0
- Estimated Completion: September 2021

Construction is underway for a systems upgrade and building renovations for 12,837 square feet of the existing Quimby Gymnasium. The project includes upgrading, renovation, or replacement of the HVAC system, roofing, flooring, windows, and accessibility compliance upgrades. The existing facility accommodates 70 students who are residents at the school campus.



Photo Credit: Quimby Gymnasium, © 2020 NMPSFA, All rights reserved.

Systems-Based Projects

Clovis - Clovis High School

- Award Amount: \$723,153
- Award Expended: \$0
- Estimated Completion: September 2021

Design is underway for a partial campus systems upgrade for 175,897 square feet at Clovis High School. The project includes replacement of a portion of the campus' existing exterior windows and doors, and the fire detection and alarm systems. The campus will remain occupied during construction.



Photo Credit: Clovis High School, © 2020 NMPSFA, All rights reserved.

Deming - Chaparral Elementary School

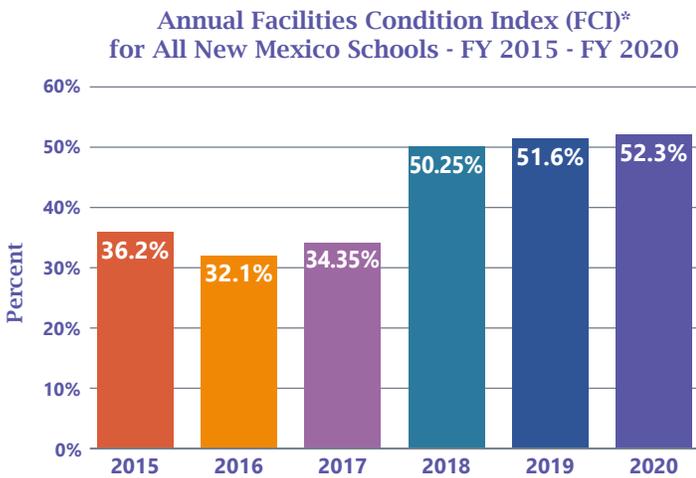
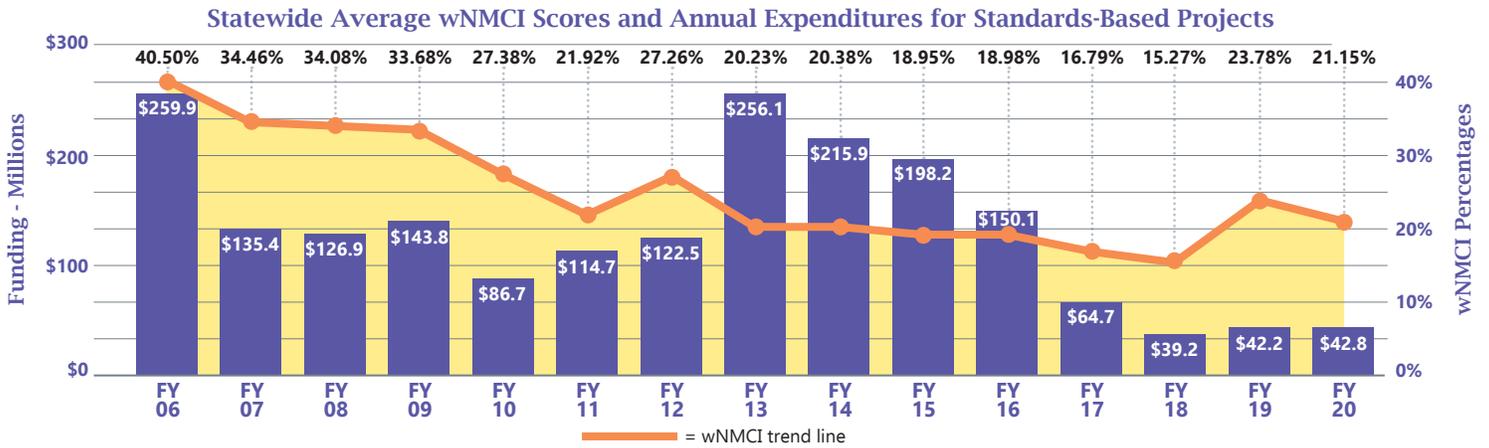
- Award Amount: \$3,020,653
- Award Expended: \$121,009
- Estimated Completion: October 2021

Construction is underway to complete systems upgrades for 48,347 square feet (partial campus) at Chaparral Elementary School. The project includes HVAC and electrical system upgrades, associated selective demolition, ceiling replacement, structural improvements, and roofing repairs. Chaparral ES serves 393 students and will remain occupied during construction.

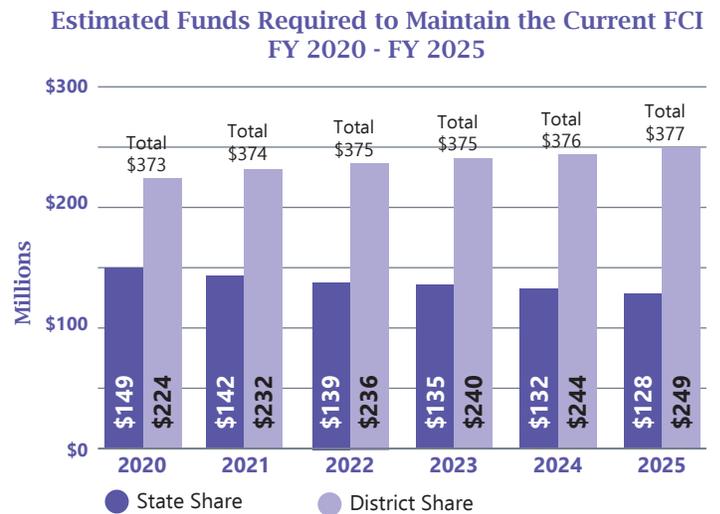


Photo Credit: Deming, Chaparral ES, © 2020 NMPSFA, All rights reserved.

Facility Planning



* FCI applies to brick and mortar facility conditions only. The FCI calculation was improved for accuracy in FY 2018, resulting in an increased statewide FCI average.



wNMCI = FCI + the facility's ability to support educational functions



Photo Credit: Sunset Hills ES, Alamogordo Public Schools © 2020 NMPSFA, All rights reserved.

“On behalf of Mission Achievement and Success Charter School, I extend our appreciation for the amazing work being completed by your agency. As probably one of your more at need clients, I am amazed by the interaction, promptness, professionalism and diligence of everyone I come into contact within your agency.”

- **Mission Achievement and Success Charter School**

Security Awards

In July 2019, the PSCOC made awards for the security projects funding program, based on the recurring appropriation set forth in Senate Bill 239 (2018 session), that called for up to \$10.0 million in funding per year from FY 2018 to FY 2022 from the Public School Capital Outlay Fund. For the second year of the program, the PSFA improved the application and assessment process for the applicant schools.

Eligibility for security projects:

- All facilities, regardless of the position in the statewide ranking;
- Match requirements per state/local match percentage as of June 2019. Sufficient local matching dollars are or will be available.

FY 2020 Security Awards (134 projects in 26 districts and charter schools)

	District	Number of Schools	Total Estimated Project Cost	State Match	District Match
1	Alamogordo Public Schools	2	\$597,628	\$278,577	\$319,051
2	Belen Consolidated Schools.	2	\$266,295	\$135,810	\$130,485
3	Central Consolidated Schools	6	\$1,387,213	\$800,328	\$586,885
4	Clovis Municipal Schools	1	\$243,000	\$165,240	\$77,760
5	Cuba Independent Schools	3	\$236,262	\$73,242	\$163,020
6	Deming Public Schools	7	\$493,594	\$330,707	\$162,887
7	Farmington Municipal Schools	2	\$568,490	\$324,040	\$244,450
8	Floyd Municipal Schools	1	\$80,250	\$44,200	\$36,050
9	Gadsden Independent School District	3	\$258,864	\$209,680	\$49,184
10	Gallup McKinley County School District*	7	\$238,600	\$0	\$238,600
11	Grady Municipal Schools	1	\$16,089	\$13,515	\$2,574
12	Grants Cibola County School District	10	\$1,694,300	\$1,270,725	\$423,575
13	Las Cruces Public Schools	40	\$554,474	\$230,046	\$324,428
14	Los Alamos Public Schools	7	\$784,546	\$305,974	\$478,572
15	Los Lunas Public School District	8	\$3,665,165	\$2,565,616	\$1,099,549
16	NM School for Blind & Visually Impaired	1	\$333,303	\$166,651	\$166,652
17	Penasco Independent Schools	3	\$61,494	\$27,252	\$34,242
18	Portales Municipal Schools	6	\$699,229	\$482,468	\$216,761
19	Rio Rancho Public School District*	6	\$300,000	\$0	\$300,000
20	Roswell Independent School District	7	\$426,000	\$289,680	\$136,320
21	Ruidoso Municipal Schools	1	\$264,963	\$21,197	\$243,766
22	Socorro Consolidated School District	4	\$106,836	\$75,853	\$30,983
23	State Charter 504	1	\$54,881	\$24,696	\$30,185
24	State Charter 562	1	\$3,176	\$2,541	\$635
25	Tucumcari Public Schools	3	\$49,357	\$32,082	\$17,275
26	West Las Vegas Public Schools	1	\$901,841	\$502,263	\$399,578
Total		134	\$14,249,850	\$8,372,383	\$5,913,467

*Award state funding used to pay down an existing district offset balance.

FY 2020 Lease Assistance

Number of Charter Schools	Number of Students	Total Eligible NSF*	Total GSF*	Average Cost of Lease	Lease Assistance/ Eligible NSF	Lease Assistance/ Total GSF	Lease Assistance/ Students	Total Lease Assistance
109	25,975	1,345,327	2,034,745	\$268,725	\$12.21/sq.ft.	\$8.07/sq.ft.	\$632.42/MEM*	\$16,427,192

*Net Square Feet (NSF)

*Gross Square Feet (GSF)

*Membership (MEM)

Impact Aid Appropriation Awards

Based on the appropriation in Senate Bill 230 during the 2019 legislative session, the PSCOC released applications for the Outside-of-Adequacy funding program in August 2019. The appropriation directed \$24.0 million from the general fund to infrastructure and facilities projects in school districts that receive federal impact aid for tribal lands. The funding was intended for projects that fall outside of the statewide adequacy standards, project types that would be ineligible for PSCOC funding participation through the standards-based program. In October 2019, seventeen school districts were awarded funding for their top priority projects. The awarded school districts procured and managed the resultant projects at their own discretion and pace throughout the remainder of FY20.

FY 2020 Outside of Adequacy Awards for Impact Aid Districts (17 Districts)

	District	Project Type	Percent of Appropriation	Total Award Amount
1	Bernalillo	Baseball and Softball Field Renovations; Teacher Housing	5.89%	\$1,413,203
2	Bloomfield	Security Vestibule	1.07%	\$257,537
3	Central	HVAC Replacement; Teacher Housing	29.25%	\$7,021,194
4	Cuba	Cultural Classrooms; HVAC Replacement; Teacher Housing	1.81%	\$435,483
5	Dulce	Teacher Housing; Drainage; Security Vestibules; Fencing	5.04%	\$1,208,908
6	Gallup-McKinley	HVAC Replacement; Teacher Housing	35.64%	\$8,554,610
7	Grants-Cibola	Bus Fleet Equipment; Baseball Field; Multi-purpose/Auxiliary Gym	4.71%	\$1,129,463
8	Jemez Mountain	Education Specification; Teacher Housing	0.24%	\$58,777
9	Jemez Valley	Teacher Housing	1.67%	\$401,632
10	Los Alamos	Field House	0.62%	\$147,719
11	Los Lunas	Auditorium Remodel	0.35%	\$85,122
12	Magdalena	Teacher Housing	0.65%	\$156,361
13	Penasco	Shade Structures	0.04%	\$9,151
14	Pojoaque	Demolition; Teacher Housing	2.60%	\$622,941
15	Ruidoso	Teacher Housing	0.29%	\$68,739
16	Tularosa	Softball Field	0.48%	\$114,039
17	Zuni	Baseball and Softball Fields	10.00%	\$2,315,120
Total				\$24,000,000

FY 2020 Teacher Housing Awards for Impact Aid Districts

	District	Total Award Amount
1	Central Consolidated	\$757,796
2	Gallup-McKinley	\$6,351,775
3	Zuni	\$2,890,429
Total		\$10,000,000

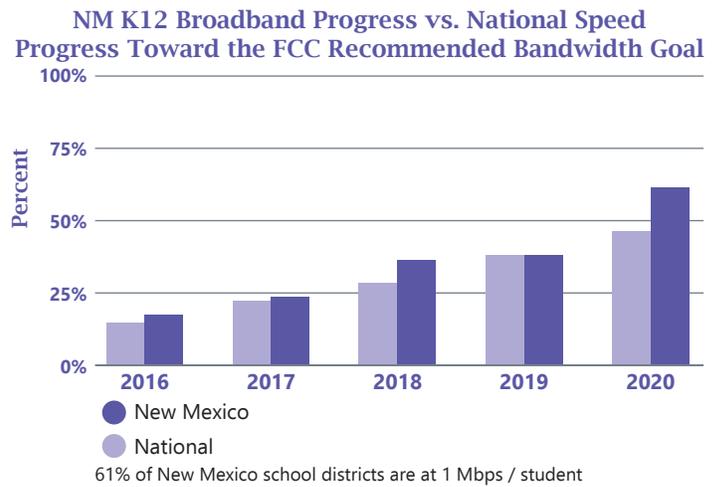
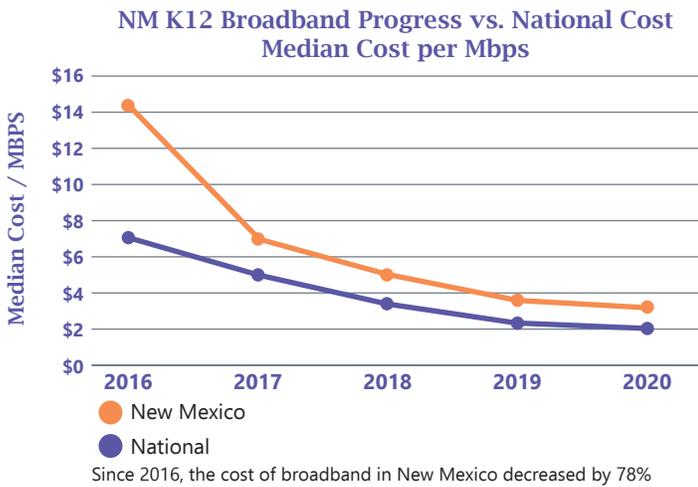
The FY 2020 award cycle included an expansion of the standards-based program, with the PSCOC approving funding for teacher housing projects through this program for the first time. During the 2019 legislative session, Senate Bill 280 appropriated \$10.0 million from the Public School Capital Outlay Fund (PSCOF) for expenditure in FY 2019 through FY 2023 for teacher housing facilities in school districts that receive federal impact aid for students on tribal lands. Three of the twenty school districts, Gallup, Zuni and Central, had debt from completed teacher housing projects, which was being paid out of the district's operational budgets. In June 2019, the PSCOC approved a proportional distribution of the \$10.0 million to pay down these existing debts, and capital funding was dispersed from the PSCOF to these three districts in July 2019. In April 2020, the PSCOC clarified the limits of state funding participation on teacher housing projects through the standards-based program to allow funding for teacher housing projects on future awards.

Eligibility for teacher housing funding in FY 2020:

- Prioritized funding to pay off existing debt for teacher housing projects in the 20 eligible districts.

Broadband Deficiencies Correction Program

The Broadband Deficiencies Correction Program (BDCP) was created in 2014 by the passage of Senate Bill 159, to correct the broadband deficiencies in New Mexico’s public schools. The PSFA Broadband team is dedicated to helping schools connect to scalable internet and upgrade their network equipment. As a result, after five years of project development and implementation, over 99% of traditional public schools are connected to fiber-optic based broadband. The schools in New Mexico now have the scalable speed they need for in-class learning, as well as distance learning, with adequate access to video streaming and other digital instruction tools. The State Education Technology Directors Association and the Federal Communications Commission (FCC) recommended 1 MBPS (Megabits per second) and above per student by 2018 in all K-12 schools. The schools in New Mexico have risen to that challenge, making progress toward this goal, and have accomplished 61% of the students in the state having 1 MBPS per student. The network infrastructure to the schools in New Mexico have been upgraded and are now capable of handling the faster speeds and the increasing number of devices connected to the networks.



Regional Consortia

The consortia approach creates economies of scale and allows schools and libraries in a region to share resources and eliminate duplications of efforts. The PSCOC BDCP provides technical support for planning, procurement, funding coordination, project management, and assistance with the E-rate applications process. This year the PSFA broadband team worked with 21 school districts and libraries in the North Central area of the state to create the North-Central Consortium, under the lead of the local Regional Education Cooperative (REC 2). Ten school districts and libraries received a viable proposal for a shared connectivity solution and decided to implement the project. They are Jemez Springs Library, Eleanor Daggett Library, Cuba Library, Pojoaque, Penasco, Mesa Vista, Jemez Valley, Jemez Mountain, Dulce, and Chama Schools. This has helped to lower the cost of internet access to the schools and libraries, while increasing the internet speeds.

“Santa Fe Public Schools would like to express our gratitude to the PSFA team for all of the support provided during the entirety of SFPS’ E-Rate funded fiber construction project. PSFA’s support was essential in overcoming some of the challenges along the way and keeping the contractors on task, leading to the successful completion of the Wide Area Network upgrade. Given the critical dependency our students have on technology, continued increase in the number of devices connecting to the District’s network, the tremendous increase in use of video conferencing, and particularly for the delivery and receipt of remote instruction, the District would have been in a very difficult position without the upgrade. The continuing support from PSFA is integral to the District’s ability to effectively support students and staff.”

- The SFPS Technology Team

Charter Schools and Small Districts Pilot

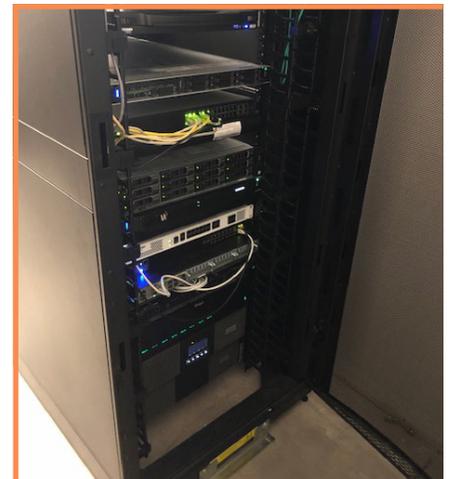
Coordinating efforts and procurement processes requires careful planning and focused execution. The PSFA broadband team has developed specific tools and processes that helped the charter schools in the state with their internet access, as well as their network equipment upgrades. Twenty-three charter schools participated in the pilot project. Most had not participated in the E-rate process up to this point, due to lack of knowledge as to how to apply to the federal funding program. The PSFA contracted with Solix, an E-rate consulting firm, to help these charter schools navigate the E-rate application process. Several of the charter schools had their networks assessed by our team, resulting in written scopes of work, the required procurement process, funding, purchase and the installation of the necessary network equipment. For the twenty-three charter schools, the investment of ~\$34,000 in direct support resulted in \$1.2M in funding applications submitted to the E-rate program. Many of these schools went from having internet access similar to residential service to fiber-based internet access and an enterprise-grade internal network infrastructure. The updates to these charter school network systems has given the schools the capabilities they needed to truly conduct in-class learning using the technology available to teachers and students today.

In the North-East part of the state, the regional E-rate training resulted in a request for help with the E-rate process and the creation of a group purchase in pursuit of more affordable network equipment and specialized services. Roy, Mosquero, Des Moines, Maxwell and Springer school districts came together in a consortium and procured network equipment together to get more competition, which helped to secure better pricing on equipment and services. Jemez Valley also received direct assistance to leverage E-rate funding and upgrade its aging network infrastructure. The six small districts who requested the direct support saw a threefold increase in the E-rate funding requests compared to 2019.

For all the charter schools and small districts under this pilot, most of the funding requests have already been approved by the E-rate program, and the upgrade projects are complete or under-way.



Photo Credit: Fiber Installation Process,
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“We recently were able to complete a 10G fiber build to 11 of our 16 district sites that were not yet using district fiber. Our PSFA reps were with us to help guide us through the entire fiber procurement process. From building the RFP request, advice on RFP proposal evaluation, constructing and negotiating a vendor contract and navigating hurdles that could have been fatal to the project, through to the implementation and billing, our PSFA reps were there to assist and advocate on our behalf. PSFA made it possible for us to have the bandwidth we need for the next 20 years.”

- Los Lunas Public Schools

Maintenance Matters

Since 2005, the PSFA has been dedicated to providing tools and resources to maintain school facilities, protect the state's capital investments, and support safe and quality educational environments for both students and staff. Through formal capital renewal efforts, key performance measures and a data-driven maintenance infrastructure, and best practices, the resources for New Mexico public school maintenance programs have grown tremendously.

In 2011, the PSFA maintenance division conducted a detailed analysis to determine why maintenance performance was poor in New Mexico schools. The Facility Maintenance Assessment Report (FMAR) Tool recognized 78 percent of New Mexico public schools facility systems would not reach their basic life cycles, requiring capital renewal well before planned. The analysis identified opportunities for improvement, such as communication, facility knowledge, competency, skill-sets, planning, and continued training resources. In the past nine years, through collaboration with New Mexico school districts, sharing best practices, and continued support, PSFA staff has improved maintenance performance at our New Mexico public schools.

Methods To Impact the Challenges

Through collaboration with several agencies in New Mexico, including the New Mexico Public School Insurance Authority, Cooperative Educational Services (CES), and New Mexico Public Facility Managers Association, the PSFA has developed proactive strategies, including training and educational programs to develop facility and custodial managers. This training improves skill-sets and ultimately improves maintenance performance, by sharing best practices and encouraging peer collaboration.

The Power of Data

The FMAR continues to be a proven and powerful tool used to measure maintenance program effectiveness, identify maintenance deficiencies, and communicate maintenance performance data to school districts. The PSFA has completed 535 FMAR assessments in 84 New Mexico school districts and 30 state-chartered charter schools. The current state performance average is 71.4 percent, a "satisfactory score." Districts performing above satisfactory are recognized as exhibiting quality educational environments and maintaining facility conditions to ensure that building systems (from HVAC to life safety) meet their life expectancies. For the first time, 60 percent of assessed schools are performing above the satisfactory level. Several schools have advanced their performance to the 90 to 100 percent ("outstanding") performance ratings and are reaping the benefits of extended system life. The PSFA provides additional assistance to districts performing below the satisfactory level.

Facility Information Management System (FIMS)

School districts have recognized the value of the FIMS tools and resources. The final quarter of FY 2020 indicated an average of 82.42 percent of schools were using the tools to manage both reactive and preventive maintenance tasks. These tools provide actionable data, helping schools to streamline and reduce costs and improve staff efficiencies, through increased preventive maintenance and reduced reactive maintenance.

Opportunities

Utility costs are the second largest line item in district budgets, behind salaries and benefits. Approximately 50 percent of districts use the Utility Direct module in FIMS and are recognizing the benefits of gathering utility bill data as part of a robust energy management program. There are tremendous opportunities to reduce utility costs, advance energy awareness, and integrate energy management into curriculum and science, technology, engineering, and mathematics programs.

New Mexico has come a long way, but the state has many more short and long-term opportunities to advance maintenance performance, to reduce the statewide average Facility Condition Index, and to support student achievement and morale. This can be achieved through collaborative efforts, which include encouraging effective maintenance, custodial and grounds staffing levels and continued development of training and certification programs for facility managers.

Ben Lujan Maintenance Achievement Awards

The Ben Lujan Maintenance Achievement Awards recognize New Mexico public school maintenance and operations staff and teams dedicated to maintaining quality facility conditions and supporting their educational environments and the success of teachers, students and communities.

The following New Mexico schools districts and individuals were recognized with performance awards at the 2019 (FY 2020) Ben Lujan Maintenance Achievement Awards ceremony presented during the October 21, 2019, CES Facility Managers Training Workshop. Keynote speaker David L. Robbins of the Public Education Commission, representing the PSCOC and AMS Subcommittee, and PSFA Executive Director Jonathan Chamblin presented the awards. Special guest Olivia Padilla-Jackson, Department of Finance and Administration Secretary and, chair of the AMS Subcommittee, was also in attendance.

Plant Manager of the Year 2019

Grant Banash - Aztec Municipal Schools

Highest Achievement District Performance

Clovis Municipal School District
Aztec Municipal School District
Tucumcari Public Schools
Hobbs Municipal Schools
Deming Public Schools
Logan Municipal Schools

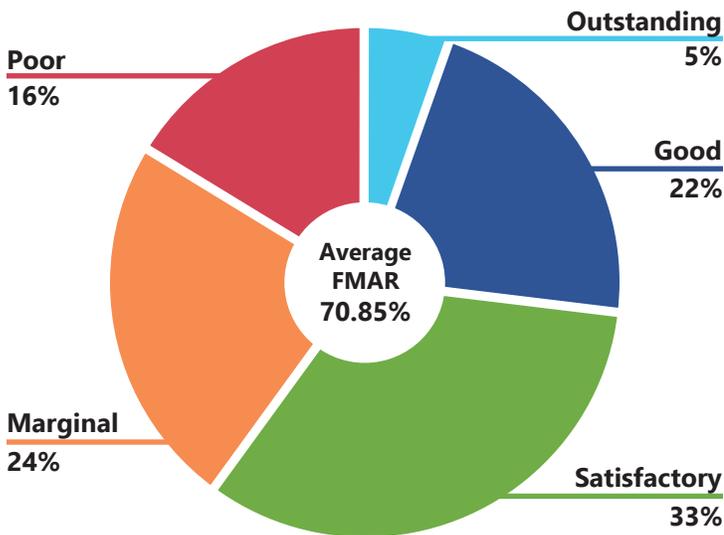
Team Awards

Logan Municipal School District
Taos Municipal Schools
Rio Rancho Public Schools

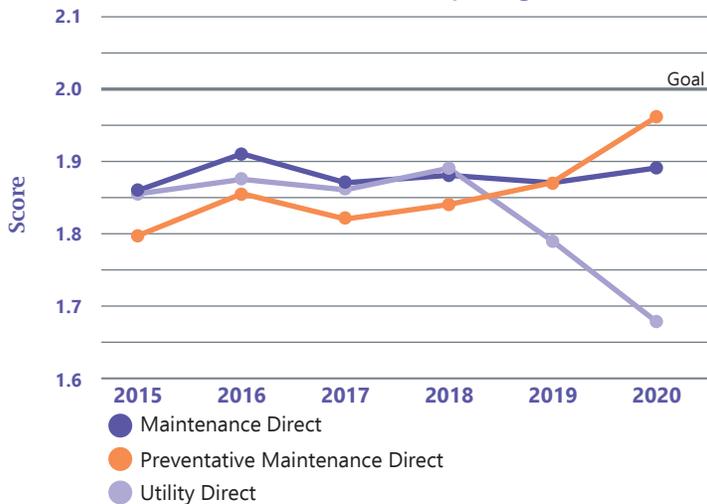
Highest Achievement District Performance

Laura Sandoval, Gadsden
Salvador Gonzales, Gadsden
Zachary Charrette, Rio Rancho
Patrick Lucero, Rio Rancho
Dixon Brennan, Rio Rancho
Andrew Alarid, Rio Rancho
Nahum Morales, Rio Rancho
Chris McKinney, Tucumcari
Cody Ryen, Tucumcari
Jakus Martinez, Tucumcari
Patrick Gonzales, Tucumcari
William Horton, Tucumcari
Veronica Hernandez, Tucumcari
Manny Rodriguez, Deming
Tom Arenibas, Deming
David Greyhouse, Central
Zandra Harris, Central
Karen Prettyboy, Central
Joseph Almaguer, Las Cruces
Shawn Drake, Hobbs

NM Public Schools FMAR F6
 Statewide Maintenance Performance FY 2020

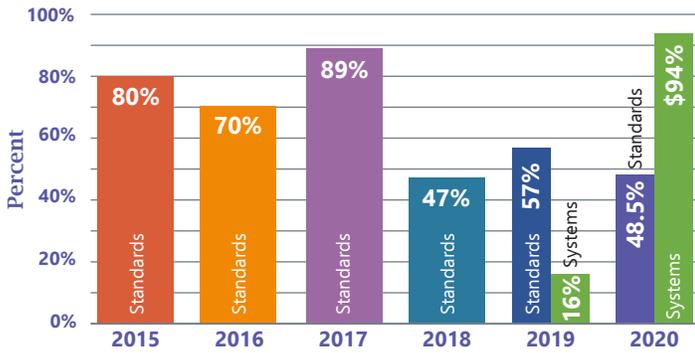


FIMS Proficiency Usage

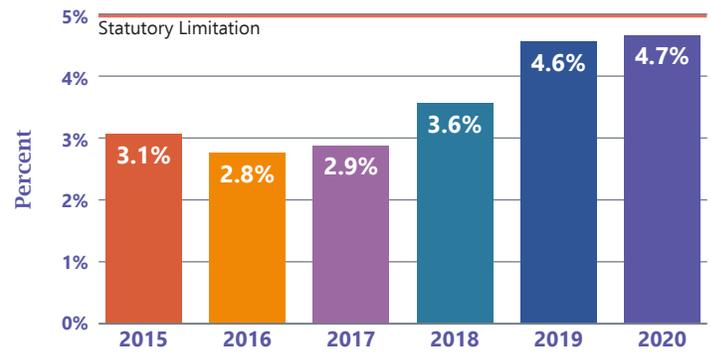


Agency Performance Measures

**Percent of Award Dollars Under Contract
18 Months from Time of Award - FY 2015 - FY 2020**

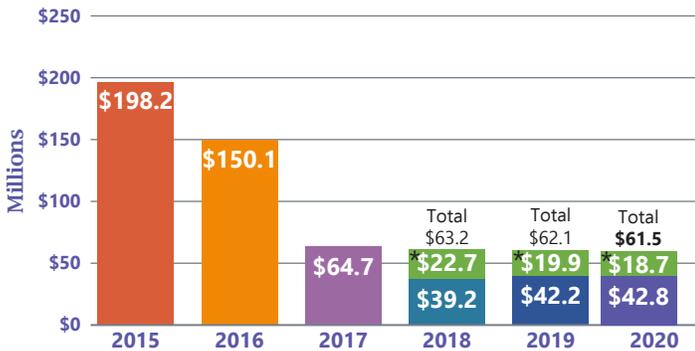


**PSFA Operational Budget as a Percent of
Annual Capital Outlay Awards - FY 2015 - FY 2020**



FY 2020 operational budget percentage increased 0.1 percentage point.

**PSCOC Capital Funding Awards History
FY 2015 - FY 2020**

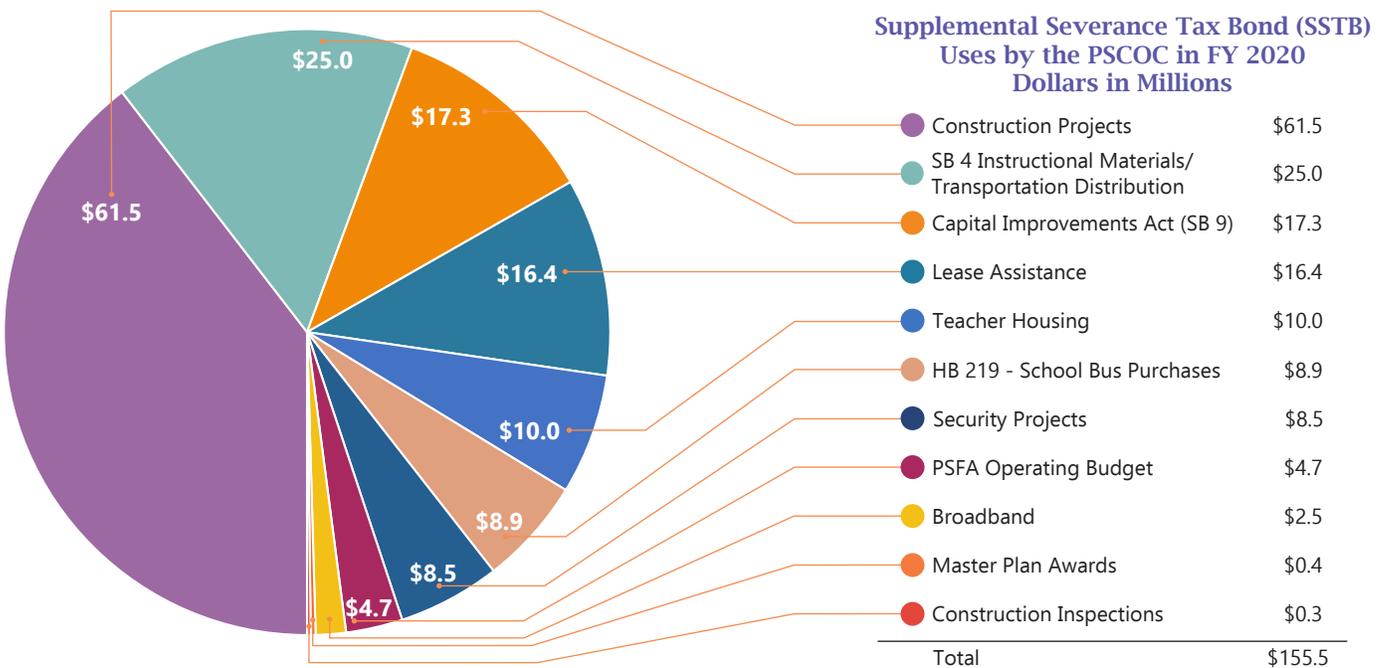


* Systems-Based Projects
Includes out-of-cycle funding of previous award years.
FY 2020 total awards decreased 1% from FY 2019.

**PSCOC Lease Assistance
FY 2015 - FY 2020**



FY 2020 includes 109 awards in 18 districts.
Lease payment assistance increased by 1% from FY 2019 levels.



Responding to the Unexpected

PSFA Response to Covid

Beginning in March 2020, the PSFA began responding to the COVID-19 crisis. In response to the governor's Executive Order and the guidelines from the Department of Health, PSFA staff began working remotely in March 2020. Staff continued to work remotely throughout the remainder of FY 2020. In addition, as the PED directed that all schools would close for three weeks followed by the final determination that the remainder of the school year would be conducted remotely, districts reached out to the PSFA for support to manage the challenging situation. Throughout the remainder of FY 2020, the PSFA consulted with districts to help them understand their options to establish remote learning access for their students. Districts also required additional support to manage ongoing capital projects because their project management staff was diverted into COVID response.

PSFA Maintenance and Operations Response to Covid

There is no tougher, more challenging time to be a facilities professional. In the face of the 2020 global COVID-19 pandemic, the importance of maintenance and janitorial provisions of buildings has been thrust to the forefront of public school priorities to continue operations as much as possible. Public school maintenance and operations and janitorial professionals are looking for different answers to aid containment, and provide safe environments for all occupants on many levels. In this unprecedented time, public schools are challenged with reduced budgets, scarce availability of resources and supplies, and increased product costs. Nonetheless, advanced cleaning and maintenance technologies are quickly being explored and implemented to continue to provide safe educational environments. In the midst of the pandemic, New Mexico school districts are creating strategies toward reducing touch points, providing cleaner air, promoting social distancing, isolating the infected, increasing cleaning frequencies, and improving processes on many fronts.

As the state continues down the path of the unprecedented and the unknown, New Mexico public school facility managers, professionals, and teams across the broad spectrum of public schools are implementing measures, best practices, and real-world solutions in order to re-open operations. These measures can assure taxpayers, teachers, parents, and students that the methods used will provide the safety expected in the schools.

PSFA Broadband Response to Covid

The ongoing COVID-19 crisis brought to light the vital importance of broadband access and that much more work needs to be done. Things will be different for the schools and the PSFA BDCP program moving forward. Remote teaching and learning, with tens of thousands of new devices connected to school networks, brings new challenges for information technology departments. Security and the need for technical support will increase exponentially. Online educational content and teacher skills development becomes essential to the instructional process.

There is increased urgency to step up the work for connectivity at home and to eliminate the digital divide. The PSFA is looking for additional partners to help coordinate and expand the connectivity progress made so far by schools and libraries and to expand broadband access to all communities throughout New Mexico.



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ELEMENTARY

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PUBLIC SCHOOL FACILITIES AUTHORITY
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