

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL MEETING
MINUTES
January 30, 2021
VIDEOCONFERENCE**

Members Present: Mr. Joe Guillen, NMSBA Mr. Raúl Burciaga, LSC
 Mr. David Abbey, LFC Ms. Rachel S. Gudgel, LESC
 Mr. Antonio Ortiz, PED Mr. David L. Robbins, PEC
 Mr. Clay Bailey, CID Ms. Ashley Leach, DFA (arrived 9:25)
 Ms. Mariana Padilla, Office of the Governor

1. **Call to Order** – Chair Guillen called the meeting to order at 9:01 A.M.
 - a. **Approval of Agenda** – Chair Guillen asked if there was any objection to the agenda presented; as there was none, the agenda was unanimously approved.
 - b. **Correspondence** – None.

2. **Public Comment** – None.

3. **PSCOC Financial Plan**
 - a. **Financial Plan**

Mr. Evans stated the financial plan was the same as presented on January 11. Potential action projects being presented later on the agenda include (Grants) Bluewater ES, (Las Cruces) Columbia ES, and (Las Cruces) Desert Hills ES for potential future additional funding requests of \$151K, \$5.9M and \$2.9M respectively.

Ms. Gudgel inquired as to why the amounts for Columbia ES and Desert Hills ES were different from what was presented at the Awards Subcommittee; Mr. Chamblin replied that the financial plan reflects the estimated potential increase to the projects and reiterated that no additional funding was being requested at this time. The additional funding that might be necessary will not be requested until the construction phase of work, several months from now. Ms. Gudgel sought additional clarification as she thought the amounts typically aligned with the Awards Subcommittee recommendations of which these projects clearly did not. Mr. Chamblin stated that historically, for items up for discussion, the potential impact, if action is taken, is reflected. Ms. Gudgel, and other members, agreed that the motion needed to reflect what the Awards Subcommittee was recommending. Mr. Guillen agreed that motions presented to Council for approval align with the Subcommittee(s) recommendation(s).

b. Recertification of SSTBs

No discussion; Ms. Leach stated she would ensure the Board of Finance reviews the resolution.

MOTION: Mr. Abbey moved to adopt the Resolution, Notification, Certification/Decertification and Resolution of unexpended bond proceeds as follows:

- SSTB19SD-0004 in the amount of \$497,460 to PSCOC awarded projects totaling \$497,460.

Ms. Gudgel seconded with the caveat that the recertification was subject to Board of Finance review. Members agreed and the motion was unanimously approved.

4. Consent Agenda

- a. December PSCOC Meeting Minutes
- b. 2021-2022 Final wNMCI Ranking
- c. 2021-2022 Capital Application Announcement Funding Pool
 - Proposed Timeline Round 1 & Round 2; Rolling/Quarterly/Semi-Annual Applications
- d. 2020-2021 Systems-Based Program Rules
- e. 2021-2022 Charter School Lease Assistance Application Announcement Letter
- f. Lease Assistance Application and Award Timeline
- g. Jemez Valley Public Schools – Facilities Master Plan Award – Consideration for Late Application.
- h. BDCP – 2020 Category 1 (Fiber) Awards
- i. BDCP – 2020 Category 2 (Equipment) Awards

MOTION: Mr. Robbins moved for Council approval of the consent agenda. Mr. Bailey seconded and the motion was unanimously approved.

5. Standards-Based Awards

a. Grants – P20-008 – Bluewater ES – Award Language Change – Increase Design Enrollment

Mr. Max Perez, Superintendent, and Mr. Vance Lee, Director of Facilities and Operations, represented the district via videoconference.

Mr. Chamblin noted the district’s letter of request for additional square footage was included in the meeting material.

Mr. Perez acknowledged that the district’s request is for an increase in the gross square footage for Bluewater ES and reminded members the data was in flux due to the COVID pandemic and stated the numbers would go up as students returned to school. Per Mr. Perez, another unique situation that requires additional space are the native students that require native language and cultural aspects of the educational program. Mr. Perez noted that the power plant and the refinery have both closed, and though the economic situation has taken some students, it is believed that they will return. The district is requesting an increase of 22,879 square feet.

Mr. Chamblin reviewed the background information listed within the executive summary and noted that since the time of award, the district has been doing planning work for the school and that the design phase is to begin soon. The request for an increase in the design enrollment is based on the work being done with their planning team. The district is requesting a school for 120 students; PSFA is not in agreement with the district’s request and feel that enrollment projections of 102 students is more appropriate. Mr. Chamblin reiterated that the request was

for some unique educational spaces, some of which PSFA agrees with. The district has a planning and design phase funding award and is not in need of additional funding at this time. Once design is complete, the district would potentially need additional funding for the construction phase, for a slightly larger school. The estimated cost for 102 students would be \$151K in additional state funding. Increasing it to the district's request for 22, 879 sqft would require a potential increase of \$1.6M in state funding.

Ms. Gudgel expressed concern with the enrollment data and noted it has been under 100 fourteen of the last twenty-one years and though this year is anomalous, enrollment has dropped down to 73 from 87 last year. Designing for a capacity of 102 will allow the district to see what transpires over the next year and allow them to think about how they would build the space if the students return.

Mr. Abbey noted the line in the executive summary *“The bid alternates to increase the size of the facility can be reviewed by PSCOC, PSFA, and the district before the construction phase is initiated,”* would allow time for any concerns to be addressed.

MOTION: Council approval of the Awards Subcommittee recommendation to amend the 2019-2020 standards-based award to Grants/Cibola County Schools for Bluewater ES to increase the design enrollment from 95 to 102 students grades K-6. Design phase to include a base bid design for a design enrollment of 102 students grades K-6 in 18,171 GSF and bid options to increase the design enrollment up to 120 students grades K-6 in 19,373 GSF. PSCOC approval of construction phase funding, including funding for optional bid alternates, will be contingent on a final determination of the design enrollment and additional space requests, based on updated enrollment projections to be completed at the end of the design phase. As this was a Subcommittee recommendation, a second was not needed and the motion was unanimously approved.

b. Las Cruces – P20-005 – Columbia ES – Award Language Change – Review of District-wide Enrollment and Feasibility Studies/Approval to Begin Campus Master Plan and Ed Specs

Mr. Gabe Jacquez, Deputy Superintendent and Ms. Gloria Martinez, Director of Construction, represented the district via videoconference.

Mr. Chamblin noted the district's letter of request was included in the meeting material. The request to replace the existing facility rather than renovate was based on the feasibility study estimates that the cost to renovate was 59% of the replacement cost. PSFA analysis estimates the cost to renovate is 69% of the cost of replacement. Mr. Chamblin noted that the district was awarded a 2019 standards-based award with a two-phase planning step. The first phase of planning work was to do a district-wide enrollment study for the elementary schools to prove whether this school site was needed based on projected enrollments. The second phase was to do a more definitive feasibility study of the existing building which has fundamental problems including: an inefficient floor plan, a floor elevation at or below the elevation of site drainage, substantial construction errors and deficiencies, and confirmed mold in multiple locations. Mr. Chamblin reiterated that the district's request is for Council review and approval of the results of the first phase of the planning work and, based on the enrollment

projection, there is a need for the school site as well as the decision to replace the school rather than renovate. Following Council approval, the district will begin the last phase of planning, a campus master plan and educational specifications, for the new replacement Columbia ES on the same site. The district is not requesting additional funding at this time and will return for construction funding in the future.

Ms. Gudgel expressed concern with the drop in enrollment and sought clarification on what the current enrollment was; Mr. Chamblin replied the unconfirmed 40-day count was 307 students and if Pre-K were included, it would be 325. Ms. Martinez added that the district would be conducting a redistricting and many students in schools that are over capacity will be placed into the Columbia ES area.

MOTION: Council approval of the Awards Subcommittee recommendation to amend the 2019-2020 standards-based award to Las Cruces Public Schools for Columbia ES to begin planning phase II, to include a campus master plan and educational specifications for a replacement school for Columbia ES, including determination of the design enrollment for the new school. PSCOC approval of construction phase funding, including funding for optional bid alternates, will be contingent on a final determination of the design enrollment, based on updated enrollment projections to be completed at the end of the design phase. As this was a Subcommittee recommendation, a second was not needed and the motion was unanimously approved.

c. Las Cruces – P19-005 – Desert Hills ES – Award Language Change –Increase in Design Enrollment

Dr.. Karen Trujillo, Superintendent, Mr. Gabe Jacquez, Deputy Superintendent and Ms. Gloria Martinez, Director of Construction, represented the district via videoconference.

Mr. Chamblin noted the district’s letter of request was included in the meeting material. Ms. Martinez stated that following the educational specifications for Columbia ES, it was determined that projected enrollment for Desert Hills ES was more than anticipated at 783 students. The district has looked at adding some additional classrooms, remodeling others and enlarging the multi-purpose room to accommodate the additional students. The existing facility has 35 permanent classrooms for general and special education, 43 classrooms are needed for the projected enrollment of 783.

Mr. Jacquez stated there has been a huge influx of housing and growth in Las Cruces and the studies reflect the population increase and need for an increase in the projected enrollment numbers.

Dr. Trujillo reiterated that the growth in Las Cruces was bringing big changes and stressed that both of the projects presented will lend themselves to better education for the students and thanked the Council for their consideration.

MOTION: Council approval of the Awards Subcommittee recommendation to amend the 2018-2019 standards-based award to Las Cruces Public Schools for Desert Hills ES with a design phase to include a base bid design for a design enrollment of 648 students grades Pre-

K-5 in 78,173 GSF and alternate bid options to increase the design enrollment up to 783 students grades Pre-K-5 in 89,477 GSF. PSCOC approval of construction phase funding, including funding for optional bid alternates, will be contingent on a final determination of the design enrollment, based on updated enrollment projections to be completed at the end of the design phase. As this was a Subcommittee recommendation, a second was not needed and the motion was unanimously approved.

6. Other Business

a. PSFA Agency Strategic Plan 2021-2023

Mr. Chamblin reviewed information listed within the executive summary. Mr. Robbins acknowledge the work effort that went into updating the document; Mr. Guillen thanked everyone involved in the process.

MOTION: Mr. Robbins moved to approve the final draft 2021-2023 Public School Facilities Authority Strategic Plan and authorization for PSFA staff to make final edits and technical corrections prior to posting on the agency website. Mr. Abbey seconded and the motion was unanimously approved.

7. Informational

a. Project Status Report

Mr. Chamblin reminded members this item was presented at the January 11 meeting and was included only as a reference.

8. Next PSCOC Meeting - Proposed for April 12, 2021.

Mr. Guillen welcomed Ms. Padilla and Ms. Leach to the Council.

9. Adjourn – There being no further business to come before the Council, Ms. Gudgel moved to adjourn the meeting. Mr. Robbins seconded and the motion was unanimously approved. The meeting adjourned at 10:19 a.m.



Chair

04/22/2021

Date