

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, *NMSBA – Chair*
Raul Burciaga, *LCS – Vice Chair*
David Abbey, *LFC*
Gwen Perea Warniment, *LESC*
Antonio Ortiz, *PED*
Martin Romero, *CID*
Stewart Ingham, *PEC*
Mariana Padilla, *OG*
Ashley Leach, *DFA*



Public School Facilities Authority

Martica Casias | Executive Director
Ryan Parks | Deputy Director

Meeting Minutes Summary

PSCOC Full Council Meeting
State Capitol Building, Room 317 – January 9, 2023

Unofficial notes drafted for the convenience of subcommittee members and subject to revision at member request.

I. Call to order – Joe Guillen, Chair

Chair Guillen called the meeting to order at 1:34 P.M.

a. Approval of Agenda*

Chair Guillen asked if there were any changes to the agenda as presented; As there were none, Mr. Burciaga moved for Council approval of the agenda. Dr. Warniment seconded and **the motion was unanimously approved.**

b. Correspondence

There was a letter presented for the Albuquerque Sign Language Academy.

II. Public Comment

The Superintendent of Estancia spoke on behalf of the school district in support of their item on the agenda.

III. Finance

A. PSCOC Financial Plan

Mr. Brad Mathews, PSFA Chief Financial Officer, presented the PSCOC Financial Plan highlighting changes from the executive summary since the last meeting.

B. Bond Reconciliation Update

Mr. Brad Mathews, PSFA Chief Financial Officer, presented the updates from the Bond Reconciliation. Staff will work on documentation of processes. The final results of the reconciliation would be presented in April.

IV. Consent Agenda*

Items on the Consent Agenda were not discussed; all Consent Agenda items were approved in a single motion.

A. November 10th, 14th, 21st, 2022 PSCOC Meeting Minutes

Council approval of the November 10th, 14th, 21st, 2022 PSCOC Meeting Minutes.

B. 2023 Standard-based Capital Outlay Award – Estancia – Estancia ES

Council approval to make a Standards-based capital outlay award to (Estancia) Estancia Elementary School \$662,256 state share (49%), and \$818,993 district share (51%); planning and design phase funding for consolidation of the facility,

for 301 students, grades Pre-K-6. Project to include the renovation of the existing facility and a gymnasium addition with additional classrooms and spaces as required. Enrollment projections and gross square footage must be updated and approved by the PSCOC prior to construction funding. Each allocation is intended to fully complete the project, phase or specified purpose. Upon completion of this awarded phase of work, including conformance with all contingencies, out-of-cycle funding for future phases of work may be considered at any upcoming regularly scheduled PSCOC meeting.

C. 2023 Systems-based Capital Outlay Award – Gadsden – Santa Teresa MS, Loma Linda ES, and Sunland Park ES

Council approval to make capital outlay awards for the Systems-based capital outlay program to Gadsden Independent School District for the following:

- Santa Teresa Middle School - \$354,255 state share, \$199,268 local share
- Sunland Park Elementary School - \$194,490 state share, \$109,401 local share
- Loma Linda Elementary School - \$129,674 state share, \$72,942 local share

Design and construction funding to complete the replacement of the Fire Alarm systems, including incidental systems directly related to the work in this award, to the total GSF of the school facility. The allocation is intended to fully complete the projects, phase or specified purposes.

D. S22-004 – Floyd (Combined) – Construction Funding Request

Council approval to amend the current Systems-based award to Floyd Municipal Schools (FMS) for the Combined School to include construction phase funding for the replacement of 30 packaged heating and cooling rooftop units up to the maximum allowable gross square footage of 40,502 GSF, with an increase in the state match (86%) for \$518,595 and a corresponding local match (14%) of \$84,422, totaling \$603,017.

E. 2022 BDCP Cat2 Awards (Network Equipment)

Council approval to make Broadband Deficiencies Correction Program (BDCP) awards of actual E-rate-approved project amounts to provide the state match for application funding year 2022 for Category 2 (Network Equipment) to five schools/districts for a total of \$13,771.37 up to the amounts listed in Column O of the award spreadsheet attached as Exhibit A.

F. Recertification of SSTBs

Council approval for the adoption of the Resolution, Notification, and Certification and Reconciliation of unexpended bond proceeds as follows:

- SSTB18SD 0001 in the amount of \$2,405,162 for PSCOC awarded projects.
- SSTB19SD 0004 in the amount of \$25,090,939 for PSCOC awarded and funded projects.
- SSTB20SD 0002 in the amount of \$4,114,284 for PSCOC awarded projects.
- SSTB21SB 0001 in the amount of \$16,928,596 for PSCOC awarded projects.
- SSTB21SD 0001 in the amount of \$259,105 for PSCOC funded projects.

Delegate authority to the PSCOC Chair to approve any changes to the resolutions and recertifications that may be required upon review by the State Board of Finance.

G. November 21, 2022 Bond Certification Ratification

Council approval for the ratification of the December 2022 bond sale in the amount of \$339.2M

H. E-rate Central Agreement

Council approval to make a Broadband Deficiencies Correction Program (BDCP) award Not To Exceed \$202,560.31, plus applicable New Mexico gross receipts tax, to renew the statewide agreement to provide E-rate assistance to all New Mexico public schools, to the Broadband Deficiencies Correction Program, and to the State E-rate coordinator in order to maximize the amount of federal funding New Mexico public schools receive from the E-rate program.

I. 2023 wNMCI Final Ranking Approval

Council approval to release the 2023 Final wNMCI ranking for the calendar year 2023 award cycle based on criteria and weights previously adopted by the Council.

MOTION: Mr. Burciaga moved for Council approval of the consent agenda. Ms. Leach seconded the motion. As there was no opposition, **the motion was unanimously approved.**

APPROVED

V. Awards Cycle

A. Pre-Applications Received

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the Pre-Applications received. The Council did not have any discussion on this informational item.

B. 2023 Capital Funding Pool and Application Announcement Letter*

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the potential motion and Executive Summary. The Council did not have changes and approved the item as presented. The letter would be sent out on January 10th.

MOTION: Mr. Guillen moved for Council approval to release the 2023 Capital Funding Application Announcement and timeline, which specifies the preliminary funding pool of the 2023 Final wNMCI Ranking as follows:

Part 1:

- Standards-based eligibility: facilities within the top 175, or with a campus FCI over 70% as listed in the 2023 final wNMCI ranking;
- Systems-based eligibility: facilities within the top 350, or with a campus FCI over 70% as listed in the 2023 final wNMCI ranking, or systems identified as a Category 2 or 3 in the Facilities Assessment Database;
 - o Eligible systems: exterior envelope, mechanical, electrical, plumbing, special systems, site drainage and utilities;
 - o Or any system identified as category 1 in the Facilities Assessment Database;
 - o or demolition of any district owned abandoned facility.
- Pre-kindergarten facility requests: school districts and schools with Pre-kindergarten programs.
- Pilot-Teacher Housing: district demonstrates need for teacher housing in rural areas with no available housing.

Part 2:

Adopt the proposed 2023 PSCOC awards schedule, to include:

- Capital funding (Standards-based, Systems-based, Pre-kindergarten, Pilot Teacher Housing) - application will remain open throughout the year, with awards held at any PSCOC meeting in 2023.
- Lease Assistance - application cycle will occur mid-July through mid-August, with awards in November.
- FMP Assistance - application will remain open throughout the year, with awards held on a quarterly basis.

As this was a subcommittee recommendation, a second was not needed and **the motion was unanimously approved.**

APPROVED

C. 2023 Standards-based Capital Outlay Award – Pojoaque – Pojoaque MS*

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the potential motion and Executive Summary. The motion was approved as presented.

<p>MOTION: Mr. Guillen moved for Council approval to make a Standards-based capital outlay award to (Pojoaque) Pojoaque Middle School – \$2,090,939 state share (65%), and \$1,203,428 district share (35%); planning and design phase funding for the replacement of the existing facility (excluding the gym) for 396 students, grades 6-8, and 53,725 gross square feet. Renovation to include the existing gymnasium and locker rooms. Enrollment projections and gross square footage (not to exceed the maximum gross square footage pursuant to the Adequacy Planning Guide) must be updated and approved by the PSCOC prior to the construction phase. Each allocation is intended to fully complete the project, phase or specified purpose. Upon completion of this awarded phase of work, including conformance with all contingencies, out-of-cycle funding for future phases of work may be considered at any upcoming regularly scheduled PSCOC meeting. As this was a subcommittee recommendation, a second was not needed and the motion was unanimously approved.</p>	<p>APPROVED</p>
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VI. Out-of-Cycle Awards

A. P22-001 Gadsden – Gadsden MS – Award Language Change*

Ms. Casias presented the request from the district. The motion was amended to include additional language. The district must also include additional information to the PSCOC for the Construction phase request regarding classroom space.

<p>AMENDED MOTION: Mr. Guillen moved for Council approval to amend the current Standards-based award to Gadsden Independent School District (GISD) for Gadsden MS to include the relocation of the 6th grade students to Gadsden MS, with a 273 student increase in the enrollment for a total of 1,005 students, grades 6-8, and a maximum allowable gross square footage of 111,194 GSF, an increase in the state match of \$694,462 (70%) and in the local match of \$297,627 (30%), totaling \$992,089 for the ongoing design phase <i>contingent that the Gadsden school district reports back to the PSCOC once they've had their board meeting and hearing with outreach to the community.</i> Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding to include final approval of the enrollment. As this was a subcommittee recommendation, a second was not needed and the motion was unanimously approved.</p>	<p>AMENDED APPROVED</p>
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B. P22-006 Gadsden – Chaparral MS – Award Language Change*

Ms. Casias presented the request from the district. The motion was amended to include additional language. The district must also include additional information to the PSCOC for the Construction phase request regarding classroom space.

<p>AMENDED MOTION: Mr. Guillen Council Approval to amend the current Standards-based award to Gadsden Independent School District (GISD) for Chaparral MS to include the relocation of the 6th grade students to Chaparral MS, for a 282 student increase in enrollment for a total of 955 students, grades 6 - 8, with a maximum allowable gross square footage of 108,424 GSF, for an increase in the state match of \$534,133 (70%) and in the local match of \$228,914 (30%), totaling \$763,047 for the ongoing design phase <i>contingent that the Gadsden school district reports back to the PSCOC once they've had board meeting and hearing with outreach to the community.</i> Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding to include final approval of the enrollment. There being no opposition, the motion was unanimously approved.</p>	<p>AMENDED APPROVED</p>
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C. P19-003 Gallup – Rocky View/Red Rock ES – Construction Funding Request*

The motion was approved by the Council as recommended. The Council noted that when requesting approval of a project for construction, Staff should provide information about the current status of all current ongoing projects for the district.

MOTION: Mr. Guillen moved for Council approval to hold a special PSCOC meeting to award construction funding to Gallup-McKinley County Schools (GMCS) for Red Rock/Rocky View ES once bid day costs are received. As there was no opposition, **the motion was unanimously approved.**

APPROVED

VII. Other Business

A. Teacher Housing Policy for Standards-based Awards*

Ms. Ramos presented the potential motion and Executive Summary. Ms. Leach and Ms. Padilla had some concerns about the policy regarding the results/impacts of the awards with affordability, and suggested the Council revisit the item in April. The motion was approved.

MOTION: Mr. Guillen moved for Council approval of the policy for Standards-based awards to include teacher housing in rural areas only, where there is no reasonable housing available within ten miles. District must demonstrate the need for teacher housing and intent to recruit/retain teachers with housing. There being no opposition, **the motion was unanimously approved.**

APPROVED

VIII. Informational

A. Statewide Education Network (SEN) Update

The item was presented as an informational item. The Council assigned a Special Subcommittee for the item. Staff was directed to coordinate a meeting and research answers for all of the questions discussed.

B. Project Status Report

The item was presented as an informational item. The Council requested for list of reasons for districts with no progress and adding definitions for terms on the report. Council directed staff to assist/support districts with no progress or with a large amount of projects. It was also suggested that districts be trained and informed about the Project Status Report, possibly via the PSFA website.

IX. Next PSCOC Meeting

Proposed for April 12, 2023 – (tentative).

X. Adjourn

There being no further business to come before the Council, Ms. Leach moved to adjourn the meeting. Ms. Padilla seconded, and **the motion was unanimously approved.** The meeting adjourned at 3:35 P.M.

[Handwritten Signature]

Chair

4/17/23

Date

*Please Note: Italic in motions indicate amendments.
* Denotes Action Items on the Agenda*