

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, NMSBA – Chair
Raúl Burciaga, LCS – Vice Chair
Sunny Liu, 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 – July 10, 2023

*Unofficial notes drafted for the convenience of subcommittee members and subject to revision at member request.
Official Transcriptions available upon request.*

I. Call to order – Joe Guillen, Chair

Chair, Mr. Joe Guillen, called the meeting to order at 9:00 A.M.

a. Approval of Agenda*

Chair Guillen asked if there were any changes to the agenda as presented; as there were no changes, Ms. Mariana Padilla moved to approve the agenda as presented. Mr. Raúl Burciaga seconded the motion and **the motion was unanimously approved.**

b. Correspondence

No Correspondence was received.

II. Public Comment

General Counsel from the Central Consolidated School District (CCSD) spoke on behalf of the district. CCSD notified PSCOC of the student homeless population trend, the reason for their high cash balance, the impact of the San Juan Generating Station closure in the area, the impact of increased taxes, updates on impact aid, a need to improve facilities, cost increase of supplies, supply shortage issues, a possible two year delay in projects, a loss of three community members due to a shooting, and the participation of the district in a safety summit.

III. Finance

A. PSCOC Financial Plan

Ms. Iris Romero, PSFA Chief Financial Officer, presented the PSCOC Financial Plan, highlighting changes from the executive summary since the last meeting. Ms. Romero reported the potential waiver amounts, project costs, and potential awards. The potential available amount for waivers was \$426M. The Council indicated that they would like an analysis on construction costs and possible strategies to manage the high costs.

IV. Consent Agenda*

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

A. May 24, 2023 PSCOC Meeting Minutes*

Council approval of the May 24, 2023 PSCOC Meeting Minutes.

B. Release the Lease Assistance Application*

Council approval to release the 2023-2024 Lease Assistance Application announcement, online 2023-2024 PSCOC Application for Lease Assistance for facilities, and applicable certification forms. Applications will be released July 17, 2023, and are due August 17th, 2023. Awards are tentatively scheduled for the November 2023 PSCOC meeting.

C. Facilities Master Plan Assistance Application Release*

Council approval to release the 2023-2024 Facilities Master Plan (FMP) application and procedures announcement to all school districts and state authorized charter schools in accordance with the timeline presented.

D. P22-002 Mosquero Municipal Schools Request for Early Work Funding*

Council approval to amend the current 2021-2022 Standards-based award to Mosquero Municipal Schools for the Combined School to include additional funding of \$2,800,000 for an early work package (construction phase) and required infrastructure (transformer), with an increase in the state match (100%) of \$2,800,000. Upon completion of the design phase, the district may return to the PSCOC for out-of-cycle construction phase funding.

E. S22-006 Sierra Elementary School (Truth or Consequences) – Additional Construction Funding Request*

Council approval to amend the current Systems-based award to Truth or Consequences Municipal Schools for Sierra Elementary School for construction-phase funding totaling \$3,240,900, with a state match of \$486,135 (15%), and a local match of \$2,754,765 (85%), for the replacement of the HVAC and roofing systems to the maximum allowable 21,890 gross square feet for 152 students.

F. S19-010 Lynn Middle School (Las Cruces) – Additional Construction Funding Request*

Council approval to amend the current Systems-based award to Las Cruces Public Schools (LAPS) for Lynn Middle School to include additional funding totaling \$606,986, with a state match of \$388,471 (64%), and a local match of \$218,515 (36%), for structural repairs to the maximum allowable 67,121 gross square footage for 533 students.

G. S20-009 Valley View Elementary School (Las Cruces) – Additional Construction Funding Request*

Council approval to amend the current Systems-based award to Las Cruces Public Schools (LAPS) for Valley View Elementary School to include additional funding totaling \$1,135,437, with a state match of \$647,199 (57%), and a local match of \$488,238 (43%), for the replacement of the rooftop heating/cooling units at the existing facilities to the maximum allowable 52,248, gross square footage for 394 students.

H. Rescind Facilities Master Plan Assistance Awards*

Council approval to rescind the unused Facilities Master Plan (FMP) awards for:

- M21-017 Wagon Mound – State share of \$3,134.64, and
- M23-002 Bloomfield – State share of \$6,316.87;s

For a total combined state share of \$9,451.51.

I. Recertification of SSTBs*

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

- SSTB19SD 0004 in the amount of \$1,000,000 to be used for PSCOC awarded projects.
- SSTB20SB E0003 in the amount of \$2,800,000 to be used for PSCOC awarded projects.
- SSTB21SB 0001 in the amount of \$1,457,984 to be used for PSCOC awarded projects.
- SSTB21SD 0001 in the amount of \$16,283,664 to be used for PSCOC awarded 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.

<p>MOTION: Mr. Burciaga moved for Council approval of the consent agenda. Ms. Ashley Leach seconded the motion. As there was no opposition, the motion was unanimously approved.</p>	<p>APPROVED</p>
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V. Awards Cycle

A. Pre-Applications Received

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the Pre-Applications received from Cuba. Ms. Ramos also reviewed the timeline for applications/awards and potential waivers. No further discussion from the Council occurred.

B. 2023 Capital Outlay District Presentations

Ms. Ramos reviewed the Executive Summary and introduced the districts who were in attendance to present their formal request to the PSCOC Council.

- o *Central Consolidated Schools: The district presented their request to the Council for Tsé Bit A'i Middle School (ranked #24) for a Standards-based project, to replace the school and include four teacher housing units, as well as a Teacher Housing Pilot request for twelve units.*
- o *Maxwell Municipal Schools: The district presented their request to the Council for Maxwell Combined School (ranked #17) for a Standards-based project, to replace the school and include two teacher housing units.*
- o *Springer Municipal Schools: The district presented their request to the Council for Springer Elementary School (ranked #14) for a Standards-based project, to replace the school and include five teacher housing units.*
- o *Dexter Consolidates Schools: The district presented their request to the Council for Dexter Middle School (ranked #81), for a Standards-based project to replace the school, and Dexter Elementary School (ranked #133) for Standards-based project to repair the school.*
- o *Cuba Independent School District: Did not attend meeting.*

This item was informational only. The potential awards were scheduled for the August PSCOC meetings.

VI. Out-of-Cycle Awards

A. P22-003 Chamisa ES (Los Alamos) – Additional Funding Request - Tabled*

The Awards Subcommittee Chair, Dr. Gwen Perea Warniment, reviewed the motion. Dr. Warniment reviewed the background for the item. Dr. Warniment also indicated she was in support of a waiver for the project. Mr. Sunny Liu was highly concerned about equity issues if the Council approved waivers. Ms. Martica Casias, PSFA Executive Director, presented all four options on the Executive Summary. The Council approved option four for a partial waiver.

<p>AMENDED MOTION: Mr. Guillen moved for Council approval of a partial waiver in the amount of \$21,746,944 and an advance of \$15,000,000.00 for Los Alamos project P22-003 Chamisa Elementary School. Mr. Liu opposed; The motion passed with eight members in favor of the motion.</p>	<p>AMENDED APPROVED</p>
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VII. Other Business

A. Teacher Housing Guidelines Update*

The motion was presented by the AMS Subcommittee Chair, Ms. Leach. The motion was approved as presented. The Council requested additional information for the August 2023 meeting, regarding manufactured homes. No further discussion from the Council occurred.

<p>MOTION: Mr. Guillen moved for Council approval of additional Teacher Housing program policy items, and clarify teacher housing applies to rural/tribal areas only, where there is insufficient reasonable housing available within ten miles. District must demonstrate the need for teacher housing and intent to recruit/retain teachers with housing .As this was a</p>	<p>APPROVED</p>
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subcommittee recommendation, a second was not needed and **the motion was unanimously approved.**

VIII. Informational

A. Zuni Lawsuit Update

The item was presented as an informational item. Mr. Nick Sydow from the Attorney General's office presented a brief update regarding the Zuni Lawsuit.

B. PSCOOTF Update

The item was not presented.

C. Semi-Annual Contracts Update

The item was not presented.

D. Semi-Annual HR Update

The item was not presented.

E. Project Closeout Status Report

The item was not presented.

F. Project Status Report

The item was not presented.

IX. Next PSCOC Meeting

Proposed for August 16, 2023 – (tentative).

X. Adjourn

There being no further business to come before the Council, Mr. Burciaga moved to adjourn the meeting. Mr. Liu seconded, and **the motion was unanimously approved.** The meeting adjourned at 12:08 P.M.



Chair



Date

Please Note: Italic in motions indicate amendments.

** Denotes Action Items on the Agenda*