

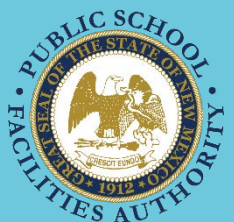
# Public School Facilities Authority

## Presentation to the Public Education Commission

May 18, 2023

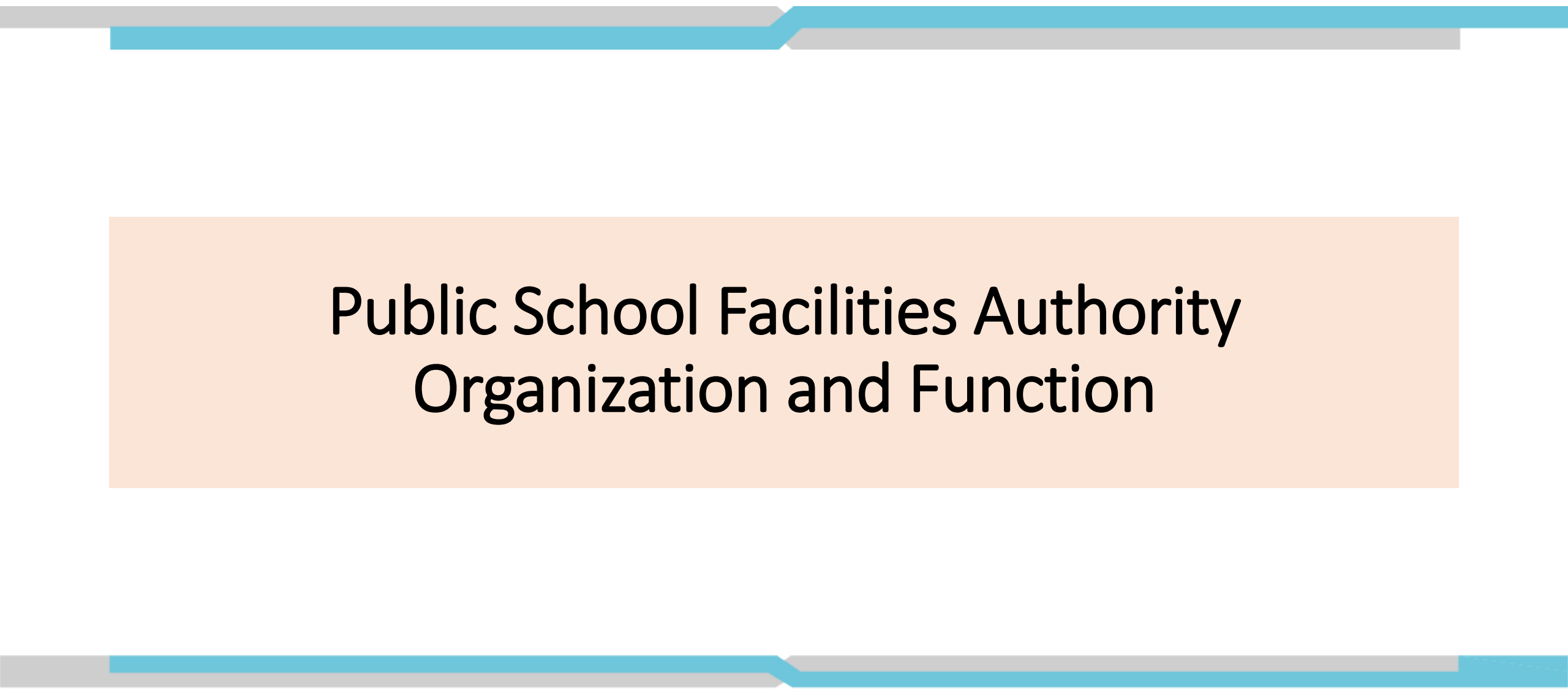
STATE OF NEW MEXICO  PUBLIC SCHOOL FACILITIES AUTHORITY

*Partnering with New Mexico's communities to provide quality, sustainable school facilities for our students and educators.*



# Agenda

- Public School Facilities Authority (PSFA) organization and functions
- PSFA oversight of charter school facilities:
  - Potential facilities – PSFA approval
  - Lease Purchase Agreement – PSFA approval
  - Assessment of facilities – regular cycle
- PSCOC Funding
  - Lease Assistance Awards



# Public School Facilities Authority Organization and Function

# PSCOOTF, PSCOC and PSFA Organization

## Public School Capital Outlay Oversight Task Force (PSCOOTF)

Oversees the work of the Public School Capital Outlay Council.

## Public School Capital Outlay Council (PSCOC)

Manages the allocation of the Public School Capital Outlay Act Fund (PSCOF) to public school facilities.

## Public School Facilities Authority (PSFA)

Staff to the PSCOC. Distributes state funding, partners with districts to manage PSCOC awarded projects, collect and organize public school facility data.

# PSFA Functions

## Staff to PSCOC

Role defined by NM Administrative Code.

Provide research and analysis to decision-makers on PSCOC.

## Funding Administration

Distribution of state funding to all school districts, in compliance with statute.

## Project Management

Partner with school districts on planning, design, and construction projects (including technology infrastructure) to provide project management support and technical expertise.

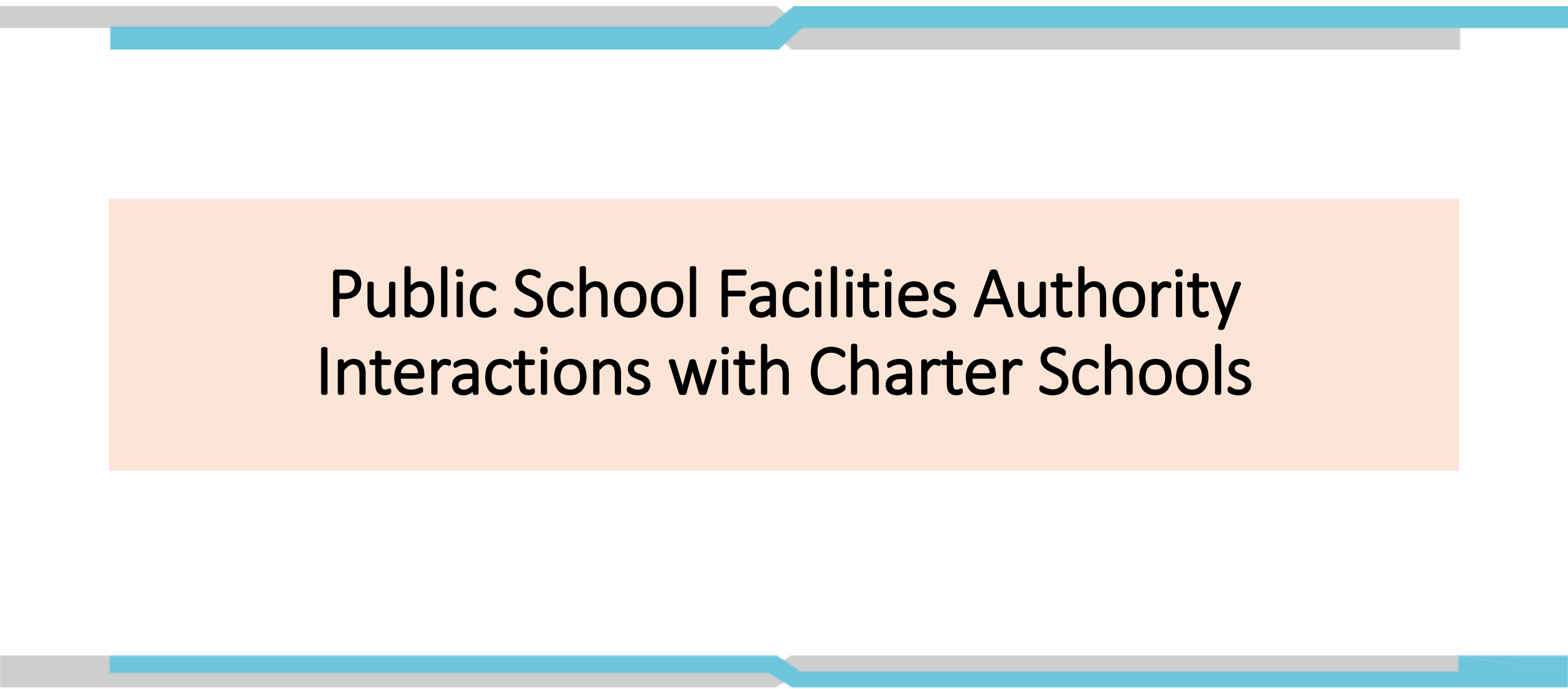
## Facility Information Management

Assess, gather, and organize facility information for all schools in NM.

Calculate the wNMCI score to produce the statewide ranking of public schools.

Assist districts in monitoring and improving maintenance and energy efficiency.

*Services provided to school districts*



# Public School Facilities Authority Interactions with Charter Schools

# PSFA Interaction with Charter Schools

- PSFA oversees charter school facilities:
  - Approves new and existing charter school **potential facilities**
  - Approves facilities for charter schools applying for a **Lease Purchase Agreement**
  - Conducts **assessments** of all charter school facilities on a regular cycle
- PSCOC Funding
  - **Lease Assistance Awards**
  - **PSCOC Funding Programs** – eligible charter schools / facilities only

# Process for Obtaining a Charter School Facility

1. Charter school searches for potential facilities.
2. Charter school requests PSFA approval of the facility.
3. **PSFA assesses the potential facility**
  - Documents data (age and condition of all building systems, classroom square footage, etc.).
4. **PSFA calculates the wNMCI score for the facility**, based on assessment
  - If renovations are planned, PSFA will consider the planned system replacements.
5. **PSFA confirms if the facility meets statute requirement** and writes a letter to the charter school approving or disapproving of the facility.
6. Charter school presents letter to the PEC or local district for final approval.



# Statute Requirements for Potential Facilities

- PSFA confirms statute requirements are met:
  - Facility must meet or exceed the statewide average weighted New Mexico Condition Index (wNMCI) score
  - Facility must meet Educational Occupancy Standards
  - Facility must be a Public Building
    - If a public building is unavailable, there are exceptions

# Weighted New Mexico Condition Index

- Metric used to compare and prioritize schools for capital outlay funding
- The score is calculated based on:
  - The age and condition of the overall facility and individual building systems
    - Building systems that are beyond expected life span have a higher weight factor
    - Building systems with condition issues receive high weight factors, depending on severity
  - Educational adequacy - adequate sizing and appropriateness of the various spaces within the facility – for the enrollment (current, expected, cap)

$$\text{wNMCI} = \frac{\text{Cost to repair condition deficiencies} + \text{Cost to correct educational adequacy deficiencies}}{\text{Replacement Cost}}$$

# wNMCI Ranking

- PSFA produces the wNMCI Final Ranking on an annual basis
- All public schools, including charter schools, are listed in order of wNMCI score, highest to lowest
  - High scores = more deficiencies
    - Indicates poor conditions, beyond expected life span, higher capital needs
  - Lower scores = less deficiencies
    - Indicates good / fair condition, less capital needs

2023 **Final** wNMCI Ranking  
Sorted by Rank, Includes FCI

Rank	District	School Name	Gross Area (Sq.Ft.)	wNMCI	Campus FCI
<b>OFFICIAL Statewide Average wNMCI: 24.20%; Statewide Average Cumulative FCI: 54.84%; Average wNMCI of Top 30: 58.24%</b>					
1	Alamogordo	High Rolls Mountain Park ES	12,613	90.42%	80.95%
2	Mora	Mora Community School	135,376	81.54%	73.52%
3	Penasco	Penasco ES	60,496	74.13%	67.53%
4	Mountainair	Mountainair ES	45,247	70.95%	74.00%
5	Alamogordo	Holloman MS	52,174	69.35%	78.80%
6	Jemez Mountain	Gallina ES	23,044	69.19%	87.22%
7	Bernalillo	Algodones ES	27,640	67.78%	79.78%
8	Los Lunas	Los Lunas Family School	6,142	65.76%	64.85%
9	Pojoaque Valley	Pojoaque MS	83,783	59.66%	72.05%
10	Espanola	Chimayo ES	35,027	58.47%	79.85%

Current  
Statewide Average  
wNMCI score  
**24.20%**

# wNMCI Ranking and Charter Schools

Charter Schools that:

- have not been renewed
- are housed in privately owned facilities

are not eligible for PSCOC funding, and are therefore not included in the ranking.

Upon PEC or District renewal of the charter, these schools will be measured, evaluated and prioritized in the above list and eligible for grants under the standards-based capital outlay process funding.

\*Recently completed projects that need to be reassessed to calculate an accurate wNMCI.

\*\*Charter Schools in privately owned facilities are not eligible for PSCOC capital outlay funding, and are therefore not ranked in the body of this list.

NRC-2024	State Chartered Schools	Albuquerque Collegiate Charter School	10,856	10.08%	41.62%
NRC-2024	State Chartered Schools	Altura Preparatory Charter School	21,696	22.87%	31.73%
NRC-2024	State Chartered Schools	Raices del Saber Xinachtli Charter School	6,738	16.50%	46.43%
NRC-2024	State Chartered Schools	Solare Collegiate Charter School	21,760	0.82%	6.53%
NRC-2025	State Chartered Schools	ACES Technical Charter School	20,339	26.16%	66.51%
NRC-2026	Albuquerque (District Charter)	Voz Collegiate Preparatory	17,403	17.44%	28.89%
NRC-2026	State Chartered Schools	Explore Academy Charter School - Las Cruces	14,850	23.33%	52.38%
NRC-2027	State Chartered Schools	Rio Grande Academy of Fine Arts	21,246	20.53%	64.36%
NRC-2027	State Chartered Schools	Thrive Community School	21,340	7.35%	27.82%
**	Albuquerque (District Charter)	Albuquerque Talent Development Secondary Charter School	16,224	17.65%	64.65%
**	Albuquerque (District Charter)	Christine Duncan Community Charter School	33,732	16.66%	59.73%
**	Albuquerque (District Charter)	Corrales International Charter	23,418	13.52%	59.44%
**	Albuquerque (District Charter)	El Camino Real Academy Charter School	66,122	37.56%	68.41%
**	Albuquerque (District Charter)	Health Leadership Charter High School	16,124	25.90%	66.16%
**	Albuquerque (District Charter)	Technology Leadership Charter HS	12,000	34.59%	60.03%
**	Albuquerque (District Charter)	The New America Charter School - Albuquerque Campus	25,440	16.88%	46.25%
**	Albuquerque (District Charter)	William and Josephine Dorn Community Charter School	13,888	18.93%	66.09%
**	State Chartered Schools	Amy Biehl Charter HS	57,162	49.90%	70.46%
**	State Chartered Schools	Cesar Chavez Community Charter School	26,988	19.69%	48.09%
**	State Chartered Schools	Dzith Dit Looi School of Empowerment	3,172	6.12%	19.43%
**	State Chartered Schools	Mission Achievement and Success 2.0 Charter	48,516	59.05%	36.51%
**	State Chartered Schools	Mission Achievement & Success 1.0 Charter School	72,338	25.46%	64.89%
**	State Chartered Schools	Roots and Wings Community Charter School	4,464	16.77%	49.53%
**	State Chartered Schools	SABE (Sandoval Academy of Bilingual Education Charter School)	23,694	20.22%	58.27%
**	State Chartered Schools	Six Directions Indigenous Charter School	13,174	26.02%	69.79%
**	State Chartered Schools	Taos Integrated School of the Arts CH	13,062	4.20%	16.77%
**	State Chartered Schools	Taos International School	24,416	6.82%	34.63%
**	State Chartered Schools	Tierra Encantada Charter School	28,406	14.47%	53.54%

# State Charter Schools in the wNMCI Ranking

138	State Chartered Schools	South Valley Preparatory Charter School	21,006	33.32%	70.43%
148	State Chartered Schools	La Academia Dolores Huerta	23,574	32.69%	71.51%
277	State Chartered Schools	Alma d' Arte Charter High School	47,308	25.21%	64.96%
297	State Chartered Schools	Aldo Leopold Charter	10,078	24.42%	59.83%
312	State Chartered Schools	Media Arts Collaborative Charter School - Nob Hill Studios	26,492	23.73%	74.64%
321	State Chartered Schools	NM School for the Arts Charter School	72,668	23.08%	54.95%
328	State Chartered Schools	McCurdy Charter School	73,618	22.84%	43.70%
381	State Chartered Schools	Middle College Charter High School	5,302	20.41%	76.14%
408	State Chartered Schools	Walatowa Charter High School	15,564	18.83%	58.21%
417	State Chartered Schools	Monte Del Sol Charter School	32,742	18.49%	48.21%
435	State Chartered Schools	Las Montanas Charter School CH	27,054	17.58%	38.78%
439	State Chartered Schools	Albuquerque Institute for Math and Science Charter School	28,020	17.45%	60.24%
443	State Chartered Schools	The Montessori Elementary Charter School	40,412	17.28%	59.61%
445	State Chartered Schools	The Great Academy Charter School	15,034	17.21%	42.60%
458	State Chartered Schools	The Masters Program Early College Charter School	12,740	16.53%	62.26%
459	State Chartered Schools	North Valley Academy Charter School	46,615	16.52%	58.16%
462	State Chartered Schools	Turquoise Trail Charter School	72,736	16.45%	52.42%
465	State Chartered Schools	Southwest Preparatory Learning Center	43,272	16.24%	59.12%
468	State Chartered Schools	Hozho Academy Charter School	59,838	15.98%	23.02%
470	State Chartered Schools	Southwest Secondary Learning Center	34,258	15.89%	58.59%
479	State Chartered Schools	La Tierra Montessori School of the Arts & Sciences	14,482	15.31%	50.22%
482	State Chartered Schools	Taos Academy Charter School	27,120	15.18%	29.32%
508	State Chartered Schools	Red River Valley Charter School	14,466	13.27%	46.41%
510	State Chartered Schools	Southwest Aeronautics, Mathematics and Science Academy Charter School	42,388	13.22%	50.07%
523	State Chartered Schools	Horizon Academy West Charter School	45,987	12.28%	42.69%
541	State Chartered Schools	Explore Academy Charter School	149,199	11.23%	30.47%
605	State Chartered Schools	Albuquerque School of Excellence Charter School	88,738	6.44%	28.42%
607	State Chartered Schools	Albuquerque Bilingual Academy	34,826	6.16%	33.89%
615	State Chartered Schools	The New America Charter School - Las Cruces Campus	24,330	5.53%	31.64%
618	State Chartered Schools	Twenty-First Century Public Academy	56,010	5.40%	18.59%
634	State Chartered Schools	The ASK Academy Charter School	37,818	3.15%	21.93%
638	State Chartered Schools	J. Paul Taylor Academy Charter School	23,018	2.35%	19.01%
647	State Chartered Schools	Tierra Adentro Charter School	38,296	0.83%	3.35%
648	State Chartered Schools	Estancia Valley Classical Academy Charter School	57,323	0.78%	12.53%

# wNMCI Requirements for Charter School Facilities

- Statute: 22-8B-4.2 (C)
- On or after July 1, 2011,  
a new charter school shall not open  
and an existing charter school shall not relocate  
unless the proposed facilities **meet or exceed**  
**the average statewide condition index** of all public schools
- or provide a plan that demonstrates, within 18 months of occupancy  
how the facility will meet or exceed the average statewide condition

Current Statewide  
Average wNMCI  
score = **24.20%**

# Educational-Occupancy

- 'E' occupancy signifies that the facility was designed and constructed in accordance with the building codes for schools.
  - This includes elements such as: exiting, fire detection and protection, ADA accessibility, restroom facilities, other life/health/safety concerns
- A charter school must have or obtain an E-Occupancy certificate prior to moving in and occupying the facility.
  - This may require renovations to existing buildings
- PSFA does not issue 'E' Occupancy certificates
  - Authorizing agency: County, City, or Construction Industries Division

# Public Building Exceptions

- The charter school **must attempt to obtain a public building** to house the charter school
- Exceptions:
  - **Privately owned facility** – no public building is available that is adequate for the educational delivery of the charter school curriculum
    - The lease or lease amendment must specify that the owner maintains the facility to meet adequacy at no additional cost to the charter or state
  - **Foundation** – the owner of the facility is a non-profit specifically organized for the purpose of providing the facility for the charter school
  - **Lease Purchase Agreement (LPA)** – approved by PSFA and PED



# Process for Obtaining PSFA Approval for an LPA

- LPA may be for charter school's existing facility, a potential new facility (relocation), facility renovation (existing or relocation), or new construction.
1. Charter school requests PSFA approval of the facility for a LPA.
  2. **PSFA assesses the potential facility**
    - If charter school's existing school – reviews data and reassesses if needed
    - If potential new facility (relocation) – assesses the potential facility
    - If facility renovation – assess existing facility, review plans to renovate
    - If new construction – reviews construction documents
  3. **PSFA calculates the wNMCI score for the facility**, based on assessment / review of plans
  4. **PSFA confirms if the facility meets statute requirement for an LPA** and writes a letter to the charter school approving or disapproving of the facility and LPA.
  5. Charter school presents letter to the PED final approval.

# Statute Requirements for Lease Purchase Agreement

- PSFA confirms statute requirements are met:
  - Facility must meet or exceed the statewide average **weighted New Mexico Condition Index (wNMCI) score**
  - Facility must meet **Educational Occupancy Standards**
  - Facility must meet **Educational Adequacy Standards**
    - For expected / approved enrollment cap

# Adequacy Standards

- Adequacy Standards are a benchmark for appraising existing and proposed facilities for all public schools.
  - Measure and evaluate existing school buildings.
  - Identify deficiencies in existing school buildings.
  - Ensure that every school has *at least* the minimum type and number of spaces and systems performance levels.
- Examples of Deficiencies:
  - Insufficient general classrooms, less than the minimum described in the Standards.
  - Classroom is too hot (85 degrees), Standards require HVAC system to maintain temperature between 68 -75 degrees Fahrenheit at full occupancy.

# Charter School Exemption from Adequacy Standards

- Charter schools are different from traditional public schools in their approach to teaching and learning. For example:
  - A charter school may utilize the local Boys and Girls Club for physical education.
  - Students may bring their own lunch, a cafeteria may not be provided.
  - Automotive or construction bays are used as educational classrooms.
- Therefore, **charter schools are waived from the space requirements**, as defined by the Adequacy Standards.
- Charter schools *are not* exempt from the following Adequacy Standards:
  - Life, health, safety
  - Building efficiency/integrity
  - General education classroom minimum sizes (
  - Environmental conditions (light, heat, air quality, acoustics)

# Charter School Variance from Adequacy Standards

Charter Alternative School Analysis Variance from  
The New Mexico Statewide Adequacy Standards

**Charter & Alternative School  
Analysis Variance from the  
New Mexico State Adequacy  
Standards**

General Requirements (6.27.30.8)								Site (6.27.30.10)								Site Recreation and Outdoor PE (6.27.30.11)							
								Safe Access (A)			Parking (B)		Drainage (C)		Security (D)			Playground and Play Area	Multipurpose playing Area	Playing Field w/ Equipment			
Building Structural Soundness (A.1)	Weather Tight Exterior Envelope (A.2)	Interior Surface Condition (A.3)	Interior Finish Hamful Elements (A.4)	Building System Integrity (B.1)	Plumbing Type/ Accessibility (B.2)	Adequate Fire Alarm System (B.3)	Adequate 2 way Comm. System (B.4)	Student Drop-Off Pedestrian Pathway	Separate Bus Drop-Off	Bus width/turning radius	Separate student Drop-Off	Staff Parking (1.5/FTE)	Student Parking (.25/FTE)	Protection of building structural integrity	Potential of flooding, ponding, or erosion	Pre-School play area fenced	Special Needs play area fenced				Kindergarten play area fenced	K-6 play area fenced	
Required	Required	Required	Required	Required	Required	Required	Required	Required	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Required	Required	Required	Required	Required	Required	Required	Waived Requirement	Waived Requirement	Waived Requirement

Academic Classroom (6.27.30.12)										General Use Classroom (6.27.30.13)				Specialty Classroom (6.27.30.14)														
Classroom Space (A)	Classroom Fixtures/Equipment (B)								Lighting (C)	Temperature Range (D)	Acoustics (E)	Air Quality (CO2 PPM) (F)	Kindergarten (650nsf)	Elementary School (1-5) (650nsf min)	Middle School (6-8) (650nsf min)	High School (9-12) (650nsf min)	Science (A) (1200nsf min)	Internet Access (B)	Multi-media Computer (B)	Technology Lab (B) (1200nsf min)	Art Education			Career Education			Computer keyboard Lab (E)	
Appropriate Size	Student work surface and seat(1)	Ceiling mounted projection screen	White boards	Tack/ Display	Fixed Material storage (3)	Teacher wardrobe (3)	Cabinet/ File Storage (4)	Teacher/Aide work surface and seat (4)													Band/ Orchestral/ Drama	Chorus Room	Art Room	Cooking, Sewing, Woodshop, etc.	Child Development	Outside Play Area	Computer keyboard Lab	
Required	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Required	Required	Required	Required	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement

Physical Education (6.27.30.15)				Libraries/ Media Centers (6.27.30.16)		Food Service (6.27.30.17)				Other Facility Areas (6.27.30.18)				General Storage (6.27.30.19)	Maint/ Janitorial (6.27.30.20)	Teacherages (6.27.30.21)
General Requirement	Additional Requirements			General Requirements	Fixtures, Equipment and resources	Dining Area	Serving Area	Food Preparation Kitchen	Serving Kitchen	Parent Workspace (A)	Administrative Space (B)	Student Health (C)	Faculty Workspace (D)	Distributed fixed/ secure storage	Distributed janitorial	General Requirements
Indoor PE Teaching	Office	PE Equip. Storage	Dressing Rooms, lockers, showers													
Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement	Waived Requirement

Foot Note: PSCOC policy is to assess charter schools that have been in operation for 6 years or more (start date of school receiving SEG Funding) and have been thru one renewal. The assessment will identify needs compared against the school's Charter Agreement and the Statewide Adequacy Standards and re-ranked in the Facility Assessment Database (FAD).

# PSFA Assessments – Regular Cycle

- PSFA conducts regular routine assessments of all New Mexico public schools
  - Updates school, building, and system data
  - Updates wNMCI calculations
  - Used to update the wNMCI Ranking annually
- Currently, the PSFA is on a 5 year cycle



# PSCOC Funding Programs

# PSCOC Funding Programs

PROGRAM		ELIGIBILITY
<b><u>Standards</u></b>	School / building replacement, renovation, or additions	Top 175 of current ranking, <i>or</i> campus FCI > 70%
<b><u>Systems</u></b>	Building system replacement or upgrade	Top 350 of current ranking, <i>or</i> campus FCI > 70%, <i>or</i> specific systems with condition deficiencies
<b><u>Pre-Kindergarten</u></b>	Pre-Kindergarten facilities and classrooms – renovation or additions	Any school facility, must have a Pre-K program
<b><u>Teacher Housing</u></b>	Teacher housing units in rural areas with no available housing	No available housing in rural community
<b><u>Lease Assistance</u></b>	Lease reimbursement for charter schools and district schools	School leases facility
<b><u>Facilities Master Plan Assistance</u></b>	FMP funding assistance	Five year master plan has expired, or is expiring soon



# PSCOC Funding Programs (excluding Lease Assistance)

- District charter schools – school district must apply for charter school, *if eligible*
- State charter schools – can apply *if eligible*
- Local Match Funding
  - Charter school must have available funding to support the local match
    - The local match for the district in which the state-chartered charter school is located in applies to the
- Charter schools in privately owned facilities *are not eligible* for PSCOC funding
  - Anti-donation clause

# PSCOC Funding - Lease Assistance

- Annually, PSCOC funds Lease Assistance Awards to charter schools.
- In FY23 PSCOC awarded \$20.8 million to 110 charter school facilities
- All requirements of 22-8B-4.2 must be met in order to receive lease reimbursements
- FY24 application will open mid-July through mid-August 2023

# Lease Assistance Award Calculation

- **Maximum Allowable Lease Reimbursement:**

- The **LESSOR** of the following calculations:
- ***Based on MEM:***

Previous year's average of 80<sup>th</sup> and 120<sup>th</sup> day MEM x **MEM Rate** = Potential Lease Assistance Award

- MEM Rate – PSCOC determines annually; amount is adjusted either by the consumer price index (CPI); market rate or an amount determined by the PSCOC.
- FY23 MEM Rate was \$815.60.
- New Charters – estimated first year MEM – will be confirmed at 40<sup>th</sup> and 80<sup>th</sup> day, and award will be adjusted if necessary

- ***Based on Lease:***

Base Rent Amount for Facility (excludes tax, fees, utilities, etc.) = Potential Lease Assistance Award

Contact:

Martica Casias

Executive Director

505-468-0274

[mcasias@nmpsfa.org](mailto:mcasias@nmpsfa.org)

Alyce Ramos

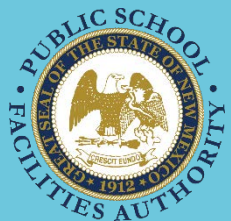
Programs Manager

505-468-0299

[aramos@nmpsfa.org](mailto:aramos@nmpsfa.org)



# Thank you!



STATE OF NEW MEXICO  PUBLIC SCHOOL FACILITIES AUTHORITY

*Partnering with New Mexico's communities to provide quality, sustainable school facilities for our students and educators.*