

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, *NMSBA – Chair*
Raúl Burciaga, *LCS – Vice Chair*
David Abbey, *LFC*
Gwen Perea Warniment, *LESC*
Antonio Ortiz, *PED*
Martín 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 322 – August 21, 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 9:19 A.M.

a. Approval of Agenda*

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

b. Correspondence

No Correspondence was received.

II. Public Comment

No Public Comments.

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 explained that PSFA is working on streamlining the financial plan according to feedback from the Council as to what they want to see and how they want to see it. Ms. Romero explained the changes and affects to the financial plan. Ms. Martica Casias, PSFA Executive Director, explained how SB131 may impact current and future awards.

IV. Consent Agenda*

Items on the Consent Agenda were all briefly discussed; all Consent Agenda items were approved in a single motion.

A. June 12, 2023 and July 10, 2023 PSCOC Meeting Minutes*

Council approval of the June 12, 2023 and July 10, 2023 PSCOC Meeting Minutes.

B. FY24 FMP Assistance Application Received*

Council approval to award Animas Public School District Facilities Master Plan not-to-exceed award of \$33,901, covering the state share.

C. FY25 Appropriation Request*

Council approval for PSCOC approval of the proposed \$7,857,159 budget with an option to adjust for the FY25 fixed costs.

D. Recertification of SSTBs*

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

- SSTB18SD 0001 in the amount of \$433,048 to be used for PSCOC awarded projects.
- SSTB19SD 0004 in the amount of -\$850,000 which will be used for future PSCOC awarded projects
- SSTB20SB E0003 in the amount of \$379,456 to be used for PSCOC awarded projects.
- SSTB20SD 0002 in the amount of \$2,449,322 to be used for PSCOC awarded projects.
- SSTB21SB 0001 in the amount of \$209,230 to be used for PSCOC awarded projects.
- SSTB21SD 0001 in the amount of \$4,823,751 to be used for PSCOC awarded projects.
- SSTB22SD 0001 in the amount of \$12,657,343 to be used for PSCOC awarded projects.
- SSTB23SB 0001 in the amount of \$13,600,000 to be used for SB-9 allocations.

Delegate authority to the PSCOC Chair to approve any changes to the resolutions and recertification's that may be required upon PSCOC approval and/or review by the State Board of Finance.

E. FY24 Standards-based Awards Additional Conditions*

Council approval for the FY24 Standards-based Capital Outlay Awards Additional Conditions.

F. FY24 Systems-based Awards Additional Conditions*

Council approval for the FY24 Systems-based Capital Outlay Awards Additional Conditions.

G. FY24 Standards-based Capital Outlay Award – Maxwell – Maxwell Combined*

Council approval of a Standards-based Capital Outlay Award to (Maxwell) Maxwell Combined:

- Phase 1: total amount of \$3,138,566, state match of \$2,542,238 (81%), and a district match of \$596,328 (19%).
- Phase 1: planning and design phase funding for the replacement/consolidation of the existing facility for 117 students, grades K-12, and 45,000 gross square feet.
- Verification of the project's enrollment projection and gross square footage must be updated and approved by the PSCOC prior to the construction phase.
- Project to include 2 teacher housing units.
- 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.

H. FY24 Standards-based Capital Outlay Award – Central – Tse Bit Ai Middle School*

Council approval of a Standards-based Capital Outlay Award to (Central) Tsé Bit A'í Middle School:

- Phase 1: total amount of \$4,706,580, state match of \$2,965,145 (63%), and a district match of \$1,741,435 (37%).
- Phase 1: planning and design phase funding for the replacement of the existing facility for 302 students, grades 7-8, and 46,729 gross square feet.
- Verification of the project's enrollment projection and gross square footage must be updated and approved by the PSCOC prior to the construction phase.
- Project to include 12 teacher housing units.
- 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.

I. FY24 Systems-based Capital Outlay Award – Deming – Columbus Elementary School*

Council approval of a Systems-based Capital Outlay Award to (Deming) Columbus Elementary School:

- Total project cost of \$3,708,857, state share of \$2,596,200 (70%), and a district match of \$1,112,657 (30%).
- Single phase: construction funding to complete replacement of the HVAC system, 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 project, phase or specified purposes.

J. FY24 Systems-based Capital Outlay Award – Deming – Memorial Elementary School*

Council approval of a Systems-based Capital Outlay Award to (Deming) Memorial Elementary School:

- Total project cost of \$2,424,849, state share of \$1,697,394 (70%), and a district match of \$727,455 (30%).
- Single phase: construction funding to complete replacement of the roofing and HVAC systems, including incidental systems directly related to the work in this award, for a total of 37,280 NSF: Main Building and Addition to Main Building only.
- The allocation is intended to fully complete the project, phase or specified purposes.

K. FY24 Systems-based Capital Outlay Award – Gadsden – Alamo Building & Portables*

Council approval of a Systems-based Capital Outlay Award to Gadsden Independent School District for the demolition of abandoned district facilities:

- Total project cost of \$924,457, state share of \$924,457 (100%), and a district match of \$0 (0%).
- Single phase: construction funding to complete site survey, abatement of hazardous materials (if needed), utility disconnection (if needed), demolition of facility, and final grading/drainage modifications at the abandoned Alamo Building, PPD Barracks, and the Career Center Portable.
- The allocation is intended to fully complete the project, phase or specified purposes.

L. FY24 Teacher Housing Pilot Capital Outlay Award - Central*

Council approval of a Teacher Housing Pilot Capital Outlay Award to Central Consolidated School District:

- Total project cost of \$2,200,000, state share of \$1,386,000 (63%), and a district match of \$814,000 (37%).
- Single phase: design and construction funding to complete 4 teacher housing units, located at the existing teacher housing development near district office.
- The allocation is intended to fully complete the project, phase or specified purposes.

M. S22-003 James ES (Portales) - Design and Construction Funding Request *

Council approval to amend the current Systems-based award to Portales Municipal Schools (PMS) for James Elementary School (ES) to include design and construction funding totaling \$2,320,000, with a state match of \$1,415,200 (61%) and a local match of \$904,800 (39%) for the design and construction of the James ES roof replacement and site drainage improvements to the maximum allowable 45,291 gross square feet.

N. S22-008 Portales HS (Portales) - Design and Construction Funding Request *

Council approval to amend the current Systems-based award to Portales Municipal Schools (PMS) for Portales High School (HS) to include design and construction funding totaling \$343,000, with a state match of \$209,230 (61%) and a local match of \$133,770 (39%) for the design and construction funding of the Portales High School gymnasium roof replacement to the maximum allowable 24,700 gross square feet.

O. P21-004 Heizer MS (Hobbs) – Design Funding Request *

Council approval to amend the current Standards-based award to Hobbs Municipal Schools (HMS) for Heizer Middle School (MS) to include design phase funding for a replacement facility up to the maximum allowable 85,380 GSF for 640 students, grades 6-8, with a state match of \$2,415,034 (44%) and a local match of \$3,073,680 (56%) for the design phase total of \$5,488,714. The district may return to the Council with updated enrollment numbers to justify the increase from 640 to 775 and a corresponding increase to the total project cost. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding.

P. P24-001 New Middle School (Hobbs) – Design Funding Request*

Council approval to award Hobbs Municipal Schools (HMS) a standards-based project for a new middle school (MS) facility including design phase funding for a new facility up to the maximum allowable 85,380 GSF for 640 students, grades 6-8, with a state match of \$2,415,034 (44%) and a local match of \$3,073,680 (56%) for the design phase total of \$5,488,714. The district may return to the Council with updated enrollment numbers to justify the increase from 640 to 775 and a corresponding increase to the total project cost. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding.

Q. K23-002 ABQ Preschool (NMSBVI) - Design Funding Request*

Council approval to amend the current Pre-Kindergarten award design phase funding to the New Mexico School for the Blind and Visually Impaired (NMSBVI) for the Albuquerque Preschool location. The design phase funding award will total \$586,182, with a state match of \$293,091 (50%) and a local match of \$293,091 (50%).

R. S20-001 Roswell HS (Roswell) - Additional Funding Request *

Council approval to amend the current Systems-based award to Roswell Independent School District (RISD) for Roswell High School (HS) to include additional funding totaling \$641,447, with a state match of \$436,184 (68%) and a local match of \$205,263 (32%), for the upgrade of the fire alarm system to the maximum allowable 165,917 gross square feet.

S. P19-009 Mesa MS (Roswell) - Additional Funding Request*

Council approval to amend the current Standards-based award to Roswell Independent School District (RISD) for Mesa Middle School (MS) to include additional funding totaling \$1,456,793, with a state match of \$1,034,323 (71%) and a local match of \$422,470 (29%) for the demolition of the existing classroom wing and associated site work.

V. Awards Cycle

A. Pre-Applications Received

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the new Pre-Applications received as of July 28, 2023 –

- Standards-based: 3
- Systems-based: 17
- Pre-Kindergarten: 1
- Teacher Housing Pilot: 3

B. Capital Outlay District Presentation (Cuba)

Cuba is requesting two classrooms added to existing elementary school and teacher housing units. Dr. Karen Sanchez-Griego, Cuba Superintendent and Associate Superintendent of Business & Finance Rhiannon Chavez spoke to the needs of their district.

C. FY24 Capital Outlay Awards Overview

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the Capital Outlay Awards Overview, for the awards to be made at the October 10, 2023 PSCOC meeting including potential Standards-based awards, potential Systems-based awards, and Teacher Housing Pilot awards.

D. Distribution of HB505*

Mr. Ryan Parks, PSFA Deputy Director, reviewed the distribution of the HB505 appropriations for Security, CTE, Pre-Kindergarten, and Maintenance to all 89 school districts.

<p>MOTION: Council approval to release funding to all school districts as listed, based on the FY24 Senate Bill 9 (SB9) and total distribution allocations. The school districts must accept and sign the award letter and provide PSFA with information regarding how the district intends to utilize the funds. School districts should have a current Preventive Maintenance Plan (PM) approved by PSFA, permission for technical corrections if needed. Motion passed. No opposition.</p>	<p style="text-align: center;">APPROVED</p>
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VI. Out-of-Cycle Awards

A. K22-002 Chaparral on Track Center (Gadsden)-Construction Funding Request*

Mr. Ryan Parks, PSFA Deputy Director, explains the motion and the challenges and why this is a district need despite the cost. The Council is not happy with the cost. Nancy Vela, Gadsden ISD Construction Coordinator, explained the RFP and the lack of bids for project.

MOTION: Council approval to amend the current Pre-Kindergarten award to Gadsden Independent School District (GISD) for Chaparral On Track Center construction phase funding totaling \$4,245,584, with a state match of \$2,971,909 (70%) and a local match of \$1,273,675 (30%) for the construction of a 4 Pre-Kindergarten classroom addition. Motion passed. Opposed by Sallee.

APPROVED

B. P12-006 Espanola Velarde (Espanola)-Restart of PSCOC Award*

Mr. Ryan Parks, PSFA Deputy Director, explains the motion and the challenges and why this is a district need despite the cost. Holly Martinez, Espanola PSD Superintendent, spoke to the need of the district and their appreciation and willingness to work with PSFA to get the project completed.

MOTION: Council approval to reactivate the Standards-based award to Espanola Public Schools (EPS) for the renovation of Velarde Elementary School (ES) for design phase funding totaling \$592,900, with a state match of \$379,456 (64%) and a local match of \$213,444 (36%). Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding. The district shall perform a school utilization study as part of this design phase. Release of construction phase funding is contingent on the Council review of school utilization and cost information. Motion passed, however revised to include a district wide utilization study, including identifying pre-K needs in the design phase. No opposition.

APPROVED

VII. Other Business

A. Office of Broadband Access and Expansion Funding Request*

Ms. Casias presents the funding request from the Office of Broadband Access and Expansion (OBAE) consisting of fourteen items. She explains that PSFA agrees with all but three of the requests. Mr. Ovidiu Viorica, PSFA Broadband Manager and Vanessa Willock, OBAE General Council spoke to the validity of all of the requests. It is decided that only two items will be withheld so they can be looked at in depth. PSCOC directed Ms. Casias to work with OBAE, to determine if they wish to "swap out" the two request for ones that are eligible for funding.

MOTION: Council to approve the OBAE FY24 Funding Request for Schools in the amount of \$6,775,818.02. To exclude "Pay for service for at-risk students at home" (\$1,000,000) and "Connecting students for infrastructure builds and service" (\$2,000,000). No opposition.

**AMMENDED
APPROVED**

VIII. Informational

A. Construction Costs

The item was not presented.

B. Lease Assistance Status Report

The item was not presented.

C. PSCOOTF Update

Ms. Casias updated the Council on what would be discussed at the upcoming August PSCOOTF meeting. (Page 303 in the eBook)

D. Teacher Housing Guidelines Update

Ms. Casias updated the Council on the discussion and research of using modular housing as another option to site built housing. (Page 304 in the eBook)

E. Pre-K Space Needs

Ms. Casias updated the Council on the collaboration between PSFA and the Early Childhood Education & Care Department (ECECD). Elizabeth Groginsky, Cabinet Secretary of ECECD, also spoke to the Council with additional relevant information about the initiatives of her agency and the benefits of working closely with other state agencies.

F. Project Closeout Update

Ms. Casias and Ms. Romero updated the Council on the continued progress on project closeouts.

G. Program Maintenance Status Report

The item was not presented.

IX. Next PSCOC Meeting

Proposed for December 6, 2023 – (tentative).

X. Adjourn

There being no further business to come before the Council, Mr. Guillen moved to adjourn the meeting. Ms. Warniment seconded, and the motion was unanimously approved. The meeting adjourned at 12:17 P.M.



Chair



Date

Please Note: Italic in motions indicate amendments.

** Denotes Action Items on the Agenda*