

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, *NMSBA – Chair*
Raúl Burciaga, *LCS – Vice Chair*
Charles Sallee, *LFC*
Gwen Perea Warniment, *LESC*
Amanda Lupardus, *PED*
Martin Romero, *CID*
Stewart Ingham, *PEC*
Mariana Padilla, *OG*
Ashley Leach, *DFA – ABSENT*
Clay Bailey, *CID – ABSENT*
Antonio Ortiz, *PED - ABSENT*



Public School Facilities Authority

Martica Casias | Executive Director
Ryan Parks | Deputy Director

Meeting Minutes Summary

PSCOC Full Council Meeting
State Capitol Building, Room 322 – October 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 9:09 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 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 inclusion of new Standards-based, Systems-based and Out-of-Cycle awards. Significant changes to the Financial Plan included the potential impact of SB131 titled “Estimated Cost of Pre-Applications” and a cost per square foot variance analysis, for existing projects.

IV. Consent Agenda*

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

A. August 21, 2023 PSCOC Meeting Minutes*

Council approval of the August 21, 2023 PSCOC Meeting Minutes.

B. FY24 October Facility Master Plan Assistance Awards*

Council approval of FY24 October Facilities Master Plan Assistance Applications Awards, for a total state share of \$72,115.11.

C. 2024 wNMCI Preliminary Ranking*

Council approval to release the 2024 Preliminary Weighted New Mexico Condition Index (wNMCI) Ranking based on criteria and weightings previously adopted by the Council. Districts are encouraged to work with PSFA staff to resolve any outstanding technical corrections to the data, with the ability to make a formal appeal to the PSCOC by November 10 2023.

D. FY24 Teacher Housing Pilot Capital Outlay Award – Cuba Independent School District*

Council approval a Teacher Housing Pilot Capital Outlay Award to Cuba Independent School District:

- Total project cost of \$928,350, state share of \$501,309 (54%), and a district match of \$427,041 (46%).
- Single phase: design and construction funding to complete 2 teacher housing units, located at the existing teacher housing development.
- The allocation is intended to fully complete the project, phase or specified purposes.

E. FY24 Systems-based Capital Outlay Award - Texico Municipal Schools*

Council approval for a Standards-based Capital Outlay Award to (Texico) Texico Combined:

- Total project cost of \$771,429, state share of \$532,286 (69%), and a district match of \$239,143 (31%).
- Single phase: design and construction funding to complete replacement of the roofing system at the Education Complex, and repair the exterior walls at the Elementary School Building, to include incidental systems directly related to the work in this award.
- The allocation is intended to fully complete the project, phase or specified purposes.

F. FY24 Standards-based Capital Outlay Award – Dexter Consolidated ES/MS*

Council approval for a Standards-based Capital Outlay Award to Dexter:

- Phase 1: total amount of \$5,439,288, state match of \$4,405,823 (81%), and a district match of \$1,033,465 (19%).
- Phase 1: planning and design phase funding for the replacement/consolidation of the existing Dexter Elementary School and Dexter Middle School facilities for 569 students, grades Pre-K-12, and 78,457 gross square feet.
- Project's enrollment projection and gross square footage will be verified and updated by PSFA, if necessary.
- 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.

G. E20-001 Mora Lift Station – Mora Independent Schools – Advance Reconsideration*

Council approval for staff to negotiate a repayment plan for the remaining balance of the advance that Mora Independent School District (MISD) received as a part of the Emergency Capital Outlay project.

H. P14-018 Ojo Caliente ES -Mesa Vista Consolidated Schools – Advance Reconsideration*

Council approval to amend the 2013-2014 Standards-based award to Mesa Vista Consolidated Schools (MVCS) for Ojo Caliente ES to allow for:

- The district to repay the \$440,910 advance pending a November 7, 2023 bond election.
- An extension of the repayment period, In the event of an unsuccessful 2023 bond election until after a 2026 bond election.
- A repayment plan that includes annual payments of \$50,000 starting in December, in the event that both the 2023 and 2026 bond elections fail.

I. S24-003 Gadsden Facilities Demolition –Award Language Change*

Council approval to amend the current Systems-based award to Gadsden Independent School District (GISD) to include an award language change and additional funding for the demolition of the district swimming pool and pool house, with a state match of \$127,637 (100%) and a local match of \$0 (0%).

J. Recertification of SSTBs*

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

- SSTB21SD 0001 in the amount of \$4,830,068 to be used for PSCOC awarded projects
- SSTB22SD 0001 in the amount of \$98,277,586 to be used for PSCOC awarded projects

V. Awards Cycle

A. Pre-Applications Received

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the new Pre-Applications received as of September 22, 2023, which included two for Standards-based and two for Systems-based.

B. 2023 Capital Outlay Awards Overview

Ms. Ramos, reviewed the Capital Outlay Awards Overview including potential awards for the Standards-based, Systems-based, Pre-K Facilities and Teacher Housing Pilot funding programs.

C. FY24 Pre-K Capital Outlay Award – Cuba Independent School District*

Ms. Gwen Perea Warniment, LESC, explained the subcommittee decision to recommend the motion to verify the need for two classrooms, based on enrollment, with a base bid at the time of construction funding.

MOTION: Council approval of a Pre-K Capital Outlay Award to (Cuba) Cuba Elementary School:

- Phase 1: total amount of \$191,221, state match of \$124,294 (65%), and a district match of \$66,927 (35%). Per SB131, ½ reduction for Pre-K facilities.
- Phase 1: planning and design phase funding for a one to two classroom addition and to renovate the existing Pre-K classroom and restrooms at Cuba Elementary School (pursuant to the Adequacy Planning Guide).
- Base bid design to include one classroom, with bid options for a second classroom.
- Prior to construction funding request, district shall demonstrate need and demand for second classroom for 3Y and 4Y programs. PSFA shall verify the project's enrollment projection and gross square footage.
- 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 passed.** No opposition.

APPROVED

D. FY24 Standards-based Capital Outlay Award – Springer Municipal Schools*

Ms. Gwen Perea Warniment, LESC, explained the subcommittee decision to recommend the motion with the district agreeing to consider manufactured housing. Springer Municipal Schools Superintendent, Gary Allison addressed the council and confirmed the district is willing to consider manufactured housing.

<p>MOTION: Council approval for a Standards-based Capital Outlay Award to (Springer) Springer Combined:</p> <ul style="list-style-type: none"> • Phase 1: total amount of \$3,370,550, state match of \$2,620,550 (78%), and a district match of \$750,000 (22%). This includes a local match reduction of \$328,576 (10%). • Phase 1: planning and design phase funding for the replacement/consolidation of the existing elementary and middle/high school facilities for 109 students, grades K-12, and 45,000 gross square feet. • Project to include 5 teacher housing units, with consideration for manufactured housing. • Project's enrollment projection and gross square footage will be verified and updated by PSFA, if necessary. • 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 passed. No opposition. 	<p>APPROVED</p>
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VI. Out-of-Cycle Awards

A. P20-007 Des Moines Combined School – Construction Funding Request*

Ms. Perea Warniment, explained the motion and the concern regarding the high cost of construction. She would like future legislation to address high construction costs. Mr. Charles Sallee requested a breakdown of the bid and the cost drivers as a way to justify where the money is going. Mr. Ryan Parks explained that the area is rural, which increased the cost and there was only one bid for the job.

<p>MOTION: Council approval to amend the current Standards-based award to Des Moines Municipal Schools (DMMS) to include a waiver of the local match totaling \$43,935,471 for a revised state match of \$51,087,757 (100%) and a revised local match of \$0 (0%). For the construction of a replacement facility for 96 students grades Pre-K through 12 in 45,161 GSF. As this was a subcommittee recommendation, a second was not needed and the motion passed. Sallee abstained.</p>	<p>APPROVED</p>
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B. P22-002 Mosquero Combined School – Construction Funding Request*

Ms. Perea Warniment, explained the motion and again the concern for the high cost of construction. Ms. Johnna Bruhn, Mosquero Municipal Schools Superintendent, addressed the Council expressing the necessity of the project. Mr. Sallee questioned the project considering the low enrollment numbers. Mr. Parks explained adequacy standards dictated the size of this project.

<p>MOTION: Council approval to amend the current Standards-based award to Mosquero Municipal Schools (MMS) to include a waiver of the local match totaling \$43,196,072 for a revised state match of \$45,953,268 (100%) and a revised local match of \$0 (0%), for the construction of a replacement facility for a design enrollment of 110 students grades Pre-K through 12 in 44,945 GSF. As this was a subcommittee recommendation, a second was not needed and the motion passed. Sallee abstained.</p>	<p>APPROVED</p>
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C. 2022-2023 Los Alamos Public School – Facilities Master Plan Assistance Award - Rescind Award*

Ms. Martica Casias, PSFA Executive Director, informed the Council that the district rescinded the request. Therefore, this item was not presented.

VII. Other Business

A. Teacher Housing Guidelines Update*

Mr. Stuart Ingham, PEC, presented the subcommittee recommendation.

MOTION: Council approval to incorporate manufactured housing into PSCOC approved Teacher Housing Guidelines. With the following criteria: - 2"x6" construction, meets energy star, HUD requirements, currently adopted building code, on a permanent foundation and converted to real property within one year of purchase. Motion passed. No opposition.

APPROVED

VIII. Informational

A. Project Closeout Update

Ms. Romero reported that PSFA has now closed 66% of the 157 projects on the audit list. This is up from 59% closed in July.

B. Awards/Inflation and the PSCOF

Ms. Casias reported that PSFA is working to best utilize project funding in consideration of the sharp increase in construction costs.

C. State Local Match and Waivers

Ms. Casias presented the challenges districts are facing with funding their portion of their projects, and presented options for the PSCOC to consider to help lessen the burden on districts.

D. Budget Projections and Personnel Update

Ms. Casias updated the Council on the current status of PSFA personnel and the additional employee needs projected for the near future.

IX. Next PSCOC Meeting

Proposed for January 11, 2024 – (tentative).

X. Adjourn

There being no further business to come before the Council, Mr. Raul Burciaga, LSC, moved to adjourn the meeting. Mr. Martin Romero, CID, seconded, and **the motion was unanimously approved.** The meeting adjourned at 10:49 A.M.



Chair



Date

Please Note: Italic in motions indicate amendments.

** Denotes Action Items on the Agenda*