

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, NMSBA – Chair

Clinton Turner, LCS

Cally Carswell, LFC

Gwen Perea Warniment, LESC

Antonio Ortiz, PED

Martin Romero, CID

Stewart Ingham, PEC

Mariana Padilla, OG

Ashley Leach, DFA

Raúl Burciaga, LCS – Vice Chair - ABSENT

Charles Sallec, LFC - 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 – December 6, 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 9:15 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 asked for a motion to approve the agenda, Ms. Cally Carswell made the motion and Ms. Mariana Padilla seconded and **the motion was unanimously approved.**

B. Correspondence

Ms. Martica Casias reported the only correspondence is her original retirement letter and an update extending her time by one month.

II. Public Comment

Mr. Guillen announced that the Superintendent from Mosquero, Johnna Bruhn, invited Council members to an upcoming groundbreaking ceremony. He also announced an upcoming tour of a modular housing construction facility in Albuquerque. Anyone interested in these events should contact Martica Casias.

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 the inclusion of the new Systems-based and Standard-based wards, actualizing Phase 1 and 2 out year funding which includes 8 projects, adding the reversions to the financial plan and the continued efforts to present a clear and more accurate TPC (total project cost) per square foot.

IV. Consent Agenda*

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

A. October 10, 2023 PSCOC Meeting Minutes*

Council approval of the October 10, 2023 PSCOC Meeting Minutes.

B. FY24 Systems-based Capital Outlay Award –Albuquerque – Atrisco ES, Longfellow ES, Monte Vista ES, Osuna ES, S.Y. Jackson ES, Eisenhower MS, Taft MS, Del Norte HS, Highland HS, Sandia HS, Valley HS*

Council approval for 11 Systems-based Capital Outlay Awards to Albuquerque Public Schools:

Atrisco Elementary School:

- Total project cost of \$643,064, state share of \$237,934 (37%), and a district match of \$405,130 (63%).
- Design and construction funding to complete replacement of the roofing systems, including incidental systems directly related to the work in this award, for total of 9,274 NSF: Library/Media Center and Multipurpose Building only; all other buildings are excluded. The allocation is intended to fully complete the project, phase or specified purpose.

Longfellow Elementary School:

- Total project cost of \$4,874,615, state share of \$1,803,608 (37%), and a district match of \$3,071,007 (63%).
- Design and construction funding to complete replacement of the roofing and HVAC (boiler/piping) systems, including incidental systems directly related to the work in this award, for total of 44,347 NSF: Main Building only; all other buildings are excluded.

Monte Vista Elementary School:

- Total project cost of \$1,295,000, state share of \$479,150 (37%), and a district match of \$815,850 (63%).
- Design and construction funding to complete replacement of the HVAC system, including incidental systems directly related to the work in this award, for total of 21,649 NSF: Main School Building only; all other buildings are excluded.

Osuna Elementary School:

- Total project cost of \$505,651, state share of \$187,091 (37%), and a district match of \$318,560 (63%).
- Design and construction funding to complete replacement of the roofing systems, including incidental systems directly related to the work in this award, for total of 7,059 NSF: Library and Mini Gym buildings only; all other buildings are excluded.

S.Y. Jackson Elementary School:

- Total project cost of \$3,918,077, state share of \$1,449,688 (37%), and a district match of \$2,468,389 (63%).
- Design and construction funding to complete replacement of the roofing systems, including incidental systems directly related to the work in this award, for total 50,993 GSF of the facility.

Eisenhower Middle School:

- Total project cost of \$1,931,951, state share of \$714,822 (37%), and a district match of \$1,217,129 (63%).
- Design and construction funding to complete replacement of the roofing systems, including incidental systems directly related to the work in this award, for total of 19,516 NSF: New Gym and Band Chorus Building only; all other buildings are excluded.

Taft Middle School:

- Total project cost of \$3,868,595, state share of \$1,431,380 (37%), and a district match of \$2,437,215 (63%).
- Design and construction funding to complete replacement of the roofing and HVAC systems, including incidental systems directly related to the work in this award, for total of 47,647 NSF: PE Building, New School and Classroom Addition buildings only; all other buildings are excluded.

Del Norte High School:

- Total project cost of \$946,107, state share of \$350,060 (37%), and a district match of \$596,047 (63%).
- Design and construction funding to complete replacement of the roofing system, including incidental systems directly related to the work in this award, for total of 26,165 NSF: Performing Arts building only; all other buildings are excluded.

Highland High School:

- Total project cost of \$2,374,585, state share of \$878,596 (37%), and a district match of \$1,495,989 (63%).
- Design and construction funding to complete replacement of the roofing and HVAC (boiler) systems, including incidental systems directly related to the work in this award, for total of 115,764 NSF: Classroom Addition, Main Building, Math Building only; all other buildings are excluded.

Sandia High School:

- Total project cost of \$1,090,252, state share of \$403,393 (37%), and a district match of \$686,859 (63%).
- Design and construction funding to complete replacement of the roofing and HVAC systems, including incidental systems directly related to the work in this award, for total of 2,210 NSF: Music Addition only; all other buildings are excluded.

Valley High School:

- Total project cost of \$1,477,847, state share of \$546,803 (37%), and a district match of \$931,044 (63%).
- Design and construction funding to complete replacement of the roofing and HVAC systems, including incidental systems directly related to the work in this award, for total of 18,177 NSF: Media Center building only; all other buildings are excluded.

Applies to all awards:

The allocation is intended to fully complete the project, phase or specified purpose.

C. FY24 Systems-based Capital Outlay Award – Clovis – Marshall 6th Grade Academy & Elementary *

Council approval for two Systems-based Capital Outlay Awards to Clovis:

Marshall 6th Grade Academy:

- Total project cost of \$553,248, state share of \$348,546 (63%), and a district match of \$204,702 (37%).
- Phase 1: Design funding to complete replacement of the fire detection/alarm, communication, drain, waste, ventilation systems, including incidental systems directly related to the work in this award, for the total GSF of the school facility.
- The allocation is intended to fully complete the project, phase or specified purpose.

Sandia Elementary:

- Total project cost of \$166,860, state share of \$105,122 (63%), and a district match of \$61,738 (37%).
 - Phase 1: Design funding to complete replacement of the exterior windows, exterior doors, and drain, waste, ventilation systems, including incidental systems directly related to the work in this award, for the total GSF of the school facility.
- the allocation is intended to fully complete the project, phase or specified purpose.

D. FY24 Systems-based Capital Outlay Award –West Las Vegas – Old Luis Armijo Building

Council approval for a Systems-based Capital Outlay Award to the West Las Vegas School District for the demolition of the abandoned Old Luis Armijo Building:

- Total project cost of \$386,586, state share of \$386,586 (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 Old Luis Armijo Building.
- The allocation is intended to fully complete the project, phase or specified purposes.

E. FY24 Systems-based Capital Outlay Award – Los Alamos - Los Alamos HS

Council approval for a Systems-based Capital Outlay Award to (Los Alamos) Los Alamos High School:

- Total project cost of \$593,797, state share of \$219,705 (37%), and a district match of \$347,092 (63%).
- Single phase: Design and construction funding to complete replacement of the HVAC systems, including incidental systems directly related to the work in this award, for total of 44,787 NSF: DWing and F Wing only; all other buildings are excluded.
- The allocation is intended to fully complete the project, phase or specified purposes.

F. FY24 Lease Assistance Awards

Council approval to:

1. Adjust the MEM Rate per the 2022 Consumer Price Index for the United States, all items, at 6.5% (not to exceed amount);
2. Determine the PSCOC Discretionary Rate per MEM, to calculate the lease assistance awards.
3. Approval of the lease assistance award recommendations, as specified in the accompanying spreadsheet entitled "FY24 Lease Assistance Program Detail Summary," to 109 charter and district school applicants, in the amount of \$21,866,558.

This award scenario represents a discretionary 0% increase in the PSCOC Discretionary Rate per MEM.

Upon acceptance of the award by the applicant charter school or district, Council authorizes PSFA staff to distribute the award amounts quarterly, on a reimbursement basis, upon receiving proof of the actual lease payments. Council authorizes PSFA staff to make reductions to award amounts subject to PED and/or PEC written certification to PSFA that a condition exists that warrants an award adjustment or suspension due to a school closure, charter revocation, financial violation or irregularities, and or adjustments to certified attendance numbers (MEM counts). Adjustments to lease amounts may also be made due to a lease termination or amendment. Reimbursements are contingent on the submittal of an E-Occupancy certificate, current facility master plan, audit report, invoices and other statutory requirements, as set forth in the application.

G. FY24 Facilities Master Plan Awards (December)

Council approval to award the December FY24 Facilities Master Plan Assistance (FMP) Awards for a not-to-exceed total of \$102,617.33 (state share), for the following schools/district: Solare Collegiate Charter School, Red River Valley Charter School, and Alamogordo Public Schools.

H. P19-015 Sarracino MS (Socorro) - Construction Funding Request *

Council approval to amend the current 2018-2019 Standards-based award language to Socorro Consolidated School District (SCSD) for Sarracino Middle School (P19-015) to include Construction Phase funding for a replacement facility totaling 44,673 gross square feet (GSF) for 267 students, grades 6th – 8th with a state match of \$22,399,018 (72%) and a corresponding local match of \$8,710,729 (28%)

I. S21-003 Organ Mountain HS (Las Cruces) - Construction Funding Request*

Council approval to amend the current 2020-2021 Systems-based award language to Las Cruces Public Schools (LCPS) for Organ Mountain High School (S21-003) to include Construction Phase funding totaling \$2,136,838, with a state match of \$1,068,419 (50%), and a local match of \$1,068,419 (50%), for the replacement of the HVAC units at the existing facilities to the maximum allowable gross square footage of 33,400.

J. 2023 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 2023 for Category 2 (Network Equipment) to twenty-four schools/districts for a total of \$364,142.24 up to the amounts listed in column O of the award spreadsheet attached as Exhibit A.

K. HB505 Application Submission Deadline Extension

Council approval to extend the deadline to accept signed acceptance letters from school districts for HB505 appropriations to December 31, 2023.

V. Awards Cycle

A. Pre-Applications Received

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the new Pre-Applications received as of November 13, 2023, which included two for Standards-based and three for Systems-based and two teacher housing.

B. 2023 Capital Outlay Awards Overview

Ms. Ramos, reviewed the Capital Outlay Awards Overview, indicating the totality of PSCOC funded awards made thus far in FY24, for the Standards-based, Systems-based, Pre-K Facilities and Teacher Housing Pilot funding programs.

VI. Out-of-Cycle Awards

A. P19-004 Tohatchi HS (Gallup) - Construction Funding Request*

Ms. Perea Warniment made the recommendation that the Council approve the motion. Mr. Scott Ficklin explained the key points of the project. Ms. Roxy Flanders, Gallup representative, spoke to the Council explaining the reasoning behind the project.

MOTION: Council approval to amend the current 2018-2019 Standards-based award language to Gallup-McKinley County Schools (GMCS) for Tohatchi High School (P19-004) to include Construction Phase funding for a replacement facility totaling 57,797 gross square feet (GSF) for 300 students, grades 9 - 12, for a state match of \$50,647,912 (80%) and a corresponding local match of \$12,661,978 (20%). Ms. Perea Warniment moved to approve the motion. No opposition. Motion passes.

APPROVED

B. P19-008 Peralta ES (Los Lunas) - Construction Funding Request

Ms. Perea Warniment made the recommendation that the Council approve the motion. Mr. Scott Ficklin explained the key points of the project. Los Lunas school district officials Ms. Tiffany McMinn, Director of Maintenance and Construction and Ms. Sandy Tracy, Chief Financial Officer, thanked the Council and spoke to the necessity of the project for their community.

MOTION: Council approval to amend the current 2018-2019 Standards-based award language to Los Lunas Schools (LLS) for Peralta Elementary School (P19-008) to include Construction Phase funding for a replacement facility totaling 47,139 gross square feet (GSF) for 350 students grades Pre-k through 6, for a state match of \$21,337,093 (76%) and a corresponding local match of \$6,738,029 (24%). Ms. Perea Warniment moved to approve the motion. No opposition. Motion passes.

APPROVED

C. P20-005 Columbia ES (Las Cruces) - Construction Funding Request*

Ms. Perea Warniment explained the motion and the concern regarding additional questions posed by the subcommittee. Council concern was concerned if sufficient information was provided. Las Cruces district official Gloria Martinez, Director of Construction, stated they have no other projects right now and have done their due diligence in regards to what information was provided. All questions from subcommittee were answered and PSFA staff recommended approval.

MOTION: Council approval to amend the current 2019-2020 Standards-based award language to Las Cruces Public Schools (LCPS) for Columbia Elementary School (P20-005) to include Construction Phase funding for a replacement facility totaling 87,033 gross square feet (GSF) for 752 students, grades Pre-k through 5, for a state match of \$30,327,211 (57%) and a corresponding local match of \$22,878,423 (43%). Ms. Perea Warniment moves to approve the motion. Mr. Antonio Ortiz seconds. Ms. Cally Carswell, LFC, felt there wasn't sufficient information to approve. Mr. Stuart Ingham, PEC, felt there wasn't sufficient time to assess the project and make a recommendation for approval.

APPROVED

VII. Other Business

A. Budget Adjustment Request*

Ms. Iris Romero presented the subcommittee recommendation.

MOTION: Council approval of the FY24 Budget Adjustment Request to budget \$75,000 from vacancy savings, category 200 to "Contract Services" category 300. Ms. Ashley Leach moves to approve the motion. Motion passed. No opposition.

APPROVED

B. Recertification of SSTBs*

Ms. Perea Warniment presented the subcommittee recommendation for Council approval. Ms. Ashley Leach confirmed that the Board of Finance

<p>MOTION: Council approval for the adoption of the Resolution, Notification, Certification and Reconciliation of unexpended bond proceeds as follows:</p> <ul style="list-style-type: none">• SSTB19SD 0004 in the amount of \$1,068,419 to be used for PSCOC awarded projects.• SSTB21SD 0001 in the amount of \$124,294 be used for PSCOC awarded projects.• SSTB22SD 0001 in the amount of \$30,879,557 to be used for PSCOC awarded projects• SSTB23SB 0001 in the amount of \$501,309 to be used for PSCOC awarded projects. <p>Motion passed. No opposition.</p>	<p>APPROVED</p>
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C. December Certification of Bond Sale*

Ms. Iris Romero presented the subcommittee recommendation.

<p>MOTION: Council approval to adopt the December 2023 certification and resolution to sell supplemental severance tax bonds in the amount of \$393,065,845. Ms. Ashley Leach moves to approve the motion.</p> <p>Motion passed. No opposition.</p>	<p>APPROVED</p>
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D. 2024 Final wNMCI Ranking*

Ms. Ashley Leach presented the subcommittee recommendation that is twofold - release of the conditions index on January 1st of each year and removal of projects that have already been awarded.

<p>MOTION: Council approval to release of the Final 2024 wNMCI ranking for the FY25 award cycle. Allow technical changes to remove schools receiving PSCOC Awards made December 6th 2023, which will no longer be ranked. The updated ranking will then be released January 1st 2024.</p> <p>Subcommittee recommendation for Council approval to close the FY24 Capital Funding Application cycle December 31, 2023. Received applications will be processed and potential PSCOC awards will be made through the remainder of FY24. The FY25 Capital Funding Application, with updated eligibility thresholds and requirements, will be released at the March PSCOC meeting. Ms. Ashley Leach moves to approve the motion. Motion passed. No opposition.</p>	<p>APPROVED</p>
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E. FY23 PSFA Annual Report Draft*

Ms. Ashley Leach presented the subcommittee recommendation.

<p>MOTION: Council approval of the FY23 PSCOC and PSFA Annual Report draft, and authorization for PSFA staff to make final edits, technical corrections, and graphic development prior to printing and distribution. Ms. Ashley Leach moves to approve the motion. Motion passed. No opposition.</p>	<p>APPROVED</p>
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VIII. Informational

A. PSCOC Director Search Process

Mr. Joe Guillen presented the information regarding the timeframe for selecting the new PSFA executive director.

B. Status of Office of Broadband Access and Expansion

Ms. Casias reported that PSFA continues working with OBAE on their continued projects.

C. PSCOOTF Update

Mr. Matthew Schimmel presented an update of the final PSCOOTF meeting.

D. Maintenance Program Status Report

Mr. Larry Tillotson presented the current New Mexico School District Performance Status as of September 30, 2023.

E. Ben Lujan Maintenance Achievement Awards

Mr. Larry Tillotson reported the NM districts that were recognized for their outstanding achievements.

F. Semi-Annual Contracts Update Report

Ms. Martica Casias updated the council on the agency contractual services budgets.

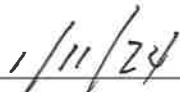
IX. Next PSCOC Meeting

Proposed for March 2024 – (tentative).

X. Adjourn

There being no further business to come before the Council, Mr. Stuart Ingham, PEC, moved to adjourn the meeting. Mr. Antonio Ortiz, PED, seconded, and **the motion was unanimously approved.** The meeting adjourned at 12:00 P.M.

 Chair

 Date

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