

State of New Mexico  
Public School Capital Outlay Council

**PSCOC Members**

Joe Guillen, *NMSBA – Chair*  
Raúl Burciaga, *LCS – Vice Chair*  
Cally Carswell, *LFC*  
Gwen Perea Warniment, *LESC*  
Antonio Ortiz, *PED*  
Martin Romero, *CID*  
Stewart Ingham, *PEC*  
Mariana Padilla, *OG*  
Ashley Leach, *DFA*



**Public School Facilities Authority**

Iris Romero | Executive Director  
Ryan Parks | Deputy Director

## MEETING MINUTES SUMMARY

PSCOC Full Council Meeting  
State Capitol Building, Room 322 – March 18, 2024

*Unofficial notes drafted for the convenience of Council 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 9:34 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. Burciaga moved to approve the motion and Ms. Padilla seconded the motion. **The motion was unanimously approved.**

#### b. Correspondence

No Correspondence was received.

### II. Public Comment

No Public Comment occurred.

### III. Finance

#### A. PSCOC Financial Plan

Ms. Iris Romero, PSFA Executive Director, presented the PSCOC financial plan and executive summary, which highlighted the changes since the last meeting. Ms. Romero noted that the financial plan had updated the projections for out-year awards. Ms. Romero also presented a handout which compared the changes to the financial plan. Overall, the presentation noted that the financial plan was reconciled in funding and minimized state share assumptions. The changes were focused on the pre-applications, local match reduction out-year estimates, the square foot variance report, and the awards schedule. The financial plan also included updates from the 2024 Legislative Session. The Council thanked staff for the work on these changes. No follow up requests were made from the Council. No further discussion occurred.

### IV. Consent Agenda\*

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

#### A. January 4<sup>th</sup> and 11<sup>th</sup>, 2024 PSCOC Meeting Minutes\*

Council approval of the January 4, 2024 and January 11, 2024 PSCOC Meeting Minutes.

#### B. FY24 Systems-based Capital Outlay Award - Española – Demolition\*

Council approval for a Systems-based Capital Outlay Award to Espanola Public Schools for the demolition of the abandoned Old Head Start Building:

- Total project cost of \$71,429, state share of \$71,429 (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 Head Start Building.
- The allocation is intended to fully complete the project, phase or specified purposes.

**C. FY24 Systems-based Capital Outlay Award - West Las Vegas - Luis Armijo Elementary School\***

- Council approval for a Systems-based Capital Outlay Award to the West Las Vegas School District:
- Total project cost of \$289,634, state share of \$220,122 (76%), and a district match of \$69,512 (24%).
  - Phase 1: Planning and Design funding to include a structural analysis, to determine potential scope of project: potential repairs of foundation / slab, replacement of the exterior windows, exterior doors, electrical system / LED lighting, and fire alarm, 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. P20-010 Barry ES (Clovis) - Construction Funding Request\***

- Council approval to amend the current 2019-2020 Standards based award language to Clovis Municipal Schools (CMS) for Barry Elementary School (P20-010) to include Construction Phase funding for renovation of the existing facility totaling \$5,414,400 including a state match of \$3,681,792 (68%) and a local match of \$1,732,608 (32%).

**E. P22-006 Chaparral MS (Gadsden) - Award Language Change\***

- Council approval to amend the current 2021-2022 Standards based award language to Gadsden Independent School District (GISD) for Chaparral MS (P22-006) to include new construction of the replacement facility in lieu of renovation of the existing facility.

**F. Albuquerque Public Schools (Taft MS, Highland HS, Sandia HS, Valley HS) – Systems-based -Technical Corrections\***

Council approval of technical corrections to the previously approved award language to Albuquerque Public Schools for the following schools:

• Taft Middle School (S24-011):

- o 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 81,120 NSF: PE Building, New School and Gym/Locker Room buildings only; all other buildings are excluded.

• Highland High School (S24-013):

- o 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 159,871 NSF: Classroom Addition, Main Building, Math Building Cafeteria/Library Addition, and Media Addition only; all other buildings are excluded.

• Sandia High School (S24-014):

- o 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 13,097 NSF: Music Building and Music Addition only; all other buildings are excluded.

• Valley High School (S24-015):

- o 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 102,571 NSF: Media Center and Main School Building only; all other buildings are excluded.

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

**G. BDCP Category 2 (Network Equipment) e-Rate Awards\***

Council approval to make the 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 sixteen schools/districts for a total of \$276,610.04 up to the amounts listed in column O of the award spreadsheet attached as Exhibit A.

<b>H. BDCP Category 1 (Fiber) e-Rate Awards*</b>	
Council approval to make the Broadband Deficiencies Correction Program (BDCP) award to provide the state match for a Category1 - Fiber optic upgrades project to Rio Rancho Public Schools for a total of \$206,065.66, or up to 10% of the total cost of fiber optic upgrades as approved by the E-rate program. The allocation is dependent on the E-rate funding approval and is intended to fully complete the project.	
<b>I. Recertification of SSTBs*</b>	
Council approval for adoption of the Resolution, Notification, Certification and Reconciliation of unexpended bond proceeds as follows: SSTB22SD 0001 in the amount of \$9,406,532 to be used for PSCOC awarded projects.	
<b>J. PSCOC Work Plan Timeline*</b>	
Council approval to adopt the proposed remaining FY24 PSCOC meetings, as outlined in Exhibit A.	
MOTION: Mr. Burciaga moved for Council approval of the Consent Agenda. Ms. Padilla seconded the motion. As there was no opposition, the motion was unanimously approved.	<b>APPROVED</b>

## V. Awards Cycle

### A. FY24 Capital Outlay District Presentations

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the executive summary. Ms. Ramos also reviewed the timeline for awards and upcoming district presentations. Bernalillo and Peñasco presented their official request to the full Council. Below are the details of each presentation.

- *Peñasco – (Combined): Superintendent Melissa Sandoval presented on behalf of the district. The district requested a Standards-based project for a replacement school, with the goal to right-size the facilities. The project would include a combined campus from elementary to high school. The district highlighted some of the issues with the existing facilities, which included roofing, HVAC failure, structural issues, mold, plumbing, water leakage, and health/safety issues. Mr. Romero noted that Construction Industries Division visited the school to evaluate the issues, and would send the district a letter regarding the findings. The district also reviewed their enrollment and finances.*
  
- *Bernalillo – (Algodones Elementary School): The district presented their request to the Council for a Standards-based project for a full renovation and addition, as concluded by the Facilities Master Plan in 2023. The district reviewed the school’s enrollment and highlighted the issues with the existing building, which included roofing, swamp coolers, exterior damage, and safety concerns. The district also mentioned their current finances, current maintenance, current/completed projects, and school district goals/priorities. Ms. Leach requested further information regarding their finances before awarding the project. Ms. Padilla commented that the district has very unique in population and served different tribal communities. Ms. Carswell also requested further assumptions of enrollment, such as specific factors that supported the district’s projected enrollment numbers.*

### B. FY24 Capital Outlay Awards Overview

Ms. Ramos presented the executive summary and noted the key points. The item summarized the total amount awarded thus far for FY24. Ms. Ramos also noted exhibit A, titled Combined list of all FY24 PSCOC funding, and exhibit B, titled Systems-based awards. The Council had no further questions or discussion.

### C. FY25 Capital Outlay Awards Cycle Timeline

Ms. Ramos presented the item and the executive summary. Ms. Ramos noted the current cycle, the background, and the disadvantages/advantages of the proposed and past award cycles. The Council directed PSFA staff to meet with a school district focus group to evaluate the possible impacts of the changes. The item would be brought back at the following meeting and would be taken to the AMS Subcommittee. Mr. Guillen noted that he was in favor of the ranking and the awards cycle better aligning. Mr. Guillen also noted that it would be good practice to not encourage districts to apply for awards unless financially ready. Ms. Padilla also wanted staff to gather information prior to making the change. Staff responded by saying that they were having year round conversations with the districts about applications/awards. Ms. Leach also requested additional information regarding the district’s feedback and how the award cycle could better align

with the districts' bond sale. Ms. Warniment also requested that the focus group include different districts and regions from the state of New Mexico. Mr. Parks noted that the Awards Cycle changes would only impact the new awards and not the out-of-cycle awards.

## VI. Out-of-Cycle Awards

### A. P22-002 Mosquero - Teacher Housing Funding Request\*

The Awards Subcommittee Chair, Dr. Gwen Perea Warniment, reviewed the motion. Dr. Warniment reviewed the background for the item. The Council noted that AMS should revisit the Teacher Housing Guidelines to review the cost and rent criteria. The motion was approved as presented.

<b>MOTION:</b> Mr. Guillen moved for Council approval to amend the current Standards-based award to Mosquero Municipal Schools (MMS) to include a waiver of the local match totaling \$5,107,197 for a revised state match of \$5,433,189 (100%) and a revised local match of \$0 (0%), for the construction of 10 teacher housing units and associated site work. As there was no opposition, the motion was unanimously approved.	<b>APPROVED</b>
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## VII. Informational

### A. FY23 PSFA Audit

Ms. Romero presented the key points of the informational item and noted that PSFA had a successful unmodified audit with a few minor findings, which were being addressed.

### B. 2024 Legislative Session Update

Ms. Romero presented the key points of the informational item and noted the bills that passed in the 2024 Legislative Session that would impact PSFA.

### C. Zuni Lawsuit Update

Ms. Ellen Venegas (State of NM Department of Justice, Assistant Solicitor General) presented the updates for the item. Ms. Venegas noted that the case was under NM Supreme Court revision for further guidance. Ms. Venegas said she would reach out to Council if she needed any further information.

### D. PSCOC Meeting Process Overview

Ms. Ramos presented the informational item. Ms. Ramos reviewed the executive summary, which highlighted PSFA's current preparation processes for PSCOC meeting preparation. Ms. Ramos mentioned the feedback received, background, and possible solutions. Mr. Guillen noted that he would like for staff to review the material and condense the amount of data presented. Additionally, Ms. Leach requested staff to audit the delegate letters for each member. The Council also requested more time with the eBooks before each meeting and for the motions sheet to be emailed with the publication of eBooks.

### E. Quarterly Maintenance Status Report

Mr. Larry Tillotson, PSFA Maintenance and Operations Manager presented the executive summary and reviewed the most current data for the NM school districts maintenance.

### F. PSFA Staffing Update

Mr. Nick Lourenco, PSFA Human Resources Manager presented the informational item of the most current staffing rates at PSFA.

## VIII. Next PSCOC Meeting – May 1, 2024 (tentatively)

## IX. Adjourn

There being no further business to come before the Council, Ms. Leach moved to adjourn the meeting. Mr. Burciaga seconded, and the motion was **unanimously approved**. The meeting adjourned at 12:34 P.M.



Chair



Date

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