

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, *NMSBA – Chair*
Raúl Burciaga, *LCS – Vice Chair*
Cally Carswell / *Sunny Liu, LFC*
John Sena, *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 307 – May 1, 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 9:06 A.M.

a. Approval of Agenda*

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

b. Correspondence

No Correspondents.

II. Public Comment

No Public Comment occurred.

III. Finance

A. PSCOC Financial Plan

Mr. Matthew Schimmel, PSFA Fiscal Analyst, presented the PSCOC financial plan and executive summary, which highlighted the changes since the last meeting. Ms. Carswell asked Member Leach if she felt comfortable with the adjustments and if she could confirm that the bond sale amounts were accurately represented on the Financial Plan. Ms. Leach confirmed the amounts were correct. 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. Bernalillo and NMSBVI thanked the Council for the Award.

A. March 18, 2024 PSCOC Meeting Minutes*

Council approval of the March 18, 2024 PSCOC Meeting Minutes.

B. FY24 Standards-based Capital Outlay Award - Bernalillo - Algodones ES*

Council approval for a Standards-based Capital Outlay Award to (Bernalillo) Algodones ES:

- Phase 1: total amount of \$2,285,205, state match of \$845,525 (37%), and a district match of \$1,439,679 (63%).
- Planning and design phase funding for renovation /addition, or replacement based on programming and building systems analysis, for 358 students, grades Pre-K-6, and 48,081 gross square feet (pursuant to the Adequacy Planning Guide).

- 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.

C. FY24 Systems-based Capital Outlay Award - Cimarron - Cimarron ES and MS*

Council approval for a Systems-based Capital Outlay Award to (Cimarron) Cimarron ES/MS:

- Total project cost of \$525,657, state share of \$194,493 (37%), and a district match of \$331,164 (63%).
- Single phase: Design and construction funding to complete replacement of the fire alarm system, including incidental systems directly related to the work in this award, for the total GSF of the school facility (excluding the Original Building).
- The allocation is intended to fully complete the project, phase or specified purposes.

D. FY24 Facilities Master Plan Awards*

Council approval of the May FY 2024 FMP assistance awards, totaling a not-to-exceed amount of \$347,733 (state share) for the following districts/schools: Santa Rosa Consolidated Schools, Las Cruces Public Schools, NM School for the Blind and Visually Impaired, and Las Vegas City Public Schools.

E. K22-001 My Little School Pre-K (Deming) – Construction Funding Request*

Council approval to amend the current 2021-2022 Pre-Kindergarten-based award to Deming Public Schools for My Little School for construction phase funding totaling \$5,815,200 with a state match of \$3,547,272 (61%) and a corresponding local match of \$2,267,928 (39%).

F. S24-002 Memorial ES (Deming) – Award Language Change*

Council approval to amend the current 2023-2024 Systems-based award to Deming Public Schools for Memorial Elementary School to include additional construction phase funding totaling \$484,970 with a state match of \$339,479 (70%) and a local match of \$145,491 (30%).

G. 2024 BDCP Category 1 (Fiber) Awards*

Council approval for a Broadband Deficiencies Correction Program (BDCP) award to provide the state match for a Category 1 - Fiber optic upgrades project to Mesa Vista Public Schools for a total of \$133.28, 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.

H. Intergovernmental Agreement for OBAE*

Council approval to continue the collaboration between the Public School Facilities Authority (PSFA) and the Office of Broadband Access and Expansion (OBAE) through either an amendment to the existing Intergovernmental Agreement (IGA) or a new agreement for the management of the Broadband Deficiencies and Correction Program (BDCP).

MOTION: Chair Guillen moved for Council approval of the Consent Agenda. As there was no opposition, the motion was unanimously approved.

APPROVED

V. New PSFA Staff Introductions

Mr. Scott Ficklin (Senior Projects Manager, PSFA) introduced two new Regional Project Managers at PSFA, Rancie Hood and Ricardo Munoz-Quezada.

VI. 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. Artesia, Hagerman, Hondo, Albuquerque, and House presented their official request to the full Council. Below are the details of each presentation.

- *Artesia – Roselawn ES: Superintendent Darian Jaramillo presented on behalf of the district. The district requested a Standards-based project. The presentation highlighted the increase in enrollment and the special education needs. The District also reviewed their financial position and noted that the District had the funds for their local match. Ms. Padilla asked if it was best practice to consolidate the Special Education students with Regular Education students. The District clarified that the program already existed at the school facility but that*

the design would better accommodate the Special Education students. The District also noted that this was the first time Artesia School Districts was coming to the PSCOC for funding.

- *Hagerman – (Combined): The district presented their request to the Council for a Standards-based project. The presentation highlighted the District's goals to right size their facilities. The District also noted the need for Teacher Housing, slight increase in enrollment, current facility issues, their CTE program, and their financial position for the project cost. Ms. Leach asked if the students would be relocated. The district responded by saying, the plan would be sorted in the design phase but that the goal was to keep part of the High School. Ms. Carswell asked the District if consolidating with nearby Districts could be a future possibility. The District responded by saying that they did not think the community would be receptive to that option. Ms. Carswell flagged Teacher Housing requests from different Districts within close proximity as an issue for PSCOC to further consider. The District noted that Artesia and Roswell were within three minutes of Hagerman.*
- *Hondo – (Combined): The district presented their request to the Council for a Standards-based project. The presentation highlighted the District's goals to right size their facilities and current issues with their facilities. The district also noted their request for Teacher Housing units. The Council was interested in further analysis about teacher housing demands.*
- *Albuquerque – Harrison MS, Van Buren MS, and Duranes ES: The Facilites Master Planner for the district presented all three requests for Albuquerque Public Schools. The request included two Standards-based projects and a Pre-K center. The district was projecting an increase in enrollment for all three schools. The Council had several concerns about the enrollment. The Council requested information about the district's enrollment, current student zoning, changes to redistricting students, and cost per square foot. The district noted that the goal was to even out the student enrollment in the communities of the mentioned schools. Additionally, there were some concerns about the transportation of the Pre-K facility.*
- *House – Teacher Housing: The Superintendent presented the request for Teacher Housing units and reviewed the financial summary of the presentation.*

B. FY24 Standards-based Capital Outlay Award - Penasco - Penasco Combined*

Ms. Ramos presented the executive summary and noted the key points. Ms. Ramos also reviewed the PSFA recommendation report for the project. Mr. Ortiz noted that the Awards Subcommittee approved the project without the Teacher Housing units. The Awards Subcommittee felt that the Teacher Housing cost was too high and should be further discussed. The district responded by saying that the Teacher Housing units were needed and would return to request separately. Mr. Liu asked if the district was using their impact aid funds. The district said they received very little for impact aid. Mr. Sena asked what the district was doing to grow their teacher recruitment and retention. The district said they were expanding the educational programs and leveraging other resources.

<p>MOTION: Mr. Guillen moved for Council approval for a Standards-based Capital Outlay Award to (Peñasco) Peñasco Combined:</p> <ul style="list-style-type: none"> • Phase 1: total amount of \$5,007,110, state match of \$3,757,109 (75%), and a district match of \$1,250,000 (25%). This includes a local match reduction of \$202,061 (4%). • Phase 1: planning and design phase funding for the replacement/consolidation of the existing ES/MS/HS facility for 290 students, grades Pre-K - 12, and 56,129 gross square feet (pursuant to the Adequacy Planning Guide). • Each allocation is intended to fully complete the project, phase or specified purpose. <p>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 there was no opposition, the motion was unanimously approved.</p>	<p>APPROVED</p>
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C. FY24 Capital Outlay Awards Overview

Ms. Ramos presented the item and reviewed the key points of the executive summary. The item highlighted the awards in FY24 for Standards-based and Systems-based projects. No further discussion occurred.

VII. Other Business

A. FY25 Capital Outlay Awards Cycle Timeline*

The AMS Subcommittee Chair, Ms. Leach, reviewed the motion. Ms. Leach noted that the focus group meetings were held by PSFA staff and reported that the districts were onboard with the changes to the Awards Cycle Timeline. If needed the Council could reevaluate in the future.

MOTION: Mr. Guillen moved for Council approval to adopt the FY25 Capital Outlay awards schedule, to include:

- Capital Outlay funding cycle based on the fiscal year.
 - o July – open the capital funding application for the Standards-based, Systems-based, Pre-kindergarten, and Pilot Teacher Housing funding programs
 - o September – close the capital funding application
 - o December – awards
 - o Potentially release a second funding cycle round, January – June.
- Lease Assistance – application cycle will occur mid-July through mid-August, with awards in November.
- FMP Assistance – bi-annual cycle with applications in July and January, with awards held in October and April.

Re-releasing the final wNMCI ranking in July of 2024, to coincide with the release of the capital funding programs applications and the updated state/local match. As there was no opposition, the motion was unanimously approved.

APPROVED

B. PED Enrollment Data Needs for PSFA Processes*

The AMS Subcommittee Chair, Ms. Leach, reviewed the motion. Mr. Andrew Martinez (PSFA, FAD Manager) also noted some of the key issues from the executive summary. Mr. Martinez's highest concern was regarding the lack of enrollment data for the State/Local match calculations. Mr. Ortiz spoke on behalf of PED, and said that the issue originated from switching from the Stars system to the Nova system. PED was obligated to obtain information manually and were delayed in doing so. Mr. Guillen asked if this was a one-time issue and Mr. Ortiz responded by saying yes. Mr. Liu expressed his concerns about using the 80/120 average enrollment data versus the 40 day count. PED agreed to deliver updated information by May 17th. The Council suggested tracking any noted differences with the received data.

MOTION: Mr. Guillen moved for Council approval to utilize PED Certified 80th or 120th day school-by-school enrollment, if accessible, before May 17th, 2024, for Facility Master Plans, PSCOC Ranked Lists, State/Local Match calculations, ongoing and future PSCOC awards and projects, and Lease Assistance Awards. As there was no opposition, the motion was unanimously approved.

APPROVED

C. Recertification of SSTBs*

Ms. Romero presented the executive summary and noted the key points. Ms. Leach mentioned that DFA would continue to monitor and discuss the use of operational uses from bond proceeds. The Council approved the motion. No further discussion occurred.

MOTION: Mr. Guillen moved for Council approval for adoption of the Resolution, Notification, Certification and Reconciliation of unexpended bond proceeds as follows: SSTB22SD 0001 in the amount of \$86,731,379 to be used for PSCOC awarded projects. As there was no opposition, the motion was unanimously approved.

APPROVED

VIII. Informational

A. Measurement and Verification Update

Mr. Ryan Parks (PSFA, Deputy Director) presented the key points of the informational item. Ms. Hieu Cruz (PSFA, CPO) highlighted the background and timeline of the self-reported procurement violation. The Council requested documentation of PSFA's action plan for next month's AMS/Council meeting.


B. Adequacy Standards Update

Mr. Parks presented the key points of the informational item and highlighted all of the potential Adequacy Standards changes. Mr. Parks also noted the potential timeline.

IX. Next PSCOC Meeting – June 12, 2024 (tentatively)

X. Adjourn

There being no further business to come before the Council, Mr. Liu moved to adjourn the meeting. Mr. Sena seconded, and the motion was unanimously approved. The meeting adjourned at 12:40 P.M.

 Chair
6/12/24 Date

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