

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, NMSBA – Chair
Raúl Burciaga, LCS – Vice Chair
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 322 – June 12, 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 9:04 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. Ingham 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 Deputy CFO, presented the PSCOC financial plan and executive summary, which highlighted the changes since the last meeting. In the item discussion, Mr. Schimmel outlined the key points of the Financial Plan, detailing the sources and uses of funds. The discussion then shifted to the unusual increase in awards, attributed to a combination of district readiness and proactive measures, with an anticipation of continued growth in the following fiscal year. A significant policy change was brought up regarding PED numbers, waivers, and bonding data. Questions were raised about the current policy for the upcoming months and the necessity for immediate action on awards under the current policy. The bond advisor's interest in participating was acknowledged. No further discussion occurred.

IV. Consent Agenda*

Mr. Ingham requested to remove item IV.O (P19-010 Nancy Lopez ES Roswell – Construction Funding Request) off the Consent Agenda for discussion; all other Consent Agenda items were approved in a single motion. Artesia, Hagerman, Hondo, Melrose, Los Lunas, and Gadsden thanked the Council for the newly awarded projects.

A. May 1, 2024 PSCOC Meeting Minutes*

Council approval of the May 1, 2024 PSCOC Meeting Minutes.

B. FY24 Standards-based Capital Outlay Award – Artesia – Roselawn ES*

Council approval for a Standards-based Capital Outlay Award to (Artesia) Roselawn ES:

- Phase 1: total amount of \$3,194,597, state match of \$1,182,001 (37%), and a district match of \$2,012,596 (63%).
- Planning and design phase funding for the replacement of the existing Roselawn ES facility for 354 students and 47,611 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 Standards-based Capital Outlay Award – Hagerman – Hagerman Combined*

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

- Phase 1: total amount of \$4,996,277, state match of \$4,371,742 (88%), and a district match of \$624,535(12%). This includes a local match reduction of \$624,535.
- Phase 1: planning and design phase funding for the replacement/consolidation of the existing ES/MS/HS facilities for 375 students, grades Pre-K-12, and 69,732 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.

D. FY24 Standards-based Capital Outlay Award – Hondo – Hondo Combined*

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

- Phase 1: total amount of \$7,013,731, state match of \$ 6,513,731 (93%), and a district match of \$500,000 (22%). This includes a local match reduction of \$1,814,531 (11%).
- Phase 1: planning and design phase funding for the replacement of the existing Hondo Valley Public School facilities for 127 students, grades Pre-K - 12, and 45,000 gross square feet (pursuant to the Adequacy Planning Guide).
- To include an early work package for new booster pump and refurbishment of the water treatment center.
- 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.

E. FY24 Standards-based Capital Outlay Award – Albuquerque – Harrison MS*

Council approval for a Standards-based Capital Outlay Award to (Albuquerque) Harrison MS:

- Phase 1: total amount of \$2,675,397, state match of \$989,897 (37%), and a district match of \$1,685,500 (63%).
- Phase 1: design phase funding for the replacement of the existing MS facility for 500 students, grades 6-8, and 71,120 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.

F. FY24 Standards-based Capital Outlay Award – Albuquerque – Van Buren MS*

Council approval for a Standards-based Capital Outlay Award to (Albuquerque) Van Buren MS:

- Phase 1: total amount of \$3,232,388, state match of \$1,195,984 (37%), and a district match of \$2,036,404 (63%).
- Phase 1: design phase funding for the replacement of the existing MS facility for 650 students, grades 6-8, and 86,304 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.

G. FY24 Systems-based Capital Outlay Award – Melrose – Melrose Combined*

Council approval for a Systems-based Capital Outlay Award to the Melrose Municipal Schools:

- Total project cost of \$3,000,000, state share of \$2,400,000 (80%), and a district match of \$600,000 (20%).
- Single Phase: Planning, Design and Construction funding for fire alarm and waste and water infrastructure systems, including incidental systems directly related to the work in this award, for the total GSF of the school facility (with the exclusion of the athletic locker rooms).
- The allocation is intended to fully complete the project, phase or specified purpose.

H. FY24 Systems-based Capital Outlay Award – Clayton – Demolition*

Council approval for a Systems-based Capital Outlay Award to Clayton Municipal Schools for the demolition of the abandoned Old Junior High Building:

- Total project cost of \$2,456,250, state share of \$2,456,250 (100%), and a district match of \$0 (0%).
- Single phase: construction funding to complete site survey, abatement of hazardous materials (if needed), utility disconnection, relocation of the boiler system, demolition of facility, and final grading/drainage modifications at the abandoned Old Junior High Building.
- The allocation is intended to fully complete the project, phase or specified purposes.

I. FY24 Systems-based Capital Outlay Award – Albuquerque – Demolition*

Council approval for a Systems-based Capital Outlay Award to Albuquerque Public Schools for the demolition of the abandoned Taft Middle School Administration Building:

- Total project cost of \$376,446, state share of \$376,446 (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 Taft Middle School Administration Building.
- The allocation is intended to fully complete the project, phase or specified purposes.

J. FY24 Pre-Kindergarten Capital Outlay Award – Albuquerque – Duranes ES*

Council approval for a Pre-K Capital Outlay Award to (Albuquerque) Duranes Elementary School:

- Phase 1: total amount of \$1,563,416, state match of \$828,610 (53%), and a district match of \$734,806 (47%).
- Phase 1: design phase funding for the partial renovation and partial replacement of Duranes ES to create the Duranes Early Childhood Center, for 240 students and 50,879 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.

K. FY25 Capital Funding Programs – Eligibility and Application Announcement*

Council approval to release the FY25 Capital Funding Application Announcement, which specifies the eligibility for the funding programs follows:

- Standards-based eligibility: school facilities within the top 100, as listed in the final FY25 wNMCI ranking.
- Systems-based eligibility: school facilities within the top 300, as listed in the final FY25 wNMCI ranking.
 - Eligible systems: exterior envelope, mechanical, electrical, plumbing, special systems, site drainage and utilities
 - or any system identified as category 1 in the Facilities Assessment Database;
 - or demolition of any district owned abandoned facility.
- Pre-kindergarten facility eligibility: school districts and schools with Pre-kindergarten programs.
- Pilot-Teacher Housing: rural or tribal areas only, with insufficient reasonable housing available within 10 miles. District must demonstrate the need for teacher housing and intent to recruit and retain teachers with the housing.

L. FY25 Lease Assistance Application Announcement*

Council authorization to release the FY25 Lease Assistance Application announcement, FY25 PSCOC application for Lease Assistance for facilities, and applicable certification forms. Applications will be released July 1st, 2024 and are due August 15th, 2024. Awards are tentatively scheduled for the November PSCOC meeting.

M. P22-004 Ann Parish ES (Los Lunas) – Design Funding Request*

Council approval to amend the current Standards-based award to Los Lunas Schools for Ann Parish Elementary School. To include Design Phase funding for the renovation/partial replacement of the existing facility in order to construct a new school with a design enrollment of 540 students, grades K-6 up to the maximum allowable gross square footage of

67,893 GSF, with an increase in the state match of \$2,524,085 (56%) and a local match of \$1,983,210 (44%) for the design phase up to \$4,507,295. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding.

N. K22-003 Riverside On Track Pre-K Center (Gadsden) - Construction Funding Request*

Council approval to amend the current 2021-2022 Pre-Kindergarten based award language to Gadsden Independent School District (GISD) for Riverside On Track Center (K22-003) to include Construction Phase funding totaling \$13,184,380 with a state match of \$9,229,066 (70%) and a local match of \$3,955,314 (30%).

P. S19-014 Combined School (Magdalena) – Award Language Change*

Council approval to amend the 2018-2019 Systems-based award to Magdalena Municipal Schools (MMS) for the Combined School to include:

- Part 1: An Award language change to allow for the roof replacement over the entire facility in lieu of the originally awarded 20,228 GSF.
- Part 2: Additional construction funding totaling \$4,476,065 for the replacement of the exterior windows and a partial roof replacement.
- Part 3: A partial waiver of the local match totaling \$419,016 for a revised state match of \$3,776,065 and a revised local match of \$700,000.

Q. K22-005 School of Dreams Academy (State Charter) – Rescind Award*

Council approval to rescind the 2021-2022 Pre-Kindergarten based award to the School of Dreams Academy (State Charter School) with a state match reversion in the amount of \$84,100.

R. Recertification of SSTBs*

Council approval for adoption of the Resolution, Notification, Certification and Reconciliation of unexpended bond proceeds as follows: SSTB22SD 0001 in the amount of \$6,845,585 to be used for PSCOC awarded projects. SSTB23SB 0001 in the amount of \$21,137,398 to be used for PSCOC awarded projects.

S. June Bond Sale Certification*

Council approval to adopt the June 2024 certification and resolution to sell supplemental severance tax bonds in the amount of \$363,851,925

T. OBAE Inter-Governmental Agreement*

Council approval of the Intergovernmental and/or Interagency Agreement with the Office of Broadband Access and Expansion (OBAE) to allow for the management of the Broadband Deficiencies and Correction Program (BDCP) more specifically, the State Education Network (SEN) and e-Rate programs.

U. Strategic Plan*

Council approval to adopt Option A of the Strategic Plan Proposal.

<p>MOTION: Ms. Leach moved for Council approval of the Consent Agenda. Mr. Sena seconded the motion. As there was no opposition, the motion was unanimously approved.</p>	<p>APPROVED</p>
--	------------------------

O. P19-010 Nancy Lopez ES (Roswell) – Construction Funding Request*

Mr. Ficklin, PSFA Senior Projects Manager, presented the executive summary and noted the key points. In the meeting, Mr. Ficklin presented the Elementary School project and thoroughly reviewed the design alongside the bids received. PSFA staff was advised to provide detailed justifications for future Public School Facilities Authority (PSFA) submissions. Emphasis was placed on the importance of detailed technical proposals to ensure a comprehensive evaluation process. The reviews were to be meticulously vetted, a point on which there was unanimous agreement. The discussion concluded with a consensus on the need for a balance between providing excessive and insufficient information. The item was approved and no further discussion occurred.

MOTION: Mr. Ingham moved for Council approval to amend the 2018-2019 Standards-based award to Roswell Independent School District for Nancy Lopez ES to include construction phase funding totaling \$26,489,520 with a state match of \$18,807,560 (71%) and a local match of \$7,681,960 (29%). Ms. Padilla seconded the motion. As there was no opposition, the motion was unanimously approved.

APPROVED

V. Awards Cycle

A. FY24 Teacher Housing Pilot Capital Outlay Award – House*

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the executive summary. Ms. Ramos also reviewed the PSFA recommendation report for the project. The analysis of teacher housing for the Public Education Department and the number of teachers revealed a global trend of teacher shortages coupled with housing unaffordability, emphasizing the need for teacher housing. The Council approved the item with the intention to review the Teacher Housing guidelines in the upcoming months.

MOTION: Chair Guillen moved for Council approval of a Teacher Housing Pilot Capital Outlay Award to House Municipal Schools

- Total project cost of \$531,960, state share of \$430,888 (81%), and a district match of \$101,072 (19%).
 - Construction funding to complete 3 teacher housing units, located on district property.
 - The allocation is intended to fully complete the project, phase or specified purposes.
- As there was no opposition, the motion was unanimously approved.

APPROVED

B. FY24 Capital Outlay Awards Overview

Ms. Ramos presented the item and reviewed the key points of the executive summary. The item highlighted the awards for FY24. No further discussion occurred.

VI. Out-of-Cycle Awards

A. P21-002 Combined School (Carrizozo) – Construction Funding Request*

Mr. Ficklin presented the executive summary and noted the key points. Mr. Ingham expressed concerns about the high cost and the bid amounts. No further discussion occurred.

MOTION: Mr. Guillen moved for Council approval to amend the current Standards-based award for Carrizozo Municipal Schools (CMS) for the Combined Campus to include a waiver of the local match totaling \$39,849,984 for a revised state match of \$42,393,600 and a revised local match of \$0 (0%), for the construction of a replacement Pre-K -12th grade facility totaling 55,381 GSF for 163 students. Mr. Ingham voted in opposition, the motion was approved with 8 members in favor of the motion.

APPROVED

VII. Other Business

A. FY25 PSCOC Work Plan Timeline*

Mr. Ryan Parks, PSFA Deputy Director, presented the executive summary and noted the key points. The Council approved the motion as presented. No further discussion occurred.

MOTION: Mr. Guillen moved Council approval to adopt the proposed FY25 PSCOC work plan timeline (Scenario 1 - PSCOC and subcommittee meetings held once a month for Out of Cycle Awards, every other month for all other material). As there was no opposition, the motion was unanimously approved.	APPROVED
--	-----------------

B. FY25 Final wNMCI Ranking*

Mr. Andrew Martinez, PSFA Facility Assessment Database Manager, presented the executive summary and noted the key points. The Council approved the motion as presented. No further discussion occurred.

MOTION: Mr. Guillen moved Council approval to re-release the approved 2024 Final Ranking with recently awarded schools removed, for use during the FY25 application cycle. As there was no opposition, the motion was unanimously approved.	APPROVED
--	-----------------

VIII. Informational

A. PSCOC Proposed Legislative Session Initiatives

Ms. Iris Romero, PSFA Executive Director, briefly highlighted the key points of the informational item. Mr. Burciaga addressed drafting limitations, emphasizing the importance of clear language and avoiding common mistakes that could lead to litigation. Mr. Burciaga commented that it would be beneficial for all parties to collaborate on the legislative initiatives and requested the involvement of the Legislative Council Services (LCS). The Council agreed on a list of proposed legislative initiatives.

B. Measurement and Verification Procurement Violation

Ms. Iris Romero, PSFA Executive Director, briefly highlighted the key points of the informational item. Ms. Romero elaborated on PSFA's response and actions to ensure proper procurement and procedures. No further discussion occurred.

C. Maintenance Program Status Report FY24 Q1

Mr. Larry Tillotson, PSFA Deputy Director of Operations, Quality Assurance, & Outreach, presented the executive summary and noted the key points. The item was informational. No further discussion occurred.

D. Exemplary Maintenance Program

Mr. Tillotson presented the executive summary and noted the key points. The item was informational. Mr. Burciaga acknowledged the impact of the maintenance program on capital infrastructure in school districts. No further discussion occurred.

IX. Next PSCOC Meeting – July 23, 2024 (tentatively)

X. Adjourn

There being no further business to come before the Council, Mr. Sena moved to adjourn the meeting. Mr. Ingham seconded, and the motion was unanimously approved. The meeting adjourned at 11:20 P.M.

[Handwritten Signature]

Chair

7/23/24

Date

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