

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*

Absent Members

Ashley Leach, *DFA*

Public School Facilities Authority

Iris Romero | Executive Director
Ryan Parks | Deputy Director of Capital Operations
Larry Tillotson | Deputy Director of Operations & Outreach



MEETING MINUTES SUMMARY

PSCOC Full Council Meeting
State Capitol Building, Room 309 – August 13, 2024

*Unofficial notes drafted for the convenience of subcommittee members and subject to revision at member request.
Please note that further details and information regarding the meeting can also be found in the eBook.*

I. Call to order – Joe Guillen, Chair

Chair, Mr. Joe Guillen, called the meeting to order at 9:03 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. Mr. Burciaga introduced the new Legislative Council Services Director, Shawna Casebier.

B. Correspondence

No Correspondents.

II. Public Comment

No Public Comment occurred.

III. Finance

A. PSCOC Financial Plan

Mr. Matthew Schimmel (PSFA, Deputy Financial Officer) provided an update on the financial plan, noting a year-to-date change of \$3 million. This included an out of cycle project for Portales High School and Teacher Housing in Central, Cuba, and House. Mr. Schimmel also noted the PSCOC action of last month and the uncommitted balance. Additional notes from the meeting indicated updates to the sources and uses. Specifically, the FY25 SSTB notes were revised from \$363.9 million to \$340.4 million, and new notes for FY27 were added, amounting to \$740.5 million. On the uses side, \$10 million was removed from both FY25 and FY26 for Teacher Housing, with the rationale that these projects are funded directly, rather than through appropriation. Future Teacher Housing projects will be tracked by their respective project numbers on the Awards Schedule. No action was taken on the item as it was informational only.

IV. Consent Agenda*

All the Consent Agenda items were approved in a single motion.

A. July 23, 2024 PSCOC Meeting Minutes* - Amended

Council approval of the July 23, 2024 PSCOC Meeting Minutes. *Ms. Carswell requested that additional language be added to the meeting minutes for the July 23rd meeting regarding Gadsden and Zuni's Operational funds.*

B. S22-003 Portales High School (Portales) - Additional Construction Funding*

Council approval to amend the 2021-2022 Systems-based award to Portales Municipal Schools for Portales High School to include additional Construction Phase funding totaling \$1,120,466, with a state match of \$683,484 (61%), and a local match of \$436,982 (39%), for the replacement of gym roof, totaling 24,700 GSF.

C. P24-003 New Middle School (Hobbs) - Award Language Change*

Council approval to amend the current Standards-based award language to Hobbs Municipal Schools for the New MS to include an increase in the design capacity by 135 students for a total of 775 students, grades 6- 8th, with a maximum allowable gross square footage of 96,789 GSF. No additional funding is needed at this time for the amended design capacity. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding.

D. 2024 BDCP Cat2 Awards (Network Equipment)*

Council approval for Broadband Deficiencies Correction Program (BDCP) awards of actual E-rate-approved project amounts to provide the state match for application funding year 2024 for Category 2 (Network Equipment) to eight schools/districts for a total of \$120,597.09 up to the amounts listed in column O of the award spreadsheet attached as Exhibit A.

E. Recertification of SSTBs*

Council approval for adoption of the Resolution, Notification, Certification and Reconciliation of unexpended bond proceeds as follows: SSTB19SD 0004 in the amount of \$683,484 to be used for PSCOC awarded projects.

MOTION: Ms. Perea-Warniment moved for Council approval of the Consent Agenda. Ms. Padilla seconded the motion. As there was no opposition, the motion was unanimously approved.

APPROVED

V. Out-of-Cycle Awards

A. P20-001 Chaparral MS (Alamogordo) – Award Language Change*

At the Council meeting, Ms. Perea-Warniment presented the motion and project background. The Superintendent and Board President of the district also shared insights into the project's history and objectives. Discussions centered around cost reduction strategies, with the Superintendent proposing a redesign to meet adequacy standards using less expensive materials and consolidating the design into a single building. Mr. Ficklin emphasized collaboration with the district for budget alignment. Ms. Carswell asked for confirmation regarding the cost split for the design/construction phase and the involvement of the PSFA staff in the design phase. Mr. Parks clarified that the district would only seek funding for the construction phase and that PSFA would be heavily involved with the new design team. Mr. Romero advised the district to engage with the Construction Industries Division for design work to prevent delays, while Mr. Parks also noted the cancellation of the current RFP in favor of issuing a new one for a fresh design team. The Superintendent expressed appreciation for the discussions and eagerness to progress with the project. The Council approved the motion as presented.

MOTION: Mr. Guillen moved for Council approval to amend the 2019-2020 Standards-based award language to Alamogordo Public Schools for Chaparral Middle School to allow for the redesign of the project and an increase in the previously established Maximum Allowable Construction Cost (MACC) to \$43,517,500 (\$500/SF) for a design enrollment of 658 students, grades 6-8 up to the maximum allowable gross square footage of 87,035 GSF. No additional funding is needed at this time for the redesign work. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding. As there was no opposition, the motion was unanimously approved.

APPROVED

VI. Informational

A. FY24 Lease Assistance Update

Ms. Alyce Ramos (PSFA, Programs Manager) presented the key points in the executive summary. Mr. Ingham asked why the reimbursement amount and lease payment amount were listed as different amounts. Ms. Ramos responded by saying it could be a variety of reasons such as fees, late payments, or taxes. The Council did not have any further questions or comments.

VII. Next PSCOC Meeting – September 11, 2024

VIII. Adjourn

Chair Guillen and other Council members expressed their gratitude for years of service to Mr. Burciaga. There being no further business to come before the Council, Mr. Burciaga moved to adjourn the meeting, Ms. Padilla seconded the motion. There being no opposition from the Council, the meeting was adjourned at 9:50 A.M.

 Chair

9/11/24 Date

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