

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, *NMSBA – Chair*
Charles Sallee, *LFC*
John Sena, *LESC*
Mariana Padilla, *PED*
Martin Romero, *CID*
Stewart Ingham, *PEC*
Ashley Leach, *DFA*
Sara Mickelson, *OG*



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 322 – December 16, 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 9:01 A.M.

A. Roll Call

Roll call was conducted, and a quorum was confirmed to be present for the meeting.

B. Approval of Agenda*

Chair Guillen asked if there were any changes to the agenda as presented. Ms. Romero, Executive Director at PSFA, requested that item VI.G be presented before VI.F. Mr. Ingham moved to approve the agenda with the adjustments, and Ms. Leach seconded the motion. With no opposition, the amended agenda was approved.

C. Correspondence

No Correspondence.

II. Public Comment

No Public Comment occurred.

III. Finance

A. PSCOC Financial Plan

Mr. Matthew Schimmel, Deputy Financial Officer at PSFA, presented the PSCOC Financial Plan and reviewed the key points of the executive summary. Mr. Schimmel noted a \$123.7 million increase for awards, for construction funding requests for Farmington Preschool Academy East, APS Duranes Pre-K, and Belen Dennis Chavez Elementary. Detailed updates included adjustments to SSTB notes, which were reduced from \$404 million to \$144.2 million, and project reversions, which increased from \$11.5 million to \$22.5 million. Additionally, the Capital Improvement SB9 saw a slight increase from \$45.1 million to \$45.3 million, while lease payment assistance was updated from \$25.4 million to \$22.8 million. Mr. Schimmel walked through the actual financial plan, reiterating these changes and their effects on each section.

IV. Consent Agenda*

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

A. November 12, 2024, PSCOC Meeting Minutes*	
Council approval of the November 12, 2024, PSCOC Meeting Minutes.	
B. FY25 Standards-based and Systems-based Awards Additional Conditions*	
Council approval for the FY25 Standards-based and Systems-based Capital Outlay Awards Additional Conditions.	
C. Recertification of SSTBs*	
Council approval to adopt the Resolution, Notification, Certification, and Reconciliation of unexpended bond proceeds as follows:	
<ul style="list-style-type: none"> • SSTB17A– Decertifying the net amount of \$ (\$2,589,314) to be used for other PSCOC projects. • SSTB17SD 17-0001 – Decertifying the net amount of (\$99,663) to be used for other PSCOC projects. • SSTB18SD 0001 – Certify the net amount of \$4,080,492 to true up the Teacher Housing appropriation based on reconciliation. • SSTB20SB E0003 - Certifying the net amount of \$116,206 to be used for PSCOC awarded projects. • SSTB20SD 0001 – Certifying \$2,196,596 to be used for PSCOC awarded projects. • SSTB21SB 0001 – Certifying the net amount of \$533,099 to be used for PSCOC Awarded projects. • SSTB23SB 0001 – Certifying the net amount of \$38,266,267 to be used for PSCOC awarded projects. • SSTB24SB 0001 – To recognize a net \$0 certification for the pending award for P19-018 Belen – Dennis Chavez ES 	
MOTION: Chair Guillen moved for Council approval of the Consent Agenda. As there was no opposition, the motion was unanimously approved.	APPROVED

V. Awards Cycle

A. FY25 Capital Outlay Summary

Ms. Alyce Ramos, the Programs Manager at PSFA, presented the item and provided a comprehensive overview of each award, specifically highlighting the Standards-based, Systems-based, Pre-K, and Teacher Housing programs.

B. FY25 Capital Outlay Standards-based Awards*

Mr. Charles Sallee presented the item on behalf of the Awards Subcommittee and noted that the Subcommittee recommended approving the item. With no discussion occurring, the motion was approved as recommended by staff and the Awards Subcommittee.

<p>MOTION: Mr. Guillen moved to approve the Council approval of the following Standards-based Capital Outlay Awards, as detailed in Exhibit A, FY25 PSCOC Capital Funding Awards – Standards-based, for a total state funding of \$8,697,832.</p> <ul style="list-style-type: none"> • Silver – Cliff Combined School (ranked #11) <ul style="list-style-type: none"> o Replacement o Planning and design phase funding <ul style="list-style-type: none"> ▪ State match of \$2,002,003, local match of \$3,408,817 • Bloomfield – Central Primary School (ranked #37), Naaba Ani Elementary School (ranked #58), and Mesa Alta Junior High School (ranked #71) <ul style="list-style-type: none"> o Consolidation / replacement o Planning and design phase funding <ul style="list-style-type: none"> ▪ State match of \$4,422,455, local match of \$7,530,125 • Rio Rancho – Lincoln Middle School (ranked #88) <ul style="list-style-type: none"> o Planning study, systems upgrades, partial renovation of existing facility o Planning study + design/construction phase funding for systems only <ul style="list-style-type: none"> ▪ State match of \$1,151,483, local match of \$1,960,633 • Rio Rancho – Rio Rancho High School (ranked #99): <ul style="list-style-type: none"> o Planning study, systems upgrades, special education classroom addition o Planning study + design phase funding for systems only 	APPROVED
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- State match of \$1,121,891, local match of \$1,910,247
 - 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. Mr. Ingham opposed to the motion, but the motion carried.

C. FY25 Capital Outlay Systems-based Awards*

Ms. Alyce Ramos, the Programs Manager at PSFA, presented the motion and staff recommendation. The Council approved 14 Systems-based awards with total state match funding of \$17,135,056. PSFA recommended including the total gross square footage for systems replacement/upgrade projects, even if it exceeded the maximum allowable gross square footage, to ensure comprehensive upgrades and extend the facility's lifespan. Additionally, the Council agreed to fully fund Systems-based demolition projects for abandoned facilities that met specific criteria, such as high insurance costs and no practical use without substantial renovation. With no discussion occurring, the motion was approved as recommended by staff and the Awards Subcommittee.

MOTION: Mr. Guillen moved to approve the Council approval of the following Systems-based Capital Outlay Awards, as detailed in Exhibit A, FY25 PSCOC Capital Funding Awards – Systems-based, for a total state funding of \$7,930,711.

- Alamogordo – Alamogordo High School (ranked #99)
Roof – 2 phase Phase 1: State match of \$729,973, local match of \$701,347
- Clayton – Clayton Jr High School (ranked #253)
Fire alarm – 1 phase State match of \$159,988, local match of \$272,412
- Eunice – Eunice High School (ranked #169)
Plumbing – 1 phase State match of \$769,600, local match of \$1,310,400
- Grants – Grants High School (ranked #41)
Exterior walls, HVAC, Lighting – 2 phase Phase 1: state match of \$1,152,646, local match of \$363,994
- Hatch – Hatch Valley Middle School (ranked #163)
Roof safety, exterior walls, doors, drainage – 1 phase State match of \$514,800, local match of \$70,200
- Logan – Logan Combined (ranked #213)
Roof, drainage – 1 phase State match of \$127,391, local match of \$216,909
- Ruidoso – Ruidoso High School (ranked #300)
Exterior walls, HVAC, lighting, plumbing – 2 phase Phase 1: state match of \$617,130, local match of \$1,050,790
- Silver
Harrison H. Schmitt Elementary School (ranked #225)
Roof, HVAC, fire alarm -1 phase State match of \$1,127,871, local match of \$1,920,429
- La Plata Middle School (ranked #250)
Fire Alarm – 1 phase State match of \$414,981, local match of \$706,589
- Cimarron – demolition
State match of \$150,000, local match of \$0
- Corona – demolition
State match of \$104,000, local match of \$0
- Grants – demolition
State match of \$826,140, local match of \$0
- Lovington – demolition
State match of \$192,240, local match of \$0
- Tucumcari – demolition
State match of \$1,043,950, local match of \$0
- The allocation is intended to fully complete the projects, phase or specified purposes.

APPROVED

•2 phase projects: 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.

Mr. Sallee seconded the motion. There being no opposition, the motion was approved unanimously.

D. FY25 Capital Outlay Pre-Kindergarten Awards*

During the meeting, Ms. Alyce Ramos, the Programs Manager at PSFA, presented the item motion and executive summary. The staff recommended approving the Pre-kindergarten capital outlay award, as listed in Exhibit A, FY25 PSCOC Capital Funding Awards – Pre-Kindergarten Awards – Round 1: December 2024. The total phase 1 state match funding for this award was \$254,877. With no discussion occurring, the motion was approved as recommended by staff and the Awards Subcommittee.

MOTION: Mr. Guillen moved to approve the Council approval of the following Pre-Kindergarten Capital Outlay Award, as detailed in Exhibit A, FY25 PSCOC Capital Funding Awards – Pre-Kindergarten Awards

- Rio Rancho – Shining Stars Pre-School

- o Planning study and addition

- o Planning and design phase funding

- State match of \$254,877, local match of \$226,023

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. Mr. Sallee seconded the motion. There being no opposition, the motion was approved unanimously.

APPROVED

E. FY25 Capital Outlay Pilot Teacher Housing Awards*

During the meeting, Ms. Alyce Ramos, the Programs Manager at PSFA, presented the item motion and executive summary. The staff recommended approving the two Pilot Teacher Housing capital outlay awards, as listed in Exhibit A, FY25 PSCOC Capital Funding Awards – Pilot Teacher Housing. The total phase 1 state match funding for these awards was \$1,023,520. With no discussion occurring, the motion was approved as recommended by staff and the Awards Subcommittee.

MOTION: Mr. Guillen moved to approve the Council approval of the following Pilot Teacher Housing Capital Outlay Awards, as detailed in Exhibit A, FY25 PSCOC Capital Funding Awards – Pilot Teacher Housing, for a total state funding of \$1,023,520.

- Corona

- o Two teacher housing duplexes (4 units)

- o State match of \$394,320, local match of \$349,680

- Hatch

- o Five teacher housing units

- o State match of \$629,200, local match of \$85,800

- Each allocation is intended to fully complete the project, phase or specified purposes. There being no opposition, the motion was approved unanimously.

APPROVED

VI. Out-of-Cycle Awards

A. P24-001 Maxwell Combined (Maxwell)- Award Language Change*

Mr. Scott Ficklin, PSFA Senior Project Manager, and Mr. Ryan Parks, PSFA Deputy Director of Capital Operations, reviewed the executive summary and key points. The staff recommended increasing the awarded maximum allowable area to 51,171 GSF, an increase of 6,171 GSF. The request was approved.

<p>MOTION: Mr. Guillen moved to approve the Council approval to amend the current Standards-based award to Maxwell Municipal Schools for the combined school to include an increase in the maximum allowable gross feet (GSF) from 45,000 to 51,171 (a 6,171 GSF increase) for the replacement/consolidation of the existing facility for 117 students, grades K-12. No additional funding is needed currently for the amended increased area. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding. Mr. Sallee seconded the motion. There being no opposition, the motion was approved unanimously.</p>	<p>APPROVED</p>
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B. P23-002 Thoreau HS (Gallup-McKinley) - Award Language Change*

During the meeting, Mr. Scott Ficklin, PSFA Senior Project Manager, and Mr. Ryan Parks, PSFA Deputy Director of Capital Operations, reviewed the executive summary and key points. Gallup-McKinley Schools requested additional athletic space and a reduction in design capacity. The district requested PSCOC participation in an additional 12,786 SF for additional athletic space. However, staff did not recommend PSCOC participation in the requested additional athletic space, citing the Adequacy Planning Guide. The additional space requested included 5,400 SF for bleacher space for 600 spectators, 2,000 SF for a larger gym with three courts, 1,150 SF for a wrestling room and training room, 400 SF for concessions and ticketing, and 3,836 SF for TARE (space such as corridors, stairways, elevators, restrooms, mechanical and electrical rooms, and wall thicknesses). The Council approved the reduction in design capacity but did not approve the additional athletic space.

<p>MOTION: Mr. Guillen moved to approve Council approval to amend the current 2022-2023 Standards-based award to Gallup-McKinley Schools (GMCS) for Thoreau High School to:</p> <ul style="list-style-type: none">• Part 1: Not participate in the additional athletic space square footage requested by the district.• Part 2: Reduce the awarded design capacity from the current 477 students to 390 students (decrease of 87), grades 9–12, and the maximum allowable gross square footage (GSF) from 84,350 GSF to 71,998 GSF. There being no opposition, the motion was approved unanimously.	<p>APPROVED</p>
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C. P23-007 Estancia ES (Estancia) Award Language Change*

During the meeting, Mr. Scott Ficklin, PSFA Senior Project Manager, and Mr. Ryan Parks, PSFA Deputy Director of Capital Operations, reviewed the executive summary and key points. Ms. Amanda Lupardus joined the meeting in place of member Mariana Padilla. The district had requested an increase to the awarded maximum allowable gross footage. Staff recommended increasing the awarded maximum allowable gross square footage. Key points discussed included the original PSCOC awarded area of 49,956 GSF, the Schematic Design of 54,525 GSF, and the requested increase of 4,569 GSF, approximately 8% of the original award. The additional area was needed to fit the requested number of classrooms for each grade into an existing facility, provide two classrooms for each grade from 4th to 6th, and three classrooms for Pre-Kindergarten, Kindergarten, and 1st to 3rd grades. The district's policy of smaller class sizes was also noted. The current adequacy standards and the size range of the classrooms were discussed, with most classrooms being existing ones. The request was approved by the Council.

MOTION: Mr. Guillen moved to approve Council approval to amend the current Standards-based award to Estancia Public Schools for Estancia ES to include an increase in the maximum allowable gross footage (GSF) from 49,956 to 54,525 a 4,569 GSF increase. For the consolidation of the facility, for 301 students, grades Pre-K-6. No additional funding is needed currently for the amended gross square footage. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding. There being no opposition, the motion was approved unanimously.

APPROVED

D. P19-018 Dennis Chavez ES (Belen) - Construction Funding Request*

Mr. Scott Ficklin, PSFA Senior Project Manager, and Mr. Ryan Parks, PSFA Deputy Director of Capital Operations, reviewed the executive summary and key points. During the meeting, the district requested Construction Phase funding for the replacement and renovation of Dennis Chavez Elementary School. Staff recommended participation in the requested Construction Phase funding. Key points discussed included the district's request for participation in the replacement of the school's existing water well due to insufficient flow from the current well. The work would include drilling the well, associated equipment, electrical work, and domestic and fire water storage tanks. The PSCOC awarded area is 49,018 GSF, while the replacement school facility totals 53,112 GSF, with 46,680 GSF in new construction and 6,432 GSF in renovation work for the existing gym. Although the gym size exceeds the recommended size for an elementary school gym, PSFA staff recommended participating in the renovation. The motion was approved.

MOTION: Mr. Guillen moved to approve the Council approval to amend the current 2018-2019 Standards-based award language to Belen Consolidated Schools (BCS) for Dennis Chavez Elementary School to include Construction Phase funding totaling \$28,908,000 for a replacement facility totaling 53,112 gross square feet (GSF) for 366 students, grades Pre-k through 6 for a state match of \$16,477,560 (57%) and a corresponding local match of \$12,430,440 (43%). There being no opposition, the motion was approved unanimously.

APPROVED

E. K24-002 Duranes Pre-K (Albuquerque) - Construction Funding Request*

Mr. Scott Ficklin, PSFA Senior Project Manager, and Mr. Ryan Parks, PSFA Deputy Director of Capital Operations, reviewed the executive summary and key points. During the meeting, the district requested Construction Phase funding for the replacement and renovation of the Duranes Early Childhood Center. Staff recommended participation in the requested Construction Phase funding. Key points discussed included the award, which includes a maximum of 50,879 GSF, while the current request totals 47,313 GSF. The replacement facility totals 47,313 GSF, with 37,262 GSF in new construction and 10,051 GSF in renovation work. The discussion also mentioned that there were two General Contractors involved, although the details were not fully provided. The item was approved by the Council.

MOTION: Mr. Guillen moved to approve Council approval to amend the current 2023-2024 Pre-Kindergarten award language to Albuquerque Public Schools (APS) for the Duranes Early Childhood Center to include Construction Phase funding totaling \$31,194,000 for a replacement facility totaling 47,313 gross square feet (GSF) for 240 students, for a state match of \$16,532,820 (53%) and a corresponding local match of \$14,661,180 (47%). There being no opposition, the motion was approved unanimously.	APPROVED
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F. S22-019 Piedra Vista HS (Farmington) – Additional Construction Funding Request*

During the meeting, Mr. Scott Ficklin, PSFA Senior Project Manager, and Mr. Ryan Parks, PSFA Deputy Director of Capital Operations, reviewed the executive summary and key points. Farmington Municipal Schools (FMS) requested additional Construction Phase funding for the replacement of the HVAC system over 176,979 GSF, with a revised state match of \$10,882,658 (100%) and a local match of \$0.00 (0%). They also requested a local match reduction (waiver) totaling \$6,094,288. Staff recommended approval of the additional construction phase funding but did not recommend approval of the local match reduction. Key points included the district's previous ineligibility for a local match reduction due to yield control issues, the Council's clarification on bond advisor data, and the need to determine the district's insufficient bonding capacity under NMSA 22-24-5.B.(9)(a). The district had a capacity of \$43,288,839 with planned issuances in 2025 and 2029. Without the local match reduction, the project cannot proceed.

MOTION: Mr. Guillen moved to approve the Council approval to amend the current Systems-based award to Farmington Municipal Schools (FMS) for Piedra Vista HS ES to include additional Construction Phase funding totaling \$10,882,658, with a state match of \$4,788,370 (44%) and a local match of \$6,094,288 (56%), for the replacement of the HVAC system at the existing facility to the maximum allowable gross square footage of 176,979. There being no opposition, the motion was approved unanimously.	APPROVED
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G. K23-001 Pre-School Academy East (Farmington) - Construction Funding Request*

During the meeting, Mr. Scott Ficklin, PSFA Senior Project Manager, and Mr. Ryan Parks, PSFA Deputy Director of Capital Operations, reviewed the executive summary and key points. Farmington Municipal Schools (FMS) requested Construction Phase funding for a replacement facility totaling 51,929 gross square feet (GSF), with a revised state match including a waiver of the local match, totaling \$39,239,511 (100%) and a local match of \$0.00 (0%). They also requested a local match reduction (waiver) totaling \$24,720,892. Staff recommended approval for the Construction Phase funding but could not recommend approval for the local match reduction (waiver) request. Preschool Academy East's request for construction phase funding with a local match reduction was approved.

MOTION: Mr. Guillen moved to approve the Council approval to amend the current 2022-2023 Pre-Kindergarten-based award to Farmington Municipal Schools (FMS) for Pre-School Academy East ES to include construction phase funding for a replacement facility to the maximum allowable gross square footage 51,929 GSF totaling \$39,239,511 including a waiver of the local match totaling \$24,720,892 for a revised state match of \$39,239,511 (100%). There being no opposition, the motion was approved unanimously.	APPROVED
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VII. Other Business

A. December Bond Sale*

During the meeting, Ms. Iris Romero, Executive Summary at PSFA discussed the December bond sale and recommended certifying \$144 million in SSTBs. The Council approved the bond sale certification. Ms. Leach requested an analysis of previously certified bonds and uncommitted funds to clarify what funds were truly needed. The Council approved the item.

MOTION: Ms. Leach moved to approve Council approval to adopt the December 2024 certification and resolution to sell supplemental severance tax bonds in the amount of \$144,199,205. Mr. Ingham seconded the motion. There being no opposition, the motion was approved unanimously.	APPROVED
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VIII. Informational

A. Project Closeout Update

Ms. Melissa Ortega, Financial Coordinator at PSFA, provided an update on project closeouts, noting the progress made in closing out projects from FY22, FY23, and FY24. Of the 151 projects from FY22, 132 were closed, 7 were ready for reconciliation, and 12 were still in audit. A draft project closeout policy was discussed, with suggestions for further development and stakeholder input. The policy aimed to ensure that project closeouts were maintained and documented properly, preventing delays in the future. No action was taken as it was only an informational item.

B. Bond Reconciliation Work Update

Ms. Leach discussed the ongoing efforts on the bond reconciliation, emphasizing the necessity for accurate financial data and improved processes. Ms. Romero noted that PSFA staff was working on process improvements and aimed to bring external reconciliation processes back in-house. Ms. Leach suggested that both subcommittees should receive reports, and that policies and procedures should be added. Ms. Leach also emphasized the need for training and cross-training. No action was taken as it was only an informational item.

C. Ben Lujan Maintenance Award

Mr. Jeff McCurdy, Maintenance and Operations Manager at PSFA, reported on the 18th annual Ben Lujan Maintenance Achievement Awards, which recognized various maintenance teams and individuals. The awards included individual/team awards, district awards, and the Plant Manager of the Year award. The importance of the awards in motivating districts to improve maintenance was highlighted. No action was taken as it was only an informational item.

D. Maintenance Program Status Report

Mr. Jeff McCurdy, Maintenance and Operations Manager at PSFA, presented the status of the maintenance program, covering preventive maintenance, facility information management system usage, and the F6 performance rating. The preventive maintenance status was at 67.03%, slightly lower than the previous quarter. Improvements were noted in the usage of the facility information management system, particularly in maintenance direct, utility direct, and the overall state average. The progress of the measurement and verification program was also discussed, with five districts actively participating and bi-weekly meetings being held to monitor progress. No action was taken as it was only an informational item.

