



PSCOC DIGEST

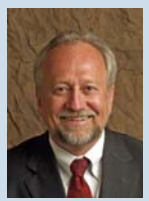
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Message from the Director



Over the past sixteen years, the PSCOC's funding has helped bring the Facilities Condition Index down from 71% to 32%, indicating significant improvement in the average condition of statewide PK-12 school facilities. In light of that success, during the 2015 Legislative Session, the Public School Capital Outlay Act was amended to create the Building Systems Initiative, which allows the PSCOC to provide annual awards to school districts to address specific building needs. By addressing specific systems such as a school's roof, HVAC, or plumbing, for example, we can improve parts of facilities which will help the overall condition of the facility, and potentially prolong its useful life.

The PSFA team is hard at work, developing application criteria and a point allocation methodology for equitable and transparent awards. We are striving to have the pilot application cycle begin in November, when the PSCOC can determine funding availability. For more information regarding this initiative, please contact your Regional Manager.

Maintenance Matters: Improving School Conditions

By Larry Tillotson, Facilities Maintenance & Operations Support Manager

Various studies have linked student achievement and behavior with the physical conditions of the buildings in which they attend classes. If the physical components of educational spaces such as, Heating, Ventilation & Air Conditioning (HVAC), indoor air quality, roof or lighting systems are not maintained properly, education suffers. As facility operational costs increase, funding may be diverted from the educational program budgets, and again, education suffers. A study conducted in 1991 demonstrated that students in school buildings that are in poor condition have a 6% lower achievement level than schools in fair condition, and 11% lower than schools in excellent condition. It is believed that a student's performance can be impacted by the physical condition of the building.

While some New Mexico school districts have a culture of adequate maintenance, others are suffering from the effects of deferred maintenance and are constantly trying to catch up. There are numerous articles on this problem supporting the need for improved strategies on doing maintenance in a more effective manner. While the perceived solution is the attitude of "just get it done", the tools, resources and skillsets available to the district often prevent this from happening as quickly and effectively as everyone would like.

Many districts use the summer downtime as an opportunity to regroup the maintenance, custodial and grounds staff's efforts to review facility conditions and make improvements for the new school year. It is a favorable time to make repairs, updates and conduct thorough cleaning that would otherwise be daunting with the traffic of students and staff. Creating and executing a list of things that need to be done during the summer season can improve operations during the hectic school year. It also adds to the aesthetic appeal that students and staff see on the first day of school.

In order to measure improvement, a baseline must first be established. In April of 2015, the PSFA Maintenance Group established a baseline for the Facilities Maintenance Assessment Report (FMAR). In October 2015, the PSFA piloted a method for districts to improve their FMAR score and physical building conditions using the state-provided Facility Information Management System (FIMS). This process has been solidified and all districts now have the opportunity to improve their scores. The new method includes addressing all Minor and Major findings on the FMAR, further develop strategies using FIMS at a satisfactory level, and/or consider managing critical findings through the district's long

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KEY UPCOMING DATES

OCTOBER

- 21: 2016—2017 Master Plan Assistance Program Applications Due

NOVEMBER

- 1: Awards Subcommittee Meeting, Santa Fe
 2: AMS Subcommittee Meeting, Santa Fe
 4: District Proposed FAD Corrections due to PSFA
 10: PSCOC Meeting, Santa Fe
 11: Veteran’s Day, PSFA Offices Closed
 14: PSCOOTF Meeting, Santa Fe
 24-25: Thanksgiving Holiday, PSFA Offices Closed

DECEMBER

- 6: PSCOC Awards Subcommittee Meeting, Santa Fe
 7: PSCOC AMS Subcommittee Meeting, Santa Fe
 16: PSCOC Meeting, Santa Fe
 26: Christmas Holiday, PSFA Offices Closed

All meeting dates are tentative and subject to change

range capital planning process. A new rating can be issued by updating and/or creating a realistic Preventive Maintenance (PM) plan, which serves as a roadmap for districts to effectively manage maintenance activities from year to year. The benefits of a systematic PM plan include improved system reliability, reduced maintenance spending, and targeted spending.

Building assessments should be a routine part of a district’s maintenance program. By integrating the findings of the FMAR, a district can ascertain the impact of various maintenance and custodial strategies, and the future demands the aging process might place on the infrastructure of the school facility. This information can be used to increase the efficiency and cost effectiveness of building use and maintenance efforts both now and down the road. The FMAR along with the five year Facilities Master Plan provide valuable information regarding the maintenance obligations facing schools now and into the future.

Developing strategic approaches to maintaining our facilities in support of the educational environment is critical. Using best practices as resources and methods to collect data on facility conditions is paramount in making informed decisions to continue improving the overall condition of our school facilities.

PSCOC AWARDS MADE THIS QUARTER

School District	Project	Award Type	State Share	Local Share
2016-2017 Statewide	Lease Assistance Awards		\$13,911,814	\$0
Alamogordo	New Combined ES	Design	\$1,301,852	\$700,997
Albuquerque Charter Academy	BDCP	Category 2	\$4,049	\$2,814
Albuquerque Public Schools	BDCP	Category 2	\$106,621	\$77,431
Bloomfield School District	BDCP	Category 2	\$10,293	\$38,722
Cesar Chavez Community School	BDCP	Category 2	\$2,437	\$1,694
Coral Community Charter School	BDCP	Category 2	\$4,665	\$8,760
El Camino Real Academy	BDCP	Category 2	\$229	\$834
Monte Del Sol Charter School	BDCP	Category 2	\$805	\$7,242
Mountainair Public Schools	Jr./Sr. HS	Phase II	\$8,644,126	\$2,108,301
Reserve Independent Schools	Glenwood ES	Design	\$70,000	\$0
Total			\$24,056,891	\$2,946,795

PNM REBATE PROGRAM

PNM offers rebates and services to electric customers to reduce the initial cost of energy efficiency improvements and shorten the investment payback period. These programs can increase energy efficiency and reduce long-term operating costs. PSFA encourages districts to participate in the PNM Rebate Program on all projects in order to minimize energy consumption and maximize return on investment. The incentives are calculated at \$0.075 per estimated kilowatt hour (kWh) saved. Incentive payments are based on documented electrical energy reduction. The following projects have either received a PNM Rebate, or in the process of applying for one:

Summary of Past Rebates:	
School Name	Rebate Amount
Alamogordo Public Schools—Desert Star ES	\$59,587
Alamogordo Public Schools—Yucca ES	\$8,735
Bernalillo Public Schools—Bernalillo HS	\$53,087
Bernalillo Public Schools—Bernalillo HS Phase II	\$50,741
Los Lunas Schools—Los Lunas HS	\$43,227
Projects In Application Process:	
School Name	Project Type
Bernalillo Public Schools—Santo Domingo ES	New Construction
Lordsburg Municipal Schools—New HS	New Construction
Lordsburg Municipal Schools—RV Traylor ES	Renovation
Lordsburg Municipal Schools—Lordsburg HS Gymnasium	Renovation
Lordsburg Municipal Schools—Dugan-Tarango MS	Renovation
Lordsburg Municipal Schools—District Offices	Renovation
Ruidoso Municipal Schools—Nob Hill Early Childhood Replacement	Mixed

GOT LEAD?

A Special Piece from the New Mexico Environment Department Drinking Water Bureau

The drinking water contamination that occurred in Flint, Michigan from lead in older water lines brings important lessons for all states in both the weaknesses of regulations and the significant benefits of increasing awareness about lead levels by voluntarily testing for lead in drinking water. Children ages six and under and pregnant women are the most vulnerable to the potential health impacts of lead in drinking water. In response, NM Environment Department Drinking Water Bureau and NM Department of Health Childhood Lead Poisoning Prevention Program have partnered to develop guidance to understanding and reducing lead levels in drinking water specifically for schools, day care centers or any facility that serves young children and pregnant women. This guidance can be found online [here](#). These agencies will continue to reach out and encourage lead monitoring in drinking water at schools and day care centers statewide.

PSFA CHECKLIST MANUAL

PSFA is excited to announce that the PSFA Project Funding and Development Checklist Manual is now available! This checklist is designed to make it easier to learn about and make effective use of state resources, without having to wade through lengthy source documents!

The checklist encompasses all five stages of a project—PLANNING, FUNDING, PROJECT DEVELOPMENT, CONSTRUCTION and FACILITY MANAGEMENT. For your convenience, you can download the checklist as a whole, or by individual processes.

PSFA Process Owners will update the checklist biannually, in July and December, though mid-stream updates may be necessary. Make sure you always have the latest version, by visiting PSFA's [website](#).

PSFA PERSONNEL HIGHLIGHTS:

Juanita Anaya has been promoted from Secretary/Staff Assistant to Administrative Assistant I.

Edward Avila has been promoted from Central Coordinator to Senior Facilities Manager

Lucas Curry, Field Intern, resigned from PSFA

Scott Ficklin, was promoted from Field Assessor to Assistant Regional Manager

Irina Ivashkova has been promoted from Regional Manager I to Regional Manager II

Rico Volpato, Senior Facilities Manager resigned from PSFA

2016 Ribbon Cutting Ceremonies



Shiwi Ts'ana Elementary School - Zuni Public Schools



Site Improvements Phase II - New Mexico School for the Deaf



Los Alamos Middle School - Grants Cibola County Schools



Capitan Mid-High School - Capitan Municipal Schools

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