PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
MINUTES
JUNE 17, 2010
STATE CAPITOL BUILDING, ROOM 317
SANTA FE, NEW MEXICO

Members Present: Mr. David Abbey, LFC; Mr. Joe Guillen, NMSBA; Ms. Lisa Martinez, CID; Ms. Catherine Smith, PEC; Mr. Raul Burciaga, LCS

Designees: Mr. Richard LaPan for Ms. Katherine Miller, DFA; Ms. Sharon Ball for Mr. Raul Burciaga, LCS (for a portion of the meeting); Mr. Antonio Ortiz for Mr. Don Moya, PED

Absent: Ms. Frances Maestas, LESC; Dr. Peter Winograd, Office of the Governor

1. **Call to Order—9:00 AM** **Mr. David Abbey, Acting Chair**

   a. **Adoption of Agenda**

   In the absence of Ms. Katherine Miller, Mr. David Abbey served as Council Chair. Mr. Tim Berry, PSFA staff, called roll and presented the agenda noting that the Public School Capital Outlay Council (PSCOC) reserves the right to change the order of the agenda as deemed necessary.

   MOTION: Ms. Catherine Smith moved for Council approval of the agenda as presented. Ms. Lisa Martinez seconded and the motion carried.

   b. **Correspondence**

   Mr. Berry noted that due to Ms. Paula Tackett's retirement, Mr. Burciaga will represent Legislative Council Services (LCS). In the correspondence item Mr. Berry noted that a letter was received from Mr. Burciaga designating Ms. Sharon Ball to represent the LCS for a short portion of the meeting.

   Upon his arrival at 9:30 AM, the Council welcomed Mr. Burciaga to the Council.

2. **Adoption of Minutes (May 6, 2010)**

   MOTION: Mr. Joe Guillen moved for adoption of the May 6, 2010 PSCOC meeting minutes as presented subject to technical corrections. Ms. Lisa Martinez seconded and the motion carried.

3. **PSCOC Rule Revisions**

   - **Administrative Rule Changes (6.27.1, 6.27.2, 6.27.3) — Review of Public Comment**

   Mr. Berry presented this item to the Council noting that the rule changes have been a 1 ½ year effort to update all administrative rules as well as the adequacy standards and adequacy planning guide. He noted that the working group has reviewed the rules and stated that the recommended changes would allow flexibility and improve the

relationships with districts. Mr. Berry referred the Council to the existing and proposed language of the rules and the public comments received that were made available to them in their meeting notebooks (see attached). He highlighted the proposed changes to the rules. Mr. Abbey noted that the proposed rule changes have been reviewed by the PSFA Subcommittee, the Awards Subcommittee and the Adequacy & Maintenance Subcommittee. Mr. Berry informed the Council that the PSFA Subcommittee would present a motion for approval of the recommended changes to Administrative Rules and the Adequacy & Maintenance Subcommittee would present a motion for approval of the recommended changes to the Statewide Adequacy Standards rules and changes to the Adequacy Planning Guide.

Mr. Berry reminded the Council that at their previous PSCOC meeting there was discussion on rule 6.27.3.9E regarding the current rule language "Awards for projects which receive phased project funding for planning and design in one or multiple allocation cycles and construction funding in subsequent allocation cycles may be based on the state/local match ratio of the year awarded; except that the ratio for either planning and design or construction phases shall be at the same ratio as the first year funding for that phase was awarded." Mr. Berry stated that the language poses problems for planning purposes and problems to logistically keep track of percentages. He stated that due to public concern and after review by the PSFA Subcommittee, it is recommended that the original draft language be used to maintain the same local match for funding with the exception of extraordinary circumstances as determined by the Council.

Mr. Guillen indicated that the Alamogordo Board of Education voiced concern regarding revisions and also provided comments. Mr. Berry explained that the issues were addressed by Mr. Dave Flood as shown in the public comments. He stated that the PSFA Subcommittee addressed concerns except for issues regarding the Master Plans which are statutory requirements and could not be changed.

MOTION: Mr. Ortiz moved for Council approval of the PSFA Subcommittee recommendation to adopt the draft administrative rule revisions as amended (6.27.1, 6.27.2, 6.27.3) subject to technical revisions by staff. Since this is a subcommittee recommendation a second is not required. There being no objection the motion carried.

- **Statewide Adequacy Standards Changes (6.27.30) — Review of Public Comment**
Mr. Andre Larroque, PSFA staff, presented the Statewide Adequacy Standards proposed rule changes referring the Council to the recommended rule changes that were made available to them in their meeting notebooks (see attached). He stated that the Adequacy & Maintenance Subcommittee, the PSFA Subcommittee and the Awards Subcommittee have reviewed the proposed changes. Mr. Larroque informed the Council that the rules have gone out for public comment. He noted that new language was added to address the Performing Arts portion of the rules. Mr. Larroque highlighted rules that include kitchen size, and standard classroom furnishings.

MOTION: Ms. Martinez moved for Council approval of the Adequacy & Maintenance Subcommittee recommendation to adopt the draft Statewide Adequacy Standards rule revisions as amended (6.27.30) subject to technical revisions by staff. Since this is a

subcommittee recommendation a second is not required. There being no objection the motion carried.

- **Adequacy Planning Guide Changes—Review of Public Comment**
  Mr. Larroque presented the Adequacy Planning Guide recommended changes referring the Council to the planning guide that were made available to them in their meeting notebooks.

  In regard to the Performing Arts portion of the planning guide, Mr. Larroque noted that there was conflict between the original language and the language regarding auditoriums and stages (permanent or temporary). Mr. Larroque noted that there was conflict between the current language and the language for items not funded by the Council. Mr. Berry explained that in previous years (in the old Critical Capital Outlay Process) the Council funded projects such as auditoriums and similar areas. Under the new Standards-Based process, auditoriums are considered public spaces and are not covered by the adequacy standards but instead have to be funded by the districts. Mr. Berry noted that the proposed changes are based on recommendations by the working group that has reviewed the rules and the planning guide. He stated that under very limited circumstances, if a district can demonstrate a specific instructional or programmatic need, the Council may be consider funding an additional facility. Mr. Larroque stated that the exclusions have been in areas that provide stages and cafeterias. Mr. Berry noted that the staff is attempting to differentiate between an auditorium as a public space and a space needed for instructional use which may be considered a classroom. Mr. Guillen stated that the flexibility is helpful in many cases and to many districts. He said that he does not take issue with the language as long as the staff closely monitors district projects and make sure that their needs are justified.

  Ms. Martinez noted that the facility items listed in the Adequacy Planning Guide are items that have been brought before the Council at one point that require funding. The Adequacy & Maintenance Subcommittee realizes that there are limited funds and some projects are specialty or an extra projects that the Council can not necessary afford to fund. She stated that the planning guide should be looked at as a variance, in that if a district comes forward with a specialized program that one of the variances may help to move the program forward and may be taken into consideration in lieu of not providing other things because the item may not be needed. For this reason, the specific language "Program need and degree of utilization" has been included. Therefore, performing arts centers will not be provided for schools that would not use the space on a daily basis. Ms. Martinez does not feel that the language opens an option for districts to request the space but instead the request would have to be very specific and defined for the Council to take into consideration and also would depend on the number of requests received. The space would also have to be essential to the curriculum of the school and the program justified.

  In regard to Table A language, Mr. Larroque stated that the PSFA recommends that the current gross square footage language remain. The Adequacy & Maintenance Subcommittee determined that the current gross square footages with the agreement for ongoing review and/or adjustment be reviewed by the Public School Capital Outlay Oversight Task Force for consideration of incentives or other options for reduction of the

overall building footprint. Mr. Berry explained that certain spaces could exceed the current square footage requirements as long as the overall building is within the square footage per student for the design capacity of the school. He stated that there is flexibility of the spaces as long as they are in the footprint. Mr. Berry went on to explain that schools may be getting smaller in some areas to justify the facilities, but the overall building footprint will have to stay within the boundary.

It was noted that the PSFA staff had previously presented options to the Council regarding how to implement an incentive process to encourage districts to design smaller facilities. This concept was reviewed at a previous PSCOC meeting and will be forwarded to the PSCOOTF for consideration and potential recommendation to the legislature. The public is always welcome to attend and provide input..

Mr. Abbey stated that the language needs to clarify that classroom space does not include new auditoriums. He requested that the language that reads "Auditoriums and stages may qualify for PSCOC funding if supported by educational program need and degree of utilization" be changed to reflect high utilization rather than just utilization for auditoriums and stages.

Mr. Abbey moved to edit line two on page thirty-four (34) in the proposed changes to the Adequacy Planning Guide to reflect high utilization rather than just utilization for auditoriums and stages. Ms. Smith seconded. There being no objection the motion carried.

MOTION: Ms. Martinez moved for Council approval of the Adequacy & Maintenance Subcommittee recommendation to adopt the draft revisions to the Adequacy Planning Guide as amended, which is incorporated by reference in the Adequacy Standards subject to technical revisions by staff. The draft changes are to include the staff recommended gross square footage tables with agreement for ongoing review/adjustment or PSCOOTF consideration of incentives or other options for reduction of the overall building footprints.

4. **Subcommittee Reports**
   a. **Awards Subcommittee Reports**
      - **Financial Plan**

        Mr. Jeff Eaton, PSFA staff, presented the financial plan to the Council highlighting the action that was taken by the Council at their previous meeting regarding the following projects and adjustments.

        Roswell—Sunset Elementary School — Additional funding for cost overrun due to additional square footage needs previously overlooked). Increase from $1,236,250 to $2,545,510 (Net increase of $1,309,260).
        Mr. Eaton highlighted the awards that have been made to date as well as estimated project costs and cost overruns. He also highlighted the detail for PSCOC projects and Phase II projects.

        Mr. Eaton informed the Council that the additional funding awards that would be considered at this meeting for the Gadsden and Bernalillo projects were previously

categorized as out-of-cycle awards. He informed the Council that the Awards Subcommittee has recommended approval of the funding for these projects and the amounts for the additional funding are reflected in the current financial plan for Council consideration.

The Council asked if the San Diego Riverside Charter School project has been completed. Mr. Berry responded in the negative stating that the remaining deficiencies have been put on hold pending finalization of their lease. He informed the Council that the PSFA has received a copy of the lease signed by the Department of Interior and the staff will now move forward with correcting the deficiencies.

The Council thanked Mr. Eaton for his report.

- **Additional Funding/Emergency Funding/Award Language Requests**
  -- Gadsden—Berino ES (Existing)--Out-of-Cycle Construction Funding
  Mr. Pat McMurray, PSFA staff, presented this request to the Council and welcomed Ms. Cynthia Nava, Superintendent of the Gadsden School District. Joining the meeting via webcam were Mr. Brent Flenniken, PSFA Regional Manager, Earl Franks, PSFA Regional Manager, Richard Chavez, Associate Superintendent for Support Services for the Gadsden School District.

  Mr. McMurray noted that the request is for construction funds to renovate and add to the existing Berino Elementary School to adequacy standards for 550 students serving grades K-6 including mechanical upgrades and removal of existing portables, which amends the previous 2007-2008 award. The design services are complete through 100% construction documents and the project is ready to bid upon review and approval of the PSFA.

  Mr. McMurray informed the Council that a new elementary school has been completed for the Gadsden School District and 300-400 students from the existing Berino Elementary School have moved to the new school which allows the district to move forward with the renovation of the Berino Elementary School. Mr. McMurray referred the Council to the Gadsden Fact Sheet that reflects background information in regard to the PSCOC Awards History and Bonding Capacity for the district. Ms. Nava informed the Council that the district has met all contingencies and will soon begin to compile information for their 2011 audit. Mr. Abbey requested that the staff include the latest audit to all district Fact Sheets.

  Having met the required contingencies outlined in the 2009-2010 PSCOC Standards-Based Award Recommendation Phase II request, the PSFA recommends that the request for Phase II state funding for construction in the amount of $11.003,571 (based on the architects estimate), be approved so the project may proceed on schedule to the bidding phase. The Awards Subcommittee reviewed this request and recommend approval.

  MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to amend the previous 2007-2008 Standards-Based Capital Outlay Award to the Gadsden Independent Schools for the existing Berino Elementary

School to include out-of-cycle construction funding for additions and renovations to the existing facility to adequacy for grades K-6 with a design capacity of 550 students with an increase in the state match of $11,003,571 (88%) contingent upon a district match of $1,500,487 (12%). Since this is a subcommittee recommendation a second is not required. There being no objection the motion passed.

-- Bernalillo—Roosevelt ES—Out-of-Cycle Construction Funding

Mr. McMurray presented this request to the Council and introduced Ms. Barbara Vigil-Lowder, Superintendent, and Mr. Steve Chavez, Facility Manager for the Bernalillo School District. Mr. McMurray informed the Council that the project is moving forward and is the only project that has met all deadlines in the Standards-Based procedure. He noted that the district is not adding to the existing school but are instead utilizing available space.

The request is for Phase II construction funding for the renovation of the existing Carroll Elementary School to move K-2 students out of Roosevelt Primary. This request also includes construction monies for the three Pre-Kindergarten classrooms at La Escuelita for twenty-four DD level students that could not be housed in the renovated Carroll Elementary School. This award will complete the funding for this project.

Having completed Phase I (Planning and Design) of this project, the district is now ready for Phase II funding (construction cost). The district has their required match (47%) due to the passage of their April 13, 2010 bond election. The PSFA staff recommends that the additional state funding totaling $6,858,212 (based on the architect's estimate) be approved as requested so that the project may proceed to the bidding and construction phase.

Ms. Lowder stated that the district has done their due diligence in meeting all financial demands, they are up-to-date on their audits and the district is financially stable.

The Awards Subcommittee reviewed this request and recommends approval of the out-of-cycle funding for construction of the existing Carroll Elementary School but reduced the state share for classrooms previously constructed at La Escuelita from $520,745 to $350,000.

Mr. Berry noted that the funding for the classrooms built at La Escuelita does not set a precedent as previous Council guidance acknowledged that retroactive funding may be considered if the renovated Carroll would have required an addition to house the 3-4 YR DD students. He explained how the project came about and noted that the district kept PSFA and PSCOC informed of their plans. Mr. Berry also noted that there was a timing issue as to when the school should move forward with the Early Childhood Center and when the state would be able to participate in the renovation of Carroll Elementary which required construction of a new school and moving the student out of the facility before the renovation could begin to meet adequacy. Ms. Lowder indicated that this issue has been discussed

by the Council and stated that the Council did not make guarantees but allowed the district to move forward with the project. Mr. Lowder stated that the district was directed keep the PSFA and the Council informed on all aspects of the project. Mr. Guillen stated that upon review of this request by the Awards Subcommittee, they took into consideration that the district has indeed kept the staff informed on the project.

Ms. Lowder reiterated the district is in sound financial status and stated that items in question regarding the district are being dealt with. She stated that there are instances where the district has self reported so there is full disclosure in working with entities that are involved to determine solutions needed.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to amend the previous 2008-2009 Standards-Based Capital Outlay Award to the Bernalillo Public Schools for Roosevelt Elementary School to include out-of-cycle construction funding for additions and renovations to the existing Carroll Elementary School facility to adequacy for grades K-2 with a design capacity of 528 students with an increase in the state match of $6,687,468 (53%) contingent upon a district match of $5,930,404 (47%), including partial credit to the district of $350,000 for the state share of the 3-4 YR DD classrooms previously constructed by the district at the adjacent early childhood center. Since this is a subcommittee recommendation a second is not required. There being no objection the motion passed.

- **2010 Qualified School Construction Bond (QSCB)Allocations**

Mr. Berry presented this item to the Council referring them to the 2010 QSCB allocations recommendations (see attached) that were made available in their meeting notebooks. He noted that the Council has already awarded the 2009 QSCB allocations. Mr. Berry noted that there was a total of $62 million available for FY2010 allocations. He stated that there were a total of 25 applications received from 11 districts with 29 separate projects. Mr. Berry said that one of the requirements of the program was that the bonds be issued this calendar year and he noted that there were applicants that were not eligible because they were not planning another bond election until 2011.

Mr. Berry informed the Council that requests received by the Lordsburg, Rio Rancho and Gallup School District were outside of the funding authority available and are not included in the recommendations. He went on to explain the prioritized process noting that criteria considered were (1) current projects funded by the Council, which are the first priority because the projects are underway and had immediate need for their local match for the projects; (2) the initial expenditures of projects due to authorizations that deal with dollars and are prioritized by dates of initial expenditures and future dates for bond issues.

MOTION: Mr. Antonio Ortiz moved for Council approval of the Awards Subcommittee recommendation to make 2010 Qualified School Construction Bonds (QSCBs) project allocations to the districts and in the amounts outlined in the spreadsheet before you. Those districts with projects that were only partially funded

or fell below the cut-off limitation of funding authority for 2010 allocations authorized to receive any unneeded or used capacity from other awarded projects in priority order up to the requested amount for each project. Since this is a subcommittee recommendation a second is not required. There being no objection the motion carried.

- **Supplemental Severance Tax Bonds (SSTB) Certification**
  Mr. Eaton presented this item to the Council referring them to the draft SSTB certification that was made available to them in their meeting notebooks. He explained that the certification ties into the FY10 supplemental reserve allocations that the Council has awarded for projects since the last certification. Mr. Eaton explained that the SSTBs are sold bi-annually by the Board of Finance (BOF) in December and June. He stated that the certification represents the amounts that the Council has awarded for projects that need to be certified to the BOF later this month. Mr. Eaton noted that the amount of $26,907,560 includes the action taken by the Council for Bernalillo and Gadsden projects at this meeting and certifies full amounts that the Council has acted on in FY10. Mr. Eaton said that the bonds that are to be sold in June are for PSCOC commitments to district projects. Upon approval of the Council the certification is to be signed by Secretary Katherine Miller, Department of Finance & Administration.

  MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to adopt the Certification and Resolution in the amount of $26,907,560 to sell additional SSTB's to finance additional public school capital outlay awards made in FY-2010 pursuant to the Public School Capital Outlay Act. Since this is a subcommittee recommendation a second is not required. There being no objection the motion carried.

b. Adequacy Y Maintenance Subcommittee Report
There was no Adequacy & Maintenance Subcommittee report at this time.

c. PSFA Subcommittee Report
There was no PSFA Subcommittee report at this time.

5. Director's Report

- **Status Reports**

-- Critical Capital Outlay Report
The Public School Critical Capital Outlay Report was reviewed by the PSFA Subcommittee and sent to all PSCOC members prior to this meeting. This report is for informational purposes. No action is required.

Mr. Abbey noted that there are two projects (Jemez Valley and Dexter School Districts) remaining on 2003-2004 project status report. Mr. Ortiz explained that the projects are complete and PED is awaiting final documents for the projects.

-- Standards-Based Capital Outlay Report

The Public School Standards-Based Capital Outlay Report was reviewed by the PSFA Subcommittee and sent to all PSCOC members prior to this meeting. This report is for informational purposes. No action is required.

The Public Education Department (PED) & PSFA jointly provide the report on the previously allocated PSCOC projects. The PSFA is responsible for awards beginning with the 2004-2005 cycle.

Upon review of the status report, Mr. Abbey requested that the PSFA staff include unencumbered balances to the report. Mr. Berry informed the Council that the processes for reversions of unencumbered balances are still in place.

-- Deficiencies Corrections Report

The Deficiencies Corrections Report was reviewed by the PSFA Subcommittee and sent to all PSCOC members prior to this meeting. This report is for informational purposes. No action is required.

Mr. Berry noted that this report reflects the two deficiency projects that have been extended. The report also includes the deficiency corrections at the New Mexico School for the Deaf and the New Mexico School for the Blind & Visually Impaired. The projects in the report will be tracked on a monthly basis and a report will be provided to the Council. Mr. Berry noted that these projects are included in the financial plan.

-- Lease Assistance Status Report

The Lease Assistance Report was reviewed by the PSFA Subcommittee and sent to all PSCOC members prior to this meeting. This report is for informational purposes. No action is required.

2009-2010 Awards made at the July 30, 2009 PSCOC meeting were to 69 charter schools and 8 schools in 21 districts in the amount of $8.1 million. Total awards reimbursed as of June 17, 2010 total $7,364,823.

6. Other Business

- **Successful Bond Elections**

  Mr. Berry noted that PSFA has been working with George K. Baum Co. and Cuddy McCarthy to develop a manual of step-by-step guidelines for successful bond elections in New Mexico. He stated that the information was presented to the districts at the Law Conference and was well received. Mr. Berry expressed appreciation to Mr. Mark Williams and other PSFA staff for the coordination and for their efforts in development of the manual. The districts will have access to the guidelines on the PSFA website.

- **Raton Public School Update**

  Mr. Guillen presented the Raton School District update noting that a request was received from the district to consider options for providing their local match because they were unable to pass their bond election. The Raton District representatives presented a proposal to the Awards Subcommittee and believe that by combining three or four of

their facilities the district would save an amount of corroborating costs to keep the facilities open. The proposal suggests using operational funds as their local match funds. Mr. Guillen stated that this has not been done in previous years and indicted that other available options were discussed including the district requesting a waiver on their local match. Mr. Berry assured the Council that the PSFA will coordinate a meeting with the district, their architects and financial advisors to review various options and bring recommendations to the Awards Subcommittee at their next scheduled meeting. The Awards Subcommittee will review this item before the next scheduled PSCOC meeting.

- **2010-2011 Workplan/Timeline**
  Mr. Berry presented this item referring the Council to the 2010-2011 workplan/timeline that was made available to them in their meeting notebooks. He highlighted the changes to the timeline.

  This item is for informational purposes and no action is required.

- **Next PSCOC Meeting—Proposed for July 29, 2010**
  After discussion the Council unanimously agreed to hold their next PSCOC meeting on July 29, 2010.

  Due to conflicts in PSCOC schedules, the Council requested that the Lease Assistance Program Awards and other action items be placed at the beginning of the July 29th PSCOC meeting agenda.

Public Comments
There was no public comment at this time.

Adjourn
There being no further business to come before the Council, the meeting adjourned at 10:30 AM.

David Abbey Acting Chair

7-29-10 Date

SUMMARY OF COMMENTS AND STAFF RECOMMENDATIONS
DRAFT PSCOC RULES

Section Addressed	*Commentator*	*Summary of Public Comments*	*Staff Response/PSCOC Subcommittee Recommendation*
6.27.3.8 C (2)	Dave Flood – Alamogordo Public Schools	Deleting of the word "authority" from this section relates to the management of the FAD - the responsibility of data management would fall exclusively on the districts, which could result in a man power issue, and with shrinking budgets, small to medium size districts would have difficulty with this task unless a grant was offered to fund this employee. It is fair to say that larger districts probably already have more than sufficient staff to perform this task with little to no impact on their budgets **CURRENT PROPOSED LANGUAGE:** [~~The authority, in cooperation with school districts, shall regularly review and update the statewide data used to determine the condition index ranking.~~] School districts shall regularly review and provide updates to the authority with respect to the statewide data used to determine the condition index rating.	***KEEP FIRST SENTENCE OF RULES (CURRENTLY STRICKEN ON DRAFT RULES) AND MODIFY LANUGAGE TO READ:*** The authority, in cooperation with school districts, shall regularly review and update the statewide data used to determine the condition index ranking. School districts shall regularly review and provide corrections of inaccurate or missing data to the authority with respect to the statewide data used to determine the condition index rating.
6.27.3.9 E	Calvin Rhodes – Dekker/Perich/Sabatini	Adjustment of local match percentage based on award year and not total project will be difficult logistically to keep track of match percentages on DP contracts, Contract Agreements and Change Orders, and is not a good idea. Also, future financial planning by districts may be difficult due to the changing match percentage. **CURRENT PROPOSED LANGUAGE:** Awards for projects which receive phased project funding for planning and design in one or multiple allocation cycles and construction funding in subsequent allocation cycles may be based on the state/local match ratio of the year awarded; except that the ratio for either planning and design or construction phases shall be at the same ratio as the first year funding for that phase was awarded.	***USE LANGUAGE AS PRESENTED AT MAY COUNCIL MEETING AND ADD LANGUAGE TO READ:*** Projects which received phased project funding over multiple award cycles will maintain the state/local match ratio of the year when the project was initially awarded, except in extraordinary circumstances as determined by the council.

Section Addressed	*Commentator*	*Summary of Public Comments*	*Staff Response/PSCOC Subcommittee Recommendation*
6.27.3.11 D (1)	Dave Flood – Alamogordo Public Schools	Changing the language from "plan" to "program" and establishing the requirement of an annual maintenance update to be done by the districts which includes substructures could be problematic due to most districts NOT having a civil engineer to approve each and every site's structural integrity. **CURRENT PROPOSED LANGUAGE:** The school district's preventive maintenance program shall include scheduled activities intended to provide fully functional and reliable building systems aimed at advancing the learning process, providing healthy, safe conditions and preventing breakdowns and premature failures. Common tasks shall consist of diagnostic tests, inspections, cleaning, lubrication, calibration and replacement of expendable components of building systems and equipment. The preventive maintenance program shall address each of the following school facility systems and elements	***REMOVE "SHALL" WORDING AND MODIFY LANGUAGE TO READ:*** The school district's preventive maintenance program includes scheduled activities intended to provide fully functional and reliable building systems aimed at advancing the learning process, providing healthy, safe conditions and preventing breakdowns and premature failures. Common tasks shall consist of diagnostic tests, inspections, cleaning, lubrication, calibration and replacement of expendable components of building systems and equipment to address each of the following school facility systems and elements
6.27.3.12 A	Dave Flood – Alamogordo Public Schools	Language references that a 5 year FMP appears to require substantial documentation of compliance of ALL items which would once again be a man power "hardship" for districts already experiencing budget shortages	***NO CHANGE RECOMMENDED*** 5-year FMP is part of current Statutory requirements
6.27.30.2	John Petronis – Architectural Research Consultants	The Adequacy Planning Guide should be adopted as a rule by PSCOC. [Note: Tim Berry noted that there is policy statement by PSCOC that states that all proposed changes to the APG need to be reviewed at a public meeting process. However, I'm unable to find the resolution quoted by Mr. Berry to verify] **CURRENT PROPOSED LANGUAGE:** The New Mexico public school adequacy planning guide is incorporated by reference into these standards, and may be amended by the council with adequate notice and input from the public.	***LAST SENTENCE OF PARAGRAPH CURRENTLY ADDRESSES THIS***

Section Addressed	*Commentator*	*Summary of Public Comments*	*Staff Response/PSCOC Subcommittee Recommendation*
6.27.30.17 B (1)	Gary Yabumoto – ASA Architects	Kitchen size in adequacy standards should say "2 nsf/student served **minimum**" **CURRENT PROPOSED LANGUAGE:** Food preparation kitchen - 2 net sf/meal served based upon the single largest serving period:	***PSFA AGREES – MODIFY LANGUAGE TO READ:*** Food preparation kitchen - 2 net sf/meal served minimum
Adequacy Planning Guide – Page 5 – Items Typically Not Eligible for PSCOC Funding	Gary Yabumoto – ASA Architects	Performing arts facilities (stages) – add reference to pg33 of APG which will allow funding for a stage if supported b y educational program need an degree of utilization **CURRENT PROPOSED LANGUAGE:** Facility items typically not eligible for PSCOC funding are as follows: Performing arts facilities: • Auditoriums • Stages (permanent and temporary)	***PSFA AGREES – MODIFY LANGUAGE TO READ:*** Facility items typically not eligible for PSCOC funding are as follows: Performing arts facilities: See "G. ART EDUCATION – PERFORMING ARTS" for exceptions to ineligibility of following features: • Auditoriums • Stages (permanent and temporary)
Adequacy Planning Guide – Page 23 – Standard Classroom Furnishings	Ray Vigil – Vigil & Associates Architects	Recommend revising Standard Classroom Furnishings table to allow kitchenettes in Kindergarten Classrooms	***NO CHANGE RECOMMENDED*** Current guidelines allow snack area and sink
Adequacy Planning Guide – Appendix A	John Petronis – Architectural Research Consultants	APG GSF/student Table numbers be adjusted to reflect DeJong recommendations. The table adjustments should be implemented and separated from the issue of providing incentives.	***NO CHANGE RECOMMENDED*** Stay with current Table A gross square footages with agreement for ongoing review/adjustment for PSCOOTF consideration of incentives or other options for reduction of the overall building footprint
Adequacy Planning Guide – Appendix A	Multiple Attendees – See Comment Box	Gary Yabumoto – ASA Architects Marilyn Strube – Greer-Stafford Architects Gloria Martinez – Las Cruces Public Schools Agree with John Petronis comments	***SEE ABOVE RESPONSE***

Section Addressed	*Commentator*	*Summary of Public Comments*	*Staff Response/PSCOC Subcommittee Recommendation*
Adequacy Planning Guide – General	John Petronis – Architectural Research Consultants	PSFA staff presented options to PSCOC regarding how to implement an incentive process. The APG Advisory Committee has not had opportunity to review these options or to provide input. I believe as the concept of offering incentives moves forward for additional study that this topic should be open to public and committee member input.	***NO CHANGE RECOMMENDED*** This incentive was reviewed at a previous PSCOC meeting and will be forwarded for PSCOOTF consideration; public is always welcome to attend PSCOC meetings for comment.
Adequacy Planning Guide – Appendix C	Jessica Frost – NMDOT Safe Routes to School Program	Gave earlier comment concerning safe access for students who bike/walk to school. Majority of comments were incorporated in Appendix C and is appreciated.	***NO RESPONSE REQUIRED***
General	John Petronis – Architectural Research Consultants	Given the emphasis on establishing maximum square footage PSFA needs to add policy, standards, and procedures for measuring and documenting constructed space.	Net square footage to be measured from interior wall surface to interior wall surface, and gross square footages from exterior wall to exterior wall.

2010 Qualified School Construction Bond
Allocation Recommendations

DISTRICT	SCHOOL	NMCI RANK	DESCRIPTION	DATE FOR INITIAL EXPENDITURES	ANTICIPATED COMPLETION DATE	ANTICIPATED DATE FOR NEXT BOND SALE	AUTHORITY REQUESTED	AWARD AMOUNT	CUMULATIVE TOTAL
Los Lunas	Los Lunas Elementary	313 *	Roof replacement	06/01/10	12/01/10	8/1/2010	$ 137,236	$ 137,236	$ 137,236
Gallup-McKinley	District wide	999 *	Roofing projects at JFK Middle School, Thoreau Middle School, Roosevelt Elementary, Rocky View Elementary and Juan de Onate Elementary	07/01/10	10/01/10	8/1/2010	$ 173,924	$ 173,924	$ 311,160
Las Cruces	Mayfield High school	85 *	Remodel nurse's office suite, counseling center and administration area.	07/01/10	08/01/11	8/1/2010	$ 2,500,000	$ 2,500,000	$ 2,811,160
Las Cruces	New High School	85 *	Construct a new facility	07/01/10	08/01/12	8/1/2010	$ 7,000,000	$ 7,000,000	$ 9,811,160
Las Cruces	Loma Heights	3 *	Construct 4 classrooms, multipurpose room and kitchen	07/01/10	08/01/13	8/1/2010	$ 2,000,000	$ 2,000,000	$ 11,811,160
Bernalillo	Carroll Elementary School	51 *	Renovation of entire Elementary School	08/05/10	06/01/11	8/1/2010	$ 5,750,000	$ 5,750,000	$ 17,561,160
Gallup-McKinley	Thoreau Middle School	15 *	New construction and partial demolition of existing facility	09/01/10	03/01/12	8/1/2010	$ 1,322,968	$ 1,322,968	$ 18,884,128
Gallup-McKinley	Crownpoint Elementary	9 *	New construction and partial demolition of existing facility	12/01/10	08/01/12	8/1/2010	$ 2,048,000	$ 2,048,000	$ 20,932,128
Grants Cibola	Cubero Elementary	70 *	Construct a new school	02/01/11	07/01/12	11/30/2010	$ 1,500,000	$ 1,500,000	$ 22,432,128
Los Lunas	Valencia High School	570	Construct field house and concession area	06/01/10	01/01/11	8/1/2010	$ 3,000,000	$ 3,000,000	$ 25,432,128
Las Cruces	Picacho Middle School	246	Construct a new music wing	07/01/10	08/01/11	8/1/2010	$ 2,000,000	$ 2,000,000	$ 27,432,128
Questa	Rio Costilla Elementary	88	ADA restroom upgrades	07/01/10	07/01/12	7/1/2010	$ 60,000	$ 60,000	$ 27,492,128
Questa	Red River Valley Charter	135	New construction building	07/01/10	07/01/12	7/1/2010	$ 200,000	$ 200,000	$ 27,692,128
Questa	Alta Vista Elementary	388	Roof replacement and ADA restroom upgrades	07/01/10	07/01/12	7/1/2010	$ 1,740,000	$ 1,740,000	$ 29,432,128
Las Cruces	University Hills	39	Remodel existing classroom wings	07/01/10	08/01/13	8/1/2010	$ 3,000,000	$ 3,000,000	$ 32,432,128
Penasco	Jicarita Gym	999 **	Construct porch to back entrance and door replacement	08/01/10	09/01/12	7/1/2010	$ 15,000	$ 15,000	$ 32,447,128
Penasco	Elementary School	294	ADA restroom upgrades & sidewalk replacement	08/01/10	09/01/12	7/1/2010	$ 25,000	$ 25,000	$ 32,472,128
Penasco	Administration Building	999 **	Roof replacement	08/01/10	09/01/12	7/1/2010	$ 70,000	$ 70,000	$ 32,542,128
Penasco	District wide	999 **	Lighting retrofits, security camera installation, bus barn	08/01/10	09/01/12	7/1/2010	$ 285,000	$ 285,000	$ 32,827,128
Santa Fe	El Dorado Elementary	78	Renovate existing facility	08/01/10	12/01/12	8/1/2010	$ 7,500,000	$ 7,500,000	$ 40,327,128
Los Lunas	Desert View Elementary	381	Upgrades to the field including installation of wind block fence, irrigation, booster pump, grading and seeding	09/01/10	01/01/11	8/1/2010	$ 250,000	$ 250,000	$ 40,577,128
Dexter	Middle School	156	Replace HVAC units, replace fencing and cafeteria renovation.	09/01/10	06/30/11	8/1/2010	$ 450,000	$ 450,000	$ 41,027,128
Santa Fe	Sweeney Elementary	77	Renovate existing facility and construct and 4 classroom addition	09/01/10	08/01/11	8/1/2010	$ 6,500,000	$ 6,500,000	$ 47,527,128
Gadsden	Desert Pride Academy	193	Construct a new alternative facility	09/01/10	07/01/13	8/1/2010	$ 5,000,000	$ 5,000,000	$ 52,527,128
Pojoaque	6th Grade Academy	638	Exterior upgrades	11/01/10	10/31/11	10/1/2010	$ 147,833	$ 147,833	$ 52,674,961
Pojoaque	Middle School	97	Classroom & Elective wing exterior improvements and main building air conditioning improvements	11/01/10	10/31/11	10/1/2010	$ 336,350	$ 336,350	$ 53,011,311
Pojoaque	Ben Lujan Gym	471	Public restroom improvements	11/01/10	10/31/11	10/1/2010	$ 500,000	$ 500,000	$ 53,511,311
Pojoaque	Pablo Roybal & Ben Lujan Gym	999 **	Surveillance System installation	11/01/10	10/31/11	10/1/2010	$ 155,350	$ 155,350	$ 53,666,661
Santa Fe	Kearny Elementary	66	Renovate existing facility	11/01/10	08/01/12	8/1/2010	$ 16,000,000	$8,370,339	$ 62,037,000
Lordsburg	High School	61	Construction of baseball, softball and automotive shop facilities and gym renovations.	04/15/11	06/30/13	11/1/2010	$ 2,500,000	$ -	$ 62,037,000
Rio Rancho	New Elementary School	93	New elementary school to relieve overcrowding at Ernest Stapleton and Maggie Cordova Elementary.	06/01/11	07/01/12	10/1/2010	$ 18,000,000	$ -	$ 62,037,000
Gallup-McKinley	Washington Elementary	7	New construction and partial demolition of existing facility	10/01/11	05/01/13	8/1/2010	$ 2,080,000	$ -	$ 62,037,000
Gallup-McKinley	Jefferson Elementary	23	New construction and partial demolition of existing facility	10/01/12	08/01/13	8/1/2010	$ 2,080,000	$ -	$ 62,037,000
TOTALS							$ 94,326,661	$ 62,037,000	

Number of District Applications/Awards	14	11
Number of Projects Applications/Awards	45	29

NOTES:

* Current PSCOC Awarded Project - NMCI Rank reflects school rank in the year awarded
** NMCI Rank is associated with individual schools
2010 QSCB Authorization: $62,037,000