

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
MINUTES
JUNE 21, 2011—9:00 AM
CARROLL ELEMENTARY SCHOOL
301 CALLE DE ESCUELA
BERNALILLO, NEW MEXICO**

Members Present: Mr. David Abbey, LFC Mr. Gene Gant
 Mr. Joe Guillen, NMSBA Ms. Frances Maestas, LESC
 Mr. Raul Burciaga, LCS Mr. Paul Aguilar, PED
 Mr. J. Dee Dennis, RLD

Designees: Mr. Michael Marcelli for Mr. Tom Clifford, DFA
 Ms. Andrea Pitts for Mr. Dee Dennis, RLD, until 11:30 AM

Absent: Mr. Keith Gardener, Office of the Governor

1. Call to Order

Mr. David Abbey, Chair

a. Approval of Agenda

Mr. Robert Gorrell, PSFA Director, called roll and presented the agenda to the Council noting that the PSCOC reserved the right to change the order of the agenda as deemed necessary.

MOTION: Mr. Joe Guillen moved for approval of the agenda as presented. Mr. Raul Burciaga seconded, the motion carried.

b. Correspondence

There was no correspondence at this time.

2. Adoption of Minutes (May 1, 2012)

MOTION: Upon review by the Council, Ms Andrea Pitts moved for approval of the May 2, 2012 PSCOC minutes, subject to technical corrections. Mr. Michael Marcelli seconded, the motion carried.

Welcome

Superintendent Allan Tapia welcomed the Council to the Bernalillo School District. The Council thanked the district for hosting the PSCOC meeting at their district.

Superintendent Tapia noted that the district has summer school for the first time at every single school in the district. He stated that the summer school program is funded by the district and 21st Century funds. Mr. Tapia informed the Council that the district is at capacity in regard to the elementary schools. It is unknown if the district will continue with 21st Century after this year but are interested in K-3 Plus Program in the future.

3. Overview of 2012-2013 Standards-Based Capital Outlay Application Process and Requirements and District Presentations

a. Overview of Application Process/Requirements & Financial Plan

Mr. Tim Berry, PSFA Deputy Director, gave a brief overview of the Standards-Based Capital Outlay application process and requirements. He noted that the application is divided into

two phases beginning with the pre-application process and later a detailed full application. The 2012-2013 application is web-based and districts are able to access it via internet. Mr. Berry referred the Council to the meeting notebooks that contain the district applications, fast facts that are a roll-up of district finances for districts that applied for PSCOC funding, as well as other pertinent information. The Council was referred to a spreadsheet that reflects the estimated cost for the final applications, with potential state share net awards.

Mr. Berry noted that the final applications include 11 districts that applied for 12 projects at a total project cost of \$207.7 million. The planning/design projects total \$40 million. After state/local match and after offsets, there are potential \$21 million in state funding to begin the projects. After state/local match and offsets, the cost for the projects is \$130 million to fully fund the requested projects.

Financial Plan

Mr. Jeff Eaton presented the financial plan to the Council referring them to the plan that was made available in their meeting notebooks that reflects the actions taken by the Council at their last meeting regarding projects and adjustments.

Projects and adjustments are listed below:

-- **Espanola—Alcalde ES (P06-015)**

This request was for Council approval of the Awards Subcommittee recommendation to amend the 2005-2006 award to Española Public Schools for Alcalde Elementary School to include Phase II out-of-cycle construction funding to construct a new elementary school to adequacy for 200 students, grades K-6 with an increase in the state share amount of \$5,569,291 (59%), contingent upon an additional local share of \$3,870,185 (41%).

-- **Los Lunas—High School (P11-015)**

This request was for Council approval of the Awards Subcommittee recommendation to amend the previous 2010-2011 award to Los Lunas Public Schools for Los Lunas High School to include out-of-cycle construction funding to complete Phase 1 of 2 to renovate/replace the existing facilities to adequacy for a core of 1,800 and classrooms for 1,500 students, grades 9-12 with an increase in the state share amount of \$23,468,099 (80%), contingent upon an additional local share of \$5,867,025 (20%).

Mr. Eaton referred to the Council to the portion of the financial plan that reflects what districts have not sold bond. He noted that the Council has taken the direction that they want to only certify the need for bonds prior to projects that are ready for construction funding.

b. District Presentations

-- **Las Vegas City School District**

Priority 1 Request: To construct new full service kitchen and cafeteria dining area and platform to be shared with Los Ninos Elementary school. Project includes an enclosed walkway between the schools and a district-wide food services warehouse. Both schools, Sierra Vista and Los Ninos, have insufficient food preparation areas. Sierra Vista has 550 sf of food preparation area (but is required to have 1000 sf), and this area is supported by a food serving area, dishwashing station, cold and dry food storage, a kitchen administrators office, and staff toilet rooms. Los Ninos has 220 sf of food preparation area but is required to have 1000 sf. The successful completion of this project will help both schools to meet state adequacy standards regarding food preparation and serving program area."

Site Visit Report: Sierra Vista ES has adequate serving space for all students. With the proper planning and additional equipment, the lunch can be served in this school in one sitting. Since the school came up the ranking and it is eligible for the state funding, PSFA recommends to the district to change the application language to apply for the present kitchen upgrade.

In regards to Los Ninos ES, the existing serving/warming kitchen meets the NM Adequacy Standards. However, if the district wishes to have a separate kitchen for Los Ninos ES, the school has adequate space to accommodate this option. Since the ranking of this school is high, the district request for funding at this point will not be considered for this school.

PSFA does not recommend approval of this request as stated in the application. Las Vegas City School district passed a \$3 million. GO Bond in 1985 to construct Sierra Vista Elementary school. Three years later, another bond issue passed for \$3.5M, in part of which was used to construct Los Ninos Elementary school on the same 26.77 acres site. Sierra Vista ES was designed as one story 49,848 SF campus. It has no additions and no portable buildings. The original design capacity of the school was 480 students (24 classrooms). Current school enrollment is 185 students from Kindergarten through 5th grade levels. The school building is in good condition and currently undergoing total HVAC system replacement. The roof was replaced in 2009. Sierra Vista ES 2012-2013 rank is 86 with the weighted NMCI 35.14%. Sierra Vista ES also houses a Health Center occupying a space of three classrooms. The school has a multipurpose room of 4,644 SF and the kitchen/food preparation area of 1,890 sf which is adequate for the elementary school facility. Lunches at Sierra Vista ES are served in two servings (NM Adequacy Standards allow 3 servings), although space is adequate to serve all students in one serving.

Facilities Master Plan: The FMP states that the district's top priority is to construct a new full service kitchen and a cafeteria dining area and platform to be shared with Los Ninos Elementary, which includes an enclosed walkway between school and district wide food services warehouse.

Maintenance Reports: The PM plan needs to be adopted and embraced wholeheartedly to comply with statutory requirements. Staff recommends that the site drainage study be part of any project for this school. The program needs to be enhanced through additional PM schedules and effective implementation to include all facility equipment. Vandalism is a problem at this school site and staff recommends the district look at enhancing security to protect the facilities. The district should also make a conscious effort of addressing and rectifying the major and minor FMAR findings.

Notes: Superintendent Sheryl McNellis represented the district. This request is only for construction cost and does not include the design cost so the estimate will have to be revised. PSFA noted that the school is in relatively good condition and that the school shares facilities with the adjacent school facility. Staff pointed out that the facility only has roof issues which may be reflective in the application as the roofs have been repaired. Superintendent McNellis stated that the district would like to modify its application to only the renovation of the kitchen at Sierra Vista ES at a requested amount of \$1,281,250 for

construction only. In regard to the Health Care Center, she noted that it is a district-wide center, and awarded for two additional centers. The board has concurred with the revised request and ready to support the district to move forward. The district is moving forward with their audits.

The Council voiced concern regarding the district's excess capacity and operating a facility at 30% capacity. The Council asked if the district has looked at ways to consolidate schools in the fraction of the campus or closing wings. The superintendent replied that the district closed 2 wings that are not currently being used and the district intends to use the space as a student-based health center. Robertson HS has closed down one of the buildings and moved the classes into the main building. The district has also discussed their early childhood/preschool center which is not a pre-k but instead a kindergarten school. The district has discussed moving the students out into their home schools and bringing in head-start program with a partnership with West Las Vegas in housing the head-start students at the early childhood center and cost share the facilities.

--Farmington School District

Priority 1 Request: District is requesting funds for the design of a new Farmington High School to replace the existing Farmington High School. It is yet to be determined whether the school will be built at the existing site and utilize some of the existing structures such as the gym, football stadium and Fine Arts Building. The alternative is a new structure built on district land immediately adjacent to the new Tibbetts Middle School which is presently under construction and scheduled for completion by July, 2013.

Site Visit Report: The existing Farmington HS is in relatively good condition, but has a number of facilities and systems that are beyond their useful life and need replacement. The high school was originally constructed in the 1950s with numerous additions and renovations throughout the years. Staff recommends that the existing facilities be renovated and/or replaced on the existing campus. Renovation/replacement on the existing campus will present some challenges, but should be able to be accomplished for substantially less than building a new high school at a new site which will require considerable offsite costs and over adequacy expenses for the district to build comparable facilities of the existing school. District lacks local GOB capacity to accomplish a complete new high school without dedicating all capacity of a planned 2014 election to this project and will require additional phases to the funded from another GOB election in 2018.

Facilities Master Plan: The district must complete a new Facilities Master Plan by December 2012.

Maintenance Reports: Best practices have been identified. This district should be used as an example of quality in maintenance and operations. Quarterly maintenance performance metrics are provided to board and leadership for continuous improvement. Building lacks modern features, and some major systems are at end of life. The district should also make a conscious effort of addressing and rectifying the major finding.

Notes: *The district is conducting a survey of the community to gauge support of either constructing a new high school on the current site or a new location of district land near Tibbetts Middle School currently under construction. A comprehensive cost comparison*

of the two options should be conducted if the district and community decide to move in the direction of a new site with the ability to return to the PSCOC to modify the award. The district passed a 2-Mill levy. District is targeting a bond issue for \$22 million for a new high school. Regarding the Tibbetts facility the superintendent stated that they must keep it to house the middle school students for another year. The district's overall plan is to demolish and/or renovate portions of the buildings but need to discuss this issue with their architect. The Council informed the district that they must make adjustments to their facility master plan.

-- Central School District

Priority 1 Request: The district requests funds for the design of a new Naschitti elementary school on the existing site with possible reuse of the gymnasium and two classrooms.

Facilities Master Plan: Master Plan is current but will need an annual update.

Maintenance Reports: The school is well maintained with a few specific challenges to include ageing facility and systems. Monthly maintenance performance metrics are published on the district website for review. The team reviews these metrics on a monthly basis. Building lacks modern features. The district should also make a conscious effort of addressing and rectifying the Major and Minor findings. They should also fully implement an Energy Management program as they move forward with the use of Utility Direct.

Site Visit Report: Staff recommends a new school to replace the existing aged structure, although it may be possible to integrate and renovate the gymnasium and 2 classrooms. The school was originally constructed in 1948 as a BIA school and has had numerous additions/renovations throughout the years. A new state funded Pre-K classroom was added in 2010. The Pre-K program had 8 students in the 2011-2012 school-year but expects at least 10 students in 2012-2013. The school has been well maintained but is beyond its useful life. The new school will be designed to be much smaller than the existing school due to decreased student population. The population may increase slightly due to it being the newest school in the area and some students currently attending a BIA school (approximately 15 miles away) may transfer after completion. Students will be housed in portables at the site during the construction of the new school

Notes: *The school has been on their radar for many years and the district has reached a point in the ranking where they can apply for the project. The district noted that the community supports the district and they have their matching funding. The Council asked if the staff concurs with the decision to keep part of the buildings as it was built in 1948 and needs a substantial amount of work. Mr. Lasiewicz replied that staff concurs and there are new classroom in the building that are worth keeping. The gymnasium is in good condition although it needs renovations in the restrooms. The buildings that are currently exists will be demolished. The district has a contract with Roof Care and they are maintaining the roof along with the help of PSFA until the district can renovate the school. The district has enough portable buildings to house the school during construction. The district voiced concern regarding a kitchen facility and asked if the Council could provide a portable kitchen. The leases are 50-year leases and have sent a copy of the Shiprock HS lease to PSFA which gives a 90 acre lease including several of*

the schools. The Naschitti lease has been signed but the district has not received it from the tribe. The district will provide the lease at the next PSCOC meeting. Mr. Lasiewicz informed the Council that the leases have been signed by the President of the Navajo Nation and are awaiting the signature from the Federal Government. It was stated that the district is losing students to Gallup due to the disrepair of the facilities but are confident that students will return once the buildings are repaired. The district architect agreed that the gymnasium is above adequacy but assured the Council that the new building will be built with PSFA recommendations. Mr. Gorrell noted that the 2 years ago, the district's maintenance was more effective than what it is now. He emphasized the importance of involvement of leadership in watching over the process and giving the district feedback of whether or not it is working. The Council indicated that this is a good project but voiced concern regarding the FCI ranking and replacement of the structure. Mr. Gorrell explained that the project needs to be analyzed to determine how many years the system or component will last as part of the design process. The school has been well maintained but it's beyond its useful life. The staff was cautioned to be careful with this issue.

-- New Mexico School for the Deaf

Priority 1 Request: The request is to address numerous site infrastructure needs and deficiencies including: redevelopment of site access/ parking, construction of a playfield for physical education/recreation, provide emergency access to Larson Gym, provide adequate, non-conflicting delivery access to dining hall, construct security/monitoring facility, traffic calming along back access road, improve pedestrian circulation, develop security barrier between James Little Theater parking lot and primary school campus, and improve water distribution system.

Facilities Master Plan: Currently, the NMSD Master Plan is being updated and is scheduled for completion by the end of June 2012.

Maintenance Reports: Best practices identified, this district should be used as an example of quality in maintenance and operations. Staff recommends the district continue effective use of the FIMS tools and adopt maintenance performance metrics. They should also fully implement an Energy Management program as they move forward with the use of Utility Direct. The district has already addressed and rectified the major finding.

Site Visit Report: PSFA recommends approval of this application. The NMSD Santa Fe campus site is ranked #1 with the weighted NMCI 136.60%. This is a non-traditional school, a residential campus. NMSD campus had a number of improvements done over past few years that include renovation of Connor Hall, renovation of Dillon Hall, DCP improvements to the Dining Hall and residential cottages, and roof repairs at several buildings. NMSD is currently going through the Master Planning process which is scheduled to be completed at the end of June 2012.

At the PSFA site visit to the school campus, NMSD clarified that the work associated with the improvements along Cerrillos Road, traffic studies, front parking lot and installation of the security gate at the rear entrance to the campus are not part of this request. This work was previously funded under the Deficiencies Correction Program and the school is now ready to proceed with the design.

Particular concern for NMSD is their water system leaks. The source of these leaks has not been found. As a part of the requested project, NMSD will be able to upgrade the water distribution system and install separate water meters at its buildings. There is a possibility that after this work is completed, the City of Santa Fe will be responsible for the water system on the campus. PSFA will be able to participate in funding such infrastructure work, since it is within the existing campus site.

In regard to the requested security monitoring system, PSFA does not participate in funding of the actual installation of security cameras but will be able to fund the rough-ins and wiring to the cameras. NM Adequacy Standards allow for the minimum landscaping/irrigation work on the campus. PSFA will be able to help to restore the old irrigation system but not upgrade the total irrigation system throughout the campus.

PSFA supports the NMSD request to improve the vehicular circulation and access to buildings, as well as the installation of traffic signs, speed bumps, etc.

NMSD has the existing football field used mostly by the middle and high school students and is requesting funding for the construction of the second playfield for the elementary school and for recreation activities for the residential students.

Notes: Mr. Richard Gorman represented the NMSD. It was stated that NMSD currently does not have the required local match for the planning, design or construction of the project. These funds are anticipated to be part of 2013 Legislative capital outlay request and may require PSCOC consideration of an advance for the planning and design phase of the project. The Council asked if the school receives funding from the BR&R from HED. The district representative stated that they had historically received BR&R funding from Higher Ed but it was discontinued last year. The district is approaching HED as its current oversight agency, and they indicated that they are hoping to acquire their matching funds. The district will go through the legislature and then to Higher Ed for the matching funds. If funds are not appropriated from the legislature, the district will then seek a waiver. NMSD will be scheduling a meeting with HED to discuss inclusion into the HED Capital Priority recommendations. The Council noted that the districts' audit was up date but is done by Higher Ed and suggested that this be included in the audit status and any dollars that deal with maintenance or buildings.

In regard to the water system leak, the Council asked what the PSFA can recommend as part of the funding. Mr. Gorrell replied that the total request has not been defined. The site has many deficiencies including the traffic flow on the campus and the water distribution that are not effective. The district is working on its master plan which will help PSFA understand and determine what would be final decisions as far as what is needed and how to service the building with water and roads. This is a request for a design award that would fully define what their needs are and the district will come back and come back for Phase II construction funding. The Council requests that the district come before the PSCOC before the design process begins to present the scoping process. Mr. Guillen commented that exceptions that are made for the NMSD should be applied to all districts. He stated that he is opposed to the concept of the waived offset and noted that public schools are penalized for money they accept from the legislature and all districts need to be treated equally. In regard to revenue from the School for the Arts, the

district informed the Council that this rent revenue goes into their operational fund and is used for maintenance and operational costs for the dorms.

-- West Las Vegas School District

Priority 1 Request: The district requests funding for renovations to adequacy at WLV Middle School. Work includes, but not limited to, lighting upgrades, ceiling replacements, ADA improvements, site drainage, limited roofing replacement, dishwasher hood, front entry definition, restroom upgrades, and weatherization improvements.

Facilities Master Plan: The District's FMP states their most critical capital needs and top priorities are to address better utilization, deferred maintenance, MEP upgrades, and roof repairs/replacements at all existing facilities. Since the district's declining enrollment trends and declining enrollment projections, the district top priority is to ensure better utilization of all facilities.

Site Visit Report: Staff recommends approval of this application. The district needs to closely review the recently completed facility utilization reports (FMP) for the Middle School and district-wide, and take necessary steps to increase the utilization rate. Demolition of under-utilized spaces in the MS gymnasium complex is suggested and should be considered as a part of this application. The PSFA Adequacy Standards, Square Foot Interpolation Guide, indicates a suggested area of 49,130 sf for the current MS student population of 289. The current area of 97,499 sf illustrates the abundance of under-utilized space at this campus.

The District should work closely with their Design Professional to develop a plan for suggested facility demolition at this campus and include the associated costs as a part of this application. Draft utilization charts should also be prepared to indicate the effect of the proposed demolition tasks.

Notes: The district is requesting the approval of the Council to enter into a partnership with the PSCOC to complete the work needed on the campus. The Council asked if the district can use their completed facility utilization reports to identify how they will increase their utilization rate. Mr. Gorrell stated that this project has clearly identified that the district has more square footage than needed. He stated that the old gymnasium can be demolished and replaced with a smaller, more appropriate gym that is within adequacy. The Council asked if the demolition of the gymnasium has been discussed by their board. The superintendent stated that this is part of their facility master plan that was approved May 2011 and was revised according to their priority list.

In regards to the space utilization, the Council noted that based on the population of 289 students, they should have approximately 49,000 sf on the campus. Although the proposal downsizes the project, the Council noted that the project is still at 77,000 sf which is greater than the space needed. The superintendent clarified that there is an area called the technology building at the school campus which is part of the square footage but is no longer being used for classrooms but instead for office spaces for federal programs, special education, school based health clinic and other services.

The Council noted that the site is located downhill from an accequia and asked if past drainage issues have been addressed. The superintendent agreed that the building had

been previously flooded a few years ago. He stated that there is also a need for drainage improvements to address this issue which is part of the overall cost going into the building. The Council noted that a previous award included contingencies that the drainage of the entire site would be resolved. The superintendent stated that this would only include the middle school. Mr. Gorrell stated that the drainage issue at the high school was addressed as well as possible but the historic preservation would not allow PSFA to pipe the water in the acequia across the campus. When the high school project was in progress the drainage was coming from the road above and away from the campus.

The districts audit is current. The district held its last bond election in 2009 and will hold the next in February 2013. The district has one more draw on the bond and the remaining proceeds will be used for Union and Family Partnership projects.

Mr. Karl Sitzberger explained the cost of the project and portions that will be funded that include site work to resolve drainage issues, sidewalk issues, demolition of old gymnasium complex and other costs. Mr. Gorrell noted that there is a clear definition of what is bad and what is fine as it is. The staff will submit a finalized document regarding the cost of the projects. The Council voiced concern regarding the cost of the project. Mr. Gorrell stated that the PSFA will evaluate the project to find a path to get a 30-year life on the project. The Council noted that the document submitted by the district does not align with their request. The request indicates funding for lighting, and ceiling replacements while the staff is suggesting that the main part of the school is in good shape, the document involves every classroom and every room in the school. While the lighting and ceiling are part of the calculation, so is painting, new flooring, a new hood on the kitchen as well as many more components. The document suggests that the Council would have to consider maintenance requirements in addition to renovation requirements and asking the state to pick up the maintenance portion of the project. The Council voiced concern regarding the money involved seems to be for maintenance. Mr. Gorrell stated that the document is a ball park guess about what might need to be done and agreed that the document involves many maintenance issues which should be taken care by day-to-day operations of the district. He stated that every piece would have to be analyzed by staff. Mr. Gorrell also stated that it would not be PSFA recommendation to attempt to take care of all the maintenance issues that district can perform. The Council noted that the district has had poor maintenance practices and again voiced concern regarding awarding funding to the district for this project. The district responded that there are addressing their maintenance issues. The district has gone to site-based maintenance and maintenance personnel are stationed at each school. The Council cautioned the staff to be careful in making recommendations to award this project.

-- Espanola School District

Priority 1 Request: The Los Ninos school commenced operation in 1984 and had a four room addition in 2004. The district is requesting remodeling and renovation including additional exterior lighting, HVAC, re-roofing, exterior painting and stucco; older portion interior needs are ADA door hardware, carpet replacement, electrical upgrade and restroom remodel.

Facilities Master Plan: The FMP needs to be updated since the Los Ninos Kindergarten Center is not included in the district's top priority list (the district was asked to update FMP last year), however the plan does identify projects at the facility.

Maintenance Reports: This school is very well-maintained with an active PM program.

Site Visit Report: PSFA recommends an approval of Planning and Design funding to establish the scope of work necessary to bring the facility to adequacy.

Los Ninos Kindergarten was built in 1986 and has had one addition in 2004. The facility provides 11 permanent full-size classrooms, a library, and a multi-purpose room. The average classroom size is over 1,430 square feet. The classrooms are very pleasant teaching environments. The school houses only Pre-K and K classes. Current enrollment is 161 students.

The mechanical system is in poor condition; the rooftop units at the main building need to be evaluated to ensure that they meet the operational requirements of adequacy regarding classroom climate control. The roofing at the main building is in poor condition and beyond its 20 year life span.

The school site is approximately 3 acres and it is a part of a larger parcel of land which includes James Rodriguez ES totaling 8.64 acres. There are site drainage problems and sidewalk tripping hazards.

Los Ninos Kindergarten shares a kitchen/cafeteria with James Rodriguez ES. This is not ideal for the Los Ninos School since the lunch schedule must work around the James Rodriguez ES schedules. The walking distance for the Pre-K and Kindergarten students is a concern during bad weather. There are a total of 4 lunch sittings for both school student populations. As a part of the requested project, the option of providing a warming kitchen at Los Ninos, utilizing existing space, needs to be explored as a viable alternative to the existing situation.

Espanola school district plans to use their GO bond reserve funding for the local match for this project.

***Notes:** It was stated that the FMP is current but has changed and the project was not listed as their top priority. Last year, the staff asked the district to update the FMP with no response from the district. The staff is still awaiting the update. The superintendent informed the Council that they are in the process of updating the FMP and should have it finalized by December 2012. Mr. Guillen noted that this school has received high ratings in the district primarily because the district brings in the Kindergarten children throughout the city to this site. The parent participation is excellent and the quality of education is also excellent. It was stated that the district has its local match which will come from the 2011 bond issue. The Council suggested that the district apply for Pre-K funding. Mr. Berry noted that there were 6 applicants at the total project cost of \$2.2 million and the state share would be \$1.3 million. He noted that the appropriation was for \$2.5 million and there is a possibility of matching these funds with the other projects in the Espanola District. The deadline for submission of Pre-k applications was June 15, 2012. The staff was directed to work with the district to identify if the district would be eligible.*

4. Subcommittee Reports

a. Awards Subcommittee Report**-- WLW Family Partnership—Out-of-Cycle Design Funding**

Mr. Rico Volpato and Mr. Sitzberger, PSFA staff, presented this item to the Council. The district is requesting Planning & Design funding to supplement the initial planning award of \$60,000. Educational Specifications have been completed and approved and will serve as the basis for the completion of planning and design. Estimated costs for Planning and Design phase is \$210,143. Additional offset carry forward of \$107,898.32 will be applied to future award.

PSFA staff recommends that the PSCOC approve the state funding request totaling \$114,108.68 as requested to complete Planning and Design of this project to adequacy. The district has their required additional funding amount totaling \$36,034.32 in place as submitted. The Awards Subcommittee requests that the district provide additional information to the full Council prior to approval. Mr. Gorrell informed the Council that the school is no longer a 6th grade facility but instead houses grades 7-12.

Mr. Guillen informed the Council the Awards Subcommittee requested that the district provide additional information regarding the success of the school program and consideration given on where the improvements will be located. The motion was approved by the Awards Subcommittee. Mr. Volpato informed the Council that the conditions/questions were: information regarding the make-up of the students attending the school, does the school have a unique boundary or do they come from all over the district, to discuss and justify the decision to use the old cafeteria versus available space at the middle or high school, discuss success stories, whether or not the school receives small school size adjustment funding, discuss the location next to the high school, potential saving resulting from shared space with the high school, and discuss PED designation as an alternative school and students that are not enrolled in other schools.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee conditional recommendation to amend the 2011-2012 award to the West Las Vegas Public Schools for Family Partnership Middle High School to include design funding to relocate the school and remodel the former WLW high school cafeteria/multipurpose building to a maximum equivalent of 80 full-time students, grades 7-12 for appropriate facilities necessary to support the alternative program needs of the school. The Awards Subcommittee requested that the district provide additional information to the full Council prior to approval. The state share of the additional funding needs of \$150,143 (\$36,034 District, \$114,109 State) will be the responsibility of the district due to a direct appropriation offset. Offset carry-over of \$107,898 will be applied to a future award. The district may return for out-of-cycle construction funding at a future PSCOC meeting upon completion of construction documents.

Superintendent Ruben Cordova, Principal Anna Valdez represented the school. A handout was provided to the Council in response to the above questions:

1. Discuss the makeup of the students which attend this school.

The students attend school full time (8:00 a.m. to 3:05 p.m.), Monday through Friday, and most have experienced failure in other schools.

2. **Does this school have a unique boundary or do students come from all over the district?**
At this time, we do not have a unique boundary, and, yes, students come from our district as well as Santa Rosa and Mora.

3. **Discuss/justify the decision to use the old cafeteria building for this school versus available space in the MS or HS.**

The Family Partnership (FP) is made up of unique students who have not been successful in the "regular" school setting for various reasons. If it weren't for this school, many would drop out. The class sizes at both MS and HS levels are 20 to 30 students to one teacher, so students fall through the cracks. Class sizes at FP are 10-15 students to one teacher, so students are afforded much-needed individualized help. Additionally, the MS and HS do not allow tattoos and piercings, while FP does. We also do not have a strict standard of dress, i.e., students are not required to wear polo shirts at the MS level and are allowed to wear caps to school at the HS level.

4. **Discuss success stories from this school.**

This school has graduated over 100 students in its existence that potentially would have dropped out. Students who are not successful in the "regular" school setting come to us broken educationally, socially, and sometimes behaviorally. We work with these students and give them the support they need to be and feel successful again. It may take a year or so, but they see that we do not give up on them or allow them to go backwards, only forwards with graduation as the goal. We can do just that because we are a smaller school with a small student/teacher ratio. We have 20- and 21-year-old students returning to school to earn a diploma because of the makeup of our school. We have students placed in Service Learning classes where they go out into the community and volunteer for 90 minutes every day, securing transferrable skills which will assist them in the real world. Some of the placements have led to students being hired on as employees.

5. **Discuss whether or not this school receives the small school size adjustment funding.**
No this school currently does not receive small school size adjustment funding.

6. **Discuss location next to HS and potential for cost savings resulting from shared space with HS (e.g. cafeteria).**

Currently FP students eat at the HS cafeteria for both breakfast and lunch. However, there are times that FP students are served cold cereal for breakfast because HS students had seconds and thirds of the hot breakfast prior to the FP students arriving at the cafeteria. At lunch, sometimes the HS cafeteria runs out of food for the same reason mentioned above, and students are given a cold meal in place of a hot meal.

7. **Discuss PED designation as an Alternative School and students at this school are not enrolled at any other schools.**

In December of 2011, FP went to being a regular school, meeting the 1,080 direct instructional hours and attending school M-F from 8:00 a.m. to 3:05 p.m. The students enrolled at FP are not enrolled in any other school.

Dr. Cordova stated that, this is a regular school and meets all requirements for graduation but the students are, in most cases, not typical students. Many of the students have experienced failure in traditional schools. Family Partnership has a unique curriculum to address the needs of the students who have experience many challenges and in many cases have dropped out of school. Ms. Valdez added that all her junior and senior students take classes at the community college. They take two classes per semester to prepare them for college.

In regard to question #1, Mr. Aguilar noted that at his last visit to the school, the students attended twice per week and had a sort of alternative schedule at home or some other program. He commented that the school's handout is quite a drastic change from the previous model. Because of the alternative setting is why the model was in place. The school now claims that the students are in school full time and the Partnership School was developed because students didn't have the willingness or capacity to attend full time. Dr. Cordova stated that the title Family Partnership comes from a concept introduced in New Mexico and was designed to be a partnership between the parents of home schooled students and the school district. He stated that the school was to address the needs of home schooled students. Dr. Cordova stated that parents came before the district wanting to partner with the district for high school students as they did not have the skills needed to address the needs of the students. There was a 3 day school on campus and 2 days homeschooling, however, the school was not functioning in the way they had anticipated. Although the name of the school did not change, in December 2011, the district changed the school attendance to 5 days per week with 1,800 hours minimum throughout the school year and meets the education requirements as in other public schools.

Mr. Aguilar noted that previously the district agreed to move the children from Union ES to Tony Serna ES, and to use the Union site as the home for the alternative for the Family Partnership. Apparently, a couple of years later, the district chose not to make the move. Union ES now houses 90 students in the space for 150 students, Don Cecilio has 185 students in the space for 312 students, and Armijo has 157 students with a capacity for 355 students. As mentioned by the Council, the district has capacity in the district. Mr. Aguilar noted that generally alternative schools are developed because of specific needs and the district tries to find housing for them. Dr. Cordova replied that when he came to the district, the project was already on their facility master plan for 5-6 years. He commented regarding the closure of Union ES and no one seemed to know why he school was being closed down and there was no support for the project. Although the plan existed on paper, Dr. Cordova found no support for closing the school. The district was unable to request funding for projects since the district was waiting for the approval of the FMP.

Since the district has so much capacity in their school facilities, the Council voiced concern and asked if the alternative students can be house elsewhere that are already within the standards of occupancy instead of the Council funding a project that requires building a new school and reconstruct a cafeteria. Dr. Cordova replied that if the district had moved the Family Partnership to Union ES, which is quite a distance from the high school, the district would be unable to utilize the high school for classes and currently the cafeteria is also used for Family Partnership students. The plan also calls for demolition of the current site of the Family Partnership facility which is one of the worst buildings in the district.

The staff estimates that the project will cost approximately \$2.3 million with no additions of square footage to the cafeteria building. The old cafeteria will be approximately 2,000 feet greater than the existing Family Partnership and are adding square footing for classrooms. The Council recognizes the value of alternative schools however, members voiced concern regarding the cost of this project to a district that already has extra square footage. Mr. Sitzberger stated that this was a topic of many of the discussions during the

Ed Spec planning process regarding where to house the students and it was determined that this facility is the best location for the school. Dr. Cordova stated that although the spaces are not used every day, they are utilized for other programs such as speech therapy. He indicated that these spaces are not included in the utilization.

Mr. Guillen commented that the district has taken a lot of the Councils suggestions into consideration by planning the facility on an existing campus. He noted that there are issues in planning this school next to an elementary school. He stated that when school boards use their responsibility wisely and try to save operational funds that it comes back to haunt them during the next election or through voter recall.

Mr. Aguilar asked what the value is, from an educational perspective, to not renovate the existing Family Partnership over moving to the cafeteria. Dr. Cordova replied that the district does not have a choice but to find a new location for those students. Mr. Aguilar asked if it would be less expensive to renovate the existing facility and are there savings. Dr. Cordova replied that the district has been criticized for under utilizing space and he realizes that the facility must be close to the high school to utilize the classes. However, the district feels that they do not have space.

Mr. Berry reminded the Council that this project dates back to 2007-2008 and the weighted condition index for the existing Family Partnership building put them at rank 25. The original request from the district was to build a replacement facility and the direction from the Council was to find some existing space. Ultimately the solution was to close one school and incorporate this project into the Union ES. When the district returned last year they were tasked with finding another facility to renovate so a new school would not be necessary. This was discussed in the Awards Subcommittee and they recommended that the district use the existing building that is adjacent to this current site.

Mr. Gorrell informed the Council that the existing building cannot be renovated because it is in bad shape. Staff looked at the cost of demolishing and replacing the school and the cost would be \$5.2 million as part of the Ed Spec process. In regard to the Union ES, Mr. Gorrell stated that five or six years ago, he visited the school upon the district's request and attended their community meetings. They discussed the number of students that would be attending the school and determined that the best resolution would be is to move the students to Don Cecelio and the district agreed to move forward with their award which was conditional upon including this project in their FMP. The district was not aware that they would lose small school size adjustment funding and the district returned to the Council to request adjustments to the award. This is the reason that the district is presenting its current request.

The staff worked with PED and other entities and upon developing a matrix, they determined that this is a regular school and not an alternative school. Ultimately, PED would have to determine whether this is an alternative or a regular school. Ms. Martica Casias, PSFA staff, stated that the staff worked with LFC and PED staff and the questions at the time was programs versus schools and it was determined that if students are enrolled in another school but attending other programs, then it is a program and not a school. Staff determined that students must be enrolled at the school, graduate with a diploma; students must not be counted at any other school and have a PED number.

Upon all the research and meetings with staff, it was determined that Family Partnership is a school. It was noted that previously the Family Partnership was a family school but became a regular school but the district kept the name. Ms. Maestas noted that this an issue to be fair to everyone and this is a policy decision on both the operational side and the capital outlay side on how these programs are going to be considered for funding.

MOTION TO TABLE: Mr. Aguilar moved to table the previous motion to compile more information, for further discussion and be revisited. Mr. Marcelli seconded.

Mr. Abbey asked why the district is not getting small school size adjustment for the school. Dr. Cordova replied that he thinks that the district should and at one time the school was receiving school size adjustment dollars. Several years ago, the former finance chief informed the district that they should not be receiving the funding. Mr. Aguilar noted that in the school code, there is a provision that in small school size, the alternative schools are not eligible for size adjustment. In 2007, Mr. Aguilar's predecessor did approve a small school size adjustment for one year and rescinded the decision the following year. Ms. Maestas noted that a provision in the finance act does not allow alternative programs. If the facility is designated as a school, they are eligible for school size funding. Dr. Cordova agreed that they had previously been approved for size adjustment units but received a letter indicating that they would have to set boundaries for the school but the district was unable to do that due to the fact that the students come from all around the district.

Mr. Guillen stated that it is clear in discussion that the Family Partnership is a school and has been recognized as a school. He noted that the Council has taken action to approve projects for the school and this project should not be delayed.

Mr. Abbey noted that the discussion is not about closing schools and the concern is to build a new school in Las Vegas which has 20 schools with Las Vegas City School District included. He stated that on average they do have capacity and voiced concern stating that the district should have capacity. Mr. Abbey recognizes that this school suits an important purpose. He stated that he does not feel that the district, Council or staff has found a good plan to building another school under the circumstances. A new school would include more administrative overhead, more heating, more cleaning of space that is not being used and money not being spent on the students.

Mr. Guillen stated that the discussion is philosophical in nature and agrees that the facility may be placed in other buildings and other schools but local school board has decided where they want the facility. The students are important to the district and should be important to the Council to provide a facility for their program. Currently the district is in the planning process and seeking approval for design funding. This will not take from the Capital Outlay Fund because of the offset. However, the district will come before the Council for a construction funding for the project. Mr. Guillen stated that the Council should not question local decisions that have been made and commented that the district has submitted all documents that were requested by the Council and feels that the project is justified. He requested that the Council move forward with this project with contingencies if necessary. Mr. Aguilar disagreed stating that the Council needs more time to research and think about this project. He stated that he is not supportive of the program even though the funds will not come from the Council. Mr. Aguilar commented

that the district may move forward with the design since there are no capital outlay dollars involved. He stated that no alternative school has ever been funded by the Council and the matrix needs to be revisited to determine the consequences.

Ms. Maestas stated that many districts have the students in a different facility because it is a special program. She stated that her personal opinion is that the school has been questioned on issues that have not been asked of other alternative schools and the motion is unfair. She opposed the motion stating that they need to determine if the Council has tabled other districts that have come forward and considered an alternative school and not provided funding.

Mr. Gorrell called roll in favor of the table motion:

Gene Gant—No	David Abbey--Yes
Joe Guillen—No	Dee Dennis--Yes
Frances Maestas—No	Michael Marcelli--Yes
Paul Aguilar—Yes	

Upon voting 3 were in the negative and 4 were in the affirmative.

The original motion is to table the request for additional funding for planning and design until the next meeting to give the Council another month to determine if it is appropriate to fund the school. The motion was tabled and this item will be revisited.

The Council directed LFC staff to work with PSFA staff to go through the educational process and if the matrix should be revised.

Mr. Aguilar addressed the district stating that he is supportive of the program and Council needs time to take all issues into consideration. Because there are no PSCOC funding going into the planning and design the district can move forward with the project. He would like to classify the school as a regular school but it does not meet the criteria.

Ms. Valdez clarified that Family Partnership is a regular school and their students are counted on their school site for every reporting period. All core classes are taken at the school except for electives such as band, choir or PE. Mr. Aguilar replied that the district wanted to classify the school as a separate high school and in order to do that the district must have specific attendance boundaries and allow anyone in the boundary to attend if they choose.

- **Los Alamos—Los Alamos MS-- Out-of-Cycle Design Funding**

The district is requesting funding for demolition and reconstruction/renovation of classroom buildings to bring these portions of the campus to adequacy. This includes site work, demolition of original 1961 Classroom "100" building and 1965 Classroom "500" building, renovation of Classroom "200" building including HVAC, finishes, electrical and life safety systems. Project also includes a new two-story classroom building with library and a portable classroom campus. Gymnasium and cafeteria buildings will not be brought up to adequacy at this time due to limited district funding.

The 2011 award was for planning and design to renovate or replace facilities and central kitchen to serve the district to adequacy for 536 students, grades 7-8. This request for additional funds is based on the selected contractors actual cost proposal from an RFP for construction.

PSFA staff recommends that the PSCOC approve the additional state funding request for the Phase II (construction funding) totaling \$5,482,519.30 as requested to complete this project to adequacy. Please note the district has in place their required additional funding amount totaling \$11,131,175.56 as submitted.

Mr. Abbey indicated that there is potential litigation on this project and to be thoughtful regarding their comments and discussion recognizing the risk.

Superintendent Gene Schmidt and Mr. Herb McClain represented the district. Dr. Schmidt stated that the application is based on the funding portion of the project and numbers received from the contractor. The district intent is to demolish the 100-105 building, which is a two story building..

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to amend the previous 2010-2011 award to the Los Alamos Public Schools for the Los Alamos Middle School to include out-of-cycle construction funding to complete demolition and reconstruction/renovation of classroom buildings to bring portions of the campus to adequacy for 536 students, grades 7-8 with an increase in the state share amount of \$5,482,519 (33%), contingent upon an additional local share of \$11,131,176 (67%). Approval consists of funding to the district only, not as a recommendation to award to a specific contractor.

Mr. Marcelli moved to amend the motion to include that the award is contingent that the selected contractor meet the in-state bid preference. Mr. Aguilar seconded.

Mr. Gorrell stated that upon speaking to the district, the contractor had an in-state preference at the time of the bid and maintains the preference to date. Dr. Schmidt addressed the Council stating that the contractor certification is still valid. He requested that the Council not approve the contingency because they believe that the certification is valid. The district also presented an email from Taxation & Revenue that they are researching this issue and have notified McCarthy that there is a notice of contemplated action. He stated that there will be a hearing and Tax & Rev will revisit the certification and decisions that the hearing office has will be subject to judicial review.

On behalf of Secretary Tom Clifford, Mr. Guillen read a message addressed to Mr. Abbey and Council members that states "I propose that the award to Los Alamos for the middle school be conditioned on the district certifying that the winning contractor is currently eligible for the in-state preference or that the winning contractor will still win even if they are not eligible for the preference." The district hopes to have the facility up and running by 2013.

MOTION: Mr. Guillen moved for approval of the Council to include in the original motion that the certification is valid and that they are still eligible for the preference and therefore the motion proposed by Secretary Clifford has been met.

Mr. Robert Herron, PSFA Regional Manager, informed the Council that there is a timeframe in which to complete this project. The district undertook some work on their own and tabling the motion would cause problems with housing students.

Mr. Guillen clarified that the amendment was to propose the award to Los Alamos for the middle school be conditioned on the district certifying that the winning contractor is currently eligible for the in-state preference or that the winning contractor would win even if they are not eligible for the preference. Mr. Guillen stated that the district has certified that the contractor is eligible based on their discussions and advice from their attorney and therefore meet the intent of the motion and the amended motion is no longer necessary.

A letter from the district's attorney states that "pursuant to the state regulations if a certificate is revoked such replication operates prospectively only and does not affect any previously awarded contract except in cases of fraud. The Awards Subcommittee discussed the certification and determined that it is valid.

Mr. Gorrell called roll on the approval of the amended motion:

Mr. Guillen—No	Mr. Dennis—Yes	Mr. Abbey--No
Ms. Maestas—No	Mr. Marcelli--Yes	
Mr. Aguilar—Yes	Mr. Burciaga--No	

The amendment failed.

Roll was called on approval of the original motion:

Mr. Guillen—Yes	Mr. Dennis—No	Mr. Abbey--Yes
Ms. Maestas—Yes	Mr. Marcelli--No	
Mr. Aguilar—No	Mr. Burciaga--Yes	

The original motion carried.

-- **Los Alamos—Pinon ES—Net Share Award Clarification**

Mr. Berry noted that the motion is a clarification on the early 2012-2013 award to Los Alamos. He explained that staff failed to carry over the actual net state award for Pinon ES and the correct award was \$225,000.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee's recommended clarification of the 2012-2013 early roof award to the Los Alamos Public Schools for the Pinon ES. The spreadsheet presented on May 1, 2012 showed a \$0 net share award, which was a formula error within the spreadsheet, correct PSCOC award amount is \$225,000. There being no objection the motion carried.

-- **Moriarty—Route 66 ES Roof—Adjust Offset**

Mr. Berry stated that this award is also related to the 2012-2013 award to the Moriarity-Edgwood Schools for Route 66 ES. He stated that at the time of the May 1, 2012

PSCOC meeting, PED listed an offset amount applicable to the district. The offset amount was applied to an award for a previous project.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommended correction of the 2012-2013 early roof award to Moriarty-Edgewood School for Route 66 ES. The Award Spreadsheet approved on May 1, 2012 showed a district appropriation offset of \$343,775 applicable to this project which has already been applied to a previous district award. The revised PSCOC award amount is \$343,775. Approval of correction is contingent on district submission and acceptance of an updated preventive maintenance plan. There being no objection the motion carried.

b. Administration, Maintenance & Standards Subcommittee Report

-- REC #6—Request for Maintenance Coordinator Funding

Mr. Burciaga presented this item to the Council noting that this is the last year for REC funding.

Mr. Berry referred the Council the June 24, 2011 PSCOC meeting minutes that state:

“Mr. Paul Benoit, Superintendent of Floyd Municipal Schools and Chair of REC #6 addressed the Council on behalf of member REC #6 school districts. The district in REC #6 include: Dora, Elida, Floyd, Ft. Sumner, Grady, House, Logan, Melrose, San Jon and Texico. REC #6 hired 1 person to assist in managing preventive maintenance plans and maintaining School Dude. He gave a brief on how the schools are utilizing the programs and noted that the work for these programs has increased. . If districts do not have the help of the contractor, they will be unable to manage their maintenance. Mr. Benoit noted that none of the districts have failed maintenance while using the work order system. The districts are using SB-9 funds to provide support for maintenance.

In regard to Utility Direct, the districts are spending \$171,000 less in gas, electric, and water. All districts have been tracking their monthly and quarterly expenses since 2006.

PSFA staff commended the district on their use of the system over the years, and noted that the recommendation is based on the current year status from 2010-2011 and staff has not seen FIMS progression over this term. Typically, there is a steep increase at the onset of the use of the system then it plateaus out. It was noted that there was little progression on average over the 10 districts but instead a decline on Utility Direct. Mr. Gorrell noted that this program is important because the small districts do not have sufficient resources. The districts were to share contractors so they can work together as a whole. The Council noted that the districts have been working toward self-sufficiency, and suggested a transition period to phase the cost into the budget. The Council noted that the funding is taken from the PSFA operation budget.

MOTION: Mr. Burciaga moved for Council approved continuation of the contractor subject to annual phasing out with \$10,000 reduction per annum from \$30k in 2011 to \$20k for FY12, \$10k in FY13. Mr. Guillen seconded and the motion carried.”

MOTION: Mr. Burciaga moved for Council approval of the AMS Subcommittee recommendation to renew the REC’s #6 contract for a maintenance coordinator for one

additional year. The PSFA participation shall be limited to \$10,000 and will be considered the final year of funding. The PSFA participation member districts of the REC are encouraged to continue to support the coordinated maintenance efforts from SB9 or other operational funds. There being no objection the motion carried.

5. Other Business

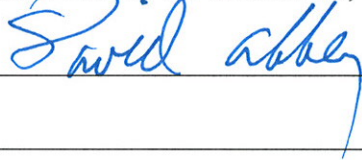
Mr. Burciaga noted that there is concern from staff that there are districts that are not doing their jobs in respect to maintenance and the roof awards are an indication. He suggested that the staff look at the possibility of bringing some of the schools to explain why they are not maintaining their schools. The Council directed staff to read maintenance rules and funding for new schools and to discuss this with districts.

Public Comment

There was not public comment at this time.

Adjourn

There being no further business to come before the Council the meeting recessed at 4:00 PM and will reconvene at 9:00 on June 22, 2011.

A handwritten signature in blue ink, appearing to read "David Abbe", is written over a horizontal line. The signature is fluid and cursive.

Chair

Date