

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
MINUTES
JUNE 22, 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, D FA
 Ms. Andrea Pitts for Mr. Dee Dennis until 11:30 AM

Absent: Mr. Keith Gardener, Office of the Governor

1. Call to Order **Mr. David Abbey, Chair**

a. Approval of Agenda

The meeting reconvened at 9:00 AM. 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. Mr. Paul Aguilar moved for approval of the agenda. Mr. Michael Marcelli seconded, motion carried.

b. Correspondence

There is not correspondence at this time.

2. Continuation of 2012-2013 Standards-Based Capital Outlay Application District Presentations

-- Bernalillo School District

Priority 1 Request: The district is requesting funding to replace the existing K-8 school located in Santo Domingo. The intent is to keep the 2005 classroom wing and demo the older 1957 portions. The district is still in the process of obtaining a lease agreement with the tribe for the land that the current facility is located. The district will have to go out for a bond election in February 2013 for their construction match, and are working with their bond advisor and school board to establish the question to the voters.

Site Visit Report: It is the recommendation of the PSFA Site Committee that Santo Domingo ES/MS be renovated and/or replaced. Current award funding should be limited to educational specifications and design. There are several issues concerning the overall maintenance and custodial care that has been given to this site, which need to be addressed through a revised preventive maintenance and general maintenance plan. It is recommended that the district also keep the 2005 classroom addition as part of the replacement school. The district is also advised to work with the Santo Domingo tribe to come to a consensus on a new lease agreement as expeditiously as possible. As part of the education specification process, the district is advised to work with the community and local BIA schools, Santa Fe Indian School and San Felipe, to

look at their capacities so as to not over build at the Santo Domingo site and better ascertain how many students may return. Given the current enrollment, the district should work to bring the new school down to 56,000 SF and increase overall utilization.

The district is advised to work with its master planner to get their updated priorities and total plan adopted prior to their bond election.

The district is also advised to work with PSFA Planning during the design phase to determine what, if any, additional spaces may be needed as a result of the district's implementation of the Common Core Standards.

Facilities Master Plan: The expired 2007-2011 FMP identified the following capital improvement projects for the Santo Domingo. The plan identified areas of improvement are new athletic field and track; upgrades to roads and parking; interior finish upgrades; major gymnasium improvements; roof replacement; HVAC upgrades; and a fire protection system.

Maintenance Reports: Bernalillo Santo Domingo is a well-constructed older school in great need of repair. This school has received many updates and upgrades in previous years, such that much of the facility has been upgraded to par with current standards, but the school is very poorly maintained, which has rendered mechanical systems to be inoperable. Lack of maintenance also for the roof and grounds is evident in considerable damage issues, and is endangering the foundation, as water is being allowed to pool and drain underneath the structure.

The district subscribes to a written preventive maintenance (PM) plan, but there is no evidence that this plan is actually being used, and in fact, all evidence is to the contrary. A 'lock-out, tag-out' safety plan has also been specified by the district, but the inspection team found live electrical equipment disassembled and open without any lock-out or tag-out of the equipment or power supply. The district needs to develop a program to monitor the quality of PM work going on in the field, and should make a conscious effort of addressing and rectifying the major and minor findings. The district should work with the tribe to obtain additional acreage adjacent to the existing school so as to reduce the cost of creating a temporary campus during construction.

Notes: Superintendent Mr. Alan Tapia, Mr. Martin Montano, Mr. David Garcia, former Lt. Governor Joe Bird and Attorney Wayne Blod represented the district. Mr. Tapia noted that the school is a rural school located on the Santo Domingo Pueblo. The school currently serves 341 students and serves 100% of Native American students. The school is in constant need of repair and is not energy efficient and costly to operate. Seventy percent of the students are English language learners as well. Mr. Tapia indicated that students are making progress, however, many students are leaving because of the condition of the building. The district is utilizing 21st Plus funds for their kindergarten but will no longer exist for the district. Mr. Montano acknowledged that there are maintenance issues Ms. Irion indicated that they have

another bond sale that will take place this year of the remaining \$9.2 million based on their election in 2011. The district is bonded to capacity. Council requested that the district provide a report on their projects. Mr. Tapia noted that a Maintenance Supervisor has been hired and assured the Council that the district maintenance will improve. Staff noted that the district must update its FMP. Staff stated that the district needs a quality monitoring program to maintain the facility.

Mr. Aguilar feels that there is an urgency to move forward with this project and is confident that their maintenance practices will improve. In regard to the lease, it appears that the district and the pueblo are working on a 25-year lease and buildings are built to last 50-years. Mr. Tapia stated that the district is in the negotiation process of the lease and are looking at a 25-year lease. Mr. Gorrell and the district met with their attorney in regard to the lease. Mr. Gorrell commented upon the meeting with the task group and explaining the general policy of the Council to protect investments of 50-years and a 25-year lease is acceptable if there is an option to renew it so there is a 50 guarantee for the state investment. He explained the process of development for the programmatic and physical needs are for the school. Then the existing building is measured to determine if it should be torn down or rebuild.

Mr. Blod stated that the tribal council is also looking at the school board having a lease for the property for 50-years. The length and the term of the lease is only one issue. The Tribal Council wants to assure that there are accountability provisions in the lease, that the lease addresses the quality of the facility, the maintenance issues, and quality of education. If the issues are addressed and the students will get a good education then the term or the lease is not an issue. What the Tribal Council wants is a good education for their students and will do what they have to do to support that result. The tribe wants a culturally related facility. The district is working diligently to complete the lease negotiations by the time the PSCOC awards the grants.

The district informed the Council that their audit is underway and should be completed soon. The school board is in full support of the project and the bond election. The Council was invited to the school to observe the condition of the facility.

The Council thanked the tribal delegation for their attendance and support for a new school facility as well as efforts to work with the district to provide a quality education for the students in the community.

-- **Albuquerque School District**

Priority 1 Request: Sandia HS—The APS District is requesting reimbursement of the state's share to adequacy of the project development/design fees and future construction funding for the building of a new science/general classroom building and a new library/media center. The request also includes funding to adequacy for the demolition of buildings K and L.

Site Visit Report: Identify the number of students attending Sandia HS that reside within the school boundaries and the number of students attending from outside the

school boundaries. PSFA staff questioned if this is a magnet school? APS does not consider this a magnet school.

The PSCOC funding of the current request will not significantly reduce the current FCI ranking if at all. The PSCOC policy is to fund larger projects that will significantly reduce the FCI ranking and bring the complete school to adequacy.

The staff recommends the following:

1. That the current approximately 25 year phasing plan for the campus renewal be consolidated into the design and construction of all the classrooms/educational spaces and be reduced to two phases. The district would need to commit additional funding to the project to bring those facilities and systems to adequacy during these two phases.
2. That the two phases of construction be completed within 3 years.
3. That the ninth grade academy be incorporated into the replacement of the main classroom building rather than building a separate 9th grade academy building.
4. That a review of the main classroom building to determine if a renovation would be more feasible than demolishing the current building and building a new building.
5. Do not demolish the K and L buildings after phase 1 construction but use them as swing space for classrooms while phase 2 is completed. Demolish K and L buildings after phase 2 is completed.
6. Do not demolish the yucca building but put one or two charter schools in the building.

Facilities Master Plan: The district's FMP prioritizes the renovation and additions to existing buildings and upgrading all HVAC systems. The plan also addresses the demolition of the Yucca Annex and the replacement with a new classroom addition closer to the main campus. The district has requested an option to replace the older core classrooms and other older buildings to be considered. The project would include the replacement of the main classroom building, cafeteria/ kitchen, library, Yucca and PAC buildings. They also would like to relocate the soccer field, softball field and tennis courts and to construct a new field house.

Maintenance Reports: A complete and comprehensive PM Plan has to be established and fully adopted. PM protocols need to be standardized and implemented for all district systems per statutory requirements. PSFA recommends the district develop a program to monitor the quality of the PM work being done. This school is in its current condition because of long term deferred maintenance and a lack of attention to detail. The district should also make a conscious effort of addressing and rectifying the Major and Minor findings.

Notes: Mr. Brad Winter, Ms. Karen Alarid and Mr. Kizito Wijenje represented the district. PSFA recommends that the district reduce the number of phases to two and complete the renovation/replacement of all the classroom and educational spaces in those two phases and the two phases to be completed within three years. It is recommended that the district use Yucca building to house one or two charters.

The first phase has been totally funded by district funds. The cost of Phase II is not for design but the district is ready for construction on Phase I. The district has a general plan but not a timeline. The district has \$22 million for this project and funded totally with local funds.

The Council noted that the facility scores in the 70% range and asked why Sandia HS is their priority when there are other school that are ranked higher. The Council urged the district to look at other options and take the other schools into consideration then come back prior to the awards meeting with how to address these issues, resolutions and priorities. The Council voiced concern regarding the large commitment involved in the district's projects. Council suggested that the district come before the Awards Subcommittee to address schools that are in worse shape than Sandia HS. A Council member noted that many of the projects are local board decisions and besides the rankings, other costs need to be taken into consideration. Mr. Winter informed the Council that the other schools are in their master plan and assured the Council that the other schools will be taken care of and taken into consideration. The district will have a mill levy election in February 2013 and many projects will be accelerated within a year.

-- **Capitan School District**

Priority 1 Request: Renovation of existing High School to include administration, classrooms, labs, HVAC, windows, doors, roofs and insulation. The request includes renovation of existing Vo-Ag Building to include wood/metal shop and relocation of kitchen/cafeteria.

Site Visit Report: Our recommendation is to award planning & design funding. Complete the project in less time at a lower cost to taxpayers and minimize the disruption to the students and school operations if PSCOC fronts the money and Capitan Schools repays w/ future GO Bonds. See Site Map with notes.

Staff believes that the current ranking gives the Council and PSFA a great opportunity to get involved with this campus remodel project and assist the district in the complex process associated with this type of project. In addition, state participation will give PSFA an opportunity to help bring forward some options that will reduce square footage (such as moving the admin into the ES (or HS) building.

Staff recommends encouraging the district to start the selection process for an architectural firm as soon as possible (this has to happen if the district wants to move the project forward) and assisting with the process. It is also recommend making an effort to advertise and make public the planning process to the community, in order to gather and build support for the future bond passage.

Staff believes that planning and design funding should help the district to get the project going. The planning phase will be very important because it will establish the overall direction for the project. The participation of an effective civil engineer from

the beginning (as part of the planning process), developing drainage solutions supporting the campus master plan secured by the district, is extremely important.

Staff believes the entire plan should take into account the implications related to drainage. Staff feels that the auxiliary gym, the kitchen/cafeteria and the administration building are creating, or contributing to, the drainage problems on campus. During the evaluation of different options and in the final plans the staff recommends evaluating/emphasizing the effect that the presence or absence of these buildings would have on the drainage plan.

The district had an outside contractor perform an evaluation (Life Cycle Cost Analysis) of different HVAC systems. Without having too much information regarding this evaluation, my guess is that the evaluation was done by an installer / controls operator (and possibly service provider) company that may have an interest in the final solution and the installation contract. Staff recommends at least a review of this LCCA by the mechanical engineer and a review with the owner of the most beneficial method of procuring the installation of the new HVAC systems. Staff recommends having the plumbing, HVAC and remodel work be done at one time for each building. The coordination of a separate contract for HVAC work with the rest of the project will be extremely difficult.

The CMAR process may be a viable option for this project, given the fact that all the work will be completed on the occupied campus. The remodel work may not be completed during the summer months and the students will have to be relocated between buildings. Potential changes in contractors / different bid processes will be time consuming and the construction process / schedule will be disrupted and coordination between phases will be extremely difficult without continuity between contractors.

Facilities Master Plan: The district is currently in the process of updating their FMP. The final draft was submitted to the district, PSFA and the FMP Committee for review on May 14, 2012.

Maintenance Report: The district adopted PSFA's Maintenance Dude's most current version of the Preventative Maintenance Plan which was received and approved by PSFA on May 8, 2012 with an outstanding rating.

***Notes:** Superintendent Shirley Crawford represented the district. The District has completed an LCCA on HVAC for the District and plans to install a ground coupled heat pump system using the football field for their well field. The Site Visit team recommends: using a portion of the existing large parking lot on the NW corner of the campus for possibly the MS and HS well field. The district has administrative offices in the Elementary School and the MS and HS currently have 2 principals. The district has plans to demolish the existing district administration Office (circa 1939) w/ 5,828sf and replace it with a new 6,000sf facility. The site visit team recommends: using a portion of the existing HS or ES square footage and renovating it into a new district administration office. The districts total enrollment is currently 490 students,*

the total enrollment in 2004-2005 was of 638 and the projected enrollment of 434 is expected in 2017-2018. This would reduce the campus net square footage by 5,828 sf saving the district dollars.

***Additional Notes:** The FMP should be implemented as there are major deficiencies that include fire protection, contractor oversight and cluttered equipment rooms. The district is encouraged to work with staff regarding their maintenance plan. Staff indicated that there is an opportunity to address the entire campus and an opportunity to reduce square footage and downsizing the footprint of the project. The district's maintenance staff is getting familiar with the PSFA maintenance process. The Council commented that they realize the value of moving their projects forward at once and noted that it is a challenge to advance the entire project that is an issue that the Council has been struggling with in some districts that have received advance and fail to fulfill their obligations. The state cannot advance the whole amount for the construction this project, Superintendent Crawford stated that the district is only asking for planning and design funding for this project and may come back for construction funding. She stated that if the district should ask for an advance, they will use every bond to repay the PSCOC for the advance.*

-- **Zuni School District**

Priority 1 Request: Dowa Yalanne ES was built in 1966 with 2 additions built in 1972 and 1982. The district feels that many of the systems at this school have exceeded their useful life. The HVAC system requires constant maintenance and the district struggles to maintain acceptable temperatures for the students. This site has site drainage problems and life health safety concerns throughout the facility. The district would like to combine Dowa Yalanne and A:Shiwi Elementary Schools on a new site. This will allow the schools to share core spaces and utilize facilities more efficiently and effectively.

Site Visit Report: Dowa Yalanne ES is located in the heart of the Zuni Pueblo. This makes it an archaeological site, which raises concerns for new construction and it would incur additional costs for archaeological digging. The archaeological site also restricts the district from trenching wiring into the site for technology, and the current microwave signal system is unreliable. This site is landlocked and the narrow roads and lack of parking cause difficult access for bus and parent drop-off. The building has cracking in the floors and walls. There are classrooms at this location that do not meet adequacy and ADA requirements. The HVAC system does not function properly for the district needs. The cost of repair on this building is approximately 50% of a new building. Considering the size, site access, cultural requirements and technological limitations on the current site the PSFA recommend the district rebuild the combined elementary schools on a new site. Combining the two existing elementary schools into one facility will reduce the overall square footage and operational costs for the district. The district does not currently have a site designated for the new facility.

Facilities Master Plan: The District's FMP number one priority is to combine A: Shiwi and Dowa Yalanne Elementary Schools onto one campus. The FMP states that relocating the schools onto one campus site would resolve all current issues and would

decrease the overall gross square footages. Dowa Yalanne ES is located on a site in the middle of the pueblo, which has created many conflicts between vehicular and pedestrian traffic. Internet access to the campus has to be sent by micro-wave as underground access to the site is prohibited by the Zuni Tribe because it would have to cross sacred ground. The majority of A:Shiwi ES building systems are past their useful life and need to be replaced. The existing facilities and site limit room for expansion. The FMP identifies the following capital improvement projects for each existing elementary school facility:

Maintenance Report: The PM plan needs to be adopted and embraced wholeheartedly to comply with statutory requirements. The program needs to be enhanced through additional PM schedules and effective implementation to include all facilities and equipment. Vandalism is a problem at this school site and we recommend 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 findings

Notes: *PSFA suggests one of the following options:*

Option 1: Use the current A:Shiwi ES school site. This site is 8 acres. In order to house 700 students, it would require a two story structure or the district would need to work with neighboring land owners to lease surrounding property. Concerns with this site are drainage, site access and the limited size.

Option 2: Build the combined schools on land designated by Zuni Pueblo tribe for educational construction. This site is located adjacent to the current Zuni High School site and would allow the district to centralize its schools and share parking with the high school. The district might need to relocate the existing football field for this option. Concerns with this property are the soil conditions in the area and the close proximity to high school site.

Option 3: The district is investigating leasing land from tribal families along Hwy 53. This is a 25 acre site that previously housed the old Zuni HS building. Concerns of this site are the lease cost and traffic congestion along Hwy 53. The district will need to modify their financial statement to include federal impact aid funding and any additional funding that can be used for capital projects.

Priority 2 Request: A:Shiwi ES was built in 1990 with 2 additions built in 1991 and 1992. The district feels that many of the systems at this school have exceeded their useful life and that the size of the campus restricts access and growth at this location. Currently Pre-K students are located at Zuni Head Start and the district would like to include the pre-school program at the elementary school. This site has drainage and sewer problems. There are also life health safety concerns throughout the facility. The school is over the functional capacity and playground equipment is not age appropriate. The district would like to combine Dowa Yalanne and A:Shiwi Elementary Schools on a new site. This will allow the schools to share core spaces and utilize facilities more efficiently and effectively.

Site Visit Report: The major concern with the A:Shiwi ES site is drainage. The entire site is built lower than the neighboring properties. There is significant cracking in interior floors, walls, and walls surround windows. There is also cracking and shifting in the exterior sidewalk and paving areas. Interior spaces have been designed inefficiently with wide corridors and oversized tare spaces. The HVAC system does not operate properly and requires constant repair. The cost of repairs on this building is approximately 54% of the cost of a new building. Combining the two existing elementary schools into one facility will reduce the overall square footage and operational costs for the district. A:Shiwi ES site is 8 acres and a small site for combining the two schools to house 700 students. In order to use this site the new facility would need to be a 2 story structure or the district would need to acquire surrounding properties. The current drainage problems would also need to be corrected. The district does not currently have a site designated for the new facility.

Facilities Master Plan: The District's FMP number one priority is to combine A:Shiwi and Dowa Yalanne Elementary Schools onto one campus. The FMP states that relocating the schools onto one campus site would resolve all current issues and would decrease the overall gross square footages. Dowa Yalanne ES is located on a site in the middle of the pueblo, which has created many conflicts between vehicular and pedestrian traffic. Internet access to the campus has to be sent by micro-wave as underground access to the site is prohibited by the Zuni Tribe because it would have to cross sacred ground. The majority of A:Shiwi ES building systems are past their useful life and need to be replaced. The existing facilities and site limit room for expansion. The FMP identifies the following capital improvement projects for each existing elementary school facility:

Maintenance Reports: The PM plan needs to be adopted and embraced wholeheartedly to comply with statutory requirements. The program needs to be enhanced through additional PM schedules and effective implementation to include all facilities and equipment. Water softening system was identified inoperable and affecting plumbing hardware. Recommend the district review this system for repair and proper operation. The district should also make a conscious effort of addressing and rectifying the Minor findings.

Notes: *PSFA suggests one of the following options:*

Option 1: Use the current A:Shiwi ES school site. This site is 8 acres. In order to house 700 students, it would require a two story structure or the district would need to work with neighboring land owners to lease surrounding property. Concerns with this site are drainage, site access and the limited size.

Option 2: Build the combined schools on land designated by Zuni Pueblo tribe for educational construction. This site is located adjacent to the current Zuni High School site and would allow the district to centralize its schools and share parking with the high school. The district might need to relocate the existing football field for this option. Concerns with this property are the soil conditions in the area and the close proximity to high school site.

Option 3: The district is investigating leasing land from tribal families along Hwy 53. This is a 25 acre site that previously housed the old Zuni HS building. Concerns of this site are the lease cost and traffic congestion along Hwy 53.

Additional Notes: *The district intends to combine two elementary schools which would allow the district to share the core facilities that in turn would assist in the operational cost. The district will build the school on a new site. A tribal member stated that the tribe is in full support of the project, and stated that this project is in the best interest of the students. The district passed an SB-9 election in April 2012. The district has an almost zero tax base and if a general bond election was passed the district would only be able to raise \$180,000. The district received \$162,000 from impact aid. However, the district is only allowed to keep 25% of their impact aid funds and 42% of the 25% goes to teacherages. The district is forced to do more with less funding from the federal government. The district has eliminated 60 positions in the district due to lack of funds. Consolidating the two schools would stabilize the staff issues, eliminate additional positions as they would no longer need additional custodial and kitchen staff, and a portion of the support staff.*

The Council noted that one of the schools was built in 1990 and developed many issues such as cracking of the interior walls and other issues. There are also concerns regarding drainage, soil and traffic congestion. The Council asked if there is a location in the district that would not have these issues. Staff replied that there are issues in the overall area and would not propose building the school at one of the current sites. The project will require proper design oversight and during construction. The district has found a piece of property south of the high school that does not seem to have structural issues. The Council noted that the district has to modify their financial statement to include federal impact aid funding even though it's a local board decision on how they use the funding. In regard to the construction dollars from impact aid is approximately \$162,000.

The district intends to use the older facilities for a library, administration offices, meeting rooms, a training room and a central office facility. The Council disagreed that the districts projects have been coming in under the amount awarded. It appears that the Council has built Zuni High School twice including a new roof that was 12 year old. The footing structure was falling apart so the whole building needed piers added to stabilize the facility. The Council noted that there was an issue where the district hired unqualified local contractors on past projects. The Council is uncomfortable that they may be funding a new building that will have the same issues as the high school. The district stated that the high school was built in three phases by different contractors with HVAC systems that didn't match with one another so there was difficulty in keeping a good function facility. The Council also noted that there were legal issues on their last project regarding conflict of interest and procurement. Staff replied that the issues were with the middle school roof project. The district used an open-end contract and was a transaction where they hired a contractor that did not have a license to perform the work. Construction Industries Division investigated and the actual contractor that was doing the work was a local artist which was sub-contracted and did inferior work. Ultimately, the Council

awarded the district emergency funding to replace the entire roof. Due to past history, the Council believes that this project would need to be under direct PSFA oversight.

-- **Gadsden School District**

Priority 1 Request: Renovate and add to existing Desert View Elementary School or build new and demolish existing school to comply with State adequacy standards at 68,750 square feet maximum.

Site Visit Report: PSFA staff recommends award of planning and design funding to begin with a feasibility study to determine if it is best to renovate the existing facility and add to it or build an entirely new facility on the same or new property. The feasibility study would be followed by a more accurate estimate of necessary construction costs as a basis for planning and design funding. Construction funding, based actual contractor approved cost, would be requested for an out of cycle phase II construction funding award once designed to 100% construction documents.

Facilities Master Plan: The Gadsden Facilities Master Plan is dated 2011-2016 and current, however, the District is in the process of completing a yearly update. The District anticipates Board approval of the update in July 2012. Currently, Desert View elementary is ranked 8th in the FMP update, however, it is the highest FAD ranked project among the District's priorities.

Staff agrees with the District's design capacity of 550 for the renovation. The FMP projects a stable enrollment with 560 students projected at the school in 2010 and staff agrees with this assessment. The District brought up the issue of potential growth due to the Union Pacific rail yard project commencing and new housing development already underway. The District believes that this project has potential to bring growth to the Sunland Park and Santa Teresa area. PSFA staff told the District that it would monitor the enrollment and that any design of the Desert View Elementary project should be flexible with the ability to build an addition if growth does occur. PSFA staff also encouraged the District to perform a geocode analysis, which will help them to identify student locations.

Maintenance Report: The school is very well kept however because of its desert location, sand is brought into the entire school area via wind. Some means of controlling the sand build up should be considered as part of any renovations or upgrades as this poses a significant maintenance burden on the district.

Some best practices identified, this district should be used as an example of quality in maintenance and operations. Monthly maintenance performance metrics are evaluated by team for continuous improvement. The district should also make a conscious effort and address rectify the Minor findings.

Notes: *Superintendent Efren Yturralde represented the district. Staff would like to evaluate the completed feasibility study prior to offering alternative options to the district.*

3. Director's Report

a. Project Status Reports

Mr. Gorrell presented this item to the Council, stating that the AMS Subcommittee has reviewed the report and that it was sent to the full Council for their review prior to this meeting.

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

b. Master Plan Status Report

Mr. Gorrell presented this item to the Council, stating that the AMS Subcommittee has reviewed the report and that it was sent to the full Council for their review prior to this meeting.

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

c. Lease Payment Assistance Report

Mr. Gorrell presented this item to the Council, stating that the AMS Subcommittee has reviewed the report and that it was sent to the full Council for their review prior to this meeting.

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

4. Other Business

a. QZAB Applications Received

Mr. Berry reminded the Council that they approved the 2012 QZAB application in April 2012. The applications were due May 25 and PED reports that there were no applications received for this year.

b. Pre-K Classrooms Applications Received

Mr. Berry presented this item referring the Council to the spreadsheet that indicates that there were 6 Pre-K applications received. There was an appropriation from the Public School Capital Outlay Fund in the capital bill in the 2012 session to fund Pre-K classrooms. Based on the applications received there is a total project cost identified for these project in the amount of \$2.2 million. Although it is not a requirement that the district pledge a local match, the Council requested as part of the application that districts provide a match at the same percentages in the standards-based process. Potentially with the local pledges, the state match portion is approximately \$1.3 million. The next step is to score the applications and/or potentially conduct site visits.

In regard to Zuni, this is a project that can be combined, if an award is granted, with the construction of a new elementary school as part of their current application.

Mr. Berry stated that the Hatch, Rio Rancho and T or C applications have existing pre-k programs that have been approved. Farmington and Gadsden have applied for new pre-k funding this year and are waiting for a decision on the operations side. The T or C elementary school is a current PSCOC project that is in the design phase and funding can be incorporated into their design award.

Since there will be \$1.1 million available after funding the districts that applied, the Council suggested that the pre-k applications be reopened and prioritize the ones that have already applied but have an ongoing application process. The on-going application will be posted on the PSFA website. PED will also send notification to the districts regarding open enrollment.

c. Next PSCOC Meeting - Proposed for July 26, 2012

After discussion, the Council unanimously agreed to hold their next PSCOC meeting on July 26, 2012.

5. Executive Session for PSFA Director Evaluations

MOTION: Mr. Burciaga moved for Council approval to adjourn to Executive Session pursuant to the Open Meetings Act NMSA 1978, § 10-15-1 (H) (2) for the purpose of discussing the performance evaluation of the PSFA Director.

The clerk called roll for adoption of the motion:

Mr. David Abbey - Yes
Mr. Dee Dennis - Yes
Ms. Francis Maestas - Yes
Mr. Joe Guillen - Yes
Mr. Gene Gant - Yes
Mr. Raul Burciaga- Yes
Mr. Michael Marcelli - Yes
Mr. Paul Aguilar - Yes

By unanimous vote the Council went into Executive Session.

Reconvene to Open Session

The meeting reconvened at 2:53 PM.

MOTION: Mr. Burciaga moved for Council approval to reconvene from Executive Session pursuant to the Open Meeting Act NMSA 1978, § 10-15-1 (H) (2) for the stated purpose of discussing the performance evaluation of the PSFA Director. Only the above-referenced item was discussed and no votes were taken. Mr. Guillen seconded, the motion carried.

The clerk called roll for adoption of the motion:

Mr. David Abbey - Yes
Mr. Dee Dennis - Yes
Ms. Francis Maestas- Yes
Mr. Joe Guillen- Yes
Mr. Gene Gant- Yes
Mr. Raul Burciaga- Yes
Mr. Michael Marcelli- Yes
Mr. Paul Aguilar- Yes

Public Comment

The Council thanked the staff for their dedication and hard work in the PSCOC process.

Adjourn

There being no further business to come before the Council, the meeting adjourned at 3:00 PM.

David Adley Chair

9/5/12 Date