

it via Internet. Mr. Berry referred the Council to the meeting notebooks that contain the district applications (see attached), fast facts that are a roll-up of district financial information and past awards, as well as membership by school, and a site visit report for districts that applied for PSCOC funding, as well as other pertinent information. Some districts did not warrant a site visit because they had previously received a formal site visit. The Council was referred to a spreadsheet that reflects the estimated cost for the final applications, with the potential state share net awards in the amount of \$11,869,174 and the potential Out-of-Cycle awards in the amount of \$182,616,857.

The financial plan, provided to the Council in their meeting notebooks, reflects the actions taken by the Council at their last meeting regarding projects and adjustments. It also notes that the PSCOC approved contingent standards-based roof awards to 23 projects in 12 districts. Applications are proceeding with tentative awards scheduled for the July 29, 2011 PSCOC meeting.

b. District Presentations

-- **Belen School District**

Priority 1 Request: Belen Family School — Request for funding for a new Family School. The Family School facility was determined to be structurally unsound by a structural engineer. The school is currently leasing a temporary facility at Rio Communities to safely house the students. The leased facility is not set up as a school environment and is not a permanent solution to house the Family School. The Belen School District is currently exploring available solutions, which include purchasing and renovating an existing facility, or building a replacement school at the existing site.

Facilities Master Plan: Belen’s 2005-2011 FMP expires at the end of this year. The FMP lists the Family School as a priority for the district, however, the FMP does not identify a replacement or a new school facility as a capital project need at the school. The FMP does not identify capacity and utilization for this school.

Maintenance Report: Satisfactory—Belen’s PM Plan is current. Maintenance staff development plan lacking. No record of maintenance safety program. No evidence of contractor oversight process in place. Facility Master Plan is due to expire in 2011.

Site Visit Report: It appears that the Family School is more a program than a school. Because of this PSFA will need to look closely at the school to justify full Adequacy Standards. PSFA’s review will include existing (prior to temporary relocation) utilization of the school spaces, as well as students and staff schedules. Based on the conditions of the vacated Family School building, it would not be a viable solution to renovate and repair the facility. If a replacement school was to be built on the existing site, extensive site work to raise the site and correct drainage problems would be required. Drainage problems are predominantly created off-site making correction difficult. Further evaluation is necessary before building a replacement school at this site. The First Bank alternative site was reviewed on the site visit, and raised many questions related to being a viable solution for the school, including needed renovations and operational costs. A number of other sites were

also reviewed, and location near an existing facility may cost-effectively support this school's mission.

Alternative Project Options: Possibly building a replacement facility on the south side of the property at the Rio Grande ES. This will maintain the close proximity of the two schools, and will allow Family School to further utilize and share required spaces.

Notes: The Belen School District was represented by Dr. Patricia Rael. She announced that she is retiring and that Mr. Ron Marquez will serve as Superintendent upon her retirement.

Dr. Rael noted that the school is currently housed in a leased facility and the facility is on the verge of being sold. The current facility is not appropriate for a family school. She pointed out that the Family School is not a program, it is a school.

The Belen District was recently successful in passing a bond sale and the district is prepared to do construction. The district is applying for Phase 1 funding to access which building are available and safe for students.

The PSFA staff noted that the family school currently houses 82 students, grades 1-8. The facility was found structurally unstable, which prompted moving the students. There is concern regarding utilization needs to be addressed. Based on the conditions of the vacated facility, it does not seem a viable solution to repair the facility.

The Phase 1 request is for design only and it will allow the staff to look at other options and utilization of space. The district would then come back before the Council for Phase 2 funding and all options will be vetted with staff recommendations. The Council asked under what legal basis would a family school be funded.

Dr. Rael noted that the students that attend the Family School are public school students and are taught by public school staff. She noted that the school received funding per the unit value for students and their needs. The students do not attend school full time, per the PED requirements, students must attend at least 51% of the time at a school, there is a partnership with the parent to carry out the responsibility of teaching their children at home. Dr. Rael informed the Council that math, science, language, arts and reading are taught at school by qualified teachers.

Mr. Sam Chavez informed the Council that the Family School has made AYP every year. Members of the Council indicated that perhaps this is a policy issue and children always come first and voiced concern that family schools can apply with the PED and are designated a school code. There is an exception where alternative schools are considered a program and are not considered for school size adjustment. There is a contradiction that the PSCOC funds charters schools but not alternative schools, and there need to be clarification on what schools are programs and what schools are schools.

The Council suggested that the district submit an application that includes the Rio Grande School and the Family School to address facility needs temporarily until all issues can be resolved. The Council reminded the district that there is a requirement that districts complete their audits before funding can be considered. Dr. Rael informed the Council that their audit will be complete and submitted by August 2011. The district representative indicated that the community supports this project.

The staff is directed to provide the Administration, Maintenance & Standards Subcommittee with a decision support tree or checklist that clarifies which schools are schools and which are programs.

Ms. Frances Maestas and PED staff will attend PSCOC subcommittee meetings in an attempt to resolve these issues. The Council will then revisit the Belen School District application that would be contingent upon the completion of the educational specifications. The site will be selected based on the criteria. The staff noted that according to the master plan, all the Belen schools have capacity. Rio Grande Elementary School has the capacity of 450 with an enrollment of 288 last year.

-- **Estancia School District**

Priority 1 Request: Middle School — Request for funding to replace middle school due to age deterioration of systems including plumbing, electrical and roofing issues; as well as the inability of the existing facility to support the educational program needs of the middle school curriculum, i.e., technology, career/health education, literacy (library), Response to Intervention (RTL) due to inadequate classroom space. It should also be noted that the Middle School houses the district's technology main digital frame (servers, switches, routers) in a modified library closet that cannot support current technology needs. The request is for planning and design funding.

Facilities Master Plan: The 2007-2012 FMP is current and approved. The FMP states that the Estancia Middle School has a design capacity of 287 students and with a 2010-2011 40th-day enrollment of 139 students, the school has capacity for 149 additional students. Given a stable, low student enrollment growth rate that the school and district currently experience, the school should have more than enough space to accommodate future growth. The FMP indicates that the total classroom need for general education is six classrooms, while the schools have eleven general education classrooms, meaning that five are available for use.

Maintenance Report: Marginal — PM Plan up to date. More attention needed in FIMS, i.e., craft codes, contract services. Staff development plan/training requires verification. There is no formal maintenance safety plan. There is a contractor oversight procedure in place. New Facility Master Plan is being developed, that has minimal alignment with PM plan.

Site Visit Report: Educational Specifications/utilization/feasibility studies need to be completed to determine the best direction for the Middle School. The data collected will demonstrate the need for either complete replacement or renovation of existing spaces, or a combination of both new and renovation. The district has indicated the existing students could be relocated to existing space in the high school

and elementary school while construction is taking place. It is recommended that Phase 1 funding (\$700,000) be approved to complete the educational specifications for this project and to provide professional design services through construction documents. Completion of a site survey is also needed.

Notes: Ms. Carolyn Renteria, Superintendent of the Estancia School District, represented the district. She introduced Mr. Jesus Romero, School Board Member, Dr. Al Clemmons, Bond Advisor and Marilyn Strube, Architect. The district request is for educational specifications and design funding. The district is in the process of updating their facility master plan which should be completed by December 2011. The district's audits are current and have been approved by the State Auditor to contract for the audit. The 2010 audit findings have been resolved and the district is confident that the current audit findings will be resolved.

Ms. Renteria informed the Council that the PSCOC funded projects for the upper elementary roof and the wood shop roof at the vocational building have been completed. She indicated that the district has community support for their next bond election. The district currently does not have their local match but plan on to go for a bond election in 2012 and are confident that the bond issue will pass.

The Council asked if the gymnasium is scheduled for demolition. Mr. Renteria stated that the gymnasium is a historical part of the building. The Council noted that the district currently has three elementary schools. The PSFA will look at the utilization of the schools.

-- **Truth or Consequences School District**

Priority 1 Request: T or C Elementary School—Request for funding to replace the existing main classroom and administration building; and to address building system, environmental and code deficiencies.

Facilities Master Plan: The district's new FMP is currently in production and going through school board approval. ARC and the district have provided PSFA material from the draft plan for the purpose of completing this report. The plan is 90% complete but lacks finalization of the capital prioritization list.

Maintenance Report: Satisfactory— PM Plan current. FIMS enhancements needed. Staff development plan needed. No maintenance safety plan in place. No contractor oversight process in place. FMP is near adoption.

Site Visit Report: Educational Specifications need to be completed to determine the full scope of the project, including what classroom space is needed to meet educational program needs. An in-depth understanding of the utilization of the site that is shared with Sierra Elementary is also an important piece in determining the required scope of this project to adequacy. The anticipated square footage for this project as submitted in the application is below what is allowed for adequacy, based on the number of students being served. The reason for this savings in efficiency is due to the "shared" spaces that are used by both T or C Elementary and Sierra Elementary. The multi-purpose building which includes the kitchen, Music/Art

room and Special Ed classroom are in good condition and can be brought to adequacy with minimal renovation.

Notes: Mr. Tom Burris, Superintendent of the T or C School District represented the district. He informed the Council that the district passed a bond in 2010 that includes a list of capital projects. The plan includes upgrades and improvements to T or C elementary school. ARC and the district are working together to complete the plan. The plan should be complete in July 2011. The district is applying for educational specification funding as well as design funds. The T or C Elementary shares a site with Sierra Elementary and they utilized shared facilities that include the cafeteria, multipurpose room, art classroom and the music classroom. The PSFA will be looking at the education specifications and utilization study to utilize the shared spaces at the facilities. The FMP has not been reviewed by their local board.

The district requested that their project be re-ranked, and upon further review, the building was ranked higher. The district representative indicated that the district may not have its match for the project. The Council asked what the district planned to do with the building. Mr. Burris stated that the project is not for full replacement of the school, and that classroom and office sections would be demolished. Mr. McMurray noted that the existing facility has no insulation, that shared space needs to be utilized and also needs upgrades to meet codes. Mr. Gorrell noted that the replacement vs. renovation will be determined after the staff has completed its study. Mr. Burris informed the Council that the districts SB 9 could be used for their HVAC issues.

-- **Raton School District**

Priority 1 Request: Columbian Elementary School—Request for funding to build new Combined Elementary School. The district wants to consolidate our 3 existing elementary schools into one to better serve our students. We are asking to have 08-09-92 award language updated to include construction money for Columbian ES when the district can provide their match.

Facilities Master Plan: The district intends to build a combined elementary school to replace its current system of staggering its elementary grade levels into three separate facilities. Since the district's request is for a combined elementary school, some of the statistics apply to all of the district's elementary school space. The FMP expires in 2011.

Maintenance Report: Marginal — PM Plan revised Sep 2010. FIMS has not been kept current. Employees are trained periodically, but there is no staff development plan in place. A detailed safety plan is in place. No contractor oversight procedure in place.

Site Visit Report: The Columbian Elementary is the second of the three district elementary schools now eligible for PSCOC funding. The third school, Kearney Elementary, is currently ranked 89 and will likely fall within the funding pool during the 2012-2013 application cycle. PSCOC approval of the current application will further demonstrate to voters state government support for this consolidation project, which should be beneficial to the district during their second attempt at local

bonding for the construction phase district match. This project is recommended for PSCOC approval.

The award language for Longfellow ES 08-09-92, indicates a 630 student design capacity while the current enrollment for all three schools is currently 593 (see FMP Summary). It is recommended that enrollment projections should be reviewed and revised to reflect current trends.

The current Design Professional agreement will terminate in 5 months. It is recommended that the District begin the Request for Proposal (RFP) process soon to ensure continuity of design professional support for this project.

The proposed location for the new consolidated elementary school is currently owned by the City of Raton. The District should finalize previously drafted agreements to ensure that land ownership, disposition of current elementary facilities (all listed on National Register of Historic Places), site access, and site utility considerations are resolved prior to a local bond election supporting this project.

Structural problems attributable to poor site drainage adjacent to the buildings were observed at all three elementary schools during the site visit. As suggested in the previous site visit report, the district is advised to correct these drainage problems to mitigate continuing structural deterioration of the facilities.

Notes: Representing the district is Mr. David Willden, Superintendent for the Raton School District; Paul Molano, Associated Superintendent; and Art Salazar, board member. Mr. Willden informed the Council that the district is holding a bond election in Spring of 2013. The educational specifications for combined consolidated elementary schools have been completed. The district board members passed a vote to go out for RFP for a design professional.

In regard to the land acquisition, the district had originally agreed with the City of Raton to put the new consolidated school on the same property adjacent to Longfellow Elementary and adjacent to their new aquatic center. Mr. Willden met with the city manager and the plan is still in place. However, the district can not go forward with the land acquisition because the district is giving the city one of their old buildings in exchange for the land to build the new elementary school. They can not consummate the deal until the district is ready to build the new elementary school.

The three elementary schools are on the National Historic Registrar and it is not an option to demolish any of the building. The Kearny Elementary School will go to the City of Raton. Longfellow Elementary will be used for district office, maintenance and warehouse, and Columbian will be marketed to a developer to turn into senior housing. The total project cost is \$20,395,000.

Mr. Berry explained that the district would not need additional funding because they were previously funded for the design of the consolidated school and would not need extra funding until the construction phase begins.

-- **Central School District**

Priority 1 Request: Nataani Nez Elementary School— Request to update other affected schools where students are to be relocated. Due to budget and space issues, Nataani Nez Elementary School was closed for the 2010-2011 school year. Shiprock area elementary schools had space available to consolidate the four elementary schools into three and send all 6th grade students to Tse Bi Tai Middle School. Nizhoni Elementary became a Pre-K thru 5th grade school, Mesa Elementary changed to a K thru 5th grade school, and Eva B Stokely became a K thru 5th grade school. These changes require that renovations be accomplished at the three remaining Shiprock elementary schools and Tse Bi Tai Middle School to accommodate the grade level change at each of these schools.

Facilities Master Plan: The district has a current master plan. However, in the development of the master plan, they did not include the middle school project because they did not include moving the 6th grade out of the school. The district is in the process of updating the master plan to include the middle school. The FMP states that all schools in the Shiprock area are under capacity; however this was stated before the closure of Nataani Nez Elementary. All the Shiprock area schools are well above the square foot per student recommended in the PSFA Adequacy Standards Guidelines.

Maintenance Report: Satisfactory — The district has a current preventive maintenance plan on file and is doing well in their ratings in the condition of their schools.

Site Visit Report: Due to the proactive nature of the district closing 1 of the 4 elementary schools in the Shiprock area in order to consolidate the students into the three remaining elementary schools and the 1 middle school in the area, the PSFA recommends transferring design funds from the original Nataani Nez ES project to these other 4 schools. As part of the transfer of these design funds a complete utilization analysis will be done of each school before any recommendations are made as to improvements at these schools in order to handle the transfer of the students originally from Nataani Nez Elementary School.

Notes: Ms. Marilyn Strube, Architect, and Central's Assistant Superintendent represented the district. The district is requesting transfer of monies that were originally awarded in the 2008-2009 funding cycle to Nataani Nez Elementary School. The district went through the education specification process and the community determined that the best use of the funds would be to close the school and move the students to three of the other elementary schools to better utilize the facilities. There are currently 3 elementary schools and 1 mid-school that the funding would provide for planning and design. A utilization study would be required to determine how the funding would be used for each school for renovation and/or remodel portions of the facility. The district's audits are current. The assistant superintendent noted that if the project is funded by PSCOC, the district would not have to hold a bond election. The schools are in close proximity to each other and have not generated any busing problems. The Early Childhood school is in a separate facility which was not designed originally for its current purpose. In 2011 when the district made changes for the elementary schools, there was a 22%

square footage reduction in capacity but the school still has capacity for approximately 625 future students. The Council asked if the Facility Condition Index up to date and does it include the actual condition after the students move from the school when it was closed. PSFA staff explained that the 40-day count was used and the number of students attending the schools are reflected in the FCI. The Council voiced concern regarding funding schools that are ranked relatively low and that are redundant in terms of capacity and function. Mr. Gorrell explained that the cost would be less than renovating.

There was also concern regarding districts building schools just for funding purposes. The Council directed PSFA staff to provide a detailed list that validates the assignment of cost for \$12 million. Mr. Paul Aguilar informed the Council that the Central School Board did not pass an approved budget in the statutory time frame, that it was 2 days late. He stated that there are several issues that have been raised that include a Superintendent placed on administrative leave and refusal to appoint a fiscal overseer for the district that required a letter from the district and an emergency meeting. The district now has an interim superintendent assigned and PED is concerned about their financial status and their ability to conduct business at this point and time.

The assistant superintendent informed the Council that the district held a special meeting for the budget on June 16, 2011 and the budget was passed and should have been received by the June 20th deadline. Mr. Aguilar stated that the budget received was dated June 21st. The Council requested the district provide information regarding their financial stability. The PSFA noted that the PSCOC/PSFA timeline allows a period for districts to contact PSFA to correct invalid data.

-- **Bernalillo School District**

Priority 4 Request: Based upon the district's previous (2008) priority list, this project would include renovating parts of the campus while demolishing and replacing other buildings that are no longer functional and are beyond useful life. The district is requesting educational specification and design funds as part of the initial phase, and is considering CMAR as the method of delivery for construction.

Facilities Master Plan: Facility Master Plan will expire 2011. The master plan is consistent with their request.

Maintenance Report: Satisfactory— Preventive Maintenance Plan was updated May 2011. The district has a current maintenance plan on file and made significant improvement since using FIMS. More detail needed regarding the Staff Development Plan. The district needs to expand on their safety plan. There is a mention of Contractor oversight in PM Plan.

Site Visit Report: The district needs to submit the updates of their Master Plan to PSFA and needs to include the charter school in their plan as well. The district should work out what they intend to do at Roosevelt Primary campus before the design phase of the high school is complete, so as to ensure that there is sufficient space to stage the phasing during construction.

Notes: Representing the district is Mr. Allen Tapia, Interim Superintendent, Mr. Steve Chavez, Director of Facilities and Operations, Ms. Ramona Salazar, Board Member. The high school serves the entire community including Cochiti and Sandia. The district covers 550 square miles with a little over 3,100 students within the district in 8 schools. Bernalillo high school currently has 930 students and enrollment is stable. Mr. Tapia indicated that there are issues with a leaking roof, parking and draining are major issues, inoperable windows and plumbing problems. He noted that there is not adequate square footage in their cafeteria.

The district has passed their bond election and scheduled for another in 2013 and will have their matching funds for the project. The district has been successful in the bidding process and maintaining costs. The district representative stated that they are considering consolidating all facilities that are available whether they are portables or prefabricated for swing space areas that would allow the district to use them for classrooms over a short period of time in order to accommodate some of the areas that need to be demolished. It was stated that the district has adjacent land that can be used as an alternative school. The school would assist students that are having problems keeping up with their studies and to make up their credits.

The district informed the Council that they are currently working with the Santo Domingo Pueblo on the lease agreement between the district and the tribe and land acquisition. The Council voiced concern regarding the district using \$6 million for playing fields. Mr. Chavez stated that there are 930 students and there are a large number of students that participate in extracurricular and athletic activities.

-- **Santa Rosa School District**

Priority 1 Request: Rita Marquez ES/Anton Chico MS — Request for funding to renovations/replacements of school.

Facilities Master Plan: The FMP is dated 2008-2013 and has been approved by the PSFA. There are inadequacies and projects do not identify a replacement as a priority or need of action but indicates deficiencies, and action needs to be taken. The FMP states that the Rita Marquez/Anton Chico facility has the ability to seat an additional 226 students over the current enrollment, so capacity does not appear to be an issue at the school. It also states that the school has 13 classrooms, which likely means that there may be classrooms that are not in use. Facility Master Plan dated 2008-2012.

Maintenance Report: Poor—PM Plan up to date but needs further enhancement and information in terms of maintenance safety and contractor oversight. PSFA recommends further training on FIMS, i.e. reporting features, data collection. Staff development are mentioned in the PM Plan but are not detailed. There is no mention of Maintenance Safety Plan and no contractor oversight procedure.

Site Visit Report: Funding for Educational Specifications and Feasibility Study that will determine the most cost effective way to bring the school to adequacy. The Anton Chico Middle School/Rita Marquez Elementary School facility is situated in a remote location, approximately 45 miles from any other existing schools. The school buildings are located on a very small site (almost 3 acres) that does not allow

space for parent and bus drop-off or for adequate parking. The middle school portion of the combined school is approximately 70 years old with the elementary wing having been built in 1992. Most of the building systems (including structural, roof, electric, HVAC) are past the life expectancy and many of the existing spaces do not meet the minimum requirements of the Adequacy Standards.

There are 2 portable classroom buildings on the campus which houses the head-start program. One is used for storage. The building cost is expected to be higher than average due to the remote location and the projected extensive site and utilities work required. It is recommended to proceed with the planning phases of this project. Given the extent and the nature of the problems associated with the existing building systems, it is difficult and expensive to operate and maintain the current facility. A permanent solution needs to be pursued. It is recommended that the district continue the repairs that will keep the existing facility functional. If a complete new school is warranted, the district may require a larger site though possible land swap or donation.

Notes: Representing the district was Mr. Ted Hern, Superintendent, and Ms. Pablita Abeyta, Board Member of the Santa Rosa School District. The school currently houses 80 students and due to growth and based on current enrollment in lower grades, the population is expected to increase to 95 students next year. Mr., Hern stated that parking is limited and busing and parent drop-off is non-existent. The scheduling cost will be dependent on the final solution of the facility. The initial cost is \$10 million. Mr. Hern noted that the district currently has GO bond funding available that will provide the local share for the planning and design phase. The district plans to secure funding for the construction phase by passing a bond in 2012, and is actively pursuing other sources for the funding for the project.

-- **Espanola School District**

Facilities Master Plan: Facility Master Plan is in alignment with PM Plan.

Maintenance Report: Poor— PM Plan has recently been updated but further enhancements recommended. FIMS enhancements needed. Staff development plan requires more detail. No Maintenance Safety Plan in place. No Contractor oversight process in place. The district has had leadership changes within the past couple of years which may affect maintenance activities and moving forward with best practices. Although there are leadership changes, the maintenance program should continue with best practices with a foundation supported by the School Board. The maintenance plan needs to be approved by board and superintendent with quarterly reports showing preventive maintenance progress as well utility usage and cost performances providing insight for decision making. The maintenance plan needs to be updated with actual work procedures and contract oversight procedures. The data within the facility information management system is not reliable as of yet for good reports, so the priority is to set up “all” PM’s for actual workload with the reactive work orders documented to completion. It is not about how many or how fast the work is performed but rather how well work is performed, especially with limited resources.

Priority 1 Request: Velarde ES—Request for funding for renovations. Existing facility is inadequate and requires renovations to support current programs. Some classrooms are conducted out of portable buildings. The project is planned to be developed in single phase. It will address renovation of the existing facility and site improvements associated with playground requirements and utility infrastructure.

Site Visit Report: Espanola school district applied for the PSCOC funding for this school in 2007-08 and 2008-2009 Standards Based Capital Outlay Award cycles. Funding was not awarded both times with the latest language that it may be considered for an out-of-cycle award, conditional upon the district's passage of a bond election and meeting certain maintenance requirements. This application is for the renovation of the existing school building with the possible construction of a new addition to provide the space for two classrooms, currently located in storage spaces.

In 2007, the council provided a \$660,000 emergency loan to Espanola schools for the design and installation of waste water treatment plants at three schools: Abiquiu ES, Velarde ES, and Hernandez ES. Only Abiquiu ES received a new waste water treatment plant. The installation of the other two plants was deferred. The district repaid the loan in 2010. The design for the new waste water treatment plant at Velarde ES site is currently completed and received an approval from the Environmental Department, and the district is in the process of hiring the engineer to prepare a bid package.

The boundary dispute at Velarde ES was settled in 2009.

In February 2011, Espanola school district passed General Obligation bond in the amount of \$28M, but failed the SB-9 question. The GO bond allocates \$850,000 for the renovation of Velarde ES and identifies \$254,475 to be used for the improvement of the intercom system, new sidewalks and classroom areas for ancillary staff.

PSFA recommends this project to include a utilization study (we notice a decline in a student population at the school), educational specifications and the design. After completion of the design phase, Espanola schools will apply for out-of-cycle construction funding.

The district currently does not have a knowledgeable project manager on staff. PSFA recommend that the district must have manager capable of providing adequate control and oversight of this and other district projects.

Espanola school district currently does not have a two mill levy in place under the SB-9 program, and will have to demonstrate to the Council its ability to fund the operational and maintenance costs of the renovated facility.

The 2007-2012 Facilities Master Plan lists several options for the Alcalde Elementary School and the Velarde Elementary School, (1) combine Alcalde Elementary School and Velarde Elementary School; (2) renovate Velarde to meet Adequacy, (3) replace Alcalde Elementary School.

Priority 2 Request: Carinos Charter School—Carinos Charter School is currently located on the site of Espanola Middle East School. The district application is for the renovation of the existing classrooms building and improvements to the site.

Site Visit Report: Based on the district's reorganization plan of 2008, the Espanola Middle School East facility was slated to be closed for educational purposes. The 7th grade students were moved from this site to Carlos Vigil Middle school. Based upon the condition of Espanola Middle School East, the district applied for PSCOC funding in 2008-2009 awards cycle to renovate several classrooms at Carlos Vigil Middle school to accommodate the relocation of the vocational programs from Espanola Middle East School, as well as for funding for the construction of a new playing field at the Carlos Vigil Middle school site. Funding was not awarded at that time. A portion of this work remains available for out-of-cycle award as the district has met the condition of GO bond passage and is making progress towards maintenance requirements.

Since 2008, the Espanola Middle East School facility was occupied by Carinos Charter School and Military Academy Charter School. Later, Military Academy charter school was closed and the students moved to the Espanola High school, leaving Carinos Charter occupying the part of the main classrooms building. The abandoned buildings at the back of this school were demolished utilizing the district funds. The district Transportation Department is located at this site as well.

In February 2011, Espanola school district passed a General Obligation bond in the amount of \$28M but failed their SB-9. The GO bond allocates \$300,000 for the general improvements to the existing facility, grounds, and the bus inspection area.

The PSFA recommendation is to study feasibility of renovation of the existing school, and look for other opportunities to relocate this charter within the district (district wide utilization study). The existing school facility is in poor condition and it is the opinion of the PSFA site team that bringing the facility up to the current state adequacy standards is not a viable option due to condition and to the fact that the facility is too large for the charter school.

The district currently does not have a knowledgeable project manager capable of providing adequate control and oversight of this project and other district projects. Adequate and appropriate project management recommended as a requirement for consideration of this award. Espanola school district currently does not have a two mill levy in place under the SB-9 program and will have to demonstrate to the council its ability to fund the operational and maintenance costs of the renovated facility.

Maintenance: The Espanola School District has had leadership changes within the past couple years which may affect maintenance activities and moving forward with best practices. Although there is a leadership change, the maintenance program should continue with best practices with a foundation supported by the School Board. The maintenance plan needs to be approved by board and superintendent with quarterly reports showing preventive maintenance progress as well as utility usage and cost performances providing insight for decision making. The

maintenance plan needs to be updated with actual work procedures and contract oversight procedures. The data within the facility information management system is not reliable as of yet for good reports, so the priority is to set up “all” PM’s for actual workload with the reactive work orders documented to completion. It is not about how many or how fast the work is performed but rather how well work is performed, especially with limited resources.

Priority 3 Request: E.T.S Fairview Elementary School—Request for funding to build a new school. Original construction was 1963 and has had numerous minor additions with 25% of the site consisting of portables that are 30 years old. The layout of the school is very dysfunctional with bus, parent drop-off and staff parking co-mingled. The school has one playground and no playfields.

Site Visit Report: The district funding request is for the construction of a new school. In February 2011, Espanola school district passed a General Obligation bond in the amount of \$28M. but failed SB-9. The GO bond allocates \$5,788,000 for the construction of a new school at the existing site and it identifies \$737,100 to be used for the improvement of the play areas, students drop off/pick up and parking areas, technology equipment, outdoor lighting, additional security cameras, improvements of driveways and walkways, and the installation of a snow melt system.

The PSFA recommends a Phase I award including educational specifications with utilization study and design to renovate or replace portions of the existing school at the same site. After completion of the design the district may apply for out-of-cycle construction funds that are now the standard PSCOC award model. The district currently does not have a knowledgeable project manager on staff. PSFA recommend that the district must have manager capable of providing adequate control and oversight of this and other district projects.

Espanola school district currently does not have a two mill levy in place under the SB-9 program and will have to demonstrate to the council its ability to fund the operational and maintenance costs of the renovated facility.

Notes: Representing the district is Ms. Evelyn Maruska, Interim Superintendent, Mr. Andrew Chavez, School Board President, Mr. Mark Chavez, Interim Facilities Manager, and Mr. Floyd Archuleta and Mr. Bob Lujan, Board Members. The Council asked if the district has the funds to match all their projects. The district answered in the affirmative. The district is current with their audits. The district also gave a brief overview on their maintenance. The Council noted that the district must provide quarterly reports on the progress of the maintenance in the district.

In regard to the requested projects, the Council voiced concern about the Council providing \$600,000 in emergency funding for waste water at Abiquiu ES, Velarde ES and Hernandez ES and the documents indicate that only the Abiquiu projected was completed. There was also concern regarding the district not having a project manager on the sites. Ms. Debbie Valdez, Business Manager, informed the Council that the Abiquiu waste water project is complete and the district has awarded the bid for the Hernandez ES and Fairview ES projects.

The 2007-2012 Facilities Master Plan needs to be updated to reflect the current direction of Carinos Charter School. The FMP incorrectly lists Carinos Charter School location at San Juan Pueblo. Carinos Charter School is located in and using a portion of the old Espanola Middle School East. Carinos Charter School is listed as a K-6 with a cap around 300. They have submitted a Charter Renewal application with PED. The proposed cap is 450 students, K-8. Carinos indicated they plan to expand to K-8, these change will need to be reflected in the FMP. The plan also indicates that Central Office Administration was to be relocated at Espanola Middle School East. Espanola Middle School East is approximately 30,711 square feet. Carinos will need to provide a utilization study to establish how much space the school needs to accommodate their student enrollment.

Mr. Chavez indicated that the district is addressing the middle school project which is being funded from a previous bond. He noted that there are also athletic projects that have not been addressed that include the construction of a softball field, baseball field, and a combination football/soccer and running track. The district is working with the City of Espanola to provide for these projects. There is an exchange of property that is in negotiations with the city and the city has acted favorably.

In regard to Alcalde project, the district informed the Council that they anticipated the completion of the school in 2013. In regard to Velarde, the Council noted that there was a possible land exchange and asked for the status of the project. Ms. Maruska stated that the exchange has been complete.

Ms. Maruska informed the Council that as the district is selling their bonds, they will have sufficient funding to fund each of these projects.

In regard to the Carinos Charter School, the Council feels that the district should look at other options for the location of the school. Mr. Chavez informed the Council that the district is waiting for the completion of the Feasibility Study and the Utilization Study to determine what their options are and will follow protocol. The district will have their construction documents in October of 2011 because the project was put on hold for 2 years. The projects will go out for bid in October 2011 and the district will ask for construction funding on December 2011. Mr. Chavez stated that the district is requesting a core for 400 students because they anticipate that growth in the enrollment.

The Council noted that the district master plan is close to expiring and request that the district provide an updated summary of their plans that reflects sources and uses of funds. The district has many projects that need to be addressed and need to be prioritized. The Council noted that there are 12 elementary schools in the district and voiced concern regarding the charter school and noted that many are isolated. The Council requested information regarding the capacity and the attendance of all their elementary schools.

4. Other Business

There were no comments.

