

Site Visit Report: The district should have their district portable plan with them at the time of the PSCOC presentation in order to discuss if necessary. Revise the current District Master Plan to reflect the district's policy to have a design capacity of 800 students per elementary school.

Award Language:

2007-2008: This is a high priority project, and the state share includes \$9 million dollars from the High Priority Projects appropriation. The award is to construct a new NW Elementary to relieve overcrowding at Colinas del Norte to adequacy for 800 students grades K-5. The district is encouraged to improve their preventive maintenance program through implementation of FIMS Preventive Maintenance Direct.

2008-2009: The district's application for this project has been deferred to a future award cycle due to a decline in the district's growth rate, and the construction and 2009 opening of the new NW reliever school. The district is advised to continue to execute their PM plan and make effective use of FIMS.

Notes: Representing the district on behalf of Dr. Sue Cleveland, Superintendent is Mr. Alfred Sena. The district is requesting design reimbursement funds for Colinas del Norte and Vista Grande Elementary Schools. The Council was reminded that in the 2007-2008 funding cycle, the district built a new school to relieve over-crowding at Colinas del Norte. The district then applied for the project in the 2009-2010 funding cycle and was deferred. The district is now requesting funding for this project that includes funding of the cafeteria/kitchen/administration with a new mini-gym. The district will expand the cafeteria and kitchen into the current space that is being using for the gym and then build a small gym onsite. The project, if funded, can be ready to bid as soon as August 1, 2011. Currently 10 portables exist on site. There are 9 double wide and 1 single-wide units. The district plans to eliminate all portables, except three (six classroom spaces from this campus).

Priority 2 Request: Vista Grande ES — Expansion of the cafeteria, kitchen and administrative core area to meet adequacy standards for the population and proposed final master plan capacity of 800 students. The project is 100% designed. The design has been completed using 100% district funds. The districts 2006-2007 award to Vista Grande ES was for a new school to relieve over-crowding and was deferred by the Council. The request is for core renovation to adequacy for cafeteria/kitchen and administration expansion. The district will expand the cafeteria by knocking out a wall for expansion.

Site Visit Report: The district should have their district portable plan with them at the time of the PSCOC presentation in order to discuss if necessary. The district should revise the current District Master Plan to reflect the district's policy to have a design capacity of 800 students per elementary school.

Award Language

2006-2007: This project has been determined to be a High Priority Project, and state share includes funding from the High Priority Projects appropriation. Project is for a new elementary school to adequacy standards for 800 students K-5 in NE Rio Rancho.

2007-2008: The district's application for this project has been deferred to a future awards cycle due to construction funding of new reliever schools for Vista Grande & Colinas del Norte elementary schools.

2008-2009: The district's application for this project has been deferred to a future award due to a decline in the districts growth rate, and the construction and 2009 opening of the new NE reliever school. The district is required to continue to execute their PM plan and make effective use of FIMS.

Notes: The school campus includes 17 portable classrooms, located in 7 double portables and 3 single portables. The district plans to remove most portables, excepting three from the site. This will be coordinated with the construction of the kitchen/cafeteria expansion and upon completion of the classroom addition. The number of portables far exceeds the state guideline of no more than 25% portables at a given school. Two buildings are scheduled for removal this summer/fall.

Additional Notes: The Council noted that during the 2011 Legislative Session, a public school bill mentioned the Rio Rancho School District that alleges the Rio Rancho District was selling portables and moving students to the school to appear as if they were over-crowded. While there was not much enrollment growth the capacity of the school indicated overflow primary because the portables were being sold.

Mr. Sena denied the allegations stating that the district has a plan to address the life cycle of the portables in their districts. He stated that the district is not purposely removing portables to increase the capacity of any schools. He said that the board has agreed not to add portables to their campuses.

The Council questioned the growth of the district and the adequacy of portables and over-crowding. The PSFA staff informed the Council that the potential life of portables is 30 years if maintained properly. It was stated that portables are adequate for curriculum. The PSFA studied the portable situation and found that the district is in need of more classroom space in the Vista Grande and Colinas del Norte Elementary Schools. The portables have functional capacity to meet the needs of the students. It was noted that some of the portables are the property of the PSCOC/PSFA.

The Council voiced concern regarding the local match in the Rio Rancho District remains lower (40%) than Albuquerque and Bernalillo. Mr. Sena stated that the Bond Council has been in contact with the County Assessor to review the districts assessed valuation and state/local match. Mr. Sena informed the Council that currently the district has 10 elementary schools. In regard to the rankings of these two schools, the PSFA staff indicated that the Colinas del Norte ES would be ranked at 472 if it were added to the ranks and the Vista Grande ES would be ranked at 545.

The Council noted that the Lincoln Middle School is ranked at 8 and has an FCI of 87%. Mr. Sena stated that although the school is an older school, it is constructed fairly well. It is currently over capacity with nearly 1,000 students and the capacity is 850. The district made an effort to upgrade the campus by adding a new roof and is looking at

mechanical upgrades. The district feels that they are in need of a new middle school, but do not have the opportunity given limited resources.

The PSFA does not necessary agree that a new school is required because the design need is only to accommodate 200 extra students. The Council noted that the district is over bonded capacity and asked if the district has unspent proceeds available.

Mr. Sena stated that the district has approximately \$9 million in bond proceeds to be sold in October 2011, and the dollars are targeted for other projects and capital improvements.

The Council pointed out that the reference manual indicates that the district does not have bonding capacity, which may be due to the decline in valuation.

Mr. Sena stated that they have a bond election in February 2012 and the district anticipates that it will pass, but the district has dollars from the last bond sales available at the end of the calendar year.

The Council asked if there is a possibility of consolidating some of the schools and if there is capacity. Mr. Gorrell stated that not all the schools are not over capacity, but the district tries to accommodate neighborhoods for shorter travel.

Mr. Sena stated that consolidation is discussed between the administration and the board in terms of redistricting.

The Council directed the district provide the Awards Subcommittee with information on how they will pay their match since there are no bonds available. The Council directed the staff to work with the district to determine if there are smaller projects that could be funded.

- **West Las Vegas School District**

Priority 1 Request: Family Partnership Middle/High School —. Complete restoration and remodel of the old, unused HS Cafeteria building to meet programmatic needs of the WLVS Family MHS program. Program will continue to utilize the High School Cafeteria, Library, Resource Programs, PE, and extracurricular activities programs.

Facilities Master Plan: The district board adopted their master plan on May 16, 2011, which is currently lacking information to meet PSFA standards. Upon receiving this further information the plan will be approved.

Maintenance Report: At the time of the site visit the previous award contingencies related to maintenance had not been met and only a verbal commitment to address these requirements had been received from the district. The district has a current maintenance plan on file. The use of FIMS requires enhancement and the district need assistance in reducing their work order backlog. The staff is working with the district to assist them in their maintenance issues.

Site Visit Report: The proposed adaptive reuse of the old HS cafeteria building appears to be a good fit for the Family Partnership alternative school and is recommended for PSCOC approval. The continuing structural deterioration of the existing classroom building caused by the decision to locate the building directly over the top of an acequia conduit necessitates the relocation of the school to an alternate facility.

The old high school cafeteria building is sound. CMU and concrete roof panel construction should lend itself well to reconfiguration as an educational space. The location of the proposed building in the high school complex is also beneficial due to shared services such as the cafeteria, library, etc. Sufficient paved parking currently exists on the East and South sides of the proposed building. Demolition of the existing Family Partnership building should be included in this project, which will provide the space for a much needed administrative building parking area. The costs for the construction of the parking area shall not be included in this application.

Demolition and removal of the existing covered stairway between the existing Family Partnership building and the HS complex is recommended since the relocation of the school will eliminate most of the need for the stairway. The stairway has historically been a problem area with regards to security and vandalism, and due to the terrain, reconstruction of the badly deteriorated stairway would be costly.

The presence of materials that potentially contain asbestos was observed in the proposed building during the site visit. The Construction Funding / Expenses Worksheet should be reviewed to make sure that adequate costs have been included for removal of these hazardous materials. The district should review the AHERA documentation for this building to determine the extent of materials for removal.

Demolition costs for the existing building and covered stairway are not apparent in the Worksheet and should be included as a part of this application. Worksheet costs should be evaluated and revised as necessary to confirm that costs associated with meeting the 2009 NM Energy Conservation Code and achievement of the Energy Star rating have been considered. During the site visit meeting the superintendent noted that the Family Partnership MHS has a waiting list, and enrollment would likely increase as the proposed larger space would allow. The Summary of Need and Facility Master Plan indicate a declining enrollment in the future and should be revised to reflect actual expectations.

The request is based on the 2007-2008 planning and design award which was received to move the Family Partnership to the Union ES facility.

2007-2008 Award Language

This award is to study the current facility program of WLV Family MHS, and complete an early schematic design to provide the necessary spaces for its program requirements within the existing (former) Union ES. West Las Vegas Family MHS Partnership is an alternative program that may utilize other community and/or school facilities to fulfill their program requirements. The district can submit an application for construction funding in a future awards cycle. Any future construction funding will be contingent

upon the district's demonstrated commitment to and consistent use of FIMS MD (document all labor, material and contract costs), reduction of maintenance work order backlog, improvement of preventive maintenance program through implementation of FIMS PMD, completion of facility equipment inventory, and standardization of custodial processes.

Notes: Representing the district is Dr. Ruben Cordova, Superintendent and Jerry Maestas, Facility Project Manager. The district is requesting funds for planning and design. The district has determined that it is not in the best interest of the students or the district to move the school to the Union ES facility. Therefore, the district is requesting planning and design funds to relocate the school from the current deteriorating facility. Dr. Cordova noted that the Family Partnership is a full time school with full time teachers and students. The students must complete all core requirements of other public schools.

Priority 2 Request: Union Street ES — Implement renovations to address security issues, Building Code including ADA deficiencies. Provide additional site and structure improvement to address bus drop-off, parent drop-off, and general appearance issues.

Site Visit Report: The Union ES is due for upgrades to several building system needs identified in the FAD and this was apparent during the site visit. Walls, floors, and ceiling finishes, plumbing, lighting & HVAC, were all observed to be deserving of upgrades. This project is recommended for PSCOC approval.

The district is requesting a change in the 2006-2007 award language to use previously awarded funds to correct adequacy issues at the Union ES.

2006-2007 Award Language

Project is to accommodate the students from Union ES. The award is for programming, design and construction of a new addition at Tony Serna Elementary School plus renovations of existing spaces to adequacy standards for 350 student's grades 2-4. This award is contingent on board adoption of the final draft of the Facility Master Plan. The existing Union ES will not house students or staff, contingent on future action by the PSCOC.

Other than aging systems, the lack of any obvious public entrance is a security issue with no defined route for visitors and administration/reception areas embedded deep within the facility. Many of the proposed building & site modifications presented in the Program Submittal associated with the abandoned concept of re-purposing this building as the Family Partnership MHS are still valid and should be considered. The necessity of retaining the existing portable classroom building should be closely reviewed. The potential removal of this portable structure would greatly enhance the bus drop off area and would improve traffic flow & pedestrian safety along the east side of the facility.

Notes: The district has determined that it is best to leave Union ES as is due to its size. The Council noted that the majority of the project does not include classroom space but instead includes items that are not classroom related.

Dr. Cordova stated that the district application includes funding for two additional classrooms related to the removal of portables.

In regard to kitchen space, the Council voiced concern regarding the condition of the kitchen and noted that it is not included on the district application. The Council asked why maintenance is not a district's priority.

Dr. Cordova stated that the district is working diligently to improve the maintenance of the facilities and noted that the district conducted a work session with their school board to address this issue. The district is in the process of developing a plan to resolve maintenance issues. The district currently has four elementary schools in the city and another elementary school in the valley. In regard to the capacity of the four city schools the Council noted that there is excess capacity.

Mr. Gorrell stated that when existing structures are renovated the capacity can be larger, based on the best benefit of the district. The Council voiced concern regarding the close proximity of the elementary schools and the number of students each school houses. Mr. Gorrell noted that it is a local decision on whether or not to consolidate their schools and the Council determines whether or not to fund the schools. It was stated that smaller schools tend to meet AYP and have higher test scores and district should be allowed to have local control of their schools.

Dr. Cordova stated that the community is in favor of not closing Union ES and is in favor of spending their tax dollars on the project.

The Council pointed out that the WLV District received a PSCOC award for the Tony Serna ES to expand the facility to accommodate the Union ES students and asked if the project has been completed. Mr. Gorrell informed the Council that the design was 100 % complete and \$530,000 was spent on the project between the district and state. The Council voiced concern that the state contributed approximately \$350,000 to implement a plan for the project that has not been completed and this should be taken into consideration. The district and PSFA are working to determine how to incorporate the cost into this overall project.

- **Socorro School District**

Priority 1 Request: San Antonio ES — Design and replace San Antonio Elementary School due to age of building and deterioration of systems as well as not meeting adequacy standards in many areas of the building.

Facilities Master Plan: A portion of the San Antonio Elementary site encroaches on BLM property and the District wants to address this issue with the BLM. The District would like to know what the process is for engaging the BLM on continuing to use the full site. Currently, all land west of the site's basketball court is on BLM land, which includes the school's track.

The District's Facility Master Plan is current (2006-2011) but it expires at the end of the year. The district indicated that it is committed to preparing a new facility master plan; however it wants to prepare the plan itself instead of paying a contractor to do the work.

PSFA planning staff informed the District that PSFA will participate in funding its share of a new FMP, and discussed the application process including dates for submitting the application.

PSFA also informed the District that its plan was completed early in the FMP program process, and since its adoption, PSFA has revised its standards for completed master plans. The District's current master plan lacks certain components that were not required at the time of adoption but are required now. It is possible that certain parts of the current plan could be re-used if conditions have not changed for these sections; however, a new demographic section is needed plus any floor and site plans need to be updated if any work has been done as in the case of Midway Elementary School. The District indicated that it does not have the capability to prepare new site/floor plans or demographics. If the District can prepare the plan itself and meet all necessary requirements, it is welcome to do so, although PSFA encourages the District to utilize our FMP grant program, which utilizes the same district-state match ratio as it does for its capital projects.

Per state law (Section 22-24-5 NMSA 1978), the District will need to have a plan in place approved by both the school board and PSFA to be eligible for future state funding for capital projects.

In 2008, the district sent PSFA an update of its facility master plan capital projects list. As part of these updates, the district indicated that the needed work for San Antonio Elementary included a new drainage site plan, old cafeteria renovations (old WPA building detached from the main campus building), and site work. The district indicated that none of this work has taken place at the school.

The district is still exploring several aspects of this request (i.e. K-8th at this location, consolidation, replacement etc.). This discussion needs to be outlined in the new facility master plan.

PSFA Planning and Design Staff informed the district that if it decides upon a replacement school, that it will need to prepare and submit educational specifications as part of its planning and design work. The cost of the educational specifications will be included in the total award amount for planning and design. PSFA encourages significant community participation in the educational specifications and facility master plan process.

Maintenance Report: Marginal — The district has a good PM Plan. However, they need to consolidate PM and PM Management Plan. The district also needs more detail in FIMS, i.e., contract costs, PM Pending work orders. There was no mention of a Staff Development Plan, no details of Safety plan, and no contractor oversight procedure is in place. The FMP is current and being updated.

Site Visit Report: The facility is very old and in need of replacement. A remodel looks to be too costly. The gym, kitchen, and restroom addition are in good condition and could be left in place and designed around. Educational Specifications, utilization and feasibility studies need to be completed to determine the best direction for the San

Antonio ES and the school district. The data collected will demonstrate the need for either complete replacement or partial renovation of existing spaces.

Notes: The district representative stated that the PSFA has conflicting numbers in regard to the students housed at the facility. She stated that there are 83 students with 12 Pre-K students. The PSFA staff noted that the master plan on file is dated 2005 so staff does not have an updated projection number. The district has experienced growth within the past three years and has maintained stable enrollment. The Council noted that unlike other small districts, the Socorro School District is not in a position to consolidate. The Council supports, within reason, preserving the historic property. The district representative stated that the San Antonio ES would also serve the community in their community functions.

- **Albuquerque School District**

Priority 1 Request: Douglas MacArthur ES — The APS district is funding the design 100% and is requesting reimbursement for the state's share of the design to adequacy to replace 4 inadequate portable kindergarten classrooms with adequate kindergarten classrooms, a new kindergarten play lot, and renovate 1 existing classroom. The district will request out-of-cycle funding for the state share of construction at a future date.

Facilities Master Plan: The school board recently adopted the district's master plan for 2001-2016. The districts projects are consistent with their master plan and the plan is comprehensive.

Maintenance Report: Satisfactory — Districts Preventive Maintenance Plan current and actively using FIMS reporting features. PSFA staff recommends enhancements to Staff Development Plan. District has a safety plan in place and contractor oversight process.

Site Visit Report: PSFA recommends that the district use certified 40th day count enrollment numbers. The staff should review application requests and clarify that APS is asking for reimbursement for the state's portion to adequacy for the design at this time and will be requesting out-of-cycle funding for the state share of construction to adequacy at a future date. The district must correct design capacity number and correct total request amount for this application, review and correct funding breakdown and consider adding future kitchen and cafeteria expansion/renovation project design to this application.

Priority 2 Request: McKinley MS — Science Classroom Renovation. The APS District has funded the project design 100% and is requesting reimbursement for the state's share of the design to adequacy, to renovate 4 inadequate science classrooms and remodel 2 classrooms into science classrooms. The district will request out-of-cycle funding for the state share of construction at a future date.

Site Visit Report: PSFA recommends that the district use certified 40th day count enrollment numbers. The staff should review application requests and clarify that APS is asking for reimbursement for the state's portion to adequacy for the design at this

time and will be requesting out-of-cycle funding for the state share of construction to adequacy at a future date. The district must correct design capacity number and correct total request amount for this application, review and correct funding breakdown. The district should consider adding future classroom addition project design to this application.

Priority 2 Request: Chaparral ES — New Classroom Wing, Cafeteria/Kitchen and Storage Addition. The APS District has funded the project design 100% and is requesting reimbursement for the state's share of the design to adequacy. The design will provide a classroom addition for special needs students that are currently housed in inadequate portable classrooms, general classrooms, a cafeteria/kitchen addition/renovation, and new bus and parent pick up/drop off. The district will be requesting out-of-cycle funding for the state's share of construction at a future date.

Site Visit Report: Recommend that the district's scope and funding for this project be increased to include bringing the existing facilities and systems up to adequacy. There was discussion that the district should look at building a new school in the area to reduce the number of students attending Chaparral ES. The district is discussing the possibility of building a Pre K– 8 school in the future, however that would not be during this current master plan cycle, 2011-2016. Use certified 40th day count enrollment numbers. The district should revise the application requests and clarify that APS is asking for reimbursement for the state's portion to adequacy for the design at this time, and will be requesting out-of-cycle funding for the state share of construction to adequacy at a future date. The district should also correct design capacity number and correct total request amount for this application, review and correct funding breakdown.

Notes: Representing APS is Mr. Kizito Wijenje, Ms. Karen Alarid and Superintendent Winston Brooks. Mr. Brooks stated that buildings make a difference in the environment where children learn. The district is applying for \$13 million in matching funds for three eligible projects, McArthur ES, Chaparral ES and McKinley MS. Total need in district for capital is over \$3 billion.

In regard to the Chaparral ES, the Council noted that the district indicates that it may be building a new school. PSFA staff stated that this was discussed during the site visit and the district is considering either building a new school or rebounding to address this issue. A new school is not an absolute but meanwhile the district is making sure that the school MEM does not grow larger because of the space challenges. The district is not requesting the expansion of the school but instead bring it to adequacy.

3. Subcommittee Reports

a. Awards Subcommittee Reports

- **Additional Funding/Emergency Funding/Award Language Requests**

- **Gallup—Crownpoint ES—Out-of-Cycle Construction Funding**

- Mr. Pat McMurray presented this request to the Council noting that the district is seeking additional funding for construction of new Crownpoint ES to replace existing Crownpoint ES on adjacent property and demolition of existing building. Having completed the planning and design (Phase I) of this project to adequacy, PSFA recommends that additional State funding, \$11,185,707 (84%) be approved

for construction (Phase II) as requested, to meet the total project cost to adequacy per the design professional's estimate. The district has their additional Phase II funding totaling \$2,130,614 (16%) in place for this project. The Awards Subcommittee has reviewed this request and recommends approval of the funding. The Council delegated Paul Aguilar, Richard Tavelli, Joe Guillen and Gene Gant to discuss and make recommendations to the Council regarding final negotiations with contractors, additional state share authority of up to \$1 million upon approval of members.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to amend the previous 2009-2010 award to Gallup McKinley County Schools for Crownpoint ES to include out-of-cycle construction funding for replacement of the school to adequacy for 280 students, serving grades K-5; with an increase in the state share amount of \$11,185,707 (84%), contingent upon an additional local share of \$2,130,614 (16%). Subject to final negotiations with contractors, additional state share authority of up to \$1 million upon approval of members Paul Aguilar, Richard Tavelli, Joe Guillen and Gene Gant. Since this is a subcommittee recommendation a second is not required.

The Council acknowledged former Senator Leonard Tsosie. In regard to the Tse' Yi' Gai High School, the Council noted that the PSCOC has provided the majority of funding for the construction of this school after learning that high school age students in Pueblo Pintado needed to be bussed 120 miles per day to attend school, and that the drop out rate for eighth grade students in the Pueblo Pintado community was a staggering 78.4 percent before Tse Yi Gai was built. PSCOC funding totaled \$13.8 million in three rounds. The Navajo Nation contributed 80 acres of land. Building a school at a remote site with no utilities, and with the need for coordination between Gallup-McKinley district, the Navajo Nation, the State of New Mexico, the Bureau of Indian Affairs, Jemez Mountain Electric and a variety of other entities was complicated, but the collaboration succeeded, largely because we were all united in seeking to address the acute need for a high school within the Pueblo Pintado community.

The Council directed PSFA to write a letter of support on behalf of the PSCOC for the continuation of the school to remain open.

- **Clovis—James Bickley ES—Allow New Construction**

The district is requesting that the Council change the award language for the James Bickley Elementary School's award to reflect the replacement of the school with a new 48,900 square foot elementary school with a design capacity of 326 students and demolish dispose of the existing elementary school (including footings, tunnels, utilities, driveways/curbs, parking lots, walks and other non-discovered adjoining elements of the existing school) and construct the remainder of new site work.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee motion to modify the previous 2008-2009 Standards-based award to Clovis Municipal Schools for planning and design to renovate James Bickley

ES to allow new construction of a replacement school to adequacy for 326 students, serving grades K-5, due to structural issues. At the completion of the design phase, the district may submit an application for out-of-cycle construction funding, which shall include demolition of the existing school facilities. Since this is a subcommittee recommendation a second is not required.

- **NM School for the Blind & Visually Impaired—Additional DCP Funding**
Mr. Gorrell presented this request, noting that the NMSBVI is requesting design and construction funds to correct additional campus wide deficiencies as per the updated list proposed to be attached to an amended MOU for this project. Having validated the updated deficiencies corrections list, PSFA staff recommends that the request for additional state funding for design and construction (\$1,748,301.30, based on the architect's estimate) be approved so the project may be further developed and let out to bid. Design services are complete through 100% construction documents for the current validated deficiencies list. The MOU and project schedule will be amended pending award of additional funding to address the updated deficiencies listing attached to this request.

Council asked AMS Subcommittee to review what latitude PSFA has in regard to future standards-based funding for NMSD and NMSBVI. The Awards Subcommittee has reviewed this request and recommends approval.

Mr. Gorrell informed the Council that the staff is currently working on the standards for the NMSBVI and the NMSD and hopes they are completed by October 2011. The Council requested that Mr. Burciaga, AMS Chair, and his subcommittee to be proactive in the development of the standards to address their needs. Mr. Gorrell advised the Council that PSFA will hire a consultant that specializes in standards and staff will draft a schedule for the projects. He also noted that the funds would come from the PSFA operating budget in the amount of \$50,000 or less. The Council stated that Mr. Gorrell has the authority to hire the consultant.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee motion to increase the award to the New Mexico School for the Blind & Visually Impaired by \$1,748,301 for correcting PSFA-validated deficiencies, including additional roof deficiencies, at the Alamogordo campus. Ms. Maestas seconded and the motion carried.

b. Administration, Maintenance & Standards Subcommittee Reports

- **REC #6—Request for Maintenance Coordinator Funding**
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 districts 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. Mr. Benoit was happy to announce that no district has failed in using the work order system. The REC #6 has hired a retired superintendent that visits the districts and works with the maintenance staff as well as monitors and files reports. 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 background 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 or 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 an 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 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 a \$10,000 reduction per annum from \$30k in 2011 to 20k for FY12, \$10k in FY13. Mr. Guillen seconded and the motion carried.

- **FMAR—Plan Implementation**

Mr. Guillen stated that there were concerns that the amount of time and resources to be spent on this plan could be construed as an additional grading of districts, comparisons between districts between maintenance efforts. There is concern if there would be penalties or impacts to future funding.

Mr. Burciaga requested that this item be deferred to the next Council meeting so the Administration, Maintenance & Standards Subcommittee can review further background, implementation detail expected, outcome and a more modest cost. The Council deferred this item to the July meeting.

4. Director's Report

a. Project Status Reports

Mr. Gorrell presented the Project Status Report to the Council, noting report was reviewed by the Administration, Maintenance & Standards Subcommittee (AMS) and the Awards Subcommittee prior to this meeting. He highlighted the various projects in the report along with the projects that are moving forward and projects that are behind schedule. This report is for informational purposes only.

b. Lease Payment Assistance Report

Mr. Gorrell presented the Lease Assistance Payment Report to the Council noting that the report was reviewed by the Administration, Maintenance & Standards Subcommittee (AMS) and the Awards Subcommittee prior to this meeting. He highlighted various portions of the report. This report is for informational purposes only.

c. Proposed Workplan/Timeline

The workplan/timeline was made available to the Council in their meeting notebooks. Various dates were discussed and two changes were made to the timeline. This report is for informational purposes only.

5. Other Business

a. QZAB & QSCB Applications

The staff reported that no applications were received.

b. Direct Appropriation Offset—Credit for Voided Projects

Mr. Gorrell explained that previously there were offset for capital outlay appropriations and the funds were reverted to the State. This motion credits the district for money that was taken from them through the reversion.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee's concurrence with the Administration, Maintenance & Standards Subcommittee recommendation to provide credits to the direct appropriation offset balances for districts that had capital outlay projects voided by the Legislature. Since this is a subcommittee recommendation a second is not necessary.

c. Next PSCOC Meeting

After discussion the Council unanimously agreed to hold its next PSCOC meeting on July 29, 2011.

Public Comment

There were no public comments.

Adjourn

There being no further business to come before the Council, the meeting adjourned at 1:45 PM.


_____ Chair
7/29/11
_____ Date