

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL MEETING  
MINUTES**

**August 21, 2018**

**nex+Gen Academy, Room 102  
ALBUQUERQUE, NEW MEXICO**

**Members Present:** Mr. David Abbey, LFC                      Mr. Pat McMurray, CID  
                         Mr. Raúl Burciaga, LCS                      Mr. Antonio Ortiz, PED  
                         Ms. Nina Carranco, DFA                      Mr. Gilbert Peralta, PEC  
                         Mr. Joe Guillen, NMSBA                      Ms. Rachel Gudgel, LESC  
                         Ms. Sara Fitzgerald, Office of the Governor (arrived at 1:14)

1. **Call to Order** – Chair Abbey called the meeting to order at 8:30A.M.
  - a. **Approval of Agenda** – Chair Abbey asked if there was any objection to the agenda as presented; as there was none the agenda was unanimously adopted with Ms. Fitzgerald not present for the vote.
  - b. **Correspondence** – None.
2. **Public Comment** – Mr. Abbey suggested that the Fast Facts be placed on one spreadsheet for ease of use and reference.
3. **2018-2019 Awards Cycle**
  - a. **Overview of the Capital Outlay Application Process/Requirements**
  - a. **District Presentations**
    1. Bernalillo – Bernalillo MS
    2. Socorro – Sarracino MS, Socorro HS
    3. Carrizozo – Carrizozo Combined School
    4. Deming – Chaparral ES
    5. NMSBVI – Site
    6. Magdalena Combined School
    7. Floyd – Floyd Combined School
    8. Cloudcroft – Cloudcroft ES
    9. Tularosa – Tularosa MS
    10. West Las Vegas – Tony Serna Jr. ES

**Bernalillo (RM: Daniel Juarez)**

Keith Cowan – Superintendent

Olivia Calabaza – Board President

Martin Montañño – Director – Facilities, Maintenance & Security

District Presentation: Bernalillo Public Schools are located in the Town of Bernalillo, Placitas and Algodones and also serves the Pueblos of Cochiti, Santo Domingo, San Felipe, Santa Ana, Sandia, Jemez and Zia. The district is requesting funding for site improvements, building

exterior and building utilities. Parking lot improvements include reconfiguration of the existing layout. The roof replacement is intended to address multiple leaks and ceiling stains. Building utilities includes replacement of the domestic water line which runs diagonally under the facility to the main equipment room. The line is vintage and subject to additional ruptures which would render the entire facility unusable. Funding for fire alarm upgrades are also requested as the system is not fully functional and requires constant repairs. The district would use GO Bonds for their funding match. The district has determined the best use of its limited funds was to keep the existing middle school operational and concentrate on continuing to replace, upgrade and maintain the systems as funding becomes available.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Bernalillo MS	291	27.66	53.36

Member Questions/Comments: Ms. Gudgel sought clarification on how a single building is broken into five separate buildings for application purposes; Mr. Chamblin replied that within the existing FAD database, a new project (building) is created as construction phases occur to a single building. The additions to the original building were identified as separate projects in order for the aging of the systems to be accurate on each facility. Mr. McMurray expressed concern over the excess square footage; Ms. Calabaza stated the building was originally a high school and the square footage had been based on those requirements. Ms. Diaz added that two large spaces accounting for the extra square footage were the gymnasiums. Ms. Carranco inquired about the use of the portable; Mr. Cowan replied that the portable was not utilized as education space and was instead a storehouse for supplies and clothing for the students. Regarding the water line, Mr. Guillen inquired if there was any possibility for the city to help with the cost; Mr. Montaña replied that it was located on district property and though the city did help with a prior repair, the Town of Bernalillo is unable to assist the district on this project. Mr. Abbey stated there was a district-wide problem of excess capacity with many schools at 50% and asked how the district planned to deal with their capacity issues. Mr. Cowan replied that the district was looking at increasing enrollment across the district, advertising programs that the schools can offer such as technology, career technical education programs and internships. Ms. Calabaza added that they are looking at the tribes to possibly sanction that students go to their home (native) schools. Ms. Gudgel asked if the grade levels served in each of the schools, the enrollment and what the excess capacity is could be provided to the Awards Subcommittee on all projects.

**Socorro (RM: Daniel Juarez)**

Ronald Hendrix - Superintendent

James Chavez – Board President

JC Trujillo – Board Member

Denise Cannon – Assistant Superintendent

Josh Martinez – District Manager, Facilities, Maintenance & Operations

District Presentation: The district is requesting funds to repair/replace existing building systems in need of improvement to extend the life of the facility as well as to reduce operational costs. The district will use funds from their current and upcoming bond sales for their match. The right-sizing of facilities has been addressed in the district's master plan; with enrollment



running low, one options is to close Sarracino and move students to a different school. Another option is to close Sarracino and build a right-sized school on the high school campus. Zimmerly ES was one school not running at capacity and was closed off based on the prior master plan. Students were moved to Parkview which is now close to capacity. The district has looked at the possibility of moving the middle school into the high school which is at 54% capacity.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Sarracino MS	82	40.48	47.21
Socorro HS	231	30.19	51.97

Member Questions/Comments: Mr. Peralta asked what the property would be used for if students were moved to the high school; Mr. Hendrix replied that the auditorium and gymnasium could be used by the community, the remaining space would likely be demolished and the property could be used as practice space for various athletics. Another consideration was to move Sarracino students to Zimmerly. Mr. Guillen asked how the community felt about the two projects presented; Mr. Chavez stated there were concerns regarding safety issues however, the bond language did refer to systems projects. Ms. Gudgel asked that the district come back with ideas on what they want to do and what the community would support regarding excess space as the Council considers making a potential award. Mr. McMurray agreed suggested that the \$8.3M request for Sarracino could be better spent relocating students to Zimmerly and closing Sarracino and suggested staff work with the district to find a better solution. Mr. Abbey stated Sarracino would have qualified for a standards-based award and suggested the Awards Subcommittee convert Socorro's two systems-based requests into a standards-based award for Sarracino.

### **Carrizozo (RM: Daniel Juarez)**

Todd Lindsay - Superintendent

District Presentation: Carrizozo Municipal Schools is a combined campus housing K-12<sup>th</sup> grade students. The campus is comprised of six buildings. The majority of funds being requested are for exterior building envelopes with remaining funds used to bring the buildings up to adequacy standards.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Carrizozo Combined School	10	56.42	66.14

Member Questions/Comments: Mr. Guillen inquired about the district's local match, how much they had and what the funding source was. Mr. Lindsay replied that a bond was coming up in October for \$300,000, there would be a mill-levy next June and they would be able to go out for another bond in 2020. Mr. Guillen requested that the district continue to work with staff on their application and fit priorities within the budget. Mr. Juarez added that the district is working with PSFA staff for a waiver, which is almost complete. Ms. Gudgel inquired if the district was bonded to capacity; Mr. Lindsay replied they were at approximately 81.2%. Ms. Gudgel acknowledged this project may be more appropriate for a standards-based award and suggested it be considered. Mr. Abbey and Ms. Gudgel referred to the waiver provision in

statute which would apply specifically to a district such as Carrizozo which, under any circumstance, would be unable to raise sufficient capital to do projects.

**Deming (RM: Jorge Au; presented by Anthony Lucero)**

Dr. Arsenio Romero - Superintendent

Herb Borden – Executive Director of Support Services

George Wertz – Facility Plan Management

District Presentation: The school, built in 1967, has had additions and improvements made over the years. The facility was built for 390 students and is at capacity with enrollment at 392. Enrollment projections are anticipated to remain stable and will likely increase over the next 5-10 years. The funding request is for HVAC as Chaparral ES is the last school in the district with evaporative cooling. At one time the school did have central heat and air and for unknown reasons, it was removed in the 1970's and replaced with evaporative cooling. Additional systems/exterior envelopes are also being looked at as replacement of such would be beneficial to any HVAC system renovation.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Chaparral ES	298	27.50	53.25

Member Questions/Comments: Mr. McMurray noted that insulation would also be part of the process if a new HVAC system was being installed in order to achieve the best possible efficiency; Mr. Romero agreed. Mr. Abbey requested staff follow-up on any costs that may be in addition to the request as they relate to insulation, roof work, etc.

**NMSBVI (RM: Jorge Au; presented by Anthony Lucero)**

Patricia Beecher – Interim Superintendent

Margie Macias – Director of Institutional Support Services

District Presentation: The district is requesting funding for two parking lots and sidewalk lighting on the campus. Both projects are considered to be life safety concerns.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Site Improvements	rank and wNMCI not applicable as they were previously funded in FY13		TBD

Member Questions/Comments: Ms. Macias began by stating the wNMCI and FCI could not be determined for projects previously funded because if PSFA were to account for the work that has been done, but is not yet complete, the district would drop to the bottom of the ranking. If their previous ranking were used it would be unfair to the other schools as everyone else has also aged. The only viable option is to identify them as previously funded. PSFA is working with the district on updating their FMP to indicate these projects remain a priority; an updated FMP will be provided to Council prior to awards being made. Ms. Casias suggested that a hypothetical ranking could be done based on this year's aging for the entire campus if the current projects were completed. Ms. Gudgel asked that staff provide the hypothetical scenario



ranking assuming the awards that have been made are completed and the relative age of everything else. Mr. Abbey requested that staff and the Awards Subcommittee look at the history of sources and uses and what the district's fund balance is.

**Magdalena (RM: Richard Dicks)**

Dr. Glenn Haven - Superintendent

Dorothy Zamora – Business Manager

Jory Mirabal – Assistant Principal

District Presentation: The Magdalena community represents three cultures. The district is requesting funds for a new boiler and air/ventilation ductwork over the original gymnasium portion of the building including repair of the current gymnasium roof area.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Magdalena Combined School	167	33.87	77.34

Member Questions/Comments: Ms. Gudgel inquired as to the age of the roof on the rest of the buildings and asked if they had been replaced; Ms. Zamora replied that that in 2003 a roofing grant replaced a majority of the roofs. Over the years degraded pieces have been replaced in order to keep the TPO roofing intact. Ms. Gudgel referenced the excess capacity and asked staff what the average space of a new gym would be for 306 students. Ms. Casias replied that a new gym would be 6,500 square feet and locker rooms would be additional 1,000 square feet each.

**Floyd (RM: Jeremy Sanchez)**

Damon Terry - Superintendent

District Presentation: The district is looking to do a complete removal of a parking lot that was constructed in the 1980's and install a new parking lot. There are numerous access safety issues as damage throughout the parking lots has increased with continued traffic and wet weather. The district received an award last year for fire alarms but was unable to request funding for the parking lot at the same time as they did not have funding available and is why they split the projects into different fiscal years. Mr. Sanchez noted the district had paid for a previous master drainage plan that effectively joined the drainage from the area to the parking lot. This was identified through inspections and assessments at the site; essentially water could flow up and over the front door. The request to replace the parking lot is an issue that the district has no control over due to the topography of the land. There are also ADA compliance issues as there is separation between the sidewalk and parking lot. The district has issues passing a bond and will be use SB9 funds for their match; the last bond that passed was in 1978.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Floyd Combined School	rank and wNMCI not applicable as they were previously funded in FY18		TBD

Member Questions/Comments: Mr. Guillen asked if the project will address the drainage issues; Mr. Terry replied that the project would not fix the drainage issue entirely as there would still be an issue with drainage for the country, but it would help. Mr. Guillen suggested the district also consider parking lot lighting. Ms. Gudgel asked that staff do a hypothetical ranking as if the fire alarm system was complete.

**Cloudercroft (RM: Scott Ficklin)**

Porter Cutrell - Superintendent

District Presentation: The district is applying for an award to pay down an off-set. The building was built in 1983 and re-roofed in 2004. The leaks occur where the dormer is located. The plan is to remove the dormer and completely re-roof from parapet to parapet.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Cloudercroft ES	299	27.37	63.82

Member Questions/Comments: Ms. Gudgel asked if 14 years was a normal life-cycle for a roof; Mr. Cutrell did not think it was normal and felt it was an issue with how the dormer was manufactured and installed. Mr. McMurray suggested that the district check to see if any warranty remains as it was a design and installation issue. Mr. Abbey asked if there would be any remaining off-set after this, Mr. Ficklin replied the off-set was \$1.399M and would be reduced down to \$1.354M following this project award.

**Tularosa (RM: Scott Ficklin)**

Brenda Vigil - Superintendent

District Presentation: The district is requesting funding for the middle school lighting and electrical upgrades in two computer labs. The district has their funding available and a bond sale is scheduled for September. The district has excess square footage and has been looking at ways to right size.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Tularosa MS	23	50.44	74.75

Member Questions/Comments: Mr. Abbey asked for the grade configuration at each school; Ms. Vigil replied that the elementary school is K-2 with a DD preschool, grades 3-6 are at the intermediate school, the middle schools is comprised of grades 7-8 and the high school is 9-12. Mr. Abbey clarified that the funding request was for a school at 30% capacity; Ms. Vigil replied in the affirmative and noted that a lot of the square footage at the middle school is not utilized as the shop building, Boy Scout hut and portables are not used for any students other than the small art room. Mr. Abbey suggested 8<sup>th</sup> graders could be moved to the high school and 7<sup>th</sup> graders could be moved to the intermediate school. Ms. Gudgel also expressed concern with the excess square footage. Mr. Abbey felt the district could have submitted a standards-based application for the project and stated he did not support the original request since there was capacity at other schools and there wasn't a need to fix unneeded buildings. Mr. Guillen disagreed and stated changes should not be made in the middle of an application cycle. To



come up with different instructions and requests for the districts at this point should not happen and suggested that a discussion such as this should have occurred earlier in the process.

**West Las Vegas (RM: Irina Ivashkova)**

Chris Gutierrez – Superintendent

Jerry Maestas – Facilities Manager

District Presentation: The building area under consideration for the funding request was built in the 1950's. The building has pretty good bones and a decent structure and is a good candidate for repair in order to last another 30 years. The school is at 30% capacity and currently has 89 students.

Fast Facts:	Rank	wNMCI (%)	FCI (%)
Tony Serna Jr. ES	121	37.21	58.94

Member Questions/Comments: Ms. Carranco stated she had the privilege of walking the site during the assessment. Mr. Abbey expressed concern over the low capacity to which Mr. Gutierrez stated he is currently going through a phasing of grade level schools. Noting that the other district is Las Vegas has been closing schools in order to right size and seeing an influx of approximately 100 students in the West Las Vegas school district, Mr. Gutierrez stated additional teachers would be needed and he was beginning to see where he could place students and use the space adequately. Mr. Abbey noted this was the problem with having two different school districts in one city where they are not being managed jointly.

**4. Next PSOC Meeting – Proposed for September 13, 2018**

Due to schedule conflicts, Mr. Abbey requested that a Doodle Survey be sent to determine member availability.

Mr. Abbey reminded staff he had requested a standards-based and systems-based spreadsheet with key data listed for easy review and comparison.

Ms. Gudgel stated the process appeared to have changed this year with less analysis and added there has also not been a lot of analysis provided to the Awards Subcommittee over the past year. Staff was advised to be conscious about it as members tend to ask questions that staff cannot answer on the spot.

Mr. Guillen agreed that based upon Council comments, preliminary recommendations with back-up information from staff should be brought to the Awards Subcommittee. Discussion then turned to the yet-to-be scheduled meeting to discuss projects and make recommendations to the Subcommittee. Mr. Guillen and Ms. Carranco felt they were at a disadvantage if their need for additional information were not met as they do not have staff to send to the meeting. Mr. Abbey stated he would be comfortable with Mr. Ortiz and Ms. Carranco attending the meeting; Mr. Guillen disagreed and stated members should not be in attendance. In response to Mr. Guillen's concerns, Mr. Abbey stated that members, who are also staff, should not participate in the meeting.

**5. Adjourn** - There being no further business to come before the Council, Ms. Gudgel moved to adjourn the meeting. Mr. McMurray seconded and the motion passed unanimously. Meeting adjourned at 1:16 P.M.

David M. M. Chair  
9/19/18 Date