PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
MINUTES
DECEMBER 9, 2010
STATE CAPITOL BUILDING, ROOM 317
SANTA FE, NEW MEXICO

Members Present:	Mr. David Abbey, LFC	Mr. Joe Guillen, NMSBA
	Ms. Lisa Martinez, CID	Ms. Catherine Smith, PEC
	Mr. Antonio Ortiz, PED	Mr. Scott Hughes, DFA
	Ms. Frances Maestas, LESC	Dr. Peter Winograd, Office of the Governor
Designees:	Ms. Sharon Ball for Mr. Raul Burciaga, LCS	

1. Call to Order—8:15 AM **Mr. David Abbey, Chair**

a. Adoption of Agenda

Mr. Robert Gorrell, PSFA staff, presented the agenda to the Council noting that the Public School Capital Outlay Council (PSCOC) reserves the right to change the order of the agenda as deemed necessary.

MOTION: Ms. Lisa Martinez moved for approval of the agenda as presented. Ms. Frances Maestas seconded and the motion carried.

b. Correspondence

In the correspondence item, Mr. Gorrell noted that a letter was received from Mr. Raul Burciaga designating Ms. Sharon Ball to represent the LCS in his absence.

2. Adoption of Minutes (November 4, 2010)

MOTION: Ms. Martinez moved for adoption of the November 4, 2010 PSCOC minutes as presented subject to technical corrections. Mr. Joe Guillen seconded and the motion carried.

3. Director's Report

a. Project Status Reports

Mr. Gorrell presented this report to the Council noting that the Public School Standards-Based Capital Outlay Report was reviewed by the Administration, Maintenance & Standards Subcommittee (AMS) and sent to all PSCOC members prior to this meeting

Mr. Pat McMurray, PSFA staff, presented the Red Flag Report and explained why these districts are on the report:

- **Jemez Valley/San Diego Riverside Charter School**
  The PSFA is working with the charter school to schedule outstanding DCP work.

- **Espanola School District/Alcalde Elementary School**
  The PSCOC has reverted all funds and the district is continuing the design using their own funds.

- **Deming Schools/Deming High School**
  The PSCOC has removed all funds except for design services until the district can pass a bond.

- **West Las Vegas/Tony Serna/Union-Elementary Schools**
  Mr. Gorrell informed the Council that that the PSFA staff met with the district representatives as well as their legislators. He explained that the district has not completed their new master plan. The district may come back to the Council with a request to modify. However, the bid document RASC was approved. The project is on hold until the FMP has been completed.

- **Eunice Schools**—The project for the Elementary School will be discussed later in this meeting.

Mr. McMurray noted that the staff continues to work with these districts in an attempt to assist with their projects.

b. Proposed 21011-2012 Workplan/Timeline

Mr. Tim Berry, PSFA staff, presented this item to the Council referring them to the 2011-2012 workplan/timeline that was made available to them in their meeting notebooks. He highlighted portions of the timeline and noted that the Spring Budget Workshop conflicts with the April 5, 2011 Awards Subcommittee meeting and the April 6, 2011 Administration, Maintenance & Standards Subcommittee meeting. These dates will be discussed at the next scheduled subcommittee meetings.

c. CID Reimbursements

Mr. Gorrell presented this item to the Council noting that the Construction Industries Division (CID) submitted an estimated reimbursement amount of $250,000 for this fiscal year. He noted that this item was reviewed by the Awards Subcommittee. Mr. Guillen stated that there was concern at the Awards Subcommittee meeting regarding whether or not the intent was working in regard to inspections and how quickly they were preformed. He noted that the concept is good but there is concern that the State Fire Marshall Office is not participating. Ms. Martinez, Director of CID, noted that CID has always made schools their top priority. She stated that currently, their statistics show that, in terms of prioritizing the inspections, the inspections are getting done in approximately ½ day in receipt of the request. Ms. Maestas suggested that PSFA contact the State Fire Marshall to discuss their lack of participation. Mr. Guillen noted that there was also an issue of required documents early in the process which becomes cumbersome and requires certification rather than timelines for projects. He noted that there were also concerns regarding the amount of money that goes in and legislative action to supplant the amount in the agency operating budget. Ms. Martinez stated when the Council began allocating these additional funds to CID, ultimately the general fund money was taken out and did not end up being the supplemental funding as intended to be able to provide for temporary inspector positions in the event that more inspections would be needed. Ms. Martinez stated that as soon as the funds became part of the base budget it defeated the purpose and needs to be re-evaluated by the Council and the Legislature. Mr. Guillen informed the Council that the Awards Subcommittee will review this issue at future subcommittee meetings.

Mr. Gorrell stated that the PSFA will make another request to the State Fire Marshall for their participation. He noted that staff does not receive plan reviews or timelines from the State Fire Marshall and they instead come in at the end of a project. Ms. Martinez informed the Council that CID has attempted to work with the Fire Marshall to review the projects but they may not have the staff needed and have instead passed the authority for inspections to state or local governments.

The PSFA staff is directed to contact the State Fire Marshall in writing, regarding their priorities and to get assurance regarding service needs for schools. A copy of the letter should also go to the Public School Capital Outlay Oversight Taskforce (PSCCOTF) and to the Chair of the House Appropriations Committee.

MOTION: Mr. Guillen moved for Council approval of the staff recommendation to allocate an amount not to exceed $250,000 to reimburse the Construction Industries Division for estimated inspection expenses for FY2011 for PSCOC-funded projects. This allocation is based on the average cost per inspection that has been agreed upon between the PSFA and CID of $193.72. CID shall provide quarterly billings certified by the Director that sufficient inspections occurred to warrant at least one quarter of the authorized amount and shall include an analysis of the average turn-around time of school project permits and inspections as compared to other CID inspections. Mr. Abbey seconded and the motion carried.

d. Annual Report

Mr. Berry presented the table of contents for the 2010 Annual Report. He informed the Council that the Administration, Maintenance & Standards Subcommittee has reviewed the contents and noted that it would be complete and available for distribution for the upcoming legislative session.

e. Ben Lujan Maintenance Achievement Awards

Mr. Martin Montano, PSFA staff, presented this item to the Council. In 2005 the PSFA launched an annual maintenance achievement award program to recognize individuals and school district for achievement in public school maintenance. The program has two major benefits: (1) to recognize and raise the profile of school maintenance personnel, who may be overlooked and forgotten to often, but who play a vital role in providing safe and effective learning environments for New Mexico students; (2) to highlight the importance of effective maintenance toward minimizing facility costs over the long term, and thus provide a tangible incentive to districts to implement good maintenance practices.

On November 18, 2010, the Ben Lujan achievement awards were presented to districts and individual personnel by Representative Ben Lujan.

The district awards recognize New Mexico public school districts that have been identified by the PSFA as demonstrating effective maintenance programs. Nominations were solicited and site visits were conducted by the PSFA maintenance staff to verify maintenance practices and assess school building conditions. Districts were scored on pre-identified maintenance elements.

There are 3 levels of district recognition:

1. Gold, for superior maintenance programs. Ten districts were recognized with a "gold level" awards.

2. Silver, for good maintenance programs. Seven districts were recognized with "silver level" awards.

3. Bronze, for noted improvements of maintenance practices. Eight individuals were recognized with "bronze level" awards.

The individual awards recognize outstanding maintenance personnel from across New Mexico that have been nominated by their districts and confirmed by the PSFA as providing excellent maintenance support services to their districts. Awards presented this year are as follows:

The Ben Lujan Maintenance Achievement Awards

Gold Level	Silver Level	Bronze Individual/Shop Awards
Los Lunas Schools	Carlsbad Schools	Eugene Bieker (Clovis)
Albuquerque Schools	Los Alamos Schools	Mark Roberson (Clovis)
Gadsden Schools	Farmington Schools	Main. Admin Team (Los Alamos)
Rio Rancho Schools	Central Schools	Nina Bixler (Aztec)
Silver Schools	Clovis Schools	Johnny Jacquez (Axtec)
NM School for the Deaf	Pecos Schools	MJ Ward (Aztec)
Las Cruces Schools	Espanola Schools	Barry Ward (Silver)
Aztec Schools		Gabe Guerra (Las Cruces)
Penasco Schools		Henry Corder (Clovis)
Wagon Mound Schools		Anthony Archuleta (Los Alamos)
		Myrna Atencio (Aztec)
		Karen Hamlett (Aztec)
		Jana Smith (Aztec)
		Armando Arellano (Aztec)
		Jonathan Torres (Pecos)
		Sheba Joe (Central)

Mr. Gorrell noted that these awards are not for achievement of maintenance but instead for the process of improving the district's progress in their facility maintenance. He stated that the FMAR and assessment review process will allow PSFA staff to compare all schools in their actual maintenance.

4. Overview of 2010-2011 Special Standards-Based Capital Outlay Application Process/Requirements and District Presentations

a. Overview of Application Process/requirements & Financial Plan

Mr. Berry, PSFA staff gave a brief overview of the Special Standards-Based Capital Outlay applications process and requirements. He noted that that application process is divided into two phases beginning with the pre-application process and later a detailed full application. The 2010-2011 PSCOC application is also web-based and the districts were able to access it over the internet. Mr. Berry referred the Council to their PSCOC meeting notebooks that contain the district application, 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 of districts that applied for PSCOC funding. Mr. Berry referred the Council to a spreadsheet that reflects all applications received noting that the total project costs for the Special Standards-Based Capital Outlay amount to $295,982,511 with a state match of approximately $11,869,174 for planning and design only. Mr. Berry reminded the Council that once the planning and design phases are complete and the projects are ready for construction that there is potentially $182,616,857 needed for out-of-cycle construction funding for the state share of the projects. He noted that the district will submit their final revised applications and the awards would be granted at the January 13, 2011 PSCOC meeting.

Financial Plan

Mr. Jeff Eaton, PSFA staff presented the financial plan to the Council highlighting the action that was taken by the Council at their last meeting regarding the following projects and adjustments.

-- **Cobre—Central Elementary School**

This award was to amend the previous 2008-2009 Standards-Based Award to Cobre Consolidated Schools for Central ES to include out-of-cycle construction funding for renovations and improvements to the existing facilities to adequacy for a design capacity of 290, serving grades K-6, with an increase in the state share amount of $6,960,862 (60%), contingent upon an additional local share of $4,640,574 (40%) subject to passage of a local bond election scheduled for February 2011 for the required match and repayment of all outstanding advances by June 30, 2011. The net award was for $6,960,862. There was no net adjustment to the FY11 Supplemental Reserve.

-- **Reserve—Main Campus and Glenwood Elementary Emergency**

This award was to allocate a total up to $50,000 for prioritized emergency repairs. Funding for future repairs will be contingent upon the district agreeing to begin use of FIMS and commitment to further engage with the community as part of the Facility Master Plan process to generate support toward passage of a general obligation bond and 2-Mill levy to provide required local effort for needed improvements and maintenance of district facilities. The net award was $50,000 and the net adjustment to the FY11 Supplemental Reserve was minus $50,000.

-- **West Las Vegas—West Las Vegas Middle School Roof**

This award was to increase the state share amount of the 2009-2010 Standards-Based Roof Award to West Las Vegas Schools to reroof the West Las Vegas Middle School by $22,319 (77%) contingent upon a district match of $6,667 (23%) based on the awarded low bid for completion of the work. The net award was $22,319 and the net adjustment to the FY11 Supplemental Reserve was minus $22,319.

Mr. Eaton briefed the Council on the estimated cost over-runs, applications received, estimated funding needs, estimated balances and other portion of the financial plan. He noted that because of the severance tax collections the PSCOC has approximately $1 million more in capacity for FY11 and the out-years. The Council noted that the funding should be used for shovel-ready projects and directed the staff to look at projects that may be coming forward for funding. Mr. Abbey noted that the contents of the financial

report were presented to the PSCCOTF for their review. Mr. Guillen informed the Council that the Awards Subcommittee discussed new schools and charter schools. He noted that the PSCOC is replacing schools and not building new ones, with the exception of schools that are in worse conditions and have health and safety issues. Ms. Martinez noted that construction is a huge part of economic development and growth and suggested that the state continue to build facilities that they can afford.

b. District Presentations

Gallup School District

Priority 2 Request: Juan De Onate Elementary School -- $11,074,712 for Renovation and Addition. The district is seeking funding to begin the design process for the complete renovation of Juan de Onate ES. Major renovations would include action on both the building interior and exterior, as well as drainage, playground improvements, parent drop off and bus lanes. Work would also entail removing portables, adding additional classrooms and upgrading building components such as HVAC, lighting, etc.

Site Visit Report: Juan de Onate basic structure is sound, due to construction having taken place on rock and sandstone. No evidence of movement exists, although the school has some serious exterior deterioration. With 11 portable classrooms, the facility is stretched to provide adequate permanent facilities for all students, and part of the renovation would include the construction of new classrooms to replace the existing portable classrooms. The lack of natural daylight is significant, and the addition of windows and skylights would be important, as well as the upgrading of light fixtures themselves. The HVAC system is inadequate and contributes to a large energy bill every year. The school has an old pneumatic based temperature regulating system, which is the source of many maintenance calls, due in part to the difficulty in obtaining parts. The school has no cooling air conditioning. The flooring is significantly worn out throughout the school that would require replacement, along with some doors and windows. The recommendation is to keep the school at the existing location and add classrooms to replace the portable classrooms, as well as a complete renovation of the school itself.

Notes: *Mr. Raymond Arsenault, Superintendent, and Mr. Leonard Haskie represented the district. The Council noted that Juan de Onate School will likely come before the Council for further funding within six months. The staff noted that the planning and design phase for the project is approximately 2-3 months. Although, the school is well maintained it does require renovations.*

Priority 3 Request: Washington Elementary -- $8,921,823 for School Replacement. The district believes that the school is quite old and definitely needs replacement as it requires more and more maintenance to keep it functioning. This old school is filled with asbestos that they believe is friable in many locations and needs permanent ongoing management to keep the school safe. The structure is failing in many areas with significant structural floor and wall cracks. The playground needs replacement due to safety concerns and all of the buildings systems components are outdated and energy hogs.

Site Visit Report: This is one of the older and one of the worst facilities in the district. The list of problems entails energy deficient HVAC systems, as well as windows, doors, roofing, flooring and ceiling all beyond their useful life. There are also significant

structural cracks in floors and walls throughout the school. The only positive aspect for this school is that there is no student growth and therefore there is only a need for one portable classroom. Nevertheless, the school is beyond being able to be renovated. Even replacing all of the buildings system components, the amount that would need to be spent on structural repairs is large enough that the renovation costs could be more that 90% of a full replacement. There is significant room on the site to either build a new structure to the north of the existing structure, or if necessary, bring in portable classrooms to house the students while the existing structure is demolished and a new one is constructed.

Notes: *The student population of 203 does not include the 26 Pre-K students that are currently attending this facility.*

Priority 4 Request: Church Rock -- $10,428,811 for School Replacement. The school is not in a safe condition. It is located in a flood zone with an access road that is often flooded out. The utilities are outdated and need replacement; the overall building is in a terrible shape with numerous portable buildings. It is requested by the district that the school complex be replaced with a new school located either on the south side of I-40 or on the north side but to the west of the county road that accessed the school drive.

Site Visit Report: The present school is extremely old, and although well maintained, it is well past its useful life. The current location is in a major flood zone and often subject to the road accessing the school being flooded out. The new location would be on the west side of the main county road or on the south side of I-40 entirely. Heating and cooling systems are individual units within each classroom and are extremely inefficient and subject to high energy expenditures. Restrooms are in extremely poor condition with plumbing problems and numerous areas where tile and grout has fallen away entirely. Security is a concern and areas that are easily accessible above exterior refrigerated units are protected with coils of barbed wire, a major code violation. School is undersized for the existing student population with 15 portables in use. The district has also expressed a concern that the utilities to and from the school are undersized and outdated. In conclusion, it is the recommendation of the site visit team that funds be approved for the design of a new elementary school at a location to be determined during the Ed Spec. and Program Statement phase of the design portion of the project.

Priority 5 Request: Thoreau Elementary School -- $12,415,668 for School Replacement. The district believes that all of Thoreau Elementary School's buildings are outdated, beyond their useful life and must be consolidated. The plumbing, mechanical, electrical and other building components are obsolete and have deteriorated over the last 54 years and are beyond their useful life. Therefore they believe a new school is warranted.

Site Visit Report: Thoreau ES is a very old, yet very well maintained school building in the outlying town of Thoreau, NM. The school consists of a main structure and two outlying buildings. One of these is a stand-alone gymnasium and the other is a stand-alone 6 classroom building. Most of the schools building systems components are beyond their useful life; however, considering the structural integrity of the building, it appears that the most prudent course of action for this school would be to completely renovate the buildings instead of replacing them. The HVAC systems are outdated and extremely energy deficient, as are the doors, windows, roofing and flooring. All of the buildings should be

thoroughly gutted and new systems, flooring, ceilings, roofing, etc. replaced. Also, the 10 existing portable classrooms should be replaced with a new stand alone wing of classrooms, similar to the one that presently exists there. An increase in the size of the kitchen may be needed and a determination done after a complete kitchen study is completed.

Notes: *The student population of 297 does not include 20 Pre-K students that are currently attending this facility.*

Priority 6 Request: Jefferson Elementary School -- $11,536,013 for School Replacement. Jefferson has encapsulated asbestos in the ceilings that continues to pose unsafe conditions; the roofing continues to deteriorate and there is a possible presence of asbestos. The school building is very old and complete replacement is recommended.

Site Visit Report: Jefferson Elementary School has been well maintained over the years; nevertheless it is over 50 years old and past its useful life. Although well maintained it is in need of being replaced, due to severe deterioration in areas such as the restrooms, with particularly significant damage in areas such as the gym/cafeteria. In that area there are significant cracks in the walls where daylight shows through entirely. There is also a significant problem in the asbestos laden acoustical ceiling that was blown on many years ago and although it has been encapsulated with a layer of paint, there is nothing to prevent it from being struck and friable asbestos to fall to the ground. There are also 11 portables which would be eliminated with a new structure. These structural problems, combined with the extreme energy inefficiency of the building would mandate a complete replacement. This could be accomplished by setting up portables to the rear of the existing school structure and carrying out demolition of the existing school and construction of a new facility.

Notes: *An option would be to totally gut the building, install new HVAC, windows, doors, roof, flooring as well as performing structural analyses and repairs. The costs for this renovation could be in excess of 85% of new construction costs. This would not, however, take care of the 11 existing portables which would still remain on the site.*

Priority 7 Request: Lincoln Elementary School -- $10,928,927 for School Replacement. Lincoln Elementary is one of the oldest schools in Gallup and the district requests a complete replacement. All components of the school are extremely aged and require a great amount of maintenance. The ceiling is a spray on, asbestos based, sound insulating covering. The portable classrooms should be replaced with new permanent classrooms. A new playground is also requested by the district.

Site Visit Report: Built at the same time as Jefferson ES and an exact duplicate as well, Lincoln ES has not been maintained as well and there are areas that show lack of attention to maintenance to a high degree. There is also evidence of various systems problems throughout the school, i.e. HVAC, roofing, etc. It does not appear to be feasible to renovate the school, since the present design and layout does not allow for adequate parent/student drop-off, as well as bus drop-off. Renovation would have to include a complete removal and replacement of all HVAC systems, windows, doors, roofing, flooring, etc. at a cost that would exceed 80% of a new schools cost. The existing ceilings throughout the school are a sprayed-on, asbestos based material, subject to being friable if disturbed. All rooms contain

extremely energy deficient heating and cooling systems, requiring a high degree of maintenance. There is a location behind the school and on the other side of an irrigation canal that the district expressed an interest in constructing on, however, that could be problematic. It would be reasonable to install portables during construction, demolish the existing school and construct a new school that would have enough classrooms to eliminate the existing portable classrooms.

Notes: *An option would be to renovate but there are factors that reason against doing that which are explained above. It was stated that there is a problem finding alternative land. Currently, there are 11 portables and the replacement can be accomplished by setting portables on another area of the location while the school is being demolished and the new school is being built. Although the location has not been finalized, Superintendent Arsenault is in the process of negotiating and the district will have land prior to construction. The student population of 257 does not include the 36 Pre-K students that are currently attending this facility.*

Priority 8 Request: Roosevelt Elementary School -- $11,000,000 for School Replacement. The district would like to replace the existing structure and incorporate the 5 portable classrooms into the new school building. The present school building continues to cause inconvenience due to high maintenance requirements on the mechanical, electrical and plumbing systems of the building. The district believes that the building has exceeded its life expectancy and no longer provides a safe and comfortable learning experience.

Site Visit Report: The existing school is over 50 years old with many of its systems beyond their design life. This is one of the district's oldest schools and a critical focus of the neighborhood. There was some discussion of demolishing this school and moving the students to both Jefferson ES and Red Rock ES. After a survey of the Red Rock School it seems like this suggestion will not work. There are already 11 portables at Red Rock and the transfer of 130 students to Red Rock would not be feasible, since it would entail the construction of at least 16 classrooms to facilitate the new students and those in the existing 11 portables. There is neither the room, nor an existing layout that would work to accommodate such a large addition to Red Rock ES. A thorough examination of Roosevelt showed that the school is definitely past its useful life, with many of the component systems inadequate and requiring replacement. The building components continue to cause inconvenience as the systems are obsolete and need modernized mechanical, electrical, plumbing and other items of the school complex. The building has exceeded its life expectancy and no longer provides a safe and comfortable learning experience. The school has extremely energy deficient HVAC, windows, doors, insulation and roofing. All require significant maintenance and an extremely large expenditure for energy. There are also structural cracks in different areas of the school. The recommendation is for the existing Roosevelt ES to be demolished and a new one constructed while the students attend school at the existing site in portable classrooms that be located to the east of the school in the existing playground.

Notes: *As discussed above, there was a suggestion to close Roosevelt ES, demolish it, and move the students to both Red Rock ES and Jefferson ES. That solution is problematic and not feasible. The district is open to school consolidation, but the topography of the area and the importance of neighborhood schools will make the direction of school closing and*

consolidation a difficult solution to accomplish. Mr. Ray Arsenault, Superintendent, stated that the replacement of the schools indicated above would be more cost effective.

Facility Master Plan Report: The PSFA reported that the district's Facility Master Plan has been updated and the maintenance is good with only some issues of improvement. The district has been awarded funding for a new Facility Master Plan. It was stated that Mr. Leonard Haskie is working with consultants for the FMP and Educational Specifications and will have the plan by May 2011.

Maintenance Report: The PSFA reported that the district has updated their Preventive Maintenance Plan.

Other Notes: *In regard to the Pre-K classrooms, Mr. Gorrell noted that the Standards-Based process only funds students that are recognized under space issues. However, the Council has in past advanced funds to districts to build Pre-K classrooms. However, the entire costs of the classrooms are the responsibility of the district. Ms. Maestas noted that there are no provisions for Pre-K in the Public School Code. Mr. Gorrell agreed stating that, statutorily, the Council can not award the funds. The Council directed the PSFA. Legislative Council staff and the PED staff work together to provide an inventory of all state funded Pre-K students. The district reported that they have completed their June 30, 2010 audit and have submitted it to the State Auditors Office. The district passed their General Obligation bond in 2006 for Lincoln and Roosevelt ES and indicated that they have the matching funds for these schools to go to the construction phase. However, the district would have to pass another bond for the higher ranked schools. Since the district has so many schools that need replacement, the Council suggested that they carve out a subset of their master plan and develop a phased master plan or consider consolidation. Superintendent Arsenault stated that the district would consider consolidation if necessary.*

Alamogordo School District

Priority 1 Request: Yucca Elementary School -- $14,000,000 for New School. The district originally requested funding for the planning and design of a new elementary school to be built on district owned property for the purpose of relieving overcrowding at Yucca Elementary and allowing Sacramento Elementary to be used as a 9th grade Academy due to its close proximity to the Alamogordo High School. The design capacity of the existing permanent structure at Yucca Elementary is approximately 350 students. The current student population is 573. Included in this population, are 47 Developmentally Delayed 3 & 4 year old students. Neither the existing site, nor the core areas of the existing facility meets the adequacy standards at this population. Further, the district feels that it is not adequately meeting the needs of their 9th grade students based upon the current dropout rate and test scores. They also believe that the formation of a 9th grade academy will allow them to better serve this population. The requested new elementary school will be designed to accommodate a total of 500 students thereby providing space to allow the transfer of the DD Pre-K program plus approximately 220 students from Yucca ES, as well as the student population of the Sacramento ES of approximately 223 students. Yucca ES would then be relieved to operate at the design capacity of their existing permanent facility and Sacramento ES would be available for the 9th grade academy. Sacramento ES was selected as the best and most cost efficient existing facility to be utilized as the proposed 9th grade academy due to its location adjacent to the existing high school.

Site Visit Report: As the first step, the district has been advised and is in support of revising their application to request funding for the planning and design phase to renovate the permanent facilities of Yucca ES in order to bring the existing permanent facilities to adequacy, as well as planning and design monies for a new elementary school with a core of 500 students and a first phase student design capacity of 250 to accommodate the displaced students from Yucca Elementary remodel. The district has completed major renovations at Yucca Elementary School, in recent years which include a new ground source heat pump HVAC system, new roof, and kitchen renovations. It is estimated that the remaining renovations needed in order to meet adequacy for a design capacity of approximately 350 students at Yucca ES can be completed for under $4 million. Upon completion of the planning and design phase, the district in the 2011- 2012 awards cycle would apply for the construction monies to bring Yucca ES to adequacy as well as Phase 1 of the proposed new elementary school. The district has their required matching funds for the planning and design phases as described and their already established timeline for their GO Bond election in February 2012 would bring their match for the anticipated planning and design as well as the construction monies needed for the new proposed elementary school.

Notes: *Mr. Dave Flood represented the district and noted that the newly hired superintendent is not present for this meeting. The board hired Dr. George Straface to serve as the district's superintendent and he will begin on January 3, 2011. The district passed a $20 million bond election in February 2010 which was used for partially for move HVAC systems to be converted to ground source heat pump systems and the second series of bonds funds were used for Chaparral Elementary. It was noted that this is a long range plan and the project would be in two phases. One would include housing the students from Yucca ES and the other includes housing the students from Sacramento.*

Facility Master Plan Report: The district Master Plan is current and communicates their intentions for constructing a new elementary school and forming a new 9th grade academy, as outlined. It should be noted that this desired direction of the district is outlined and documented in their recent revised District Facilities Master Plan.

Maintenance Report: A Facility Maintenance Assessment Report was complete by Dennis Schneider in March 2010 with an overall score of good.

Other Notes: *It was noted that the requested amount is for the new elementary school. The Council asked what changes are proposed for the Yucca ES project. The Mr. Flood explained that while utilizing the existing facility, the Yucca ES project would bring the school to adequacy for 350 students. It was stated that the funding is for two schools under one ranking and the 9th Grade Academy does not come into the rankings yet. The Council felt that the district is getting ahead of the ranking process. also It was noted that the district's master plan does not fit in to the priority process. It was also noted that the requested amount is for the new school as the original application indicated. Mr. Flood stated that the request is for a new school for core of 500 students. The Council noted that staff pointed out that the district had an audit in reference to the accounting records related to capital assets and were given a qualified opinion for FY09. Mr. Flood stated that it is his understanding that this would not be a finding issue for the FY10 audit. He indicated that the district audit has been submitted to the State Auditors Office. Mr. Flood informed the Council that the district did not have very accurate records of the original cost of buildings*

and did not have undeveloped land in the district assets. After research the district found the original costs of buildings. The Council requested that the district submit their current audit report to the Awards Subcommittee.

Las Cruces School District

Priority 1 Request: Las Cruces High School--$66,400,000 for Phase I Renovations and Replacements: The district is requesting funding for architectural and engineering services to evaluate the existing buildings, building systems and site drainage, develop construction plans and specifications to reconfigure the high school to meet the needs of the staff and students as identified in the educational specifications and educational programs. This may involve renovation of some existing facilities, demolition and new construction where existing facilities cannot be renovated or upgraded to meet the requirements identified in the educational specifications. The existing core of the high school will be remodeled for 2000 students based on opening of new high school and redistricting and the instructional spaces will be sized for 1,800 students with the capability of an addition for 200 students in the future. The square footage to adequacy for 1,800 students is 292,054 sq ft with existing core space. The work will need to be completed in multiple phases requiring temporary relocation of various functions during demolition/reconstruction due to site constraints.

Site Visit Report: Once the educational specifications are complete, the design professional will need to complete a campus master plan to help the district determine the amount of existing space that needs to be utilized for the student count of 1,800. This process includes choosing some structure to be demolished so that proper adequacy can be maintained. The PSFA staff recommends the funding of design services for this project at 292,054 sq ft. The FAD database shows that many of the building systems of the current high school are beyond their useful life.

Notes: *Mr. Stan Round, Superintendent, Mr. Herb Torres, Ms. Gloria Martinez and Mr. Gary Yabumoto represented the district. Mr. Rounds stated that the district will consider committing more bond funds to the project in the next three years in order to reduce the phasing, resulting in a cost savings to the district and PSCOC. Staff recommends a review of phasing options and associated costs. The district noted that fire protection is an issue at the high school and needs to be addressed. It was stated by the district that the new high school will still be 50,000 square feet below adequacy. The Council noted that the district currently has two large projects underway. Mr. Rounds informed the Council that the district opened an elementary and will have full occupancy of the new middle school by the end of January 2011. The new high school is underway with a targeted date to open in the fall of 2012. Mr. Rounds stated that the educational specifications exceed the specifications and the district will be responsible for the remaining cost. Mr. Rounds informed the Council that the district is about to close on an adjacent property. The educational specifications will be complete before the end of January 2011.*

Priority 2 Request: University Hills Elementary School-- $4,333,533 for Renovation and Addition. The district is requesting funding for architectural and engineering design services to renovate the existing facility to adequacy. The original building was constructed in the mid-1960s so there are a number of items that need to be renovated to bring the building to current standards. These items include site drainage, parking lots, classroom

addition and renovations, restroom upgrades, energy related items, new roof, and infrastructure.

Site Visit Report: It is understood that LCPS has sufficient funds for their portion of the design services and it is the recommendation of PSFA to proceed with plans and specifications for this project.

Notes: *The district needs to update total project cost based on revised estimates presented at the site visit. It was stated that the elementary school is below adequacy and requires renovation and replacement of the roofs which are under warranty.*

Facility Master Plan Report: The FMP is still in draft form and PSFA staff has received the portion of their draft plan that identifies both the Las Cruces High School and University Hills Elementary School as top priorities. The new 5-year FMP should be complete by the end of year 2010.

Maintenance Report: The Maintenance Plan updated July 2010. FMAR's are completed for all of the schools assessed ranking as acceptable.

Other Notes: *The district needs to update total project cost based on revised estimates presented at the site visit. Mr. Gorrell stated that it is a good renovation project on the elementary school, however, he noted there are observation rooms between the classrooms which were used originally when this school was built as a teacher training facility. Mr. Gorrell commented that it is his understanding that they can no longer be used for this purpose. Mr. Rounds noted that this school is located near the university and as a result it was used by the university in cooperation with the school district for the purpose of teacher training. Much of this is coming to an end due to issues of privacy, code violations and awareness of inappropriate activity. The Council asked why the district is purchasing property for the high school. Mr. Round stated that buying the property would give them room for the core and parking. The Council commented that the project cost for the high school is $66 million and noted that this is a high cost. The Council also noted that the district has another high school project.*

Cobre School District

Priority 1 Request: Bayard Elementary School -- $11,891,560 for Renovations. The district is requesting funding for architectural and engineering services to evaluate the existing buildings, building systems and site drainage, develop construction plans and specifications to reconfigure Bayard Elementary School. This scope of work will include renovation of existing facilities to adequacy, reworking site drainage, relocating playground equipment and increasing the size of the front parking lot to include a safer student drop off. Design services would include a utilization study of space, and full plans and specifications for this project.

Site Visit Report: PSFA staff would recommend funding this project contingent upon the district passing a bond for their portion on February 1, 2011.

Notes: *Mr. Dane Kennon, Superintendent of Cobre Schools, represented the district. Mr. Kennon stated that the district is aware that the funding request for this project is*

contingent on the district passing a bond in February 2011. The district is confident that the bond will pass. Mr. Kennon stated that when the district passes the bond, it is their intent to pay the PSCOC for the advance on the Hurley Elementary School project. He also indicated that the student enrollment may increase. The Council requested that the district submit an interim report regarding how they utilize their facilities. The Council asked if the district has received funding for the Pre-K classrooms. Mr. Kennon stated that the district was awarded $750,000 from PED for Pre-K. The Council asked if there is currently funding from PED. Mr. Ortiz answered in the negative and stated that the last awards to districts were from the 2010 GO bond. The Council requested that PED provide a report on the Pre-K awards. The Council directed staff to research funding for Pre-K projects.

Facility Master Plan Report: This is the last year for the current master plan and the district has applied for a new master plan for 2011-2015 in the application process. If approved the plan would be implemented in the spring of 2011 and ratified by the fall 2011.

Maintenance Report: The Maintenance Plan updated October 2010. FMAR's are completed for all of the schools assessed ranking as acceptable.

Roswell School District
Priority 1 Request: Valley View Elementary School -- $7,842,124 for Renovation and Addition. The district is requesting funding for Phase I architectural and engineering services to renovate and add classroom space to meet statewide adequacy standards. The district currently has funds available for Phase I design. The district will hold a bond election August 2011 for 16,000,000 and funds would be sold as needed for Phase II construction from October 2011 through August 2013. The district would apply for Phase II funding during the regular awards cycle in 2012. The scope of work would include complete renovation of all existing spaces, abatement of asbestos and classroom addition to accommodate the growth and eliminate portables. The current enrollment is 435 and the 5-year master plan shows growth to 483 in the next 5 years. There are currently 5 single portables on site to ease overcrowding. The existing windows are non-insulated single pane, lighting is old and appears to be inadequate, gang bathrooms have little to no ventilation, ageing evaporative cooling is throughout the entire facility, food serving equipment is shared by the PE coaches office and storage room located in the multipurpose room. Cracking in walls and floors is visible and noticeable settling at many locations throughout the facility. Items to be addressed are; grading and drainage, playground improvements, structural investigation, window replacement, exterior door replacement, classroom addition, library addition, reconfigure existing spaces to meet adequacy, HVAC system, electrical upgrades, inspect water/sewer lines and replace as necessary, roofing, hazardous material abatement, fire sprinkler system, flooring casework and painting.

Site Visit Report: The Elementary Educational Specifications may need to be revised to increase the maximum enrollment size from 375 to 500 or greater students. The district should provide a structural report prior to the start of design. PSFA recommends that the PSCOC award this project Phase I contingent upon the completion and approval of the new five-year Master Plan.

Notes: *Mr. Kevin Dillen and Mr. Joe Baca represented the Roswell District. It was stated that the total estimated cost for this project needs to be changed to show the total project*

cost. It was also noted that the enrollment and projections are much higher than shown. Temporary portable costs should be added. It is recommended that the district adjust the design and construction schedules to more realistic time lines and change in bond election from Feb. 2011 to Aug. 2011. The district is requesting funding for their Phase I design project contingent upon completion of their 5-year Master Plan.

Priority 2 Request: Berrendo Elementary School -- $9,707,266 for Renovation and Addition. The district is requesting funding for Phase I architectural and engineering services to renovate and add classroom space to meet statewide adequacy standards. The district currently has funds available for Phase I design. The district will hold a bond election August 2011 for 16,000,000 and funds would be sold as needed for Phase II construction from October 2011 through August 2013. The district would apply for Phase II funding during the regular awards cycle in 2012. The scope of work would include complete renovation of all existing spaces, abatement of asbestos and classroom addition to accommodate the growth and eliminate portables. The current enrollment is 503 and the 5 year master plan shows growth to 520 in the next 5 years. There are currently 4 single portables on site to ease overcrowding. The lighting appears to be very poor, the kitchen is small, dated with old equipment, wood frames and doors to classrooms, windows are non-insulated single pane, and drainage is directed primarily into the recessed playground area. Items to be addressed are; grading and drainage, playground improvements, fencing, irrigation system, parent and bus drop improvements, window replacement, exterior door replacement, classroom addition, library addition, reconfiguration of existing spaces to meet adequacy, electrical upgrades, HVAC system, inspect water/sewer lines and replace if necessary, lighting, roofing, hazardous material abatement, fire sprinkler system, kitchen renovation and serving equipment replacement, flooring, casework and painting.

Site Visit Report: The Elementary Educational Specifications may need to be revised to increase the maximum enrollment size from 375 to 500 or greater students. PSFA recommends that the PSCOC award this project Phase I design contingent on the completion and approval of the new five-year Master Plan.

Notes: *The total estimated cost for this project needs to be changed to show the Total Project Cost. The enrollment and projections are much higher than shown. Temporary portable costs should be added. Adjust the design and construction schedules to more realistic time lines and change in bond election from Feb. 2011 to Aug. 2011. Final revisions can be made after the PSCOC presentations.*

Priority 3 Request: Military Heights Elementary School -- $6,994,755 for Renovation and Addition. The district is requesting funding for Phase I architectural and engineering services to renovate and add classroom space to meet statewide adequacy standards. The district currently has funds available for Phase I design. The district will hold a bond election August 2011 for 16,000,000 and funds would be sold as needed for Phase II construction from October 2011 through August 2013. The district would apply for Phase II funding during the regular awards cycle in 2012. The scope of work would include complete renovation of all existing spaces, abatement of asbestos and classroom addition to accommodate the growth and eliminate portables. The current enrollment is 422 and the 5 year master plan shows growth to 451 in the next 5 years. There are currently 5 single portables on site to ease overcrowding. Lighting is poor and there is very little natural day

lighting, classroom doors and frames are wood, cooling is evaporative cooling throughout with hot water boiler heat, approx. half of all water runoff from roof goes to courtyard. This courtyard area could be used to accommodate the additional classroom space needed, some areas of floor and walls are cracking showing signs of possible structural problems, and the coach's office is combined with PE equipment storage located in a small storage closet. Items to be addressed are; grading and drainage, playground improvements, fencing, irrigation system, window replacement, exterior door replacement, classroom addition, library addition, reconfiguration of existing spaces to meet adequacy, electrical upgrades, new HVAC, inspect water/sewer lines and replace if necessary, lighting, roofing, hazardous material abatement, fire sprinkler system, kitchen serving equipment replacement, flooring, casework and painting.

Site Visit Report: *The Elementary Educational Specifications may need to be revised to increase the maximum enrollment size from 375 to 500 or greater students. PSFA recommends that the PSCOC award this project Phase I design contingent on the completion and approval of the new 5-year Master Plan.*

Notes: *The total estimated cost for this project needs to be changed to show the total project cost. The enrollment and projections are much higher than shown. Temporary portable costs should be added. Staff recommends that the district adjust the design and construction schedules to more realistic time lines and change in bond election from Feb. 2011 to Aug. 2011.*

Priority 4 Request: El Capitan Elementary School – $7,792,831 for Renovations and Addition. The district is requesting funding for Phase I architectural and engineering services to renovate and add classroom space to meet statewide adequacy standards. The district currently has funds available for Phase I design. The district will hold a bond election August 2011 for $16,000,000 and funds would be sold as needed for Phase II construction from October 2011 through August 2013. The district would apply for Phase II funding during the regular awards cycle in 2012. The scope of work would include complete renovation of all existing spaces, abatement of asbestos and classroom addition to accommodate the growth and eliminate portables. The current enrollment is 415 and the 5 year master plan shows growth to 443 in the next 5 years. There is currently 1 single portable on site that houses special education. The exterior is a combination of brick, stucco and painted block, Interior walls are showing signs of settling, sidewalks are displaced and extended roof area supports are showing signs of cracking and settling. The lighting appears to be poor with no windows or natural light in any of the classrooms. Items to be addressed are; grading and drainage, structural investigation, irrigation system, exterior door replacement, classroom addition, library addition, reconfiguration of existing spaces to meet adequacy, electrical upgrades, new HVAC, inspect water/sewer lines and replace if necessary, lighting, roofing, hazardous material abatement, fire sprinkler system, kitchen serving equipment replacement, flooring, casework and painting.

Site Visit Report: The Elementary Educational Specifications may need to be revised to increase the maximum enrollment size from 375 to 500 or greater students. PSFA recommends that the PSCOC award this project Phase I design to replace the school contingent on the completion and approval of the new five-year Master Plan.

Notes: *Due to structural and other facility issues, the district is considering replacement of the school instead of major renovation. The district is to explore options to reduce other planned future projects in order to have sufficient local match for replacement. The PSFA will work with the district to explore possible funding options for Parkview ES which houses all 3-4 DD students in the district which is currently not in the NMCI rankings. The total estimated cost for this project needs to be changed to show the total project cost, including potential shift to replacement in lieu of renovation. The enrollment and projections are much higher than shown. Staff recommends that the district adjust the design and construction schedules to more realistic time lines and change in bond election from Feb. 2011 to Aug. 2011.*

Other Notes: *The PSFA staff indicated that the district is utilizing their facilities. El Capitan Elementary School is scheduled for replacement due to structural issues. The district is confident that they can keep their construction cost down to a minimum. It was also noted that there has been significant growth in the district and that the Master Plan must be reviewed before awards are granted to the district. In regard to the Master Plan, Mr. Dillon stated that the district can not see a change in their current priorities, however, they may see changes in the future for additional projects. The Council asked how the district manages the work in their district. Mr. Dillon stated that the district is always looking for ways to save money based on the current market.*

Facility Master Plan Report: The current 5-year Master Plan will expire on January 30, 2011. The new 5 year Master Plan will be completed by mid December 2010

Maintenance Report: Maintenance plan was updated July 15, 2010. FMAR have been completed.

Los Alamos School District
Priority 1 Request: Aspen Elementary School -- $12,214,487 for Classroom Wing Replacement. The district is requesting funding for design and planning including educational specifications, architectural and engineering services including utilization study to evaluate the existing buildings, building systems and site drainage, develop construction plans and specifications to reconfigure, renovate or replace the school or parts of the school to meet the needs of the staff and students as identified in the educational specifications.

The district is currently using a small team teaching concept. This teaching concept does not fit well with the current layout of the school buildings. The FAD database shows that approximately 80% of the building systems of the school are beyond their useful life. Several systems are 150% of their useful life. The instructional spaces of the school will be sized for the current population, as significant growth is not anticipated. The core areas may be sized appropriately for the population, and portions of the core may need little work as they have received updates over the years. The new gymnasium was built in 2001.

The school classrooms and other parts of the school are 1950's era wood frame, wood clad exterior and masonite interior walls. Renovation costs are likely to be high in relation to replacement costs. Currently classroom sizes are very large though the total existing square footage is 42,000. The square footage to adequacy for the current school population is 52,500. The district wishes to develop a dedicated central kitchen so schools will only need

to provide a serving kitchen. A centralized district kitchen facility is proposed to be located at the middle school which might drive completion of the middle school prior to Aspen Elementary.

Both Los Alamos Middle School and Aspen Elementary School are NMCI highly ranked. Aspen ES needs appear higher both through rankings and as observed in the site visit. However the district is considering Los Alamos MS first because of higher student counts, the central kitchen need and the community expectations. Los Alamos MS currently is the district's highest priority with any remaining bond funds to go to Aspen Elementary.

Site Visit Report: Staff recommends funding the educational specifications, as reconfiguration or replacement is necessary at both this school and Los Alamos MS. Staff also recommends funding the design for repair replacement and create project budget including construction. The district will then need to determine the amount of bond funds the school district can commit to this project. Phases may need to be considered to maximize benefits to most amount of students with these bond funds and future 2013 bond funds anticipated.

Notes: *Dr. Eugene Schmidt, Superintendent and Mr. John Wolfe represented the district. It was noted that if there are insufficient funding after determining Aspen Elementary and the Middle School's budget to proceed into construction, it will be necessary to phase this project or possibly both projects or delay construction of Aspen Elementary until the 2013 bond election. The district has recently submitted its annual audit. Past district audits have been good. No new district direct appropriations have been accepted. There is no offset for the district at this time. All kindergarten students are currently in permanent classrooms.*

Priority 2 Request: Los Alamos Middle School -- $13,500,000 for Remodel and Upgrade. The district is requesting funding for design and planning including educational specifications, architectural and engineering services including utilization study to evaluate the existing buildings, building systems and site drainage, develop construction plans and specifications to reconfigure, renovate or replace the middle school or parts of the school to meet the needs of the staff and students as identified in the educational specifications (currently under development).

The district is currently using a small team teaching concept. This teaching concept does not fit well with the current layout of the school buildings. The FAD database shows that approximately 80% of the building systems of the middle school are beyond their useful life. The instructional spaces of the school will be sized for the current population, as significant growth is not anticipated. The core areas may be sized appropriately for the population, and some portions of the core may need little work as they have received updates over the years. The cafeteria and gymnasium/locker rooms are the core areas needing most significant renovation/replacement.

The middle school's circulation and large classroom sizes will make renovation challenging. Cost estimates will help bring to light renovation versus replacement costs. The square footage to adequacy for the current school population is 82,500. Los Alamos Middle School currently houses the only full cafeteria in the district. The district is

considering making the Los Alamos MS cafeteria kitchen the centralized kitchen for all their schools.

Both Los Alamos MS and Aspen Elementary School are NMCI highly ranked. Aspen ES needs appear higher both through rankings and as observed in the site visit. However the district is considering Los Alamos MS first because of higher student counts, the central kitchen need and the community expectations. Los Alamos MS currently is the district's highest priority with any remaining bond funds to go to Aspen Elementary.

Site Visit Report: The staff recommends funding the educational specifications, as reconfiguration or replacement is necessary at both this school and Aspen Elementary. Fund design for repair replacement and create project budget including construction. The district will then need to determine the amount of bond funds the school district can commit to this project. Phases may need to be considered to maximize benefits to most amount of students with these bond funds and future 2013 bond funds anticipated.

Notes: *If there is insufficient funding after determining the budget for both projects to proceed into construction, it will be necessary to phase this project or possibly both projects or delay construction of Aspen Elementary until the 2013 bond election. The district has recently submitted its annual audit. Past district audits have been good. No new district direct appropriations have been accepted. There is no offset for the district at this time. All kindergarten students are currently in permanent classrooms. Due to the high operational cost, the staff has worked with the district to identify ways to bring the facility to adequacy.*

Other Notes: *Dr. Schmidt stated that the district has determined that the schools are in need of repair or replacement. In 2003 the district decided to evaluate the need for capital improvements for all their high school, elementary and middle school buildings. The district committed itself to keep all current building in operation. This lead to a decision to create a facilities planning committee that moved forward with the intent to make capital improvements. A 20-year facility plan was developed as well as a 5-year Master Plan. The districts 20-year plan calls for raising $110-$120 million over the next 16-20 years. The district passed a $40 million bond in 2009 for replacement or repair of the high school, middle school and Aspen Elementary School. The district will hold a $20 million bond election in 2013 and will hold a bond election every four years thereafter. Mr. Wolfe noted that the Los Alamos District is a model for Construction Manager at Risk process and has paid dividends. The Council asked why the district does not utilize their SB-9 options. Dr. Schmidt noted that the district has passed an HB-33 election. The district decided not to hold a SB-9 election based on the community's belief that developing technology and infrastructure is the best use of their bond money. Mr. Wolfe added that the return on SB-9 bond is very small to the district and another election is a large risk. Their school board decided to only utilize HB-33. Dr. Schmidt noted that the district currently has 3,400 students and feel that their enrollment is stable.*

Facility Master Plan Report: The Master Plan is current and in effect through 2014.

Maintenance Report: Maintenance Plan updated September 2010. FMAR's completed for 4 of 7 schools with the schools average assessed ranking of good.

Los Lunas School District

Priority 1 Request: Los Lunas High School -- $65,000,000 for Renovation/Replace to Adequacy. The district is requesting funding for architectural and engineering services to evaluate the existing buildings, building systems and site drainage, develop construction plans and specifications to reconfigure the high school to meet the needs of the staff and students as identified in the educational specifications and educational programs. This may involve renovation of some existing facilities, demolition and new construction where existing facilities cannot be renovated or upgraded to meet the requirements identified in the educational specifications. The district is currently using the small learning communities' concept for teaching. This teaching concept does not fit well with the current layout of the school buildings. The FAD database shows facility condition priority numbers (1) Immediate Code/Life/Health 2%; (2) Degraded w/ Potential Mission Impact 12%; (3) Mitigate Additional Damage 13%; and (4) Beyond Expected Life 47%) total 74%. This indicates that there are numerous systems and deficiencies in this school that need to be addressed. The district is requesting that the core of the high school be sized for 1800 students and the instructional spaces be sized for 1600 students with the capability to construct an addition for 200 students in the future. The square footage to adequacy for 1600 students is 256,000 with additional core space of 26,834 to accommodate 1800 students in the future. The total to adequacy is 282,834 square feet.

Site Visit Report: The district's school board needs to determine the amount of bond funds the school district is willing to commit to the project so that a project budget and phasing can be determined. The district should consider committing more bond funds to this project in the next three years to reduce the phasing, resulting in a cost savings to the district and the PSCOC. The district needs to find out from their bond adviser what the default rate is on the property taxes and if there are a lot of challenges to the property tax rate in the Los Lunas area. The PSFA Planning Department will review population patterns within school boundaries to determine if the future growth core capacity requested can be supported as this relates to the entire area and particularly to the utilization of the other high school.

Notes: *Mr. Bernard Saiz, Superintendent of Los Lunas Schools, as well as two board members, represented the district. The district has not accepted new direct appropriations. There is no offset for the district at this time. All kindergarten students are currently housed in permanent classrooms. The district is requesting funding for architectural and engineering services to evaluate the existing facility and develop a construction plan with drawings and specifications to meet the needs of the staff and students and intends to complete the project in four phases. Mr. Saiz stated that the school is deteriorating and reiterated that the project would be completed in four phases and noted that the preliminary studies have been funded by the district. Mr. Saiz indicated that the district has their match and a consensus from the school board for the project. The district will phase the project and can invest more bond money if necessary. The PSFA recommends a core for 1,800 and the classroom for 1,500. The district assured the Council that they have set aside funds for the first phase of the project and the community is supportive.*

Facility Master Plan Report: This is the last year for the current master plan and the new master plan for 2011-2015 is scheduled to be completed by March 2011.

Maintenance Report: Maintenance Plan updated October 2010. FMAR's completed for 16 of 17 schools with the schools assessed ranking of good. Upon further review of Los Lunas High School during the site visit the initial FMAR score of 79.9 is reduced to 67.9 due to the following observations: The grounds and site drainage, cleaning and maintenance is needed, more attention to housekeeping, fire protection score reduced due to lack of fire extinguishers and routine inspections, equipment room score reduced due to lack of organization and cleanliness. School maintenance rating is in the lower "Satisfactory" range. Overall district rating remains at "outstanding".

Other Notes: *In regard to the maintenance report, the Council noted that the district is responsible for fire extinguishers. The staff assured the Council that these are items that can be rectified and addressed and the extinguishers should be inspected on a monthly basis. Mr. Saiz agreed with the Council/staff and informed the Council that the High School is short one custodian and assured the Council that the minor housekeeping issues will be addressed.*

5. Subcommittee Reports

a. Awards Subcommittee Report

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

-- APS—Southwest HS (Phase III)—Additional Funding

The staff noted that Phase III will be the final phase that the Council will participate in and the numbers are based on construction to adequacy and the Council is only going to participate in Phase III. The Council asked if there was a resolution regarding the issue of the auditors concern that certain monies were being expended appropriately. Mr. McMurray stated that there were issues with their HB-33 monies which delayed some of their projects because the cash flow was not clear and this has been resolved and the roofing projects are moving forward. Mr. Berry noted that there were also issues regarding participation in the Southwest High School project and was related to using the records of the district's expenditures to match for Council reimbursement. The district has provided staff with the records of the expenditures which has allowed staff to settle on the amount available for credit or reimbursement. The Awards Subcommittee reviewed this request and recommend approval of this request.

Mr. Gorrell informed the Council that staff conducts post-completion audits on all projects. Ms. Casandra Cano, PSFA staff, noted that currently there is a return in post-audits in the amount of $1.7 million with a projected $15.4 million for this fiscal year.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to increase the state share amount of the 2007-2008 Standards-Based Award to Albuquerque Public Schools for Southwest High School (now known as Atrisco Heritage Academy) by $7,250,473 (47%) contingent upon an additional local share of $8,176,084 (53%) for Phase III construction at the New High school to adequacy. Since this is a subcommittee recommendation a second is not required. There being no objection the motion passed.

-- Clovis—Bella Vista ES—Out-of-Cycle Construction Funding

The Council acknowledged Mr. Joel Shirley, Superintendent of the Clovis School District. Mr. McMurray noted that having completed the planning and design phase of the projects per PSCOC requirements, and having assurance for district, that their additional district funding totaling $1,216,306 are in place. The PSFA staff recommends that the additional State funds requested totaling $4,865,230 as reflected by the design professionals cost estimate for construction and recommend approved. The Awards Subcommittee reviewed this request and recommend approval of this request.

Mr. Shirley addressed the Council stating that the district is ready for construction of this project and all documents have been completed. He noted that the RFP will go out in January 2011 and construction should begin in March 2011. The Council asked if the requested amount will complete the funding for the project and Mr. Shirley answered in the affirmative. The Council noted that the Clovis School District has many projects that require Council attention and commended the district on their hard work in moving the projects forward.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to amend the previous 2008-2009 Standards-Based Award to Clovis Municipal Schools for Bella Vista Elementary School to include out-of-cycle construction funding for renovations and improvements to the existing facilities to adequacy for a design capacity of 450, serving grades K-5, with an increase in the state share amount of $4,865,230 (80%), contingent upon an additional local share of $1,216,307 (20%). Since this is a subcommittee recommendation a second is not required. There being no objection the motion passed.

-- Clovis—New MS—Increase Design Capacity (Informational)

Mr. Gorrell presented this item to the Council noting a request was submitted by the district requesting the new project design capacity be increased from a core of 900 students with classrooms for 450 students to a core of 900 students with a classroom capacity for 900 students. The district has the matching funds available to increase the classroom capacity.

The staff conducted an analysis that is based on the number of students in the grade cohorts who will enter middle school in the next two years. Currently, there are 2,043 4^{th}-6^{th} graders in the Clovis Municipal School District. These will be the 6^{th}-8^{th} cohort when the new middle school opens. Currently, Yucca and Marshall Junior High have a design capacity of 1,368 and when the new 450 seat middle school opens, this will give the district 1,818 seats in its three middle schools. If the 2,043 progress through the system and enter middle school, the district would be deficient 225 seats. As a result, if the existing grade cohorts advance, the district will need to provide 225 seats. This could be accommodated by increasing the total middle school capacity to 650, giving the district 2018 capacity. It would still leave a seat deficiency of 25, which could be accommodated with a portable at one of the middle school sites

The staff recommendation is for 450 students and the district is spending their own funds to proceed. This item is for informational purposes and the PSFA is still in the process of reviewing the growth projections and does not have a recommendation at this time. **No action was taken.**

-- Los Alamos—HS—Additional Funding Increase

Mr. McMurray presented this item to the Council noting that the request is for additional supplemental funds from a previous request. The staff recommends approval of the additional supplemental state funds request totaling $1,459,277 in order to ensure that the total project cost to adequacy is correct based on the approval of the guaranteed maximum price with CMAR and inclusive of all required soft cost including FF&E, PAC & Roofing Consultants and GRT. The district has committed additional supplemental funds totaling $3,752,425. The Awards Subcommittee has reviewed this request and recommends approval. Mr. Robert Herron, PSFA Regional Manager, informed the Council that more information has come to light since the initial application to meet adequacy. The requested amounts are actual amounts for the project.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to increase the state share amount of the out-of-cycle construction funding for the 2009-2010 Standards-Based Capital Outlay Award to the Los Alamos Public Schools for Los Alamos High School by $1,459,277 (28%) contingent upon a district match of $3,752,425 (72%) to bring the High School to adequacy. Since this is a subcommittee recommendation a second is not required. There being no objection the motion passed.

-- Los Lunas—ES Roof—Additional Funding

Mr. Rocky Kearny presented this item to the Council stating that this roofing project is going very smooth and indicated the project can be completed before the end of December 2010. The reroofing of the elementary school is a safety and health issue. The district is requesting $35,104 for unforeseen conditions during the completion of the work.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to increase the state share amount of the 2009-2010 Standards-Based Roof Award to Los Lunas Public Schools to reroof Los Lunas Elementary School by $35,104 (81%) contingent upon a district match of $8,234 (19%) to cover unforeseen conditions during completion of the work. Since this is a subcommittee recommendation, a second is not necessary. There being no objection the motion carried.

-- Reserve—Emergency Repairs

Mr. Gorrell presented this item to the Council noting that the district emergency needs and inability to pass a bond or SB-9 election. Upon conducting a site visit, the PSFA staff noted that the district does not have heat in their gymnasium and the outside doors have pieces of wood lodged in the doors to keep them shut, roof leaks a sewer line that need replacement as well as many other safety and health issues.

The Council noted that the district has indicated that they do not have the funding to put into these emergency projects. The Council requested that staff provide information the district's Forest Reserve Fund distribution, a certification of the district's available funds, and also a PED review.

The Council requested that the PED and PSFA staff provide a report on "Rules for Waivers" and "Rules for Emergency Funding" and recommendations at its next Awards Subcommittee meeting and brought to the full Council at a future PSCOC meeting.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to increase the total emergency funding granted at the November 4, 2010 PSCOC meeting from $50,000 to up to $80,000 for prioritized emergency repairs. Additional funding is in the form of an advance which may be converted to a grant subject to verification of district resources available to provide repayment by June 30, 2011. Since this is a subcommittee recommendation, a second is not necessary. There being no objection the motion carried.

-- **West Las Vegas—MS Roof—Additional Funding Increase**

Mr. McMurray presented this item to the Council noting that this request for additional supplemental funding for the West Las Vegas Middle School Roof. The district is requesting $28,779 so that PSFA can participate in the project costs at the established MOU share percentages and complete the project in a timely manner. The bid has come in and the percentages have been determined. The Awards Subcommittee has reviewed this request and recommends approval.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to increase the state share amount of the 2009-2010 Standards-Based Roof Award to West Las Vegas Schools to reroof the WLV MS by an additional $28,779 (77%) contingent upon a district match of $8,596 (23%) based on the awarded low bid for completion of the work. Since this is a subcommittee recommendation, a second is not necessary. There being no objection the motion carried.

- **2009-2010 Standards-Based Roof Awards—Time Extension**

Mr. Guillen noted that there were some delays in some roofing projects and the staff is in the process of identifying reasons for the delays. Mr. Berry referred the Council to the Standards-Based Roofing Projects spreadsheet that was made available to them in the meeting notebooks. The spreadsheet reflects the regional manager reports of why these projects are delayed and will present their recommendations at the next scheduled PSCOC meeting.

MOTION: Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to extend the construction completion date of the 2009-2010 Standards-Based Roof Awards to June 30, 2011. Since this is a subcommittee recommendation, a second is not necessary. There being no objection the motion carried.

b. Administrative, Maintenance & Standards Subcommittee Report

Dr. Winograd complemented the staff on the work of the PSFA Transition Report and the process to distribute the information. Mr. Raul Burciaga will distribute the information to the incoming administration and CD's are also available upon request.

 # 6. Other Business

- **Approval of School Construction (Section 22-20-1 NMSA 1978) Discussion/Mettie Jordan Elementary School — New Facility**

Mr. Gorrell presented this item stating that the Eunice School District brought this issue to light because of the Mettie Jordan Elementary School. He noted that the legislature gave the PSFA Director authority to approve all school construction. The statute provides that "each local school board or governing body of a charter school shall secure the approval of the director of the public school facilities authority or the director's designee prior to the construction or letting of contracts for construction of any school building or related school structure or before reopening an existing structure that was formerly used as a school building but that has not been used for that purpose during the previous year." Mr. Gorrell noted that by application, in this context, the statute includes all school projects and the legislature excluded school projects under $200,000 from needing the director's approval. At issue is the statutory obligation of the director to prevent the "unnecessary proliferation of school construction" and where the line should be drawn when a proposed project greatly exceeds the adequacy standards.

Mr. Gorrell referred the Council to a document that reflects all new elementary schools throughout the state and noted that when some of the schools were built, they were not built under the current adequacy standards. He also noted that some schools were also built above the current adequacy standards, including the proposed school in the Eunice School District. Mr. Gorrell stated that the district is willing to pay to build for the costs of over-adequacy. He stated that the school is being built for 400 students. Mr. Gorrell indicated that this is not an issue regarding classrooms but instead the school as a whole. There is an issue of shared spaces for 300 students in the district. Other spaces were considered for efficiency.

Mr. Gorrell is seeking approval from the Council that they would feel comfortable that the school, considering the shared space to allow the project to move forward and to set a bar for future projects. The Council noted that they need to think along the lines of what their role is and taking action with respect to the duties of the PSFA Director.

Dr. Winograd informed the Council that representative of the Eunice School District were present at the AMS Subcommittee meeting and a great deal of time was spent on rationales. In listening to the rationale, the subcommittee requested that Mr. Gorrell present this item to the Council to determine ways to resolve the issue. The AMS directed the staff to continue working with the district and compile more information to present possible solutions to the Council.

Mr. Dwain Haynes, Superintendent of the Eunice School District, as well as Board Members and teachers were present at the meeting. Mr. Haynes informed the Council that the district has not passed a bond since 1954 but the district has done a good job at maintaining their facilities. However, the district has an auditorium that is costing the

district quite a deal of money. Their solution was to renovate the building using SB-9 and HB-33 funding but after they started the design of the remodel of the building, Mettie Jordan Elementary began to develop deficiencies that included cracked joints, flooding issues and water vapor on bricks. The district is requesting the approval of the Council to allow the district to increase the square footage of the proposed classrooms located on the west wing of the new elementary school from 840 square feet to 950 square feet. Mr. Haynes stated that the district has decided to demolish the old Conway Auditorium but they must also provide an educational environment to continue with the curricular functions once produced at the auditorium. To resolve this, the district has added a stage area in the kitchen cafeteria. The stage will be used by all three schools for various curricular events. The district is currently working on educational specifications for a new middle school. All the facilities mentioned will be shared with the new middle school which allows the district to remove square footage from the middle school design. Mr. Haynes noted that although the elementary school seems to be over adequacy, and the requested square footage increase lends itself to the over adequacy argument and have shown that in reality the new elementary is over adequacy by a small percentage once the shared facilities are removed from the elementary footprint.

Mr. Haynes noted that the Council had previously asked that the district pass a $42 million bond and the bond passed in May 2009 with the idea that the district would renovate the auditorium and build a new elementary school and vocational center. He stated that he was unaware of the Section 22-20-1 NMSA 1978 (Approval of School Construction) law.

The Council recognized Senator Carroll Leavell and Senator Gay Kernan. Senator Leavell addressed the Council stating that Eunice is in a unique position in the State of New Mexico. The Urenco Uranium Plant, a uranium producer from Europe is building the plant near Eunice. Their first United States plant is 3.5 miles east of Eunice, NM and is known as LES (Louisiana Enrichment Services), originally they were approved, by the Federal Government to build in Louisiana but, that fell through and the New Mexico site was approved with no name change. Urenco has completed the first stage and the actual completion would be 2015 and there are already permits in place. When the plant is complete it will provide 50% of the enriched uranium necessary for all power plants throughout the United States. Also, JOULE, a company that is a large biodiesel manufacturer is planning to build a plant north of Eunice and would employ approximately 150 employees. However, JOULE currently does not have its permits but are working towards acquiring the permits. Senator Leavell noted that while the district does not have the students to qualify for this size of building at this time, it would be remiss of the leadership of the district to build a lesser facility. He voiced concern regarding the district is funding 90% of the construction and have passed their bond.

Senator Kernan addressed the Council stating that she has worked with the district to develop their Pre-K program and noted that it has been a struggle for the district. It is her belief that there is potential for growth in the district. It was stated that the Pre-K is included in the project. In terms of the media center and because it will be shared, the Council asked if there is a scaling in terms of having an area for the younger students versus the older students. Mr. Haynes stated that the media center is for the Pre-K – 5th grade students and the design professional is designing the space for elementary students.

Members of the Council recommended that the project move forward and thanked the district for their presentation.

Mr. Gorrell noted that PSCOC funding is not going into this project at this phase due to the offset, but the law designates the Director of enforcing the clause. He noted that the state was not involved in funding schools in the past and can not determine what the ratios will be in the future. He stated that the Eunice School District was potentially 80% over the gross square footage (GSF) allowed by the adequacy standards compared to other elementary schools. The project was scaled down and the staff and the district were comfortable until the square footage was added to the classrooms. Mr. Gorrell met with Mr. Haynes and determined that the shared space they are proposing would reduce the GSF to around 33% above adequacy. He noted that if the Council recommends that this should not be in the law, it should be presented to the PSCOOTF to include or remove the provision from the law. Mr. Gorrell noted that he is left with the decision on whether or not to allow the project to move forward. Mr. Abbey stated that no action is required by the Council.

- **Farewell to Ms. Catherine Smith**
  The Council recognized Ms. Catherine Smith noting that this will be her last meeting as a PSCOC member as she will be retiring. The PSCOC and staff presented Ms. Smith with cards, a crystal apple, and flowers. Ms. Paula Tackett, former PSCOC member and long-time friend of Ms. Smith, made a surprise visit to congratulate her and wish her well on her retirement. The Council thanked Ms. Smith for her years of service to public schools and with the Council. Ms. Smith gracefully accepted the gift, cards and flowers and expressed her appreciation to the Council and staff for all their years of support.

  The Council also recognized Peter Winograd, Antonio Ortiz, and Lisa Martinez and thanked them for their years of service to the Council.

Public Comment
There was no public comment at this time.

Adjourn
There being no further business to come before the Council, the meeting adjourned at 4:30 PM.

David Abbey
Chair

1/14/11
Date