

## **PSCOC Meeting Notebook for June 21, 2012**

### **TAB 1:**

### **Call to Order**

- Proposed Motions
  - a. Approval of Agenda
  - b. Correspondence

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL**  
**June 21, 2012**

**PROPOSED MOTIONS**

**Item# 3    Overview of 2012-2013 Standards-Based Capital Outlay Application Process/Requirements and District Presentations – *informational only***

**Item# 4    Subcommittee Reports**

**a.    Awards Subcommittee**

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

**❖    West Las Vegas – Family Partnership - Out-of-Cycle Design Funding**

Council approval of the Awards Subcommittee recommendation to amend the 2011-2012 award to the West Las Vegas Public Schools for Family Partnership Middle High School to include design funding to relocate the school and remodel the former WLV high school cafeteria/multi-purpose building to a maximum equivalent of 80 full-time students, grades 6-12, for appropriate facilities necessary to support the alternative program needs of the school. Additional funding needs of \$150,143 (\$36,034 District, \$114,109 State) will be . State share is 100% offset; Offset carryover of \$222,007 will be applied to future award. with a remaining offset balance carryover of \$107,898. Approval is contingent on receipt of requested information to be presented by staff to the Awards Subcommittee.

**❖    Los Alamos – Los Alamos MS – Out-of-Cycle Construction Funding**

Council approval of the Awards Subcommittee recommendation to amend the previous 2010-2011 award to Los Alamos Public Schools for Los Alamos Middle School to include out-of-cycle construction funding to complete demolition and reconstruction/renovation of classroom buildings to bring portions of the campus to adequacy for 536 students, grades 7-8 with an increase in the state share amount of \$5,482,519 (33%), contingent upon an additional local share of \$11,131,176 (67%). 2 funding to complete demolition and reconstruction/renovation of classroom buildings to bring portions of the campus to adequacy. Approval consists of funding to the district only, not as a recommendation to award to a specific contractor.

**•    2012-2013 Lease Assistance Application**

Council approval of the Awards Subcommittee recommendation to authorize release of the updated 2012-2013 Lease Assistance application and conflict of interest questionnaire. Applications are due June 15, 2012 and tentative award date will be at the July 26, 2012 PSCOC meeting.

**b. Administration, Maintenance & Standards Subcommittee**

- **Adequacy Standards Planning Guide—Direction**

Council approval of the Administration, Maintenance & Standards Subcommittee direction for PSFA staff to develop a recommendation for changes to the Adequacy Planning Guide on possible reduction in maximum building gross square footage per student for review and adoption by October 2012.

**c. Awards Subcommittee of the Whole**

- **Minutes** – approval
- **Certification of SSTBs**

Council approval of the Awards Subcommittee of the Whole recommendation to adopt the Certification and Resolution to sell SSTBs subject to final review by Mr. Abbey and Mr. Clifford verifying the amounts.

**Item# 6 - 2012-2013 Standards-Based Capital Outlay Award Applications**

**a. 2012-2013 Standards-Based Roof Applications – Early Awards**

Council approval of the Awards Subcommittee recommendation to make standards-based roof awards to the districts set out in the award spreadsheet for the purposes and in the amounts specified (see attached) for construction-ready roof projects. Each allocation is intended to fully complete the project, phase, or specified purpose. Prior to design, districts must provide evidence of claims against roofing warranty or demonstrate evidence that original roof warranty has expired or contract did not require warranty; as well as, notification to NM Construction Industries Division with evidence that contractor has been contacted to repair roof but has been non-responsive. PSFA shall administer these projects to ensure their completion by the end of the calendar year. The PSFA director has authority to cancel projects that are not expected to be complete by December 31, 2012, subject to PSCOC approval of project extension upon appeal.

The remaining standards-based roof applications shall proceed in accordance with previously adopted criteria with tentative awards at the July 26, 2012 PSCOC meeting.

Districts are reminded of the importance of good maintenance to maintain these roofs to prevent premature failure and damage to the building. A current preventive maintenance plan, including scheduled activities to maintain the roofs is required per 6.27.3.11 NMAC (see attached rules).

**b. 2012-2013 Proposed Workplan/Timeline – *informational only***

**c. District Presentations (Potential site/sites for June 21<sup>st</sup>-22 Meetings)**

Council approval of the staff recommendation to hold the district presentation meetings for the 2012-2013 Standards-Based Capital Outlay applications in Bernalillo on June 21 & 22, 2012 at the high school.

**Item# 7 - Director's Report – informational only**

**Item# 8 - Other Business – informational only**

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**6.27.3.11 PREVENTIVE MAINTENANCE PLANS**

A. Each school district, including those school districts not applying for grant assistance pursuant to the Public School Capital Outlay Act, shall develop and implement a preventive maintenance plan meeting the requirements of this section.

B. For project allocation cycles beginning after September 1, 2003, a school district shall not be eligible for funding pursuant to Section 22-24-5 NMSA 1978 unless:

- (1) the school district has a preventive maintenance plan that has been approved by the council; and
- (2) if applicable, the school district is participating in the implementation of the facility information management system.

C. The preventive maintenance plan for each public school building under the authority of the school district must:

- (1) address the regularly scheduled repair and maintenance needed to keep a building component operating at peak efficiency and to extend its useful life; and
- (2) identify the budget, personnel, and staff support dedicated to implementation of the plans, must identify necessary licenses or certifications and associated training requirements and must provide for school district's monitoring and evaluation of the implementation of the plan.

D. Preventive maintenance includes scheduled activities intended to prevent breakdowns and premature failures, including periodic inspections, lubrications, calibration and replacement of expendable components of equipment and addressing each of the following systems and functions:

- (1) school site: adequate water source and appropriate means of effluent disposal;
- (2) access areas and parking: maintained surface areas that are stable, firm and slip resistant;
- (3) drainage;
- (4) security, including fences, walls and site lighting;
- (5) area, space and fixtures used for site recreation and outdoor physical education;
- (6) electrical systems;
- (7) plumbing and septic systems;
- (8) heating, ventilations and air conditioning systems;
- (9) windows and doors;
- (10) exterior finishes; and
- (11) interior finishes.

E. Each school district, including those school districts not applying for grant assistance pursuant to the Public School Capital Outlay Act, shall participate in the facility information management system in accordance with the schedule adopted by the council. The facility information management system shall:

- (1) provide a centralized database of maintenance activities to allow for monitoring, supporting and evaluating school-level and districtwide maintenance efforts;
- (2) provide comprehensive maintenance request and expenditure information to the school districts and the council; and
- (3) facilitate training of facilities maintenance and management personnel.

[6.27.2.11 NMAC - N, 06/15/04; A, 08/31/05]



**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL  
AGENDA  
JUNE 21, 2011—9:00 AM  
CARROLL ELEMENTARY SCHOOL  
301 CALLE DE ESCUELA  
BERNALILLO, NEW MEXICO**

- # **1. Call to Order** **-- Mr. David Abbey, Chair**  
a. Approval of Agenda  
b. Correspondence

# **2. Approval of Minutes (May 1, 2012)**

**Welcome** **-- Mr. Allan Tapia, Superintendent**

# **3. Overview of 2012-2013 Standards-Based Capital Outlay Application Process/Requirements and District Presentations**

- a. Overview of Application Process/Requirements & Financial Plan  
b. District Presentations  
Each presenter should limit their presentations to allow 10 minutes for questions with the time allotted. A total of 30 minutes unless otherwise specified.

9:30 Las Vegas City (Irina)  
10:00 Farmington (Ted)  
10:30 Central (Ted)  
11:00 New Mexico School for the Deaf (Irina)

**LUNCH 11:30 AM – 1:00 PM**

1:00 West Las Vegas (Karl)  
1:30 Espanola (Irina)

# **4. Subcommittee Reports**

a. **Awards Subcommittee Report**

- **Additional Funding/Emergency Funding/Award Language Requests**
  - WLW Family Partnership – Out-of-Cycle Design Funding
  - Los Alamos – Los Alamos MS – Out-of-Cycle Construction Funding
  - Los Alamos – Pinon ES – Net State Award Clarification
  - Moriarty – Route 66 ES Roof – Adjust Offset

b. **Administration, Maintenance & Standards Subcommittee Report**

- **REC# 6 – Request for Maintenance Coordinator Funding**

# **5. Other Business**

**Public Comment**

**Adjourn**

# **PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL SUBCOMMITTEE ASSIGNMENTS**

## **PSCOC**

David Abbey, Chair

Keith Gardner, Vice-Chair

## **Awards Subcommittee**

Joe Guillen, Chair

David Abbey

Tom Clifford

Frances Maestas

## **Administration, Maintenance & Standards Subcommittee**

Raul Burciaga, Chair

Paul Aguilar

Gene Gant

J. Dee Dennis

*Keith Gardner will serve as designee on subcommittees in the absence of any member.*

**TAB 2:**

**Approval of Minutes**

(May 1, 2012)

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL  
MINUTES  
MAY 1, 2012  
STATE CAPITOL BUILDING, ROOM 317  
SANTA FE, NEW MEXICO**

**Members Present:** Mr. David Abbey, LFC                      Mr. Paul Aguilar, PED  
Mr. Gene Gant, PEC                      Mr. Joe Guillen, NMSBA  
Ms. Frances Maestas, LESC                      Mr. Raul Burciaga, LCS

**Designees:** Ms. Mary Kay Root for Mr. Dee Dennis, RLD

**Absent:** Mr. Keith Gardner, Office of the Governor

**1. Call to Order—9:05 AM** **Mr. David Abbey, Chair**

**a. Approval of Agenda**

The Clerk called roll, noting that the PSCOC reserves the right to change the order of the agenda as deemed necessary.

**MOTION:** Mr. Joe Guillen moved for approval of the agenda as presented. Mr. Raul Burciaga seconded, the motion carried.

**b. Correspondence**

There is no correspondence at this time.

**2. Approval of Minutes (April 12, 2012)**

The minutes were sent to the full Council for their review prior to this meeting.

**MOTION:** Upon review by the Council, Mr. Guillen moved for approval of the April 12, 2012, PSCOC meeting minutes, subject to technical corrections. Mr. Burciaga seconded, the motion carried.

**3. District Updates**

**--Raton School District Update**

Representing the district is Superintendent David Willden. Mr. Willden noted that the economy is not helping the district, the city commission attempted to pass a 1/4 % tax to improve the load of the district but it failed. The climate for a bond election has not improved since the last time the district came before the Council. Mr. Willden stated that the district is still in need of a new elementary school and is still spending \$100,000 of operational dollars per year that could be saved by consolidating. The district's intent is to move forward with a bond election, but is not sure if it will be held in the spring of 2013 as originally planned. The district will take the bond issue before the school board when sure it will be successful. Currently, the board is not hopeful or confident in passing a bond election.

Mr. Willden indicated that although the district is solid in infrastructure, they have fallen behind technologically, that the district is considering imposing a technology tax, and that the school board is in agreement with the tax. The district is developing a technology plan that would include a technology tax.

The Council thanked the district for their update.

**-- Chama School District Update**

Mr. Paul Aguilar presented this item to the Council, reminding them that the Chama School District presented before them at their last PSCOC meeting. The district is requesting additional time to repay their \$2.5 million advance to the Council. The district is still working on a plan, however, it was suggested that the district contact PED and meet with a budget analyst. The district was able to identify \$25,000 in their FY12 budget that they believe can be used to make a good faith payment. The district will go before their board for approval of the payment and intend to have a long-term repayment plan for the advance.

Mr. Guillen indicated that the issue was supposed to be presented to the Awards Subcommittee to assist in developing a long-term strategy. He suggested that rather than taking one step at a time, that at the direction of the Council, this issue be resolved by the Awards Subcommittee.

**4. Pre-K Appropriation Discussion and Potential Application Process**

Mr. Berry presented this item, noting that both subcommittees have reviewed the information included in meeting notebooks. Mr. Guillen stated that there was discussion at the Awards Subcommittee regarding acceptable sources. Mr. Burciaga emphasized that in discussion with attorneys on his staff they do not feel that this sets a precedence or expectation of continued Pre-K funding. This is a one-time award the legislature approved.

The Council directed staff to hold a special combined meeting on either Monday or Tuesday to resolve issues regarding HB191 Pre-K Appropriation and SSTB Certification.

**MOTION:** Mr. Guillen moved for Council approval to proceed with funding the HB191 Pre-K Appropriation using existing, unspent proceeds from previously issued supplemental severance tax bonds, in the form of project reversion funds. With the assistance of other Council staff, PSFA will develop a revised pre-K application, evaluation criteria and timeline to be approved by the Awards Subcommittee prior to the June 2012 PSCOC meeting.

**5. Subcommittee Reports**

**a. Awards Subcommittee Report**

**• Financial Plan**

Mr. Eaton presented the financial plan, highlighting the action taken by the Council at its last scheduled meeting. The financial plan was provided to both subcommittees prior to this meeting.

Mr. Eaton gave an update on the sources and uses that includes Standards-Based funding, Lease Payment Assistance, Master Plan Assistance, PSFA Operating Budget, CID Transfers and Potential Project Encumbrance Needs. He also briefed the Council on the project commitment schedule.

In regards to Gallup School District projects, Mr. McMurray stated that based on conversations with the district and information submitted to the Awards

Subcommittee, there are 2 or 3 projects that should be left with planning and design money and the district will come back to the Council to request Phase II construction funding. The other projects are up for discussion as to whether or not the funding should revert. There are no plans to continue the planning and design funding to go unspent for construction. The PSFA is prepared to return to the Council with a recommendation after discussion with the district about future projects.

In regard to the Church Rock project, the staff is currently working with the district for an RFP for an architect to immediately get the project underway.

With regard to Washington and Jefferson Elementary Schools, the district intends to continue with the projects.

The Council noted that the district's plan is currently obsolete and have already prioritized their projects. [Unclear what the previous sentence means] The Council urges the district to bring their projects forward, and requests an update for their schools. They indicated that it would be appropriate to take the schools that are the latest projects and revise their plan. The Awards Subcommittee will review the district's projects and submit their recommendations to the full Council.

Projects and adjustments are listed below:

-- **Rio Rancho—Colinas del Norte—Additional Funding**

This out-of-cycle request was to amend the previous 2011-2012 award to Rio Rancho Public Schools for Colinas Del Norte ES to include Phase II out-of-cycle construction funding to complete renovations to the kitchen, cafeteria, and gym facilities to adequacy for 700 students, grades K-5 with an increase in the state share amount of \$1,635,174 (59%), contingent upon an additional local share of \$1,136,308 (41%). Net Award: \$1,635,174.

-- **Rio Rancho—Vista Grande Elementary School--Additional Funding**

This request was to amend the previous 2011-2012 award to Rio Rancho Public Schools for Vista Grande ES to include Phase II out-of-cycle construction funding to complete renovations to the kitchen, cafeteria, and administration facilities to adequacy for 700 students, grades K-5 with an increase in the state share amount of \$921,299 (59%), contingent upon an additional local share of \$640,224 (41%). Net Award: \$921,299

-- **Central—Natanni Nez Elementary School – Additional Funding**

This request was to amend the previous 2008-2009 award (amended July 29, 2011) to Central Consolidated Schools for Nataani Nez/3 Elementary Schools to include Phase II out-of-cycle construction funding to complete the closure of Nataani Nez ES and to make necessary improvements to adequacy for 350 K-3 students transferred to the 3 affected schools with an increase in the state share amount of \$5,763,932 (64%), contingent upon an additional local share of \$3,242,210 (36%) and contingent on final execution of leases. The award is for Phase II at Natanni and three other elementary schools. Net Award: \$5,763,932.

-- **Clovis—Lockwood Elementary School—Additional Funding**

This award was to amend the previous 2008-2009 award (amended July 29, 2010) to Clovis Municipal Schools for Lockwood Elementary School to include Phase II out-of-cycle construction funding to complete the construction of a new elementary school to replace the existing Lockwood ES for 364 students, grades K-5 with an increase in the state share amount of \$10,779,173 (80%), contingent upon an additional local share of \$2,694,801 (20%). Net Award: \$10,779,173.

**PROJECTS SCHEDULE ADJUSTMENTS**

1. Gadsden—Gadsden HS— Phase II moved out from 2012 Q2 to 2012 Q4.
2. Gallup—Juan de Onate ES -- Phase II moved out from 2012 Q3 to FY16.
3. Gallup—Washington ES— Phase II moved out from 2012 Q2 to 2013 Q3.
4. Gallup—Thoreau ES— Phase II moved out from 2012 Q3 to FY19.
5. Gallup—Jefferson ES— Phase II moved out from 2013 Q2 to 2015 Q1.
6. Gallup—Lincoln ES— Phase II moved out from 2013 Q2 to FY18.
7. Gallup—Roosevelt ES— Phase II moved out from 2014 Q2 to FY20.
8. Los Alamos—Aspen ES— Phase II moved out from 2013 Q1 to 2013 Q4.

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

-- **Espanola/Alcalde ES—Out-of-Cycle Construction**

Mr. McMurray presented this item to the Council, noting that this request to bring the project to adequacy. The request is to construct a new Alcalde Elementary School for 200 students with a gross square footage (GSF) of 32,000 for grades K-6. The district has added GSF above adequacy for a core of 400 students, increased areas for support spaces, as well as sinks in classroom. Total GSF is 49,971 or 17,971 to adequacy. The Awards Subcommittee has reviewed this request with PSFA staff and recommends that the PSCOC approve the additional state funding request for the Phase II (construction funding) totaling \$5,569,291 as requested to complete this project to adequacy. Please note the district has their required additional funding in the amount totaling \$3,870,185 in place. The RFP for construction was issued and the request for additional funds is based on the selected contractors actual cost proposal for construction.

Mr. McMurray stated that this project has taken a long time in moving forward because of the land, county property and other issues required of the district. The district is working with staff to develop the project. There are 4 competitive s proposals from contractors. The district is paying for the over-adequacy portions of the project.

Art Blea, Superintendent of the Espanola School District, stated that the district is moving through the passage of their GO bond and are ready to move forward with the project as well as other projects identified with the Council through the GOB. The district is also moving ahead with their SB-9 election and is scheduled for September 2012 to generate the necessary finances to maintain their facilities. The Council is paying to adequacy for a school for a core of 200 students and the district is paying 100% for an additional square footage to increase the core to 400 students to include the media center, gymnasium, multipurpose room and bleachers.

The Council asked if there are contingencies on the district's SB-9 bond and what the district would do if the bond failed. Mr. Blea stated that the district has engaged their charter schools to support them in this effort and are confident that the levy will pass. In regard to the contingency plan, Mr. Blea stated that the election is critical because the last 2 levies have failed and there is no contingency plan other than their operational budget which will also be strained. Since the charter schools are not eligible for the funding they are banding with the district to get the bond passed. If the election does not pass, the district will attempt another election in February 2013. The district has hired a project manager and an architect.

The Council noted that the district did not provide a management response to an audit finding on capital depreciation and structure as well as other issues. Mr. Blea informed the Council that there have been delays in submitting their audits and guarantee that the audits will be submitted on time. The management response will be submitted to the auditor within the next week.

The district informed the Council that an architect and a project manager have been hired for the Velarde Elementary School project. Mr. McMurray informed the Council that the district has submitted its program statement, the project is underway and the renovation of the facility is within budget.

**MOTION:** Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to amend the 2005-2006 award to Española Public Schools for Alcalde Elementary School to include Phase II out-of-cycle construction funding to construct a new elementary school to adequacy for 200 students, grades K-6 with an increase in the state share amount of \$5,569,291 (59%), contingent upon an additional local share of \$3,870,185 (41%). Since this is a subcommittee recommendation a second is not required. There being no objection, the motion carried.

-- **Los Lunas/Los Lunas HS—Phase I—Out-of –Cycle Construction**

Mr. McMurray presented this item, stating that this project demolishing approximately 50% existing campus buildings and constructing two new 2-story buildings in their place. Programmed spaces include cafeteria, food services, classrooms, science labs, vocational labs, computer labs, offices, et al. The existing building areas will be renovated to receive fire sprinklers, partitions, floor, wall, and ceiling replacements, as well as, associated mechanical, plumbing, electrical, and special systems work. The project also includes site demolition, utilities, grading, drainage and reconstruction work to support the new buildings. The total project is within adequacy for a core of 1,800 and classrooms for 1,500 for students grades 9-12.

The 2011 award was for planning and design to renovate/replace facilities to adequacy for core of 1,800 with classrooms for 1,500 students, grades 9-12. This request is for phase one of two phases. Phase II funding is scheduled for Q4 of 2013. PSFA staff recommends that the PSCOC approve the additional state funding request for the phase 2 (construction funding) totaling \$23,468,099.20 as



requested to complete phase I of this project to adequacy. The district has their required additional funding in place in the amount totaling \$5,867,024.

Superintendent Bernard Saiz represented the Los Lunas School District, stating this was originally a three-phase project and changed to a two-phase project to save money. The district is seeking funding for Phase I of the construction phase of the project. The site will be prepared when school is out and prior to school beginning for safety reasons. Mr. Saiz stated that the cost is based on an estimate and will get a final cost and hard bid by May 18, 2012.

**MOTION:** Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to amend the previous 2010-2011 award to Los Lunas Public Schools for Los Lunas High School to include out-of-cycle construction funding to complete Phase 1 of 2 to renovate/replace the existing facilities to adequacy for a core of 1,800 and classrooms for 1,500 students, grades 9-12 with an increase in the state share amount of \$23,468,099 (80%), contingent upon an additional local share of \$5,867,025 (20%). Since this is a subcommittee recommendation a second is not required. There being no objection, the motion carried.

- **2012-2013 Lease Assistance Application**

Mr. Berry presented the 2012-2013 Lease Assistance Application, stating that the Awards Subcommittee has reviewed this item and other members of the Council have expressed concerns regarding the charter school foundations leasing property to the charters. He pointed out that two questions have been added to the application that deals with districts and charters submitting information on how the educational foundations are using lease assistance funds to provide, maintain or support the educational mission of the school. Mr. Berry noted that there was also a request to add a similar question for charter school and other developmental entities such as the district, city or county. He reminded the Council that there is a CPI adjustment in formula for the \$700 amount per MEM or justified CPI. The CPI adjustment for 2012-2013 is 3.2% which will bring the reimbursement rate to \$756.83 per MEM, which will result in an estimated increase to the lease assistance program for 2012-2013 of \$1.5 million. The Council hopes that the Public School Capital Outlay Oversight Taskforce includes removing the CPI adjustment as an action item at their next scheduled meeting.

Mr. Berry explained that certification of the funds is based on the projected applications and the awards are made on the projected lease costs on some of the new charter schools. In regard to the new start-up charter schools, the cost is based their 80<sup>th</sup> day projection and adjustment is made later in the year so there are some issues with reducing the awards if those schools don't produce the number of students that they projected. He noted that the lease cost is lessor of the lease cost or no greater than approx. \$750 per MEM. Currently the lease reimbursement rate is 66.3% of actual lease costs so the fund is not covering the full lease cost in many cases.

**MOTION:** Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to authorize release of the updated 2012-2013 Lease Assistance application and conflict of interest questionnaire. Applications are due June 15, 2012

and tentative award date will be at the July 26, 2012 PSCOC meeting. Since this is a subcommittee recommendation a second is not required. There being no objection, the motion passed.

## b. Administration, Maintenance & Standards Subcommittee Report

### • Adequacy Standards Planning Guide—Discussion

Ms. Martica Casias, PSFA staff, presented this item to the Council, noting that the AMS Subcommittee has reviewed the adequacy planning guide. She stated that the planning guide has been posted on the PSFA website for public comment and will be presented to the Council for adoption. For more information, visit the website at <http://www.nmpsfa.org>.

The information below provided to the Council in their meeting notebooks.

Max. Building Gross Square Footage per Student for Elem. Schools (Grades K - 6)			Max. Building Gross Square Footage per Student for Mid Schools (Grades 6 - 7 - 8)				Max. Building Gross Square Footage per Student for High Schools (Grades 9 - 12)			
Maximum Total Projected Enrollment	Gross Square Footage per Student (GSF/Student) 'To Adequacy'	Total Facility GSF 'To Adequacy'	Maximum Total Projected Enrollment		Gross Square Footage per Student (GSF/Student) 'To Adequacy'	Total Facility GSF 'To Adequacy'	Maximum Total Projected Enrollment		Gross Square Footage per Student (GSF/Student) 'To Adequacy'	Total Facility GSF 'To Adequacy'
25	250	6250		50	300	15000		50	300	15000
50	200	10000		100	250	25000		100	250	25000
100	180	18000		150	200	30000		150	230	34500
150	170	25500		200	180	42500		200	220	52500
200	160	37500		250	170	42500		250	210	52500
250	150	37500		300	170	51000		300	200	60000
300	150	45000		350	160	56000		350	200	70000
350	150	52500		400	160	64000		400	190	76000
400	140	56000		450	150	67500		450	190	85500
450	135	60750		500	150	75000		500	180	90000
500	130	65000		550	150	82500		550	170	93500
550	125	68750		600	140	84000		600	170	102000
600	125	75000		650	140	91000		650	170	110500
650	125	81250		700	130	91000		700	170	119000
700	125	87500		750	130	97500		750	170	127500
750	125	93750		800	130	104000		800	170	136000
800	125	100000		850	130	110500		850	170	144500
850	125	106250		900	130	117000		900	160	144000
900	125	112500		950	130	123500		950	160	152000
950	125	118750		1000	130	130000		1000	160	160000
1000	125	125000	above	1000	130		above	1000	160	

**Note:** An incentive for space reduction is currently being studied which may allow a future increase in the unit GSF/student amounts for some schools sizes listed on the chart.

### Appendix A

**MOTION:** Mr. Burciaga moved for Council approval of the Administration, Maintenance & Standards Subcommittee direction for PSFA staff to develop a recommendation for changes to the Adequacy Planning Guide on possible reduction in maximum building gross square footage per student for review and adoption by

October 2012. Since this is a subcommittee recommendation a second is not required. There being no objection the motion passed.

**c. Awards Subcommittee of the Whole**

Mr. Berry presented this item to the Council, noting even though there was not a quorum of the PSCOC, but was advertised as a public meeting, minutes are required.

- **Approval of Minutes (April 25, 2012)**

Mr. Abbey noted that the financial plan indicates that there are \$134 million of 2010-2011 projects that are encumbered and many are old projects. He asked for suggestions on how to strengthen and accelerate the reversion process of these projects. Mr. Eaton explained that prior to only a few weeks ago the PSFA did not have a Construction Information Management System that had processed work in scheduling capacity. The PSFA now has availability to the new technology and intend to provide the Council with a proposal to close and complete these projects, providing the districts advanced notification so they are prepared to submit the required documents. Currently, PSFA has one staff member who goes to districts to attempt to close out the books. PSFA is attempting to shift the requirement of closing the books back to the districts to allow better use of staff resources. The Council directed the staff to send letters to these districts and provide a deadline for the project closeout and inform them that the funds will revert. If the districts cannot meet the deadline, they must provide, in writing, a date for project completion. The staff will provide a report at the next scheduled Awards Subcommittee meeting.

Mr. Guillen moved for approval of the April 25, 2012 Awards Subcommittee of the Whole meeting minutes, subject to technical corrections. Since this is a subcommittee recommendation a second is not required. There being no objection the motion carried.

- **Certification of SSTBs**

Mr. Abbey noted that the certification does not include reimbursement of CID.

The Council is delegating to the Awards Subcommittee to certify the estimated capacity and authorization of the SSTB's. The financial plan is to include the projects that are in the plan but have not been funded by certification of bonds. A revised draft will be circulated to the PSCOC prior to the special meeting.

The Council will review this item at special combined meeting on either Monday or Tuesday to resolve issues as well as the HB191 Pre-K Appropriation.

**MOTION:** Mr. Guillen moved for Council approval of the Awards Subcommittee of the Whole recommendation to adopt the Certification and Resolution to sell SSTBs subject to final review by the Awards Subcommittee verifying the amounts (associated concerns, and new revised version of the certification methodology is to be circulated to all the members of full council prior to next PSCOC and/or subcommittee meetings for their comment). Since this is a subcommittee recommendation a second is not required. There being no objection the motion carried.

**6. 2012-2013 Standards-Based Capital Outlay Award Application**

**a. 2012-2013 Standards-Based Roof Applications—Early Awards**

Mr. Berry presented this item to the Council, referring them to the PSCOC 2012-2013 Standards-Based Roof Application spreadsheet in their meeting notebooks. He noted that the projects are ready to move forward.

Mr. Berry pointed out that some of the projects/districts have existing offsets and after the offsets, Council can award amounts totaling \$2 million.

Mr. Gant commented that language on 6.27.3.11 PREVENTIVE MAINTENANCE PLANS, should be amended to include charter schools. Mr. Berry explained that state chartered charter schools are classified as a district by rule and the other charter schools fall under the district where they are located.

**Motion:** Mr. Guillen moved for Council approval of the Awards Subcommittee recommendation to make standards-based roof awards to the districts set out in the award spreadsheet for the purposes and in the amounts specified for construction-ready roof projects. Each allocation is intended to fully complete the project, phase, or specified purpose. Prior to design, districts must provide evidence of claims against roofing warranty or demonstrate evidence that original roof warranty has expired or contract did not require warranty; as well as, notification to NM Construction Industries Division with evidence that contractor has been contacted to repair roof but has been non-responsive. PSFA shall administer these projects to ensure their completion by the end of the calendar year. The PSFA director has authority to cancel projects that are not expected to be complete by December 31, 2012, subject to PSCOC approval of project extension upon appeal.

The remaining standards-based roof applications shall proceed in accordance with previously adopted criteria with tentative awards at the July 26, 2012 PSCOC meeting.

Districts are reminded of the importance of good maintenance to maintain roofs to prevent premature failure and damage to the building. A current preventive maintenance plan, including scheduled activities to maintain the roofs is required per 6.27.3.11 NMAC.

Since this is a subcommittee recommendation a second is not required. There being no objection the motion carried.

**b. 2012-2013 Proposed Workplan/Timeline**

Mr. Berry presented this item to the Council, noting that both subcommittees have reviewed the workplan/timeline. He noted that the Awards Subcommittee meeting scheduled for July 18, 2012 has been rescheduled for July 16, 2012.

This item is for informational purposes. No action is required.

**c. District Presentations (Potential site/sites for June 21-22 Meetings)**

PSFA staff will conduct the site visits from May 10<sup>th</sup> through May 25<sup>th</sup>. The site visit reports will be shared with the districts on June 1<sup>st</sup>.

After discussion, the Council unanimously agreed to hold their June 21-22, 2012 PSCOC meeting at the Bernalillo School District at Carroll Elementary School.

Mr. Aguilar asked why the state should renovate schools that are listed at 34% on wNMCI. Mr. Abbey stated that the average wNMCI should be approximately 30%. Mr. Guillen asked why certain schools in need do not apply for funding. The staff is directed to consider these comments while moving forward.

## **7. Director's Report**

### **a. PSFA FY12 Quarterly Budget Projection**

Mr. Eaton presented the FY12 Quarterly Budget Projection, stating that the Council received the same report at their last meeting and there is not information from the latest balance on SHARE to report anything different. The staff is projecting to come in under-budget for the next fiscal year by approximately 7%.

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

### **b. PSCOC Strategic Issues—Review**

Mr. Berry noted that the report has been reviewed by both subcommittees. The requested change was to provide an executive summary, along with more detailed information in additional pages. There were some suggested additions from some members which have been added to the list. Staff will continue to refine the report and submit it to the appropriate subcommittee and then to the PSCOOTF.

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

### **c. Project Status Reports**

This report has been the AMS Subcommittee and was sent to the full Council for their review prior to this meeting.

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

### **d. Master Plan Status Report**

This report has been the AMS Subcommittee and was sent to the full Council for their review prior to this meeting.

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

### **e. Lease Assistance Report**

This report has been the AMS Subcommittee and was sent to the full Council for their review prior to this meeting.

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

## **8. Other Business**

### **• Energy Efficiency Bonding Program**

Mr. Brian Johnson, Energy, Minerals & Natural Resources Department (EMNRD) Bureau Chief and Professional Engineer, presented an overview of the Energy Efficiency Bond Program. He commented that using the Energy Efficiency Bonding Program

(EEBP) can upgrade school facilities with energy efficiency measures. Currently \$19 million out of \$20 million in bonds are available. Mountainair and Socorro School Districts are currently considering moving forward with this program.

The four main steps of the program are:

1. Energy Audit for measures by various agencies
2. Financing Verification— through NMFA
3. Installation – Payment worked out with PED & NMFA
4. Measurement and Verification – Reported to DFA and PED

Mr. Johnson informed the Council that an annual program report is provided to the Governor's Office and the Legislative Council Services.

- **PSFA Evaluations**

Mr. Burciaga informed the Council that the upon PSCOC Chair direction, the AMS Subcommittee has been working on its evaluation of Mr. Robert Gorrell, PSFA Director, for several months. The subcommittee has had preliminary discussion with Mr. Gorrell in the latter part of 2011, however, they were unable to finalize the evaluation for a number of reasons. The subcommittee has revised the evaluation, which has been shared with other Council members, and Mr. Burciaga requests their comments/input be submitted to him by May 7, 2012. The director is directed to provide a plan to complete staff evaluations to the Council. Mr. Berry noted that the staff evaluations will be tied to the development plan and the plan will be provided to the AMS Subcommittee and then to the Council at its July 2012 PSCOC meeting.

- **Next PSCOC Meeting—Proposed for June 21-22, 2012**

After discussion, the Council unanimously agreed to hold their June 21-22, 2012 PSCOC meeting at the Bernalillo School District.

**9. Public Comment**

There was no public comment at this time.

**10. Adjourn**

There being no further business to come before the Council, the meeting adjourned at 10:55 AM.

\_\_\_\_\_ **Chair**

\_\_\_\_\_ **Date**

# **TAB 3:**

## **Overview of 2012-2013 Standards-Based Capital Outlay Application Process/Requirements and District Presentations:**

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**a. Overview of Application Process/Requirements and Financial Plan**

**b. District Presentations:**

**Each presenter should limit their presentations to allow 10 minutes for questions with the time allotted. A total of 30 minutes unless otherwise specified.**

**9:30 Las Vegas City (Irina)**

**10:00 Farmington (Ted)**

**10:30 Central (Ted)**

**11:00 New Mexico School for the Deaf (Irina)**

**-- *LUNCH 11:30 AM – 1:00 PM* --**

**1:00 West Las Vegas (Karl)**

**1:30 Espanola (Irina)**

## Summary of PSCOC Financial Plan Changes since 5/1/12

### PROJECTS & OTHER ADJUSTMENTS

**Alcalde Elementary School @ Espanola (P06-012).** Additional funding for Phase 2 construction.  
Net Award: \$5,569,291.

**Los Lunas High School @ Los Lunas (P11-015).** Additional funding for Phase 2 construction.  
Net Award: \$23,468,099.



# PSCOC Financial Plan

(millions of dollars)

June 8, 2012

I. SOURCES & USES	
<i>SOURCES:</i>	
	FY12 est.      FY13 est.      FY14 est.      FY15 est.
PSCO Fund Unencumbered Balance (Period Beginning)	198.7      248.1      153.0      84.7
SSTB (Revenue Budgeted July)	154.6      50.0      112.3      121.3
SSTB (Revenue Budgeted January)	98.7      56.2      60.7      59.8
Project & Operating Reversions / Advance Repayments	17.4      14.5      16.0      15.0
Subtotal Sources :	469.4      368.8      342.0      280.9
<i>USES:</i>	
Capital Improvements Act (SB-9)	19.2      19.6      19.6      19.6
Lease Payment Assistance	10.8      11.9      13.0      14.3
Master Plan Assistance	0.7      0.7      0.7      0.7
PSFA Operating	5.7      5.7      5.7      5.7
CID Transfers	0.3      0.3      0.3      0.3
Potential Project Encumbrance Needs	184.7      177.7      218.0      49.4
Subtotal Uses :	221.3      215.8      257.3      90.0
Estimated Uncommitted Balance Period Ending	248.1      153.0      84.7      190.9

II. PROJECT COMMITMENT SCHEDULE	
	FY12 est.      FY13 est.      FY14 est.      FY15 est.      Total
Prior Year Awards :	134.7      19.1      54.4      40.6      248.8
2010-2011 Awards (Design) :	9.0      0.0      0.0      0.0      9.0
2010-2011 Awards (Construction) :	30.9      60.2      67.0      8.8      166.9
2011-2012 Awards (Design) :	5.4      0.0      0.0      0.0      5.4
2011-2012 Awards (Construction) :	2.6      62.9      0.0      0.0      65.4
2011-2012 Roof Awards (Design & Const.) :	0.0      0.0      0.0      0.0      0.0
2012-2013 Awards Scenario (Design) :	0.0      10.3                10.3
2012-2013 Awards Scenario (Construction) :	0.0      16.2      96.6      0.0      112.8
2012-2013 Roof Awards Scenario (Construction) :	2.2      9.0                11.2
Subtotal Potential Project Encumbrance Needs :	184.7      177.7      218.0      49.4      629.8

**TABLE 1.**  
**FY12 Phase 2, Emergency & Cost Overruns**  
*June 8, 2012*

Action Taken	Project #	Description	Amount	Comment		
7/29/2011	<a href="#">P10-004</a>	Crownpoint ES Phase 2 Award	\$ 11,780,756		\$9,996,000 Certified in November 2010. \$1,784,756 Certified November 3, 2011.	\$ 1,784,756
9/1/2011	<a href="#">P12-015</a>	Colinas del Norte ES Phase 1 Award	\$ 181,686		Certified November 3, 2011.	\$ 181,686
9/1/2011	<a href="#">P12-016</a>	Vista Grande ES Phase 1 Award	\$ 102,366		Certified November 3, 2011.	\$ 102,366
9/1/2011	<a href="#">P11-012</a>	University Hills ES Phase 2 Award	\$ 1,908,288		Certified November 3, 2011.	\$ 1,908,288
11/3/2011	<a href="#">C10-001</a>	NMSD	\$ 6,500,000	Deficiencies Correction	Certified November 3, 2011.	\$ 6,500,000
11/3/2011	<a href="#">C10-002</a>	NMSBVI	\$ 6,161,940	Deficiencies Correction	Certified November 3, 2011.	\$ 6,161,940
11/3/2011	<a href="#">P09-013</a>	Bella Vista ES	\$ 1,063,421	Additional Funding based on actual price proposal from contractor	Certified November 3, 2011.	\$ 1,063,421
11/3/2011	<a href="#">P10-003</a>	Tibbetts MS Phase 2 Award	\$ 19,086,500		Full amount certified in November 2010 resolution.	\$ -
11/3/2011	<a href="#">E11-001</a>	Reserve Emergency	\$ 15,000	Additional funding to replace heater at Glenwood ES	Certified November 3, 2011.	\$ 15,000
1/12/2012	<a href="#">P10-007</a>	Loma Heights ES Phase 2 Award	\$ 8,056,464		\$8,288,104 Certified November 2010. Next Certification will be adjusted accordingly.	\$ (231,640)
3/1/2012	<a href="#">R12-009</a>	Los Lunas Middle School Roof	\$ 253,331	Additional funding for increased materials and labor costs.	Full amount needs to be certified in next bond resolution.	\$ 253,331
3/1/2012	<a href="#">P06-029</a>	Ruidoso Middle School	\$ 1,965,000	Additional funding for settlement agreement parties for the rough grading package.	Full amount needs to be certified in next bond resolution.	\$ 1,965,000
4/12/2012	<a href="#">P12-015</a>	Colinas del Norte ES Phase 2 Award	\$ 1,635,174		Full amount certified in November 2011 resolution.	\$ -
4/12/2012	<a href="#">P12-016</a>	Vista Grande ES Phase 2 Award	\$ 921,299		Full amount certified in November 2011 resolution.	\$ -
4/12/2012	<a href="#">P09-011</a>	Natanni Nez Phase 2 Award	\$ 5,763,932	3 other elementary schools also included as part of the modified MOU.	\$7,248,150 Certified November 2010. May 2012 Certification adjusted accordingly.	\$ 2,563,932
4/12/2012	<a href="#">P09-015</a>	Lockwood ES Phase 2 Award	\$ 10,779,173		\$7,248,150 Certified November 2010. May 2012 Certification adjusted accordingly.	\$ (703,257)
5/1/2012	<a href="#">P06-012</a>	Alcalde ES Phase 2 Award	\$ 5,569,291		\$7,248,150 Certified November 2010. May 2012 Certification adjusted accordingly.	\$ (1,678,859)
5/1/2012	<a href="#">P11-015</a>	Los Lunas HS Phase 2 Award	\$ 23,468,099		Full amount certified in May 2012 resolution.	\$23,468,099

## District Local Match Advances

June 8, 2012

*Repayment Schedule - For  
Planning Purposes Only*

				\$1,531,878	\$932,427	\$3,486,839	\$2,500,000
District	Project Number	School	Status	FY12	FY13	FY14	FY15
Chama Valley	<a href="#">P06-007</a>	Escalante HS/Tierra Amarilla MS	8/30/10, 11/1/10 Sent repayment inquiry 2/11/11 Received email from district: will provide scheduled final repayment after May 2011. Notified district of repayment deadline and the possibility of request for extension	\$0	\$199,094		
Chama Valley	<a href="#">P07-003</a>	Tierra Amarilla Elementary	Awarded 04/14/09. Repayment is in doubt. District will likely be requesting it be converted to a grant.				\$2,500,000
Cobre	<a href="#">P08-015</a>	Hurley Elementary	Paid November 2011.	\$0			
Cuba	<a href="#">P07-004</a>	Cuba High School	Awarded 01/08/09: Payment of \$458,288 recieved November, 2009. Deposit and re-budget of funds pending. 12/3/10 \$400,000 repayment received 3/22/11 \$125,000 repayment received 1/24/12 \$416,400 repayment received 3/7/12 \$72,838 repayment received	\$285,762			
Des Moines	<a href="#">R07-006</a>	Des Moines Combined	3/4/10 - Received \$100,000 payment and repayment schedule 7/16/10 - Received \$16,652.67 payment 7/19/11 - Received \$16,562.67 payment	\$16,743			
Fort Sumner	<a href="#">P08-020</a>	Fort Sumner Schools	Project in progress. FY11 Payments based on district expenditures toward project.	\$0	\$0	\$1,397,656	
Jemez Mountain	<a href="#">E07-001</a>	Gallinas Campus	Letter received 03/02/09 from Superintendent Adan Delgado requesting meeting with Bob Gorrell to discuss.	\$351,496			
Pecos	<a href="#">E10-002</a>	Pecos High School Gym	9/4/10 - Council extension of repayment date to 6/30/12 2/21/12 \$85456.60 repayment received	\$114,543			
Reserve	<a href="#">E11-001</a>	Reserve Emergency	Payment due June 30, 2011 6/28/11 Received letter from district requesting transfer of advance to full grant 11/3/11 Council approval of extension to May 2012 for further reevaluation of district finances	\$30,000			
Tularosa	<a href="#">P07-018</a>	Tularosa High School	Awarded 01/08/09	\$733,333	\$733,333	\$733,333	
Zuni	<a href="#">E07-007</a>	Teacherage Sewer Emergency					
Zuni	<a href="#">D09-008</a>	Demolition					
Ruidoso	<a href="#">P06-029</a>	Ruidoso MS Settlement				\$1,355,850	

PSCOC FUND PROJECT COMMITMENT SCHEDULE

June 8, 2012

										\$298,841,775													
										Amount (Decertified)/		Future Uncertified Needs											
VARIOUS PHASE 2 AWARDS			Phase 1	Phase 2	Total	Certification Date	Amount Certified Previously	Certified 05/01/12			2012_Q2	2012_Q3	2012_Q4	2013_Q1	2013_Q2	2013_Q3	2013_Q4	2014_Q1	2014_Q2	2014_Q3	2014_Q4	2015_Q1	2015_Q2
P08-001	Deming	Deming High	\$2,700,000	\$53,600,000	\$56,300,000	11/4/2007	\$2,700,000			\$53,600,000							\$26,800,000				\$26,800,000		
P09-014	Clovis	James Bickley ES	\$0	\$4,736,027	\$4,736,027	10/27/2010	\$4,736,027			\$0			\$4,736,027										
P09-022	Raton	Combined New Raton ES	\$1,154,156	\$12,714,543	\$13,868,699	11/6/2008	\$1,154,156			\$12,714,543							\$12,714,543						
07-08-80	Espanola	Espanola MS East	\$0	\$1,049,837	\$1,049,837	11/6/09; 11/4/10	\$2,099,674	(\$1,049,837)		\$0	\$1,049,837												
P06-012	Espanola	Alcalde ES	\$0	\$5,569,291	\$5,569,291	11/4/2010	\$7,248,150	(\$1,678,859)		\$0	\$5,569,291												
P08-003	Gadsden	Gadsden HS	\$0	\$43,020,000	\$43,020,000	11/4/2010	\$35,040,346	(\$13,770,000)		\$21,749,654			\$14,400,000			\$14,850,000					\$13,770,000		
C10-001	NMSD	NMSD	\$650,000	\$5,850,000	\$6,500,000	11/3/2011	\$6,500,000			\$0	\$5,850,000												
C10-002	NMSBVI	NMSBVI	\$616,194	\$5,545,746	\$6,161,940	11/3/2011	\$6,161,940			\$0	\$5,545,746												
			\$5,120,350	\$132,085,444	\$137,205,794			\$65,640,293	(\$16,498,696)	\$88,064,197													

																						Out Year
					Amount Certified \$100M LT Bond 05/05/09; \$24.7M	Amount (Decertified)/ Certified	Future Uncertified Needs															
FY11 AWARDS			Phase 1	Phase 2	Total	Certification Date	11/04/10	05/01/12	2012_Q2	2012_Q3	2012_Q4	2013_Q1	2013_Q2	2013_Q3	2013_Q4	2014_Q1	2014_Q2	2014_Q3	2014_Q4	2015_Q1	2015_Q2	
P11-001	Alamogordo	Yucca ES Renovation	\$266,056	\$3,732,500	\$3,998,556	05/05/09; 11/4/2010	\$3,998,556		\$0					\$3,732,500								
P11-002	Alamogordo	Yucca ES New School	\$720,563	\$6,485,063	\$7,205,626	05/05/09; 11/4/2010	\$7,205,626		\$0			\$6,485,063										
P11-003	Cobre	Bayard ES (Possible Advance?)	\$587,711	\$5,289,399	\$5,877,110	05/05/09; 11/4/2010	\$5,877,110		\$0			\$5,289,399										
P11-004	Gallup	Juan de Onate ES FY16 Const. Start	\$941,351	\$8,472,155	\$9,413,506	05/05/09; 11/4/2010	\$9,413,506	(\$8,472,155)	\$8,472,155											\$8,472,155		
P11-005	Gallup	Washington ES	\$758,355	\$6,825,195	\$7,583,550	05/05/09; 11/4/2010	\$7,583,550		\$0					\$6,825,195								
P11-006	Gallup	Church Rock Academy	\$886,449	\$7,978,040	\$8,864,489	05/05/09; 11/4/2010	\$8,864,489		\$0					\$7,978,040								
P11-007	Gallup	Thoreau ES FY19 Const. Start	\$1,055,332	\$9,497,986	\$10,553,318	05/05/09; 11/4/2010	\$10,553,318	(\$9,497,986)	\$9,497,986											\$9,497,986		
P11-008	Gallup	Jefferson ES	\$980,561	\$8,825,050	\$9,805,611	05/05/09; 11/4/2010	\$9,805,611	(\$8,825,050)	\$8,825,050										\$8,825,050			
P11-009	Gallup	Lincoln ES FY18 Const. Start	\$928,959	\$8,360,629	\$9,289,588	05/05/09; 11/4/2010	\$9,289,588	(\$8,360,629)	\$8,360,629											\$8,360,629		
P11-010	Gallup	Roosevelt ES FY20 Const. Start	\$935,000	\$8,415,000	\$9,350,000	05/05/09; 11/4/2010	\$9,350,000	(\$8,415,000)	\$8,415,000											\$8,415,000		
P11-011	Las Cruces	Las Cruces HS	\$1,980,000	\$41,170,000	\$43,150,000	05/05/09; 11/4/2010	\$34,509,604	(\$28,070,000)	\$36,710,396	\$13,100,000					\$28,070,000							
P11-012	Las Cruces	University Hills ES Ph. 1 & Ph. 2	\$226,388	\$1,908,288	\$2,134,676	11/4/2010	\$2,134,676		\$0													
P11-013	Los Alamos	Los Alamos MS Ph. 1 & Ph. 2	\$445,500	\$5,482,519	\$5,928,019	11/4/2010	\$445,500		\$5,482,519													
P11-014	Los Alamos	Aspen ES	\$264,000	\$3,766,781	\$4,030,781	11/4/2010	\$264,000		\$3,766,781					\$3,766,781								
P11-015	Los Lunas	Los Lunas HS	\$2,400,000	\$48,080,742	\$50,480,742	11/4/2010	\$2,400,000	\$23,468,099	\$24,612,643	\$23,468,099				\$24,612,643								
P11-016	Roswell	Valley View ES	\$570,881	\$5,179,933	\$5,750,814	11/4/2010	\$570,881	\$5,179,933	\$0		\$5,179,933											
P11-017	Roswell	Berrendo ES	\$711,387	\$6,402,480	\$7,113,867	11/4/2010	\$711,387	\$6,402,480	\$0		\$6,402,480											
P11-018	Roswell	Military Heights ES	\$533,652	\$4,802,872	\$5,336,524	11/4/2010	\$533,652	\$4,802,872	\$0		\$4,802,872											
P11-019	Roswell	El Capitan ES	\$1,221,818	\$10,996,362	\$12,218,180	11/4/2010	\$1,221,818	\$10,996,362	\$0		\$10,996,362											
			\$16,413,963	\$201,670,994	\$218,084,957	Total	\$124,732,872	(\$20,791,074)	\$114,143,159													

FY12 AWARDS					Certification Date	Amount Certified 11/03/11	Amount Certified 05/01/12	Future Uncertified Needs	2012_Q2	2012_Q3	2012_Q4	2013_Q1	2013_Q2	2013_Q3	2013_Q4	2014_Q1	2014_Q2	2014_Q3	2014_Q4	2015_Q1	2015_Q2
P12-001	Albuquerque	Douglas MacArthur ES	\$0	\$1,826,202	\$1,826,202	11/3/2011	\$1,826,202		\$0		\$1,826,202										
P12-002	Albuquerque	McKinley MS	\$430,982	\$3,986,657	\$4,417,639	11/3/2011	\$4,417,639		\$0		\$3,986,657										
P12-003	Albuquerque	Chaparral ES	\$815,755	\$7,341,794	\$8,157,549	11/3/2011	\$8,157,549		\$0	\$7,341,794											
P12-004	Belen	Family School		\$1,600,408	\$1,600,408	11/3/2011	\$1,600,408		\$0	\$1,600,408											
P12-005	Bernalillo	Bernalillo HS	\$1,355,200	\$18,368,293	\$19,723,493	11/3/2011	\$19,723,493		\$0				\$18,368,293								
P12-006	Espanola	Velarde ES	\$0	\$2,618,292	\$2,618,292	11/3/2011	\$2,618,292		\$0		\$2,618,292										
P12-008	Espanola	E.T.S. Fairview ES	\$781,000	\$9,102,070	\$9,883,070	11/3/2011	\$9,883,070		\$0		\$9,102,070										
P12-009	Estancia	Estancia MS	\$493,521	\$4,441,688	\$4,935,209	11/3/2011	\$4,935,209		\$0		\$4,441,688										
P12-010	Santa Rosa	Rita Marquez ES/Anton Chico MS	\$462,000	\$4,158,000	\$4,620,000	11/3/2011	\$4,620,000		\$0		\$4,158,000										
P12-011	Socorro	San Antonio ES	\$244,550	\$2,200,948	\$2,445,498	11/3/2011	\$2,445,498		\$0		\$2,200,948										
P12-012	T or C	Truth or Consequences ES	\$499,562	\$4,496,056	\$4,995,618	11/3/2011	\$4,995,618		\$0		\$4,496,056										
P12-013	West Las Vegas	WLV Family Partnership MHS	\$0	\$1,776,046	\$1,776,046	11/3/2011	\$1,776,046		\$0				\$1,776,046								
P12-014	West Las Vegas	Union ES	\$0	\$937,554	\$937,554	11/3/2011	\$937,554		\$0	\$937,554											
P12-015	Rio Rancho	Colinas del Norte ES	\$181,686	\$1,635,174	\$1,816,860	11/3/2011	\$1,816,860		\$0	\$1,635,174											
P12-016	Rio Rancho	Vista Grande ES	\$1,023,664	\$921,298	\$1,944,962	11/3/2011; 05/01/12	\$1,023,664	\$921,298	\$0	\$921,298											
			\$6,287,920	\$65,410,480	\$71,698,400			\$70,777,102	\$921,298	\$0											

FY12 ROOF AWARDS					Certification Date	Amount Certified 11/03/11	Amount Certified 05/01/12	Future Uncertified Needs	2012_Q2	2012_Q3	2012_Q4	2013_Q1	2013_Q2	2013_Q3	2013_Q4	2014_Q1	2014_Q2	2014_Q3	2014_Q4	2015_Q1	2015_Q2
R12-001	Animas	Animas HS Cafeteria/Classroom/ Auditorium Roof			\$58,530	11/3/2011	\$58,530		\$0												
R12-002	Gadsden	Chaparral ES Main Building Roof			\$721,522	11/3/2011	\$721,522		\$0												
R12-003	Gadsden	Tower & corridor to cafeteria			\$28,800	11/3/2011	\$28,800		\$0												
R12-004	Gadsden	Tower & corridor to cafeteria			\$28,800	11/3/2011	\$28,800		\$0												

PSCOC FUND PROJECT COMMITMENT SCHEDULE

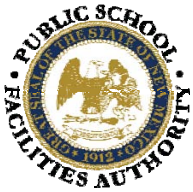
June 8, 2012									
R12-005	Gadsden	Tower & corridor to cafeteria			\$28,800	11/3/2011	\$28,800		\$0
R11-009	Gallup	Tohatchi HS Gymnasium Roof			\$467,500	11/3/2011	\$467,500		\$0
		Garfield ES Remaining Facility Roof							
R11-010	Hatch				\$489,500	11/3/2011	\$489,500		\$0
R12-007	Las Cruces	Sunrise ES Roof			\$778,068	11/3/2011	\$778,068		\$0
R12-008	Las Cruces	MacArthur ES Roof			\$421,804	11/3/2011	\$421,804		\$0
R12-009	Los Lunas	Los Lunas MS Campus Roofs			\$380,606	11/3/2011	\$380,606		\$0
		Penasco ES Kindergarten Wing Roof							
R12-006	Penasco				\$184,349	11/3/2011	\$184,349		\$0
		Rio Rancho HS Fine Arts & Gym Buildings							
R12-010	Rio Rancho				\$918,349	11/3/2011	\$918,349		\$0
		Puesta del Sol ES Administration & A, B, C Classroom Wings							
R12-011	Rio Rancho				\$946,900	11/3/2011	\$946,900		\$0
R12-012	Roswell	Roswell HS 400 & 500 Wing Roofs			\$508,689	11/3/2011	\$508,689		\$0
R12-013	Roswell	Nancy Lopez ES Roof			\$460,800	11/3/2011	\$460,800		\$0
R12-014	West Las Vegas	Tony Serna Jr. ES Roof			\$253,002	11/3/2011	\$253,002		\$0
		Animas HS - High School and Ag Shop - Main Building							
R12-015	Animas				\$183,000	5/1/2012		\$183,000	\$0
		Gadsden HS - GHS Boys Gym, Girls Gyms and Old English Building - All Areas of Boys Gym, Girls Gyms and Old English Building							
R12-016	Gadsden				\$580,169	5/1/2012		\$580,169	\$0
		Fairacres ES - Main Building - Roof							
R12-017	Las Cruces				\$327,209	5/1/2012		\$327,209	\$0
R12-019	Los Alamos	Pinon ES - Pinon ES - 200 Wing			\$225,000	5/1/2012		\$225,000	\$0
		Santa Rosa ES - Santa Rosa Elementary Foyer - Roof							
R12-021	Santa Rosa				\$14,400	5/1/2012		\$14,400	\$0
		Santa Rosa HS - Santa Rosa High School Cafeteria - Roof; Classroom - Roof; Welding Shop - Roof							
R12-022	Santa Rosa				\$75,600	5/1/2012		\$75,600	\$0
		La Plata MS - La Plata Middle School - 6th 7th and 8th grade wings							
R12-023	Silver				\$200,000	5/1/2012		\$200,000	\$0
		Hot Springs HS - HSHS Auxiliary classrooms -							
R12-024	Truth or Consequen				\$100,000	5/1/2012		\$100,000	\$0
		Tucumcari ES - Tucumcari ES - Approximately 40,000 SF of existing 631,000 SF School							
R12-025	Tucumcari				\$498,490	5/1/2012		\$498,490	\$0
					\$8,879,887			\$6,676,019	\$2,203,868
								\$0	

FY13 APPLICATIONS RECEIVED		Phase 1	Phase 2	Total	Certification Date	Future		2012_Q2	2012_Q3	2012_Q4	2013_Q1	2013_Q2	2013_Q3	2013_Q4	2014_Q1	2014_Q2	2014_Q3	2014_Q4	2015_Q1	2015_Q2	
						Amount Certified 05/01/12	Uncertified Needs														
P13-001	Albuquerque	Sandia HS	\$0	\$11,971,178	\$11,971,178	5/1/2012		\$11,971,178	\$0		\$11,971,178										
P13-003	Bernalillo	Santo Domingo ES/MS	\$660,000	\$5,940,000	\$6,600,000	5/1/2012		\$660,000	\$5,940,000		\$660,000					\$5,940,000					
P13-004	Capitan	Capitan HS	\$0	\$458,391	\$458,391			\$0	\$458,391		\$0		\$458,391								
P13-005	Capitan	Capitan ES	\$0	\$385,397	\$385,397			\$0	\$385,397		\$0		\$385,397								
P13-006	Central	Naschitti ES	\$432,266	\$3,890,398	\$4,322,664	5/1/2012		\$432,266	\$3,890,398		\$432,266		\$3,890,398								
P13-007	Espanola	Carinos Charter	\$32,000	\$3,484,996	\$3,516,996	5/1/2012		\$32,000	\$3,484,996		\$32,000					\$3,484,996					
P13-008	Espanola	Los Ninos Kindergarten	\$172,960	\$1,556,640	\$1,729,600	5/1/2012		\$172,960	\$1,556,640		\$172,960		\$1,556,640								
P13-009	Farmington	Farmington HS	\$4,302,181	\$38,719,628	\$43,021,808	5/1/2012		\$4,302,181	\$38,719,628		\$4,302,181				\$38,719,628						
P13-010	Gadsden	Desert View ES	\$1,128,787	\$10,159,083	\$11,287,870	5/1/2012		\$1,128,787	\$10,159,083		\$1,128,787		\$10,159,083								
P13-011	Las Vegas City	Sierra Vista ES	\$0	\$4,219,542	\$4,219,542	5/1/2012		\$4,219,542	\$0		\$0		\$4,219,542								
P13-012	NMSD	Site (Santa Fe Campus) (Advance also \$700,000 for Design)	\$700,000	\$6,300,000	\$7,000,000	5/1/2012		\$700,000	\$6,300,000		\$700,000					\$6,300,000					
P13-013	West Las Vegas	West Las Vegas MS	\$325,382	\$2,862,418	\$3,187,800	5/1/2012		\$325,382	\$2,862,418		\$325,382		\$2,862,418								
P13-014	Zuni	Dowa Yalanne/ A:Shiwi ES	\$2,541,941	\$22,877,468	\$25,419,409	5/1/2012		\$2,541,941	\$22,877,468		\$2,541,941		\$22,877,468								
			\$10,295,517	\$112,825,139	\$123,120,656			\$26,486,237	\$96,634,419												

FY13 ROOF APPLICATIONS RECEIVED									Future Uncertified Needs												
Phase 1		Phase 2		Total	Certification Date		Amount Certified 05/01/12		2012_Q2	2012_Q3	2012_Q4	2013_Q1	2013_Q2	2013_Q3	2013_Q4	2014_Q1	2014_Q2	2014_Q3	2014_Q4	2015_Q1	2015_Q2
R13-001	ABQ-State Charter	La Promesa Early Learning - Main Building - Entire Roof			\$281,600	5/1/2012		\$281,600	\$0		\$281,600										
R13-002	Albuquerque	Mitchell ES - Building 1C - Southwest			\$0			\$0	\$0		\$0										
R13-003	Albuquerque-Charter	Nuestros Valores Charter - Administration building APS - Complete Building			\$0			\$0	\$0		\$0										
R13-004	Albuquerque-Charter	Nuestros Valores Charter - County Building - Complete Building			\$0			\$0	\$0		\$0										
R13-005	Belen	Gil Sanchez ES - Main Building - Roof			\$0			\$0	\$0		\$0										

PSCOC FUND PROJECT COMMITMENT SCHEDULE

June 8, 2012											
R13-006	Belen	Dennis Chavez ES - Main bldg,200 wing and 300 wing - Roof			\$436,966	5/1/2012		\$436,966	\$0		\$436,966
R13-007	Belen	Belen HS - Cafeteria - Roof			\$68,567	5/1/2012		\$68,567	\$0		\$68,567
R13-008	Belen	Belen HS - Auditorium - Roof			\$82,062	5/1/2012		\$82,062	\$0		\$82,062
R13-009	Bernalillo	Bernalillo MS - Classrooms - Field, flashings, penetrations, transitions.			\$36,960	5/1/2012		\$36,960	\$0		\$36,960
R13-010	Bernalillo	Placitas ES - Classroom wing - Field, flashings, penetrations, transitions. Area not addressed in previous roofing projects.			\$24,640	5/1/2012		\$24,640	\$0		\$24,640
R13-011	Central	Kirtland Central HS - Main Building - Southeast Section			\$105,525	5/1/2012		\$105,525	\$0		\$105,525
R13-012	Central	Kirtland MS - Old Building - Band Room			\$75,978	5/1/2012		\$75,978	\$0		\$75,978
R13-013	Dora	Dora Combined School - Luscumbe Gym -			\$298,992	5/1/2012		\$298,992	\$0		\$298,992
R13-014	Espanola	Chimayo ES - Multi-purpose room - Entire			\$0			\$0	\$0		\$0
R13-015	Espanola	Dixon ES - Gym, Library, Kindergarten - Entire			\$0			\$0	\$0		\$0
R13-016	Espanola	Hernandez ES - Entire - Entire			\$0			\$0	\$0		\$0
R13-017	Espanola	Espanola Valley HS - 500 and 600 wings - Entire			\$178,738	5/1/2012		\$178,738	\$0		\$178,738
R13-018	Estancia	Estancia Combine ES - Van Stone Elementary School - Entire roof			\$151,171	5/1/2012		\$151,171	\$0		\$151,171
R13-019	Floyd	Floyd Combined School - HS Gymnasium - Entire Roof			\$207,825	5/1/2012		\$207,825	\$0		\$207,825
R13-020	Floyd	Floyd Combined School - Elementary/MS Gymnasium - Entire Roof			\$237,000	5/1/2012		\$237,000	\$0		\$237,000
R13-021	Gallup	Thoreau HS - Entire School Roof			\$2,391,935	5/1/2012		\$2,391,935	\$0		\$2,391,935
R13-022	Grants	Grants HS - ROTC Classroom, Aux Gym - Classroom, rifle range, office, locker room & storage			\$140,533	5/1/2012		\$140,533	\$0		\$140,533
R13-023	Grants	Los Alamos MS - Main building - Classrooms, kitchen & locker rooms			\$299,745	5/1/2012		\$299,745	\$0		\$299,745
R13-024	Grants	Mesa View ES - Main building - Classrooms, admin area and kitchen			\$395,292	5/1/2012		\$395,292	\$0		\$395,292
R13-025	Hatch	Rio Grande ES - Rio Grande Elementary School -			\$616,000	5/1/2012		\$616,000	\$0		\$616,000
R13-026	Las Cruces	Zia MS - Zia MS - Roof			\$731,250	5/1/2012		\$731,250	\$0		\$731,250
R13-027	Las Cruces-State Ch	Alma d' Arte Charter HS - -			\$260,000	5/1/2012		\$260,000	\$0		\$260,000
R13-028	Los Lunas	Valencia MS - Entire Facility - Entire Facility			\$1,460,541	5/1/2012		\$1,460,541	\$0		\$1,460,541
R13-029	Mesa Vista	Districtwide - Mesa Vista MS/HS & Ojo ES -			\$132,500	5/1/2012		\$132,500	\$0		\$132,500
R13-030	NMSD	Albuquerque Preschool - Gym -			\$71,053	5/1/2012		\$71,053	\$0		\$71,053
R13-032	Penasco	Penasco MS - Old Gym - Gym, SBHC and Ancillary Classrooms (inc. restrooms)			\$147,408	5/1/2012		\$147,408	\$0		\$147,408
R13-033	Santa Rosa	Santa Rosa HS - Santa Rosa High School Auxiliary Gym - Roof			\$57,600	5/1/2012		\$57,600	\$0		\$57,600
R13-034	Socorro	San Antonio ES - Main Building - 1928 Portion			\$75,398	5/1/2012		\$75,398	\$0		\$75,398
					\$8,965,279		\$0	\$8,965,279	\$0		



Updated 03/20/12.

## Las Vegas City Public Schools

Superintendent: Sheryl McNellis Martinez	
District Phone: 505-454-5700	
PSFA Managers(s): Irina Ivashkova	
Phone: 505-217-8965	
Email: iivashkova@nmppsfa.org	
State/District Share:	65 /35
Property Valuations:	\$ 240,867,224
Bonding Capacity:	\$ 14,452,033
Bonds Outstanding:	\$ 15,220,000
Available Capacity:	\$- 767,967
Percent Indebtedness:	105.3%
Impact Aid District?	False
HB33 Levy (Years):	
HB33 Mills:	
SB 9 State Distribution:	\$ 184,658

Enrollment (40<sup>TH</sup> day 2011): 1,819

Master Plan Disposition:	CURRENT
Maintenance Plan Disposition:	NOT UPDATED
2011 Audit Submitted:	
# Findings:	
Opinion: Not Received as of 03/20/12	

Total DCP Awards:	\$ 1,673,795
DCP Roof Awards:	\$ 1,980,669
Lease Assistance Awards:	\$ 63,272
PSCOC Awards:	\$ 803,632
<b>GRAND TOTAL:</b>	<b>\$ 4,521,368</b>

## PSCOC Awards Summary

		Total:	\$803,632	\$852,395	\$1,656,027
Project #	Project Name	State Share	District Share	Total	
R06-004	Paul D. Henry Elem, Los Ninos Elem, Memorial Middle Roofs	\$803,632	\$753,144	\$1,556,776	
R10-018	Sierra Vista Elementary Roof	\$0	\$99,251	\$99,251	

## Las Vegas City \ Sierra Vista ES

	Category: 1 Adequacy Life, Safety, Health Weight: 3.5	Category: 2 Potential Mission Impact/Degraded Weight: 1.5	Category: 3 Mitigate Additional Damage Weight: 2	Category: 4 Beyond Expected Life Weight: 0.25	Category: 5 Grandfathered or State/District Recommended Weight: 0.5	Category: 6 Adequacy Facility Weight: 1	Category: 7 Adequacy Space Weight: 3	Category: 8 Adequacy Equipment Weight: 0.5	Category: 9 Normal/Within Life Cycle Weight: 0.25
Facility Name									
Sierra Vista ES	\$0	\$0	\$1,082,469	\$434,561	\$0	\$0	\$26,544	\$0	\$1,153,651

### Rank History

	Rank Position	wNMCI
Current	86	35.14%
2011-2012	41	62.56%
2010-2011	41	64.56%
2009-2010	40	63.36%
2008-2009	342	33.68%
2007-2008	363	31.13%
2006-2007	570	10.97%
2005-2006	575	14.71%

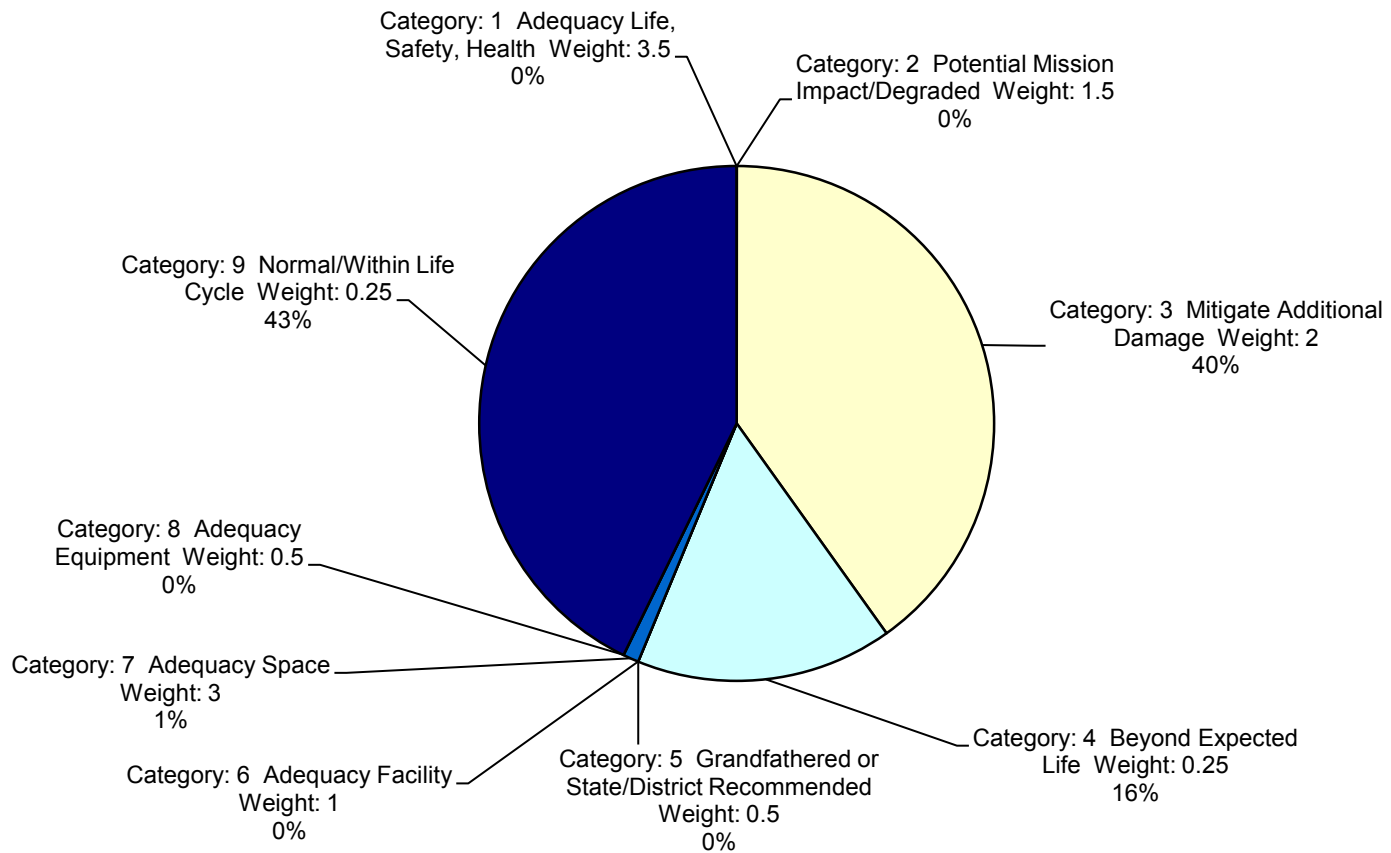
Notes:

Data Sources: Student Count: PED Certified 40-day Enrollment  
 Gross Area, Year Built, Growth Factor: FAD  
 Rank Position: 2012-2013 wNMCI Rank Report  
 Category Figures: FAD  
 Rank & wNMCI History: PSFA's Internal History Database

Last Field Assessment: 2/3/2009



**Sierra Vista ES**  
Rank Position: 86  
Growth Factor: 1  
Student Count: 190  
Gross Area: 49,848SF  
Year Built: 1988



# PSCOC/PSFA Site Visit Report

## LAS VEGAS CITY

### SIERRA VISTA ES

**Capital Outlay Year:** 2012-2013

**Report Date:** May 14, 2012

**Date of Visit:** May 14, 2012

**PSFA RM:** Irina Ivashkova

**PSFA Staff:** : Robert Gorrell, Karl Sitzberger, Les Martinez, Bill Sprick, Martica Casias, Robert Herron, Larry Tillotson.

**District Representative:** Sheryl McNellis, LVC superintendent, David Martinez, LVC Maintenance Director, Gloria Lovato-Pacheco, LVC school board member, Karen Armijo, LVC Business manager.

**Other Attendees:** John Montoya, Ray Vigil, Vigil & Associates Architectural Group PC, Kevin Balciar, Soleil West Architects, Paul Cassidy, district Financial Advisor.

<b>Application Schools (12-13):</b>
<b>Rank: 86</b>
<b>School: Sierra Vista ES</b>
<b># Students: 185 Grades: K-5</b>

<b>Permanent Sq. Ft.:</b>	<u>49,848</u>	<b>Portable Sq. Ft. :</b>	<u>0</u>
<b>Total Estimated Project Cost:</b>	<u>\$6,398,244.88</u>	<b>Ready-to-Bid Date:</b>	<u>TBD</u>

<b>Ranking of District's Other Schools in top 100</b>	
<b>None.</b>	

#### **District's Priority 1 Request:**

“Construct new full service kitchen and cafetorium dining area and platform to be shared with Los Ninos Elementary school. Project includes an enclosed walkway between the schools and a district wide food services warehouse. Both schools, Sierra Vista and Los Ninos, have insufficient food preparation areas. Sierra Vista has 550 sf of food preparation area (but is required to have 1000 sf), and this area is supported by a food serving area, dishwashing station, cold and dry food storage, a kitchen administrators office, and staff toilet rooms. Los Ninos has 220 sf of food preparation area but is required to have 1000 sf. The successful completion of this project will help both schools to meet state adequacy standards regarding food preparation and serving program area.”

**Number of Students to be Served:** 454      **Grade Levels Requested:** K-5

### **PSFA Consensus Recommendations:**

PSFA does not recommend approval of this request as stated in the application.

Las Vegas City School district passed a \$3Mln. GO Bond in 1985 to construct Sierra Vista Elementary school. Three years later, another bond issue passed for \$3,5Mln., part of which was used to construct Los Ninos Elementary school on the same 26.77 acres site.

Sierra Vista ES was designed as one story 49,848 SF campus. It has no additions and no portable buildings. The original design capacity of the school was 480 students (24 classrooms). Current school enrollment is 185 students from Kindergarten through 5th grade levels. The school building is in good condition and currently undergoing total HVAC system replacement. The roof was replaced in 2009. Sierra Vista ES 2012-2013 rank is 86 with the weighted NMCI 35.14%. Sierra Vista ES also houses a Health Center occupying a space of three classrooms.

The school has a multipurpose room of 4,644 SF and the kitchen/food preparation area of 1,890SF which is adequate for the elementary school facility.

Lunches at Sierra Vista ES are served in two servings (NM Adequacy Standards allow 3 servings), although space is adequate to serve all students in one serving:

11:15AM -11:55AM - Lunch for grades 1-2;

11:45AM – 12-30PM - Lunch for grades 3-5.

This kitchen is also a primary kitchen for the food preparation to Los Ninos ES students.

Los Ninos Elementary school is one story 42,791 SF campus that houses Kindergarten through 5<sup>th</sup> grade. It is constructed in 1990 and has no additions and no portable buildings on site. The school was originally designed with no food service areas. The food was provided by Sierra Vista ES kitchen.

Los Ninos ES 2012-2013 rank is 567 with weighted NMCI 7.94%

Los Ninos ES has a multipurpose room of 2,752 SF where lunches are served. The food preparation area is 220SF. It has a milk refrigerator, hot food hold equipment, and the storage area.

Lunches are served for 191 students of this elementary school in two servings:

11:15AM - 11:55AM – Lunch for grades K -2;

12:00 – 12:40PM – Lunch for grades 3 -5.

Presently, Los Ninos ES houses the Head Start program of West Las Vegas school district. Lunch for 60 kids of this program is served from 10:45AM to 11:15AM.

The district application request is not supported by NM Adequacy standards.

Per **6.27.30.17NMAC FOOD SERVICE STANDARDS** general requirements for the Cafeterias and Kitchens are the following:

“(1) Serving and dining. A school facility shall have a covered area or space, or combination, to permit students to eat within the school site, outside of general classrooms. This space may have more than one function and may fulfill more than one adequacy standards requirement. Dining area shall be sized for the planned school program capacity to allow for a meal period requiring no more than 3 servings in compliance with public education department requirements. The dining area shall have no less than 15 net sf/seated student.

(2) Serving area shall be provided in addition to dining area.

(3) Fixtures and equipment. A school facility shall have space, fixtures and equipment accessible to the serving area, in accordance with the standard equipment required, for the preparation, receipt, storage or service of food to students.

(a) The space, fixtures and equipment shall be appropriate for the food service program of the school facility and shall be provided in consideration of the location of the facility and frequency of food service supply deliveries. Food service facilities and equipment shall comply with the food service and food processing regulations of the New Mexico department of environment.

(b) Fixtures and equipment should include: food prep area items, including sink, oven, range, serving area equipment (or buffet equipment), dishwasher, and cold storage, dry storage and other appropriate fixture and equipment items.

B. Kitchen. Kitchen and equipment shall comply with either the food preparation kitchen or the serving kitchen standards defined as follows:

(1) Food preparation kitchen - 2 net sf/meal served minimum based upon the single largest serving period:

(a) Elementary school: 1,000 net sf minimum

(2) Serving Kitchen. Where food is not prepared, there shall be a minimum of 200 nsf with a hand wash sink and a phone. “

Therefore, the district application is not warranted by the NMAC. Both schools have sufficient kitchens for their programs.

Last FAD assessment of Sierra Vista ES was done by the PSFA assessor in 2009. Both schools, Sierra Vista ES and Los Ninos ES, are of similar age and condition, yet separated by 481 positions in the ranking. The major difference between Sierra Vista ES and Los Ninos ES is the deficiencies of the systems. At Los Ninos ES the only system that is beyond expected life is the parking lot. At Sierra Vista ES nine out of the nineteen of the systems are within their expected life and nine are beyond or mitigating additional damage. Recommend re-survey of the schools to record the repairs and changes made by the district after 2009.

Both school facilities are under-utilized and the LVC district should take necessary steps to increase the utilization rate. In order to consolidate some spaces and get rid of the extra square footage to maintain, the district-wide utilization analysis is highly recommended.

**Alternative Project Options:** (describe other options the District has or should consider to phase project and/or reduce cost)

Sierra Vista ES has adequate serving space for all students. With the proper planning and additional equipment, the lunch can be served in this school in one sitting. Since the school came up the ranking and it is eligible for the state funding, PSFA recommends to the district to change the application language to apply for the present kitchen upgrade.

At Los Ninos ES, the existing serving/warming kitchen meets the NM Adequacy Standards. However, if the district wishes to have a separate kitchen for Los Ninos ES, the school has adequate space to accommodate this option. Since the ranking of this school is high, the district request for funding at this point will not be considered for this school.

**Master Plan:**

## **Maintenance:**

### **Sierra Vista ES:**

The PM plan needs to be adopted and embraced wholeheartedly to comply with statutory requirements. Recommend that the site drainage study be part of any project for this school. The program needs to be enhanced through additional PM schedules and effective implementation to include all facility equipment. Vandalism is a problem at this school site and we recommend the district to look at enhancing security to protect the facilities. The district should also make a conscious effort of addressing and rectifying the Major and Minor FMAR findings.

FMAR Date: [May 22, 2012](#) FMAR Score: [44.63 % Poor](#)

Minor Deficiencies: [4: Roadway/Parking, Grounds, Walls/Finishes, and Walls/Floor/Ceiling/Stairs](#)

Major Deficiencies: [4: Playgrounds/Athletic Fields, Site Drainage, Windows/Caulking, Kitchen Equipment/Refrigeration.](#)

Los Ninos:

FMAR Date: [May 22, 2012](#) FMAR Score: [46.89 % Poor](#)

Minor Deficiencies: [0:](#)

Major Deficiencies: [3: Playgrounds/Athletic Fields, Site Drainage, and Air Filters](#)

FMARs for both schools are attached here.

### **Other Notes Regarding Application:**

Please, correct the Project Requested Amount. The estimated project cost has to include MACC, all applicable consultants and other fees, GRT.

Statement of Financial Position was provided incomplete. Please, revise and re-submit to PSFA identifying the uses of district funds for different projects.

# PSFA 2012 Site Visit FMP Summary

Las Vegas City

## I. Project(s) Requested and FAD Ranking:

- Sierra Vista Elementary School, Rank #86

## II. Statistics:

- a) **FMP Date:** 2010-2015
- b) **2011-12 certified 40<sup>th</sup> day Membership Count:** 182 students
- c) **Grade Levels:** K-5<sup>th</sup> grades
- d) **Permanent Square Feet:** 49,848 gsf
- e) **Total Permanent Classrooms:** 29 classrooms
- f) **Total Portable Classrooms / Portable Square Feet:** n/a
- g) **Total Square Feet:** 49,848gsf (FAD 49,848 gsf)
- h) **Date of Original Construction / Additions:** 1986,1994,2003
- i) **Site Acreage:** 26.77 acres
- j) **Gross Square Feet Per Student:** 274 sf / student (A.S. Planning Guide Max. 180 sf approx.)

## III. FMP Consistency, Priorities and Timeline:

The FMP states that the District's top priority is to construct a new full service kitchen and a cafetorium dining area and platform to be shared with Los Ninos Elementary, which includes an enclosed walkway between school and district wide food services warehouse.

### Capital Needs Identified at Sierra Vista Elementary School:

The Las Vegas City Public Schools Capital Plan updated March 26, 2012 listed below.

Sierra Vista Elementary School	Date	Amount
▪ Replace existing carpet in 8 classrooms	2011	\$ 21,600.00
▪ Playground equipment improvements, replace pea gravel in playground	2012	\$ 6,000
▪ Heating, Ventilation, and cooling upgrades throughout the building	2012	\$ 658,315
▪ Construct new full service kitchen and cafetorium dining area and platform to be shared with Los Ninos Elementary, Includes enclosed walkway between schools and district wide food services warehouse, Sewer / Water Systems Study	2014-15	\$ 4,853,400

## IV. Districts Current Educational Programs:

The current school, grade assignments and support sites included in the FMP:

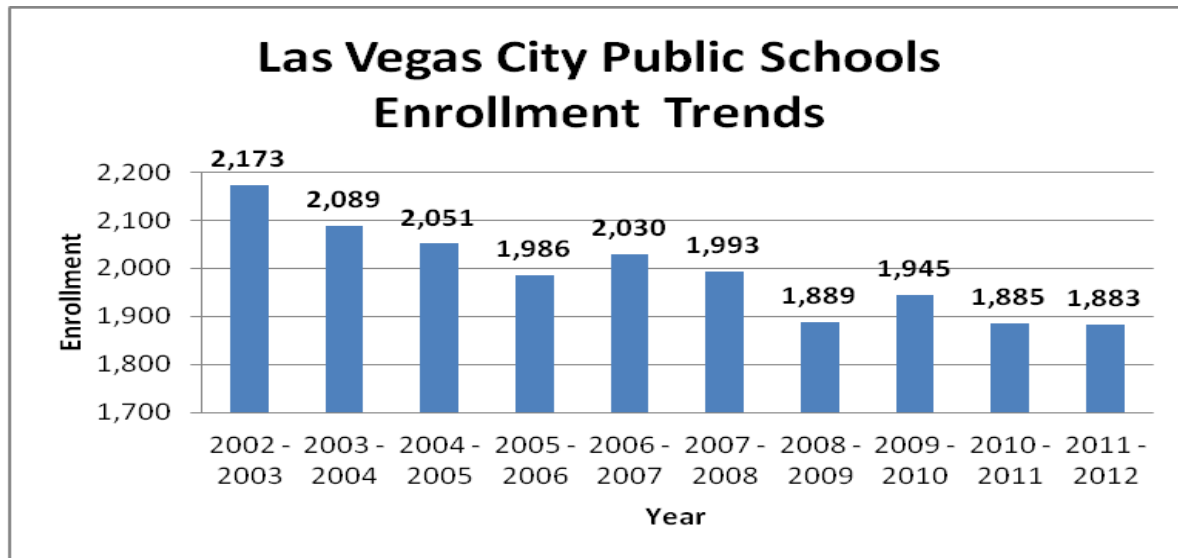
- # 1 Pre-K program at Early Childhood Center
- # 5 Elementary schools;
  - Sierra Vista Elementary School, k-5<sup>th</sup> grades
  - Mike Mateo Sena Elementary School , k-6<sup>th</sup> grades
  - Paul D. Henry Elementary School, k-2 grades

- Los Ninos Elementary School, 3<sup>rd</sup>-5<sup>th</sup> grades
- Legion Park Elementary School, 1<sup>st</sup>-5<sup>th</sup> grades
- # 1 Middle School:
  - Memorial Middle School 6-8<sup>th</sup> grades
- # 1 High School
  - Robertson High School, 9<sup>th</sup>-12<sup>th</sup> grades

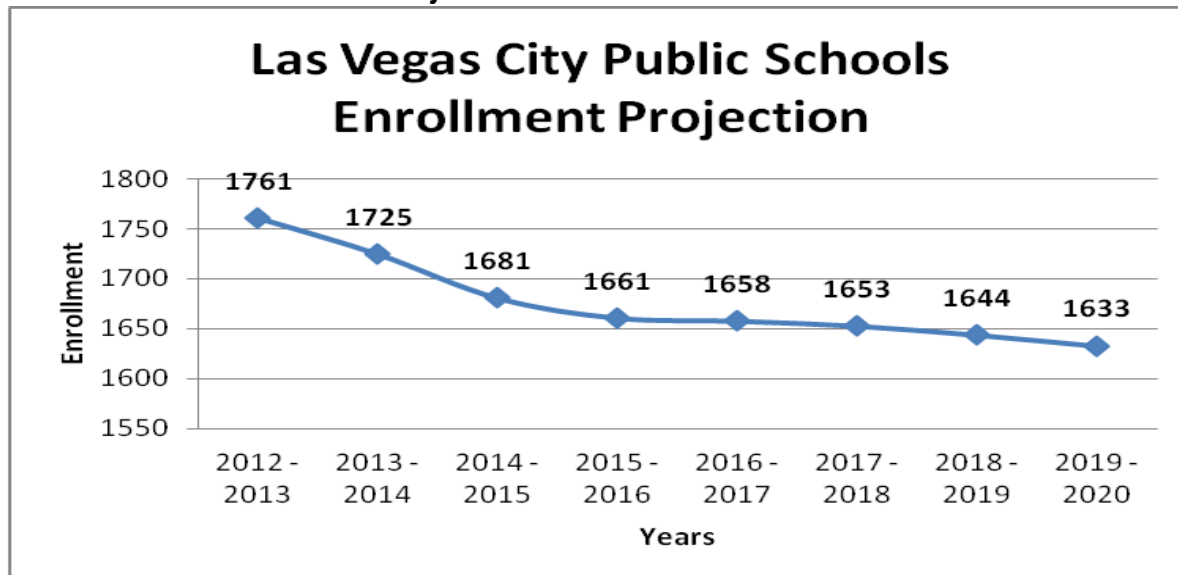
#### V. Enrollment History and Projections:

The District as a whole has been gradually losing students over the past ten years.

##### District wide Enrollment Trends:

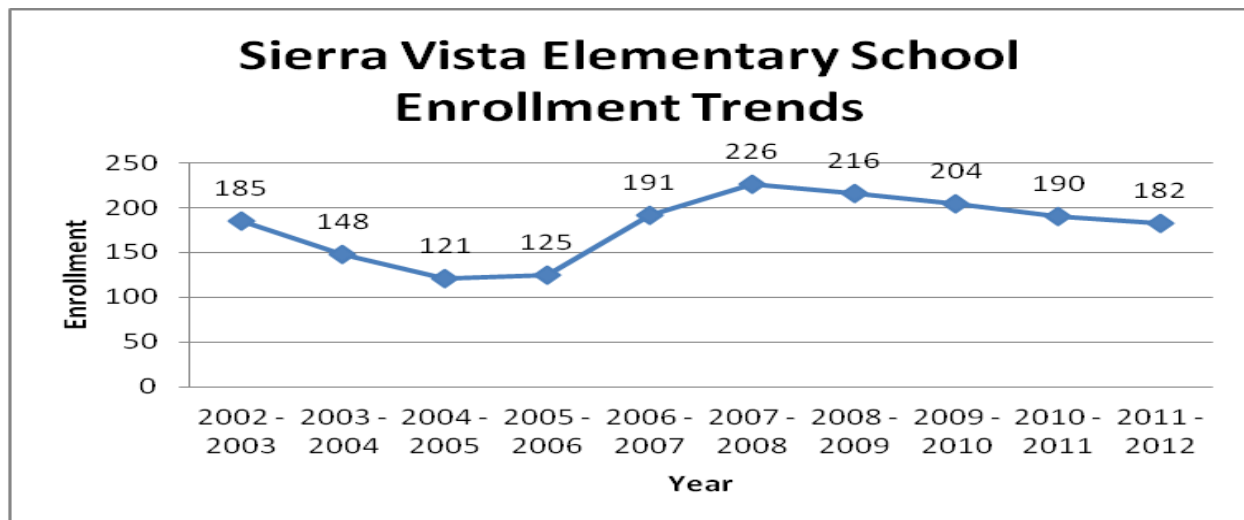


##### District wide Enrollment Projection:



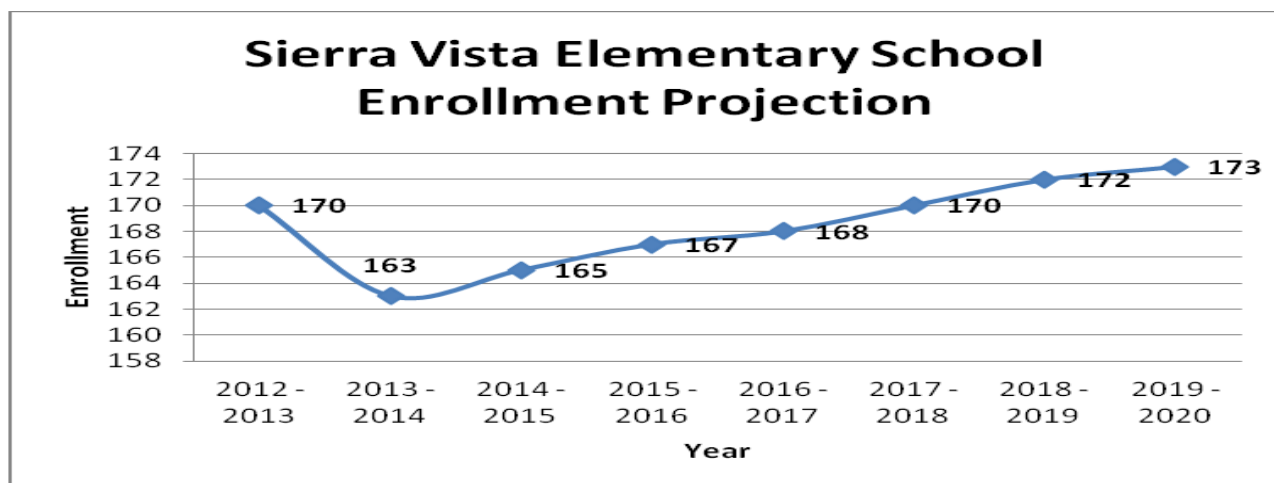
##### Sierra Vista Elementary School Enrollment Trends:

Sierra Vista Elementary School has been gradually losing student over the past ten years. The school enrollment peaked in the 1999 - 2000 school year with 261 students.



#### FMP Sierra Vista Elementary School Enrollment Projections:

The below projections are updated projections provided to PSFA on May 3, 2012. The projections adopted in the District's FMP were projected too high and needed to be adjusted for the current enrollment trends.



#### VI. Capacity and Utilization Summary:

Sierra Vista Elementary School utilization is 65%. Due to the elementary school facilities being underutilized, there is a surplus in regular classrooms and special programs spaces at all District facilities, yielding a low PTR. However, with many utilization discussions, the FMP Steering Committee, the members of the District and local community, the district approves of the current utilization level to be acceptable.

#### Sierra Vista Elementary School Capacity:

2011-12 PED 40-Day Enrollment Count	Functional Capacity with Portables	Functional Capacity without Portables	Available Capacity w/ Portables	Available Capacity w/o Portables
182	n/a	560	n/a	378



# Facility Maintenance Assessment Report

2012 LAS VEGAS CITY

069054 SIERRA VISTA ELEMENTARY

Combined Id 1:  
Schools Id 2:

FMAR\_Date: 5/14/2012 Weather:

PSFA Reps: Larry Tillotson Martinez, Les

District Reps : Chris ???

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	○	●	○	○	●	○	○	3	-1.89	1.5	-8.51
	Site Utilities	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Playgrounds/Athletic Fields	○	○	○	○	●	○	●	○	5	-3.77	3.5	-65.98
	Site Drainage	○	○	○	○	●	○	●	○	8	-3.77	3.5	-105.56
	Sidewalks	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Grounds	○	○	○	●	○	●	○	○	2	-2.83	1.5	-8.49
Building Exterior	Windows/Calking	○	○	○	○	●	○	●	○	3	-3.77	3.5	-39.59
	Walls/Finishes	○	○	●	○	○	●	○	○	5	-1.89	1.5	-14.18
	Entry/Exterior Doors	○	●	○	○	○	○	○	●	7	-0.95	0	-6.65
	Roof/Flashing/Gutters	○	●	○	○	○	○	○	●	10	-0.95	0	-9.50
Building Interior	Walls/Floors/Ceilings/Stairs	○	○	●	○	○	●	○	○	3	-1.89	1.5	-8.51
	Interior Doors	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Restrooms	○	○	○	●	○	○	○	●	3	-2.83	0	-8.49
	Housekeeping	○	○	●	○	○	○	○	●	4	-1.89	0	-7.56
Building Equipment and Systems	Electrical Distribution	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Lighting	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Fire Protection Systems	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90
	Equipment Rooms	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	○	○	○	●	○	○	○	●	10	-2.83	0	-28.30
	Air Filters	○	○	○	○	●	○	○	●	5	-3.77	0	-18.85
	Kitchen Equipment/Refrig	○	○	○	○	●	○	●	○	2	-3.77	3.5	-26.39
	Plumbing/Water Heaters	○	○	●	○	○	○	○	●	6	-1.89	0	-11.34
FIMS Qtr: 1 Maintenance Management	PM Plan	○	●	○	○	○				10	-0.95		-9.5
	FIMS and Equipment Data	○	○	○	○	●				7	-3.77		-26.39
	Staff Development	○	○	●	○	○				5	-1.89		-9.45
	Maintenance Safety	○	●	○	○	○				5	-0.95		-4.75
	Maint. Contractor Oversight	●	○	○	○	○				5	0		0.00
	Facilities Mater Plan (Renewal)	○	○	○	○	●				3			-11.31
Total Performance Deficiencies:		-483.15		Total Score:		516.85		Overall Rating:		51.68%			

## Comments Section

### Roadway/Parking

*Asphalt sealing recommended as well as pothole repair*

### Site Utilities

*No lock on gas and irrigation utilities, recommend securing. One electrical main box did not have a lock just a bolt, recommend locking.*

### Playgrounds/Athletic Fields

*Impact material non-existent throughout playground, recommend establishing borders and providing proper impact material.*

### Site Drainage

*Entire site in need of proper drainage, current splash blocks are non-functioning and or missing, water is penetrating foundation of building.*

### Sidewalks

*Sidewalks found in satisfactory condition*

### Grounds

*Weeds and trees growing next to building in several areas, recommend these be removed and PM schedule be developed for grounds maintenance.*

### Windows/Calking

*Numerous broken windows/glass blocks, results of recent and past vandalism.*

### Walls/Finishes

*Graffiti found on some exterior walls, recommend vandalism be addressed by district leadership.*

### Entry/Exterior Doors

*All exterior doors found to be in good condition except for vandalism of windows.*

### Roof/Flashing/Gutters

*Roof recently replaced, recommend setting up a PM schedule for all roofs.*

### Walls/Floors/Ceilings/Stairs

*Water damage prior to roof installation still aparent, A few stained tiles but kept in satisfactory condition, carpet showing wear and stretching, recommend replacement in some areas.*

### Interior Doors

*Found in good operating condition.*

### Restrooms

*Water damage still visible due to old roof, hi dusting and grafitti noted on privacy stalls.*

### Housekeeping

*Overall houskeeping satisfactory*

### Electrical Distribution

*Old-flagpole electrical wires exposed to environment and students*

### Lighting

*Lighting found to be in satisfactory condition.*

### Fire Protection Systems

*Fire alarm panel in normal state, exit signs operating correctly, fire extinguishers starting to get monthly inspections*

### Equipment Rooms

*Equipment rooms well kept*

### Heating/Cooling/Ventilation

*Bolier system components deteriorating due to hard water, recommend developing PM schedules for upkeep of this equipment.*

**Air Filters**

*Air filters not being changed effectively, recommend a PM schedule be established for this task.*

**Kitchen Equipment/Refrig**

*Area under sinks totally deteriorated, broken tiles throughout, hood filters in need of deep cleaning*

**Plumbing/Water Heaters**

*Water heaters and plumbing fixtures found in satisfactory operational state, recommend PM schedule for backflow preventors and other equipment.*

**PM Plan**

*PM plan current(6/8/2012) The plan has all the statute requirements and other policies such as safety and contractor oversight.*

**FIMS and Equipment Data - Qtr:1**

*Materials and Contract costs not being captured on work orders and requesters need further training.*

**Staff Development**

*Policy 10, recommend the district add details to staff responsibilities.*

**Maintenance Safety**

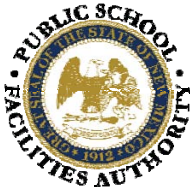
*Safety plan identified, policy 11. Good safety plan overall, recommend the policy include detail on to what staff and supervisors are responsible for.*

**Maint. Contractor Oversight**

*Contractor Oversight policy very extensive.*

**Facilities Mater Plan (Renewal)**

*Recently renewed, and will be scored when PM plan is current.*



Updated 03/20/12.

## Farmington Municipal Schools

Superintendent: Janel Ryan	
District Phone: 505-324-9840	
PSFA Managers(s): Ted Lasiewicz	
Phone: 505-227-0364	
Email: tlasiewicz@nmpsfa.org	
State/District Share:	60 /40
Property Valuations:	\$1,412,494,939
Bonding Capacity:	\$ 84,749,696
Bonds Outstanding:	\$ 33,319,000
Available Capacity:	\$ 51,430,696
Percent Indebtedness:	39.3%
Impact Aid District?	True
HB33 Levy (Years):	
HB33 Mills:	
SB 9 State Distribution:	\$ 208,214

Enrollment (40<sup>TH</sup> day 2011): 10,531

Master Plan Disposition:	CURRENT
Maintenance Plan Disposition:	CURRENT
2011 Audit Submitted:	11/14/2011
# Findings:	2
Opinion:	Unqualified

Total DCP Awards:	\$ 7,559,490
DCP Roof Awards:	\$ 3,475,700
Lease Assistance Awards:	\$
PSCOC Awards:	\$ 31,707,920
<b>GRAND TOTAL:</b>	<b>\$ 42,743,110</b>

## PSCOC Awards Summary

		Total:	\$31,707,920	\$22,107,356	\$53,815,276
Project #	Project Name	State Share	District Share	Total	
P05-039	Heights Middle School	\$3,391,804	\$2,261,203	\$5,653,007	
P08-004	McKinley Elementary	\$8,256,116	\$5,906,153	\$14,162,269	
P10-003	Tibbetts Middle School	\$20,060,000	\$13,940,000	\$34,000,000	

## Farmington \ Farmington HS

	Category: 1 Adequacy Life, Safety, Health Weight: 3.5	Category: 2 Potential Mission Impact/Degraded Weight: 1.5	Category: 3 Mitigate Additional Damage Weight: 2	Category: 4 Beyond Expected Life Weight: 0.25	Category: 5 Grandfathered or State/District Recommended Weight: 0.5	Category: 6 Adequacy Facility Weight: 1	Category: 7 Adequacy Space Weight: 3	Category: 8 Adequacy Equipment Weight: 0.5	Category: 9 Normal/Within Life Cycle Weight: 0.25
Facility Name									
Farmington HS	\$2,195,162	\$850,823	\$420,483	\$3,751,098	\$607,436	\$2,376,157	\$361,451	\$8,614	\$8,268,262

### Rank History

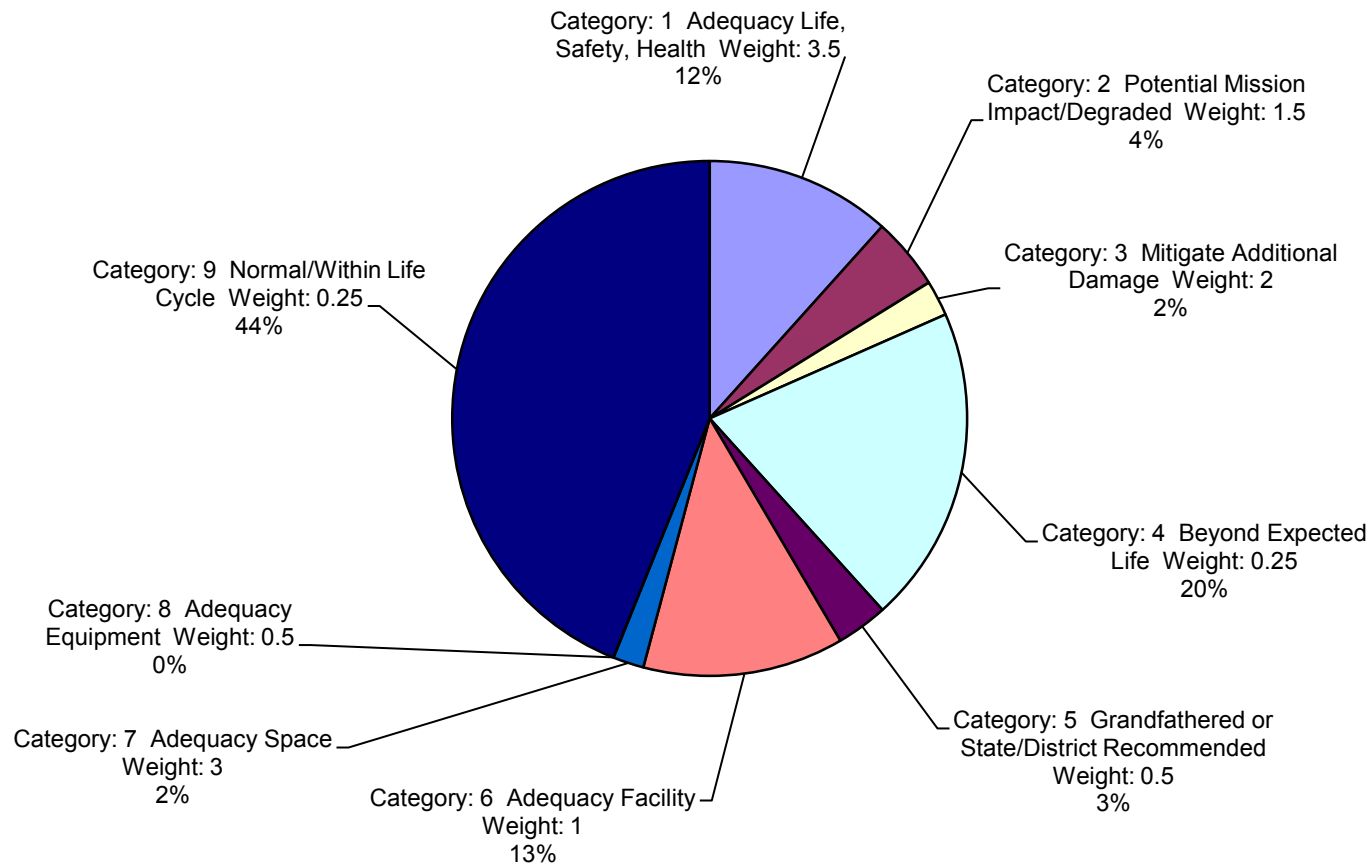
	Rank Position	wNMCI
Current	61	40.14%
2011-2012	93	50.74%
2010-2011	104	38.22%
2009-2010	176	41.34%
2008-2009	168	46.33%
2007-2008	197	43.02%
2006-2007	150	52.91%
2005-2006	488	26.27%

#### Notes:

Data Sources: Student Count: PED Certified 40-day Enrollment  
Gross Area, Year Built, Growth Factor: FAD  
Rank Position: 2012-2013 wNMCI Rank Report  
Category Figures: FAD  
Rank & wNMCI History: PSFA's Internal History Database

Last Field Assessment: 1/1/2008

**Farmington HS**  
Rank Position: 61  
Growth Factor: 1  
Student Count: 1,364  
Gross Area: 255,413SF  
Year Built: 1956, 1958, 1960,  
1961, 1969, 1976, 1984, 1987, 1990, 2003



# PSCOC/PSFA Site Visit Report

## Farmington Municipal Schools

### Farmington High School

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Capital Outlay Year: 2012-2013

Report Date: 30 May 2012

Date of Visit: 22 May 2012

PSFA RM: Ted Lasiewicz

PSFA Staff: Tim Berry, Bill Sprick, Kelly Jernigan,  
Robert Herron, Larry Tillotson and Chris Trujillo

District Representative: Janel Ryan, FMS Superintendent and James Barfoot, Asst.  
Superintendent

Other Attendees: Sandy Schumacher, FMS Board President, Steve Vollmert, FMS Plant  
Operations Supervisor, Marilyn Strube, Greer Stafford Architects

Application Schools (12-13):

Rank: 61

School: Farmington High School

# Students: 1,366 Grades: 9-12

Permanent Sq. Ft.:	<u>268,800</u>	Portable Sq. Ft. :	<u>0</u>
Total Estimated Project Cost:	<u>\$76,500,000</u>	Ready-to- Bid Date:	<u>July, 2013</u>

---

Ranking of District's Other Schools in top 100	
None	

#### **District's Priority 1 Request:** (Give a brief synopsis of the project)

District requests funds for the design of a new Farmington High School to replace the existing Farmington High School. It is yet to be determined whether the school will be built at the existing site and utilize some of the existing structures such as the gym, football stadium and Fine Arts Building. The alternative is a new structure built on district land immediately adjacent to the new Tibbetts Middle School which is presently under construction and scheduled for completion by July, 2013.

Number of Students to be Served: 1,600

Grade Levels Requested: 9-12

**PSFA Consensus Recommendations:**

The existing Farmington HS is in relatively good condition, but has a number of facilities and systems that are beyond their useful life and need replacement. The high school was originally constructed in the 1950s with numerous additions and renovations throughout the years. It is recommended that the existing facilities be renovated/replaced on the existing campus. Renovation/replacement on the existing campus will present some challenges, but should be able to be accomplished for substantially less than building a new high school at a new site which will require considerable offsite costs and over adequacy expenses for the district to build comparable facilities of the existing school. District lacks local GOB capacity to accomplish a complete new high school without dedicating all capacity of a planned 2014 election to this project and will require additional phases to be funded from another GOB election in 2018.

**Alternative Project Options:** (describe other options the District has or should consider to phase project and/or reduce cost)

The district is conducting a survey of the community to gauge support of either constructing a new high school on the current site or a new location on district land near the new Tibbetts Middle School currently under construction. A comprehensive cost comparison of the two options should be conducted if the district and community decide to move in the direction of a new site with the ability to return to the PSCOC to modify the award.

**Master Plan:**

Master Plan needs to be updated by the end of 2012.

**Maintenance Assessment:**

Best practices have been identified. This district should be used as an example of quality in maintenance and operations. Quarterly maintenance performance metrics are provided to board and leadership for continuous improvement. Building lacks modern features, and some major systems are at end of life. The district should also make a conscious effort of addressing and rectifying the Major finding.

**Other Notes Regarding Application:** (list corrections the District needs to make to their application)

Items to be considered for the final application:

1. Perform a site visibility study to determine the total costs related to building on the district land across the street from the new Tibbetts HS vs. renovating and building new facilities at the existing Farmington HS site. This requirement may be waived if the board decides to definitively proceed immediately with either site location.
2. Complete a new Facilities Master Plan by December, 2012.



# PSFA 2012 Site Visit FMP Summary

# Farmington Schools

## I. Project Request and FAD Ranking:

- Farmington High School, FAD Ranking #61

## II. School Statistics:

a.) FMP Date: 2007-2012

b.) 2011-12 40<sup>th</sup> Day Membership Count: 1,350 Students

c.) Grade Levels: 9<sup>th</sup> – 12<sup>th</sup>

d.) Total Permanent Classrooms/Permanent Square Feet: 84/260,786 GSF

e.) Total Portable Classrooms and Square Footage: 10 classrooms/10,752 GSF

f.) Total Square Feet (Permanent and Portable Space): 271,538 GSF (FAD – 255,413 GSF)

g.) Date of Original Construction and Additions: 1954 Original construction, with 12 additions, 1956, 1958, 1959, 1960, 1961, 1964, 1969, 1976, 1984, 1990, 2002, 2003

h.) Site Acreage: 39.78 Acres

i.) Gross Square Foot per Student: 201 GSF/ Student (Planning Guide Max. Building sq. ft. per student 160 sf)

## III. FMP Consistency, Priorities, and Time Line

The FMP stated that during the FMP process potential areas of concern were identified at the Farmington High School, while the school is meeting the educational program needs of the students and faculty they serve, the age of the facilities are of concern. The FMP Committee determined an in depth site development study would be beneficial to the district to identify any renovation or new construction at this campus. The district did conduct a site development study for the Farmington High School.

## Capital Needs at Farmington High School:

FHS	6	New facility for Science/Math/Foreign Language/Social Studies (12 CLRM)	17,000	sqft	\$200	\$3,400,000	\$4,522,000
FHS	6	New Gymnasium for P.E.	15,000	sqft	\$225	\$3,375,000	\$4,488,750
FHS	1	Library Replacement / Renovation	8,000	sqft	\$200	\$1,600,000	\$2,128,000
FHS	1	Update electrical for technology	260,786	sqft	\$10	\$2,607,860	\$3,468,454
FHS	3	Relocate 'D' Level	1,000	sqft	\$150	\$150,000	\$199,500
FHS	4	Replace Roofs at: Field House, Home Economics (600), Special Education (800) and Science Wing (300)	49,200	sqft	\$15	\$738,000	\$981,540
FHS	1	Replace HVAC at Administration Wing	12,500	sqft	\$25	\$312,500	\$415,625
FHS	1	Lobby/Gym: Replace piping to boilers/ venting/ & primary/secondary controls	1	ea	\$50,000	\$50,000	\$66,500
FHS	4	Main Bldg: Lower floor drain, replace tstats	1	ea	\$35,000	\$35,000	\$46,550
FHS	6	Renovate Field House	7,604	sqft	\$100	\$760,400	\$1,011,332
FHS Total						\$13,028,760	\$17,328,251

## IV. District Current Educational Program

The district maintains and operates 20 school sites, which incorporate 1,480,792 gross square feet of permanent educational facilities. The district also owns, maintains and operates 8 sites, which incorporate 68,432 gross square feet of permanent support facilities. The district owns, maintains and operates 49 portable facilities totaling 46,446 GSF. The district does not have a charter school, but there are a number of private and church related schools which accommodate approximately 600 students.

There is no anticipated change in the educational programs being offered at the middle schools that cannot be met by their current middle school facilities.

Below is a list of the schools and grade configurations;

**Farmington Preschool:** 1 School

**Elementary Schools:** 10 Schools

**Middle Schools:** 4 Schools

**Farmington Day Reporting School:** 1 School

**High Schools:** 3 Schools

**CATE Center (Swinburne ES):** 1 School

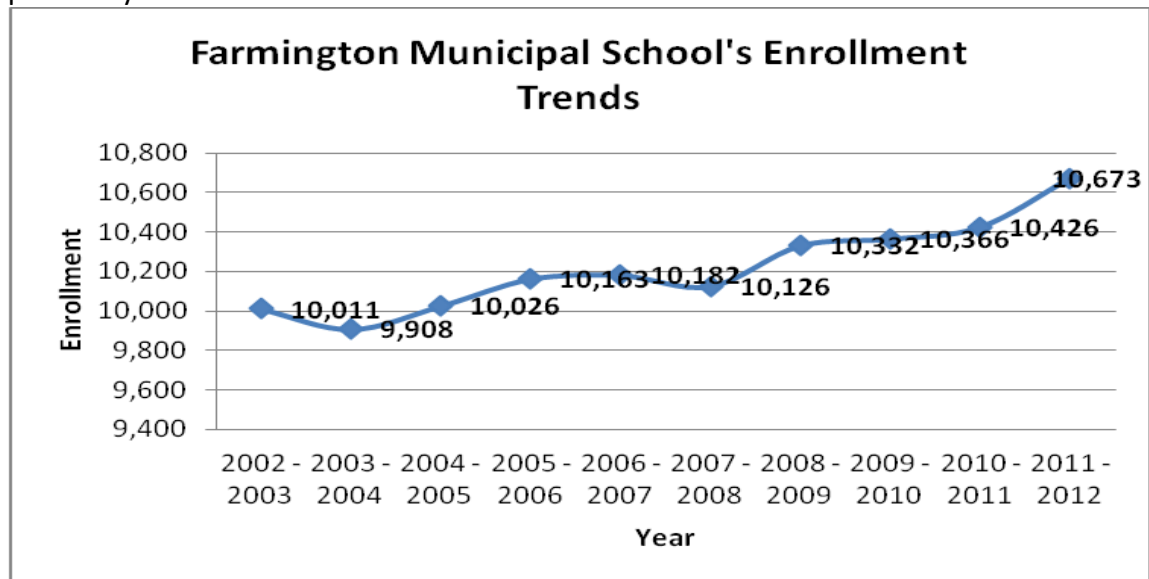
## V. Enrollment History and Projections

Since 1995 the district has experienced a slow, steady decline in student enrollment. This decline appears to have reached the low point in the 2003-2004 school year. Since then there has been a gradual increase in enrollment.

The opening of NM State Highway 550 from Bernalillo to Bloomfield in 2000 appears to have opened up economic development in the four corners area. This appears to be increasing employment in the area which results in increased population. The FMP states this could be a short boom or a long term development which needs to be monitored.

### **Farmington Municipal School Enrollment Trends:**

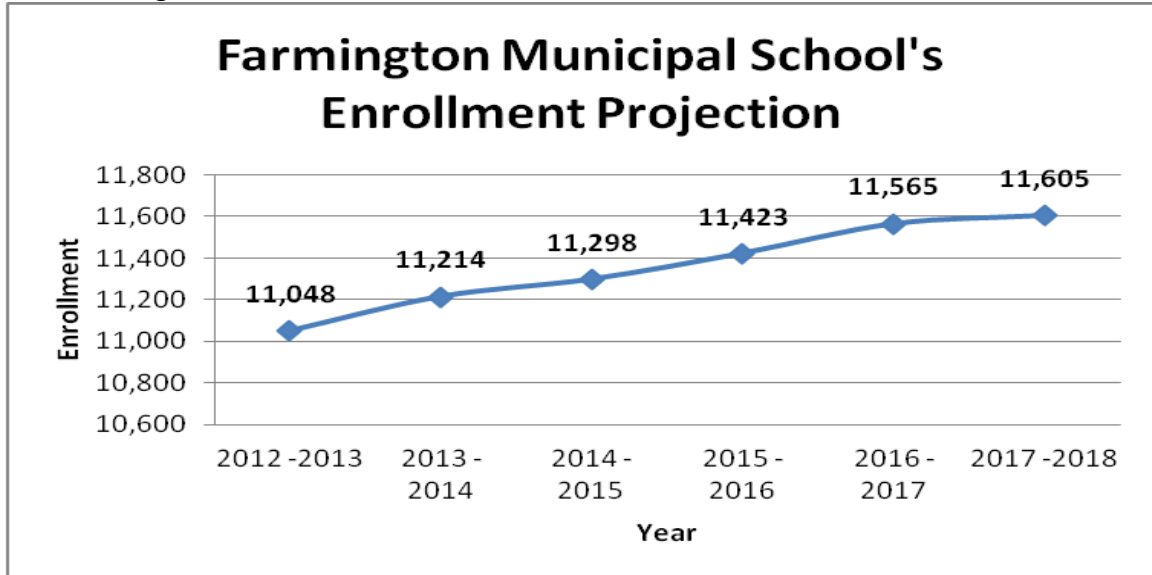
The following chart provides an overview of the District's enrollment trends over the past ten years:



### **Farmington Municipal School Enrollment Projections:**

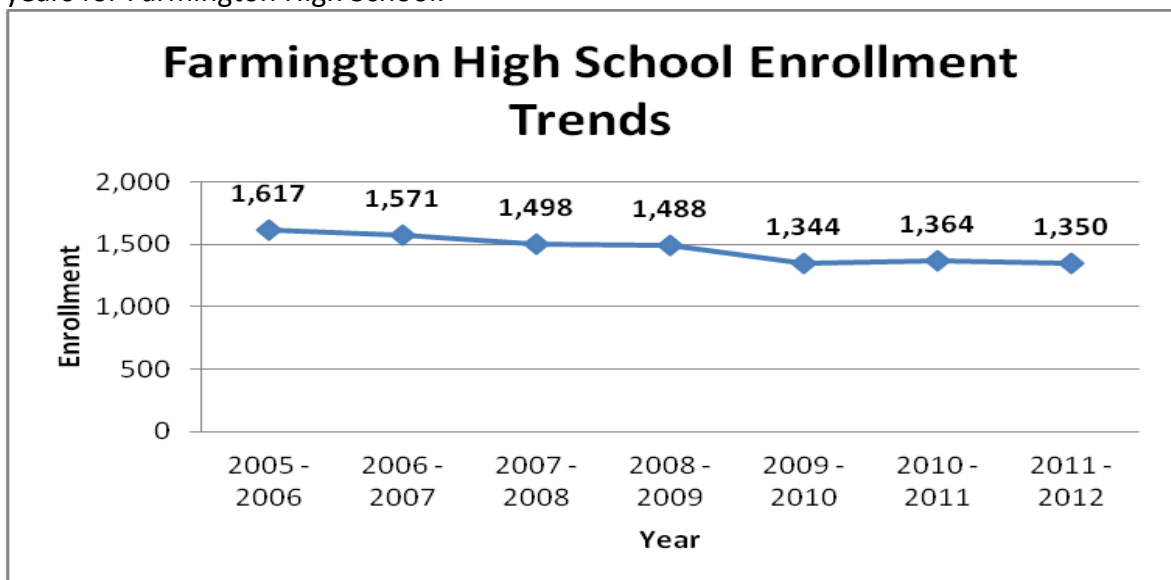
The district enrollment projections could see a substantial growth in excess of 1,000 student's in the next 5 years. Although since this gradual growth trend has only been occurring over the past year it needs to be closely monitored yearly. The district is projecting the high school grade level appears to be slowly declining throughout the

2011-2012 school year. The decline should level off and the enrollment should start to see a slight increase in the following years. The existing high school facilities have the capacity to support the existing student enrollment. There is no anticipated need for additional facilities based upon enrollment projections. Over the past ten years the district has gained 662 students.



#### Farmington High School Enrollment Trends:

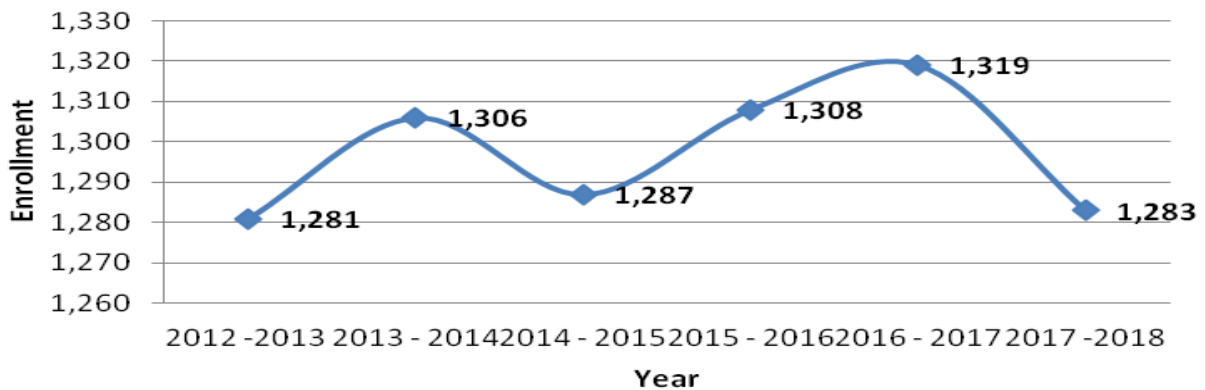
The following chart provides an overview of the enrollment trends over the past seven years for Farmington High School.



#### Farmington High School Enrollment Projection:

The FMP projections are too low for current enrollment trends. The school has already exceeded the 2017 projection by 67 students.

## Farmington High School Enrollment Projection



### FMP Farmington High School Enrollment Projections

2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
1,281	1,306	1,287	1,308	1,319	1,283

Note: As the above table indicates, the 2011-2012 enrollment already is more than the enrollment projection for 2012-2013 by 69 students.

### VI. Capacity and Utilization

The Farmington high schools in 2007 had a surplus of 65.5 instructional classrooms, which the surplus is greater now with the decreased enrollment. Farmington and Piedra Vista High Schools slightly exceed the State's recommended square foot per student. Farmington HS and Rocinante HS are well below capacity. The maximum design capacity is 2,338 students with a functional capacity for 1,754 students. The three FMSD high schools are averaging 67% utilization. Farmington HS is projected to realize a slight decrease in student population. A re-alignment of attendance zones for the two high schools could satisfy the projected facility needs of the projected high school student enrollment.

### Farmington High School Capacity

2011-12 PED 40-Day Enrollment Count	Capacity with Portables	Capacity without Portables	Available Capacity w/ Portables	Available Capacity w/o Portables
1,350	1,754	n/a	404	n/a

# STATEMENT OF FINANCIAL POSITION

(millions of dollars)

School District

Farmington

= Cells to be completed by Financial Advisor

= Cells to be completed by School District

	TY2011	Growth Rate:	TY2012	TY13	TY14	TY15	TY16	TY17
Current & Projected Assessed Valuation:	\$1,416,503.9	0%	\$1,416,503.9	\$1,416,503.9	\$1,416,503.9	\$1,416,503.9	\$1,416,503.9	\$1,416,503.9
Bonding Capacity (6% of AV):	\$84,990.2	6%	\$84,990.2	\$84,990.2	\$84,990.2	\$84,990.2	\$84,990.2	\$84,990.2
Outstanding Debt as of 6/30 of each FY Including Future Sales (GOBs & ETNs):	35,918.8		64,230.0	63,945.0	63,845.0	64,090.0	66,355.0	68,420.0
Available Bonding Capacity (\$):	\$49,071.4		\$20,760.2	\$21,045.2	\$21,145.2	\$20,900.2	\$18,635.2	\$16,570.2
% Bonded to Capacity:	42.3%		75.6%	75.2%	75.1%	75.4%	78.1%	80.5%
GO Bond Authorization + Ed Tech Notes:	\$ 50,000.0				\$ 35,000.0			

## SOURCES

	YEAR 0				YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	FY13Q1	FY13Q2	FY13Q3	FY13Q4	FY14	FY15	FY16	FY17	FY18
	2012 July-Sept.	2012 Oct.-Dec.	2013 Jan-Mar.	2013 April-June					
Beginning Unexpended Balances <sup>(1)</sup> :	\$ 21,080.0	\$ 16,100.0	\$ 11,000.0	\$ 18,600.0	\$ 12,199.9	\$ 14,749.9	\$ 4,219.9	\$ 1,969.8	\$ 719.8
GO Bond Sale Projection:	\$ -	\$ -	\$ 12,500.0	\$ -	\$ 11,000.0	\$ 8,750.0	\$ 8,750.0	\$ 8,750.0	\$ 8,750.0
Estimated SB-9 (2 mill levy) Proceeds:	\$ 600.0	\$ 600.0	\$ 600.0	\$ 600.0	\$ 2,400.0	\$ 2,400.0	\$ 2,400.0	\$ 2,400.0	\$ 2,400.0
SB-9 (state distribution) Proceeds <sup>(2)</sup> :	\$ 52.9	\$ 52.9	\$ 52.9	\$ 52.9	\$ 211.6	\$ 211.6	\$ 211.6	\$ 211.6	\$ 211.6
Estimated HB-33 Proceeds:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Balances:									
PL-874:									
Direct Legislative Appropriations:									
Other:									
Total:	\$ 21,732.9	\$ 16,752.9	\$ 24,152.9	\$ 19,252.8	\$ 25,811.5	\$ 26,111.5	\$ 15,581.4	\$ 13,331.4	\$ 12,081.4

(1) Prior Period Total Sources - Total Uses from all sources state and local.

(2) Based on current school year state match.

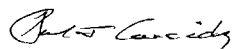
## USES

### Project Funded Brief Description

New Tibbets Middle School	\$ 2,700.0	\$ 2,700.0	\$ 2,700.0	\$ 2,700.0					
New Farmington HS				\$ 1,000.0	\$ 1,250.0	\$ 10,000.0	\$ 10,000.0	\$ 10,000.0	
Animas Elementary Renovation	\$ 1,100.0	\$ 1,100.0							
Farmington HS restrooms/HVAC	\$ 1,180.0								
Hutchison Stadium - New fieldhouse		\$ 800.0	\$ 1,000.0	\$ 1,000.0					
Piedra Vista HS - Lockers and parking lot					\$ 500.0				
CATE Center - Pre-K classrooms		\$ 500.0	\$ 750.0	\$ 750.0					
Bluffview Elem. - Restroom renovation				\$ 250.0	\$ 250.0				
Mesa Verde Elem. - Remodel/HVAC				\$ 700.0	\$ 1,000.0				
Apache & Bluffview Elem. - Insulation & plumbing						\$ 2,925.0			
Heights MS - Remodel classrooms and restrooms			\$ 450.0						
Hermosa MS - Renovation					\$ 2,000.0	\$ 2,040.0			
McCormick Elem. - Renovation					\$ 1,250.0	\$ 1,250.0			
Northeast Elem. - Renovation					\$ 2,200.0	\$ 2,200.0			
Ladera Elem. - HVAC						\$ 865.0			
Piedra Vista HS - Access road							\$ 1,000.0		
SB-9 Maintenance projects throughout district	\$ 652.9	\$ 652.9	\$ 652.9	\$ 652.9	\$ 2,611.6	\$ 2,611.6	\$ 2,611.6	\$ 2,611.6	\$ 2,611.6
Total Projected Commitment Needs/Uses:	\$ 5,632.9	\$ 5,752.9	\$ 5,552.9	\$ 7,052.9	\$ 11,061.6	\$ 21,891.6	\$ 13,611.6	\$ 12,611.6	\$ 2,611.6

### TO BE COMPLETED BY SCHOOL DISTRICT BOND ADVISOR

Statement of Financial Position reviewed for completeness and accuracy by:

(Signed)   
(Print Name) Paul J. Cassidy  
(Title) Managing Director  
(Company) RBC Capital Markets, LLC

Date 5/9/2012



Farmington Municipal Schools  
Farmington High School  
Facility Renewal Project

June, 2012

## GENERAL INFORMATION

- Recent PSCOC Allocation SY 11-12:  
\$19,086,500 Tibbetts Middle School
- Recent Legislative Appropriations: \$0
- Farmington Schools Percentage Participation:  
59% PSFA/41% FMS
- FMS annually submits a Preventative Maintenance Plan to PED/PSFA
- 2012: Successful 6 year Two Mill Election
- FMS Board of Education approved a Facility Master Plan update: April 12, 2012
- Recent Master Plan Committee Updates/Revisions 2006, 2009, 2010, 2011
- Status/Focus of Master Plan:
  - 1994 Plan: Build a second high school, and implement the middle school concept (5-3-4 configuration)  
Results: 1998-Opened Piedra Vista High School;  
1999-Implemented Mid-Schools
  - 1999-2006: Focus on renovations and needed space renewal at older facilities.  
Results: 1999-successful bond election (\$15M)  
2003-successful bond election (\$15M)  
2006-successful bond election (\$25M)  
2010-successful bond election (\$50M)  
Apx. \$75M of above committed to renovations, additions, replace McKinley Elementary and Tibbetts Middle School

## ABOUT CURRENT FARMINGTON HIGH SCHOOL

- Space: 262,628 s.f.  
Ten portables = 8,960  
Total = 271,588
- Site: 39.78 acres
- Enrollment: 1,366 (grades 9, 10, 11, 12)  
1,600 students projected by 2017
- Age of Core: 1954 Additions: 1956, 1958, 1959, 1960, 1961, 1964, 1969, 1976, 1984, 1990, 1989, 2002, 2003
- Capacity: Apx. 1,754 students
- FHS is #1 on District Master Plan List
- Ranking: #61 NMCI/40.14 NMCI Value

## PROPOSED NEW HIGH SCHOOL

- Site: Current 40 acre site
- Facility: 268,800sf
- Capacity: 1,600 students by 2017
- Funding Plan:
  - Matching funds from 2010 Bond Election for professional design services
  - Possible \$35M Bond Election in 2014
  - Possible \$30M Bond Election in 2018
- TOTAL PROJECT COST: \$53,701,112
- COST REQUESTED THIS APPLICATION:  
\$3,612,356 (59% PSCOC/41% Farmington School for Professional Design Services)

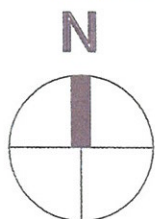
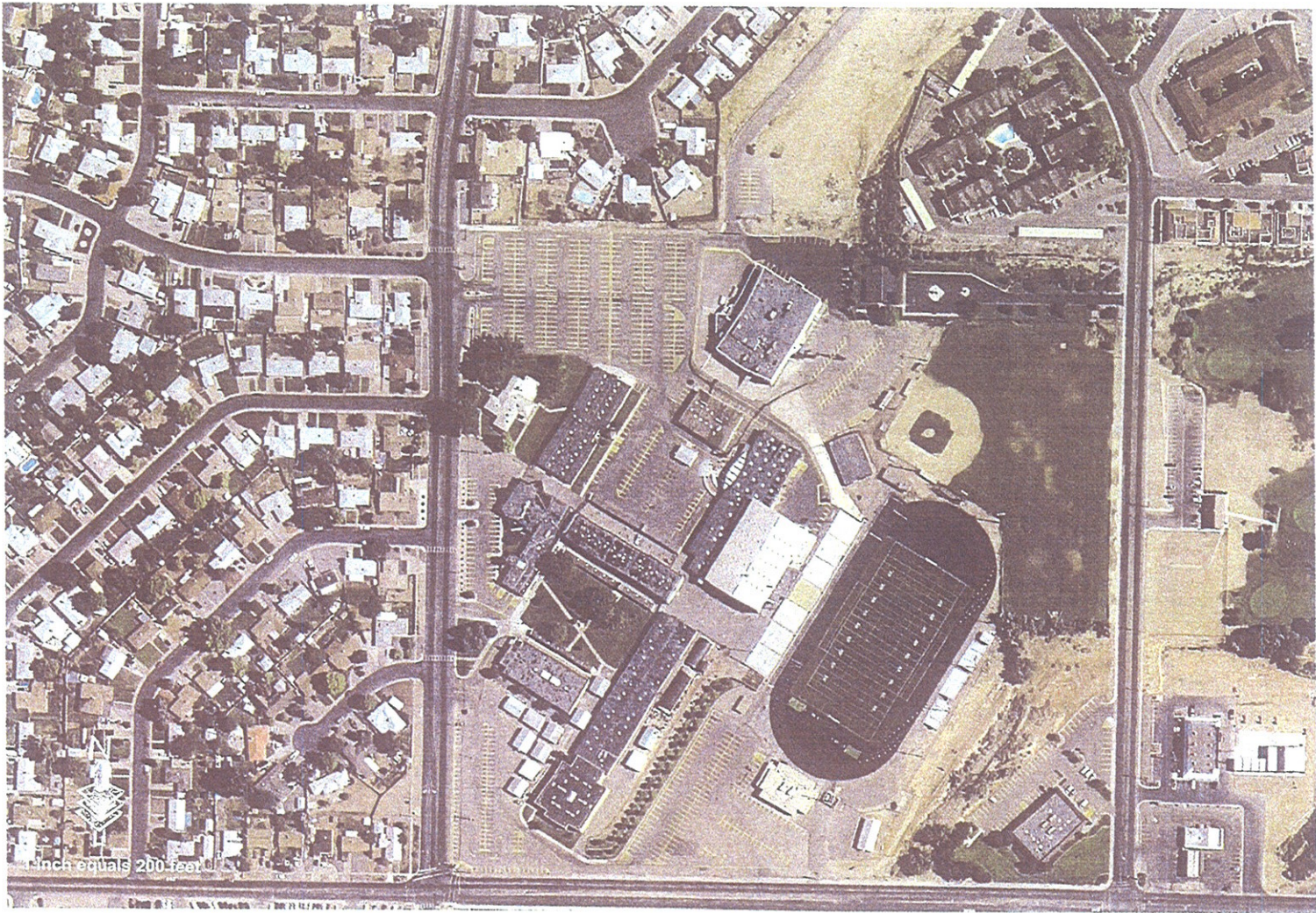
# FARMINGTON MUNICIPAL SCHOOLS

## FARMINGTON HIGH SCHOOL FACILITY PROJECT

PHASE	FUND SOURCES		DESCRIPTION
<b>Phase I:</b>	PSCOC	\$2,167, 414	First phase is to procure professional design and other services to complete the Educational Specification Survey and design development of construction documents.
	Local Bonds	\$1,444,943	
	<b>TOTAL</b>	<b>\$3,612,356</b>	
<b>Phase 2:</b>	PSCOC	\$14,776,184	Bidding, construction administration oversight and construction of a new high school.
	Local Bonds	\$10,268,194	
	<b>TOTAL</b>	<b>\$25,044,378</b>	
<b>Phase 3:</b>	PSCOC	\$14,776,184	Construction administration oversight, construction, and completion of a new high school.
	Local Bonds	\$10,268,194	
	<b>TOTAL</b>	<b>\$25,044,378</b>	

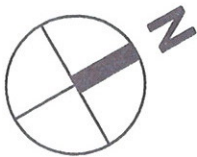
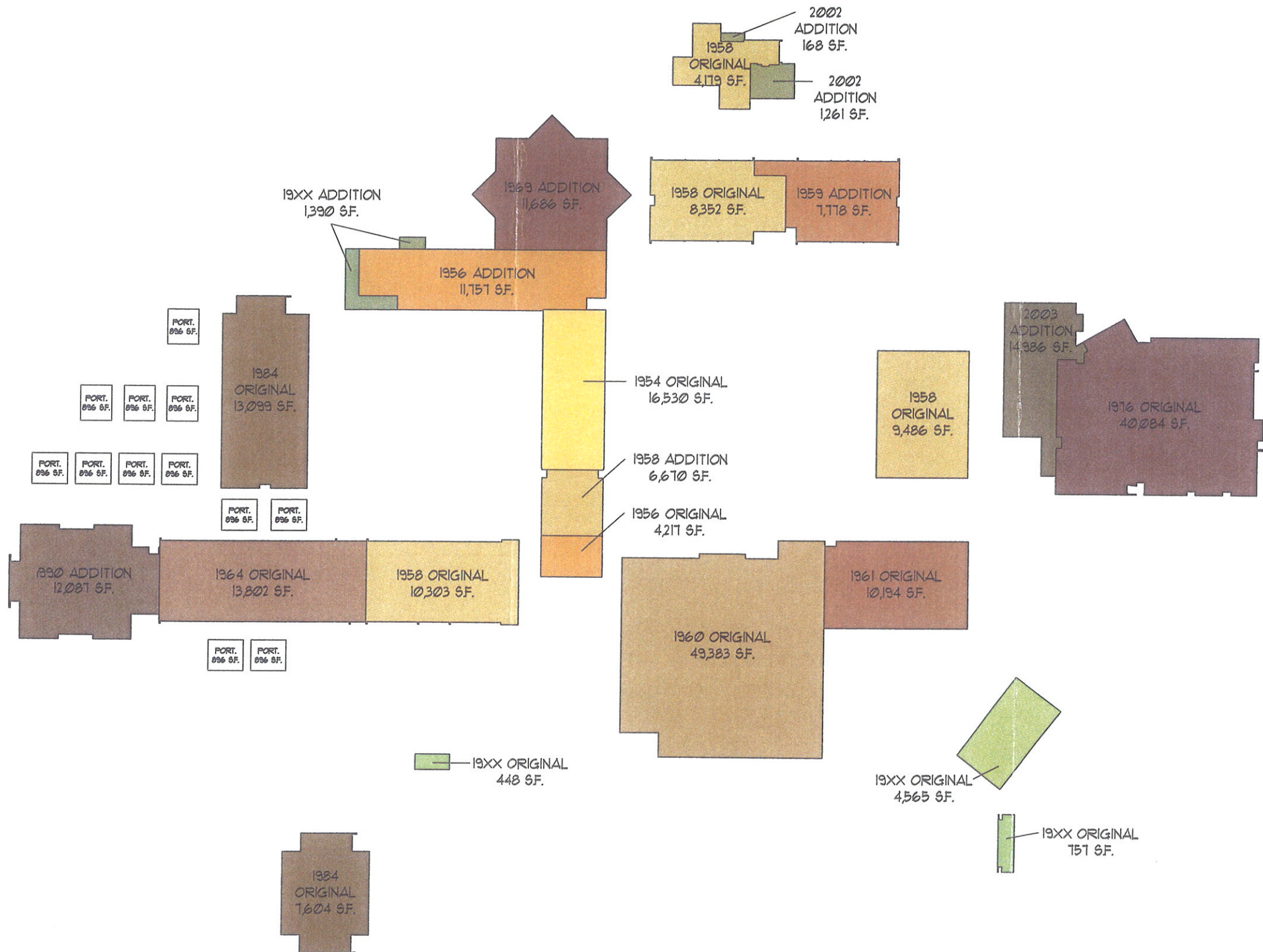
**GRAND TOTAL            \$53,701,112**





FARMINGTON HIGH SCHOOL  
SITE AERIAL





FARMINGTON HIGH SCHOOL  
OVERALL S.F. = 260,786

# Facility Maintenance Assessment Report

## 2012 FARMINGTON

065053 FARMINGTON HIGH

☒ **Combined Schools** Id 1:  
Id 2:

**FMAR\_Date:** 5/22/2012      **Weather:** Sunny 85 degrees with high winds 35 mph

**PSFA Reps:** Larry Tillotson                      Chris Trujillo

**District Reps :** CORA Application

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Site Utilities	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Playgrounds/Athletic Fields	●	○	○	○	○	○	○	●	5	0	0	0.00
	Site Drainage	○	○	○	●	○	○	○	●	8	-2.83	0	-22.64
	Sidewalks	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Grounds	○	●	○	○	○	○	○	●	2	-0.95	0	-1.90
Building Exterior	Windows/Calking	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Walls/Finishes	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Entry/Exterior Doors	○	●	○	○	○	○	○	●	7	-0.95	0	-6.65
	Roof/Flashing/Gutters	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90
Building Interior	Walls/Floors/Ceilings/Stairs	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Interior Doors	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Restrooms	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Housekeeping	○	●	○	○	○	○	○	●	4	-0.95	0	-3.80
Building Equipment and Systems	Electrical Distribution	○	○	○	●	○	○	○	●	3	-2.83	0	-8.49
	Lighting	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Fire Protection Systems	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90
	Equipment Rooms	○	●	○	○	○	○	○	●	2	-0.95	0	-1.90
	Heating/Cooling/Ventilation	○	●	○	○	○	○	○	●	10	-0.95	0	-9.50
	Air Filters	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Kitchen Equipment/Refrig	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Plumbing/Water Heaters	○	○	○	●	○	○	●	○	6	-2.83	3.5	-59.43
FIMS Qtr: 1 Maintenance Management	PM Plan	○	●	○	○	○				10	-0.95		-9.5
	FIMS and Equipment Data	○	○	●	○	○				7	-1.89		-13.23
	Staff Development	○	○	○	●	○				5	-2.83		-14.15
	Maintenance Safety	○	○	○	●	○				5	-2.83		-14.15
	Maint. Contractor Oversight	○	○	○	○	●				5			-18.85
	Facilities Mater Plan (Renewal)	○	●	○	○	○				3	-0.95		-2.85
Total Performance Deficiencies: -273.17      Total Score: 726.83      Overall Rating: 72.68%													

## Comments Section

### Roadway/Parking

*Effectively striped with , minor asphalt deterioration and cracking due to age and normal wear and tear.*

### Site Utilities

*Secured, protected and maintained throughout the site.*

### Playgrounds/Athletic Fields

*Very well kept and in good condition. P:3939-42*

### Site Drainage

*Some drainage grates identified with debris and weeds: P:3856, 3862, 3863, 3892. Recommend cleaning out for improved drainage and aesthetics.*

### Sidewalks

*Some cracking occurring with minor weeds beginning. No safety risks identified.*

### Grounds

*Very well maintained from trees to weeds and grass to shrubs conditions.*

### Windows/Calking

*Several classrooms found open and working well as designed.*

### Walls/Finishes

*1 exterior cover plate identified a small hole. Recommend sealing, P3894. Gym: exterior grates. Windows 2 of 4 damaged. Recommend replacing/sealing 3934-35, 3938. Recommend sealing of small holes & cover plates throughout.*

### Entry/Exterior Doors

*Recently painted and in good working condition. 2 door stops missing with doors hitting the metal pole stoppers: P:3896. Recommend replacing door stop rubber sponge.*

### Roof/Flashing/Gutters

*Tree growth identified in 1 gutter system. Recommend removal. P:3859. Only minor debris identified on roofs where trees are located near roof lines. Rubber roof clean and well kept but older with wear and tear and some shifting and bubbling.*

### Walls/Floors/Ceilings/Stairs

*Stairs clean well kept and intact. Ceiling tiles in good condition. Minimal stains and broken tiles found. Advised maintenance staff on tour.*

### Interior Doors

*Identified in good conditon throughout with Inventory tags on all devices.*

### Restrooms

### Housekeeping

*Spot was found on exit sign:3947. Recommend cleaning. Otherwise clean and well kept. Observed staff cleaning grounds.*

### Electrical Distribution

*Identified 2 electrical panels in the general halls open with several open/uncovered fuse panels. Recommend locking to prevent tampering and cover plates for open fuses.*

### Lighting

*Good throughout the site. Unable to verify exterior lighting conditions.*

### Fire Protection Systems

*Fire Panel: Normal. 1 Fire extinguisher identified in the library with annual 2010 sticker P: 3902. High storage identified in classrooms P:3916-3919. Recommend replacing handles on fire extinguisher cabintes as they are broken P3923.*

### Equipment Rooms

*Well kept, locked and no storage. Recommend considering insulation on mechanical system piping to prevent pipe deterioration P:3974*

**Heating/Cooling/Ventilation**

*Several units reviewed. Well maintained with belts and components good.*

**Air Filters**

*In good condition and maintained. Effective PM's identified.*

**Kitchen Equipment/Refrig**

*Not reviewed at this site.*

**Plumbing/Water Heaters**

*1 water fountain identified not working. P3948, Others working effectively. 2 eye wash stations reviewed. Both need service/repair 3959-3962 . Recommend adding to inventory & establishing PM. Recommend review and inventory of Back Flow Preventor devices and adding to PM system.*

**PM Plan**

*PM plan meets the required statute. Recommend adding additional components such as building facilities.*

**FIMS and Equipment Data - Qtr:1****Staff Development**

*Identified. Recommend adding more details about staff development.*

**Maintenance Safety**

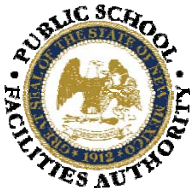
*PM identifies Maintenance safety. Recommend adding more detail to the component.*

**Maint. Contractor Oversight**

*Not identified in the PM plan. Recommend the template be provided to the district.*

**Facilities Mater Plan (Renewal)**

*FMP and PM plan do align. FMP current for 2007 and 2012.*



Updated 03/20/12.

## Central Consolidated Schools

Superintendent: Don Levinski	
District Phone: 505-368-4984	
PSFA Managers(s): Ted Lasiewicz	
Phone: 505-227-0364	
Email: tlasiewicz@nmpsfa.org	
State/District Share:	67 /33
Property Valuations:	\$ 822,656,409
Bonding Capacity:	\$ 49,359,385
Bonds Outstanding:	\$ 34,820,000
Available Capacity:	\$ 14,539,385
Percent Indebtedness:	70.5%
Impact Aid District?	True
HB33 Levy (Years):	
HB33 Mills:	
SB 9 State Distribution:	\$ 509,839

Enrollment (40<sup>TH</sup> day 2011): 6,178

Master Plan Disposition:	CURRENT
Maintenance Plan Disposition:	NOT UPDATED
2011 Audit Submitted:	
# Findings:	
Opinion:	Not Received as of 03/20/12

Total DCP Awards:	\$ 8,487,736
DCP Roof Awards:	\$ 1,189,456
Lease Assistance Awards:	\$
PSCOC Awards:	\$ 16,190,435
<b>GRAND TOTAL:</b>	<b>\$ 25,867,627</b>

## PSCOC Awards Summary

		Total:	\$16,190,435	\$11,947,886	\$28,138,321
Project #	Project Name	State Share	District Share	Total	
M10-005	Master Plan Award	\$110,399	\$54,376	\$164,775	
P05-034	Shiprock New Alternative High School	\$3,889,805	\$3,001,525	\$6,891,330	
P07-002	Kirtland Middle School	\$11,369,842	\$7,971,014	\$19,340,856	
P09-011	Natanni Nez Elementary School	\$478,360	\$636,482	\$1,114,842	
R06-003	Kirtland Central High Roofs	\$282,114	\$254,979	\$537,093	
R10-005	Roof Repair	\$59,915	\$29,510	\$89,425	



## Central \ Naschitti ES

	Category: 1 Adequacy Life, Safety, Health Weight: 3.5	Category: 2 Potential Mission Impact/Degraded Weight: 1.5	Category: 3 Mitigate Additional Damage Weight: 2	Category: 4 Beyond Expected Life Weight: 0.25	Category: 5 Grandfathered or State/District Recommended Weight: 0.5	Category: 6 Adequacy Facility Weight: 1	Category: 7 Adequacy Space Weight: 3	Category: 8 Adequacy Equipment Weight: 0.5	Category: 9 Normal/Within Life Cycle Weight: 0.25
Facility Name									
Naschitti ES	\$81,433	\$364,401	\$317,566	\$1,047,818	\$120,549	\$108,134	\$19,014	\$0	\$736,485

### Rank History

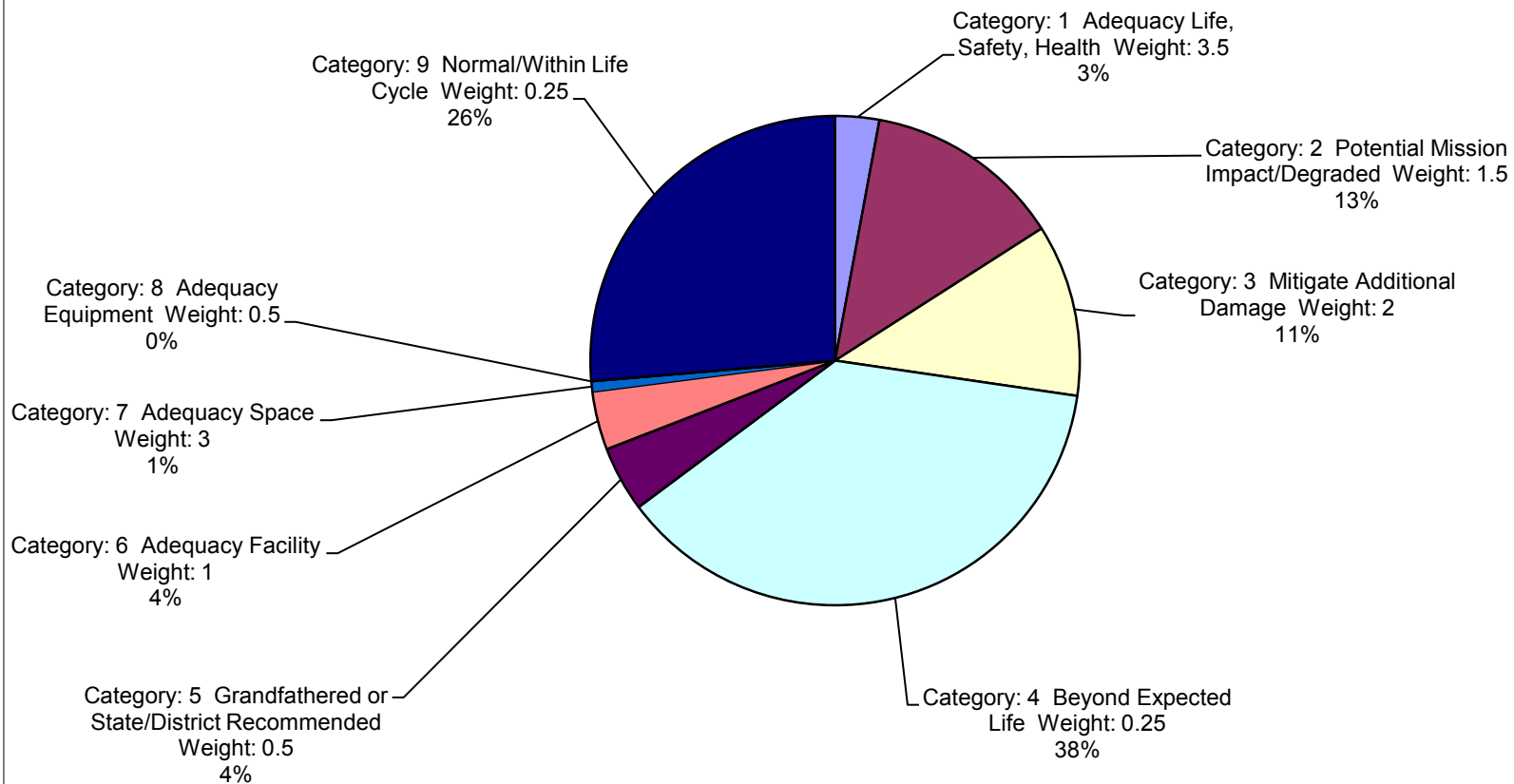
	Rank Position	wNMCI
Current	52	42.51%
2011-2012	69	54.92%
2010-2011	81	41.04%
2009-2010	162	42.49%
2008-2009	192	44.00%
2007-2008	222	41.25%
2006-2007	97	61.44%
2005-2006	361	33.43%

#### Notes:

Data Sources: Student Count: PED Certified 40-day Enrollment  
Gross Area, Year Built, Growth Factor: FAD  
Rank Position: 2012-2013 wNMCI Rank Report  
Category Figures: FAD  
Rank & wNMCI History: PSFA's Internal History Database

Last Field Assessment: 1/22/2008

**Naschitti ES**  
Rank Position: 52  
Growth Factor: 1  
Student Count: 98  
Gross Area: 33,665SF  
Year Built: 1958, 1969, 1976, 1985  
1989, 2004, 2008





# **PSCOC/PSFA Site Visit Report**

## **Central Consolidated School District**

### **Naschitti Elementary School**

---

**Capital Outlay Year:** 2012-2013

**Report Date:** 30 May 2012

**Date of Visit:** 23 May 2012

**PSFA RM:** Ted Lasiewicz

**PSFA Staff:** Tim Berry, Bill Sprick, Kelly Jernigan,  
Robert Herron, Larry Tillotson and Chris Trujillo

**District Representative:** Dennis Fieldsted, Construction Administrator, CCSD

**Other Attendees:** Ed Marquez, Director of Operations, CCSD; Sheba Tome, Admin. Asst.,  
DDSD; Don Levinski, Supt., CCSD; George McFall, Maintenance Supervisor, CCSD; Marilyn  
Strube, Greer Stafford Architects.

**Application Schools (12-13):**

**Rank:** 52

**School:** Naschitti Elementary  
School

**# Students:** 125 **Grades:** PreK-5

<b>Permanent Sq. Ft.:</b>	<u>27,193</u>	<b>Portable Sq. Ft. :</b>	<u>0</u>
<b>Total Estimated Project Cost:</b>	<u>\$6,451,738</u>	<b>Ready-to- Bid Date:</b>	<u>May,2013</u>

---

Ranking of District's Other Schools in top 100	
11 – Grace B. Wilson ES	72 – Newcomb ES
31 – Ruth Bond ES	
38 – Newcomb HS	

#### **District's Priority 1 Request:** (Give a brief synopsis of the project)

District requests funds for the design of a new elementary school on the existing site with possible reuse of the gymnasium and two classrooms.

**Number of Students to be Served:** 125      **Grade Levels Requested:** PreK-5

#### **PSFA Consensus Recommendations:**

Recommendation is for a new school to replace the existing aged structure, although it may be possible to integrate and renovate the gymnasium and 2 classrooms. The school was originally constructed in 1948 as a BIA school and has had numerous additions/renovations throughout the years. A new state funded Pre-K classroom was added in 2010. The Pre-K program had 8 students in the 2011-2012 school year, but expect at least 10 in 2012-2013. The school has been well maintained but is beyond its useful life. The new school will be designed to be much smaller than the existing school due to decreased student population. The population may increase slightly due to it being the newest school in

the area and some students currently attending a BIA school (approximately 15 miles away) may transfer after completion. Students will be housed in portables at the site during the construction of the new school

**Alternative Project Options:** (describe other options the District has or should consider to phase project and/or reduce cost)

None.

**Master Plan:**

Master Plan is current but will need an annual update.

**Maintenance Assessment:**

Well maintained school with a few specific challenges to include ageing facility and systems. Monthly maintenance performance metrics are published on the district website for review. The team reviews these metrics on a monthly basis. Building lacks modern features. The district should also make a conscious effort of addressing and rectifying the Major and Minor findings. They should also fully implement an Energy Management program as they move forward with the use of Utility Direct.

**Other Notes Regarding Application:** (list corrections the District needs to make to their application)

Items that need to be corrected on the final application are as follows:

1. When the FMP process took place the FAD rankings were considerably different. The FMP is aligned with the old FAD rankings.
2. Maintenance Plan: Update the application to reflect the current Maintenance Plan 4-13-2012.
3. Staff development is satisfactory. Change the template to reflect what the District really does.
4. Need to know available bonding capacity. On the funding sheet from PSCOC, the first year is broken into 4 quarters, the remaining is by year.
5. District will correct the Statement of Financial Position sheet.
6. Need to show sufficient funds for Naschitti ES.
7. What is the Pre-K count at Naschitti ES? They have typically developing and developmentally delayed students at this school.
8. There are 2 portables. Correct drawings.
9. Correct enrollment projection for Naschitti. District would like to close the school and move to Newcomb, but community wants to keep it.
10. As part of project cost, include relocation of portable cost. Transportation is cheap, but setting them up is expensive.
11. Statement of financial Condition, include all the work that is currently being accomplished.

## I. Project(s) Requested and FAD Ranking:

- Naschitti Elementary School, Rank #52

## II. Statistics:

- FMP Date:** 2010-2015
- 2011-12 Certified 40<sup>th</sup> day Membership Count:** 91 students
- Grade Levels:** Pre K – 5<sup>th</sup> grades
- Permanent Square Feet:** 38,257 gsf
- Total Permanent Classrooms:** 17 classrooms
- Total Portable Classrooms / Portable Square Feet:** 2 portable classrooms/ 2,688 gsf
- Total Square Feet:** 40,945 gsf (FAD 33,665 gsf)
- Date of Original Construction / Additions:** 1969, 1976, 1985, 1989, 2004, 2009
- Site Acreage:** 8.18 acres (leased)
- Gross Square Feet Per Student:** 450 sf / student (Planning Guide Max. 184 sf/student)

## III. FMP Consistency, Priorities and Timeline:

The sixth grade students moved to the Newcomb Middle School so it would serve all 6-8<sup>th</sup> grades in the area.

### ■ Naschitti Elementary School:

Project ID	Category	Project	Year	GO Bonds
<b>Naschitti ES</b>				
NASES	FacRen	Replace Roof - except for 2 new clim additions	2011	\$250,522
NASES	FacRen	Repair asphalt, fencing and site amenities	2011	\$61,875
NASES	LHS	Campus Security	2011	\$20,625
NASES	FacRen	Replace casework	2011	\$36,094
NASES	FacRen	Renovate Kitchen	2011	\$283,800
NASES	Local	Storage - school wide	2011	\$49,500
NASES	FacRen	Upgrade HVAC: Heating is an issue - boiler, really old. Cooling is evap coolers	2011	\$589,463
NASES	FacRen	School is connected to main sewer line through septic tank? Sewer as been an issue.	2011	\$61,875
NASES	FacRen	Sprinkle building and Replace ceilings	2011	\$161,671
NASES	FacRen	Windows are single pane.	2011	\$82,500
NASES	FacRen	Upgrade lighting	2011	\$88,419
NASES	FacRen	Replace Flooring	2011	\$55,688
NASES	FacRen	Staff lounge overloads the electrical	2011	\$73,683
NASES	LHS	Playground needs to be updated. Need covered play area for Pre-K and Kindergarten.	2011	\$61,875
NASES	Local	Concession for gym	2011	\$49,500
NASES	Code	Clim Alcoves not ADA	2011	\$41,250
NASES	Code	Install ADA signage	2011	\$1,341
NASES	Code	Replace Door Hardware - ADA	2011	\$9,281
<b>Total</b>				<b>\$1,978,961</b>

## IV. Districts Current Educational Programs:

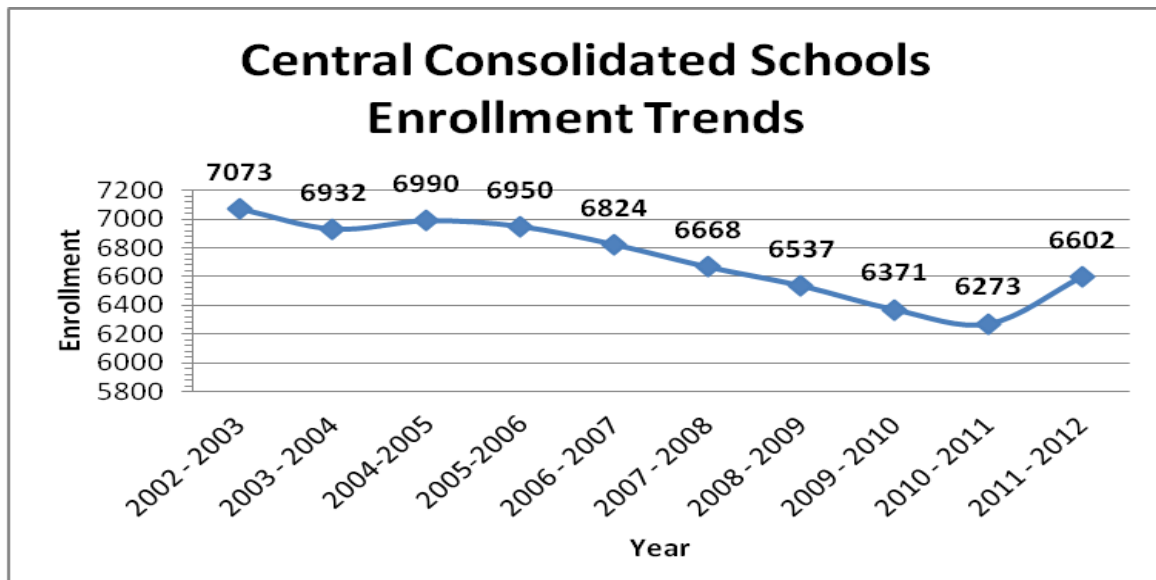
The Central Consolidated School District owns / leases and maintains 20 separate sites, which incorporate 512 acres and 1,859,630 gsf of facilities. There are 16 school campuses with approximately 1,524,205 gsf of permanent educational facilities, which 1,158,030 gsf of space is leased from other entities.

- #1 Pre-K:**
  - Kirtland Early Childhood Center Pre-K only
- #9 Elementary Schools:**
  - Ruth N. Bond Elementary k-3<sup>rd</sup> grades
  - Nizhoni Elementary PreK-5<sup>th</sup> grades
  - Newcomb Elementary PreK-5<sup>th</sup> grades

- Kirtland Elementary K-6<sup>th</sup> grades
- Ojo Amarillo Elementary PreK-6<sup>th</sup> grades
- Naschitti Elementary PreK-5<sup>th</sup> grades
- Grace B. Wilson Elementary 4<sup>th</sup>-6<sup>th</sup> grades
- Eva B. Stokely Elementary K-5<sup>th</sup> grades
- Mesa Elementary K-5<sup>th</sup> grades
- **#3 Middle Schools:**
  - Newcomb Middle 6<sup>th</sup>-8<sup>th</sup> grades
  - Kirtland Middle 7<sup>th</sup>-8<sup>th</sup> grades
  - Tse Bit Ai Middle 6<sup>th</sup>-8<sup>th</sup> grades
- **#3 High Schools:**
  - Kirtland Central High 9<sup>th</sup>-12<sup>th</sup> grades
  - Shiprock High 9<sup>th</sup>-12<sup>th</sup> grades
  - Newcomb High 9<sup>th</sup>-12<sup>th</sup> grades

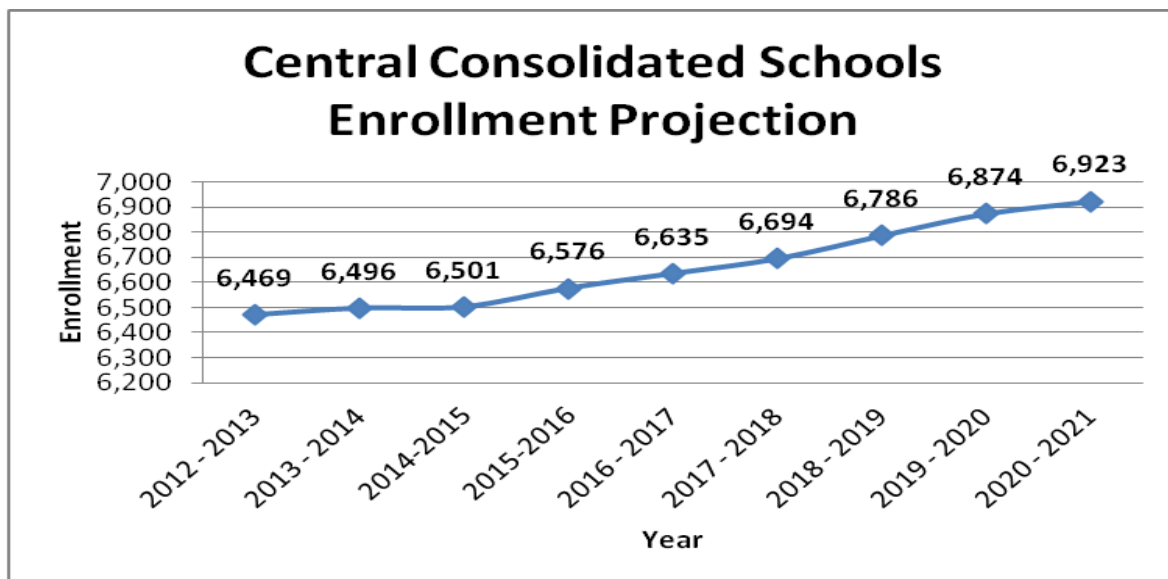
## V. Enrollment History and Projections:

### Central Consolidated Schools Enrollment Trends:

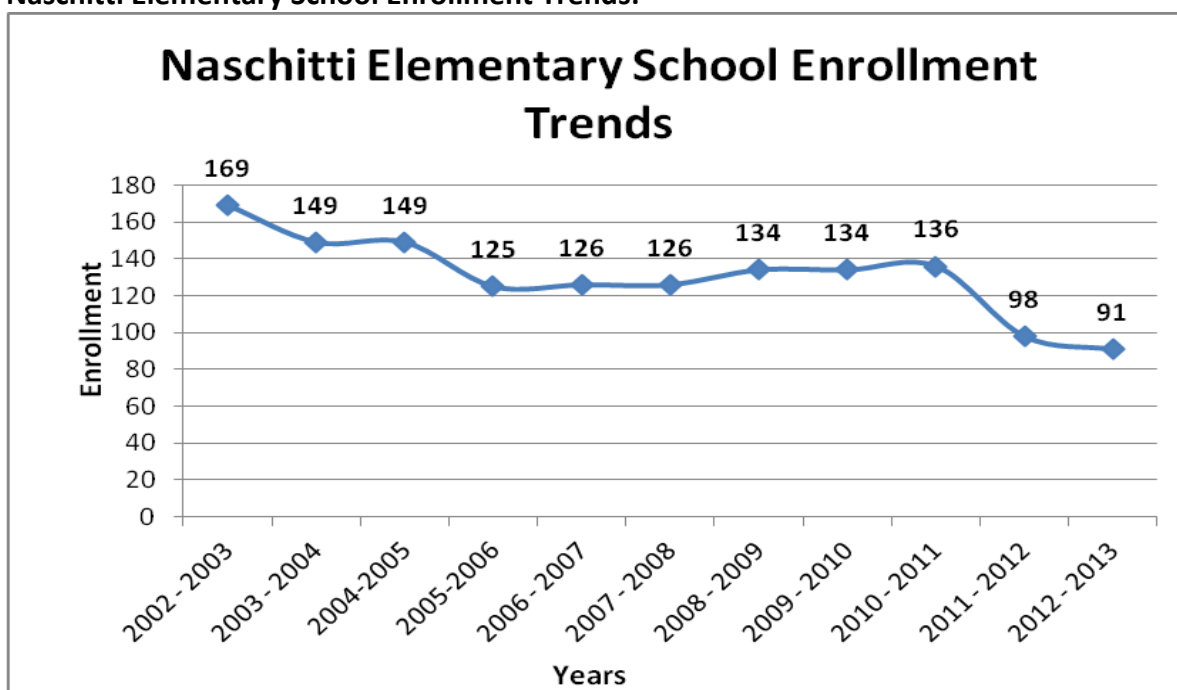


### Central Consolidated Schools Enrollment Projection:

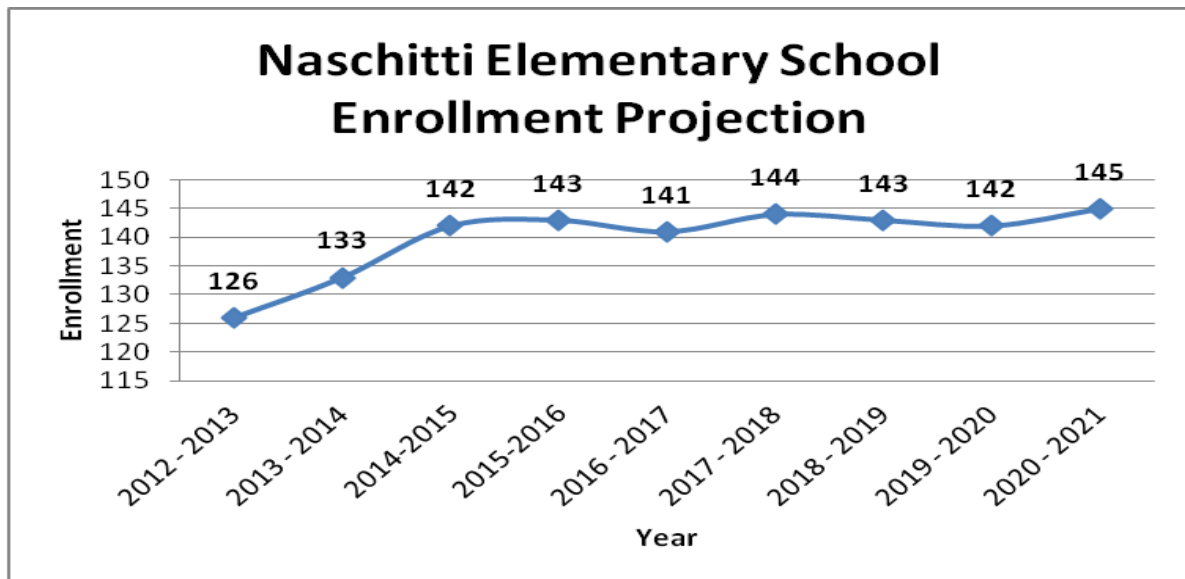
The 2011-2012 enrollment surpassed the projection for 2012-2013 by 133 students, the projections in the FMP should be update to reflect the current enrollment trends.



**Naschitti Elementary School Enrollment Trends:**



**Naschitti Elementary School Enrollment Projection:**



#### VI. Capacity and Utilization Summary:

The FMP states that all schools in the Newcomb area are under capacity. All the Newcomb area schools are well above the square foot per student recommended in the PSFA A.S. Guidelines. Below is the functional capacity;

#### Naschitti Elementary School Capacity:

2011-12 PED 40-Day Enrollment Count	Functional Capacity with Portables	Functional Capacity without Portables	Available Capacity w/ Portables	Available Capacity w/o Portables
91	270	225	179	134

# STATEMENT OF FINANCIAL POSITION

(millions of dollars)

School District

Central Consolidated

Available Bonding Capacity:	\$ 14.50	\$ 8.60	\$ 8.60	\$ 11.00	\$ 9.00	\$ 7.00	\$ 6.00	\$ 2.00	\$ 3.00
New GO Bond Authorization:	\$ -	\$ -	\$ 27.00	\$ -			\$ -	\$ 14.00	

	YEAR 0				YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	FY13Q1	FY13Q2	FY13Q3	FY13Q4	FY14	FY15	FY16	FY17	FY18
	2012 July-Sept.	2012 Oct.-Dec.	2013 Jan-Mar.	2013 April-June					

## SOURCES

Beginning Unexpended Balances *:		\$ 12.69	\$ 12.69	\$ 11.13	\$ 17.57	\$ 23.32	\$ 30.32	\$ 36.32	\$ 38.32
GO Bond Sale Projection:	\$ 8.00	\$ -	\$ -	\$ 8.00	\$ 6.00	\$ 7.00	\$ 6.00	\$ 2.00	\$ 3.00
SB-9 (2 mill levy) Proceeds:	\$ 0.10	\$ 0.28	\$ 1.30	\$ 0.10	\$ 1.70	\$ 1.70	\$ 1.75	\$ 1.80	\$ 1.90
SB-9 (state distribution) Proceeds:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HB-33 Proceeds:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Balances:	\$ 7.00								
PL-874:									
Direct Legislative Appropriations:									
Other:									
Total:	\$ 15.10	\$ 12.97	\$ 13.99	\$ 19.23	\$ 25.27	\$ 32.02	\$ 38.07	\$ 40.12	\$ 43.22

\* Prior Period Total Sources - Total Uses from all sources state and local.

## USES

### Project Funded Brief Description

Ojo Amarillo El. HVAC Renovations	\$ 0.59								
Tse Bit Ai MS West Wing HVAC Renov.	\$ 0.55								
Kirtland Pac Lift St. & Force Main Sewer	\$ 0.55								
Natani Nez (3 Shiprock Ele. School Renov.)	\$ -								
Nizhoni Ele. Re-Roof & HVAC Renov.	\$ 0.45								
Eva B. Stokely Ele. & Mesa Paving	\$ 0.17								
Mesa Ele. Interior & Playground Renov.			\$ 0.52	\$ 0.52					
Eva B. Stokely Ele. Classroom & Playgrnd. Add.			\$ 0.56	\$ 0.56					
Nizhoni Ele. Cafeteria & Playground Add.			\$ 0.38	\$ 0.38					
Naschitti Ele. New School			\$ 0.10	\$ 0.10	\$ 0.25				
SB-9 (2-mill) Expenditures	\$ 0.10	\$ 0.28	\$ 1.30	\$ 0.10	\$ 1.70	\$ 1.70	\$ 1.75	\$ 1.80	\$ 1.90
Total Projected Commitment Needs/Uses:	\$ 2.41	\$ 0.28	\$ 2.86	\$ 1.66	\$ 1.95	\$ 1.70	\$ 1.75	\$ 1.80	\$ 1.90

## TO BE COMPLETED BY SCHOOL DISTRICT BOND ADVISOR

Statement of Financial Position reviewed for completeness and accuracy by:

(Signed) Charles E. Casey  
(Print Name) Charles E. Casey  
(Title) Proprietor  
(Company) Casey Financial Consulting

Date 22-May-12



# NASCHITTI ELEMENTARY SCHOOL



2012-13 PSCOC PRESENTATION  
CENTRAL CONSOLIDATED SCHOOL DISTRICT  
June 21, 2012



# 2012-13 PSCOC PRESENTATION

## NASCHITTI ELEMENTARY SCHOOL

### COMMUNITY SUPPORT:

#### GOB Bond History:

1989	\$15,000,000
1995	\$25,000,000
1996	\$15,000,000
1997	\$1,200,000
2000	\$4,000,000
2002	\$9,500,000
2005	\$13,000,000
2009	\$20,000,000
<b>Total:</b>	<b>\$102,700,000</b>

District anticipates a \$27 million GOB election in 2013

District has match for Naschitti ES project from 2009 GOB.

**CCSD** has a current audit in place.

**CCSD** has a current Preventive Maintenance Plan on file with PSFA.

### Current PSCOC Funded Projects:

Renovation of 3 Shiprock Elementary Schools to Adequacy Standards to accommodate Natanni Nez ES students: **In Construction**

### 2011 -16 Facility Master Plan:

Approved: January 18, 2011

Naschitti ES identified as #2 Priority in District during FMP process

### LEASES:

The District has submitted all leases to Navajo Nation and BIA. Navajo Nation has signed all leases. BIA has signed two leases and is in the process of signing remaining leases

# 2012-13 PSCOC PRESENTATION

## NASCHITTI ES SCHOOL

### Current Conditions:

Original Construction: *1948, additions 1969, 1976, 1985, 1989, 2004, & 2009*

2011 FAD Rank: *52*

Weighted NMCI: *42.51%*

Building Systems Useful Life: *Past for Most Systems*

Facility Foot Print: *38,257 sf*

PSFA Recommendation: *16,744sf for 91 students*

Functional Capacity: *295*

Current Enrollment: *91 which includes 5 typically developing and 3 developmentally delayed Pre-K students*

### New Elementary School Considerations:

Proposed Location: *Current Site 8.18 acres*

Projected Enrollment: *125*

*Build Core for 125*

*Space for 125 Stable Enrollment Outlook. There are students within Naschitti ES attendance area that are going to BIA or Gallup McKinley Schools: Chuska BIA K-8 Boarding & Day School Tohatche ES K-6*

Square Footage: *Reduce square footage to 27,193sf. **29% reduction in square footage***

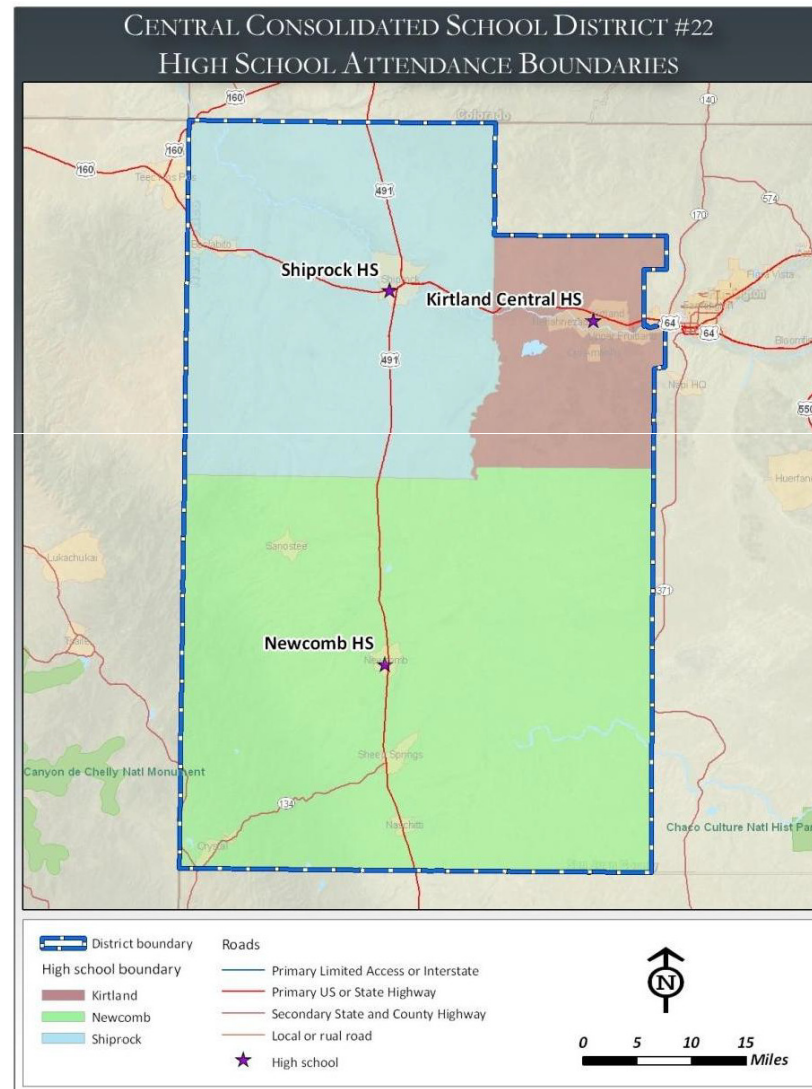
Maintenance: *efficient facilities, easier and more economical to maintain.*

Land Lease: *The Navajo Nation and the BIA have signed the lease for the Naschitti ES School.*

# 2012-13 PSCOC PRESENTATION

## NASCHITTI ELEMENTARY SCHOOL

PSFA GIS Map of CENTRAL CONSOLIDATED SCHOOL DISTRICT



2012-13 PSCOC PRESENTATION  
**NASCHITTI ELEMENTARY SCHOOL**  
AERIAL SITE MAP

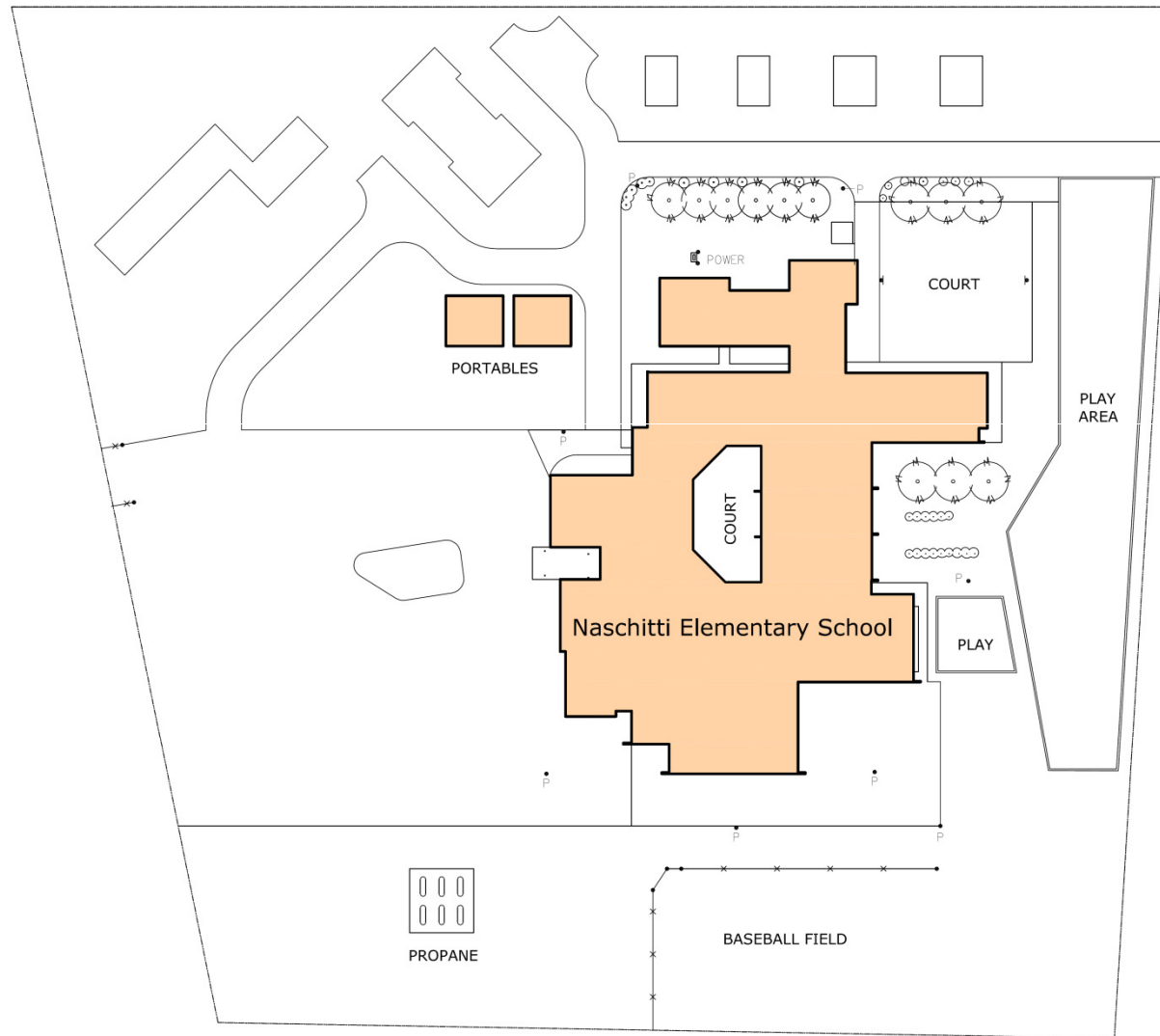


15 June 2012

# 2012-13 PSCOC PRESENTATION

## NASCHITTI ELEMENTARY SCHOOL

### SITE MAP



# 2012-13 PSCOC PRESENTATION

## NASCHITTI ELEMENTARY SCHOOL

### CONSTRUCTION DATES PLAN



# 2012-13 PSCOC PRESENTATION

## **NASCHITTI ELEMENTARY SCHOOL**

### FLOOR PLAN



# 2012-13 PSCOC PRESENTATION

## NASHCITTI ELEMENTARY SCHOOL

### Naschitti Elementary School Project Schedule:



### NASCHITTI ELEMENTARY SCHOOL PROJECT:

**PHASE 1:** Educational Specifications, Professional Design Services through Construction Documents:

**Total Phase 1 Request:** **\$470,653**  
 State Share (63%): \$ 296,511  
 District Share (37%): \$174,142

**PHASE 2:** Bidding, Construction Administration and Project Construction:

**Total Phase 2 Request:** **\$7,055,774**  
 2012 State Share: \$4,445,138  
 District Share: \$2,610,636  
**TOTAL PROBABLE PROJECT: \$ 7,526,427**



# Facility Maintenance Assessment Report

**2012 CENTRAL CONS.**

067114 NASCHITTI ELEMENTARY

☐ **Combined Schools** Id 1:  
Id 2:

**FMAR\_Date:** 5/23/2012      **Weather:** Clear 75deg.f.

**PSFA Reps:** Chris Trujillo Larry Tillotson

**District Reps :** George Mcfall

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors		Performance Deficiencies				
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Site Utilities	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Playgrounds/Athletic Fields	○	○	○	○	●	○	●	○	5	-3.77	3.5	-65.98
	Site Drainage	○	○	○	●	○	○	○	●	8	-2.83	0	-22.64
	Sidewalks	○	○	○	●	○	○	○	●	2	-2.83	0	-5.66
	Grounds	○	○	○	●	○	○	○	●	2	-2.83	0	-5.66
Building Exterior	Windows/Calking	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Walls/Finishes	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Entry/Exterior Doors	○	○	●	○	○	○	○	●	7	-1.89	0	-13.23
	Roof/Flashing/Gutters	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90
Building Interior	Walls/Floors/Ceilings/Stairs	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Interior Doors	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Restrooms	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Housekeeping	○	●	○	○	○	○	○	●	4	-0.95	0	-3.80
Building Equipment and Systems	Electrical Distribution	○	○	○	●	○	●	○	○	3	-2.83	1.5	-12.73
	Lighting	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Fire Protection Systems	○	○	○	○	●	○	●	○	10	-3.77	3.5	-131.95
	Equipment Rooms	○	○	○	●	○	○	○	●	2	-2.83	0	-5.66
	Heating/Cooling/Ventilation	○	●	○	○	○	○	○	●	10	-0.95	0	-9.50
	Air Filters	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Kitchen Equipment/Refrig	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Plumbing/Water Heaters	○	○	●	○	○	○	○	●	6	-1.89	0	-11.34
Maintenance Management	PM Plan	●	○	○	○	○				10	0		0
	FIMS and Equipment Data	○	●	○	○	○				7	-0.95		-6.65
	Staff Development	●	○	○	○	○				5	0		0.00
	Maintenance Safety	○	●	○	○	○				5	-0.95		-4.75
	Maint. Contractor Oversight	●	○	○	○	○				5	0		0.00
	Facilities Mater Plan (Renewal)	○	○	●	○	○				3	-1.89		-5.67
Total Performance Deficiencies: -380.89    Total Score: 619.11    Overall Rating: 61.91%													

## Comments Section

### Roadway/Parking

*Asphalt deterioration beginning. Recommend future attention. Striping was effective, and signage available. Parking bumpers in place with bollards protecting surrounding areas.*

### Site Utilities

*Propane and main distribution panels were effectively fenced off from all occupants. Recommend removing minor weeds from this areas .*

### Playgrounds/Athletic Fields

*Playground impact material was sand and needed additional PM. 1 piece of equipment was broken and filled with sand. Equipment was riddled with graffiti. Recommend replacement or removal. Baseball field was filled with weed and Livestock (neighboring cows) Recommend PM schedule set up, Recommend making necessary upgrades to fields so kids can use them what they were intended for. Recommend installing cattle guards at openings or keeping gates shut to separate animals from deteriorating property.*

### Site Drainage

*concrete drainage culverts were filled with sand, recommend sand removal and PM schedule.*

### Sidewalks

*Limited sidewalks were identified with blown in sand and debris needing removal. Recommend improved PMs in this areas.*

### Grounds

*Grounds were not landscaped, recommend dirt piles be picked up and a weed control PM schedule established. Exterior courtyard needs attention.*

### Windows/Calking

*Windows were aged with no signs of major deterioration or damage.*

### Walls/Finishes

*Sprayed stucco from +/- 10 years ago, some peeling looks its age. Some cracks. No major damage identified.*

### Entry/Exterior Doors

*Doors are in proper working order. Kick plates, fixtures working. No significant deterioration. Working as designed.*

### Roof/Flashing/Gutters

*Flat roof with limited slope and ponding identified. No debris found. Roof has reached End of Life. Recommend replacement.*

### Walls/Floors/Ceilings/Stairs

*Facility was clean, floors and ceilings in taken care of. Normal wear and tear such as dents and dings identified. 4 stained/broken tiles in the Library need replacement.*

### Interior Doors

*Doors functioned as they were intended. Appeared well taken care of and maintained.*

### Restrooms

*Bathroom door was missing in 1 observed boys bathroom. Bathroom exhaust fans not working. Recommend exhaust fans. Overall working well and in good condition.*

### Housekeeping

*Facility was clean, swept and free of debris.*

### Electrical Distribution

*Kitchen freezer wiring exposed and recommend using shielded flexible conduit and packing weather tight cover over j-box. Recent upgrades to exterior main power identified. Well labeled.*

### Lighting

*Lighting was in place and in working order throughout the facilities. Identified minimal lights out 1 out in classroom storage. Emergency lighting needs to be inventoried and placed on a PM schedule.*

### Fire Protection Systems

*Fire alarm panel had a couple of trouble codes. 2 detectors in the café were covered to prevent popcorn machine smoke set-off. Recommend removing cover and popping popcorn in different location. 1 exit sign*

*burned out in the Gym exit.*

### **Equipment Rooms**

*equipment room were clear. Mostly dusty. High storage identified in the Library corridor.*

### **Heating/Cooling/Ventilation**

*Rooftop units were functioning as they were intended, faculty was comfortable.*

### **Air Filters**

*Filters changes were being managed through a MP schedule.*

### **Kitchen Equipment/Refrig**

*Kitchen walk in refrigerator condenser coil need PM, recommend placing on pm schedule. Kitchen hood has 3 of 8 burned out lights. Electrical panel well labeled and areas clean. High dusting is recommended on grills.*

### **Plumbing/Water Heaters**

*Water heater was older and still functioning.*

### **PM Plan**

*New template used , minor edits recommended*

### **FIMS and Equipment Data - Qtr:1**

*Updated Equipment Data attacehd in PM plan*

### **Staff Development**

*Staff roles and respocibilites identified*

### **Maintenance Safety**

### **Maint. Contractor Oversight**

*Needs some information around warranty processes on newly installed equipment.*

### **Facilities Mater Plan (Renewal)**

*Need to check on EMP in FMP.*

## NM School for the Deaf \ Santa Fe Site

	Category: 1 Adequacy Life, Safety, Health Weight: 3.5	Category: 2 Potential Mission Impact/Degrade Weight: 1.5	Category: 3 Mitigate Additional Damage Weight: 2	Category: 4 Beyond Expected Life Weight: 0.25	Category: 5 Grandfathered or State/District Recommended Weight: 0.5	Category: 6 Adequacy Facility Weight: 1	Category: 7 Adequacy Space Weight: 3	Category: 8 Adequacy Equipment Weight: 0.5	Category: 9 Normal/Within Life Cycle Weight: 0.25
Facility Name									
NMSD Santa Fe Site	\$670,853	\$0	\$1,386,255	\$0	\$0	\$0	\$0	\$0	\$122,516

### Rank History

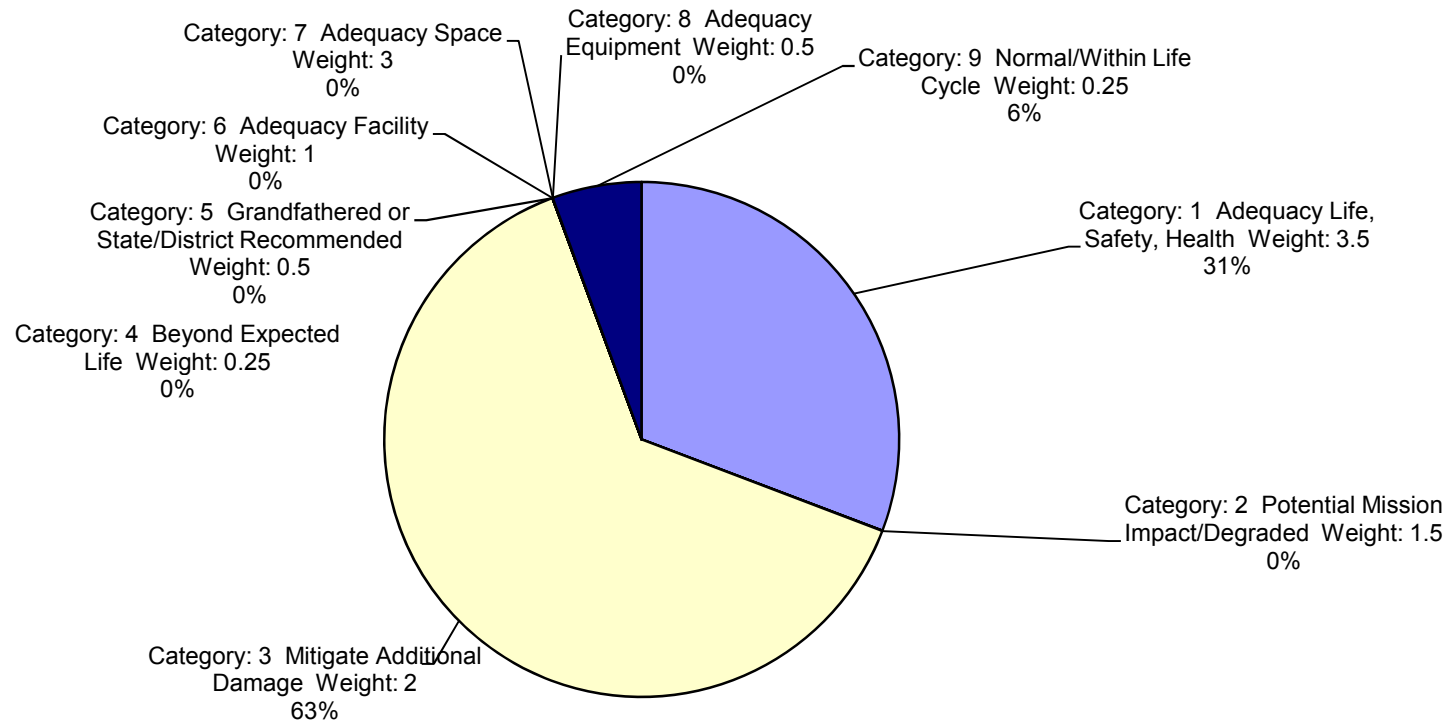
	Rank Position	wNMCI
Current	1	136.60%
2011-2012		
2010-2011		
2009-2010		
2008-2009		
2007-2008		
2006-2007		
2005-2006		

### Notes:

Data Sources: Student Count: PED Certified 40-day Enrollment  
Gross Area, Year Built, Growth Factor: FAD  
Rank Position: 2012-2013 wNMCI Rank Report  
Category Figures: FAD  
Rank & wNMCI History: PSFA's Internal History Database

Last Field Assessment: 8/8/2011

**NM School for the Deaf - SF Site**  
Rank Position: 1  
Growth Factor: 1  
Student Count: 48  
Gross Area: 262,052 SF  
Year Built: 1917, 1919, 1927, 1935, 1937  
1938, 1959, 1978, 1982, 2007, 2008, 2009



# PSCOC/PSFA Site Visit Report

## New Mexico School for the Deaf

### NMSD Santa Fe Campus - Site

---

**Capital Outlay Year:** 2012-2013

**Report Date:** 5/18/12

**Date of Visit:** 5/17/12

**PSFA RM:** Irina Ivashkova

**PSFA Staff:** Tim Berry, Martica Casias, Bill Sprick, Larry Tillotson, Rico Volpato, Natalie Diaz, Jeremy Jerge, Jeff McCurdy.

**District Representative:** Ronald Stern, Superintendent, Richard Gorman, Project Manager, Ken Miera, Maintenance Supervisor.

**Other Attendees:** Sharon Ball, LCS.

<b>Application Schools (12-13):</b>
<b>Rank: 1</b>
<b>School: Site</b>
<b># Students: 60; Grades: Pre-K - 12</b>

<b>Permanent Sq. Ft.:</b>	<u>262,222</u>	<b>Portable Sq. Ft. :</b>	<u>0</u>
---------------------------	----------------	---------------------------	----------

<b>Total Estimated Project Cost:</b>	<u>\$14,443,800</u>	<b>Ready-to-Bid Date:</b>	<u>TBD</u>
--------------------------------------	---------------------	---------------------------	------------

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Ranking of District's Other Schools in top 100	
Health Center	# 22 (wNMCI 56.51%)
Cartwright Hall	# 48 (wNMCI 44.00%)

**District's Priority 1 Request:** (Give a brief synopsis of the project)

“Address numerous site infrastructure needs and deficiencies including: redevelopment of site access/parking, construction of a playfield for physical education/recreation, provide emergency access to Larson GYM, provide adequate, non-conflicting delivery access to Dining Hall, construct security/monitoring facility, traffic calming along back access road, improve pedestrian circulation, develop security barrier between James Little theater parking lot and primary school campus, and improve water distribution system.”

**Number of Students to be Served:** 60

**Grade Levels Requested:** Pre-K - 12

### **PSFA Consensus Recommendations:**

PSFA recommends an approval of this application.

NMSD Santa Fe campus site is ranked #1 with the weighted NMCI 136.60%. This is a non-traditional school, a residential campus.

NMSD campus had a number of improvements done over past few years: renovation of Connor Hall, renovation of Dillon Hall, DCP improvements to the Dining Hall and residential cottages, roof repairs at several buildings. NMSD is currently going through the master planning process which scheduled to be completed at the end of June 2012.

At the PSFA site visit to the school campus, NMSD clarified that the work associated with the improvements along Cerrillos Road, traffic studies, front parking lot and installation of the security gate at the rear entrance to the campus are not part of this request. This work was previously funded under the Deficiencies Correction program and the school is now ready to proceed with the design.

Particular concern for NMSD is their water system leaks. The source of these leaks has not been found. As a part of the requested project, NMSD will be able to upgrade the water distribution system and install separate water meters at its buildings. There is a possibility that after this work is completed, the City of Santa Fe will be responsible for the water system on the campus. PSFA will be able to participate in funding such infrastructure work, since it is within the existing campus site.

In regards to the requested security monitoring system, PSFA does not participate in funding of the actual installation of security cameras but will be able to fund the rough-ins and wiring to the cameras.

The same is for the upgrades of the irrigation system: NM Adequacy Standards allow for the minimum landscaping/irrigation work on the campus. We will be able to help to restore the old irrigation system that it works but we cannot upgrade the total irrigation system throughout the campus.

We support the NMSD request to improve the vehicular circulation and access to buildings, as well as the installation of traffic signs, speed bumps, etc.

NMSD has the existing football field used mostly by the middle and high school students and is requesting funding for the construction of the second playfield for the elementary school and for recreation activities for the residential students.

### **6.27.31.11 SITE RECREATION AND OUTDOOR PHYSICAL EDUCATION.**

A special purpose school facility shall have area, space and fixtures, in accordance with the equipment necessary to meet the educational requirements of the public education department, for physical education activity and shall be provided based on the planned school program capacity.

A.      Preschool. Safe play area(s) shall be conveniently accessible to students.

B.      Elementary school. Safe play area(s) and playground(s) including hard surfaced court(s) or unpaved recreation area(s) shall be conveniently accessible to the students. Play area(s) and appropriate equipment for physical education and school recreational purposes shall be provided based on the planned school program capacity.

C.      Middle school/junior high school. Hard surfaced court(s) and playing field(s) for physical education activities shall be provided. Playing field(s) and equipment shall be based on the planned school program capacity.

D.      **High school. A paved multipurpose play surface and a playing field for physical education activities shall be provided. Playing fields and equipment shall be based on the planned school program capacity.**

**E. Combination school. A combination school shall provide the elements of the grades served by Subsections A, B, C and D above without duplication, but shall meet the highest standard.**

**6.27.31.18 STUDENT LIFE.**

A. Dormitory suites. Special purpose schools that provide residential housing shall have space for students to sleep, perform personal hygiene activities, study, socialize, engage in structured and unstructured recreational activities, and to participate in other activities in which a student attending a non-residential school might otherwise engage outside of the traditional school day.

(1) A dormitory suite shall have at least 180 net sf/occupant.

(2) A handicapped-accessible dormitory suite shall have at least 220 net sf/occupant.

Handicapped-accessible dormitory rooms shall be provided based on demonstrated need.

B. Student recreation center. A student recreation center shall consist of at least 800 net sf plus 25 net sf/resident. In addition to the student recreation center, students shall have access to indoor physical education space for the purpose of structured and unstructured physical activities.

**C. Outdoor recreation. Residents shall have access to safe, secure, outdoor recreation spaces where they can engage in structured and unstructured recreational activities. In addition to outdoor recreational space, residents shall have access to outdoor physical education space for the purpose of structured and unstructured recreational activities.**

**Alternative Project Options:** (describe other options the District has or should consider to phase project and/or reduce cost)

NMSD does not currently have the required local match for the planning, design or construction of the project. These funds are anticipated to be part of 2013 Legislative capital outlay request and may require PSCOC consideration of an advance for the planning and design phase of the project. NMSD will be scheduling a meeting with Sec. Garcia about inclusion into the HED Capital Priority Recommendations.

**Master Plan:**

Currently, the NMSD Master Plan is been updated and is scheduled for completion by the end of June 2012.

**Maintenance Assessment:**

Best practices identified, this district should be used as an example of quality in maintenance and operations. We recommend the district continue effective use of the FIMS tools and adopt maintenance performance metrics. They should also fully implement an Energy Management program as they move forward with the use of Utility Direct. The district has already addressed and rectified the Major finding.

☐ **FMAR Date:** May 17, 2012

**FMAR Score:** 73.54 % Satisfactory

○ **Minor Deficiencies:** 0:

○ **Major Deficiencies:** 1: Fire Protection



**Other Notes Regarding Application:** (list corrections the District needs to make to their application)

Page 3 of the application: provide the information regarding current updates to the Master Plan.

Page 4: PSCOC funding application was created for the traditional schools and many parts may not be applicable to NMSD. However, please, substitute BR&R for SB-9 questions and provide the answers to the last three questions on this page.

Page 10: provide the required information. PSFA understands that your request is based on the inadequacy of NMSD facilities and the age of the systems and not on the enrollment growth.

Page 12: Fill out required information: number of students to be served and the grades levels.

Page 21 Schedule: Revise according to the recommendation given at the site visit meeting. NMSD can even issue an RFP for the design professional not waiting for the PSCOC funding approval, thus showing the council that it is ready to spend the money immediately.

Page 22 and 23 Funding Commitments: Provide the anticipated source of NMSD share for this project funding and the date funds will be available.

**Statement of Financial Position:**

Make revisions to the submitted statement showing when the NMSD funding will be available for the requested project and uses of the funds already awarded.

Identify other sources of generated revenue for NMSD, such as rent received from the School for the Arts occupying a portion of Cartwright Hall, and use of that revenue (maintenance and utilities).

# Facility Maintenance ReAssessment Report

## 2012 NEW MEXICO SCHOOL FOR THE DEAF

093150 NM SCH FOR THE DEAF

☐ **Combined Schools**    Id 1:  
   Id 2:

**FMAR\_Date:** 5/17/2012      **Weather:** Sunny 80 degrees, slight wind 5-10 mph.

**PSFA Reps:** Larry Tillotson                      McCurdy, Jeffrey

**District Reps :** Ken Miera, Maintenance      CORA FMAR

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Site Utilities	●	○	○	○	○	○	○	●	5	0	0	0.00
	Playgrounds/Athletic Fields	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Site Drainage	○	●	○	○	○	○	○	●	8	-0.95	0	-7.60
	Sidewalks	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Grounds	○	●	○	○	○	○	○	●	2	-0.95	0	-1.90
Building Exterior	Windows/Calking	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Walls/Finishes	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Entry/Exterior Doors	○	●	○	○	○	○	○	●	7	-0.95	0	-6.65
	Roof/Flashing/Gutters	○	●	○	○	○	○	○	●	10	-0.95	0	-9.50
Building Interior	Walls/Floors/Ceilings/Stairs	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Interior Doors	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Restrooms	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Housekeeping	○	●	○	○	○	○	○	●	4	-0.95	0	-3.80
Building Equipment and Systems	Electrical Distribution	●	○	○	○	○	○	○	●	3	0	0	0.00
	Lighting	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Fire Protection Systems	○	○	○	○	●	○	●	○	10	-3.77	3.5	-131.95
	Equipment Rooms	○	●	○	○	○	○	○	●	2	-0.95	0	-1.90
	Heating/Cooling/Ventilation	○	●	○	○	○	○	○	●	10	-0.95	0	-9.50
	Air Filters	●	○	○	○	○	○	○	●	5	0	0	0.00
	Kitchen Equipment/Refrig	○	○	○	●	○	○	○	●	2	-2.83	0	-5.66
	Plumbing/Water Heaters	○	●	○	○	○	○	○	●	6	-0.95	0	-5.70
FIMS Qtr: 1 Maintenance Management	PM Plan	●	○	○	○	○				10	0		0
	FIMS and Equipment Data	○	○	●	○	○				7	-1.89		-13.23
	Staff Development	○	●	○	○	○				5	-0.95		-4.75
	Maintenance Safety	○	○	○	●	○				5	-2.83		-14.15
	Maint. Contractor Oversight	●	○	○	○	○				5	0		0.00
	Facilities Mater Plan (Renewal)	○	○	○	○	●				3			-11.31
Total Performance Deficiencies: -264.58    Total Score: 735.42    Overall Rating: 73.54%													

## Comments Section

### Roadway/Parking

*Areas well striped and signage present. Some deterioration of bumpers striping and district is aware.*

### Site Utilities

*Good throughout the campus*

### Playgrounds/Athletic Fields

*In well kept condition throughout. Impact material present and managed. Minor weeds identified beginning to grow in playground locations.*

### Site Drainage

*Site drainage identified as good and staff is paying attention to problematic locations and recent water waste areas.*

### Sidewalks

*Older sidewalks with newer identified. Some cracking and projects identified where the concrete needs replacement and the district is aware of this and has a plan.*

### Grounds

*In good well kept condition throughout the campus. Some small weeds beginning growth and district is aware.*

### Windows/Calking

*Some identified broken windows at the site admin building and 1 classroom. New and older identified. Overall in good condition. Evidence the district is paying attention.*

### Walls/Finishes

*Some older wall and stucco deterioration. 2 specific areas where 1: Stucco damage on new building from a door handle. Recommend repair and adding bumper, 2. Section of stucco missing from the roof by a top hinge. Recommend repair.*

### Entry/Exterior Doors

*Identified in good condition throughout the site.*

### Roof/Flashing/Gutters

*1 residential area identified the parapet stucco deteriorating and rusting. District is aware it needs review. Other roofs in clean well kept and maintained condition.*

### Walls/Floors/Ceilings/Stairs

*Good well kept and clean throughout. Well maintained.*

### Interior Doors

*Good well kept and operating effectively. Door closures intact and working.*

### Restrooms

*Good well kept and clean condition throughout*

### Housekeeping

*Good throughout the site*

### Electrical Distribution

*Well kept and maintained. No storage identified. Recommend securing the electrical panels identified as open in public areas to prevent tampering.*

### Lighting

*Good throughout the facilities.*

### Fire Protection Systems

*Kitchen hood system*

### Equipment Rooms

*Very well maintained and clean with NO identified storage. Shut offs spray painted to identify and assist security in identifying locations.*

**Heating/Cooling/Ventilation**

*Effective throughout the facilities.*

**Air Filters**

*Effectively dated in the residential areas reviewed and in unit in good condition.*

**Kitchen Equipment/Refrig**

*Walk-in Refrigerator has excessive dirt build up. Potential equipment failure. Freezer coils had ice build up.*

**Plumbing/Water Heaters**

*In good PM'd, clear condition throughout the site. No problems identified.*

**PM Plan**

*PM plan is current and has all the Statute Requirements, and also includes staff development, maintenance safety, contractor oversight, facility assessments. Follows the New Template.*

**FIMS and Equipment Data - Qtr: 1**

*MD: 2.0 PMD: 2.0 UD: 1.5*

**Staff Development**

*The district has a policy for staff development. Missing new employee requirements and responsibilities for the staff.*

**Maintenance Safety**

*Policy identified. Recommend the district add details to the responsibilities of the staff for safety.*

**Maint. Contractor Oversight**

*Contractor oversight is very thorough and detailed.*

**Facilities Mater Plan (Renewal)**

*In the process of making a New Updated FMP.*

Description	Code	Budget	Year to Date Expense	Year to Date Encumbrances	Budget Balance	Percentage
Br&r						
ORGANIZATION						
DEPARTMENT						
Travel	27-00-000-542	0.00	0.00	0.00	0.00	
Total		0.00	0.00	0.00	0.00	
DEPARTMENT		0.00	0.00	0.00	0.00	
DEPARTMENT						
Y-t-d Expenditures & Transfers	27-27-000-500	0.00	0.00	0.00	0.00	
Supplies	27-27-000-540	0.00	0.00	0.00	0.00	
Travel	27-27-000-542	0.00	0.00	0.00	0.00	
Equipment	27-27-000-544	0.00	0.00	0.00	0.00	
Private Contractors	27-27-000-546	0.00	0.00	0.00	0.00	
Interpreters	27-27-000-558	0.00	0.00	0.00	0.00	
Food Staples	27-27-000-577	0.00	0.00	0.00	0.00	
Total		0.00	0.00	0.00	0.00	
BUILDING RENEWAL & REPLACEMENT						
Building Repair & Replacement	27-27-097-556	200,000.00	91,388.69	0.00	108,611.31	
Total		200,000.00	182,777.38	0.00	17,222.62	91.4%
TOTAL DEPARTMENT		200,000.00	182,777.38	0.00	17,222.62	91.4%
Grand Totals		200,000.00	182,777.38	.00	17,222.62	91.4%

91,388.69

108,611.31

Description	Code	Budget	Year to Date Expense	Year to Date Encumbrances	Budget Balance	Percentage
<b>Br&amp;r</b>						
<b>ORGANIZATION</b>						
<b>DEPARTMENT</b>						
Travel	27-00-000-542	0.00	0.00	0.00	0.00	
<b>Total</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total ORGANIZATION</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>DEPARTMENT</b>						
<b>DEPARTMENT</b>						
Y-t-d Expenditures & Transfers	27-27-000-500	0.00	0.00	0.00	0.00	
Supplies	27-27-000-540	0.00	0.00	0.00	0.00	
Travel	27-27-000-542	0.00	0.00	0.00	0.00	
Equipment	27-27-000-544	0.00	0.00	0.00	0.00	
Private Contractors	27-27-000-546	0.00	0.00	0.00	0.00	
Interpreters	27-27-000-558	0.00	0.00	0.00	0.00	
Food Staples	27-27-000-577	0.00	0.00	0.00	0.00	
<b>Total</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>BUILDING RENEWAL &amp; REPLACEMENT</b>						
Building Repair & Replacement	27-27-097-556	339,914.00	234,735.97	0.00	105,178.03	
<b>Total</b>		<b>339,914.00</b>	<b>234,735.97</b>	<b>0.00</b>	<b>105,178.03</b>	<b>69.1%</b>
<b>Total DEPARTMENT</b>		<b>339,914.00</b>	<b>234,735.97</b>	<b>0.00</b>	<b>105,178.03</b>	<b>69.1%</b>
<b>Grand Totals</b>						
		<b>339,914.00</b>	<b>234,735.97</b>	<b>.00</b>	<b>105,178.03</b>	<b>69.1%</b>



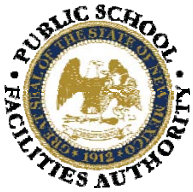
# NEW MEXICO SCHOOL FOR THE DEAF SANTA FE CAMPUS



NMSD  
1060 CERRILLOS RD.  
SANTA FE, NM  
505-476-6300



Scale: 1:2,654



Updated 03/20/12.

## West Las Vegas Public Schools

Superintendent: Ruben Cordova	
District Phone: 505-426-2311	
PSFA Managers(s): Karl Sitzberger	
Phone: 575-447-0454	
Email: ksitzberger@nmpsfa.org	
State/District Share:	77 /23
Property Valuations:	\$ 161,094,366
Bonding Capacity:	\$ 9,665,662
Bonds Outstanding:	\$ 8,885,000
Available Capacity:	\$ 780,662
Percent Indebtedness:	91.9%
Impact Aid District?	False
HB33 Levy (Years):	
HB33 Mills:	
SB 9 State Distribution:	\$ 280,157

Enrollment (40<sup>TH</sup> day 2011): 1,635

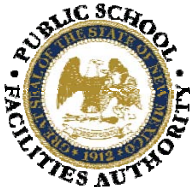
Master Plan Disposition:	CURRENT
Maintenance Plan Disposition:	NOT UPDATED
2011 Audit Submitted:	11/15/2011
# Findings:	11
Opinion:	Unqualified

Total DCP Awards:	\$ 2,636,122
DCP Roof Awards:	\$ 376,459
Lease Assistance Awards:	\$ 395,334
PSCOC Awards:	\$ 12,970,696
<b>GRAND TOTAL:</b>	<b>\$ 16,378,611</b>

## PSCOC Awards Summary

		Total:	\$12,970,696	\$3,650,062	\$16,620,758
Project #	Project Name	State Share	District Share	Total	
D08-016	Former Maintenance Shop Demolition	\$13,696	\$4,325	\$18,021	
E06-002	West Las Vegas Middle School Emergency	\$750,000	\$0	\$750,000	
M10-016	Master Plan Award	\$37,585	\$11,227	\$48,812	
P05-018	West Las Vegas High School	\$3,077,682	\$0	\$3,077,682	
P05-057	Valley Elementary/Middle School	\$3,739,547	\$1,195,795	\$4,935,342	
P07-019	Don Cecilio Martinez Elementary	\$1,856,224	\$586,176	\$2,442,400	





## DISTRICT FAST FACTS 2011

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*Updated 03/20/12.*

P07-020	Tony Serna Elementary / Union Street Elementary	\$2,820,949	\$1,296,174	\$4,117,123
P08-025	West Las Vegas Family MHS	\$0	\$86,959	\$86,959
P12-013	WLV Family Partnership Middle-High School	\$0	\$60,000	\$60,000
P12-014	Union Elementary School	\$0	\$162,443	\$162,443
R07-023	Union Street Elementary	\$246,020	\$70,838	\$316,858
R10-032	Roof Repair	\$175,991	\$109,127	\$285,118
R12-014	Tony Serna Jr. Elementary School Roof	\$253,002	\$66,998	\$320,000

## West Las Vegas \ West Las Vegas MS

	Category: 1 Adequacy Life, Safety, Health Weight: 3.5	Category: 2 Potential Mission Impact/Degraded Weight: 1.5	Category: 3 Mitigate Additional Damage Weight: 2	Category: 4 Beyond Expected Life Weight: 0.25	Category: 5 Grandfathered or State/District Recommended Weight: 0.5	Category: 6 Adequacy Facility Weight: 1	Category: 7 Adequacy Space Weight: 3	Category: 8 Adequacy Equipment Weight: 0.5	Category: 9 Normal/Within Life Cycle Weight: 0.25
Facility Name									
West Las Vegas MS	\$0	\$562,756	\$389,361	\$1,648,295	\$0	\$13,996	\$272,123	\$0	\$3,111,872

### Rank History

	Rank Position	wNMCI
Current	99	34.24%
2011-2012	109	49.62%
2010-2011	158	33.63%
2009-2010	102	50.93%
2008-2009	183	44.82%
2007-2008	108	52.27%
2006-2007	288	39.74%
2005-2006	187	53.18%

#### Notes:

Data Sources: Student Count: PED Certified 40-day Enrollment  
 Gross Area, Year Built, Growth Factor: FAD  
 Rank Position: 2012-2013 wNMCI Rank Report  
 Category Figures: FAD  
 Rank & wNMCI History: PSFA's Internal History Database

Last Field Assessment: 6/12/2007

**West Las Vegas MS**

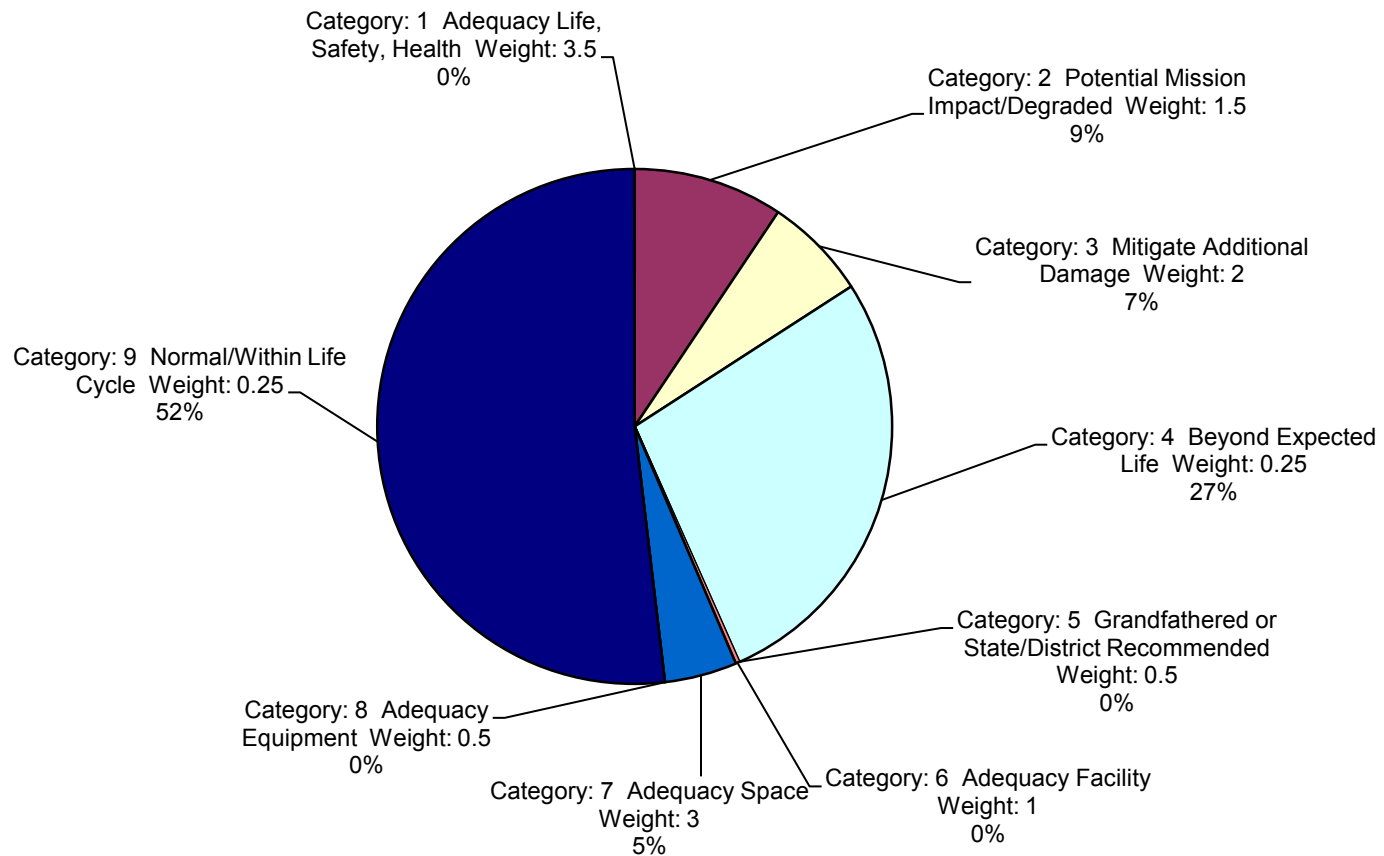
Rank Position: 99

Growth Factor: 1

Student Count: 286

Gross Area: 71,886SF

Year Built: 1964, 1987



# PSCOC/PSFA Site Visit Report

## West Las Vegas Public Schools

### West Las Vegas Middle School

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Capital Outlay Year: 2012-2013

Report Date: May 15, 2012

Date of Visit: May 14, 2012

PSFA RM: Karl Sitzberger

PSFA Staff: Bob Gorrell, Bill Sprick, Martica Casias,  
Robert Herron, Irina Ivashkova, Les Martinez, Larry Tillotson

District Representative: Dr. Ruben Cordova

Other Attendees: Gary Gold (WLV Bd President), Dinah Maynes (WLV Business Mgr), Jerry Maestas (WLV Project Mgr), Calvin Rhodes (DP Rep), Stephen Leos (DP Rep)

Application Schools (12-13):

Rank: 99

School: West Las Vegas Middle  
School

# Students: 289 Grades: 6-8

Permanent Sq. Ft.:	<u>97,499</u>	Portable Sq. Ft. :	<u>0</u>
Total Estimated Project Cost:	<u>\$ 5,323,763</u>	Ready-to- Bid Date:	<u>5/01/2013</u>

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Ranking of District's Other Schools in top 100	
None	

#### **District's Priority 1 Request:** (Give a brief synopsis of the project)

Renovations to adequacy at WLV Middle School. Work includes, but not limited to: lighting upgrades, ceiling replacements, ADA improvements, site drainage, limited roofing replacement, dishwasher hood, front entry definition, restroom upgrades, weatherization improvements.

Number of Students to be Served: 289

Grade Levels Requested: 6-8

**PSFA Consensus Recommendations:**

Approval of this application is recommended. The district needs to closely review the recently completed facility utilization reports (FMP) for the Middle School and district wide, and take necessary steps to increase the utilization rate.

Demolition of under-utilized spaces in the MS gymnasium complex is suggested and should be considered as a part of this application. The PSFA Adequacy Standards, Square Foot Interpolation Guide, indicates a suggested area of 49,130 sf for the current MS student population of 289. The current area of 97,499 sf illustrates the abundance of under-utilized space at this campus.

The District should work closely with their Design Professional to develop a plan for suggested facility demolition at this campus and include the associated costs as a part of this application. Draft utilization charts should also be prepared to indicate the effect of the proposed demolition tasks.

**Alternative Project Options:** (describe other options the District has or should consider to phase project and/or reduce cost)

**Master Plan:**

See attached Site Visit FMP Summary report.

**Maintenance Assessment:**

Recommend that site drainage study be part of any project for this school. The old gym facility should be evaluated structurally as water has been infiltrating the foundation of this facility for some time. The PM program needs to be enhanced through additional PM schedules and effective implementation. Vandalism is a problem at this school site and we recommend the district look at enhancing security to protect the facilities. The district should also make a conscious effort of addressing and rectifying the Major and Minor findings.

Also see attached Maintenance Assessment report.

☐ **FMAR Date:** [May 14, 2012](#)

**FMAR Score:** [55.47 Poor](#)

- **Minor Deficiencies:** [2: Roadway/Parking, Roof/ Flashings/Gutters](#)
- **Major Deficiencies:** [3: Site Drainage, Sidewalks and Kitchen Equipment/ Refrigeration.](#)

**Other Notes Regarding Application:** (list corrections the District needs to make to their application)

The Statement of Financial Position provided at the site visit meeting is missing the listing of Uses of bond proceeds and needs to be revised to reflect the proposed Uses.

The Facilities Assessment Database (FAD) entry for the Middle School does not include the 16,387 sf Technology Building. The FAD manager has been notified of this discrepancy.

## West Las Vegas

#### IV. Districts Current Educational Programs:

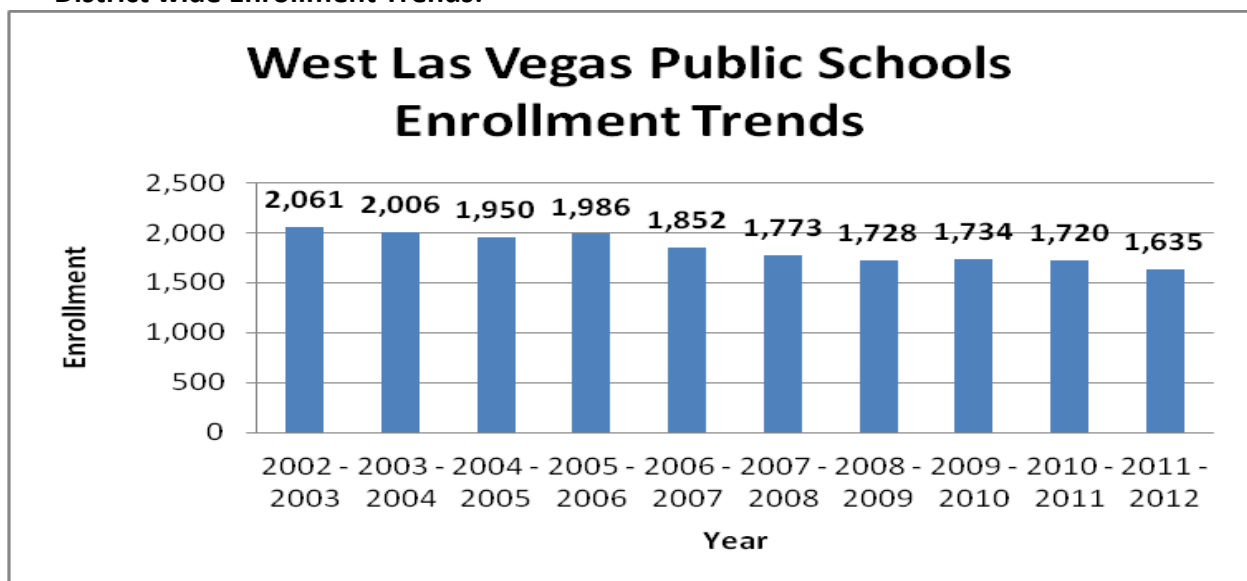
The current school, grade assignments and support sites included in the FMP:

- # 1 Head Start- Early Childhood
- # 5 Elementary schools;
  - Luis E. Armijo Elementary School, k-1<sup>st</sup> grades
  - Don Cecilio Martinez Elementary School , k-5<sup>th</sup> grades
  - Tony Serna Jr. Elementary School, 2<sup>nd</sup> -5<sup>th</sup> grades
  - Union Street Elementary School, 2<sup>nd</sup> -5<sup>th</sup> grades
  - Valley Elementary School, K – 5<sup>th</sup> grades
- # 2 Middle Schools:
  - West Las Vegas Middle School, 6-8<sup>th</sup> grades
  - Valley Middle School, 6<sup>th</sup> -8<sup>th</sup> grades
- # 1 High School
  - West Las Vegas High School, 9<sup>th</sup>-12<sup>th</sup> grades
- # 1 Alternative School
  - Family Partnership Middle/High School, 8<sup>th</sup> 12<sup>th</sup> grades
- #1 Charter School
  - Rio Gallinas, 1<sup>st</sup> – 8<sup>th</sup> grades

#### V. Enrollment History and Projections:

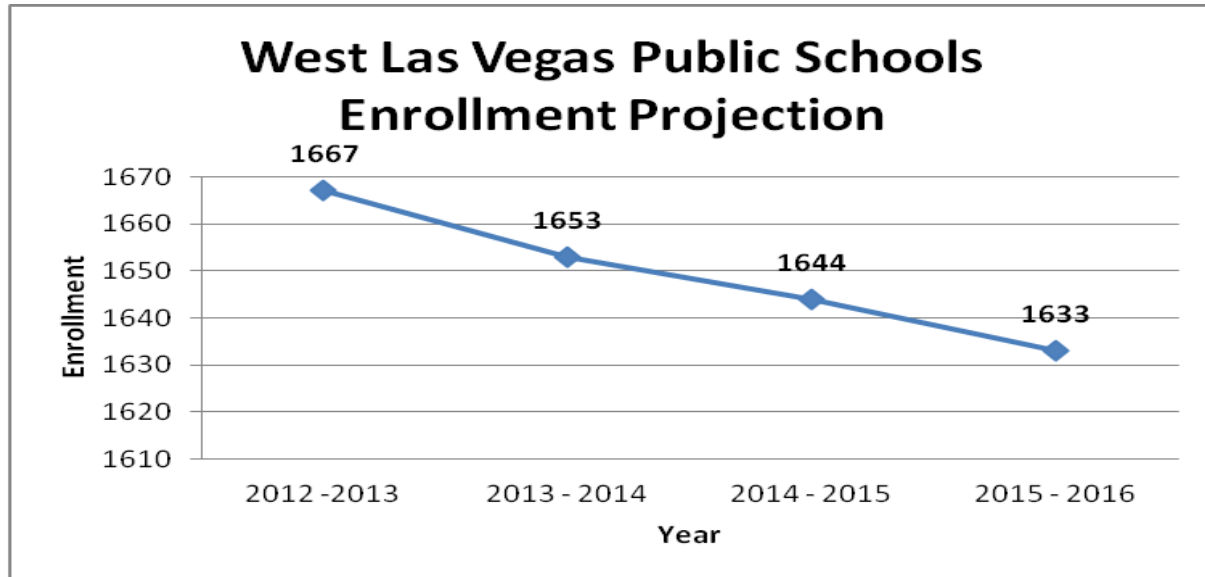
The District has experienced a gradual declining enrollment since 2000-2001 school year. Enrollment data shows an average decrease of about 2% decline per year and up to 7% decrease in 2006 school year, resuming to an average of 2% decline. The 7% drop in enrollment could be attributed to the demolition of over 80 city housing units in 2005. The demolition project forced the relocation of several families with school age children. The District is not expected to resume enrollment numbers to levels seen in 2000-2001.

##### District wide Enrollment Trends:

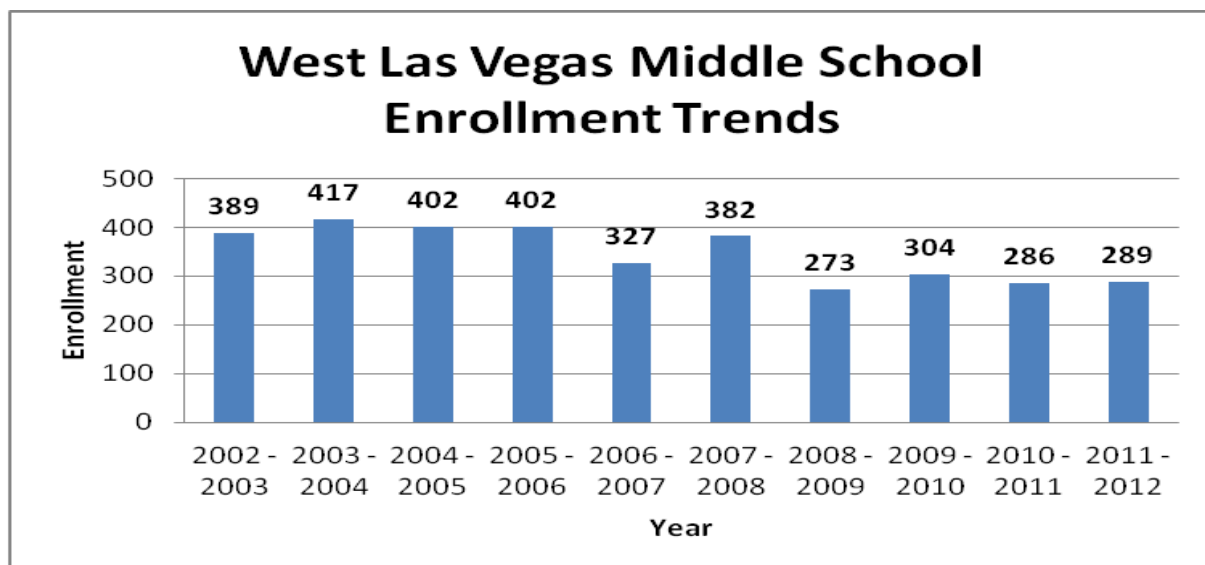


**District Wide Enrollment Projection:**

Below the FMP enrollment projection for 2015-16 school year actually accrued in the 2011-12 school year, so the district's enrollment declined at a more rapid pace than projected in FMP.

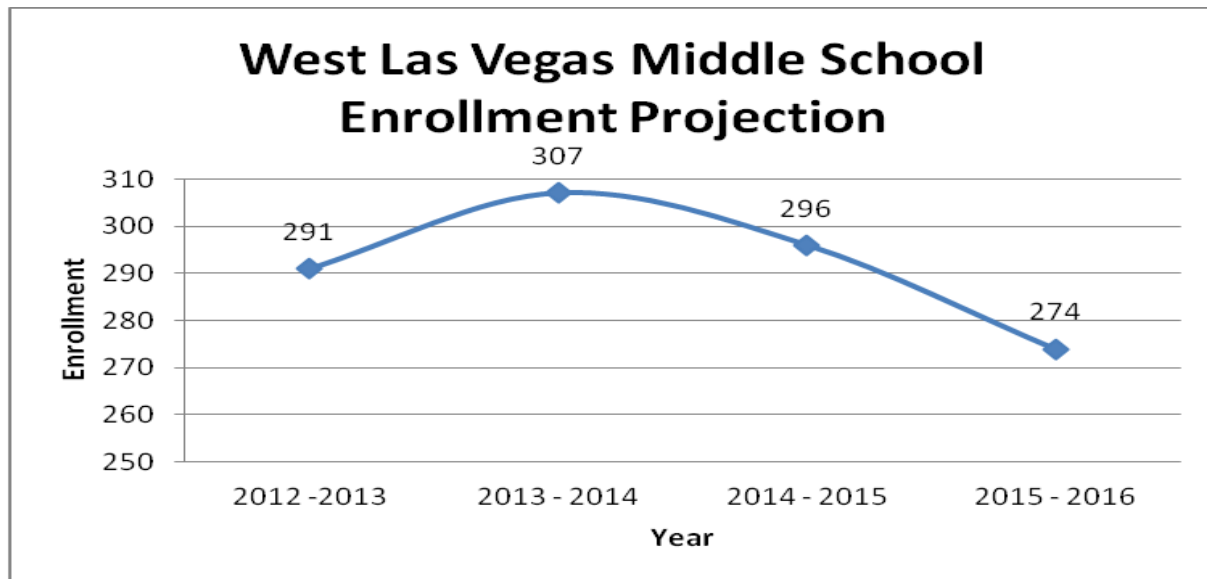
**West Las Vegas Middle School Enrollment Trends:**

The District currently operates two middle school sites; WLVS Middle is within the City and Valley Middle School which is located in Pueblo, thirty miles south of the City. The total middle school population of the district is projected to increase to a 5 year high of 361 student during the 2013- 2014 school year, then decline to about 9% by the 2015-2016 school year to 327 students. On average approximately 15% of the total middle school population attended Valley Middle School.





#### FMP West Las Vegas Middle School Enrollment Projections:



#### VI. Capacity and Utilization Summary:

Both middle schools have more than adequate classroom space for the current declining enrollment and educational programs. The schools are projected to have an abundance of adequate space during this planning period and beyond.

#### West Las Vegas Middle School Capacity:

2011-12 PED 40-Day Enrollment Count	Capacity with Portables	Functional Capacity without Portables	Available Capacity w/ Portables	Available Capacity w/o Portables
289	n/a	634	n/a	345

# Facility Maintenance Assessment Report

2012 WEST LAS VEGAS

068172 W LAS VEGAS MIDDLE

Combined Id 1:  
Schools Id 2:

FMAR\_Date: 5/14/2012 Weather: Cloudy and sprinkling periodically

PSFA Reps: Larry Tillotson Martinez, Les

District Reps : Jerry Maestas

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors			Performance Deficiencies			
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	○	○	○	●	●	○	○	3	-3.77	1.5	-16.97
	Site Utilities	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Playgrounds/Athletic Fields	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Site Drainage	○	○	○	○	●	○	●	○	8	-3.77	3.5	-105.56
	Sidewalks	○	○	○	○	●	○	●	○	2	-3.77	3.5	-26.39
	Grounds	○	○	○	●	○	○	○	●	2	-2.83	0	-5.66
Building Exterior	Windows/Calking	○	○	○	●	○	○	○	●	3	-2.83	0	-8.49
	Walls/Finishes	○	○	○	○	●	○	○	●	5	-3.77	0	-18.85
	Entry/Exterior Doors	○	○	○	○	●	○	○	●	7	-3.77	0	-26.39
	Roof/Flashing/Gutters	○	○	●	○	○	●	○	○	10	-1.89	1.5	-28.35
Building Interior	Walls/Floors/Ceilings/Stairs	○	○	○	●	○	○	○	●	3	-2.83	0	-8.49
	Interior Doors	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Restrooms	○	○	○	●	○	○	○	●	3	-2.83	0	-8.49
	Housekeeping	○	○	○	●	○	○	○	●	4	-2.83	0	-11.32
Building Equipment and Systems	Electrical Distribution	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Lighting	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Fire Protection Systems	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90
	Equipment Rooms	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Heating/Cooling/Ventilation	○	○	●	○	○	○	○	●	10	-1.89	0	-18.90
	Air Filters	○	○	●	○	○	○	○	●	5	-1.89	0	-9.45
	Kitchen Equipment/Refrig	○	○	○	○	●	○	●	○	2	-3.77	3.5	-26.39
	Plumbing/Water Heaters	○	○	●	○	○	○	○	●	6	-1.89	0	-11.34
FIMS Qtr: 1 Maintenance Management	PM Plan	●	○	○	○	○				10	0		0
	FIMS and Equipment Data	○	○	○	○	●				7	-3.77		-26.39
	Staff Development	○	●	○	○	○				5	-0.95		-4.75
	Maintenance Safety	○	○	●	○	○				5	-1.89		-9.45
	Maint. Contractor Oversight	●	○	○	○	○				5	0		0.00
	Facilities Mater Plan (Renewal)	○	○	○	○	●				3			-11.31
Total Performance Deficiencies:		-445.30		Total Score:		554.70		Overall Rating:		55.47%			

## Comments Section

### Roadway/Parking

*Recommend resealing , recommend restriping and painting curbs*

### Site Utilities

*Protected and secure*

### Playgrounds/Athletic Fields

*In satisfactory condition*

### Site Drainage

*Recommend complete drainage plan be integrated into project and develop PM schedule for continued upkeep, water intrusion noted throughout.*

### Sidewalks

*Numerous trip hazards and cracks noted, weeds growing between sidewalk and against buildings. (seam). Leaves should be swept off from sidewalks.*

### Grounds

*Grounds in need of more detailed upkeep, weeds and debris apparent in many areas*

### Windows/Calking

*Windows still showing signs of graffiti, vandalism (broken) district needs to address vandalism issue. Broken hardware also noted.*

### Walls/Finishes

*Graffiti noted throughout school, cracks in gym walls caused by poor drainage, recommend structural study/evaluation.*

### Entry/Exterior Doors

*Numerous hardware issues noted throughout facilities, door seals/sweeps missing or damaged.*

### Roof/Flashing/Gutters

*Roof was cleaner than previous visits but there was still some debris on roof (screws, loose panels hardware, trash , leaves...) , recommend PM schedule be developed and implemented.*

### Walls/Floors/Ceilings/Stairs

*Stained ceiling tiles, dirt and debris in many corners, door stops broken and pushed into sheetrock,*

### Interior Doors

*Found in satisfactory condition*

### Restrooms

*Restroom floors extremely dirty , graffiti, very un kept, high dusting needs attention.*

### Housekeeping

*Custodial program needs to be enhanced, dirty window sills, floors, corners, areas in old gym very unorganized. Drinking fountains very unkempt. Recommend district consider IPM (Integrated Pest Management) program as 2 black widows were observed.*

### Electrical Distribution

*Most panels were kept clear, one was observed to be unlocked in gym area.*

### Lighting

*Very few light assemblies were found to be in need of repair.*

### Fire Protection Systems

*Fire Panel and Fire extinguishers in satisfactory condition, most all fire extinguishers receiving monthly visual inspection, a few were missed in old gym area. Exit signs found to be operating as designed.*

**Equipment Rooms**

*Equipment rooms showed improvement over last visit.*

**Heating/Cooling/Ventilation**

*HVAC units also showed some improvement, recommend PM schedule be developed for all HVAC equipment*

**Air Filters**

*Filters were found in satisfactory condition, drinking fountains could be kept cleaner.*

**Kitchen Equipment/Refrig**

*Kitchen area floors very unkempt, stained grout, tiles, rust building up on equipment, high dusting not occurring, chemicals found in food dry storage,*

**Plumbing/Water Heaters**

*Observed to be in satisfactory condition.*

**PM Plan**

*PM Plan meets all the required statute policies. Also includes good policies such as quarterly reports to the board and pesticide policy.*

**FIMS and Equipment Data - Qtr: 1****Staff Development**

*Policy identified (policy 10). Recommend the district add a section about new employee orientation.*

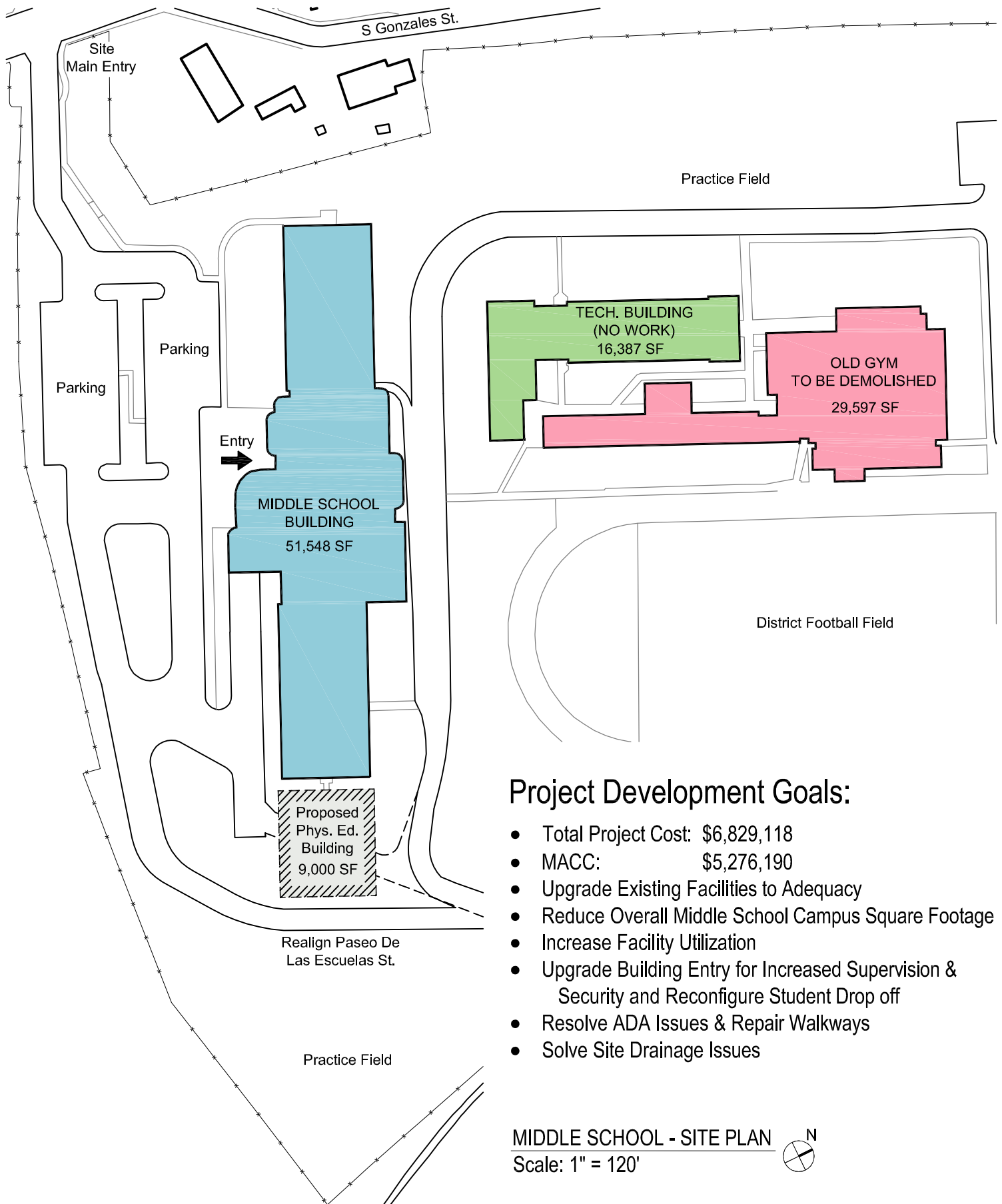
**Maintenance Safety**

*Policy 11. Recommend the district identify a safety officer or leader to monitor employee safety.*

**Maint. Contractor Oversight**

*Identified as Policy 12.*

**Facilities Mater Plan (Renewal)**



## Project Development Goals:

- Total Project Cost: \$6,829,118
- MACC: \$5,276,190
- Upgrade Existing Facilities to Adequacy
- Reduce Overall Middle School Campus Square Footage
- Increase Facility Utilization
- Upgrade Building Entry for Increased Supervision & Security and Reconfigure Student Drop off
- Resolve ADA Issues & Repair Walkways
- Solve Site Drainage Issues

MIDDLE SCHOOL - SITE PLAN

Scale: 1" = 120'



## West Las Vegas Middle School

West Las Vegas School District - Las Vegas, NM

Public School Capital Outlay Council Presentation, 06.21.12



**Dekker/Perich/Sabatini**  
architecture • interiors • landscape • planning • engineering

## Middle School Building Renovations to Adequacy:

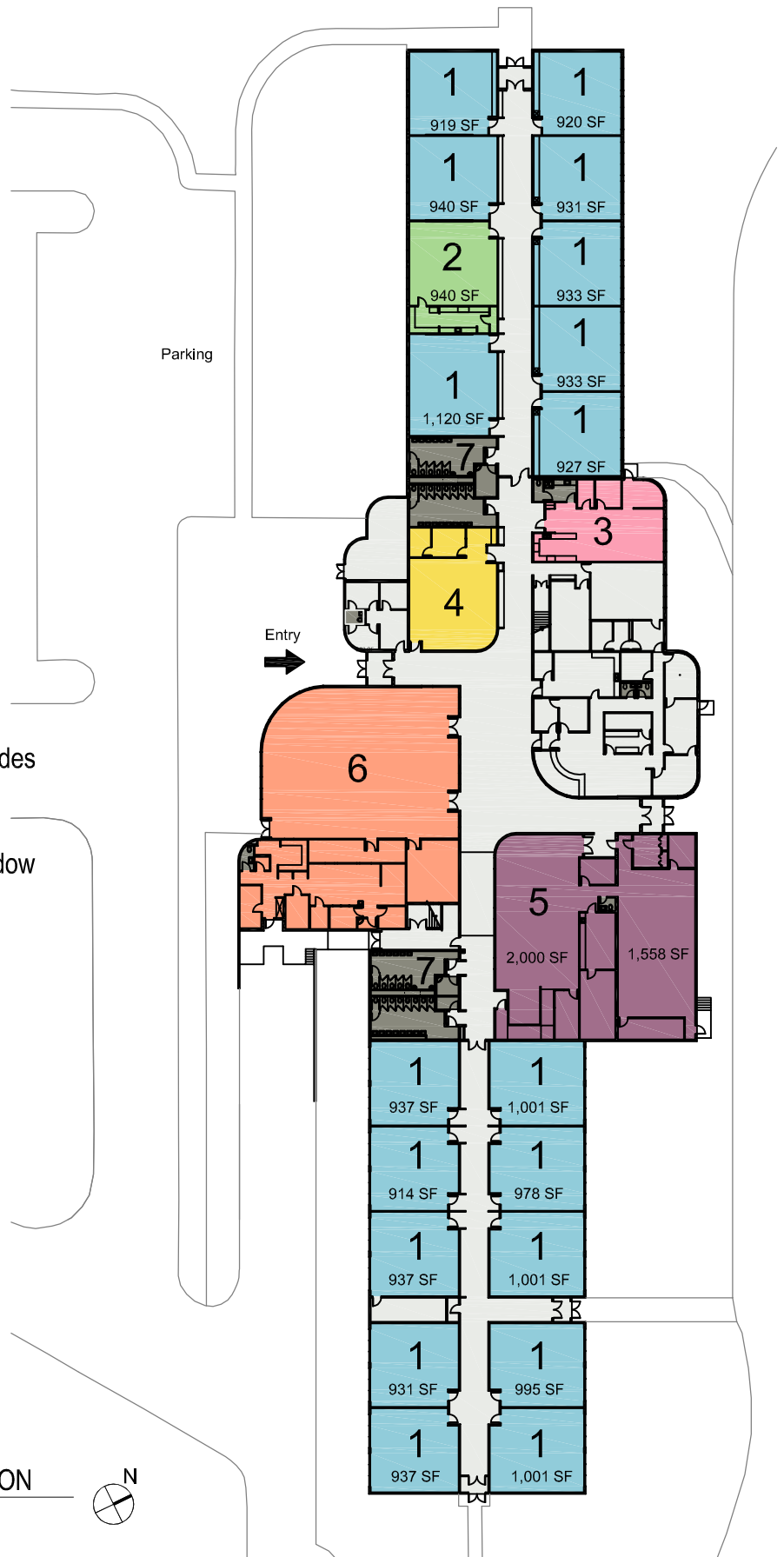
- School wide Restroom Upgrades
- ADA Improvements
- Lighting Upgrades Throughout
- Ceiling Replacements Throughout
- Classroom Flooring Upgrades
- Storage Casework Replacement
- Science & Special Needs Classroom Upgrades
- Limited Roofing Replacement
- Entry Definition
- Weatherization Improvements (Door & Window Sealing)
- Dishwasher Hood Addition (for Code Compliance)

### LEGEND:

- |    |   |                        |
|----|---|------------------------|
| 1. |  | Classroom              |
| 2. |  | Science                |
| 3. |  | Special Needs          |
| 4. |  | Computer Lab           |
| 5. |  | Library & Lecture Hall |
| 6. |  | Cafeteria/Kitchen      |
| 7. |  | Restrooms              |

### MIDDLE SCHOOL FLOOR PLAN - RENOVATION

Scale: 1" = 60'



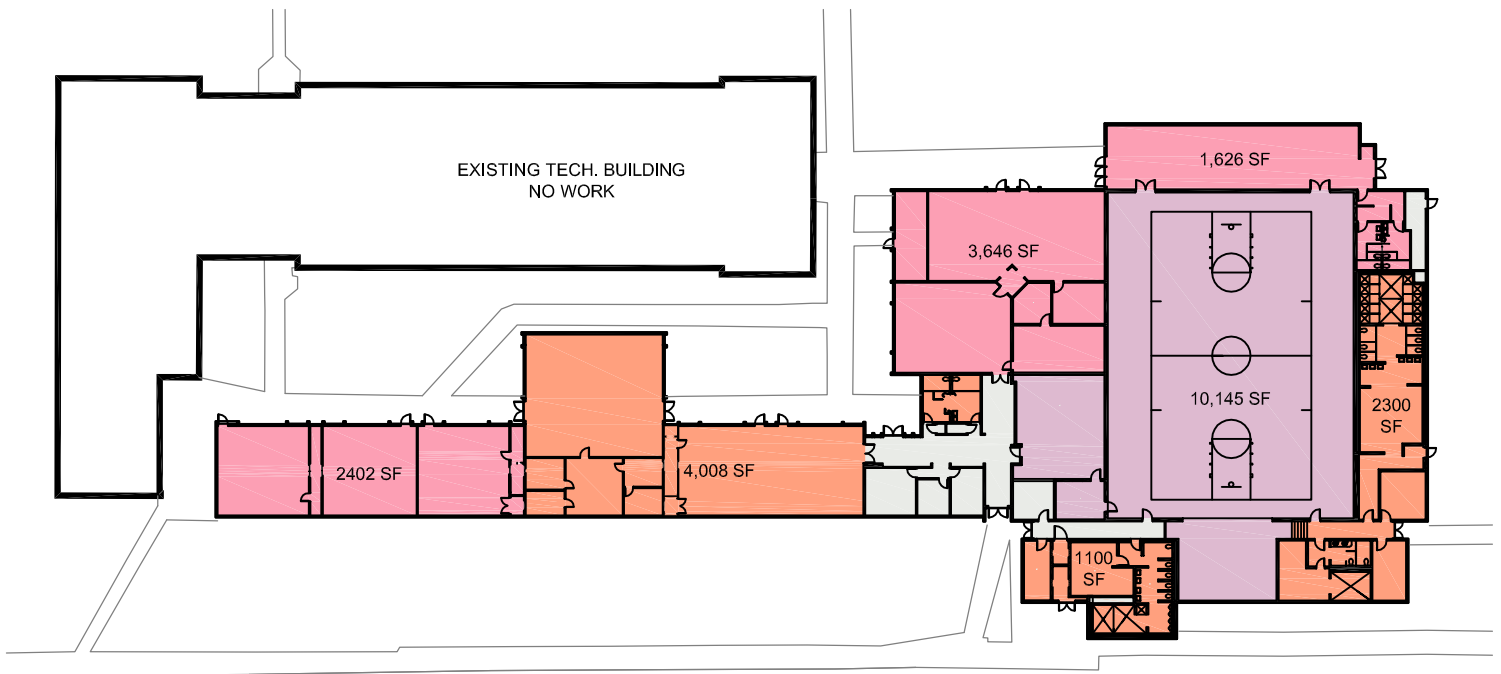
## West Las Vegas Middle School

West Las Vegas School District - Las Vegas, NM

Public School Capital Outlay Council Presentation, 06.21.12



**Dekker/Perich/Sabatini**  
architecture • interiors • landscape • planning • engineering



## Basis For Demolition Recommendation:

- Structural Settling and Cracking
- Inadequate Exiting (Life Safety Issues)
- Extensive Restroom Renovations Needed
- ADA Improvements Needed at Restrooms (ADA Compliance)
- Lighting Upgrades Needed Throughout
- Under-Utilized Space
- Entrance Canopies In Poor Condition & Allow Student Access to Roof
- Door & Window Replacement Needed Throughout
- Mechanical Systems outdated and inefficient (In Poor Condition)
- Cost to Renovate Exceeds Standard for Replacement - Preliminary Estimates  
Renovation vs. Replacement Costs Exceed 70%
- Operations and Maintenance Cost Reduction due to Reduced Square Footage of Approximately 20,597sf of a 1959 Era Building.
- The Physical Education Spaces for the Middle School is Far Over Adequacy.

### LEGEND:

1.  Under Utilized Space - Extensive Renovation Needed
2.  Utilized Space
3.  Utilized Space - Extensive Renovation Needed

### GYMNASIUM FLOOR PLAN - TO BE DEMOLISHED

Scale: 1" = 60'



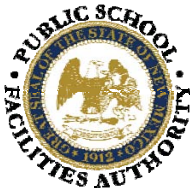
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West Las Vegas School District - Las Vegas, NM

Public School Capital Outlay Council Presentation, 06.21.12



**Dekker/Perich/Sabatini**  
architecture • interiors • landscape • planning • engineering



Updated 03/20/12.

## Espanola Public Schools

Superintendent: Art Blea	
District Phone: 505-367-3303	
PSFA Managers(s): Irina Ivashkova	
Phone: 505-217-8965	
Email: iivashkova@nmopsfa.org	
State/District Share:	64 /36
Property Valuations:	\$ 531,414,903
Bonding Capacity:	\$ 31,884,894
Bonds Outstanding:	\$ 18,975,000
Available Capacity:	\$ 12,909,894
Percent Indebtedness:	59.5%
Impact Aid District?	True
HB33 Levy (Years):	
HB33 Mills:	
SB 9 State Distribution:	

Enrollment (40<sup>TH</sup> day 2011): 4,360

Master Plan Disposition:	CURRENT
Maintenance Plan Disposition:	CURRENT
2011 Audit Submitted:	
# Findings:	
Opinion:	Not Received as of 03/20/12

Total DCP Awards:	\$ 5,188,806
DCP Roof Awards:	\$ 864,162
Lease Assistance Awards:	\$ 922,828
PSCOC Awards:	\$ 3,967,528
<b>GRAND TOTAL:</b>	<b>\$ 10,943,324</b>

## PSCOC Awards Summary

		Total:	\$3,967,528	\$3,488,275	\$7,455,803
Project #	Project Name	State Share	District Share	Total	
E07-002	Abiquiu Elementary School Wastewater Emergency	\$660,000	\$0	\$660,000	
M12-006	Facility Master Plan	\$62,268	\$25,434	\$87,702	
P05-038	San Juan Elementary School	\$2,015,169	\$1,784,831	\$3,800,000	
P06-012	Alcalde Elementary School	\$438,051	\$375,266	\$813,317	
P12-006	Velarde Elementary School	\$0	\$454,564	\$454,564	
P12-007	Carinos Charter School	\$11,040	\$48,960	\$60,000	





## DISTRICT FAST FACTS 2011

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*Updated 03/20/12.*

P12-008	E.T.S. Fairview Elementary School	\$781,000	\$799,220	\$1,580,220
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## Española \ Los Niños Kindergarten

	Category: 1 Adequacy Life, Safety, Health Weight: 3.5	Category: 2 Potential Mission Impact/Degraded Weight: 1.5	Category: 3 Mitigate Additional Damage Weight: 2	Category: 4 Beyond Expected Life Weight: 0.25	Category: 5 Grandfathered or State/District Recommended Weight: 0.5	Category: 6 Adequacy Facility Weight: 1	Category: 7 Adequacy Space Weight: 3	Category: 8 Adequacy Equipment Weight: 0.5	Category: 9 Normal/Within Life Cycle Weight: 0.25
Facility Name									
Los Niños Kindergarten	\$0	\$198,515	\$0	\$549,772	\$0	\$35,766	\$339,142	\$0	\$1,068,574

### Rank History

	Rank Position	wNMCI
Current	33	48.53%
2011-2012	66	55.11%
2010-2011	82	40.93%
2009-2010	80	55.40%
2008-2009	149	48.27%
2007-2008	496	21.90%
2006-2007	318	36.52%
2005-2006	419	28.99%

Notes:

Data Sources: Student Count: PED Certified 40-day Enrollment  
 Gross Area, Year Built, Growth Factor: FAD  
 Rank Position: 2012-2013 wNMCI Rank Report  
 Category Figures: FAD  
 Rank & wNMCI History: PSFA's Internal History Database

Last Field Assessment: 6/10/2009

**Los Niños Kindergarten**

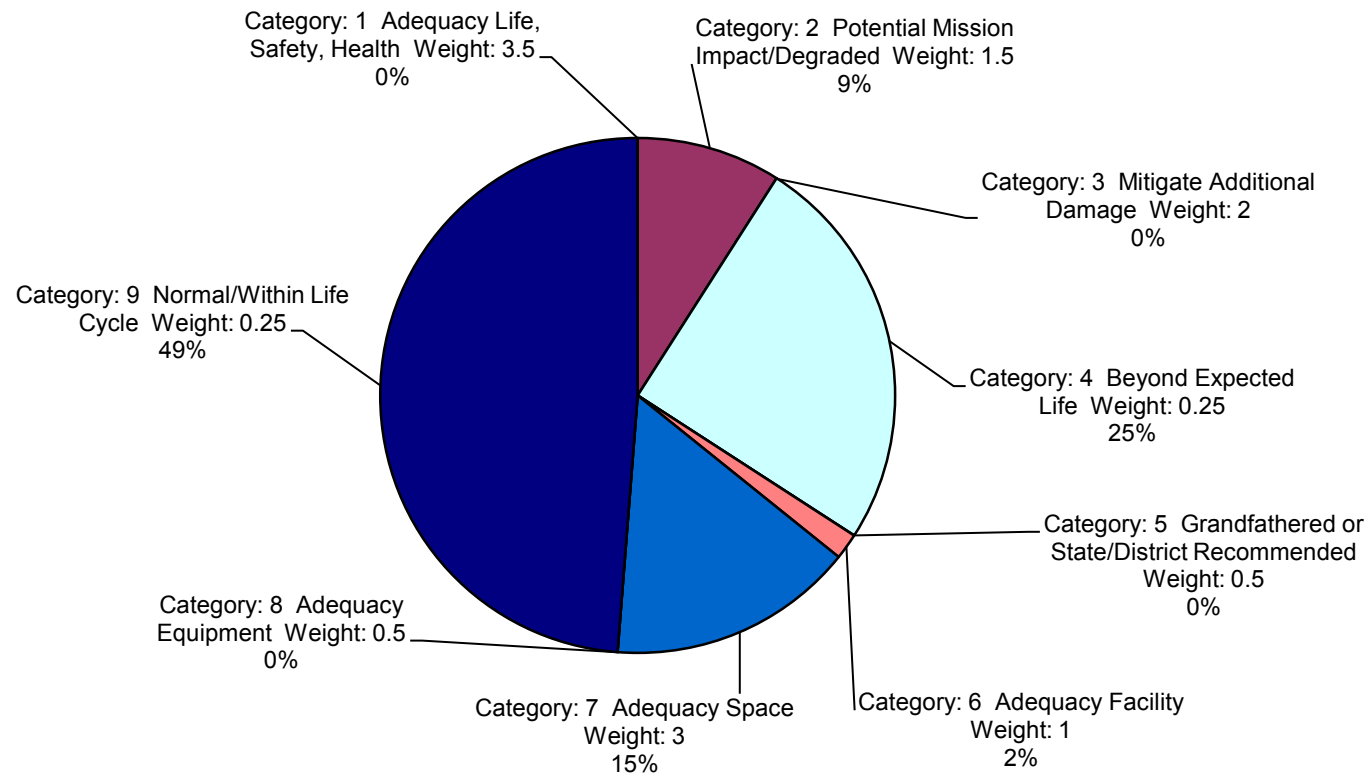
Rank Position: 33

Growth Factor: 1

Student Count: 147

Gross Area: 23,388SF

Year Built: 1986, 2003



# PSCOC/PSFA Site Visit Report

## Espanola School District

### Los Ninos Elementary School

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**Capital Outlay Year:** 2012-2013

**Report Date:** May 21, 2012

**Date of Visit:** 5/16/12

**PSFA RM:** Irina Ivashkova

**PSFA Staff:** Pat McMurray, Karl Sitzberger, Natalie Diaz,  
Bill Sprick, Martica Casias, Glenn Ballard, Les Martinez.

**District Representative:** Art Blea, Superintendent; Mark Chavez, Maintenance & Facilities Manager;  
Floyd Archuleta, School Board President, Cathy Naranjo, EPS maintenance.

**Other Attendees:** Joe Guillen, NMSBA/PSCOC, Sara Amadon/Guzman, LESC.

<b>Application Schools (12-13):</b>
<b>Rank: 33</b>
<b>School: Los Ninos ES</b>
<b># Students:161    Grades: Pre-K -K</b>

<b>Permanent Sq. Ft.:</b>	<u>24,100</u>	<b>Portable Sq. Ft. :</b>	<u>0</u>
<b>Total Estimated Project Cost:</b>	<u>\$2,702,500</u>	<b>Ready-to- Bid Date:</b>	<u>TBD</u>

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Ranking of District's Other Schools in top 100	
<b>Carinos Charter</b>	<b>4</b>

#### **District's Priority 1 Request:**

“The school commenced operation in 1984 and had a four room addition in 2004. The district is requesting remodeling and renovation including additional exterior lighting, HVAC, re-roofing, exterior painting and stucco; older portion interior needs are ADA door hardware, carpet replacement, electrical upgrade and restroom remodel.”

**Number of Students to be Served:** 196

**Grade Levels Requested:** Pre-K - K

**PSFA Consensus Recommendations:**

PSFA recommends an approval of Planning and Design funding to establish the scope of work necessary to bring the facility to adequacy.

Los Ninos Kindergarten was built in 1986 and has had one addition in 2004. The facility provides 11 permanent full-size classrooms, a library, and a multi-purpose room. The average classroom size is over 1,430 square feet. The classrooms are very pleasant teaching environments. The school houses only Pre-K and K classes. Current enrollment is 161 students.

The mechanical system is in poor condition; the rooftop units at the main building need to be evaluated to ensure that they meet the operational requirements of adequacy regarding classroom climate control. The roofing at the main building is in poor condition and beyond its 20 year life span.

The school site is approximately 3 acres and it is a part of a larger parcel of land which includes James Rodriguez ES totaling 8.64 acres. There are site drainage problems and sidewalk tripping hazards.

Los Ninos Kindergarten share a kitchen/cafeteria with James Rodriguez ES. This is not ideal for the Los Ninos school since the lunch schedule must work around the James Rodriguez ES schedules. The walking distance for the Pre-K and K students is a concern during bad weather. There are total of 4 lunch sittings for both schools student populations. As a part of the requested project, the option of providing a warming kitchen at Los Ninos, utilizing existing space, needs to be explored as a viable alternative to the existing situation.

Espanola school district plans to use their GO bond reserve funding for the local match for this project.

**Alternative Project Options:** (describe other options the District has or should consider to phase project and/or reduce cost)

None.

**Master Plan:****PSFA 2012 Site Visit FMP Summary Los Ninos Espanola Valley Public Schools****I. Project(s) Requested and FAD Ranking:**

- Los Ninos Kindergarten Center, Rank #33

**II. Statistics:**

- a) **FMP Date:** 2007 - 2012
- b) **2011-12 Certified 40<sup>th</sup> Day Membership Count:** 164 students
- c) **Grade Levels:** Pre-k thru K
- d) **Permanent Square Feet:** 23,796 GSF
- e) **Total Permanent Classrooms:** #11 permanent classrooms
- f) **Total Portable Classrooms / Portable Square Feet:** no portable classrooms
- g) **Total Square Feet:** 23,796 GSF
- h) **Date of Original Construction / Additions:** 1987
- i) **Site Acreage:** 3 acres
- j) **Gross Square Feet Per Student:** 145 gsf / student

### III. FMP Consistency, Priorities and Timeline:

The FMP needs to update the Districts Priority list since neither Los Ninos Kindergarten Center is included in the Districts top priority list (we asked District to update FMP last year), however the plan does identify projects at the facility. However, the FMP still provides a list of the school's capital facility needs, which are discussed in the following sections.

#### Los Ninos Kindergarten Center:

Project	MACC	Project Budget
Site Lighting	27,143	34,607
Landscape Improvement	34,620	44,140
Exterior Trim Repainting	\$3,630	\$4,864
Roof Replacements	\$477,000	\$608,174
Carpet Replacement	\$55,352	\$74,172
Accessibility Improvements	\$10,285	\$13,781
Clock System	\$18,097	\$24,250
HVAC improvements I	\$985,831	\$1,321,014
Issue: Drop OFF/ Pick-Up Area	\$0	\$0
Security System Upgrade	\$17,453	\$23,387
Playground Repairs	\$25,000	\$25,000
Restroom Remodel and Renovation	\$125,000	\$125,000
Window Replacement	\$80,000	\$80,000
TOTAL	\$1,859,411	\$2,378,390

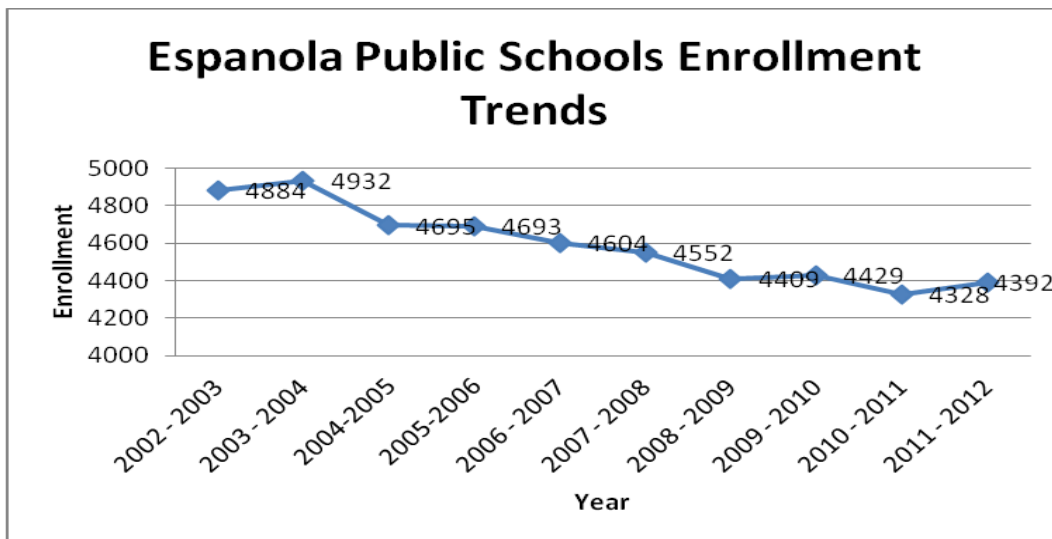
### IV. Districts Current Educational Programs:

- One preK- kindergarten only school
- Two 1<sup>st</sup> – 6<sup>th</sup> grade school only
- Nine schools – K – 6<sup>th</sup>
- One Middle School – Grades 7<sup>th</sup> and 8<sup>th</sup>
- One High School – Grades 9<sup>th</sup>-12<sup>th</sup>
- One Charter School - K-7th (8<sup>th</sup> grade added in 2012-2013 school year)

### V. Enrollment History and Projections:

The Espanola Valley Public Schools have experienced a gradual pattern of decline over the past decade. In the 2002-03 school year, the District recorded its enrollment as 4,848 for grades K-12. In 2011-12 the District reported its K-12 enrollment as 4,392, an overall loss of 456 students. The following chart provides an illustration of the District wide enrollment trends.

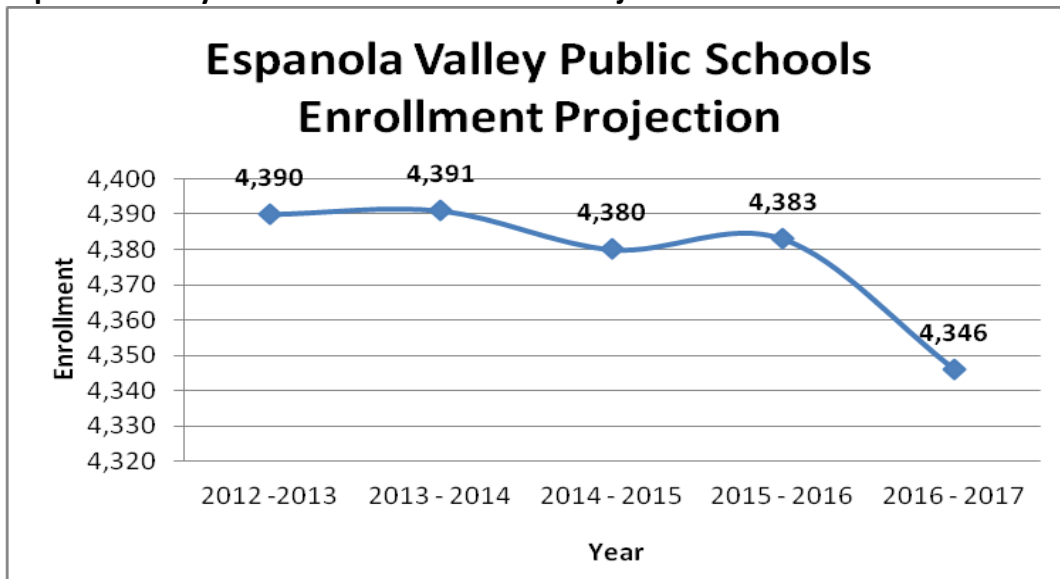
#### Espanola Valley Public Schools Enrollment Trends:



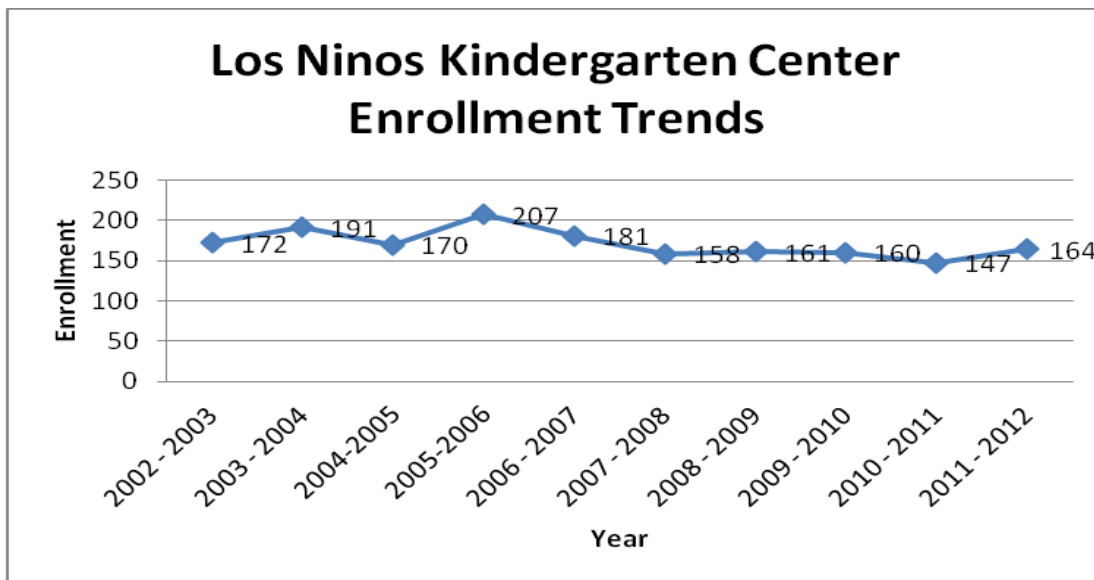
**Espanola Valley Public Schools Enrollment Projection:**

The remaining forecast for the rest of the projection period continues to show decline in the District.

**Espanola Valley Public Schools Enrollment Projection:**



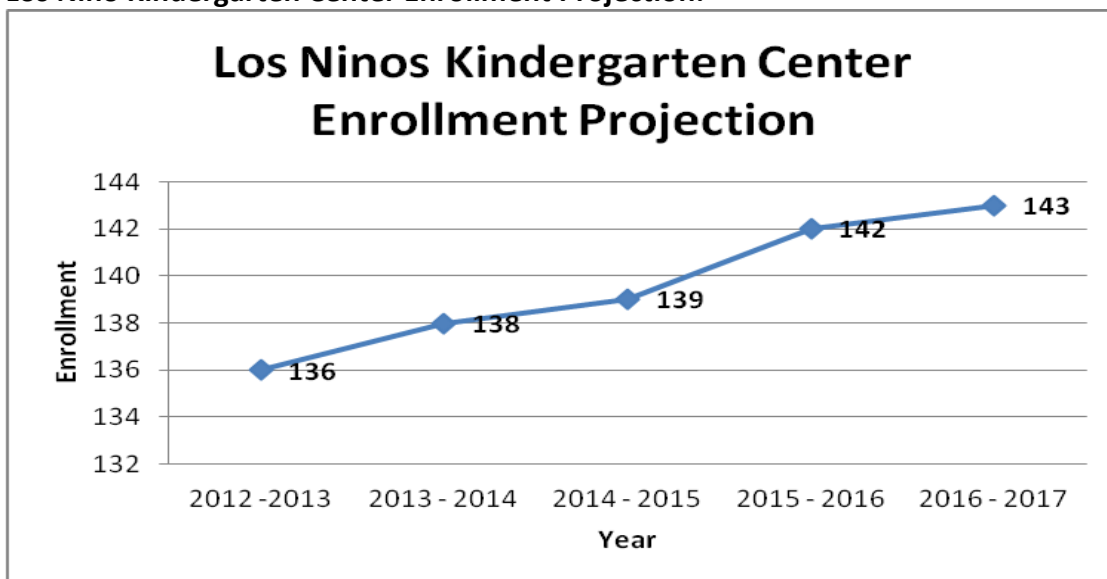
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**Los Ninos Kindergarten Center Enrollment Projection:**

The FMP enrollment projection is too low for the enrollment trend, which surpassed the 2016 projection by 21 students in 2011 school year.

**Los Nino Kindergarten Center Enrollment Projection:**



**VI. Capacity and Utilization Summary:**

The following table compares the capacity for Los Ninos Kindergarten Center against the current 2011-12 enrollment.

	2011-2012 40-Day Enrollment	Functional Capacity	Available Capacity
Los Ninos Kindergarten Center	164	211	47

Note: The FMP needs to be updated to reflect current square footages and capacity.



## **Maintenance Assessment:**

### **Espanola: Los Ninos ES:**

This school is very well-maintained with an active PM program.

☐ **FMAR Date:** May 16, 2012 **FMAR Score:** 81.84 % Good

- **Minor Deficiencies:** 1: Fire Protection.
- **Major Deficiencies:** 0

### **Other Notes Regarding Application:** (list corrections the District needs to make to their application)

The application is incomplete with many discrepancies between the worksheets.

Please, complete the Adequacy Standards Worksheet.

Please, add the required information regarding Library, restrooms, support facilities, multipurpose space renovation costs in the Expenses Worksheet. Match the Total Project Cost in this Worksheet to the Requested project estimated cost.

Please, correct the information on the Project Phasing Worksheet identifying the total request for the entire project.

Please, fill out the Schedule and Management Information on page 28 of the application.

Please, correct the total project cost on the Funding Commitments Worksheet and provide the information regarding the district local share and the date it will be available.

Please, remove already funded projects from the application District Facilities Master Plan Priority List and identify the Requested Projects as Priority 1 and 2.

Please, make the required corrections online and re-submit the corrected application to PSFA by June 8, 2012.

## **PSFA 2012 Site Visit FMP Summary Los Ninos Espanola Valley Public Schools**

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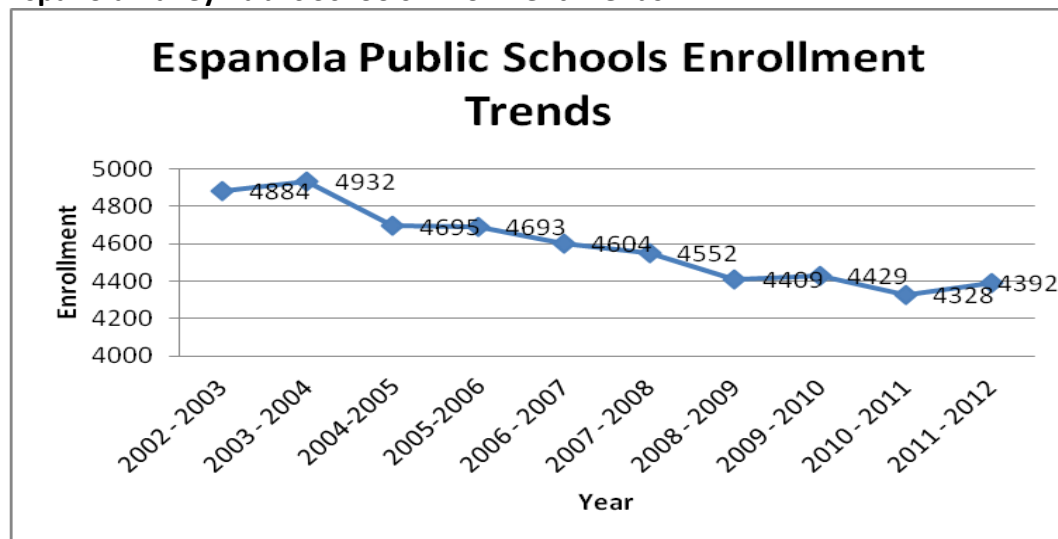
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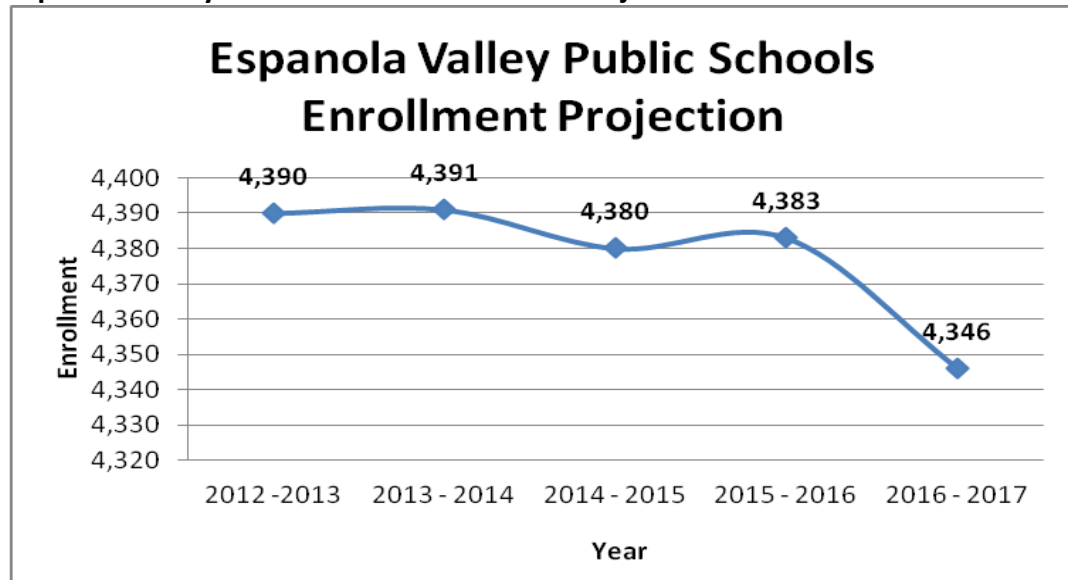
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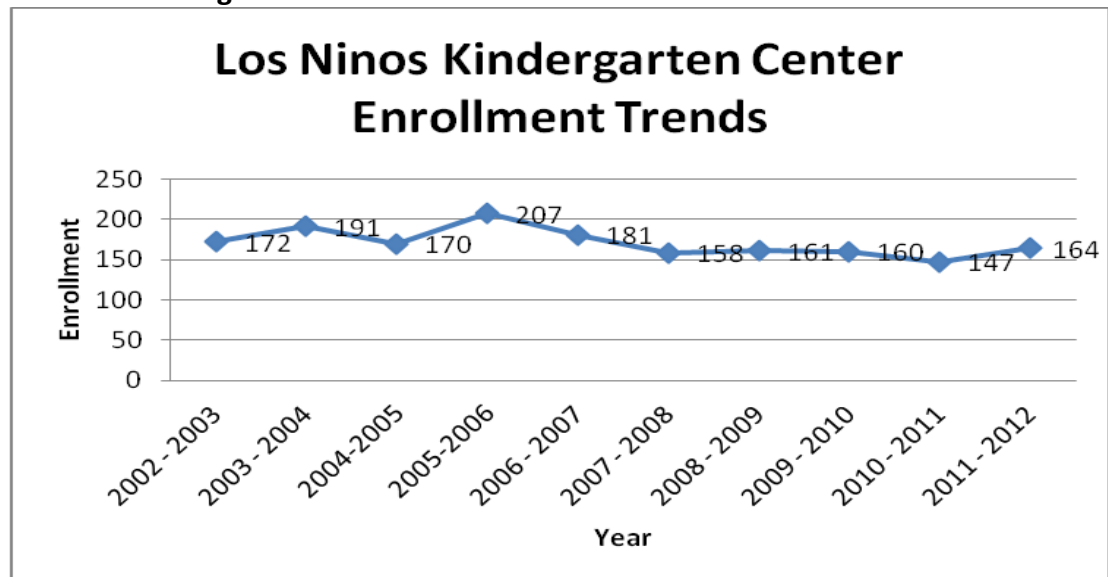
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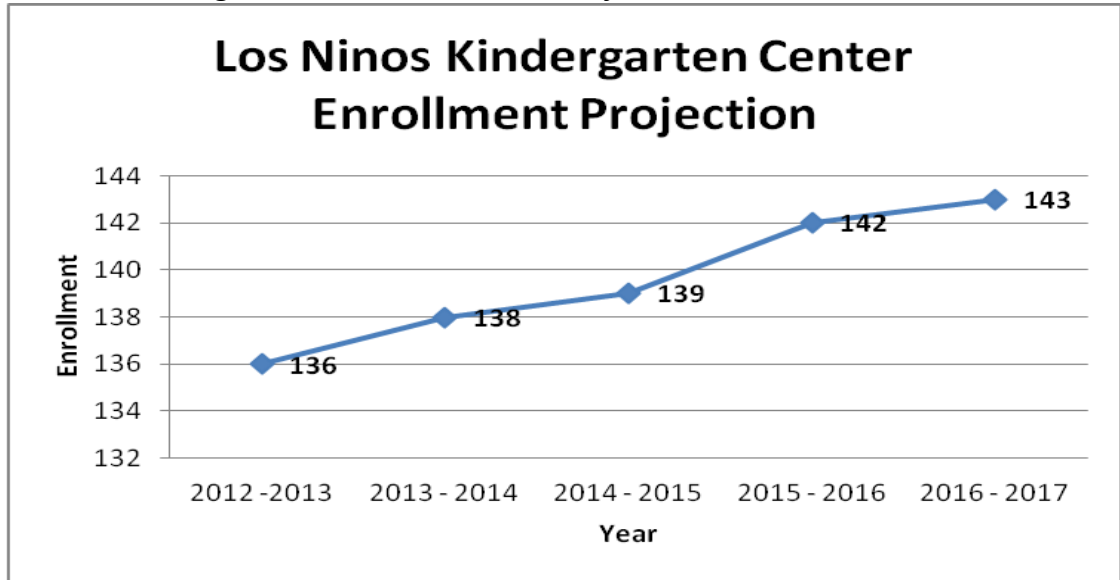
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# Facility Maintenance Assessment Report

**2012**   **ESPAÑOLA**

055142 LOS NINOS ELEMENTARY

☒ **Combined Schools** Id 1:  
Id 2:

**FMAR\_Date:** 5/17/2012      **Weather:** Clear and Sunny

**PSFA Reps:** Glenn Ballard Martinez, Les

**District Reps :** Nate Sloamer

Overall School Maintenance Rating	
Outstanding	90.1% to 100%
Good	80.1% to 90%
Satisfactory	70.1% to 80
Marginal	60.1 to 70%
Poor	<= 60%

Deficiency Factors		
Life Safety, Health or Property Loss Exposure Multipliers		
Minor Deficiency	1.5	Potential Threat and No Work Order
Major Deficiency	3.5	Immediate Threat and No Work Order

Area	Performance Items	Performance Level					Deficiency Factors		Performance Deficiencies				
		Outstanding	Good	Satisfactory	Marginal	Poor	Minor x 1.5	Major x 3.5	None	Weight	Performance	Deficiency	Calculated Score
Site	Roadway/Parking	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Site Utilities	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Playgrounds/Athletic Fields	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Site Drainage	○	○	●	○	○	○	○	●	8	-1.89	0	-15.12
	Sidewalks	○	○	●	○	○	○	○	●	2	-1.89	0	-3.78
	Grounds	○	●	○	○	○	○	○	●	2	-0.95	0	-1.90
Building Exterior	Windows/Calking	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Walls/Finishes	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Entry/Exterior Doors	○	●	○	○	○	○	○	●	7	-0.95	0	-6.65
	Roof/Flashing/Gutters	○	●	○	○	○	○	○	●	10	-0.95	0	-9.50
Building Interior	Walls/Floors/Ceilings/Stairs	○	○	●	○	○	○	○	●	3	-1.89	0	-5.67
	Interior Doors	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Restrooms	○	●	○	○	○	○	○	●	3	-0.95	0	-2.85
	Housekeeping	○	●	○	○	○	○	○	●	4	-0.95	0	-3.80
Building Equipment and Systems	Electrical Distribution	●	○	○	○	○	○	○	●	3	0	0	0.00
	Lighting	○	●	○	○	○	○	○	●	5	-0.95	0	-4.75
	Fire Protection Systems	○	○	○	●	○	●	○	○	10	-2.83	1.5	-42.45
	Equipment Rooms	○	●	○	○	○	○	○	●	2	-0.95	0	-1.90
	Heating/Cooling/Ventilation	●	○	○	○	○	○	○	●	10	0	0	0.00
	Air Filters	●	○	○	○	○	○	○	●	5	0	0	0.00
	Kitchen Equipment/Refrig	○	●	○	○	○	○	○	●	2	-0.95	0	-1.90
	Plumbing/Water Heaters	●	○	○	○	○	○	○	●	6	0	0	0.00
FIMS Qtr: 1 Maintenance Management	PM Plan	○	●	○	○	○				10	-0.95		-9.5
	FIMS and Equipment Data	○	○	○	●	○				7	-2.83		-2.83
	Staff Development	○	○	○	●	○				5	-2.83		-14.15
	Maintenance Safety	○	○	○	○	●				5			-18.85
	Maint. Contractor Oversight	○	●	○	○	○				5	-0.95		-4.75
	Facilities Mater Plan (Renewal)	○	○	●	○	○				3	-1.89		-5.67
Total Performance Deficiencies: -181.64    Total Score: 818.36    Overall Rating: 81.84%													

## Comments Section

### Roadway/Parking

*Well-maintained, except for some cracks to be patched or sealed*

### Site Utilities

*Correctly secured, with barriers*

### Playgrounds/Athletic Fields

*Impact material in place. Could use a minor sweep, but good overall.*

### Site Drainage

*One sidewalk drain partially plugged. Everything else in order.*

### Sidewalks

*Two broken sidewalks due to tree roots (since removed) need to be repaired/replaced. Slight settling around blocked sidewalk drain.*

### Grounds

*Overall good. No significant findings.*

### Windows/Calking

*No issues. Windows relatively new. Skylights show evidence of constant maintenance.*

### Walls/Finishes

*Well-kept, though stucco damage in areas where drainpipes were repaired.*

### Entry/Exterior Doors

*Condition correct for age.*

### Roof/Flashing/Gutters

*Roof has serious design/drainage issues that need to be corrected, but is well-maintained.*

### Walls/Floors/Ceilings/Stairs

*Some fresh stains directly attributable to roof problems.*

### Interior Doors

*Correct, with no issues.*

### Restrooms

*Clean and well-maintained.*

### Housekeeping

*Corners clean. Well-maintained.*

### Electrical Distribution

*Boxes correctly secured. No issues.*

### Lighting

*No issues found.*

### Fire Protection Systems

*In normal mode, no shunts. Some monthly inspections not current on extinguishers, and some extinguishers have been moved out of the hallways into adjacent classrooms, where they may not be accessible in the event of a fire, especially after-hours when said classrooms might be locked.*

**Equipment Rooms**

*Clean and tidy*

**Heating/Cooling/Ventilation**

*Well-maintained with good PM, but with design issues and obsolete equipment.*

**Air Filters**

*PM in order*

**Kitchen Equipment/Refrig**

*No kitchen. Meals are provided at next-door school.*

**Plumbing/Water Heaters**

*All correct and in order.*

**PM Plan**

*PM plan is current. Recommend the district add a safety policy to the plan.*

**FIMS and Equipment Data - Qtr:1****Staff Development**

*Staff development policy identified.*

**Maintenance Safety**

*No safety policy identified.*

**Maint. Contractor Oversight**

*Policy identified.*

**Facilities Mater Plan (Renewal)**

*FMP is aligned with the PM plan.*



## **TAB 4:**

### **Subcommittee Reports**

#### **a. Awards Subcommittee Report**

- **Additional Funding/Emergency Funding/  
Award Language Requests:**
  - WLV Family Partnership – Out-of-Cycle Design Funding
  - Los Alamos – Los Alamos MS – Out-of-Cycle Construction Funding
  - Los Alamos – Pinon ES – Net State Award Clarification
  - Moriarty – Route 66 ES Roof – Adjust Offset



STATE OF NEW MEXICO

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL  
PUBLIC SCHOOL FACILITIES AUTHORITYSUSANA MARTINEZ  
GOVERNORDAVID ABBEY  
PSCOC CHAIRROBERT A. GORRELL  
PSFA DIRECTOR

## PSCOC ADDITIONAL FUNDING REQUEST

DATE: 6/8/12 REQUEST TYPE: ☒ Out-of-cycle ☐ Waiver ☐ Advance ☐ Emergency ☐ Cost Overrun

NOTE: Districts must complete and submit the Statement of Financial Position on Page 2. of this Funding Request and be signed by the district bond advisor. Read INSTRUCTIONS at the end of the application for additional criteria for emergency funding and local match waiver eligibility. Incomplete applications will be returned to the district and may delay action by the Council.

SCHOOL DISTRICT: West Las Vegas Public SchoolsPSCOC PROJECT #: P12-013 (If Emergency, write "Emergency")PROJECT NAME: WLV Family Partnership MHSENROLLMENT: 72DESIGN CAPACITY: 80

DESCRIPTION OF REQUEST: Request continuing Planning & Design award funds to supplement initial Planning award of \$ 60,000. Educational Specifications have been completed and approved and will serve as the basis for the completion of planning and design. Estimated costs for Planning and Design phase is 210,143. Additional offset carry forward of \$107,898.32 will be applied to future award.

Line	CURRENT PSCOC AWARD INFORMATION	TOTAL	STATE TO ADEQUACY	DISTRICT TO ADEQUACY
1	Project Costs up to Adequacy (est.)	\$ 60,000.00	\$ 45,600.00	\$ 14,400.00
2	Appropriation Offset	\$ -	\$ (45,600.00)	\$ 45,600.00
3	Waiver ###/###/###	\$ -	\$ -	\$ -
4	Supplemental Award ###/###/###	\$ -	\$ -	\$ -
5	Subtotal Project Costs to Adequacy after Waiver & Offsets:	\$ 60,000.00	\$ -	\$ 60,000.00
6	Above Adequacy Project Costs (est.)	\$ -	\$ -	\$ -
7	Local Match Advance ###/###/###	\$ -	\$ -	\$ -
8	ADJUSTED TOTAL BUDGET (USES)	\$ 60,000.00	\$ -	\$ 60,000.00

Line	ADDITIONAL FUND REQUEST (COST OVERRUN)		
9	Project Cost to Adequacy -estimated	\$ 210,143.00	
10	Current Budget to Adequacy (Line 5)	\$ 60,000.00	
11	Estimated Funding Shortfall (Line 9 - Line 10)	\$ 150,143.00	
		REQUEST	MATCH PERCENTAGE
12	Additional District Funds Requested	\$ 36,034.32	24%
12.1	Appropriation Offset Carryover	\$ 114,108.68	
12.2	TOTAL ADDITIONAL DISTRICT FUNDS REQUESTED	\$ 150,143.00	
13	Additional State Funds Requested	\$ 114,108.68	76%
13.1	Appropriation Offset Carryover	\$ (114,108.68)	
13.2	TOTAL ADDITIONAL STATE FUNDS REQUESTED	\$ -	

Line	ADDITIONAL FUND REQUEST (WAIVER/ADVANCE/EMERGENCY)
14	Request

School Board President  
(Required)

Date

School District Superintendent  
(Required)

Date

Signatories certify that, to the best of their knowledge, the information contained in the application herein is complete and accurate.

ADDITIONAL  
INFORMATION:

PSFA STAFF  
RECOMMENDATION:

PSFA staff recommends that the PSCOC approve the state funding request totaling \$ 114,108.68 as requested to complete Planning and Design of this project to adequacy.  
Please note the district has in place their required additional funding amount totaling \$ 36,034.32 as submitted.

Karl Q. Antyem 6/5/12  
PSFA Regional Manager Date

[Signature] JUNE 5, 2012  
PSFA Senior Facilities Manager Date

SUBCOMMITTEE REVIEW DATE: \_\_\_\_\_

- ☐ Approve Recommendation  
☐ Reject Recommendation

COMMENTS:

PSFA Director

Date

PSCOC Awards Subcommittee Chair

Date

PSCOC REVIEW DATE: \_\_\_\_\_

- ☐ Approve Motion  
☐ Reject Motion

MOTION:

ACTION:

## Section 7.0 - Preliminary Cost Estimate

### 7.1 Preliminary Cost Estimate

The preliminary construction cost estimates for the West Las Vegas Family Partnership School are for planning and budget purposes only. At this time there are two options from which the district may consider:

- 1) Demolish old addition, renovate and reuse the existing "old cafeteria" that is on the WLV High School Campus and add to the existing facility to provide the needed square footage or
- 2) Demolish the "old cafeteria" and construct a new facility if the existing facility is determined that it can not be reconfigured to meet the programmatic needs of WLVFPS or has facility condition issues that make it less costly long-term to replace the building than to renovate it.

The costs below are based upon cost per square foot a feasibility study of the existing "old cafeteria" has not been completed and may contain hidden conditions prohibiting its adaptive reuse for this project.

#### Option 1 - Renovate and Add to the Existing "Old Cafeteria"

West Las Vegas Family Partnership School - Option 1			
	Quantity	Estimated Unit Cost	Estimated Cost
A. Renovation Costs*	10,549	\$115 SF	\$1,213,135.00
B. Building Demolition: Haz Mat & Misc-Old Cafeteria	10,549	\$16 SF	\$168,784.00
B.1 Building Demolition: Existing WLVFPS Facility	6,200	\$25 SF	\$155,000.00
C. Fixed Equipment	6,200	8% of A	\$97,051.00
D. Site Work		10% of A	\$121,314
E. Total Preliminary Construction Cost:		A+B+C+D	\$1,755,284.00
F. Site Acquisition:			\$0
G. Moveable Equipment/ Furnishings:		6% of A	\$72,788.10
H. Soft Costs: (A/E Fees, Consultant Fees, Roofing Consultant, Perf Assurance Contractor and Testing)		11% of E	\$193,081.24
I. Contingency		10% of E	\$175,528.40
J. Administrative/ Gen Conditions Costs		7% of E	\$122,869.88
K. Total Project Budget**			\$2,319,551.62

\*Does not include potential hazardous material removal or major structural reconfiguration

\*\*Costs do not include NMGR or Escalation



## STATE OF NEW MEXICO

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL  
PUBLIC SCHOOL FACILITIES AUTHORITYSUSANA MARTINEZ  
GOVERNORDAVID ABBEY  
PSCOC CHAIRROBERT A. GORRELL  
PSFA DIRECTOR

## PSCOC ADDITIONAL FUNDING REQUEST

DATE: 6/8/12 REQUEST TYPE: ☒ Out-of-cycle ☐ Waiver ☐ Advance ☐ Emergency ☐ Cost Overrun

**NOTE:** Districts must complete and submit the Statement of Financial Position on Page 2. of this Funding Request and be signed by the district bond advisor. **Read INSTRUCTIONS at the end of the application for additional criteria for emergency funding and local match waiver eligibility.** Incomplete applications will be returned to the district and may delay action by the Council.

SCHOOL DISTRICT: Los Alamos Public Schools

PSCOC PROJECT #: P11-013 (If Emergency, write "Emergency")

PROJECT NAME: Los Alamos Middle School Additions and Renovations

ENROLLMENT: 538

DESIGN CAPACITY: 550

**DESCRIPTION OF REQUEST:** Demolition and reconstruction/renovation of classroom buildings to bring these portions of the campus to adequacy. This includes site work, demolition of original 1961 Classroom "100" building and 1965 Classroom "500" building, renovation of Classroom "200" building including HVAC, finishes, electrical and life safety systems. Project also includes a new two-story classroom building with library and a portable classroom campus. Gymnasium and cafeteria buildings will not be brought up to adequacy at this time due to limited District funding.

Line	CURRENT PSCOC AWARD INFORMATION	TOTAL	STATE TO ADEQUACY	DISTRICT TO ADEQUACY
1	Project Costs up to Adequacy (est.)	\$ 1,350,000.00	\$ 445,500.00	\$ 904,500.00
2	Appropriation Offset	\$ -	\$ -	\$ -
3	Waiver ##/##/##	\$ -	\$ -	\$ -
4	Supplemental Award ##/##/##	\$ -	\$ -	\$ -
5	<b>Subtotal Project Costs to Adequacy after Waiver &amp; Offsets:</b>	<b>\$ 1,350,000.00</b>	<b>\$ 445,500.00</b>	<b>\$ 904,500.00</b>
6	Above Adequacy Project Costs (est.)	\$ -	\$ -	\$ -
7	Local Match Advance ##/##/##	\$ -	\$ -	\$ -
8	<b>ADJUSTED TOTAL BUDGET (USES)</b>	<b>\$ 1,350,000.00</b>	<b>\$ 445,500.00</b>	<b>\$ 904,500.00</b>

Line	ADDITIONAL FUND REQUEST (COST OVERRUN)		
9	Project Cost to Adequacy -estimated	\$ 17,963,694.86	
10	Current Budget to Adequacy (Line 5)	\$ 1,350,000.00	
11	<b>Estimated Funding Shortfall (Line 9 - Line 10)</b>	<b>\$ 16,613,694.86</b>	
		<b>REQUEST</b>	<b>MATCH PERCENTAGE</b>
12	TOTAL ADDITIONAL DISTRICT FUNDS REQUESTED	\$ 11,131,175.56	67%
13	TOTAL ADDITIONAL STATE FUNDS REQUESTED	\$ 5,482,519.30	33%

Line	ADDITIONAL FUND REQUEST (WAIVER/ADVANCE/EMERGENCY)
14	Request

School Board President  
(Required)

Date

School District Superintendent  
(Required)

Date

Signatories certify that, to the best of their knowledge, the information contained in the application herein is complete and accurate.

**ADDITIONAL  
INFORMATION:**

The 20011 award was for planning and design to renovate or replace facilities and central kitchen to serve the district to adequacy for 536 students, grades 7-8. This request for additional funds is based on the selected contractors actual cost proposal from an RFP for construction.

**PSFA STAFF  
RECOMMENDATION:**

PSFA staff recommends that the PSCOC approve the additional state funding request for the phase 2 (construction funding) totaling \$ 5,482,519.30 as requested to complete this project to adequacy.  
Please note the district has in place their required additional funding amount totaling \$ 11,131,175.56 as submitted.

\_\_\_\_\_  
PSFA Regional Manager

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
PSFA Senior Facilities Manager

6/8/2012  
\_\_\_\_\_  
Date

SUBCOMMITTEE REVIEW DATE: \_\_\_\_\_

- ☐ **Approve Recommendation**  
☐ **Reject Recommendation**

COMMENTS:

--

\_\_\_\_\_  
PSFA Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
PSCOC Awards Subcommittee Chair

\_\_\_\_\_  
Date

PSCOC REVIEW DATE: \_\_\_\_\_

- ☐ **Approve Motion**  
☐ **Reject Motion**

MOTION:

--

ACTION:

--

**PSCOC Additional Funding Request**

P11-013 Los Alamos Middle School

	<b>TOTAL</b>	<b>PSCOC</b>	<b>DISTRICT</b>
	<b>100%</b>	<b>33%</b>	<b>67%</b>
Previous MACC	\$13,500,000.00	\$4,455,000.00	\$9,045,000.00
MACC Increase June 2012	\$490,989.00	\$162,026.37	\$328,962.63
Alternate #1 - 3 Year Maint. Agrmnt.	\$96,300.00	\$31,779.00	\$64,521.00
NMGRT on MACC/Alt. #1	\$1,031,400.86	\$340,362.29	\$691,038.58
PAC/Roof Observation ( <i>incl GRT</i> )	\$189,315.00	\$62,473.95	\$126,841.05
Testing/Special Inspection ( <i>incl GRT</i> )	\$171,680.00	\$56,654.40	\$115,025.60
Asbestos Abatement ( <i>incl GRT</i> )	\$264,010.00	\$87,123.30	\$176,886.70
FF&E ( <i>incl. GRT</i> )	\$450,000.00	\$148,500.00	\$301,500.00
Contingency	\$420,000.00	\$138,600.00	\$281,400.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
<b>SUBTOTAL ADD</b>	<b>\$16,613,694.86</b>	<b>\$5,482,519.31</b>	<b>\$11,131,175.56</b>
Previous Awards	\$1,350,000.00	\$445,500.00	\$904,500.00
Additional Request	\$16,613,694.86	\$5,482,519.31	\$11,131,175.56
<b>NEW PROJECT TOTAL</b>	<b>\$17,963,694.86</b>	<b>\$5,928,019.31</b>	<b>\$12,035,675.56</b>

## NOTES:

- |   |
|---|
| * MACC includes increase from \$13,500,000 estimate presented to PSCOC Award Subcommittee in April 2012 to \$13,990,989 now after bids received and Contractor selected using RFP Qualifications Based selection process. |
| * FF&E Amount was reduced by District to \$450,000 to reflect current available funding.  |
| * District carrying 3% construction contingency due to risks associated with demolition and remodel of buildings in the 1960's era.   |

# Los Alamos Middle School

## Bid Tabulation Sheet

	Bradbury	Flintco	McCarthy
Base Price	12,199,000	12,134,311	12,447,200
Alternate 1	83,000	93,479	96,300
Bid lot 7	48,300	40,352	44,800
bid lot 8	94,500	92,000	92,000
bid lot 9	1,067,000	1,286,749	1,161,600

### Total Price (before Bid Lot 10 is included)

\$13,491,800	\$13,646,891	\$13,841,900
--------------	--------------	--------------

Bid Lot 10	887,200	1,062,691	902,500
------------	---------	-----------	---------

<b>TOTAL W/ BID LOT 10</b>	<b>\$14,379,000</b>	<b>\$14,709,582</b>	<b>\$14,744,400</b>
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base price + alt 1	12,282,000	12,227,790	12,543,500
Low Price (w. alt 1)	12,227,790	12,227,790	12,227,790
Points for Price	39.82	40.00	38.99

Total Points for Price: 40

Alternate 2	73,500	1,037,985	0
Alternate 3	7,200	5,535	5,700
Alternate 4	46,500	45,199	124,200

Bid lot 2	31,700	30,882	5,300
Bid lot3	23,800	51,888	41,200
Bid lot 4	65,400	78,963	91,700
Bid lot 5	70,000	66,066	83,200
Bid lot 6	82,000	71,845	108,000

**Total of EVERYTHING**    \$ 14,779,100.00    \$ 16,097,945.00    \$ 15,203,700.00



**Project: Los Alamos Middle School Contract Summary with VE**

**Location: Los Alamos, New Mexico**

**Date: June 7, 2012**

**Summary of Cost for LAMS Renovations Bid Lots 1, 7, 8, 9, 10 No Alternates Included**

WC	Bid Lots 1 , 7, 8, 9, 10	
	DESCRIPTION	Total
01A	Owner Allowances	\$95,500
01B	Survey	\$57,500
02	Existing Conditions	\$125,255
03	Concrete	\$1,802,686
04	Masonry	\$41,657
05	Steel	\$1,032,692
06	Wood, Plastic, Composites	\$390,201
07	Thermal and Moisture Protection	\$594,927
08	Doors and Windows	\$507,537
09	Finishes	\$1,948,011
10	Specialties	\$329,067
11	Lab Equipment	\$33,731
14	Conveying Equipment	\$69,488
21	Fire Protection	\$358,787
22	Plumbing	With 23
23	HVAC	\$3,532,227
26	Electrical	\$2,052,000
31	Earthwork	\$1,070,742
32A	Fencing	\$41,517
32B	Landscaping	\$308,441
33	Site Utilities	With 23
	Value Engineering	(\$657,111)
	Totals	\$13,734,854
	GL& Umbrella	\$131,881
	Builder's Risk	\$8,765
	Permits	\$17,585
	P&P Bonds	\$97,904
	Grand Total	\$13,990,989

## Final Selection Based on Combined Scores from Technical Proposal, Price and Interview

	Bradbury	Flintco	McCarthy
<b>Rater #1</b>			
Score	167.14	163.75	173.55
Rank	2.00	3.00	1.00
<b>Rater #2</b>			
Score	166.84	164.45	166.55
Rank	1.00	3.00	2.00
<b>Rater #3</b>			
Score	169.94	174.05	165.45
Rank	2.00	1.00	3.00
<b>Rater #4</b>			
Score	162.24	155.25	176.05
Rank	2.00	3.00	1.00
<b>Rater #5</b>			
Score	124.14	129.75	138.55
Rank	3.00	2.00	1.00
<b>Rater #6</b>			
Score	168.14	169.25	173.55
Rank	3.00	2.00	1.00
<b>Rater #7</b>			
Score	175.14	172.75	177.05
Rank	2.00	3.00	1.00
<b>Rater #8</b>			
Score		171.75	167.05
Rank	2.00	1.00	3.00
Rater #1	2.00	3.00	1.00
Rater #2	1.00	3.00	2.00
Rater #3	2.00	1.00	3.00
Rater #4	2.00	3.00	1.00
Rater #5	3.00	2.00	1.00
Rater #6	3.00	2.00	1.00
Rater #7	2.00	3.00	1.00
Rater #8	2.00	1.00	3.00
<b>Total:</b>	<b>17.00</b>	<b>18.00</b>	<b>13.00</b>
<b>Overall Final Rank:</b>	<b>2.00</b>	<b>3.00</b>	<b>1.00</b>

LAPS Value Engineering Tracking

Updated 6/7/12

MC = McCarthy

No.	Item	LAPS Initial Review	MC Clarifications	Cost Savings	LAPS Final Decision	Reason
1	Electric heat in lieu of gas in portables	MC to explain how this would be feasible with portable mechanical systems and provide cost savings	This savings may be possible if the portables are/or can be equipped with a heat pump unit.		Declined	Portables do not come equipped with necessary equipment.
2	Revised interim site plan	MC to discuss feasibility and provide cost savings. (500 building + adjacent portable = 10 classrooms; area removed from temp campus = 18 classrooms. Concern about grading, systems, and utility coordination.)	Plan to be discussed during work session.		Declined	Scheduling constraints pose significant risks to this option and put in jeopardy the success of Summer 2012 temporary campus work.
3	Use existing science portable from SFPS	MC to confirm availability and how portable is equipped, to see if it meets LAMS needs.	Pictures hav ebeen provided and Herb has visited the portable in the current location in Santa Fe.	(\$80,000)	Accepted - Pending LAPS inspection of portable. This deduction can only be offered if Bid Lot 8 is accepted.	
4	Reduce storm drain by 30%	MC to provide info on how this is to be achieved, and cost savings	Work with civil engineer to develop sheet flow in lieu of HDPE piping.		Declined	Scheduling constraints prevent this option from being attainable.
5	Reduce landscape by 50%	MC to provide info on how this is to be achieved, and cost savings	McCarthy to work with Los Alamos Landscape to provide revised scope.	(\$115,000)	Accepted - Landscape to become allowance of \$125,000	
6	PVC pipe in lieu of ductile iron pipe	MC to clarify what this refers to (roof drains? sewer?) and provide cost savings.	Change 560' of 3" ductile iron domestic water to PVC.		Declined	County and water utility approval would be required to make this change. The schedule does not permit this type of approval.
7	Reduce site concrete by 30%	MC to provide info on how this is to be achieved, and cost savings	Revised scope would include reduced concrete areas, 5" concrete thickness with wire mesh reinforcement at perimeter walkways, and 4" concrete thickness with wire mesh reinforcement at interior walkways per attached exhibit.	(\$41,742)	Accepted - Pending approval of reductions by LAPS. Exhibit provided detailing areas and quantity reductions.	
8	Provide concrete walkways in lieu of flagstone	MC to provide cost savings (for both no longer salvaging the flagstone, and not re-laying the flagstone)	McCarthy to contact subcontractors for pricing input.	(\$7,000)	Accepted	
9	Reduce boulders in landscape by 50%	MC to provide cost savings	Eliminate 50% of boulders included in Landscaping.	Included in item #5.	Included in item #5.	
10	Abandon existing utilities in place	MC to provide cost savings (factoring in accurate as-building of any discovered or modified utilities)	Price includes abandoning all utilities noted for demolition on the contract documents. As builting will be provided each time an existing utility is encountered during construction.	(\$17,500)	Accepted	Note - McCarthy to evaluate savings of abandoning electrical utilities in place.
11	Delete 3rd stop on elevator	NO - LAPS does not want to pursue this. Access is needed to penthouse, stairs do not extend to roof, ladder is not sufficient.	N / A		Declined	Access is needed to penthouse, stairs do not extend to roof, ladder is not sufficient.
12	Reduce entry canopy by 50%	MC to provide cost savings and clarify intended approach/scope	McCarthy to clarify scope with steel fabricator/erector. Reduction would reduce overall size of canopy and members.		Declined	Revisions to the entry canopy would significantly alter the appearance of the entry.
13	Increase joist spacing by increasing deck thickness	MC to provide info on how this is to be achieved, and cost savings (concern that minimal increase may not eliminate joists, and larger increase may require going to more expensive LH joists and change detailing)	McCarthy to work with the steel fabricator to provide revised sizing.		Declined - Discussion with the fabricator indicates that increasing joist spacing will produce greater than acceptable deflection.	Floor deflection even at narrow spans will generate more deflection than is acceptable for the project.
14	Replace wire mesh hand rail with traditional handrail	MC to provide cost savings and proposed product substitution for review	McCarthy to discuss alternatives with steel fabricator.		Accepted - After discussing option with fabricator, an acceptable product that would produce the proper savings was not available.	Cost effective solution not available.
15	Replace structural steel with load bearing masonry	NO - LAPS does not want to pursue this, not feasible at this point in the project.	N / A		Declined	LAPS does not want to pursue this, not feasible at this point in the project.
16	Mechanical screening in lieu of mechanical penthouse	NO - LAPS does not want to pursue this, due to concerns about equipment life, equipment specs, etc.	N / A		Declined	LAPS does not want to pursue this, due to concerns about equipment life, equipment specs, etc.
17	Eliminate double wall skin system	MC to clarify what this is in reference to, propose alternate product, and provide cost savings	Suggestion is to reveal double stud walls at stucco reveals.		Declined	Condiiton exists only at stairwells and alternatives may create housekeeping issues.

18	Reduce metal panels by 55%	MC to provide cost savings	McCarthy to receive pricing from WWRC.	(\$51,605)	Previously Accepted (Scope Revised) - To obtain \$50,000 in savings all metal wall panels would need to be removed from the lower levels of the building. The only remaining panels would be non-insulated panels located at the penthouse and metal soffit panels. Please see alternates listed below for alternatives.	
19	Architectural stucco pattern in lieu of metal panels	MC to provide cost savings	McCarthy to receive pricing from WWRC.		See item #19.	
20	Install solar window film in lieu of sun control devices	NO - LAPS does not want to pursue this, due to concerns about heat gain and glare.	N / A		Declined	LAPS does not want to pursue this, due to concerns about heat gain and glare.
21	Delete skylight	MC to provide cost savings	Pricing breakout received.	(\$5,000)	Accepted	
22	Provide stucco soffits in lieu of metal panel	MC to clarify locations and provide cost savings	Located at entrance canopy.		Declined	This item potentially poses a risk of failure due to water infiltration.
23	Reduce glazing by 30%	NO - LAPS does not want to pursue this, due to concerns about daylight, view, committee feedback, etc.	N / A		Declined	LAPS does not want to pursue this, due to concerns about daylight, view, committee feedback, etc.
24	Reduce wall tile to 6' aff	MC to provide cost savings	McCarthy to contact Ray's Flooring for pricing.		Declined	This item represents a departure from district standards.
25	Alternate column covers	MC to clarify location (single column cover at entry?) and provide cost savings	Single aluminum column cover at entry.		Declined	Stucco or drywall cover presents a durability concern.
26	Substitute lab tables in lieu of cabinet and countertops	NO - LAPS does not want to pursue this, due to requirements of LAMS's science curriculum	N / A		Declined	LAPS does not want to pursue this, due to requirements of LAMS's science curriculum
27	Chemical resistant plastic laminate in lieu of epoxy resin	NO - LAPS does not want to pursue this, due to requirements of LAMS's science curriculum	N / A		Declined	LAPS does not want to pursue this, due to requirements of LAMS's science curriculum
28	Faux wood ceiling in lieu of wood veneer	MC to provide cost savings and proposed product substitution for review	McCarthy to identify product data for alternate material.	(\$47,289)	Accepted - New product to be Armstrong Lineage Woodlooks	
29	Alternate acoustic panels	MC to provide cost savings and proposed product substitution for review	McCarthy to obtain alternate pricing info from diversified interiors.	\$0	Subcontractor was unable to identify alternate to provide quantifiable savings.	
30	Eliminate floorshield system.	MC to provide clarification (is this for moisture control testing and treatment?) and proposed method for compliance with manufacturer's requirements, and cost savings	Price savings is to remove floor treatment system in its entirety.	(\$190,000)	Accepted.	
31	Substitute polished concrete floor in lieu of other materials	NO - LAPS does not want to pursue this, due to concerns about maintenance, acoustics, and appearance	N / A		Declined	LAPS does not want to pursue this, due to concerns about maintenance, acoustics, and appearance
32	Eliminate pumphouse and add the use of a booster pump	MC to provide clarification and cost savings (Concern about need for pump for both domestic and fire, and removal possibly requiring booster pumps in every building, and more maintenance)	Pumphouse supplies only the fire suppression system. McCarthy suggests utilizing booster pumps within the building in lieu of the pump house.		Declined - McCarthy to evaluate other cost savings associated with the enclosure or alternte manufacturers.	Concern about need for pump for both domestic and fire, and removal possibly requiring booster pumps in every building, and increased maintenance
33	Direct/indirect evaporative coolers in lieu of split system	MC to provide clarification (is this for IT rooms, or whole system?), and proposed alternate system and cost savings	McCarthy can provide ROM pricing for either option. Initial VE was proposed around		Declined	Does not provide cooling sufficient to meet PSFA standards.
34	Substitute alternate mechanical equipment manufacturer	MC to propose alternate manufacturers and cost savings	McCarthy to pursue alternate pricing from Miller Bonded.		Declined - McCarthy to pursue bids from other manufacturers to validate Trane's pricing. Pricing received from Aon. Trane is low.	Trane is the district standard. McCarthy to ensure competitive pricing.
35	Alternate light fixture package	MC to propose alternates and cost savings (is this change to manufacturer, or type of fixture?)	McCarthy to pursue alternate pricing from DKD.	(\$12,228)	Accepted - Alternate manufacturers and catalogue numbers attached on separate sheet. Revised cut sheets to be provided by McCarthy via FTP site.	
36	Aluminum feeders - 200 amp and above	MC to provide cost savings and clarify whether this would require change to any runs, conduit sizes, etc.	These savings are attainable if aluminum wire is used on all feeders 200 amp and above.	(\$26,250)	Previously Declined - McCarthy resubmits with revised scope and savings.	District cites issues with aluminum wiring in the past and concerns among the community.
37	Evaluate use of occupancy sensors	MC to provide cost savings	Ealuate the number and use of occupancy sensors.		Declined	Current design must be maintained to ensure code compliance.
38	Reduce electrical conduit sizes	MC to provide cost savings and clarification (does this mean reducing the min size from 3/4" to 1/2", or are there specific locations being questioned?)	Pricing can be received for reducing minumum size, DKD can price additional areas.		Declined	LAPS states concerns about future electrical pulls.

39	Alternate electrical switch gear manufacturer	MC to propose alternate manufacturers and cost savings.	McCarthy / DKD to pursue alternate pricing.	(\$14,420)	Previously Declined - McCarthy resubmits this item and is now providing savings for providing aluminum buss and windings in Square D system.	
40	Leave utility tunnel in place alongside Admin building (under canopy to remain).	MC to provide cost savings if tunnel were left in place (not removed or backfilled), but required utility work still done at this location.	Pricing is being evaluated by subs.	(\$7,078)	Accepted.	
41	Delete angular gray gravel over native seed - broadcast, rake, and roll only	MC to provide cost savings	Los Alamos Landscape to price.	Included in item #5.	Included in item #5.	
42	Change doors at tall storage cabinets and tall wardrobe cabinets in classrooms from double to single doors	MC to provide cost savings	P&M to price.		McCarthy to pursue.	Per P&M Casework ASWI standards do not recommend single doors over 23". Over time this door is likely to sag and cause durability issues.
43	Change 2" rigid insulation at stucco system to 1.5"	MC to provide cost savings	Diversified Interiors providing pricing.		Declined	This change would conflict with PSFA / LAPS standards.
44	Change Armstrong ultima ceiling tile to Armstrong fine fissured school zone tile	MC to provide cost savings	Diversified Interiors providing pricing.	(\$35,000)	Accepted - Pending pricing from McCarthy	
45	Delete intermediate stair stringer/rail and increast stair pan gauge	MC to provide cost savings	McCarthy to evaluate alternatives with steel fabricator.		Declined	Structural engineer indicates major redesign without significant cost savings.
46	Change color of gravel mulch to more economical variety	MC to provide cost savings and proposed product substitution for review	Los Alamos Landscape to provide pricing.	Included in item #5.	Included in item #5.	
47	Change domestic cold water pipe insulation to 1/2" fiberglass		Pricing received from Miller Bonded.	(\$3,000)	Accepted	
48	Change domestic hot water pipe insulation to 1/2" fiberglass		Pricing received from Miller Bonded.		Declined	Mechanical engineer cites code restrictions.
49	Change roof drain insulation to flexible wrap.		Pricing received from Miller Bonded.	(\$4,000)	Accepted	
50	Change heating water piping to 1" fiberglass		Pricing received from Miller Bonded.		Declined	Mechanical engineer cites code restrictions.
51	Upsize and combine roof drains with overflow leaders		Pricing received from Miller Bonded.		Declined	This change would create significant redesign concerns and savings would be reduced due to code requirements.
52	Allow CPVC for acid waste piping.		Pricing received from Miller Bonded.		Declined	District standards preclude the use of CPVC piping.
	Total			(\$657,111)		
Additional Cost Saving Options						
	Description			Savings	Notes	
7a	Delete sidewalks shown on attached exhibit (no reduction in other site concrete thickness / reinforcing).			(\$18,714)	Cannot be taken with items 7, 7b, or 7c.	
7b	Change all sidewalk to 4" concrete w/wire mesh reinforcing and 6" compacted ABC.			(\$35,102)	Cannot be taken with items 7, 7a or 7c.	
7c	Change all sidewalk to 5" concrete w/ #4 rebar at 12" oc and 6" compacted ABC.			(\$14,651)	Cannot be taken with items 7, 7a, 7b.	
18a	Delete non-insulated metal panels at penthouse only.			(\$8,000)	Cannot be taken with item 18b	
18b	Delete non-insulated metal panels at penthouse and an additional 3700 sf from the rest of the building. 900 sf to remain.			(\$50,000)	Cannot be taken with item 18a.	
36a	Change all portable electrical feeder's to aluminum in lieu of copper.			(\$2,730)		

The renovation of Los Alamos Middle School (LAMS) is designed to serve 536 students in the 7th and 8th grades. The site has also been planned to accommodate a future 6th grade academy. This facility has 43 teachers and 41 teaching spaces. Educational Specifications (Ed Specs) were created by ARC prior to the start of architectural design, and the design committee includes most of the staff that served on the Ed Spec committee. Included in this submittal are a Utilization Study and a detailed Space Program that reflects the existing, grandfathered spaces and new spaces that are needed to support the curriculum and implement the Educational Specifications.

Because this project involves the renovation of existing LAMS facilities, the programming effort also included evaluation of the following:

- Evident deficiencies in the existing facilities, including life safety and code issues, accessibility / ADA issues as well as the condition of the structural, architectural, mechanical, electrical, and plumbing systems;
- Possible scenarios for accommodating the Space Program through a combination of the existing facilities and new construction; and
- Cost comparison of renovation and replacement scenarios.

This narrative provides background on key aspects of the project, and summarizes the detailed information found in the supporting documents.

### Project Goals

A number of project goals were established during the Ed Spec process, and ranked in order of priority by the LAMS building committee during the Programming phase. These goals have informed the program and will be used to guide the design process:

- 1. Portables** - Remove all portable classrooms.
- 2. Team Teaching** - Provide high performance, healthy learning environment that reinforces the Middle School Initiative "Teaming Concept." Small teams within each grade are to be co-located in a "cluster" configuration. Each "cluster" is to be separate and equal to other teams.
- 3. Special Education** - Provide distributed, properly designed and equipped classroom and support spaces for all levels of special education program delivery.
- 4. Site Security** - Provide more effective site-wide security to maintain a safe environment for students and staff. Design security to maximize visibility, incorporate lock-

down, boundary and zoning requirements and yet allow for a welcoming appearance and open access experience for after-hours community activities.

**5. Separate Traffic** - Provide a safe, clearly defined drop-off area for cars separated from bus loading and unloading with sufficient pedestrian walk-ways that keep students safe and out of vehicular traffic areas.

**6. Central Library** - Emphasize the central role of the Media Center. Increase the ability to accommodate more students, activities and provide for larger staff gatherings.

**7. Maintenance** - Use long lasting, easy-to-maintain materials and systems.

**8. Classroom Design** - Individual classrooms are to be flexible in configuration with ample storage and natural light, properly designed acoustically with new building systems, teacher controlled ventilation, and be media "smart" including electronics and audio / visual capabilities.

**9. Upgrade Technology** - Equitably incorporate the district's upgraded technology plan into new and existing spaces to enhance teaching and learning while being flexible for a variety of activities, classroom orientation or furniture layout.

**10. Master Plan** - Incorporate the classroom expansion potential on site that allows for future growth by adding the 6th grade in a stand-alone academy.

**11. Parking Quantity** - Provide appropriate staff and visitor parking with overflow parking areas for special events.

**12. Cohesive Look** - Create a pleasing, cohesive campus image that students, staff and parents can be proud of.

**13. Sustainable Design** - Provide energy-efficient / savings systems and sustainable materials where possible, following a "green building" model and incorporating sustainable elements that are visible to students to be used as a teaching tool.

**14. Site Circulation** - Provide safe, well-lit site circulation that is easy to navigate, connects student areas together into a central "hub" and main entry. Incorporate outdoor learning areas and make courtyards active and functional.

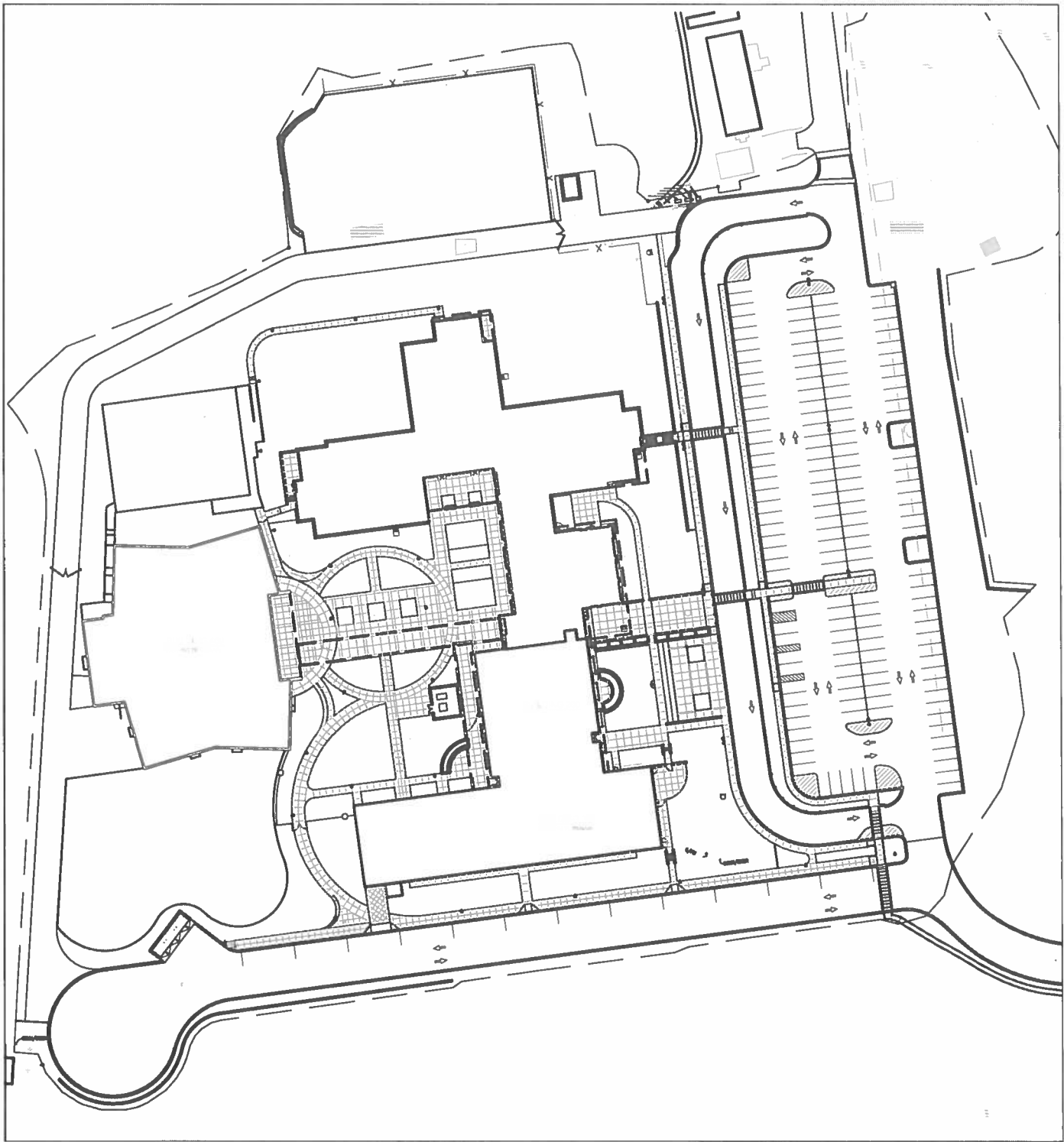
**15. Student Lockers** - Resolve student locker problem of size and the need to reduce crowding in the hallways.

**16. Active Students** - Provide area(s) for physical activities for students during lunch period.

**17. Equitable Design** - Any renovation work should bring the space to a design level comparable to new construction.

**18. Accessibility** - Improve ADA access to all buildings and around campus.

**19. Transparency/View** - Blend inside and outside environments.



Los Alamos Middle School

Site Plan

**Dekker/Perich/Sabatini**  
 architecture • interiors • landscape • planning • engineering

7601 Jefferson NE, Suite 100  
 Albuquerque, NM 87109

505-761-9700  
 fax 761-4222

DRAWN BY: ---

REVIEWED BY: ---

DATE ISSUED: ---

PROJECT NO: ---

SCALE: NTS

REF: ---














## GENERAL SHEET NOTES

- ALL EXPOSED EXTENSION STING, TO BE PAINTED P-6 UNLESS NOTED OTHERWISE.
- ALL EXTENSION HOLLOW JOINTS FRAMES AND DECKS TO BE PAINTED P-2.
- ALUM. EXTENSION CONTROL JOINTS WITH OPTIMIZED AND HYDRO M-2200 AS INDICATED ON BLINDS (SUPPLEMENT).
- ALL FIRST FLOOR GLAZING TO BE COORDINATE GLAZING.
- ALL SECOND FLOOR GLAZING TO BE MIRROR GLAZING.
- CHIEF FURNITURE VENDOR TO MEET AT ALL EXTENSION LOCATIONS TWO WEEKS PRIOR TO START OF CONSTRUCTION.

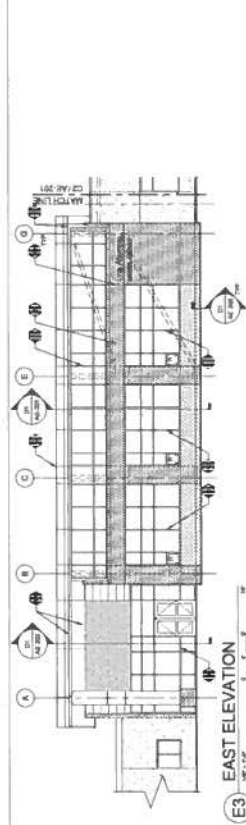
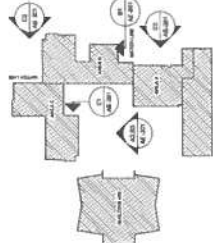
SHEET KEYED NOTES

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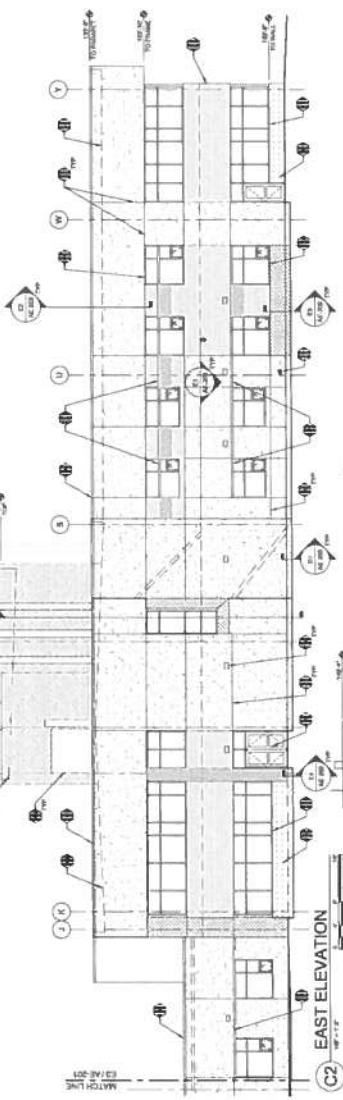
### LEGEND

- |   |   |
|---|---|
|    | POSTAL AND CREDIT PLACED FACING UP                  |
|    | POSTAL AND CREDIT PLACED FACING UP                  |
|   | POSTAL AND CREDIT PLACED FACING UP                  |
|  | POSTAL, MAIL, PAYEE, STUDENT, GROUP, INDIVIDUALIZED |
|  | POSTAL, MAIL, PAYEE, STUDENT, GROUP, INDIVIDUALIZED |
|  | POSTAL, MAIL, PAYEE, STUDENT, GROUP, INDIVIDUALIZED |
|  | COMBINATION STUDENT MAIL                            |

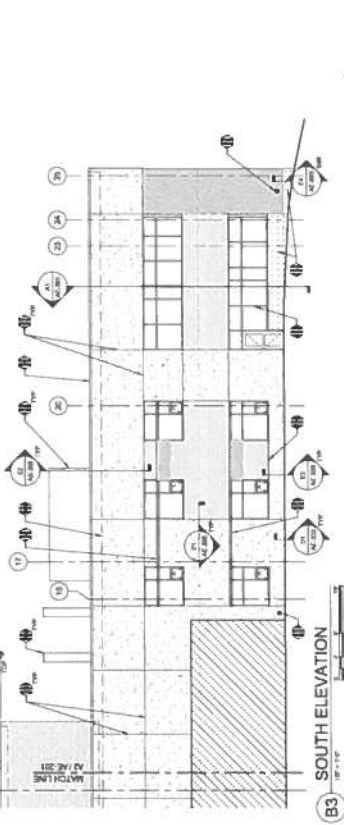
## KEYPLAN



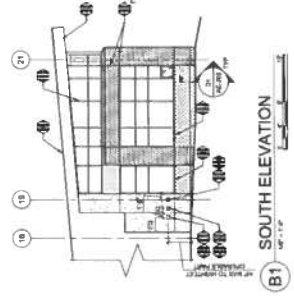
EAST ELEVATION



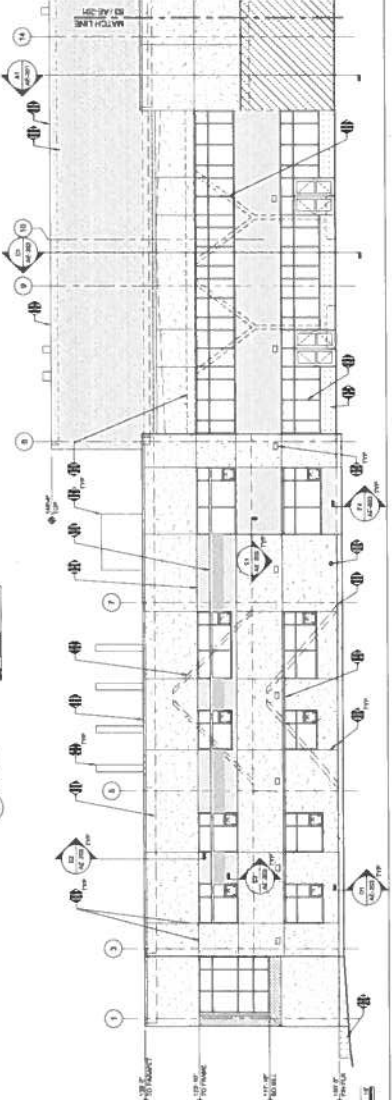
**EAST ELEVATION**



**SOUTH ELEVATION**



YOUTH ELEVATION



**SOUTH ELEVATION**

**State of New Mexico  
Public School Capital Outlay Council**

**Chair:**

David Abbey, LFC

**Members:**

Tom Clifford, DFA  
Paul Aguilar, PED  
Frances Maestas, LESC  
Raúl Burciaga, LCS



**Vice Chair:**

Keith Gardner  
Governor's Office

**Members:**

Dee Dennis, RLD  
Joe Guillen, NMSBA  
Gene Gant, PEC

**Public School Facilities Authority**

Robert Gorrell, Director  
2019 Galisteo, Suite B-1  
Santa Fe, NM 87505  
(505) 988-5989 Fax: (505) 988-5933

May 10, 2012

Dr. Eugene Schmidt, Superintendent  
Los Alamos Public Schools  
PO Drawer 90  
Los Alamos, NM 87544

Dear Superintendent Schmidt,

We are pleased to inform you that the Public School Capital Outlay Council (PSCOC) has approved a total net state award of \$225,000 after an applied direct appropriation offset of \$0 from the 2012-2013 Standards-Based Capital Outlay Roof Initiative to assist in roof repairs/replacement at the Los Alamos Public Schools for the following project:

**School:**

Pinon ES

**Facility / Portion:**

Pinon ES - 200 Wing

**Detail:**

See additional conditions below

Please note that the award can be used *only* for the project(s) and purpose(s) specified.

Prior to the expenditure or draw down of any state awarded funds, you must contact your PSFA Regional Manager (RM) who will assist you through the procurement and selection processes to complete the work and must remain involved throughout the project. All projects shall utilize standard PSFA contracts, procedures, and reporting requirements. The details of the project must be agreed to mutually in writing between the District and the PSFA through MOUs, which shall be executed following acceptance of the award by the District.

Please submit this letter accepting the award by signature of both the Board of Education and the Superintendent to: Mr. Robert Gorrell, Director, Public School Facilities Authority, 2019 Galisteo, Suite B-1, Santa Fe, New Mexico 87505. **Deadline for the acceptance of this grant is June 4, 2012.**

In addition to project specific contingencies or other requirements specified in the award language, additional conditions were adopted by the PSCOC as follows:

- These allocations are contingent upon district matching funds pursuant to the state/local share formula as adjusted for applied offsets.
- These allocations are subject to final negotiations and execution of the Memoranda of Understanding (MOUs) and other required documents between the PSFA and the District. **The signed MOU shall be returned to your PSFA Regional Manager no later than June 15, 2012.**
- Prior to design, districts must provide evidence of claims against roofing warranty or demonstrate evidence that original roof warranty has expired or contract did not require warranty; as well as, notification to NM Construction Industries Division with evidence that contractor has been contacted to repair roof but has been non-responsive.
- All districts receiving awards must have a completed audit for FY11 submitted to the State Auditor's Office prior to expenditure of PSCOC-awarded funds, and will have a corrective action plan in place to address audit findings. PSFA shall assume direct administration of all projects from districts with serious findings in regard to expenditures or management of capital outlay funds.
- **PSFA shall administer these construction-ready projects to ensure their completion by the end of the calendar year;** the PSFA director has authority to cancel projects that are not expected to be complete by December 31, 2012, subject to PSCOC approval of project extension upon appeal.
- On or before the 12th month following substantial completion of the project, PSFA staff will schedule a review of all project expenditures that apply to the scope of work to insure that the overall expenditures align with the match percentages after necessary offsets as identified in the MOU for the project. Following mutual agreement on the overall and final financial project status and funding expended, any PSCOC project balances remaining upon termination of the MOU shall be reallocated by the Council.

All districts are advised to expend these awarded funds, as well as past award balances, in a timely manner. If you have questions concerning the award, please contact Mr. Tim Berry at 505-988-5989 x2109.

Once more, we would like to extend our congratulations. We look forward to working with you in our common purpose of providing better school facilities for the children of New Mexico.

Sincerely,

David Abbey, Chair  
Public School Capital Outlay Council

cc: Robert Gorrell, Director, PSFA  
Robert Herron, PSFA Regional Manager

Attachments: 2012-2013 PSCOC Standards-Based Roof Awards

## DECLARATION OF AWARD ACCEPTANCE

The undersigned below hereby certifies that the 2012-2013 Standards-based Capital Outlay Roof Award to the Los Alamos Public Schools for the project at Pinon ES is: (check one)

- ☐ Accepted
- ☐ Rejected

by the district and all project specific contingencies and additional conditions that were adopted by the PSCOC at the meeting on May 1, 2012 are understood and accepted. The awarded funds will be expended only for the stated uses and all contingencies will be met.

### ACCEPTED BY:

\_\_\_\_\_  
School Board President  
Los Alamos Public Schools

DATE: \_\_\_\_\_

\_\_\_\_\_  
Dr. Eugene Schmidt, Superintendent  
Los Alamos Public Schools

DATE: \_\_\_\_\_

**PSCOC 2012-2013 STANDARDS-BASED ROOF AWARDS**  
(Construction Ready Early Awards - May 1, 2012)

Construction Ready Roof Applications

NMCI Rank	District	School	Facility	Portion	Roof SF	Total Project Cost	Cost/SF	Local Match %	State Match %	Potential Local Match \$	Potential State Match \$	Projected Offset *	Net State Match	Notes
44	Animas	Animas HS	High School and Ag Shop	Main Building	52,000	\$ 300,000	\$ 5.77	39%	61%	\$ 117,000	\$ 183,000	\$ -	\$ 183,000	
060750	Gadsden	Gadsden HS	GHS Boys Gym, Girls Gyms and Old English Building	All Areas of Boys Gym, Girls Gyms and Old English Building	29,408	\$ 651,500	\$ 22.15	11%	89%	\$ 71,665	\$ 579,835	\$ (334)	\$ 580,169	
85	Las Cruces	Farafres ES	Main Building	Roof	38,100	\$ 500,000	\$ 13.12	35%	65%	\$ 175,000	\$ 325,000	\$ (2,208)	\$ 327,209	
441	Las Vegas City	Legion Park ES	Main Classroom Building	Library and Teachers Lounge	2,775	\$ 20,412	\$ 7.36	34%	66%	\$ 6,940	\$ 13,472	\$ 13,472	\$ -	Offset Carry-over \$722,119
82	Los Alamos	Pinon ES	Pinon ES	200 Wing	25,000	\$ 625,000	\$ 25.00	64%	36%	\$ 400,000	\$ 225,000	\$ -	\$ 225,000	
472	Moravian	Route 66 ES	Entire School with the exception of the multi-purpose room	Classroom and Administrative	37,571	\$ 563,565	\$ 15.00	36%	61%	\$ 219,790	\$ 343,775	\$ 343,775	\$ -	Offset Carry-over \$77,317
166	Santa Rosa	Santa Rosa ES	Santa Rosa Elementary Foyer	Roof	1,200	\$ 24,000	\$ 20.00	40%	60%	\$ 9,600	\$ 14,400	\$ -	\$ 14,400	
125	Santa Rosa	Santa Rosa HS	Santa Rosa HS Cafeteria, Classrooms & Welding Shop	Roof	6,300	\$ 126,000	\$ 20.00	40%	60%	\$ 50,400	\$ 75,600	\$ -	\$ 75,600	
597	Silver	La Plata MS	La Plata Middle School	6th 7th and 8th grade wings	50,000	\$ 400,000	\$ 8.00	50%	50%	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	
654	Truth or Consequences	Hot Springs HS	HSHS Auxiliary classrooms		6,132	\$ 250,000	\$ 40.77	60%	40%	\$ 150,000	\$ 100,000	\$ -	\$ 100,000	
590	Tucuman	Tucumcari ES	Tucumcari ES	Approximately 40,000 SF of existing 631,000 SF School	40,000	\$ 631,000	\$ 15.78	21%	79%	\$ 132,510	\$ 498,490	\$ -	\$ 498,490	
10	11				288,486	\$ 4,091,477	\$ 17.54			\$ 1,532,905	\$ 2,599,016	\$ 354,704	\$ 2,203,868	Construction Ready Applications



**STATE OF NEW MEXICO**  
Public School Facilities Authority

☐ originating office  
Santa Fe Main Office  
2019 Galisteo, Suite B-1  
Santa Fe, NM 87505  
Telephone: 505-988-5989  
Facsimile: 505-988-5933

Robert A. Gorrell  
Director

☒ originating office  
Albuquerque Field Office  
Albuquerque, NM 87106  
Telephone: 505-843-6272  
Facsimile: 505-843-9681

**PSCOC ADDITIONAL FUNDING REQUEST FOR PREVIOUS  
STATE AWARDS (OUT-OF-CYCLE)**

DISTRICT:	ATTACHMENT(S):
<b>Moriarty - Edgewood Schools</b>	<b>Project Schedule</b>
SCHOOL:	CURRENT ENROLLMENT:
<b>Moriarty Middle School</b>	<b>255</b>
PROJECT NUMBER & YEAR OF AWARD(S)CYCLE:	DESIGN CAPACITY:
<b>P09 - 020 &amp; 2008-2009</b>	<b>275</b>
DATE OF SUBCOMMITTEE REVIEW:	
<b>March 30, 2010</b>	

INITIAL PSCOC AWARD INFORMATION			
Approved Project to Adequacy Per MOU:		\$	1,967,012
Previous Additional Funds Approved		\$	-
Total Approved Project to Adequacy:		\$	1,967,012
(inclusive of all previous PSCOC Awards for this project, & DCP funding)			
2008-2009 PSCOC Award State Match @:	65%	\$	1,278,558
2008-2009 PSCOC Award District Match @:	35%	\$	688,454
Direct Appropriation Offset:		\$	-
2008-2009 PSCOC Award State Match after Offset:		\$	1,278,558
2008-2009 PSCOC Award District Match after Offset:		\$	688,454
ADDITIONAL FUNDS INFORMATION			
Project Bid to Adequacy:		\$	13,200,000
Total New Project Cost Based on Successful Low Bid:		\$	17,123,767
Total New Project Cost to Adequacy:		\$	17,123,767
SUBTOTALS:		\$	17,123,767
Net Difference (Additional \$-Initial \$):		\$	15,156,755
Total Additional District Funds Match @:	35%	\$	5,725,956
Total Additional State Funds Requested @:	65%	\$	9,430,799

\* Additional district and state funding numbers reflect a \$421,092 addition/deduction related to the Direct Appropriation offset balance. \$421,092 = \$680,000 - \$258,908 offset credit from R10-021 project.



PREVIOUS AWARD LANGUAGE:

Award is for design funds to renovate or replace the existing middle school with an emphasis on renovation with a student capacity of 300, serving grades 7-8. Student enrollment must be verified through submission to PSFA of a new/updated facilities master plan, prior to funds being released. The district's \$680,000 offset will be held in abeyance until a future construction award. The district is required to continue to execute its PM plan and make effective use of FIMS, including utility data in UD.

ADDITIONAL INFORMATION:

The design capacity was reduced from 300 to 275 students, based on the updated current and projected enrollment numbers. The local share is available; the Moriarty MS project funding was part of the 2008 Bond election.

The district completed the Feasibility Study comparing the cost of renovation to the cost of new construction for the classrooms, kitchen and cafeteria and administration area. The Utilization Study and Educational Specifications established the number and configuration of classrooms and support spaces allowed by the Adequacy Standards.

Based on the results of these studies, the replacement of the old classroom building, old kitchen/cafeteria HomeEc building and portables with a new building sized in accordance with the Adequacy Standards requirements is more cost effective than the remodel and addition option.

Moreover, the replacement building will reduce the overall square footage and the overall operational cost for the school. The existing Gym building will be renovated based on the Adequacy Standards requirements.

The design development is complete and full construction documents are scheduled to be ready by the end of April 2010. The project is procured under a Construction Manager At Risk method and the maximum allowable construction cost is set at \$13,200,000. The decision to proceed with a CMAR method was supported by the challenges associated with the site, the difficulty related to phased construction next to the existing building in operation during one entire school year and an aggressive construction schedule.

The selected contractor is Cameron Construction of Santa Fe. During the design phase the input from the contractor was extremely valuable to the team's efforts to control cost. Some examples of cost control measures are: selection of foundation type, type of walls and connection of structural elements, details and location of structural elements in order to reduce structural elements' size, layout of grading and drainage and utilities work to name only a few.

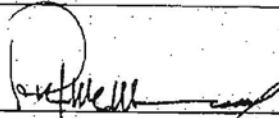
The contractor is ready to complete the subcontractor bidding and contracts buyout as soon as the construction documents are available; in order to take advantage of the current favorable market conditions. The project is progressing on schedule and the entire team is committed to complete the project on schedule as well.

STAFF RECOMMENDATIONS:

PSFA staff recommends that the request for construction funds (State share - \$9,430,799) be approved as requested in order for the project to remain on schedule and completed to adequacy as originally outlined. Approving the funding out of cycle will allow construction to begin at the end of May 2010, as soon as school is out.

  
PSFA Regional Manager  
Ovidiu Viorica

3/23/2010  
Date

  
PSFA Senior Facilities Manager

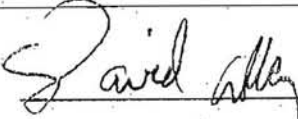
3-24-10  
Date

SUBCOMMITTEE REVIEW DATE:	March 30, 2010	
ACTION(S) TAKEN:	REJECT RECOMMENDATION <input type="checkbox"/>	APPROVE RECOMMENDATION <input checked="" type="checkbox"/>
COMMENTS:		
Subcommittee approved additional Out-of-Cycle funding per staff recommendation.		

PSCOC REVIEW DATE:	April 8, 2010	
ACTION(S) TAKEN:	REJECT MOTION <input type="checkbox"/>	APPROVE MOTION <input checked="" type="checkbox"/>
MOTION:		
The Council hereby approves the additional <u>state</u> funding in the amount of <u>\$9,430,799</u> , for the Moriarty Middle School, project per the recommendation of the Awards Subcommittee.		
ACTION:		
Motion approved by consensus.		

  
 PSFA Director

4/8/10  
 Date

  
 PSCOC Awards Subcommittee Chair

4/8/10  
 Date



# **TAB 4:**

## **Subcommittee Reports**

### **b. Administration, Maintenance & Standards Subcommittee Report:**

- **REC# 6 – Request for Maintenance Coordinator Funding**

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

- **NM School for the Blind & Visually Impaired—Additional DCP Funding**

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

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

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

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

#### **b. Administration, Maintenance & Standards Subcommittee Reports**

- **REC #6—Request for Maintenance Coordinator Funding**

Mr. Paul Benoit, Superintendent of Floyd Municipal Schools and Chair of REC #6 addressed the Council on behalf of member REC #6 school districts. The districts in REC #6 include Dora, Elida, Floyd, Ft. Sumner, Grady, House, Logan, Melrose, San Jon and Texico. REC #6 hired 1 person to assist in managing preventive maintenance plans and maintaining School Dude. He gave a brief on how the schools are utilizing the programs and noted that the work for these programs has increased. Mr. Benoit was happy to announce that no district has failed in using the work order system. The REC #6 has hired a retired superintendent that visits the districts and works with the maintenance staff as well as monitors and files reports. If districts do not have the

help of the contractor, they will be unable to manage their maintenance. Mr. Benoit noted that none of the districts have failed maintenance while using the work order system. The districts are using SB-9 funds to provide background support for maintenance.

In regard to Utility Direct, the districts are spending \$171,000 less in gas, electric, and water. All districts have been tracking their monthly or quarterly expenses since 2006.

PSFA staff commended the district on their use of the system over the years, and noted that the recommendation is based on the current year status from 2010-2011 and staff has not seen FIMS progression over this term. Typically, there is a steep increase at the onset of the use of the system then it plateaus out. It was noted that there was little progression on an average over the 10 districts but instead a decline on Utility Direct. Mr. Gorrell noted that this program is important because the small districts do not have resources. The districts were to share contractors so they can work together as a whole. The Council noted that the districts have been working toward self-sufficiency, and suggested a transition period to phase the cost into the budget. The Council noted that the funding is taken from the PSFA operation budget.

**MOTION:** Mr. Burciaga moved for Council approved continuation of the contractor subject to annual phasing out with a \$10,000 reduction per annum from \$30k in 2011 to 20k for FY12, \$10k in FY13. Mr. Guillen seconded and the motion carried.

- **FMAR—Plan Implementation**

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

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

#### 4. Director's Report

##### a. Project Status Reports

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

##### b. Lease Payment Assistance Report

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





Regional Educational Center #6  
PO Box 847  
ENMU Station 9  
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Portales, NM 88130  
(575) 562-4455  
Fax (575) 562-4460  
Patti Harrelson, Director



April 19, 2012

Mr. Bob Gorrell  
Public Schools Facility Authority  
2019 Galisteo Suite B-1  
Santa Fe, NM 87501

Dear Mr. Gorrell,

On behalf of the ten member school districts of Regional Educational Center #6: Dora, Elida, Floyd, Ft. Sumner, Grady, House, Logan, Melrose, San Jon, and Texico we would like to reapply for the Regional Coordinator of Districts and State Maintenance funding. The district maintenance position for which we are being funded this year has been viewed as very positive by the superintendents and they have indicated that it is their wish to continue the program. The coordinator has been a positive arm for PSFA - handling tasks that save time for both entities. The coordinator has worked with each school district individually handling their unique needs, and promoted all programs that PSFA has requested, with districts all being at different levels of usage. This has been done in a very tactful manner and created a good rapport with the other superintendents. In addition to the tasks performed last year, we will utilize the funding to assist districts with their Facility Maintenance Assessment Reports and to implement the District Maintenance Staff Development Plans; to push energy conservation measures using a three phase approach to energy savings utilizing energy behavior management, low cost improvements, and alternative energy such as solar, wind, hydro, etc. Also utilizing this funding, we plan to continue to conduct professional development meetings for subjects such as safety, electrical equipment and systems, and other areas of importance to maintenance staff within each district. The initiative is worth keeping and funding. This is a win-win for PSFA and rural school districts.

All member districts of Regional Educational Center #6 would like to thank you for allowing us to provide this service for the school year 2011-2012, and for your continuing support in the 2012-2013 school year. Please consider our proposal for next year so that we can continue to offer better service from your office to ours.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted Trice".

Ted Trice, Superintendent  
Grady Schools/Chair Managerial Board REC #6

A handwritten signature in blue ink, appearing to read "Patti Harrelson".

Patti Harrelson, Director  
Regional Educational Center #6

Cc: Les Martinez  
Larry Tillotson

**TAB 5:**

**Other Business**

**TAB 6:**

**Public Comment**

**TAB 7:**

**Adjourn**