

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL

August 17, 2020 – 1:30 PM

Videoconference

I. Call to Order - Mr. Joe Guillen, Chair

A. Approval of Agenda *

B. Correspondence

* Denotes potential action by the PSCOC

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)

AGENDA

August 17, 2020 – 1:30 PM

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I. Call to Order -- Mr. Joe Guillen, Chair

- A. Approval of Agenda *
- B. Correspondence

II. Public Comment

III. PSCOC Financial Plan

- A. PSCOC Financial Plan

IV. Consent Agenda *

- A. Approval of Minutes – July 13, 2020*
- B. Pre-Kindergarten Funding Program Guidelines*
- C. 2020-2021 Standards-Based Award Additional Conditions*
- D. 2020-2021 Systems Based Award Additional Conditions*

V. 2020-2021 Award Cycle

- A. 2020-2021 Standards-Based Capital Outlay Awards*
- B. 2020-2021 Systems-Based Capital Outlay Awards*
- C. 2020-2021 Pre-Kindergarten Awards*
- D. Fiscal Year 2021 Lease Assistance Awards*

VI. Other Business

- A. Legislative Appropriation for Capital Projects in Impact Aid Districts Schedule and Award Letter*

VII. Informational

- A. BDCP Proposed Changes to the Broadband Program
- B. Consolidated Pre-Kindergarten Classroom Facilities – Operational Savings and Educational Benefits
- C. PSCOC Project Status Report
- D. PSCOC Work plan/Timeline

VIII. Next PSCOC Meeting – (September 14, 2020)

IX. Adjourn

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)

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**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
SUBCOMMITTEE ASSIGNMENTS**

PSCOC

Joe Guillen, Chair

Raúl Burciaga, Vice-Chair

Awards Subcommittee

Rachel S. Gudgel, Chair

David Abbey

Antonio Ortiz

Martin Romero

Administration, Maintenance & Standards Subcommittee

David Robbins, Chair

Raúl Burciaga

Debbie Romero

Stephanie Rodriguez

Joe Guillen will serve on subcommittees in the absence of any member or designee.

Item No. I. B.

I. PSCOC Meeting Date(s): August 17, 2020

II. Item Title: Correspondence

III. Executive Summary (Informational):

No correspondence at this time.

II. Public Comment

III. Financial Plan

A. PSCOC Financial Plan

I. **PSCOC Meeting Date(s):** August 17, 2020 **Item No.** III.

II. **Item Title:** PSCOC Financial Plan

III. **Name of Presenter(s):** Randy Evans, CFO

Summary of PSCOC Financial Plan Changes since 7/13/2020

PSCOC ACTION - OUT-OF-CYCLE, EMERGENCY, ADDITIONAL FUNDING

	Award Amount	
	Total Awards:	\$0
	Total Reversion/Reallocation/Rescind:	\$0

PROJECT AWARD SCHEDULE DETAIL ADJUSTMENTS (Fiscal Year)

Project moves based upon estimated construction schedule	2020	2021	2022
	\$0	\$0	\$0
	\$0	\$0	\$0

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - MODIFICATIONS

Potential Council Action Projects - Agenda:	FY	Previous FP Estimate	Current FP Estimate	Change Fav (Unfav)
				\$0
				\$0
				\$0
				\$0
Subtotal		\$0	\$0	\$0

FINANCIAL PLAN ASSUMPTIONS and SUMMARY:

- Line 2 and 4: Revised Revenue projections from DFA. Projections have been increased since December 2019.
- Line 6: General Fund appropriation for Panic Button at schools
- Line 10: Advance repayment changes with Capitan Schools
- Line 12: Revised Capital Improvements Act (SB9) to \$18,400,000 for FY21, with annual COLA increases beginning in FY22.
- Line 14: Removed \$10M for Security for FY21.
- Line 16: Lease Payment Assistance Awards revised to \$16.4M for FY20 actual awards, and projecting flat awards to FY25
- Line 21: Legislative Appropriation for Impact Aid Districts for FY21 \$18.9M Capital Fund
- Line 26: PreK \$5.4M SB280 for expenditure in FY20-21 estimated at \$5.0 actual awards to be made beginning FY22.
- Line 27: Revised PSFA Operating Budget beginning FY22 to FY24. Reduced by \$500K.
- Lines 46, 48, 50 and 52: Revised Standards Based Awards beginning with FY21 to FY25
- Lines 47, 49, 51 and 53: Revised System Based Awards beginning with FY21 to FY25.
- Teacherage/Retroactive Standards Awards Pilot Program for FY21 and FY22 not embraced by Legislature zero out \$25M.
- Projected Fund Balance as of July 23, 2020 is \$397,256,408.61 Draw was not osted by Board of Finance for May.

Financial Plan Variance Between Months

(in millions)	FY20	FY21	FY22	FY23	FY24	FY25
Uncommitted Balance (May 13, 2020)	224.3	229.8	167.7	66.1	20.8	20.8
Uncommitted Balance (July 7, 2020)	224.4	228.0	166.3	67.7	23.9	(10.2)
Variance Favorable (Unfavorable)	0.0	(1.9)	(1.4)	1.6	3.2	(31.0)

Variance Analysis:

FY20 Change :

Beginning Balance for FY20 change

Fav (Unfav)	Fav (Unfav)
-	-
	-
	-
-	-

FY21 Change :

Beginning Balance for FY21 change

Change in Pre-K awards

Fav (Unfav)	Fav (Unfav)
-	-
(1,900,000)	(1.9)
	-
	-
(1,900,000)	(1.9)

FY22 Change :

Beginning Balance for FY22 change

Change in advance to Capitan schools

Change in System Awards and Out-years

Rounding difference

Fav (Unfav)	Fav (Unfav)
(1,900,000)	(1.9)
48,788	0.0
400,000	0.4
50,000	0.1
	-
(1,401,212)	(1.4)

FY23 Change :

Beginning Balance for FY23 change

Change in advance to Capitan schools

Change in System Awards and Out-years

Change in Out-year timing projections

Fav (Unfav)	Fav (Unfav)
(1,401,212)	(1.4)
48,788	0.0
400,000	0.4
2,600,000	2.6
	-
1,647,576	1.6

FY24 Change:

Beginning Balance FY24 change

Changes in advance to Capitan schools

Change in System Awards and Out-years

Change in Out-year timing projections

Fav (Unfav)	Fav (Unfav)
1,647,576	1.6
48,788	0.0
400,000	0.4
1,100,000	1.1
	-
3,196,364	3.2

FY25 Change:

Beginning Balance FY25 change

New revenue from Board of Finance

New projected reversions

New advance repayment

New Capital Imp Act with 2% CPI increase

New Lease Assistance Payments Awards

New Master Plan Assistance Awards

New BDCP Awards

New Pre-K Classroom Facilities

New PSFA Operating budget

New CID/SFMO Inspections

New Emergency Reserve for Contingencies

New Projected Out-years awards

Rounding

Fav (Unfav)	Fav (Unfav)
3,196,364	3.2
162,200,000	162.2
600,000	0.6
548,788	0.5
(19,916,752)	(19.9)
(16,400,000)	(16.4)
(400,000)	(0.4)
(3,000,000)	(3.0)
(5,000,000)	(5.0)
(5,500,000)	(5.5)
(300,000)	(0.3)
(4,000,000)	(4.0)
(142,900,000)	(142.9)
(100,000)	(0.1)
	(31.0)

PSCOC Financial Plan

(millions of dollars)

August 17, 2020

I. SOURCES & USES							
<u>SOURCES:</u>		<u>FY20</u>	<u>FY21 est.</u>	<u>FY22 est.</u>	<u>FY23 est.</u>	<u>FY24 est.</u>	<u>FY25 est.</u>
1	Uncommitted Balance (Period Beginning)	181.8	224.4	228.0	166.3	67.7	23.9
2	SSTB Notes (Revenue Budgeted July)	17.8 *	53.4 *	34.8	36.6	41.6	46.4
3	SB4 (Instructional Materials or Transportation Distribution)						
4	SSTB Notes (Revenue Budgeted January)	201.1 *	81.1	85.3	97.0	108.2	115.8
5	General Fund Appropriation - SB 280						
6	General Appropriation (Panic Button) Reform fund and GF		1.6				
7	Long Term Bond	0.0	0.0	0.0	0.0	0.0	0.0
8	Project Reversions	2.4	0.6	0.6	0.6	0.6	0.6
9	Operating Reversions						
10	Advance Repayments	0.8	1.2	0.5	0.5	0.5	0.5
11	Subtotal Sources :	403.9	362.2	349.2	301.0	218.7	187.3
<u>USES:</u>							
12	Capital Improvements Act (SB-9) Changes for FY21-FY24	17.3	18.4	18.8	19.1	19.5	19.9
13	Instructional Materials or Transportation Distribution	25.0	0.0	0.0			
14	HB306 - Security (\$6.0M)						
15	SB239 - Security (up to \$10.M FY19-FY22)	8.5	0.0	0.0			
16	Lease Payment Assistance Awards	16.4	16.4	16.4	16.4	16.4	16.4
17	Master Plan Assistance Awards	0.4	0.4	0.4	0.4	0.4	0.4
18	Legislative Appropriation for School Buses	8.9	0.0				
19	Legislative Appropriation for Outside Adequacy - Impact Aid Districts	24.0					
20	Legislative Appropriation Teacher Housing - Impact Aid Districts	10.0					
21	Legislative Appropriation Capital Improvements Act - Impact Aid Districts		18.9				
22	General Appropriation (Panic Button) Reform fund and GF		1.6				
23	BDCP	2.5	3.0	3.0	3.0	3.0	3.0
24	BDCP Awards YTD						
25	Pre-K Capital Appropriation		0.0				
26	Pre-K Classroom Facilities Initiative		5.4	5.0	5.0	5.0	5.0
27	PSFA Operating Budget	4.7	5.4	5.5	5.5	5.5	5.5
28	CID/SFMO Inspections	0.3	0.3	0.3	0.3	0.3	0.3
29	Emergency Reserve for Contingencies	0.0	4.0	4.0	4.0	4.0	4.0
30	Awards YTD (per Project Awards Schedule)	48.2					
31	Awards Planned FY20 Q4 (per Project Awards Schedule)	13.3					
32	Awards Planned in Remaining Quarters & Out Years (per Project Awards Schedule)	0.0	60.4	129.5	179.5	140.6	142.9
33	Subtotal Uses :	179.5	134.2	182.9	233.3	194.7	197.5
34	Estimated Uncommitted Balance Period Ending	224.4	228.0	166.3	67.7	23.9	(10.2)

II.

PROJECT AWARD SCHEDULE SUMMARY									
	Total	FY20	FY21 est.	FY22 est.	FY23 est.	FY24 est.	FY25 est.	Total	
35	Prior Year Awards	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
36	2013-2014 Awards Cycle (Design/Const) :	219.7	2.3	0.0	0.0	0.0	0.0	2.3	
37	2014-2015 Awards Cycle (Design/Const) :	104.3	0.2	0.0	0.0	0.0	0.0	0.2	
38	2015-2016 Awards Cycle (Design/Const) :	33.4	0.7	1.8	0.0	0.0	0.0	2.5	
	2016-2017 Awards Cycle (Const.) :	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
39	2016-2017 Awards Cycle (Design) :	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
39	2017-2018 Awards Cycle (Design/Const) :	23.9	3.0	0.0	0.0	0.0	0.0	3.0	
40	2018-2019 Awards Cycle (Design) :	4.4	9.2	9.0	1.2	0.0	0.0	19.4	
41	2018-2019 Awards Cycle (Const.) :	161.2	25.7	26.4	14.2	5.7	0.0	72.0	
42	2019-2020 Awards Cycle (Design) :	8.8	6.5	5.1	8.4	0.0	0.0	20.0	
43	2019-2020 Awards Cycle (Const.) :	110.0	13.9	15.6	87.2	119.1	10.8	246.6	
44	2020-2021 Standards-Based Awards Scenario :	134.6	0.0	0.2	11.5	32.0	74.5	134.6	
45	2020-2021 Systems-Based Awards Scenario :	5.0	0.0	2.3	2.7	0.0	0.0	5.0	
46	2021-2022 Standards-Based Awards Scenario :	138.3	0.0	0.0	2.0	15.7	32.3	125.6	
47	2021-2022 Systems-Based Awards Scenario :	5.0	0.0	0.0	2.3	2.7	0.0	5.0	
48	2022-2023 Standards-Based Awards Scenario :	138.3	0.0	0.0	0.0	2.0	16.0	50.3	
49	2022-2023 Systems-Based Awards Scenario :	5.0	0.0	0.0	0.0	2.3	2.7	5.0	
50	2023-2024 Standards Based Awards Scenario :	138.3	0.0	0.0	0.0	2.0	16.0	18.0	
51	2023-2024 Systems-Based Awards Scenario :	5.0	0.0	0.0	0.0	2.3	2.7	5.0	
52	Subtotal Uses :	1074.0	61.5	60.4	129.5	179.5	140.6	142.9	714.5

*Actual SSTB/LTB Sale

714.5

PSCOC Financial Plan Definitions

Sources

SSTB (Revenue Budgeted July) & SSTB (Revenue Budgeted January). Supplemental Severance Tax Bonds (SSTBs) are issued and sold by the New Mexico State Board of Finance (BOF) upon receiving a Resolution authorized by the PSCOC and signed by the chair certifying the need to sell bonds pursuant to the Public School Capital Outlay Act ("Act"). The Public School Facilities Authority (PSFA) budgets amounts into the Public School Capital Outlay Fund ("Fund"). Amounts reported for prior fiscal years are actuals and are denoted by an " * ". Amounts reported for the current fiscal year and out-years are the most current, available capacity estimates prepared bi-annually by the BOF. Bonds sold in June are budgeted in July and bonds sold in December are budgeted in January.

Project Reversions, Operating Reversions, and Advance Repayments. Project reversions are identified by PSFA staff through ongoing project financial audits. SSTB proceeds that have been previously authorized by PSCOC for particular projects are identified by PSFA staff for reversion when the proceeds are no longer needed for the particular project for which they were authorized.

Operating reversions are unexpended amounts from PSFA's annual operating budget. These amounts are reverted to the Fund annually via an operating transfer.

Advance repayments are amounts remitted to PSFA and deposited into the Fund by school districts for PSCOC approved advances of funds for school districts local share amounts on PSCOC projects. Amounts reported for prior fiscal years are actuals.

Long Term Bonds. This includes Severance Tax Bonds (STB) appropriated to the Fund. In FY 2017 and 2018 the Legislature appropriated \$81.4 million in STB proceeds to the Fund for expenditure in FY 2018 - 2022. Any unexpended or unencumbered balance remaining at the end of FY 2022 will revert to the severance tax bonding fund.

Uses: Public Schools Capital Outlay Act

FP Summary Legend: Italicized is for Legislative Appropriations. Orange text is for discretionary programs. Black text is for non-discretionary programs.

Capital Improvements Act (SB-9), Lease Payment Assistance Awards, Master Plan Assistance Awards, PSFA Operating Budget, Construction Industries Division (CID) Inspections, and State Fire Marshal are uses subject to funding availability and permitted pursuant to the Public School Capital Outlay Act and Capital Improvements Act.

Capital Improvements Act (SB-9) amounts are transferred to the Public Education Department (PED), which distributes funds to school districts pursuant to the Capital Improvements Acts. Amounts transferred to PED are calculated annually and administered by PED. Out-year estimates are based on previous amounts distributed to PED.

CID Inspections and State Fire Marshal are amounts PSCOC may approve annually for transfer from the Fund to the Regulation and Licensing Department for expedited inspection services by the Construction Industries Division and expedited permits and inspection of projects conducted by the State Fire Marshal Department at PSCOC funded project sites. CID and the State Fire Marshal requests budget authority from PSCOC each fiscal year. Out-year estimates are based on previous amounts distributed to CID and the State Fire Marshal.

PSFA Operating Budget are amounts that are approved annually by the Legislature for transfer from the Fund to the PSFA Operating Fund for administration and oversight of PSCOC projects and carrying out duties pursuant to the Public School Capital Outlay Act. Total annual expenditures from the fund for the core administrative functions, cannot not exceed 5% of the average annual grant assistance authorized from the PSCO Fund during the immediately preceding three fiscal years. And any unexpended or unencumbered balance remaining at the end of the fiscal year from the expenditures authorized in this subsection revert to the fund.

PSCOC Financial Plan Definitions

Lease Payment Assistance Awards are amounts that may be approved annually for reimbursing school districts and charter schools for leasing K-12 facilities pursuant to the Section I. of the Public School Capital Outlay Act (22-24-4). PSCOC discretion is used to estimate the preliminary amount for lease assistance. The financial plan is updated based upon PSCOC action.

Master Plan Assistance Awards are amounts that may be approved annually for the state share of the cost of updating a school district or charter schools five year facility master plans. The financial plan includes an estimate for out-year amounts based upon previous award history. The financial plan is updated based upon PSCOC action.

Project Closeouts are projected amounts that may be reimbursed to the districts upon the completion of financial audits for previously awarded projects. In order to align the total project expenditures to adequacy with the MOU match percentages, amounts may be due to the district if the State share of the expenditures is less than the MOU State match percentage. During the transition from FIFO (pooled funds) to project-specific budgets, projects which had reached construction completion may not have been assigned a budget, and this line item will be used to make those reimbursements. PSFA anticipates the need for this line item allocation in FY15 and FY16. Project closeouts from FY17 and forward are budgeted within the project. There is no additional need in the out-years.

Emergency Reserve for Contingencies are projected amounts that may be used to fund the State share of a project that is above the original award amount. These amounts can occur due to cost overruns, change in scope or other identified changes presented to the PSCOC. The financial plan includes an estimate from PSFA staff and is discussed with subcommittees. The estimate may change based upon market conditions or PSCOC discretion.

Uses: Legislative Appropriations

Instructional Materials/Transportation Distribution, Pre-kindergarten Awards, Security Awards and Broadband Deficiencies Corrections Program are uses subject to funding availability and appropriations made by the legislature.

Instructional Materials/Transportation Distribution are amounts appropriated from 52nd Legislature, 2016 2nd Special Session, Chapter 2, SB4 to reserve \$25.0 million in each fiscal year from 2018 through 2022 for appropriation by the legislature from the Public School Capital Outlay Fund. The appropriation may change each fiscal year and is adjusted in the financial plan based upon passed legislation.

Pre-kindergarten Awards are amounts reauthorized in Section 139 for the unexpended balance of the appropriation to the PED in Subsection 1 of Section 40 of Chapter 81 of laws 2016 to plan, design, renovate and construct public school pre-kindergarten classrooms statewide is appropriated to the PSFA contingent upon approval by the PSCOC for those purposes. Expenditure is extended through year 2021. The financial plan estimates \$5.0 million in out-years to continue this program and was added per PSCOC direction.

Security Awards are amounts appropriated from 53rd Legislature, 2nd Session, 2018 Regular Session, HB306 appropriated for expenditure in fiscal years 2018 - 2022 from the PSCO fund to the PSFA to plan, design and install security systems and for repairs, renovation, or replacement of school security systems statewide, contingent upon the approval of the PSCOC \$6.0 million.

SB239 was also included in this session. Up to \$10.0 million of the fund may be expended in each of fiscal years 2019 - 2022 for school security system project grants made in accordance with Section 22-24-4.7 NMSA 1978.

The financial plan represents actuals for FY19 and out-years is based on PSCOC discretion and may be adjusted based upon applications received.

Broadband Deficiencies Correction Program are amounts from 51st Legislature, 2nd Session, 2014, SB159. Up to \$10.0 million

Project Awards Schedule

Amounts in the Schedule are the total state share phase award amounts grouped by award year and phase (Design & Construction). Design phases are indicated with the color purple; construction phase(s) are indicated with the color green. Uncertified phases are indicated in italics. Partially certified phases are indicated with italics and an asterisk (*). Funding needs are estimated by phase and across fiscal years based on project schedules. Phase award amounts and schedules are estimates prepared and updated by PSFA on a monthly basis.

Legend	
Purple Text	Awarded Design
Purple Highlight	Pending Design Award
Green Text	Awarded Construction
Green Highlight	Pending Construction Award
\$1,000,000	Numbers in italics indicate bonds have not been certified.

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - Representation of Uncommitted Balance in FY20

August 17, 2020

Current
Quarter

							FY 2020				FY 2021				FY 2022				FY 2023				FY 2024				
							\$61,452,024				\$60,065,174				\$128,413,280				\$212,243,036				\$127,399,832				
							\$166,775	\$24,924,426	\$23,100,791	\$13,260,031	\$6,226,529	\$36,467,668	\$17,370,977	\$0	\$18,216,507	\$110,196,773	\$0	\$0	\$87,421,258	\$124,821,778	\$0	\$0	\$116,557,138	\$10,842,694	\$0	\$0	
Prior Year AWARDS				Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2	
	P07-005	Deming (Arbitrage 2017_Q2 and 2018_Q3)		Deming High	\$2,700,000	\$53,600,000	\$53,600,000	\$4,149,011																			
					\$32,070,410	\$399,670,137	\$399,441,204	\$0	\$0	\$0	\$4,149,011	\$0	\$0	\$0	\$0					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
					\$4,149,011				\$0								\$0				\$0						

	P12-006	Espanola	Velarde ES	\$0	\$0	N/A																					
		Grants (SSTB18SB 0004 A81) - Reserve for Contingency	Grants HS	\$0	\$900,000	N/A						\$5,855															
	C19-001								\$0	\$0	\$0	\$5,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
										\$5,855			\$0					\$0				\$0			\$0		

FY14 AWARDS			Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2
	P14-005	Belen (SSTB17SB A78 STB17A A71)	Rio Grande ES	\$1,004,271	\$6,205,493	N/A				\$99,117															
	P14-008	Deming (SSTB16SB - A61)	Deming Intermediate School	\$1,157,300	\$13,711,187	N/A				\$940,908															
	P14-019	NMSBVI (Reauthorized 2017 Session per HB55) (STB17A A71) Construction to begin 2018_Q1	Quimby Gymnasium (HB55 50% PSCOC award 50%) HB55 reauthorized; expenditure in fiscal years 2014-2018	\$184,402	\$2,269,807	N/A		\$2,269,807		\$544,982															
	P14-020	NMSBVI (Reauthorized 2017 Session per HB55) (SSTB18SD 0001 A82) Construction to begin 2018_Q1	Sacramento Dormitory (HB 55 50% PSCOC award 50%) HB55 reauthorized; expenditure in fiscal years 2014-2018;	\$229,442	\$2,064,970	N/A				\$0		\$619,491			\$1,445,480										
	P14-021	NMSBVI (SSTB14SD 0001) (Certification deadline 6/30/2016 per HB55)	Recreation / Ditzler Auditorium(HB55 50%	\$411,700	\$4,563,592	N/A				\$138,286															
				\$18,381,113	\$192,189,615		\$0	\$2,269,807	\$0	\$1,178,311	\$544,982	\$619,491	\$0	\$0	\$0	\$1,445,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
							\$3,448,118					\$1,164,473				\$1,445,480				\$0				\$0	

FY15 AWARDS				Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2
	P15-005	Clovis (SSTB16SB - A61)	Parkview Elementary School (Arbitrage 2018_Q2)	\$2,024,648	\$11,692,284	N/A				\$1,549,506																
	P15-006	Gallup (SSTB18SB 0004 A81)	Thoreau Elementary School	\$1,516,391	\$13,647,522	N/A						\$2,319,988														
	P15-007	Gallup (2015B-LTD Partial \$9,270,979; SSTB16SB -A61 \$2,570,301; SSTB14SB-A41 \$4,654,153)	Combined Elementary School (Lincoln)	\$1,832,826	\$16,495,433	N/A						\$1,552,372														
	P15-009	NMSBVI (SSTB18SD 0001 A82)	Dormitory	\$249,238	\$2,243,316	N/A	\$ 166,775			\$0		\$63,505			\$1,458,156				\$785,161							
	P15-010	NMSD (Reauthorized 2017 Session per HB55; June 2017 SSTB & LTD)	Cartwright Hall(HB55 50% PSCOC award 50%)	\$703,837	\$5,460,741	N/A				\$421,436																

Legend	
Purple Text	Awarded Design
Purple Highlight	Pending Design Award
Green Text	Awarded Construction
Green Highlight	Pending Construction Award
\$1,000,000	Numbers in italics indicate bonds have not been certified.

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - Representation of Uncommitted Balance in FY20

August 17, 2020

FY 2020										Current Quarter	FY 2021				FY 2022				FY 2023				FY 2024			
	P15-013	Ruidoso	Nob Hill Elementary School	\$0	\$1,111,088	N/A					\$105,579															
				\$17,208,877	\$70,893,715		\$166,775	\$0	\$0	\$2,076,521	\$0	\$3,935,865	\$0	\$0	\$0	\$1,458,156	\$0	\$0	\$0	\$785,161	\$0	\$0	\$0	\$0	\$0	\$0
											\$2,243,296					\$3,935,865					\$1,458,156					\$785,161
																										\$0

FY16 AWARDS				Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2
	P16-001	Clovis (SSTB16SB - A61 design)	Highland Elementary School	\$76,000	\$1,138,683	\$10,148,633				\$687,756																
	P16-002	Espanola (SSTB15SB 0001 design) (Arbitrage 2017_Q1) (SSTB17SB A78 \$709,050.80; STB17A A71 \$1,073,481.20)	Abiquiu ES	\$63,000	\$135,059	\$1,782,532						\$0														
				\$212,000	\$3,306,742	\$26,385,165	\$0	\$0	\$0	\$687,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
										\$687,756		\$0			\$0			\$0		\$0		\$0		\$0		

FY18 AWARDS			Phase 1	Phase 2	Phase 2	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2
	S18-003	Las Vegas City (June 2017 SSTB & LTD)	Los Niños Elementary School		\$2,086,021	\$1,671,818	\$1,671,818		\$12,353																
	E18-001	Santa Rosa (SSTB16SB A61)	Anton Chico Elementary School		\$150,000	\$150,000			\$64,637																
	E18-002	Des Moines (SSTB16SB A61)	De Moines Combined School		\$125,000	\$125,000																			
	S18-004	Clovis (SSTB17SD A79 STB15SC A76 and STB16A A77)	Cameo Elementary School		\$1,236,078	\$1,236,078			\$722,092																
	S18-005	Clovis (SSTB17SD A79)	Mesa Elementary School		\$1,608,390	\$1,608,390			\$245,108																
	S18-006	Dexter (SSTB15SB A51 STB15A A74 and STB15SC A76)	Dexter Elementary School		\$673,256	\$673,256			\$291,223		\$291,223														
	S18-007	Farmington (SSTB17SD A79)	Country Club Elementary School		\$3,129,934	\$3,129,934					\$389,622														
	S18-008	Floyd	Floyd Combined School (SSTB16SB A61)		\$79,637	\$79,637																			
	S18-009	Gadsden (SSTB16SB A61x STB15A A74 and STB17SC A80)	Loma Linda Elementary School		\$6,431,950	\$6,431,950																			
	S18-010	Los Alamos (SSTB17SD A79 SSTB16SB A61)	Mountain Elementary School		\$1,977,215	\$0																			
							\$0	\$1,671,818	\$0	\$1,335,413	\$0	\$680,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
							\$3,007,231			\$680,845			\$0			\$0			\$0			\$0			

FY19 AWARDS SCENARIO				Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2
	P19-001	Alamogordo (SSTB18SB 0004 A81 \$2,120,881) ; (SSTB18SD 0001 A82 \$19,087,929)	Holloman ES	\$2,120,881	\$19,087,929	\$0				\$284,362		\$13,260,240				\$6,680,775										
	P19-002	Belen (SSTB18SB 0004 A81 \$42,750); (SSTB18SD 0001 A82 \$934,058.80)	Jaramillo ES	\$42,750	\$934,059	\$8,791,279			\$934,059							\$3,104,413				\$6,153,895						
	P19-003	Gallup (SSTB18SB 0004 A81 \$60,000); (SSTB18SD 0001 A82 \$2,407,436.60)	Rocky View / Red Rock ES	\$60,000	\$2,407,437	\$22,206,929			\$2,407,437			\$1,248,739				\$7,865,797				\$15,544,850						
	P19-004	Gallup (SSTB18SB 0004 A81 \$60,000); (SSTB18SD 0001 A82 \$2,453,972)	Tohatchi HS	\$60,000	\$2,453,972	\$22,625,748			\$2,453,972			\$1,269,513				\$8,014,710				\$15,838,024						

Legend	
Purple Text	Awarded Design
Purple Highlight	Pending Design Award
Green Text	Awarded Construction
Green Highlight	Pending Construction Award
\$1,000,000	Numbers in italics indicate bonds have not been certified.

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - Representation of Uncommitted Balance in FY20

August 17, 2020

Current
Quarter

FY 2020										FY 2021				FY 2022				FY 2023				FY 2024			
	P19-005	Las Cruces (SSTB18SB 0004 A81 \$366,400); (SSTB18SD 0001 A82 \$3,297,600)	Desert Hills ES	\$366,400	\$3,297,600	\$0		\$3,297,600				\$1,096,813		\$2,308,320											
	P19-006	Las Vegas (SSTB18SB 0004 A81 \$447,398); (SSTB18SD 0001 A82 \$4,026,585)	Sierra Vista ES	\$447,398	\$4,026,585	\$0		\$0				\$447,398		\$5,486,961		\$2,954,518									
	P19-008	Los Lunas (SSTB18SD 0001 A82 \$1,350,212.90)	Peralta ES	\$0	\$1,350,213	\$12,151,916						\$675,107		\$4,320,681		\$8,506,341									
	P19-009	Roswell (SSTB18SB 0004 A81 \$1,158,868); (SSTB18SD 0001 A82 \$10,429,808)	Mesa MS	\$1,158,868	\$10,429,808	\$0		\$10,429,808				\$3,506,463		\$7,300,866											
	P19-010	Roswell (SSTB18SB 0004 A81 \$53,250); (SSTB18SD 0001 A82 \$666,202.80)	Nancy Lopez ES	\$53,250	\$666,203	\$6,475,075		\$666,203	\$26,625			\$359,727		\$2,275,624		\$4,532,553									
	P19-011	Zuni (SSTB18SB 0004 A81 \$75,000); (SSTB18SD 0001 A82 \$1,904,314.30)	Zuni MS	\$75,000	\$1,904,314	\$17,813,829		\$1,904,314	\$16,350				\$1,904,314		\$11,578,989		\$6,234,840								
	S19-002	Alamogordo (SSTB18SB 0004 A81)	ES	\$664,286	\$0	\$0						\$365,357		\$298,929											
	S19-001	Alamogordo (SSTB18SB 0004 A81)	ES	\$700,000	\$0	\$0			\$32,456			\$324,558		\$292,103											
	S19-003	Belen (SSTB18SB 0004 A81)	Chavez ES	\$1,457,542	\$0	\$0						\$801,648		\$655,894											
	S19-004	Bernalillo (SSTB18SB 0004 A81)	Bernalillo MS	\$1,641,697	\$0	\$0						\$845,937		\$692,130											
	S19-005	Carrizozo (SSTB18SB 0004 A81)	Combined	\$0	\$0	\$0																			
	S19-006	Cloudcroft (SSTB18SB 0004 A81)	OFFSET	\$0	\$0	\$0																			
	S19-007	Deming (SSTB18SB 0004 A81)	Chaparral ES	\$1,610,962	\$0	\$0		\$149,804				\$1,348,237													
	S19-008	Floyd (SSTB18SB 0004 A81)	Combined	\$426,097	\$0	\$0						\$409,303													
	S19-009	Las Cruces (SSTB18SB 0004 A81)	Fairacres ES	\$314,515	\$0	\$0						\$176,710		\$137,805											
	S19-019	Las Cruces (SSTB18SB 0004 A81)	Highland ES	\$229,869	\$0	\$0						\$105,877		\$86,627											
	S19-020	Las Cruces (SSTB18SB 0004 A81)	Hillrise ES	\$39,110	\$0	\$0						\$22,221		\$16,889											
	S19-010	Las Cruces (SSTB18SB 0004 A81)	Lynn MS	\$2,718,886	\$0	\$0						\$271,889		\$2,446,997											
	S19-021	Las Cruces (SSTB18SB 0004 A81)	Mayfield HS	\$245,368	\$0	\$0						\$122,456		\$100,191											
	S19-011	Las Cruces (SSTB18SB 0004 A81)	Leadership	\$249,600	\$0	\$0																			
	S19-022	Las Cruces (SSTB18SB 0004 A81)	Oñate HS	\$329,147	\$0	\$0						\$145,679		\$119,192											
	S19-023	Las Cruces (SSTB18SB 0004 A81)	Picacho MS	\$141,238	\$0	\$0						\$69,897		\$57,189											
	S19-012	Las Cruces (SSTB18SB 0004 A81)	Preparatory	\$695,031	\$0	\$0						\$353,583		\$289,295											
	S19-024	Las Cruces (SSTB18SB 0004 A81)	Vista MS	\$58,807	\$0	\$0						\$33,435		\$25,372											
	P19-007	Los Alamos (SSTB18SB 0004 A81)						\$2,114,695																	
	S19-013	Los Lunas (SSTB18SB 0004 A81)	Los Lunas MS	\$3,128,000	\$0	\$0						\$1,014,806		\$845,672											
	S19-014	Magdalena (SSTB18SB 0004 A81)	Combined	\$403,925	\$0	\$0		\$37,980				\$341,819													
	P19-015	Socorro (SSTB18SB 0004 A81)	Sarracino MS	\$54,000	\$857,399	\$8,202,591		\$857,399				\$502,545		\$2,878,211		\$5,756,422									
	S19-016	Socorro (SSTB18SB 0004 A81)	Socorro HS	\$2,845,583	\$0	\$0						\$184,876													
	S19-017	Tularosa (SSTB18SB 0004 A81)	Tularosa MS	\$53,250	\$0	\$0						\$45,720													
	S19-018	West Las Vegas (SSTB18SB 0004 A81)	Jr., ES	\$619,202	\$0	\$0																			
				\$0	\$0	\$22,950,791	\$2,662,272	\$0	\$28,675,446	\$1,170,977	\$0	\$0	\$58,204,957	\$0	\$0	\$0	\$0	\$70,865,592	\$0	\$0	\$0	\$0	\$6,234,840	\$0	\$0
				\$25,613,063				\$29,846,423				\$58,204,957				\$70,865,592				\$6,234,840					

FY20 AWARDS SCENARIO						Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2
	P20-001	Alamogordo	Chaparral MS	\$2,162,755	\$19,464,797	\$0		\$0		\$2,162,755		\$216,276		\$1,933,283				\$12,652,118				\$6,812,679						
	P20-002	Central	Newcomb ES	\$25,000	\$1,417,811	\$13,165,296		\$0		\$25,000				\$25,000				\$1,417,811				\$8,557,442				\$4,607,854		
	P20-003	Roswell	Mountain View	\$1,807,637	\$16,268,730	\$0		\$0		\$1,807,637				\$994,200				\$5,694,056				\$11,388,111						
	P20-004	Hobbs	Southern Heights ES	\$1,354,716	\$13,993,882	\$0		\$0		\$1,354,716				\$1,354,716				\$9,096,023				\$4,897,859						
	P20-005	Las Cruces	Columbia ES	\$42,750	\$1,707,009	\$15,747,831		\$0		\$42,750		\$855,976						\$5,577,854				\$11,023,482						
	P20-006	Roswell	Washington Des Moines	\$51,000	\$601,585	\$5,873,263		\$0		\$51,000		\$25,500		\$326,293				\$2,062,771				\$4,111,284						
	P20-007	Des Moines	Combined	\$0	\$144,641	\$1,301,768		\$0		\$0		\$72,320						\$462,851				\$911,238						
	P20-008	Grants	Bluewater ES	\$548,021	\$4,932,192	\$0		\$0		\$548,021				\$548,021				\$1,479,658				\$3,452,534						
	P20-009	Clovis	Barry ES	\$2,797,084	\$3,243,755	\$0		\$0		\$2,797,084				\$279,708				\$3,744,735				\$2,016,396						
	S20-001	Roswell	Roswell HS	\$234,600	\$0	\$0		\$0		\$234,600				\$234,600														
	S20-002	Gallup-McKinley	Gallup HS	\$3,483,324	\$265,503	\$0		\$0		\$3,748,827				\$377,763				\$3,399,864										
	S20-003	Clovis	Clovis HS	\$54,638	\$491,744	\$0		\$0		\$54,638				\$54,638														
	S20-004	Gallup-McKinley	Crownpoint MS	\$1,420,160	\$106,512	\$0		\$0		\$1,526,672				\$152,667				\$1,374,005										
	S20-005	San Jon	San Jon Combined	\$152,006	\$1,615,487	\$0		\$0		\$152,006				\$152,006				\$1,615,487										
	S20-006	Gallup-McKinley	Tse Yi Gai HS	\$421,336	\$31,600	\$0		\$0		\$452,936																		
	S20-007	Hobbs	Hobbs HS	\$29,728	\$267,552	\$0		\$0		\$29,728		\$29,728		\$267,552														
	S20-008	Portales	Brown Early Childhood	\$299,751	\$2,697,762	\$0		\$0		\$299,751		\$149,876		\$149,876														
	S20-009	Las Cruces	Valley View cc	\$764,008	\$0	\$0		\$0		\$764,008				\$420,204				\$343,804										
	S20-010	Hobbs	Mills ES	\$334,286	\$0	\$0		\$0		\$334,286				\$167,143				\$167,143										

Legend	
Purple Text	Awarded Design
Purple Highlight	Pending Design Award
Green Text	Awarded Construction
Green Highlight	Pending Construction Award
\$1,000,000	Numbers in italics indicate bonds have not been certified.

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - Representation of Uncommitted Balance in FY20

August 17, 2020

										Current Quarter																
										FY 2020		FY 2021		FY 2022		FY 2023		FY 2024								
		Contingency for Waivers		\$4,596,385	\$0	\$0	\$4,596,385																			
			Lift/Pump Station and Sewer Line Repair Emergency																							
	E20-001	Mora		\$150,000	\$0	\$0		\$150,000																		
				\$20,729,186			\$0	\$20,982,801	\$150,000	\$421,380	\$1,254,589	\$7,111,377	\$0	\$0	\$0	\$49,088,180	\$0	\$0	\$0	\$53,171,025	\$0	\$0	\$0	\$4,607,854	\$0	\$0
							\$21,554,181				\$8,365,966				\$49,088,180				\$53,171,025				\$4,607,854			

FY21 AWARDS SCENARIO				Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	70%	2021_Q3	2021_Q4	2022_Q1	2022_Q2	30%	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2
			Estimated Standards Awards contingent on PSCOC approval								\$200,000					\$11,516,507					\$65,021,258				\$61,557,138			
			Estimated Systems Awards contingent on PSCOC approval			\$0	\$0				\$2,000,000					\$2,700,000					\$65,021,258	\$0	\$0	\$0	\$61,557,138	\$0	\$0	\$0
							\$0	\$0	\$0	\$0	\$2,200,000	\$0	\$0	\$0	\$14,216,507	\$0	\$0	\$0	\$65,021,258	\$0	\$0	\$0	\$61,557,138	\$0	\$0	\$0		
							\$0				\$2,200,000		\$0		\$14,216,507		\$0		\$65,021,258		\$0		\$61,557,138		\$0			

																	70%																		30%
FY22 AWARDS SCENARIO				Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2									
			Estimated Standards Awards contingent on PSCOC approval																																
			Estimated Systems Awards contingent on PSCOC approval																																

FY23 AWARDS SCENARIO				Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2	
			Estimated Standards Awards contingent on PSCOC approval																\$2,000,000				\$16,000,000				
			Estimated Systems Awards contingent on PSCOC approval																\$2,000,000				\$2,700,000				
							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000,000	\$0	\$0	\$0	\$18,700,000	\$0	\$0		
							\$0				\$0		\$0		\$0		\$0		\$4,000,000		\$0		\$18,700,000		\$0		

FY24 AWARDS SCENARIO				Phase 1	Phase 2	Phase 3	2019_Q3	2019_Q4	2020_Q1	2020_Q2	2020_Q3	2020_Q4	2021_Q1	2021_Q2	2021_Q3	2021_Q4	2022_Q1	2022_Q2	2022_Q3	2022_Q4	2023_Q1	2023_Q2	2023_Q3	2023_Q4	2024_Q1	2024_Q2
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Legend	
Purple Text	Awarded Design
Purple Highlight	Pending Design Award
Green Text	Awarded Construction
Green Highlight	Pending Construction Award
<i>\$1,000,000</i>	<i>Numbers in italics indicate bonds have not been certified.</i>

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - Representation of Uncommitted Balance in FY20

August 17, 2020

			FY 2020			FY 2021			FY 2022			FY 2023			FY 2024		
			Estimated Standards Awards contingent on PSCOC approval	\$7,500,000	\$47,250,000	\$20,250,000											
			Estimated Systems Awards contingent on PSCOC approval	\$0	\$0	\$0											
				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000,000	\$0	\$0
															\$4,000,000		

District Local Match Advances

August 17, 2020

Repayment Schedule - For Planning Purposes Only

			\$130,769,269	\$400,102		\$4,174,004	\$800,896	\$1,177,957	\$548,788	\$548,788	\$548,863	\$548,788
District	Project Number	School	Advance (Maximum)	Adjusted State Total	Status	Outstanding Balance	FY20	FY21	FY22	FY23	FY24	FY25
1 Jemez Mountain A22 91572	E07-001	Gallinas Campus	\$313,259	\$313,259	6/2013 Received correspondence from district - discussing repayment options with School Board. 7/2013, 9/2013 Follow-up email to district; no response 11/2013 Will request district to present update at April PSCOC meeting 3/2014 Received statement of financial position; needs continued review; will revisit for May 2014 PSCOC meeting. 7/2015 Requested district to provide advance repayment plan for Council review 10/2015 Jemez is presenting repayment plan to PSCOC for consideration 10/05/15 Council approved a repayment plan; \$75,000 due by 6/30/17; \$50,000 each year thereafter due on or before 6/30 of each fiscal year until paid in full. Council did not reduce the advance amount as requested by Jemez. 11/10/15 sent email and mailed invoice 03/23/16 received email confirmation from Superintendent of intention to pay 1st installment by 6/30/16 04/25/16 \$75,000 payment received. 10/07/16 sent email and mailed invoice for \$50,000 FY17 payment due 04/20/17 \$50,000 payment received 04/17/18 Billed 3rd installment \$50,000 06/01/18 \$50,000 payment received 03/11/19 sent email and mailed invoice for \$50,000 4th of 6 installments 05/05/19 \$50,000 payment received	\$88,259	\$50,000	\$38,259				
2 Capitan A33P13003 91572	P13-003	Capitan Elementary School and High School	\$200,000	\$86,843	06/25/14 Awarded. To be repaid by FY2018Q2. 05/11/17 Advance reduced by \$1,507,272 based upon actual expenditures in project. 05/08/18 PSCOC approved installment payments plus balloon payment. \$500,000 due 6/30/18; 06/30/19 and 6/30/20 with balloon payment \$3,792,728 due 6/30/21 06/15/18 \$500,000 payment received 03/12/19 sent email and mailed invoice for \$500,000 due 6/30/19 05/23/19 Sent follow-up email to district regarding invoice sent on 3/12/19 06/12/19 Received payment from Capitan Public Schools \$500,000	\$3,243,940	\$500,000	\$548,788	\$548,788	\$548,788	\$ 548,788	\$ 548,788
3 Cloudcroft A42E15002 91572	E15-002	Cloudcroft High School - Masonry	\$200,000	\$0	12/15/14 Awarded. To be repaid by FY2017Q2. Advance to be repaid in 2 years; district to report back to PSCOC in 1 year with plan to repay the advance. Emergency award in the form of an advance to complete renovations/repairs to the veneer wall repairs at Cloudcroft HS up to \$1,001,791. The district shall pursue legal remedy to recover the costs associated with this emergency work. 03/03/16 Award reduction \$500,000; insurance settlement received by the district to assist in payment of masonry work contracted for replacement. 04/13/17 Extend advance repayment to May 2018 05/08/18 PSCOC approved repayment plan \$250,896 due 6/30/19 and 6/30/20 03/12/19 Sent email and mailed invoice for \$250,896 due 6/30/19 05/23/19 Sent follow-up email to district regarding invoice sent on 3/12/19 06/12/19 Payment received from Cloudcroft Public Schools \$250,896	\$250,896	\$250,896					
4 Mesa Vista A51P14018 91672	P14-018	Ojo Caliente ES - Phase II			11/05/15 Motion approved by Council; Amend the 2013-2014 standards based award to the Mesa Vista Consolidated School for Ojo Caliente ES to include construction to adequacy for 135 students, grades K-8, with an increase in the state share amount of \$3,909,137 (46%) and partial waiver of \$666,987 and partial advance of \$440,910 for district administrative space to be paid back in four years or FY21.	\$440,910		\$440,910				
5 Santa Rosa A61E18001 91872	E18-001	Anton Chico ES/MS			09/29/17 Emergency Award authorized by Chair Abbey to advance emergency funds up to \$150,000 for building structure issues.	\$150,000		\$150,000				

Reserve for Contingencies Report

August 17, 2020

Beginning Reserve Balance	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
Carry Forward Reserve Balance					
Subtotal of Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Balance	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
	FY21	FY22	FY23	FY24	FY25

	District	Date of Adjustment	Project Number	School	Financial Plan Estimate Changes		Adjustments Inc/(Dec)	Adjustments Inc/(Dec)	Adjustments Inc/(Dec)	Adjustments Inc/(Dec)	Adjustments Inc/(Dec)
1											
2											
3											
4											
5											
6											
7											

PSCOC FUND BALANCE 7/23/2020

Pool	Title	Appr Id	Chapter	Laws	Section	Amount Sold	Amount Budgeted	Amount Expend	Amount Revert	Balance as of 4/25/2020	Balance as of 7/23/2020	Change Since Last Meeting	
1	SSTB10SC	LEASE ASSISTANCE	SSTB10SC 0002	338	2001	\$9,751,689.00	\$9,751,689.00	\$9,751,688.10	\$0.00	\$0.90	\$0.90	\$0.00	
2	SSTB11SD	PSFA - NMSBVI Ditzler Auditorium	SSTB11SD 14-2172	338	2001	\$103,876.00	\$103,876.00	\$103,875.80	\$0.00	\$0.20	\$0.20	\$0.00	
3	SSTB11SD	PSFA - NMSBVI Quimby Gymnasium and Natatorium	SSTB11SD 14-2173	338	2001	\$92,201.00	\$92,201.00	\$62,460.71	\$0.00	\$29,740.29	\$29,740.29	\$0.00	
4	SSTB11SD	PSFA - NMSBVI Sacramento Dormitory	SSTB11SD 14-2174	338	2001	\$114,721.00	\$114,721.00	\$0.00	\$0.00	\$114,721.00	\$114,721.00	\$0.00	
5	SSTB11SD	PSFA - NMSD Cartwright Hall	SSTB11SD 14-2175	338	2001	\$703,837.00	\$703,837.00	\$565,580.61	\$0.00	\$138,256.39	\$138,256.39	\$0.00	
6	SSTB12SD	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB12SD 0002	338	2001	\$14,818,863.00	\$14,818,863.00	\$9,466,309.97	\$0.00	\$5,352,553.03	\$5,352,553.03	\$0.00	
7	SSTB13SB	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB13SB 0003	338	2001	\$56,221,162.00	\$56,198,603.40	\$51,531,150.17	\$426,435.63	\$4,263,576.20	\$4,263,576.20	\$0.00	
8	SSTB13SE	PUB. SCHL. CAPITAL OUTLAY PROJECTS	SSTB13SE 0001	338	2001	\$110,000,000.00	\$109,000,000.00	\$104,565,312.50	\$4,543,189.58	\$891,497.92	\$891,497.92	\$0.00	
9	SSTB14SB	PUB. SCHL. CAPITAL OUTLAY PROJECTS	SSTB14SB 0001	338	2001	\$45,159,500.00	\$45,083,936.45	\$39,500,654.37	\$29,449.00	\$5,629,396.63	\$5,629,396.63	\$0.00	
10	SSTB14SD	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB14SD 0001	338	2001	\$154,580,500.00	\$154,264,615.78	\$138,150,401.21	\$0.00	\$16,430,098.79	\$16,430,098.79	\$0.00	
11	SSTB15B	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB15B 0001			\$80,961,202.00	\$80,961,202.00	\$70,051,705.55	\$0.00	\$10,909,496.45	\$10,909,496.45	\$0.00	
12	SSTB15SB	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB15SB 0001	338	2001	6/2015 Cert	\$34,690,100.00	\$34,422,214.11	\$24,456,166.53	\$0.00	\$10,233,933.47	\$10,233,933.47	\$0.00
13	SSTB15SD	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB15SD 0001	338	2001		\$23,203,200.00	\$23,201,410.00	\$23,086,525.29	\$0.00	\$116,674.71	\$116,674.71	\$0.00
14	SSTB16SB	PSCOC CAPITAL OUTLAY PROJECTS	SSTB16SB 0001	338	2001	6/2016 Cert	\$66,986,200.00	\$66,986,200.00	\$43,610,201.08	\$0.00	\$23,375,998.92	\$23,375,998.92	\$0.00
15	SSTB16SB	PSCOC CAPITAL OUTLAY PROJECTS	SSTB16SB 0002	338	2001	6/2016 Cert	\$14,600,000.00	\$4,600,000.00	\$14,592,982.27	\$0.00	\$7,017.73	\$7,017.73	\$0.00
16	SSTB17SB	PSCOC CAPITAL OUTLAY PROJECTS	SSTB17SB 0001	338	2001	6/2017 Cert	\$26,542,900.00	\$26,542,900.00	\$20,352,564.66	\$0.00	\$6,190,335.34	\$6,190,335.34	\$0.00
17	SSTB17SD	PSCOC CAPITAL OUTLAY PROJECTS	SSTB17SD 0001	338	2001	12/2018 Cert	\$7,342,300.00	\$7,342,300.00	\$4,657,809.98	\$0.00	\$2,684,490.02	\$2,684,490.02	\$0.00
17	SSTB18SB	PSCOC CAPITAL OUTLAY PROJECTS	SSTB18SB 0004	338	2001	6/2018 Cert	\$81,679,840.00	\$81,679,840.00	\$36,819,023.13	\$0.00	\$44,860,816.87	\$44,860,816.87	\$0.00
18	SSTB18SD	PSCOC CAPITAL OUTLAY PROJECTS	SSTB18SD 0001	338	2001	12/2018 Cert	\$72,431,924.96	\$72,431,924.96	\$7,305,695.33	\$0.00	\$65,126,229.63	\$65,126,229.63	\$0.00
			SSTB18SD 0003	277	2001		\$5,000,000.00	\$0.00	\$0.00	\$5,000,000.00	\$5,000,000.00	\$0.00	
			SSTB18SD 0004	277	2001		\$10,000,000.00	\$10,000,000.00	\$10,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00
19	STB14A	PUBLIC SCHOOL CAPITAL OUTLAY	STB14A 0001	1	2017	LTB 8/18/17	\$1,352,180.00	\$1,352,180.00	\$1,058,218.83	\$0.00	\$293,961.17	\$293,961.17	\$0.00
20	STB14SA	PUBLIC SCHOOL CAPITAL OUTLAY	STB14SA 0001	1	2017	LTB 8/18/17	\$200,000.00	\$200,000.00	\$117,344.37	\$0.00	\$82,655.63	\$82,655.63	\$0.00
21	STB15A	PUBLIC SCHOOL CAPITAL OUTLAY	STB15A 0001	1	2017	LTB 8/18/17	\$2,903,218.00	\$2,903,218.00	\$353,964.05	\$0.00	\$2,549,253.95	\$2,549,253.95	\$0.00
22	STB15SA	PUBLIC SCHOOL CAPITAL OUTLAY	STB15SA 0001	1	2017	LTB 8/18/17	\$1,259,777.00	\$1,259,777.00	\$1,121,254.10	\$0.00	\$138,522.90	\$138,522.90	\$0.00
23	STB15SC	PUBLIC SCHOOL CAPITAL OUTLAY	STB15SC 0001	1	2017	LTB 8/18/17	\$240,854.10	\$240,854.10	\$105,006.65	\$0.00	\$135,847.45	\$135,847.45	\$0.00
24	STB16A	PUBLIC SCHOOL CAPITAL OUTLAY	STB16A 0001	1	2017	LTB 8/18/17	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00
			STB17A 17-001	1	2017		\$57,014,150.90	\$57,014,150.90	\$39,836,388.54	\$0.00	\$17,177,762.36	\$17,177,762.36	\$0.00
26	STB7SC	PUBLIC SCHOOL CAPITAL OUTLAY	STB17SC 17-001	1	2017	LTB 12/2018	\$9,820.00	\$9,820.00	\$1,249.34	\$0.00	\$8,570.66	\$8,570.66	\$0.00
			SSTB19SB 0001				\$17,800,000.00	\$17,800,000.00	\$0.00	\$0.00	\$17,800,000.00	\$17,800,000.00	\$0.00
			SSTB19SD 0003	1			\$5,000,000.00	\$5,000,000.00	\$0.00	\$0.00	\$5,000,000.00	\$5,000,000.00	\$0.00
			SSTB19SD 0004				\$152,715,000.00	\$152,715,000.00	\$0.00	\$0.00	\$152,715,000.00	\$152,715,000.00	\$0.00
27		Total for Agency:	94000				\$2,897,268,020.86	\$2,706,485,656.60	\$2,486,012,253.64	\$13,999,358.61	\$397,256,408.61	\$397,256,408.61	\$0.00

IV. Consent Agenda *

- A. Approval of Minutes – July 13, 2020*
- B. Pre-Kindergarten Funding Program Guidelines*
- C. 2020-2021 Standards-Based Award
Additional Conditions*
- D. 2020-2021 Systems Based Award
Additional Conditions*

* Denotes potential action by the PSCOC

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL MEETING
MINUTES
July 13, 2020
VIA VIDEOCONFERENCE**

Members Present: Mr. Joe Guillen, NMSBA Mr. Raúl Burciaga, LSC
 Mr. Antonio Ortiz, PED Mr. David Abbey, LFC (arrived at 8:10)
 Mr. David Robbins, PEC Ms. Debbie Romero, DFA (arrived at 8:10)
 Ms. Rachel S. Gudgel, LESC
 Ms. Stephanie Rodriguez, Office of the Governor

Designee: Mr. Martin Romero (for Ms. Marguerite Salazar, RLD)

1. **Call to Order** – Chair Guillen called the meeting to order at 8:00 A.M.
 - a. **Approval of Agenda** – Chair Guillen asked if there was any objection to the agenda presented; as there was none, the agenda was unanimously approved.

b. **Correspondence** – None.

2. **Public Comment** – None.

3. **PSCOC Financial Plan**

- a. **PSCOC Financial Plan and Outside of Adequacy Projects Summary**

Mr. Evans reviewed the changes to the financial plan since the last meeting: revised revenue projections were received from DFA in the amount of \$53.4M. A general fund appropriation to PSFA of \$1.6M for panic buttons will be passed on to PED for expenditures. The SB9 projected amount of \$18.4M and a slight 2% CPI increase for FY22-24 were reflected. Instructional materials has been zeroed out for FY21 and FY22. An \$18.9M appropriation for impact aid districts for tribal lands was added. Pre-K classroom funding has been reduced to \$2.0M from \$3.5M based on applications and \$5.0M has been included for the out years FY22-24. Emergency reserve for contingencies balance of \$7.6M reverted to the fund; the fund has \$4.0M for the out-years FY21-24. Funding requests of \$13.3M for previously awarded projects are estimated to be paid out in the fourth quarter; this amount will be updated once final numbers are received.

Ms. Gudgel agreed that all of the funding sources aligned with bonding revenue estimates and that the uses aligned with the statutory changes. The \$25.0M that had been included in the out-years for instructional material was pulled out rather than signaling to the legislature that the money was available to be spent. Awards cycles were balanced across fiscal years so that we do not have a situation where all of the money is being spent on projects this year and have out-year commitments and are unable to make awards during future award cycles. Ms. Gudgel stated it would be helpful if the totals in the project award schedule summary were tied to the projected amounts and projects for that cycle. Ms. Gudgel noted that education technology

has been front and center to the conversation of serving kids in school this fall and PSFA staff was asked to think about other work that needs to be done beyond E-rate. It was suggested that for a future meeting staff bring some recommendations about education technology so Council can potentially increase the amount being spent to support kids and schools during the pandemic.

Mr. Chamblin drew member attention to the spreadsheet reflecting the status of the outside of adequacy awards/projects that were made last year. Though some projects are ahead of others, by years end all of the districts should be expending their awards.

4. Consent Agenda

- a. Approval of Minutes – May 11, 2020
- b. Gallup – S20-004 – Crownpoint MS – Award Language Change and Additional Funding Request
- c. Ruidoso - O20-015 – Outside of Adequacy Award Language Change
- d. BDCP – 2020 Cat2 (Equipment) Awards
- e. Program Changes and Adoption of Security Announcement

MOTION: Ms. Gudgel moved for Council approval of the consent agenda. Mr. Robbins seconded and the consent agenda was unanimously approved.

5. 2020-2021 Award Cycle

- a. **Overview of Capital Outlay Application Process/Requirements**
- b. **District Presentations**

- 1. Zuni – Twin Buttes ES (standards), Zuni HS (standards)
- 2. Carrizozo – Carrizozo Combined (standards)
- 3. Hobbs – Heizer MS (standards)
- 4. Gallup-McKinley – Gallup HS (standards), Crownpoint HS (standards), Navajo Pine HS (Standards), Crownpoint MS (systems), Tohatchi MS (Systems), Red Rock ES (Pre-K), Crownpoint ES (Pre-K)
- 5. Grants – Mesa View ES (Standards)
- 6. State Charter – Albuquerque Sign Language Academy (ASLA) (Standards)
- 7. Los Lunas – Peralta ES, Raymond Gabaldon ES (Pre-K)
- 8. Hatch Valley – Garfield ES (Pre-K), Hatch Valley MS (Systems)
- 9. Clovis – Clovis HS (Systems)
- 10. Las Cruces – Tombaugh ES, Oate HS (Systems)

Zuni

Ms. Randy Stickney – Acting Superintendent
 Mr. Jerome Haskie – School Board Vice President
 Mr. Martin Romine – Chief Financial Officer
 Mr. Mark Archuleta – Director, Operational Support Services

Mr. Chamblin noted both high schools were ranked and eligible for standards-based awards. The district is bringing a request for award as part of what they are hoping will become a 6th – 12th grade campus rebuild project on the existing high school campus. The

district received an award last year for Zuni MS. The district's plan is to move the middle school to the high school site as part of the whole project and also renovate/reconstruct the high school buildings to accommodate all of the students from Zuni MS, Twin Buttes HS and Zuni HS at one site. The request for the high schools also include a request for teacher housing to be constructed on the Zuni HS site.

District Presentation: Mr. Romine stated the districts desire was to combine the different schools into one campus, which would allow them to share staff and increase the number of electives, and potentially decrease the everyday costs to operate the buildings.

Regarding Zuni HS, Mr. Romine reiterated it was a relatively new facility, constructed in three phases, the first in the late 1990s. Unfortunately, the foundation was not well constructed and as a result, the building has had, and continues to have, severe and significant settling issues. In 2009 the district received an award from PSCOC to install helical piers. The piers were installed however, settling issues continued. In April, a firm was brought in to assess the condition of the building and one thing they noted that continues to be an issue is that while the helical piers took care of the settling issues on the exterior walls nothing was done on the interior load bearing walls. As a result, the slabs continue to separate and there are many issues where rooms can no longer be used and according to the assessment, it is only a matter of time before those portions of the building will be condemned. Portions of the building, which are considered to be in a current state of distress and/or failure, include cafeteria, vocational wing, library, main entry, administration offices and the east classroom wing. At the time of assessment, portions of the vocational wing were rendered uninhabitable for their intended use due to the degree of structural damage and associated hazards. At the time of the structural assessment, it was determined that even after renovations, and because the building continues to settle, there are a lot of breaks seen in water lines and the HVAC system, and plumbing issues are starting to be noticed such as leaks and drainage issues. The hope that the helical piers would have corrected the issues did not occur and instead made the issues worse in certain areas. It is only a matter of time before the cost to repair the building will exceed the cost of the original construction. Mr. Romine stated that the build cost of the building was originally \$12.6M and after 20+ years, between the helical piers and drainage and HVAC renovations, over \$4.0M has been spent by the district trying to keep the building usable. The district would like to replace three teacherages; one which was built in 1955 and is no longer able to be renovated. Another, which was built in the mid-60s, has been in use for 55+ years.

Facility	Rank	wNMCI (%)	FCI (%)
Twin Buttes HS	1	64.53%	49.99%
Zuni HS	20	47.99%	55.37%

Member Questions/Comments: Regarding the proposed construction, Mr. Guillen asked if the problems the district has experienced with the structural soundness of the current facility would exist with the new construction since it was on the same site. Mr. Romine replied that they have recognized there are severe issues with the soil and the site they would be built upon is located nearly half a mile away. An engineering firm would come

in and different types of foundations would be reviewed. The foundation chosen was used at Shiwi Ts'ana ES and there have been no issues with the rammed aggregate piers. Ms. Gudgel inquired if the district has begun working on an updated lease with the Zuni Pueblo and reiterated that PSCOC would require a new 25-year lease plus 25-year option to extend. Regarding the area for the proposed high school, Mr. Romine stated the tribe had allocated 99 acres as an educational site. The area was allocated with a 99-year lease however; the district will go back and confirm this with the tribe. Mr. Guillen asked what the district plans were for the existing facility once the project was complete; Mr. Romine replied that depending on the final resolution of the high school, the area with the vocational classrooms, cafeteria and west end classrooms would likely need to be demolished as the assessment pointed out it was on the verge of being condemned. If the rest of the facility could be used, it would be incorporated into the design, however, if it could not be renovated then the entire facility would be demolished. Mr. Romero drew attention to verbiage in the assessment which states *“due to concerns of ongoing structural failure, coupled with the issues reducing the ability to determine the potential success of additional foundation repair, demolition should be considered during planning and prioritization for funding”* and asked if it would be wise to continue to put money into the other areas to investigate structural or foundation failures knowing that this is presently occurring. Mr. Chamblin replied that the cafeteria and vocational wing is the area of the building heavily damaged by structural movement and is the area that may need to be demolished first. The rest of the building has documented damage though it is not as extensive. Staff recommendation is to continue some work to understand the options for the classroom wings to determine if they can be stabilized for the long term and renovated or if they would likewise need to be demolished. The report has not documented much, if any, structural damage in the gym and that portion of the building appears salvageable.

Carrizozo

Mr. Todd Lindsey – Superintendent

Mr. Chamblin noted this is a combined school campus, Pre-K – 12th and the request is for a potential estimated total project cost of \$19.0M - \$20.0M. Like Zuni, this campus has a number of mixed assets. It is a relatively small school but there is a collection of buildings that were constructed over the last 80 years. The district is in the process of master planning to determine what they can/should do with their buildings; part of the issue is structural, part is the age of the buildings and the ability to renovate. The campus has a lot of excess square footage not only for their current student populations but also for their projections. The district has started the planning phase, with their own funds. This is another campus with many unknowns. The scenario being presented assumes full replacement similar to Zuni.

District Presentation: Mr. Lindsey stated that over the last two years he has been working hard to make the community aware of how much excess square footage there is and the fact that some of the spaces need to be gotten rid of which would in turn would help lower the districts bills. Mr. Lindsey stressed that the fire alarms are gone and would cost about \$60K to fix, intercoms are toast, the gym is 47 years old, the heating and cooling is gone, roofs are leaking, there is black mold, and sewage was being drained on top of the ground

outside of the science lab. There are no students in the high school and currently students are housed in the middle school. At present, the district is rebuilding their cafeteria as the smell coming from water being drained under the building is overpowering. During the rebuild, other problems have been identified such as clay pipes, electrical problems, and gas leaks. Mr. Lindsey stressed that he is willing to do anything the Council requires in order to get their issues fixed.

Facility	Rank	wNMCI (%)	FCI (%)
Carrizozo Combined	6	53.02%	69.69%

Member Questions/Comments: Ms. Debbie Romero asked if the district has been compliant with their maintenance plans, or if it was the fact that the buildings were old and needed to be fixed; Mr. Chamblin replied it was both. Noting that not only was it a disorganized campus, in addition, with the excess square footage, the district, for a number of years, has been unable to maintain the existing buildings to anything like a satisfactory level. The district now, with new leadership, is working closely with PSFA, has an updated PM Plan that is good, and is striving to make improvements on their maintenance performance. PSFA Maintenance staff has been working with the district and the district is committed to improving the maintenance of their existing facilities but this is a district that has enough excess square footage that they are behind on work orders, preventive maintenance, and replacement cycles and will not be able to catch up until they reduce square footage. Mr. Guillen commented that the amount of funding needed for the project would require a GO bond issue and asked Mr. Lindsey how he felt about the community passing one once a definite plan was in place. Mr. Lindsey replied that the community has never failed a bond however to get the kind of money needed it would be tough. Mr. Lindsey stressed that the community was supportive and they love the school but it would be a step-by-step process; passing a bond will not be an issue, but getting the total amount for the project will be. Mr. Guillen noted the district has a current grant of \$27K and asked if that was what the district was using to put the planning process into play and identifying the square footage needed/not needed. Mr. Lindsey replied in the affirmative and noted they had to use some other bond money as well since money is tight. Mr. Chamblin added that the district and PSFA have discussed how to phase the work effort and inevitably, it will need to be a phased project over the course of 5-7 years with 2-3 major design and building phases, which will help keep the total cost per phase within feasibility. Mr. Abbey asked if the district had any outstanding bonds; Mr. Lindsey replied in the affirmative and noted that every time a bond can be sold it is passed however; the money is never enough to completely fix things as the funds only allow for band-aid fixes. Mr. Abbey asked what the outstanding debt was; Mr. Lindsey replied that he did not have the information available but thought it might be around \$8.0M. Mr. Evans added that the district always get their bonds passed and are very good about getting them paid down. Ms. Gudgel stated that their total bonding capacity is a little more than \$4.2M and at the end of last year they had \$1.0M they could have issued but this is one of the 90/10 projects that historically, even if they wanted to fund a full project, would get so little from the Council and their local capacity wouldn't cover a project. Mr. Chamblin stated that the last time he spoke with their bond advisor, their total residential mil rate, if they are fully indebted would be over 11mils. Mr. Abbey asked if the district was eligible for a waiver if they put all of

their bonding capacity in; Ms. Gudgel thought they would be as the requirement is to be indebted to seven mils for a district of their size. Mr. Abbey stated that the good news is if the district taxes themselves 11 mils the State could theoretically waive the other costs and pay one hundred cents on the dollar. Ms. Gudgel felt that the key is to work with the district and let the superintendent know what allows them to qualify for a waiver and that staff should work with the district to figure it out over the next few months.

Hobbs

Mr. T.J. Parks – Superintendent

Mr. Gene Strickland – Associate Superintendent

Mr. Zeke Kaney – Director of Operations

Mr. Chamblin began by stating this was a standards-based request based on Heizer MS. Hobbs has three existing middle schools and the request is for a new middle school. The district is not to do anything with Heizer even though it is ranked and eligible, but would instead like to take any award that the might get for the middle school and build a new middle school. In talking with the district, the new school would be located on the north side of the district. This district has been experiencing some growth for the last decade and have been at or over capacity within their middle schools for the same time. What is seen in the five-year enrollment projections is that they will clearly be over capacity by 700+ students at the middle school level within five years and is a clear indicator for the need of a new middle school. PSFA's recommendation is to begin with the planning phase; the district needs to go out and re-verify the enrollment projections, find a site, do a campus master plan and ed spec for a new facility if awarded.

District Presentation: Mr. Strickland reiterated what Mr. Chamblin said regarding the three middle schools exceeding their capacity. The district concurs with the PSFA staff recommendation to proceed with a planning phase. The district does believe it to be prudent, to study their current economic condition as well as what the enrollment looks like. Mr. Strickland recalled a recent newspaper article on the construction in Hobbs relative to commercial, retail and housing construction and the volume of construction anticipated in the immediate time frame through the next five years. Mr. Strickland spoke about where the fourth school came from, noting that the district maintains a facility assessment community team who are part of the annual facility master plan process. They are updated and feedback is provided in order to help advise the district where they can move forward with their FMP each year. As the district is going through their draft/rewrite FMP, the conversation surfaced on how to deal with the continued growth at the middle schools. The district is fortunate to have Mr. Jeremy Sanchez, PSFA Regional Facilities Manager, as part of the facility assessment team. This project has the full support of the committee in addition to the full support of the board of education. Some of the things done locally to address the growth include opening a freshman academy in 2011. While the freshmen benefitted from it, it was really intended to alleviate the over-crowding at the elementary schools. The district took an old middle school and moved the 6th graders out of the elementary. Moving forward, areas of the middle school were reassigned based on the fourth middle school being available. In 2012, a new elementary school was constructed as well as replaced an existing campus to address the growth in the middle

schools. Those facilities became operational in 2015. The current application would allow the district to begin construction in the fall of 2022 upon completion of the planning and design phases. Mr. Strickland highlighted that given the age of Heizer, as well as the overcrowding of the middle schools, the district continues to maintain a district average of 84.88% for maintenance.

Facility	Rank	wNMCI (%)	FCI (%)
Heizer MS	51	41.94%	79.54%

Member Questions/Comments: Mr. Abbey inquired as to when the enrollment projections had been made. Mr. Strickland replied that they were made in January and noted that two surveys had been sent out to the community in May and in June. The surveys show that 0.9% of the families will not return to Hobbs Municipal Schools and will be moving out of the district; out of 6,000 parents, 2,600 replied to the survey. The larger number that is being seen is 70 kids will not be returning due to online activities. Mr. Abbey asked that Mr. Parks follow-up with PSFA staff and expand on the enrollment trends/charts for a longer period of time as well as include the oil prices/drilling activity so that Council can look at one of the periods where oil collapsed and see what the decline in enrollment looked like. Mr. Abbey then asked if the demographics were different in the three middle schools; Mr. Parks replied that in the more northern part of the district there is a higher socioeconomic status and acknowledged that though the town is not very wide, when they last redistricted, the demographics were looked at in order to ensure equity. Mr. Abbey suggested that this be included in the planning process and the equity issues on the north side be addressed. Mr. Parks stated that Hobbs has an open enrollment and that about 10% of the population does not attend the school that is in their zone and the number is about the same for those going to/from their socioeconomic areas. Ms. Gudgel sought clarification on the Hobbs application as it appears one school is eligible but it seems the request is inconsistent with how Council has handled this issue in the past. Mr. Chamblin replied that this request is similar to a recent project in Lordsburg, which had a mix of campuses. The Lordsburg district applied for one and through that award, they ended up doing work to build a new facility, to consolidate/demolish or dispose of the original awarded school. Mr. Chamblin agreed that additional research would be done for precedent where similar types of projects occurred based on awards for one school and potentially doing work at another. Ms. Gudgel sought additional clarification on what the district meant when they said it was their intent to address Heizer; Mr. Parks replied that it would be the district's intent to revisit the Council. Mr. Guillen then asked why the district did not just fix Heizer if it was the school that qualified for an award; Mr. Parks replied that Heizer was sufficient for the time being and that the greater need was the lack of square footage and that financially speaking, the district could not afford to do both projects simultaneously. Mr. Chamblin added that the current wNMCI score for Heizer is what it is in large part because of the overcrowding. Mr. Chamblin also noted that if the project were awarded, Heizer would be moved into the previously awarded group and would be ineligible for any awards for the duration of the project. Once Heizer is less overcrowded, the wNMCI score for the campus will go down; in addition, the district has said they plan to do some major systems work at Heizer on their own.

Gallup-McKinley

Mr. Tim Bonds – Assistant Superintendent of Support Services

Ms. Roxy Flanders – Director, Facilities/Planning

District Presentation: Mr. Chamblin noted that the district has a number of requests for standards, systems and Pre-K. The three standards-based requests are for Gallup HS, Crownpoint HS and Navajo Pine HS. The staff recommendation for Gallup HS is to begin with a planning phase, which would include some detailed structural investigation of the existing buildings. Similar to Zuni, there is some damage that needs to be addressed/fixed. Staff recommends a one-year planning phase and educational specification. For Crownpoint HS, the staff recommendation is to also begin with a master plan and educational specification. Crownpoint HS shares a campus with Crownpoint MS and part of the planning work that is being recommended is that the district look at what might need to happen between the high school and middle school over the long term to develop the whole campus plan for the next 40 years. The recommendation for Navajo Pine HS would be to begin with a planning phase of work to explore how Navajo Pine HS can share the existing site with Navajo MS, which shares the same property. Mr. Bond noted that part of the reason the district applied for three standards-based projects is that over the last ten years they have been awarded about eight new schools. The district has about 34 schools and believes over the next 30-40 years every school will need to be replaced, therefore they need to average about one project per year. Gallup HS was built in 1998 and thought it is fairly new, over the last few years more than \$2.0M has been put into the gym and other areas due to foundation problems. The school was originally built for 1,400 students when there was only one other high school in the Gallup area; enrollment has since gone down to about 800-850 students once the other high schools were built. Another goal for the district is to right-size Gallup HS. Crownpoint HS was built in 1973 and is nearly 50 years old. There are ADA compliance challenges as well as settling issues. Safety upgrades are also needed. The school was built for over 600 students while current enrollment is closer to 300. The district would like to right-size the building. The high school shares a campus with the middle school, which was added about 15-20 years ago. The community is not in favor of having a 6th -12th grade school and the district will need to do a lot of work to make sure that the kids remain separated but are able to share some parts of the campus such as the cafeteria. Navajo Pine HS was built around 35 years ago in 1985. The building was constructed before all of the technology upgrades; there are numerous ADA compliance issues (i.e.: restrooms) and site upgrade challenges. The school is not right-sized and only about half of the facility is used. The school was originally built for 450 students; current enrollment is around 150.

Mr. Chamblin summarized the requests for the systems-based applications that the district submitted. It was noted that the request for Crownpoint MS was now moot, as the Council had already taken action on it earlier on the agenda. Tohatchi MS is seeking a roof replacement however; the staff recommendation is that funding be limited to the maximum allowable gross square footage as the building has extra square footage. The Red Rock Pre-K request sees no recommendation for a separate award by PSFA staff as the scope of the application can be added to the school's existing award. For Crownpoint ES, staff is also recommending no award for the one classroom addition based on

enrollment projections that show a decline within the next five years for the area which would result in vacant classrooms within the current square footage. Per Mr. Chamblin, if enrollment projects do not pan out, if there is not a decline or it isn't as steep as the projections show, then the district can return with a Pre-K request next year to build the additional classroom.

Facility	Rank	wNMCI (%)	FCI (%)
Gallup HS	29	46.29%	57.96%
Crownpoint HS	70	40.58%	75.52%
Navajo Pine HS	96	37.75%	72.47%
Crownpoint MS	124	35.46%	61.63%
Tohatchi MS	209	30.01%	62.43%
Red Rock ES	27	49.31%	69.17%
Crownpoint ES	674	9.08%	27.22%

Member Questions/Comments: Ms. Gudgel inquired as to the district's capacity level to manage three ongoing projects when they have a number of projects currently funded. Mr. Bonds replied that the projects were actually submitted in a different order, that it should be Crownpoint HS and Navajo Pine HS and the district felt they should be able to do planning, feasibility and educational specifications within a year and break ground after. Gallup HS will require many studies (i.e.: soils) and a determination of what parts can and cannot be saved. It is believed that the Gallup HS project would take a year longer than the other two before ground can be broken. Mr. Chamblin drew member attention to the spreadsheet included in the meeting material that identified the previously awarded standards-based projects that are just starting versus all of the other potential projects. Ms. Gudgel then inquired about Gallup HS falling under previously funded; Mr. Chamblin stated that the school had received a systems award last fall. At the time when the application process had started earlier this year, the school still had not committed to the project or signed an MOU for Gallup HS. After the final application deadline, the district signed the MOU to do the systems project at the high school. Mr. Bonds reiterated that the district would prefer to work on Crownpoint HS and Navajo Pine HS first then Gallup HS in a couple of years.

Grants

Mr. Max Perez - Superintendent

Mr. Vance Lee – Director of Facilities

District Presentation: Mr. Chamblin noted this request was for a replacement of the existing elementary school. The submitted application also included a request for teacher housing in Cubero, NM. Based on Council action earlier in the year, teacher housing off the applicant site is not eligible for a standards-based award. Mr. Perez noted that the school is old and it no longer makes sense to invest money in to it. The school is also being considered to house the centralized Pre-K, which is currently spread between 3-4 schools. Mr. Lee spoke about the awards received for Bluewater ES, Mesa View ES and Mt. Taylor ES. The district felt the master plan should reflect addressing Mesa View and including a Pre-K would be in their best interest.

Facility	Rank	wNMCI (%)	FCI (%)
Mesa View ES	100	37.47%	68.50%

Member Questions/Comments: Mr. Guillen asked for the districts reasoning in their request for teacher housing on a different site. Mr. Lee recalled that last year Council determined that teacher housing could be applied for under the standards-based program. The district had initially applied for teacher housing under the systems-based program at the Cubero ES site because it was more central to not only the town but the tribal areas as well. Mr. Lee stressed that teacher housing was a definite need for the district. Mr. Perez added that there is little to no housing and many teachers have to commute. The site at Cubero is in the middle of the need and in that area there is no available housing. Mr. Guillen asked how many units would be tied to the Mesa View ES project; how many teachers would be associated to the housing units and tied directly to the school. Mr. Mr. Perez replied that he did not have that number and it would be provided to the members and stressed that it was a broader need and not necessarily tied to the Mesa View project. Ms. Gudgel asked if the proposal to tear down the new Pre-K facility that was built in 2011 and start over with the whole site or if there was any plan to save it and build around it. Mr. Lee replied that there has been a push from the district to place Pre-K classrooms around the district and the thought of centralizing the Pre-K classrooms would be the way to go for better utilization. Mr. Chamblin clarified the question was regarding the existing Pre-K classroom at Mesa View and stated that it was a single Pre-K classroom. Staff had looked at the site and did not see an immediate way to build something new, replace the old 1950's buildings, and keep the 2011 classroom and have a campus that is stitched together. That would be a phasing option that could be explored during the design process to test the feasibility of it, but it initially did not seem feasible. Ms. Gudgel stressed the Council should be cognizant of making future awards and making sure that new facilities are not being built that will be torn down in less than ten years. Mr. Abbey pointed out that Milan ES and Mt. Taylor ES have a lot of capacity that is being unused. Ms. Gudgel reiterated the same concern she had with Hobbs; typically the money follows the students and here we are bringing in students from schools that aren't funded and haven't applied for an award into the project and stressed that Council should look at this and think about it from that standpoint. Mr. Chamblin stated additional review and analysis would be done and brought back. Mr. Guillen asked that PSFA and the district continue to work together to address some of the questions and concerns that were posed.

State Charter – Albuquerque Sign Language Academy (ASLA)

Mr. Rafael Martinez – Executive Director

District Presentation: Mr. Chamblin noted this was a state charter school located in downtown Albuquerque. The district does not have a local match for the construction phase of this project and for that reason, staff is recommending no award for the school at this time as that is a baseline requirement for any school or district submitting an application that they are willing and able to pay their local share as required to complete the project. Mr. Martinez acknowledged that the school did not yet have their match and noted that their goal is to secure the match within a year's time. The idea is to leverage every possible resource available to them including federal support, corporate

sponsorship, foundational sponsorship and securing a loan through U.S. Eagle Federal Credit Union. The school thinks it is in a position to be able to raise the amount of the match needed to comfortably carry the loan into the future. Mr. Martinez stressed that ASLA was a one-of-a-kind charter that serves significantly deaf, hard of hearing and hearing kids who need sign language and that there was a need for this type of program in the city/state. The school plans on paying for the design phase themselves. Mr. Guillen inquired what type of property the school was looking at and what type of facility they were attempting build. Mr. Martinez replied that they were working with Bernalillo County to build on county property. The school hopes to build on four of the 22 acres available in the North Valley.

Facility	Rank	wNMCI (%)	FCI (%)
Albuquerque Sign Language Academy	2	64.01%	43.48%

Member Questions/Comments: Mr. Robbins referred to the school's discussions with APS about using MacArthur which broke down because the school would not consider becoming an APS charter and asked why they would rather stay as a state charter rather than become an APS charter. Mr. Martinez stated that APS has a number of schools that are half populated and ASLA approached APS about MacArthur and La Luz. The ask was if APS would consolidate the two schools into La Luz and ASLA could then develop their program at MacArthur; the discussions continued for a few weeks and one of the requests from APS was that ASLA move from being a state charter to being an APS charter. The biggest pushback was from the ASLA community, many of the students/families came out of APS under not so good terms, they were not seeing the move as advantageous, and as a result, the talks ceased.

Los Lunas

Mr. Walter Gibson – Interim Superintendent

Ms. Susan Chavez – Assistant Superintendent

Ms. Kathy Martinez – Financial Specialist

District Presentation: The district is requesting two Pre-K awards. The Los Lunas school district is divided by the river; their request is to consolidate existing Pre-K classrooms into two sites; the west-side Pre-K center and an east-side Pre-K center. PSFA recommendation for Peralta ES is that a separate Pre-K award is potentially not needed as the school has an existing standards-based award. The request, if awarded, could be added to their existing standards-based award to build an east-side Pre-K center at Peralta ES. The request for Raymond Gabaldon ES is similar to Peralta's except that they do not have an existing award. Their request is to renovate an existing building to create a west-side Pre-K center on their campus. There are several issues for the campus, one being the long-term commitment by the district to the Gabaldon campus, which is a mixed campus with older and newer buildings. Staff recommendation for Gabaldon is for potential award only with assurance that the district will do a reboundary study to move kids out of the existing Gabaldon campus in order to make room for additional Pre-K classrooms. Mr. Gibson reiterated that this application was for two Pre-K centers, one on each side of the river and

part of their proposal would be to reboundary and students on the west side of the river would go to Pre-K at Gabaldon and those on the east side would go to Peralta. Mr. Gibson stated they are unable to, but would like to, offer full day kindergarten because of overcrowding particularly at some of the west-side schools. Peralta ES Pre-K Center is priority one for the district; the center would have 150 students; The Gabaldon Pre-K Center would be for 180 students and is priority two. Both projects are part of the districts master plan and the district has their match for both.

Facility	Rank	wNMCI (%)	FCI (%)
Peralta ES	38	46.18%	74.85%
Raymond Gabaldon ES	140	33.95%	72.43%

Member Questions/Comments: Regarding staff's recommendation to move Peralta's award to their current standards-award, if kids are being pulled from other places, Ms. Gudgel did not think that it was something Council would be able to do and a separate Pre-K initiative would be needed. Ms. Gudgel suggested that this might need some additional research; Mr. Chamblin agreed. Mr. Guillen asked what adding the two Pre-K centers would do in terms of enrollment and what the current enrollment was at the elementary schools; Mr. Gibson replied that Peralta has over 369 students K-6th. It is anticipated that Peralta will be built for a capacity of 500 students. The potential enrollment at Gabaldon is unknown. Mr. Abbey asked if the parents in the district preferred to have their children closer to home and closer to other siblings that are in school. Mr. Gibson replied that as the plan was presented to the community, there hasn't been and feedback regarding such concern; Ms. Chavez agreed and noted it would give the district flexibility in having all Pre-K students on one campus as well as bringing all Pre-K teachers together for collaboration assistance. Ms. Martinez reiterated that there is no room at the elementary schools to have full day programs and the state PED wants them to move towards full day and not half day programs. This would allow the district the opportunity to offer all full day programs and continue with the numbers that they currently have. If the district were to go full day at the two sites that do not have the building space for them, the district would lose Pre-K spots for about 40 students. Ms. Gudgel sought clarification if the move to full day programs was contingent on state funding; Ms. Martinez replied in the affirmative.

Hatch Valley

Mr. Michael Chavez – Superintendent

Ms. Sheila Offed – Business Manager

Mr. Chris Aguilar - Consultant

District Presentation: Mr. Chamblin noted that the district has submitted a systems-based application as well as a Pre-K application. The systems-based request is to replace some roofing as well as a heating and cooling unit at Hatch Valley ES. The Pre-K request is for limited renovation of existing Pre-K classrooms and restrooms at Garfield ES. PSFA is in agreement with both requests. Mr. Chavez stated that the request for Garfield ES is to repurpose some rooms that were originally designed for the older students and use the

space for Pre-K. Ms. Offed noted that with COVID, there are needs at the school, i.e.: sinks that are too tall for Pre-K students.

Facility	Rank	wNMCI (%)	FCI (%)
Garfield ES	475	17.00%	59.08%
Hatch Valley MS	275	26.24%	61.82%

Member Questions/Comments: Mr. Abbey asked if classrooms had been added to Garfield in the past for full day kindergarten; Mr. Chavez replied in the affirmative but noted they were not recently added.

Clovis

Mr. John King – Deputy Director of Operations

District Presentation: Mr. Chamblin noted the request was for a systems-based award to repair and replace roofing and HVAC at the high school campus. PSFA has determine that the square footage is within the limit of the calculator and is eligible. Mr. King stated there were actually three roofs on the building; a higher roof, a northern, lower roof section and a southern, lower roof section. The roofing portion of the application is just for the center portion and northern portion of the building; the HVAC unit is for the entire facility. The district is currently working with the architect in order to complete the RASC for approval submittal.

Facility	Rank	wNMCI (%)	FCI (%)
Clovis HS	102	37.11%	73.44%

Member Questions/Comments: Ms. Romero referred to the awards spreadsheet included in the meeting material and noted that it said the district has procured design services and the award will be for design and construction and sought clarification on the verbiage. Mr. Chamblin replied that given the timing, the district has started some procurement for the design services and the project will be at or in the early phases of design by the time of a potential award and the timing of state funding could dovetail with the whole project. Ms. Romero inquired as to why the entire roof wasn't going to be done; Mr. Chavez replied that because PSFA does not typically fund something that is still under its 20 year warranty and the fact that the roof is under design, the district is considering moving forward with it so that when the HVAC is replaced, the remaining 5,400 square foot of roof could also be replaced in order to be on the same life cycle. Mr. Chavez reiterated that would be at the district's expense 100%. Ms. Romero stated she would be more comfortable having a firm commitment from the district that the entire roof would be addressed; Mr. Guillen agreed and asked Mr. King to confirm the district's commitment prior to Council taking action at a later date. Mr. King agreed to get a letter submitted to PSFA.

Las Cruces

Ms. Gloria Martinez – Director of Construction

Dr. Karen Trujillo – Superintendent

Mr. Gabe Jacques – Deputy Superintendent of Operations and Leadership
 Mr. Ed Ellison – Chief Financial Officer
 Mr. Sean Barham – Chief of Staff
 Mr. Bobby Stout – Executive Director, Physical Plant Department

District Presentation: Mr. Chamblin noted there were two requests for systems awards; a roofing and HVAC request at Tombaugh ES as well as a HVAC request at Onate HS. Mr. Chamblin stated that the request for Onate was only for the gym. Referring to a floorplan of the gym, Mr. Chamblin acknowledged that there were ineligible spaces for PSCOC funding i.e.: the athletic team sports spaces. The staff recommendation is to exclude those spaces from the potential award and as such, would be for limited state participation for eligible square footage and eligible space types. Mr. Martinez noted that the roof membrane at Tombaugh was splitting and at 18 years old was near the end of its expected life. The project would be done in two phases; phase one would be the design and would include hiring an architect and going out to bid. Once a bid is received, the district plans to return to the Council and request out of cycle funding for construction. The district's match for this project will come from their HB33 funds. Regarding Onate HS, the HVAC system was installed in 1993 and no longer operates; the system is beyond its expected life and is in need of replacement. Ms. Martinez noted that HVAC systems are eligible for state participation however, electrical is not and though the district understands this, they are concerned that since modifying the electrical is necessary for the project it will not be funded. The district will have no choice but to fund the electrical upgrade at 100% unless the Council decided otherwise. This project will be funded and done in two phases; phase one will be design including hiring an architect; phase two will be construction. Based on actual cost of construction, where the electrical portion is a separate bid lot, if needed, the district will return to Council for an out of cycle funding request for construction to complete the HVAC project. The funding for this project will also come from HB33 funds.

Facility	Rank	wNMCI (%)	FCI (%)
Tombaugh ES	64	40.97%	74.08%
Onate HS	184	32.78%	34.31%

Member Questions/Comments: Mr. Robbins sought clarification that the square footage excluded by PSFA was about 20% of the total square footage; Mr. Chamblin replied that the square footage was added up on the floor plan and was the basis of the math underlying the exclusion of the square footage. Mr. Chamblin added that the numbers were accurate but staff could reconfirm.

6. Out-of-Cycle Funding/Additional Funding/Award Language Change Requests

a. Gallup – P19-003 – Rocky View ES and Red Rock ES – Out-of-Cycle Funding

Mr. Chamblin drew member attention to the clarifying points that were added to the executive summary following the Awards Subcommittee meeting. Mr. Bond agreed with the motion as presented.

MOTION: Council approval of the Awards Subcommittee recommendation to approve design funding for a new Red Rock Elementary School, combining Rocky View ES and

Red Rock ES, repurposing Rocky View ES as an administration building, demolishing the existing Red Rock ES, and constructing a new Red Rock ES with a design enrollment of 420 students, an approved square footage of up to 55,181 GSF, for a total request of \$3,076,796 with a State Share of \$2,461,437 (80%) and a Local Share of \$615,359 (20%). The district shall provide a report detailing the proposed uses for Rocky View ES, and shall be obligated to maintain that facility at no additional cost to the state. If the district desires to use the facility as a school in the future, the school will not be eligible for PSCOC funding until an assessment by PSFA determines the school has a condition rating equal to or better than the average weighted New Mexico condition index. As this was a Subcommittee recommendation, a second was not needed and the motion was unanimously approved.

b. Gallup – P19-004 – Tohatchi HS – Out-of-Cycle Funding

Mr. Chamblin noted that following the Awards Subcommittee, PSFA staff had some follow-up discussions with the district about the project as well as performing some additional research. The district submitted an updated letter regarding the project. The letter outlines the districts understanding that 57,797 gross square feet is the limit of state participation on the project and if the project were larger than that square footage, any additional amount would be 100% district funded. Mr. Bond stated that the district understands and agrees with the additional stipulations.

MOTION: Council approval of the Awards Subcommittee recommendation to approve design funding for Tohatchi High School, to include renovation of the gym and cafeteria, demolition of the vocational building, portables and replacement of the administration, general classrooms, specialty classrooms and support spaces, for a design enrollment of 300 students, with an approved square footage of up to 57,797 GSF for a total request of \$3,134,965 with a state share of \$2,507,972 (80%) and a local share of \$626,993 (20%). As this was a Subcommittee recommendation, a second was not needed and the motion was unanimously approved.

7. Informational

- a.** PSCOC Project Status Report – Mr. Avila noted there were no significant changes. Mr. Chamblin noted that there were a number of projects that were running slower than the original schedule and staff is working with the districts to get those projects moving.
- b.** Maintenance Program Status Report – Mr. Tillotson stated that a slight improvement has been seen in the preventive maintenance program across the state. The current FMAR performance rating is 70.857% Satisfactory. Significant improvements in preventive maintenance are being seen statewide.
- c.** Staffing Update – Mr. Chamblin reviewed information listed within the executive summary. For FY21, there is the budget in the 200 Category to staff up to the 49 FTE is possible. Mr. Guillen thanked Ms. Romero for her assistance in getting the BAR issues approved. Mr. Abbey inquired as to how the hiring freeze factors into the PSFA staffing levels; Ms. Romero replied that the hiring freeze applies to general funded positions and since PSFA is not general funded, and because of the workload at the agency, DFA is

approving the positions. Ms. Romero reiterated that DFA is not approving intern positions at this time when there are so many people out of a job.

8. Next PSCOC Meeting - Proposed for August 17, 2020.

9. Adjourn – There being no further business to come before the Council, Mr. Robbins moved to adjourn the meeting. Mr. Abbey seconded and the motion was unanimously approved. The meeting adjourned at 12:29 p.m.

_____ Chair

_____ Date

I. PSCOC Meeting Date(s): August 17, 2020

II. Item Title: Pre-Kindergarten Funding Program Guidelines*

III. Name of Presenter(s): Jonathan Chamblin, Director

IV. Potential Motion:

Pre-K classroom facilities awards shall not be incorporated into standards based awards unless the intent of the Pre-K award is to relieve overcrowding.

V. Executive Summary:

Background:

In the 2018 Legislative Session there was a reauthorization that changed the Pre-K appropriation from the Public Education Department (PED) to Public School Facilities Authority (PSFA) and extended the period for expenditures through 2021. This year's application cycle \$5 million dollars is available.

Below is the PSCOC approved criteria for a potential Pre-K classroom facilities award:

- All school facilities in the 2020-2021 Final wNMCI ranking are eligible for renovation or addition of Pre-K classroom facilities, including restrooms as required.
- Construction or renovation shall meet the current adequacy standards (6.27.30 NMAC)
- All applications will be ranked and awarded on a competitive basis (state share amount of applications received is less than amount available)
- Funding for this program excluded the purchase of portables, any exterior site features such as parking and drop off areas and playgrounds and furniture, fixtures and equipment
- Match requirements per state/local match percentages as of June 2020
- The district/charter must be willing and able to provide its local share of the total cost of the project
- Funds must be expended within 3 years of the allocation

Below is the PSCOC approved criteria for a potential Standards-based award:

- Facilities must ranked in the top 100 of the 2020-2021 Final wNMCI ranking
- Match requirements per state/local match percentages as of June 2020

Sufficient local match will be available

- A current facility master plan, preventive maintenance plan and use of FIMS are prerequisites
- Applications will be ranked from highest lowest wNMCI

Standards-based awards typically are for a new school, renovated school, additions, or replacement schools.

Key Issues:

PSFA is seeking direction from the PSCOC in regards to combining the scope of a Pre-K center award and a Standards Based Award. PSCOC participation in a Pre-K center is limited to the classrooms and or restrooms within that facility.

- If a district requests funding for a Pre-K center as part of a standards-based project, the Pre-K center can be added to the scope of the standards-based award, if the new Pre-K center will relieve existing or projected over-crowding at the elementary schools that will be vacated when the Pre-K classrooms are relocated to the new Pre-K center.

For Grants and Los Lunas, the requests for consolidated Pre-K centers at Mesa View ES and Peralta ES are based on the district's desire to streamline their Pre-K programs and reduce their operational costs related to Pre-K. This is a good goal that we can support, however, there is no clear logic to add this scope to standards-based awards. For the logic of the standards-based program, a school is awarded based on the student population and facility condition at that campus.

The reasons to build additional square footage on a standards-based project, to serve students from other schools (not the awarded school) are:

- To relieve over-crowding at the other schools or
- To reduce square footage within the district (consolidate and close school sites by building the new school larger)

Staff Recommendation:

To preserve the intent of standards-based awards, PSFA staff recommendation is not to combine the scope of standalone Pre-K facilities awards with standards based awards unless the intent of the Pre-K award is to relieve overcrowding.

Item No.: IV. C.

I. PSCOC Meeting Date(s): August 17, 2020

II. Item Title: 2020-2021 Standards Based Award Additional Conditions

III. Name of Presenter(s): Jonathan Chamblin, Director

IV. Potential Motion:

Standards based capital outlay awards are further subject to the Additional Conditions presented in the document at the meeting.

V. Executive Summary:

In addition to the award language, the 2020-2021 awards are further subject to the Additional Conditions and are incorporated into the Memorandum of Understanding for the projects.

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)
2020-2021 PSCOC Standards-Based Awards - Additional Conditions
August 17, 2020

Standards-Based Project Awards

The PSCOC approved capital outlay project awards under the standards-based capital outlay process to the districts set out in the award spreadsheet for the purposes and in the amounts specified, including any special conditions contained in the award language for each school (see attached). Each allocation is intended to fully complete the project, phase, or specified purpose. All projects involving renovation shall reduce the wNMCI by one-third or greater. Out-of-cycle design or construction funding may be considered at any future regularly scheduled PSCOC meeting upon completion of early planning, construction documents or equivalent PSFA phase approval and conformance with all contingencies. All project designs shall include evaluation of potential energy, maintenance and other operational costs of new, renovated or other facilities based on established standard averages.

Standard Contingencies to All Awards

The PSCOC approval of the awards is contingent upon acceptance by the districts through execution of the required documents between the PSFA and the district, which contain the detailed project description set before the Council, the roles and responsibilities of the parties, phasing schedules and direct payment options. These awards are further contingent on the following:

- Project amounts set aside for potential out-of-cycle awards include anticipated state share amount of a project or phase which requires the district to perform specific actions set out in the project descriptions and to bring back a request for funding for further consideration by the Council. Future awards may be contingent on district audit status and other conditions which may be deemed by the Council as necessary to ensure the prudent and appropriate use of capital funds.
- All districts receiving awards must have a completed audit for FY19 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 may, as directed by the PSCOC, assume direct administration of all projects from districts with serious findings in regard to expenditures or management of capital outlay funds.
- The district shall execute and maintain an effective preventive maintenance (PM) program, as prescribed in its PSCOC-approved PM plan (which shall be reviewed and updated annually by the district to ensure a Facility Maintenance Assessment Report (FMAR) score of satisfactory (70.1% or better) at each school), and effectively utilize all Facility Information Management System (FIMS) modules—Maintenance Direct (MD), Preventive Maintenance Direct (PMD), and Utility Direct (UD), or otherwise provide evidence of effective use of an alternate acceptable and equivalent maintenance management process. The district shall report to the PSFA every six months on the status of its maintenance program. Should the district fail to

meet the FMAR score of satisfactory, the district may be required to report to the PSCOC.

- Prior to construction closeout, the district must submit for PSFA approval an amendment to its maintenance plan defining how they will provide appropriate maintenance for any renovated or added facility space.
- Projects are funded only to the design capacity outlined in the award. Unless specific limitations are defined in the award, or are otherwise excepted, the Adequacy Planning Guide establishes gross square footage (GSF) boundaries, however every effort should be made to minimize overall facility footprint. The PSCOC may elect to limit participation in the renovation of any existing square footage in excess of the guidelines.
- All procurement must meet the State of New Mexico Procurement Code.
- If existing facility disposal is required, an approved commitment from the district to PSCOC will be required prior to release of construction funding. Disposal may include demolition of the facilities or by written agreement transferring ownership of property and/or facilities. PSCOC reserves the right to recover a pro-rata share of awarded amounts for the replacement facilities if the original property or facilities are sold or used for another purpose than the award.
- The district will provide and deliver to the PSFA, within 30 days of the acceptance of the award, a Memorandum of Understanding (MOU) that includes, the proposed construction delivery method and the dates for completion of project planning, design development, construction, final completion, and project closeout. Failure to have projects completed by the scheduled deadline does not obligate the PSCOC for any increased costs due to inflation or other time related consequences.
- PSCOC may cancel an award for any project that has not made progress on any phase of work for a period longer than three consecutive years. Awards that are cancelled shall result in the decertification of state funding and the re-ranking of the previously awarded school. If a school remains eligible for an award after it is re-ranked, the district may reapply for an award at the same school with the understanding that the state and local match rates shall be based on the final calculated value at the time of the future application.
- The MOU shall identify specific portions of the project that the district intends to build above adequacy and above the awarded design capacity and commit to fund these portions at the sole cost of the district.
- Requests for Proposals (RFP) for construction and design services or Invitations to Bid (ITB) for construction services cannot be released without review and written approval from PSFA. RFPs/ITBs that are released without written approval may have to be reissued. A PSFA Request for Approval of School Construction (RASC) final approval of school construction is required prior to releasing your RFP/ITB.

- District must submit cost estimates for all furniture, fixtures and equipment (FF&E) and site equipment (playground, tables, benches, etc.) for approval by PSFA prior to any purchase. Participation in furniture, fixtures equipment (FF&E) to adequacy will be based on the Maximum Allowable Construction Cost (MACC) as follows: elementary schools 2.5%, combined schools 1.5%, middle schools 1.5% and high schools 3.0%.
- Any legitimate project expenses expecting PSCOC/PSFA participation, reimbursement or credit shall be submitted and approved by PSFA in advance of the expenditure through the construction information management system (CIMS). Exception: Allowed project expenses made prior to award must be submitted within 90 days of the executed MOU.
- Prior to projects' final PSFA RASC approval and release to bid, all site infrastructure including roadways, utilities and water must be in place, under contract with specified completion time, or defined by other acceptable written agreements that include cost and completion time.
- All awards are exclusive of land acquisition costs and any utilities and infrastructure expenses outside the surveyed property boundary, which are the sole responsibility of the district and community and will not apply to the district's matching fund requirement.
- Any award to a school district for a school located on tribal lands shall have an associated land lease with the tribe, pueblo, or nation for the land on which the school is being constructed. The lease shall be for a period of 25 years from onset of the construction award, with the option to increase by an additional 25 years at the sole discretion of the school district.
- Portable classrooms purchased from proceeds of this or previous PSCOC awards, freed by construction of permanent facilities shall, at the option of the PSFA, become the property of the PSCOC. If freed portables were purchased with district proceeds, then at PSFA's option, portables may be purchased at a fair market price and relocated by PSFA as directed by and at the expense of the PSCOC.
 - On or before the 12th month following substantial completion of the project or phase, PSFA staff will schedule a review of all project expenditures that apply to both the scope of work and to the adequacy standards to insure that the overall expenditures align with the match percentages after necessary offsets and waivers as identified in the Memorandum of Understanding (MOU) for the project. Following mutual agreement on the overall and final financial project status, project balances will be reallocated by the Council. All PSCOC awards must be fully reconciled and reallocated no later than 18 months after substantial completion.

I. PSCOC Meeting Date(s): August 17, 2020

II. Item Title: 2020-2021 Systems-Based Award Additional Conditions

III. Name of Presenter(s): Jonathan Chamblin, Director

IV. Potential Motion:

Systems-based capital outlay awards are further subject to the Additional Conditions presented in the document in the meeting notebook.

V. Executive Summary:

In addition to the award language, the 2020-2021 awards are further subject to the Additional Conditions and are incorporated into the Memorandum of Understanding for the projects.

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
2020-2021 PSCOC Systems-Based Awards - Additional Conditions
October XX, 2019

Systems-Based Project Awards

The PSCOC approved capital outlay project awards under the systems-based capital outlay process to the districts set out in the award spreadsheet for the purposes and in the amounts specified, including any special conditions contained in the award language for each school (see attached). Each allocation is intended to fully complete the project, phase, or specified purpose. Out-of-cycle construction funding may be considered at any future regularly scheduled PSCOC meeting upon completion of early planning, construction documents or equivalent PSFA phase approval and conformance with all contingencies. All project designs shall include evaluation of potential energy, maintenance and other operational costs of new, renovated or other facilities based on established standard averages.

Standard Contingencies to All Awards

The PSCOC approval of the awards is contingent upon acceptance by the districts through execution of the required documents between the PSFA and the district, which contain the detailed project description set before the Council, the roles and responsibilities of the parties, phasing schedules and direct payment options. These awards are further contingent on the following:

- Total project costs shall not exceed 50% of the total facility replacement costs as identified in the application.
- Funds for this award must be expended within three years of the award date.
- All districts receiving awards must have a completed audit for FY19 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 may, as directed by the PSCOC, assume direct administration of all projects from districts with serious findings in regard to expenditures or management of capital outlay funds.
- The district shall execute and maintain an effective preventive maintenance (PM) program, as prescribed in its PSCOC approved PM plan (which shall be reviewed and updated annually by the district to ensure a Facility Maintenance Assessment Report (FMAR) score of satisfactory (70.1% or better) at each school), and effectively utilize all Facility Information Management System (FIMS) modules—Maintenance Direct (MD), Preventive Maintenance Direct (PMD), and Utility Direct (UD), or otherwise provide evidence of effective use of an alternate acceptable and equivalent maintenance management process. The district shall report to the PSFA every six months on the status of its maintenance program. Should the district fail to meet the FMAR score of satisfactory, the district may be required to report to the PSCOC.

- Prior to construction closeout, the district must submit for PSFA approval an amendment to its maintenance plan defining how they will provide appropriate maintenance for any renovated space.
- Projects are funded only to the design capacity outlined in the award. Unless specific limitations are defined in the award, or are otherwise accepted, the Adequacy Planning Guide establishes gross square footage (GSF) boundaries, however every effort should be made to minimize overall facility footprint. The PSCOC may elect to limit participation in the renovation of any existing square footage in excess of the guidelines.
- All procurement must meet the State of New Mexico Procurement Code.
- If existing facility disposal is required, an approved commitment from the district to PSCOC will be required prior to construction. Disposal may include demolition of the facilities or by written agreement transferring ownership of property and/or facilities. PSCOC reserves the right to recover a pro-rata share of awarded amounts for the replacement facilities if the original property or facilities are sold or used for another purpose than the award.
- The district will provide and deliver to the PSFA, within 30 days of the acceptance of the award, a Memorandum of Understanding (MOU) that includes, the proposed construction delivery method and the dates for completion of project planning, design development, construction, final completion, and project closeout. Failure to have projects completed by the scheduled deadline does not obligate the PSCOC for any increased costs due to inflation or other time related consequences.
- The MOU shall identify specific portions of the project that the district intends to build above adequacy and above the awarded design capacity and commit to fund these portions at the sole cost of the district.
- Requests for Proposals (RFP) for construction and design services or Invitations to Bid (ITB) for construction services cannot be released without review and written approval from PSFA. RFPs/ITBs that are released without written approval may have to be reissued. A PSFA Request for Approval of School Construction (RASC) final approval of school construction is required prior to releasing your RFP/ITB.
- Any legitimate project expenses expecting PSCOC/PSFA participation, reimbursement or credit shall be submitted and approved by PSFA in advance of the expenditure through the construction information management system (CIMS). Exception: Allowed project expenses made prior to award must be submitted within 90 days of the executed MOU.

- At each submission of a PSFA RASC phase, a matrix of the systems must be submitted to ensure consistency of design with the alteration level and percent of alteration of the approved systems. PSFA approval to exceed alteration level and percent of alteration must also be submitted as appropriate.
- Prior to projects' final PSFA RASC approval and release to bid, all site infrastructure including roadways, utilities and water must be in place, under contract with specified completion time, or defined by other acceptable written agreements that include cost and completion time.
- All awards are exclusive of land acquisition costs and any utilities and infrastructure expenses outside the surveyed property boundary, which are the sole responsibility of the district and community and will not apply to the district's matching fund requirement.
- Any lease associated with an award shall have a 50 year or equivalent minimum available term from onset of the project.
- On or before the 12th month following substantial completion of the project or phase, PSFA staff will schedule a review of all project expenditures that apply to both the scope of work and to the adequacy standards to insure that the overall expenditures align with the match percentages after necessary offsets and waivers as identified in the Memorandum of Understanding (MOU) for the project. Following mutual agreement on the overall and final financial project status, project balances will be reallocated by the Council. All PSCOC awards must be fully reconciled and reallocated no later than 18 months after substantial completion.

V. 2020-2021 Award Cycle

- A. 2020-2021 Standards-Based Capital Outlay Awards*
- B. 2020-2021 Systems-Based Capital Outlay Awards*
- C. 2020-2021 Pre-Kindergarten Awards*
- D. Fiscal Year 2021 Lease Assistance Awards*

***Denotes potential action by the PSCOC**

Combined List of 2020-2021 Final Applications for PSCOC Funding

Standards-based, Systems-based, and Pre-K Facilities

Standards-Based (Large Project)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	District	School	wNMCI Rank	wNMCI Score	Campus Average FCI	Project Type	District Priority	District Request on Final Application	PSFA Recommendation	Difference	Phase 1 Local Match *	Phase 1 State Match *	Out-Year Local Match *	Out-Year State Match *	Expect Waiver Request	PSFA Application Rating	Application Highlights
	¹ Zuni	Twin Buttes HS Zuni HS	1, 20	64.53% 47.99%	49.99% 55.37%	Replacement/ Consolidation	1	\$ 51,974,571	\$ 51,974,571	\$ -	\$ -	\$ 75,000	\$ -	\$ 51,899,571	N		Additional planning needed. Scope/cost of project uncertain. Project will be phased with middle school project. Will create new 6-12 combined campus.
	² State Charter	Albuquerque Sign Language Academy	2	64.01%	43.48%	New School	1	\$ 19,321,429	\$ -	\$ (19,321,429)	\$ -	\$ -	\$ -	\$ -	N		School does not have local funding match.
	³ Carrizozo	Carrizozo Combined School	6	53.02%	69.69%	Renovation/ Replacement	1	\$ 16,012,743	\$ 20,210,393	\$ 4,197,650	\$ 75,000	\$ -	\$ 19,120,951	\$ 1,014,442	Y		Planning phase in-process. Scope/cost of project uncertain. Project will need to be phased.
	⁴ Gallup-McKinley	Gallup HS **	29	46.29%	57.96%	Renovation/ Replacement	3	\$ 80,563,886	\$ 71,780,729	\$ (8,783,157)	\$ 52,550	\$ 72,450	\$ 13,614,589	\$ 58,041,140	Y		Structural investigation needed. 20 year old buildings, FCI 57.96%. District request includes ineligible spaces.
	⁵ Hobbs	Heizer MS, New Middle School	51	41.94%	79.54%	New School	1	\$ 55,000,000	\$ 52,867,500	\$ (2,132,500)	\$ 75,000	\$ -	\$ 29,563,800	\$ 23,228,700	N		District request includes ineligible spaces.
	⁶ Gallup-McKinley	Crownpoint HS	70	40.58%	75.52%	Replacement	1	\$ 33,712,963	\$ 33,712,963	\$ -	\$ 43,050	\$ 31,950	\$ 6,391,213	\$ 27,246,750	Y		Shared campus with middle school.
	⁷ Gallup-McKinley	Navajo Pine HS	96	37.75%	72.47%	Replacement	2	\$ 22,631,511	\$ 22,631,511	\$ -	\$ 43,050	\$ 31,950	\$ 4,285,737	\$ 18,270,774	Y		Shared campus with middle school.
	⁸ Grants	Mesa View ES	100	37.47%	68.50%	Replacement	1	\$ 27,202,164	\$ 24,270,571	\$ (2,931,593)	\$ 631,035	\$ 1,796,022	\$ 5,679,314	\$ 16,164,200	N		District request includes ineligible scope.
6	8	Subtotal						\$ 306,419,267	\$ 277,448,238	\$ (28,971,029)	\$ 919,685	\$ 2,007,372	\$ 78,655,604	\$ 195,865,577			

Systems-Based (Small Project)	District	School	wNMCI Rank	wNMCI Score	Campus Average FCI	Project Type	District Priority	District Request on Final Application	PSFA Recommendation	Difference	Phase 1 Local Match *	Phase 1 State Match *	Out-Year Local Match *	Out-Year State Match *	PSFA Application Rating	Application Highlights
	⁹ Las Cruces	Tombaugh ES	64	40.97%	74.08%	Roof/HVAC	2	\$ 3,310,965	\$ 3,310,965	\$ -	\$ 165,548	\$ 165,548	\$ 1,489,934	\$ 1,489,934		Roofing and HVAC need to be replaced.
	¹⁰ Clovis	Clovis HS **	102	37.11%	73.44%	Roof/HVAC	1	\$ 1,401,966	\$ 1,401,966	\$ -	\$ 434,609	\$ 967,357	\$ -	\$ -		Roofing and HVAC need to be replaced.
	¹¹ Gallup-McKinley	Crownpoint MS **	124	35.46%	61.63%	Demolition	8	\$ 444,831	\$ -	\$ (444,831)	\$ -	\$ -	\$ -	\$ -		District has withdrawn this application.
	¹² Las Cruces	Ocate HS **	184	32.78%	34.31%	HVAC	1	\$ 3,084,163	\$ 2,797,237	\$ (286,926)	\$ 139,862	\$ 139,862	\$ 1,258,757	\$ 1,258,757		District request includes ineligible spaces. Design will separate eligible scope.
	¹³ Gallup-McKinley	Tohatchi MS	209	30.01%	62.43%	Roof	6	\$ 1,311,286	\$ 995,400	\$ (315,886)	\$ 217,926	\$ 777,474	\$ -	\$ -		District request includes ineligible space. Campus FMAR score 80.48%.
	¹⁴ Hatch Valley	Hatch Valley MS	275	26.24%	61.82%	Roof/HVAC	1	\$ 259,290	\$ 259,290	\$ -	\$ 38,894	\$ 220,397	\$ -	\$ -		Roofing and HVAC need to be replaced.
	4	6	Subtotal					\$ 9,812,501	\$ 8,764,858	\$ (1,047,643)	\$ 996,839	\$ 2,270,637	\$ 2,748,691	\$ 2,748,691		

Pre-K Classroom Facilities	District	School	wNMCI Rank	wNMCI Score	Campus Average FCI	Project Type	District Priority	District Request on Final Application	PSFA Recommendation	Difference	Phase 1 Local Match *	Phase 1 State Match *	Out-Year Local Match *	Out-Year State Match *	PSFA Application Rating	Application Highlights
	15	Gallup-McKinley	Red Rock ES **	27	49.31%	69.17%	Pre-K	4	\$ 1,071,429	\$ -	\$ (1,071,429)	\$ -	\$ -	\$ -	\$ -	District has withdrawn this application.
	16	Gallup-McKinley	Crownpoint ES	674	9.08%	27.22%	Pre-K	5	\$ 587,143		\$ (587,143)	\$ -	\$ -	\$ -	\$ -	Declining enrollment, project not needed. Reapply if enrollment projections not valid.
	17	Hatch Valley	Garfield ES	475	17.00%	59.08%	Pre-K	2	\$ 474,765	\$ 474,765	\$ -	\$ 71,215	\$ 403,550	\$ -	\$ -	Limited renovation of existing Pre-K classes.
	18	Los Lunas	Peralta ES **	38	46.18%	74.85%	Pre-K	1	\$ 3,565,714	\$ 3,565,714	\$ -	\$ 1,319,314	\$ 2,246,400	\$ -	\$ -	Scope can be integrated with standards award.
	19	Los Lunas	Raymond Gabaldon ES	140	33.95%	72.43%	Pre-K	2	\$ 4,453,429	\$ 4,453,429	\$ -	\$ 1,647,769	\$ 2,805,660	\$ -	\$ -	District must reboundary to make space. Longevity of facility uncertain.
	3	5	Subtotal						\$ 10,152,480	\$ 8,493,908	\$ (1,658,572)	\$ 3,038,298	\$ 5,455,610	\$ -	\$ -	
TOTAL								\$ 326,384,248	\$ 294,707,004	\$ (31,677,244)	\$ 4,954,822	\$ 9,733,620	\$ 81,404,295	\$ 198,614,268		

Total 2020-2021 Award Cycle Local Match \$86,359,116
Total 2020-2021 Award Cycle State Match \$208,347,888



NOTES:
* Based on PSFA Recommended Total Project Cost.
** School is in "Previously Funded" section of ranking. wNMCI and Rank shown are from time of original award.

PSFA Application Rating Color Key
PSFA does not recommend an award for the application.
PSFA recommends an award, with conditions.
PSFA recommends an award without significant conditions
District has withdrawn this application.

I. **PSCOC Meeting Date(s):** August 17, 2020

II. **Item Title:** 2020-2021 Standards-Based Capital Outlay Awards

III. **Name of Presenter(s):** Jonathan Chamblin, Director

IV. **Potential Motion:**

Make capital outlay project awards for the standards-based capital outlay program to the following districts, including any special conditions contained in the award language for each school:

(Zuni) Twin Buttes HS and Zuni HS planning phase \$75,000 state share, \$0 district share; (Carrizozo) Carrizozo Combined School planning phase \$0 state share, \$75,000 district share; (Hobbs) Heizer MS planning phase \$0 state share, \$75,000 district share; (Gallup) Gallup HS planning phase \$XX state share, \$XX district share; (Gallup) Crownpoint HS planning phase \$XX state share, \$XX district share; (Gallup) Navajo Pine HS planning phase \$XX state share, \$XX district share. The awards for Crownpoint HS and Navajo Pine HS are for funding to complete planning and feasibility studies. Upon completion, the district may return to the PSCOC for review of the planning and feasibility studies; the scope of the projects for Crownpoint HS and Navajo Pine HS is subject to future construction awards, at a future PSCOC meeting, based on the results of the planning and feasibility studies. The final state and district share amounts for the Gallup awards will be calculated once the Council takes action and the offset balance is applied. (Grants) Mesa View ES planning and design phase, excluding state participation in Pre-K classrooms from Milan and Mt Taylor, \$1,796,022 state share, \$631,035 district share. (See attached, entitled *PSCOC 2020-2021 Standards-Based Capital Funding Applications*). Each allocation is intended to fully complete the project, phase or specified purpose. Upon completion of this awarded phase of work, including conformance with all contingencies, out-of-cycle funding for future phases of work may be considered at any upcoming regularly scheduled PSCOC meeting.

V. **Executive Summary:**

Background:

The 2020-2021 standards-based capital outlay program began in January 2020, with the release of the 2020-2021 Final wNMCI Ranking and pre applications with additional key tasks/dates as follows:

➤ January-February	2020-2021 Pre-Applications Reviewed; Final Funding Pool Established
➤ February-March	Site Visits of Final Funding Pool Applicants for Viability of Project
➤ March	Full Applications Released
➤ April May	Staff Review/Comment on Full Applications
➤ May	Full Applications Due From District
➤ June	PSFA/PSCOC Staff Review/Award Recommendation Meeting
➤ July	District Presentation Meeting
➤ July	PSFA/PSCOC Staff Review/Award Language Meeting
➤ August	PSCOC Awards

Staff Recommendation:

4 Potential Awards to 4 Districts

Phase 1 State Match (up to)	\$ 147,450
Potential Out-of-Cycle State Match	\$ 134,183,853

PSCOC 2020-2021 STANDARDS-BASED (LARGE PROJECT) CAPITAL FUNDING APPLICATIONS
Sorted by Rank

Final Funding Pool: Facilities in the Top 100 of the 2020-2021 Final wNMCI Ranking

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T			
District	School	wNMCI Rank	wNMCI Score	Campus Average FCI	School Site FMAR	District Priority	Project Type	Project Description	Total Estimated Project Cost (PSFA Rec.)	Phase 1 Request	Local Match %	State Match %	Phase 1 Local Match	Phase 1 State Match	Offset	Phase 1 Net Local Match	Phase 1 Net State Match	Out-Year Local Match	Out-Year State Match			
Zuni	Twin Buttes HS, Zuni HS	1, 20	64.53% 47.99%	49.99% 55.37%	59.22% 54.95%	1	Replacement/ Consolidation	<p>District Request: New combined high school for Twin Buttes and Zuni HS, with teacher housing on-site to replace existing units in the pueblo. District is also constructing a new middle school (previously awarded) on the high school campus, to create a 6-12 shared campus.</p> <p>Project Scope: New construction, renovation, and demolition. 67,580 GSF of new construction and 116,226 GSF of demolition for high school. 39,000 GSF of new construction for teacher housing. Final scope to be determined during the planning phase.</p> <p>Unit cost estimate for high school: New construction/renovation: \$390/SF. Demolition: \$10/SF. Site cost: \$4 M.</p> <p>Unit cost estimate for teacher housing: New construction \$130/SF. Site cost: \$1 M.</p> <p>Total estimated project cost: \$45 M for high school, \$6.9 M for teacher housing, \$51.9 M total.</p> <p>Recommended project approach: Planning phase to continue to investigate existing high school buildings, design and construct the middle school first, design and construct the high school second, and design and construct the teacher housing in the final phase.</p> <p>Recommended award language: Planning phase funding to complete a feasibility study to determine options to renovate or replace the existing high school buildings, with demolition of excess square footage, including a cost/benefit and building systems analysis, followed by a campus master plan and educational specification for the new grades 6-12 campus on the high school site, including new teacher housing units. Campus master plan will define the phasing strategy for the design and construction phases, including a sequencing plan to move students as the work progresses and an outline scope of work for each design and construction phase. Upon completion, the district may return to the PSCOC for the next out-of-cycle funding phase to include approval of the design enrollment, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total estimated project cost. PSCOC may make an award to fund a functional phase of a project without committing to funding future phases of proposed projects. The Council shall reevaluate each phase of a project and the capacity of the Public School Capital Outlay Fund before making an award for a subsequent phase of a project.</p>	\$51,974,571	\$ 75,000	0%	100%	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -	\$51,899,571
State Charter	Albuquerque Sign Language Academy	2	64.01%	43.48%	76.26%	1	New School	<p>District Request: New K -12 school on shared campus with Bernalillo county facilities.</p> <p>Project Scope: New construction of 59,000 GSF facility.</p> <p>Unit cost estimate: New construction: \$225/SF. Site cost: \$250 K.</p> <p>Total estimated project cost: \$19 M.</p> <p>Recommended project approach: School has completed planning and has started design phase. PSFA does not recommend an award because the school does not have local matching funds for construction.</p> <p>Recommended award language: PSFA does not recommend an award.</p>	\$ -	\$ -	64%	36%	\$ -	\$ -	\$ 226,300	\$ -	\$ -	\$ -	\$ -	\$ -		
Carrizozo	Carrizozo Combined School	6	53.02%	69.69%		1	Renovation/ Replacement	<p>District Request: Demolish and renovate existing buildings and construct a small addition on the combined Pre-K campus.</p> <p>Project Scope: New construction/renovation of 31,940 GSF and demolition of 93,179 GSF.</p> <p>Unit cost estimate: New construction: \$370/SF. Demolition: \$25/SF.</p> <p>Total estimated project cost: \$20.2 M.</p> <p>Recommended project approach: District has started the planning phase, including feasibility study/building systems analysis of existing buildings, campus master plan, and educational specification. Once the planning phase is complete, the scope of the project will be defined, including options to divide the project in several major phases of work for design and construction.</p> <p>Recommended award language: Planning phase funding to complete a feasibility study to determine options to renovate or replace the existing school buildings on the combined campus, with demolition of excess square footage, including a building systems analysis, followed by a campus master plan and educational specification for the new grades Pre-K-12 campus. Upon completion, the district may return to the PSCOC for the next out-of-cycle funding phase to include approval of the design enrollment, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total estimated project cost. PSCOC may make an award to fund a functional phase of a project without committing to funding future phases of proposed projects. The Council shall reevaluate each phase of a project and the capacity of the Public School Capital Outlay Fund before making an award for a subsequent phase of a project.</p>	\$ 20,210,393	\$ 75,000	94%	6%	\$ 70,500	\$ 4,500	\$ 198,182	\$ 75,000	\$ -	\$ 19,120,951	\$ 1,014,442			

PSCOC 2020-2021 STANDARDS-BASED (LARGE PROJECT) CAPITAL FUNDING APPLICATIONS
Sorted by Rank

4	Gallup-McKinley	Gallup HS ***	29	46.29%	57.96%	17.19%	3	Renovation/ Replacement	<p>District Request: Demolition, renovation and new construction on the high school campus.</p> <p>Project Scope: New construction/renovation of 123,730 GSF and demolition of 259,311 GSF.</p> <p>Unit cost estimate: New construction: \$375/SF. Demolition: \$15/SF.</p> <p>Total estimated project cost: \$71.7 M.</p> <p>Recommended project approach: Begin with a planning phase, including a detailed structural investigation, feasibility study/building systems analysis of existing buildings, campus master plan, and educational specification. Once the planning phase is complete, the scope of the project will be defined. The structural stability of the existing buildings needs to be determined before other work is performed.</p> <p>Recommended award language: Planning phase funding to complete a structural investigation and feasibility study to determine options to renovate or replace the existing high school buildings, with demolition of excess square footage, including a cost/benefit analysis to stabilize the buildings and a building systems analysis, followed by a campus master plan and educational specification for the school, grades 9-12. Campus master plan will define the phasing strategy for the design and construction phases, including a sequencing plan to move students as the work progresses and an outline scope of work for each design and construction phase. Upon completion, the district may return to the PSCOC for the next out-of-cycle funding phase to include approval of the design enrollment, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate. PSCOC may make an award to fund a functional phase of a project without committing to funding future phases of proposed projects. The Council shall reevaluate each phase of a project and the capacity of the Public School Capital Outlay Fund before making an award for a subsequent phase of a project.</p>	\$ 71,780,729	\$ 125,000	19%	81%	\$ 23,750	\$ 101,250	\$ 28,800	\$ 52,550	\$ 72,450	\$ 13,614,589	\$ 58,041,140	4
5	Hobbs	Heizer MS	51	41.94%	79.54%	88.15%	1	New School	<p>District Request: Construction of a new middle school campus on the north side of Hobbs to relieve overcrowding at the other 3 middle schools, including Heizer MS.</p> <p>Project Scope: New construction of 90,735 GSF.</p> <p>Unit cost estimate: New construction: \$350/SF.</p> <p>Total estimated project cost: \$52.8 M.</p> <p>Recommended project approach: Begin with a planning phase, including a district-wide enrollment and boundary study with student location and geocode analysis. Based on this initial planning work, the need for a new middle school will be defined and the district may return to PSCOC for approval of the project scope to include a new school or only renovations to Heizer MS. If the enrollment projections do not indicate a need for a new middle school, the award may be applied to renovate Heizer MS. Additional planning work at Heizer MS would include an estimated scope of work for the renovation and an estimated total project cost for the renovation. If a new school is justified, a campus master plan and educational specification would be the last scope of work in the planning phase. Once the planning phase is complete, the district may return to PSCOC for an out-of-cycle funding request for the design phase, including a defined scope of work for a new middle school and/or renovations to Heizer MS.</p> <p>Recommended award language: Planning funding to complete Phase I planning to include district-wide enrollment and boundary study, updated 5-year middle school enrollment projections and student location/geocode analysis. Based on the results of this initial Phase I planning work, the district may return to PSCOC for approval of the project scope for a new middle school campus and/or renovations to Heizer MS. Phase II planning work for a new middle school will include educational specifications. Upon completion of the planning phase, the district may return to the PSCOC for the next out-of-cycle design funding phase to include approval of enrollment for the new middle school, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate. PSCOC may make an award to fund a functional phase of a project without committing to funding future phases of proposed projects. The Council shall reevaluate each phase of a project and the capacity of the Public School Capital Outlay Fund before making an award for a subsequent phase of a project.</p>	\$ 52,867,500	\$ 75,000	56%	44%	\$ 42,000	\$ 33,000	\$ 200,160	\$ 75,000	\$ -	\$ 29,563,800	\$ 23,228,700	5
6	Gallup-McKinley	Crownpoint HS	70	40.58%	75.52%	59.02%	1	Replacement	<p>District Request: Demolition and new construction to create on new high school on the shared campus with the middle school.</p> <p>Project Scope: New construction of 56,464 GSF and demolition of 81,218 GSF.</p> <p>Unit cost estimate: New construction: \$390/SF. Demolition: \$19/SF.</p> <p>Total estimated project cost: \$33.7 M.</p> <p>Recommended project approach: Begin with a planning phase, including a campus master plan and educational specification for both schools on the shared campus (middle school and high school). Once the planning phase is complete, the scope of the high school project will be defined.</p> <p>Recommended award language: Planning phase funding to complete a comprehensive campus master plan and educational specification to include Crownpoint middle and high schools, to maximize utilization of the school facilities, including sharing of spaces. The campus master plan will define the final configuration of the grades 6-12 campus, including construction phases and site elements. Upon completion, the district may return to the PSCOC for the next out-of-cycle funding phase to include approval of the design enrollment, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total estimated project cost. PSCOC may make an award to fund a functional phase of a project without committing to funding future phases of proposed projects. The Council shall reevaluate each phase of a project and the capacity of the Public School Capital Outlay Fund before making an award for a subsequent phase of a project.</p>	\$ 33,712,963	\$ 75,000	19%	81%	\$ 14,250	\$ 60,750	\$ 28,800	\$ 43,050	\$ 31,950	\$ 6,391,213	\$ 27,246,750	6

PSCOC 2020-2021 STANDARDS-BASED (LARGE PROJECT) CAPITAL FUNDING APPLICATIONS
Sorted by Rank

Gallup-McKinley	Navajo Pine HS	96	37.75%	72.47%	56.04%	2	Replacement	<p>District Request: Demolition and new construction to create on new high school on the shared campus with the middle school.</p> <p>Project Scope: New construction of 34,778 GSF and demolition of 76,554 GSF.</p> <p>Unit cost estimate: New construction: \$411/SF. Demolition: \$20/SF.</p> <p>Total estimated project cost: \$22.6 M.</p> <p>Recommended project approach: Begin with a planning phase, including a campus master plan and educational specification for both schools on the shared campus (middle school and high school). Once the planning phase is complete, the scope of the high school project will be defined.</p> <p>Recommended award language: Planning phase funding to complete a comprehensive campus master plan and educational specification to include Navajo middle and high schools, to maximize utilization of the school facilities, including sharing of spaces. The campus master plan will define the final configuration of the grades 6-12 campus, including construction phases and site elements. Upon completion, the district may return to the PSCOC for the next out-of-cycle funding phase to include approval of the design enrollment, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total estimated project cost. PSCOC may make an award to fund a functional phase of a project without committing to funding future phases of proposed projects. The Council shall reevaluate each phase of a project and the capacity of the Public School Capital Outlay Fund before making an award for a subsequent phase of a project.</p>	\$ 22,631,511	\$ 75,000	19%	81%	\$ 14,250	\$ 60,750	\$ 28,800	\$ 43,050	\$ 31,950	\$ 4,285,737	\$ 18,270,774
Grants	Mesa View ES	100	37.47%	68.50%	72.15%	1	Replacement	<p>District Request: Demolition and new construction for a new elementary school on the existing school campus.</p> <p>Project Scope: New construction of 64,842 GSF and demolition of 55,574 GSF.</p> <p>Unit cost estimate: New construction: \$255/SF. Demolition: \$7.50/SF.</p> <p>Total estimated project cost: \$25.6 M.</p> <p>Recommended project approach: Begin with the design phase for a new school on the east side of the campus. Once the new facility is constructed, the original buildings can be demolished. Exclude state participation in Pre-K classrooms from Milan and Mt Taylor through the standards-based award, district can apply for these classrooms through the Pre-K program. The district's request for teacher housing in Cubero, NM is not eligible for funding since the teacher housing is not on this project site.</p> <p>Recommended award language: Planning and design phase funding for the replacement of the existing facility to the maximum gross square footage pursuant to the Adequacy Planning Guide, for a design enrollment of 474 students, grades Pre-K-5. PSCOC may make an award to fund a functional phase of a project without committing to funding future phases of proposed projects. The Council shall reevaluate each phase of a project and the capacity of the Public School Capital Outlay Fund before making an award for a subsequent phase of a project.</p>	\$ 24,270,571	\$ 2,427,057	26%	74%	\$ 631,035	\$ 1,796,022	\$ -	\$ 631,035	\$ 1,796,022	\$ 5,679,314	\$ 16,164,200
6	8	TOTALS							\$ 277,448,238	\$ 2,927,057		\$ 795,785	\$ 2,131,272	\$ 711,042	\$ 919,685	\$ 2,007,372	\$ 78,655,604	\$ 195,865,577	

NOTES:
*** School is in "Previously Funded" section of ranking. wNMCI and Rank shown are from time of original award.

ZUNI

2020-2021 PSFA Summary of Twin Buttes HS & Zuni HS

Facility Description

Zuni – Twin Buttes HS	Rank: 1	wNMCI: 64.53%	FCI: 49.99%
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- Original Construction Date: 1957
- Most Recent Addition: N/A
- Total Gross Square Feet: 21,638 GSF
 - Permanent Square Feet: 21,638 GSF
 - Number of Buildings: 1
 - Portable Square Feet: 0
 - Number of Portables: 0
- Site Size: 15.00 Acres

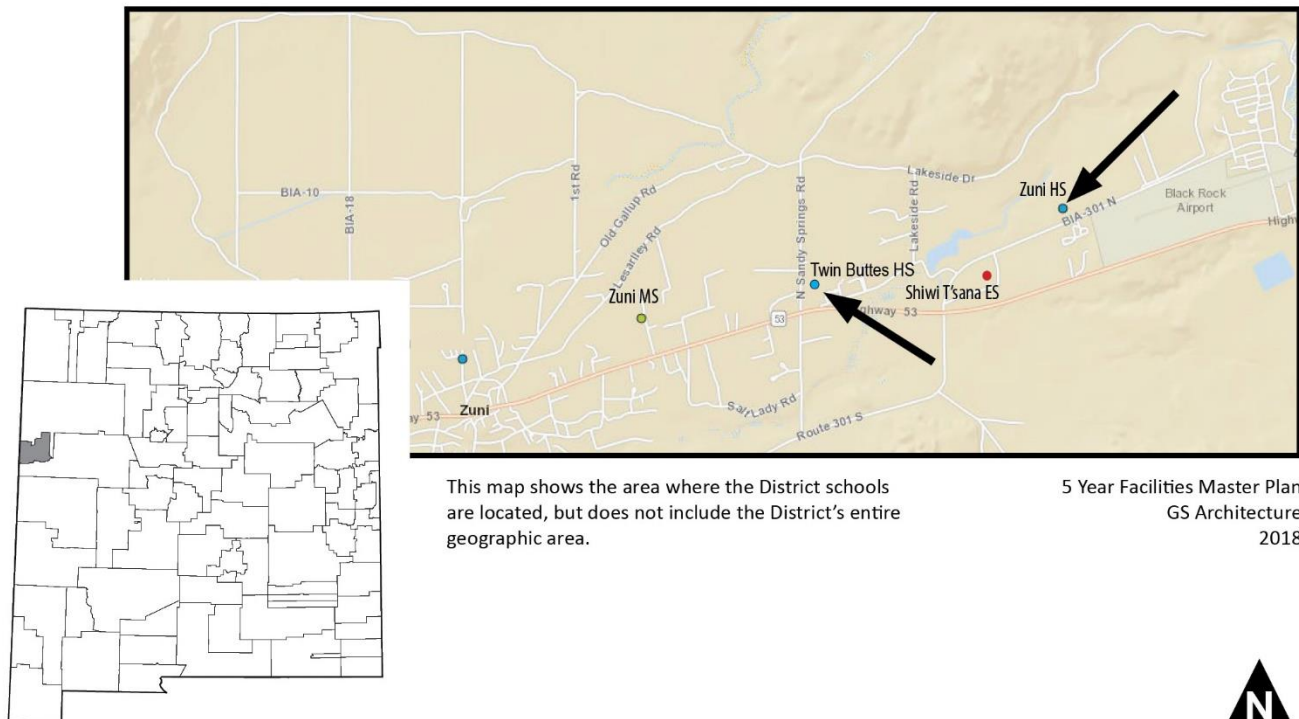
Facility Description

Zuni – Zuni HS	Rank: 20	wNMCI: 47.99%	FCI: 55.37%
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- Original Construction Date: 1998
- Most Recent Addition: 2004
- Total Gross Square Feet: 116,226 GSF
 - Permanent Square Feet: 113,538 GSF
 - Number of Buildings: 4
 - Portable Square Feet: 2,688 GSF
 - Number of Portables: 3
- Site Size: 98.70 Acres

Maps

District-wide School Map

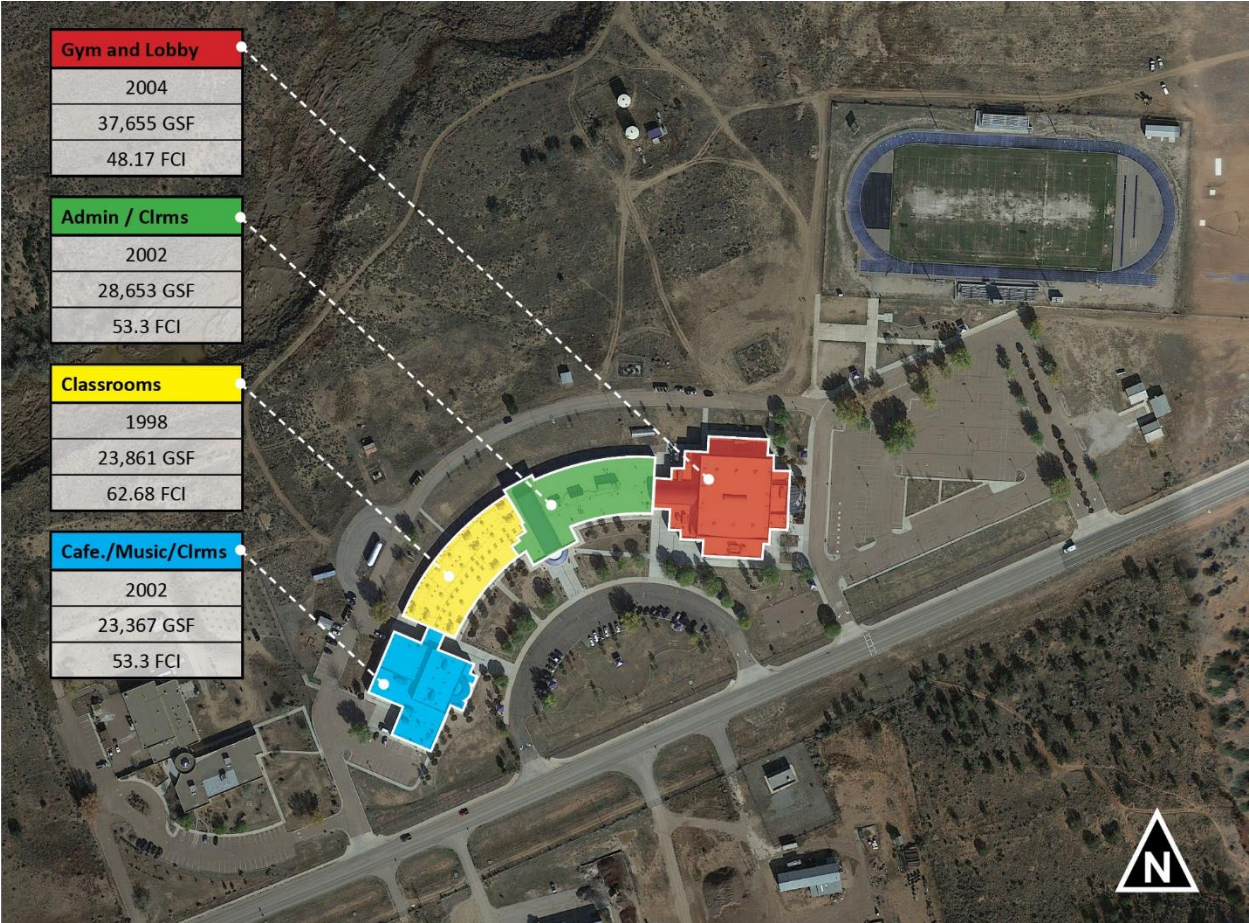


School Site Maps

Twin Buttes HS



Zuni HS



Teacher Housing



District Request

The district is requesting a standards-based award for renovation or replacement of Zuni High School and Twin Buttes High School. The district intends to relocate Twin Buttes High School onto the rebuilt Zuni High School campus. The request also includes funding to construct up to 37 new teacher housing units on the Zuni High School site.

The district received a standards-based award in 2019 to replace Zuni Middle School. The first phase of that award was funding to complete a feasibility/structural study to determine options to maximize utilization of the existing middle school facilities. After receiving the middle school award, the district decided to move the middle school off the existing middle school site, intending to relocate the new middle school onto the Zuni High School campus, creating a shared MS/HS campus. The district is applying for the replacement of Zuni High School and Twin Buttes High School during this year's application cycle. If awarded, the district intends to build a new combined 6-12 grade campus on the Zuni High School site, replacing all three of the existing schools as part of a single large project. The district intends to create a single, shared 6-12 facility to economize district funds and staffing. However, the district wants to keep the middle school students separated from the high school students as much as possible. There may be opportunities for shared spaces for vocational education, administration, cafeteria, library, gym, and site features.

The structural study of the existing Zuni High School facility was completed in June 2020. According to the study, the high school has been damaged by movement within the soils, breaking the foundation, concrete slab, and exterior walls. The damage to the high school is profound and will continue to undermine major building systems. The study recommends that further cost benefit analysis is needed to determine whether the existing buildings can be effectively stabilized or whether demolition and new construction is the most cost-effective solution.

The new teacher housing units on the high school site will be constructed next to the existing teacher housing units. These new teacher housing units will replace existing teacher housing units currently located near the old Twin Buttes campus and near the old elementary school campus. These existing teacher housing units were constructed in the 1940s, 1960s, and 1970s and are in poor condition.

For the high school, the district estimates construction cost at \$390 per square foot for construction of 67,580 GSF. This estimated facility size matches the value produced by the GSF calculator, based on the 5-year enrollment projection for the high schools. This new facility will be smaller than the existing Zuni High School, currently 116,226 GSF. Adding \$4,000,000 for site work (soil preparation and grading), \$1,170,000 for demolition, and soft costs (NMGR, architect fees, testing, consultants, and contingency), results in a total estimated project cost of \$45,037,429 for the high school.

For the teacher housing, the district estimates construction cost at \$130 per square foot for construction of 39,000 GSF. Adding \$1,000,000 for site work (utilities and infrastructure) and soft costs (NMGR, architect fees, testing, consultants, and contingency), results in a total estimated project cost of \$6,937,143 for the teacher housing.

District Request	Total	State Match 100%	Local Match 0%
Estimated Project Cost - High School	\$45,037,429	\$45,037,429	\$0
Estimated Project Cost - Teacher Housing	\$6,937,143	\$6,937,143	\$0
Offset		\$0	\$0
Adjusted State/Local Match	\$51,974,571	\$51,974,571	\$0

Planning Summary

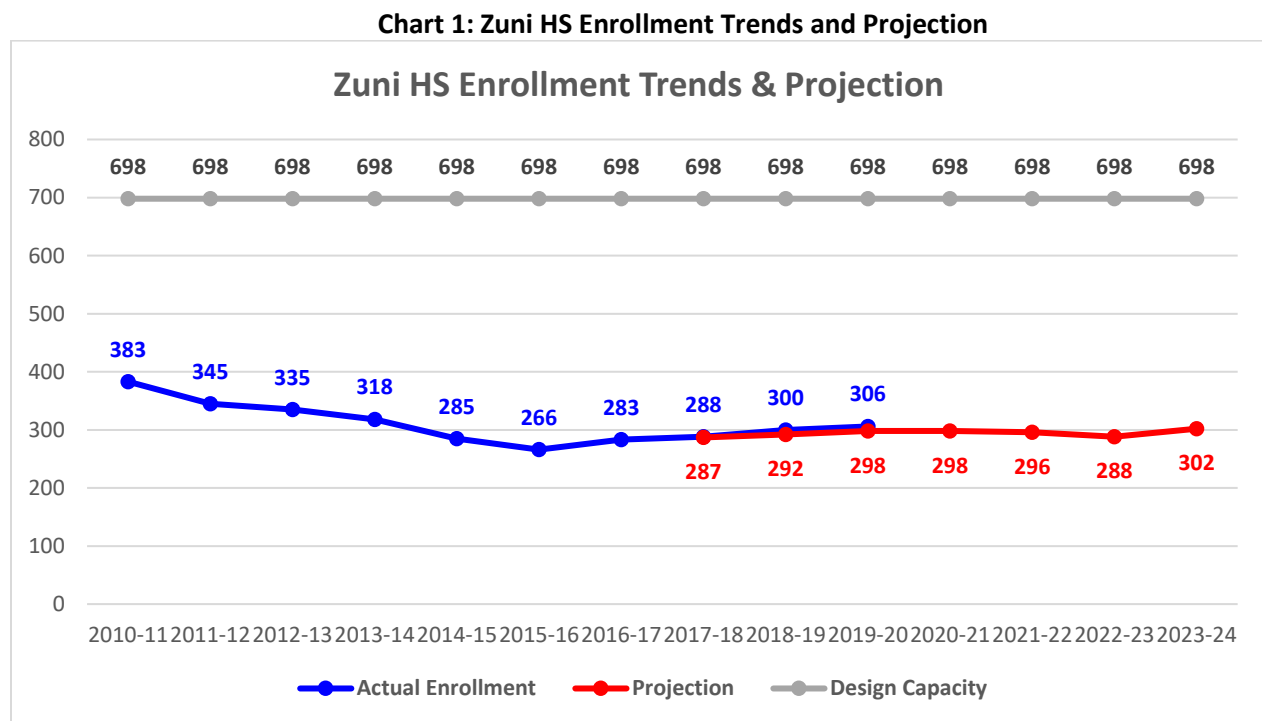
☑ Facilities Master Plan is Current (2018-22)

The district's Facilities Master Plan (FMP) is current through the year 2022. The plan ranks Zuni High School and Twin Buttes as 2B and 2C ranked priorities (respectively) under the 2nd ranked bundle of projects as the following list illustrates:

- 1A. Life/Health/Safety projects district wide
- 1B. Preventive maintenance district wide
- 1C. Technology improvements district wide
- 2A. Zuni MS system renewal
- 2B. Zuni HS facility/system renewal**
- 2C. Twin Buttes facility/system renewal**

The FMP does not necessarily recommend replacement or consolidation of the two facilities.

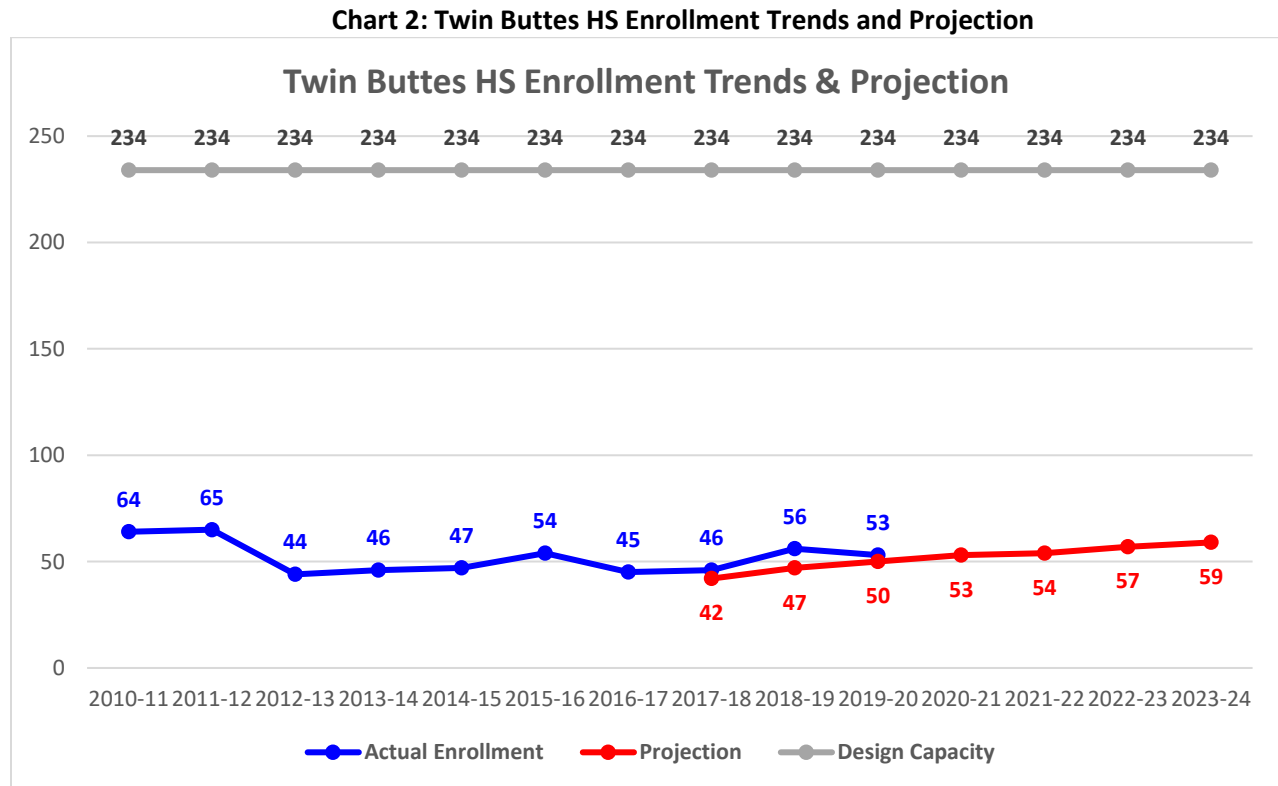
Zuni High School's enrollment has grown slightly in the past five years, slowly rebounding after several years of decline. Since the FMP's projection period starts in 2017-18, we have three years of enrollment by which to compare the projection as the chart below illustrates.



Source: Enrollment: PED 40-Day Counts; Capacity – 2018-2022 FMP

Zuni High School's actual enrollment is consistent with the FMP projection and only outpaces the projection by less than eight students for the 2019-20 school year.

Chart 2 shows the enrollment trends for Twin Buttes High School. This school's enrollment has been stable over the past several years. Twin Buttes' actual enrollment trend is also consistent with the enrollment projection.



Source: Enrollment: PED 40-Day Counts; Capacity – 2018-2022 FMP

Please note: the district now refers to Twin Buttes as a Cyber Academy per the 2019-20 PED Certified Enrollment Sheet.

The following table shows the existing gross square feet (GSF) of the facility and the eligible GSF defined by the maximum allowable GSF calculator, based on the projected enrollment. It also includes Zuni Middle School, since the district is seeking a combined Middle/High School campus.

School	Projected Enrollment	Existing GSF	Maximum Eligible GSF for Projected Enrollment	Difference Between Existing and Maximum
Zuni HS	302	116,226	58,128	58,103 over
Twin Buttes	59	21,638	23,469	-1,831 under
TOTAL TB and ZHS Combined	361	137,864	67,580	70,284 over
Zuni MS	305	72,806	47,135	25,671 over
TOTAL MS/HS Combined	666	210,670	106,521	104,149 over

The table shows that the maximum allowable GSF for a combined high school, with a projected enrollment of 361, totals 67,580 GSF. If the middle school and high school are constructed as separate schools on the campus, the total gross square footage on the campus would be 114,715 GSF. Whereas, a combined mid/high school facility with an enrollment of 666 projected students would be 106,521 GSF. The district intends to keep the middle school and high school populations separate, with separate PED numbers for the middle school and high school, but is interested in creating shared spaces on the campus. The feasibility and type of shared spaces will be defined in the planning phase of work.

The table below summarizes capacity and utilization at the existing Zuni High School, Twin Buttes High School, and Zuni Middle School.

School	2019-20 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Zuni HS	306	698	392	8	44.67%	61%
Twin Buttes	53	208	155	3	22.65%	57%
Zuni Middle School	271	571	300	7*	47%	59%

*Five of the vacant rooms at Zuni Middle School are in portables

According to the FMP, Zuni High School's design capacity totals 698, while the 2019-20 enrollment totals 306. These numbers suggest the school has an available capacity of 392 seats. The FMP does identify eight vacant classrooms in the building and a classroom occupancy rate of 44%, meaning the available capacity consists of vacant classrooms and utilized but minimally loaded classrooms. The same situation holds true for Twin Buttes, which has an enrollment of 53 in a building with capacity for 208 students. The FMP identifies three vacant rooms and minimally loaded classrooms that comprise the available space in the facility. Zuni Middle School also has excess square footage for its enrollment. The FMP identifies seven vacant rooms at the middle school, most of which are in portables.

Each school's utilization falls under the 70-85% PSFA preferred thresholds for efficient secondary school building utilization.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of June 30, 2020)

- **Status:** Current, last updated June 30, 2020 with 3 years of historical updates. The district plan is rated Outstanding.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is a Good user of all 3 state provided FIMS maintenance resources.

- **Maintenance Direct:** 2.5 out of 3.0
- **Preventive Maintenance Direct:** 2.75 out of 3.0
- **Utility Direct:** 2.0 out of 3.0

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- **District Average:** 57.085%, Poor Performance
- **Previous Cycle District Average:** 59.41%, Poor Performance
- **Applicant School Site:** Twin Buttes High School
 - February 18, 2020: 59.222%, Poor performance.
 - **8 Minor Deficiencies in the following categories:** Roadway/Parking, Site Utilities, Sidewalks, Windows/Caulking, Interior Doors, Lighting, Fire Protection Systems, HVAC
 - **1 Major Deficiency in the following category:** Air Filters
- **Applicant School Site:** Zuni High School
 - November 21, 2019: 54.948%, Poor performance
 - **1 Minor Deficiency in the following category:** Equipment Rooms
 - **6 Major Deficiencies in the following categories:** Site Utilities, Sidewalks, Walls/Finishes, Walls/Floors/Ceilings/Stairs, Electrical Distribution, Fire Protection Systems

4. Recommendations

- Staff recommends the district update the Preventive Maintenance Plan.
- Staff recommends the district respond to all subsequent FMARs and remedy all minor and major deficiencies using FIMS up to a district average 75% Satisfactory performance rating.

Financial Summary

1. Most recent fiscal audit for the district:

- Fiscal Year: 2019
- Number of findings: 5

2. Estimated local sources, if bonded to practical capacity:

- SB 9 (annual): \$ 453,500
- HB 33 (annual): \$ 0
- GO Bond: \$ 0
- Carry-forward cash balance: \$ 1,276,300
- Total Estimated Local Sources: \$ 1,729,800

3. Local bond and mil election schedule:

- SB 9
 - Previous year passed 2018
 - Future year planned unknown
- HB 33
 - Previous year passed N/A
 - Future year planned N/A
- GO Bond
 - Previous year passed N/A
 - Future year planned N/A

4. GO bond and local match reduction request:

- GO bond required for project? No
 - GO bond needed for project phases: Planning Design Construction
- Request for local match reduction? No
 - Local match reduction request for: Planning Design Construction
- District willing to phase project? Yes

5. Estimated Potential Project Funding Schedule

Zuni High School									
Fiscal Year	FY21		FY22		FY23		FY24		FY25
	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec
Phase	Planning	Planning	Design	Design			Const.	Const.	Const.
State	\$37,500	\$37,500	\$2,594,979	\$2,594,979			\$14,012,884	\$16,348,365	\$16,348,365
State Total	\$75,000		\$5,189,958				\$30,361,249		\$16,348,365
Zuni Middle School									
Fiscal Year	FY21		FY22		FY23		FY24		
	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	
Phase	Planning	Planning	Design	Design	Const.	Const.	Const.		
State	\$0	\$0	\$952,157	\$952,157	\$5,344,149	\$6,234,840	\$6,234,840		
State Total	\$0		\$1,904,314		\$11,578,989		\$6,234,840		

Photos – Zuni HS Site



Photos – Zuni HS Building Exterior

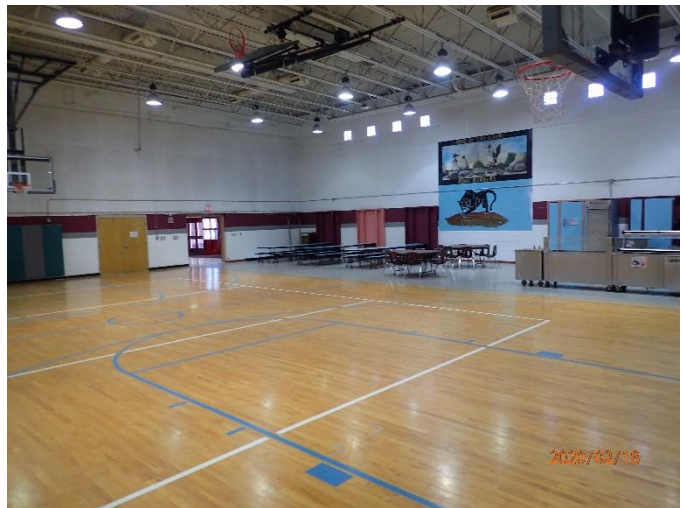


Photos – Zuni HS Building Interior





Photos – Twin Buttes HS





Photos – Teacher Housing



PSFA Staff Recommendation

PSFA recommends that the project begin with a planning phase of work. The structural study of the high school buildings is complete, but the study recommends further cost/benefit analysis to examine the feasibility of options to stabilize the buildings compared to demolition and replacement. Depending on which portions of the building might be stabilized and renovated, the next step in the planning work should be a campus master plan and educational specification for the new combined 6-12 campus. Other outcomes from the planning phase will include a sequencing plan to move students within the buildings as work progresses, a phasing plan to divide the project into smaller phases of work, and an updated total project cost estimate. Upon completion of the planning phase work, the district can return to Council for an out-of-cycle request for design phase funding for the combined campus.

The structural study, funded by the middle school award, was completed in June 2020. The study determined that the high school buildings are being damaged by movement within the soil. This damage will continue throughout the life of the building unless major structural stabilization, repair, and grading/drainage work is completed. The damage is creating life/safety hazards within the building, such as tripping hazards from large cracks in the floor of the cafeteria and several classrooms. Portions of the structure have broken and heaved to an extent that may require condemnation of selected spaces in the near future, such as the cafeteria, former music classrooms, and spaces currently used by the maintenance staff.

The district is also requesting additional teacher housing units at the high school campus, next to the existing teacher housing cluster. These new teacher housing units are needed to replace existing housing units located on other sites within the pueblo, which are more than 50 years old and in poor condition.

Though the high school buildings are only 20 years old, they have been undermined by on-going structural damage. The buildings on the high school campus were constructed in 1998, 2002, and 2004, with FCI scores of 62.68%, 53.3%, and 48.17%. The following building systems in the 1998 and 2002 buildings are beyond their expected life or are degraded: foundation/slab/structure, exterior walls, roof, interior walls, wall finishes, floor finishes, heating system, HVAC controls, intercom, and fire alarm. The 2004 gym building is not showing as much structural damage as the other areas, with only the following systems in need of replacement: wall finishes, floor finishes, fire alarm and intercom.

PSFA agrees with the district's request for a new high school facility with 67,580 GSF. If the existing buildings are not completely replaced, and portions of the existing high school are renovated, the final facility size of the high school should still be approximately 67,580 GSF. This total gross square footage matches the value produced by the GSF calculator, based on the 5-year enrollment projection. In addition, the planning phase will determine the final configuration of the combined mid-high campus. Currently, the middle school has an award for a new facility with 47,135 GSF. If constructed as separate schools, the total campus square footage would be 114,715 GSF. A combined school for the total enrollment would be 106,521 GSF. This difference of 8,194 GSF is the potential efficiency that could be realized with shared spaces between the middle school and high school, representing approximately \$4.5 M - \$6M in savings. The final arrangement of renovated and/or new buildings on the combined campus will not be known until additional planning work is complete.

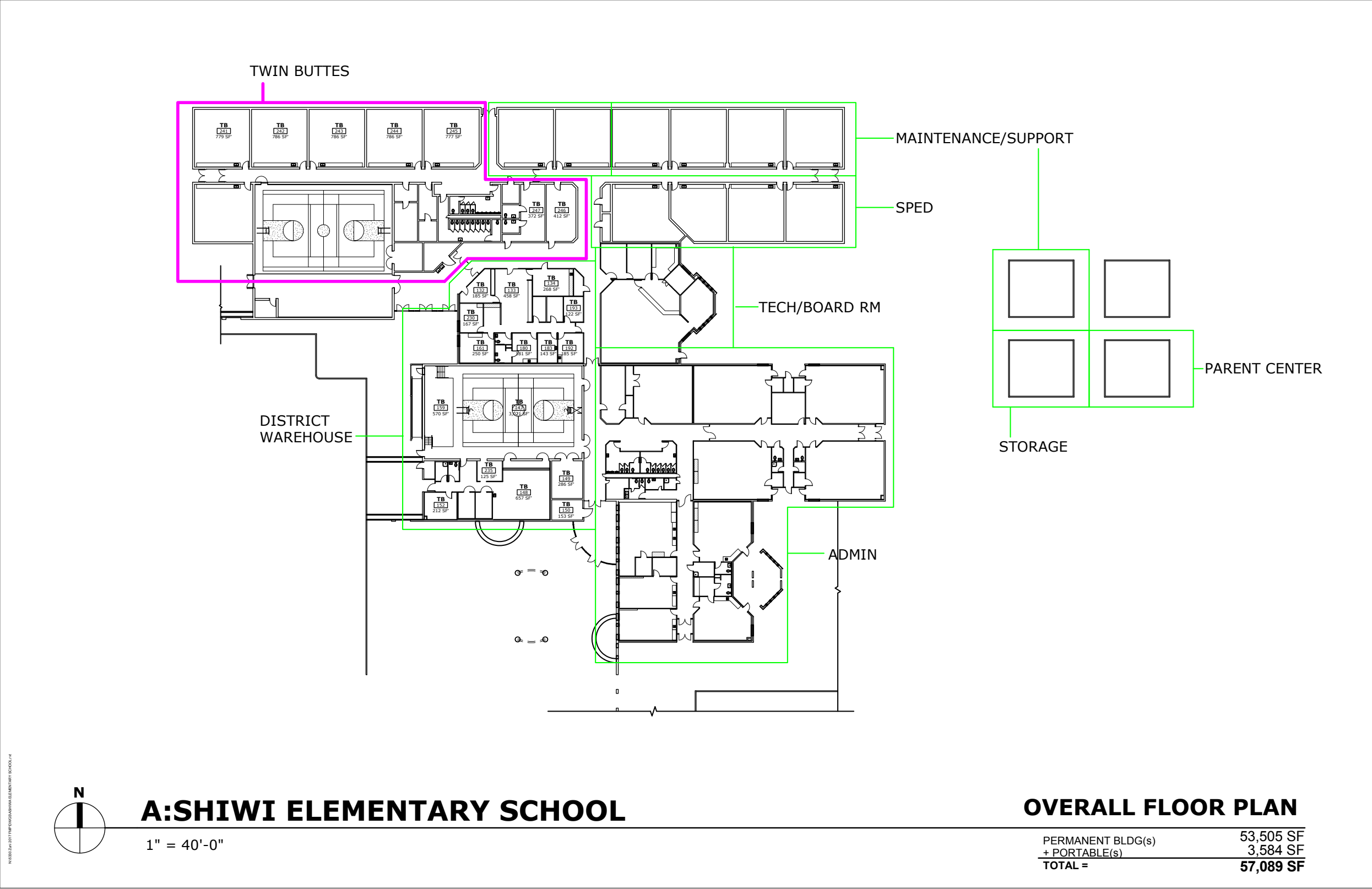
The total estimated project cost in PSFA's recommendation matches the district request and is based on new construction to replace the existing buildings with the following assumptions: \$390 per square foot for new construction of 67,580 GSF, \$10 per square foot for demolition of 116,226 GSF, and site work (soil preparation, grading/drainage, utilities) for approximately \$4,000,000. Adding soft costs (NMGRT, architect fees, testing, consultants, and contingency) results in a total estimated project cost of \$45,037,429 for the high school. The teacher housing is estimated with the following assumptions: \$130 per square foot for construction of 39,000 GSF and \$1,000,000 for site work (utilities and infrastructure). Adding soft costs (NMGRT, architect fees, testing, consultants, and contingency), results in a total estimated project cost of \$6,937,143 for the teacher housing. The combined total estimated project cost for the high school and the teacher housing is \$51,974,571.

PSFA recommends a planning award as the first phase of work for the high school. If awarded, the project should begin with a planning phase of work to accomplish the following:

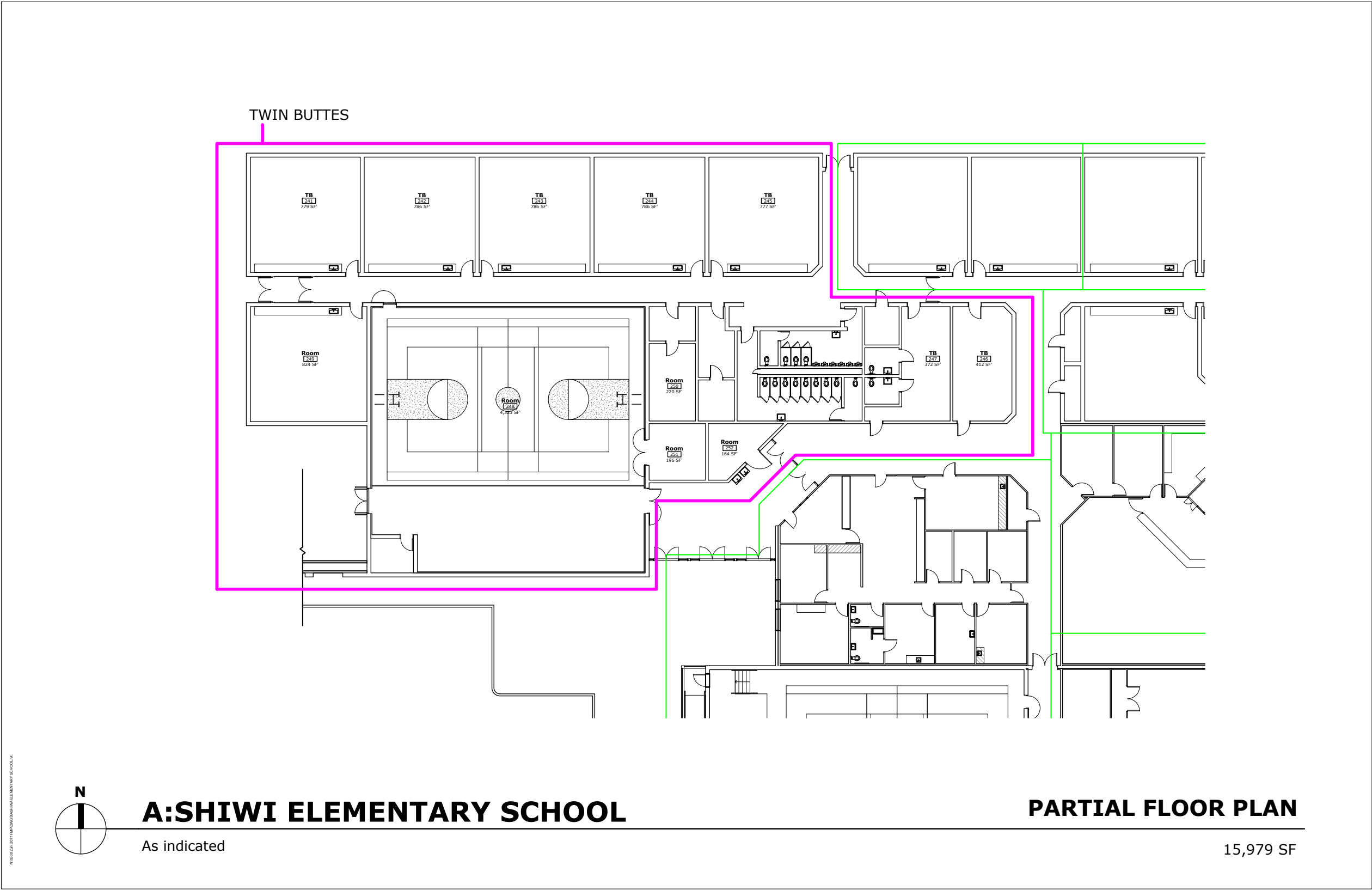
- Cost/benefit analysis of stabilizing the existing Zuni High School vs demolition and replacement.
- Campus master plan and educational specification for the combined 6-12 grades school campus.
- Options to divide the whole scope of work into smaller, feasible phases of work.
- Sequencing plan to relocate students on the campus as the work progresses.
- Updated estimated total project cost.

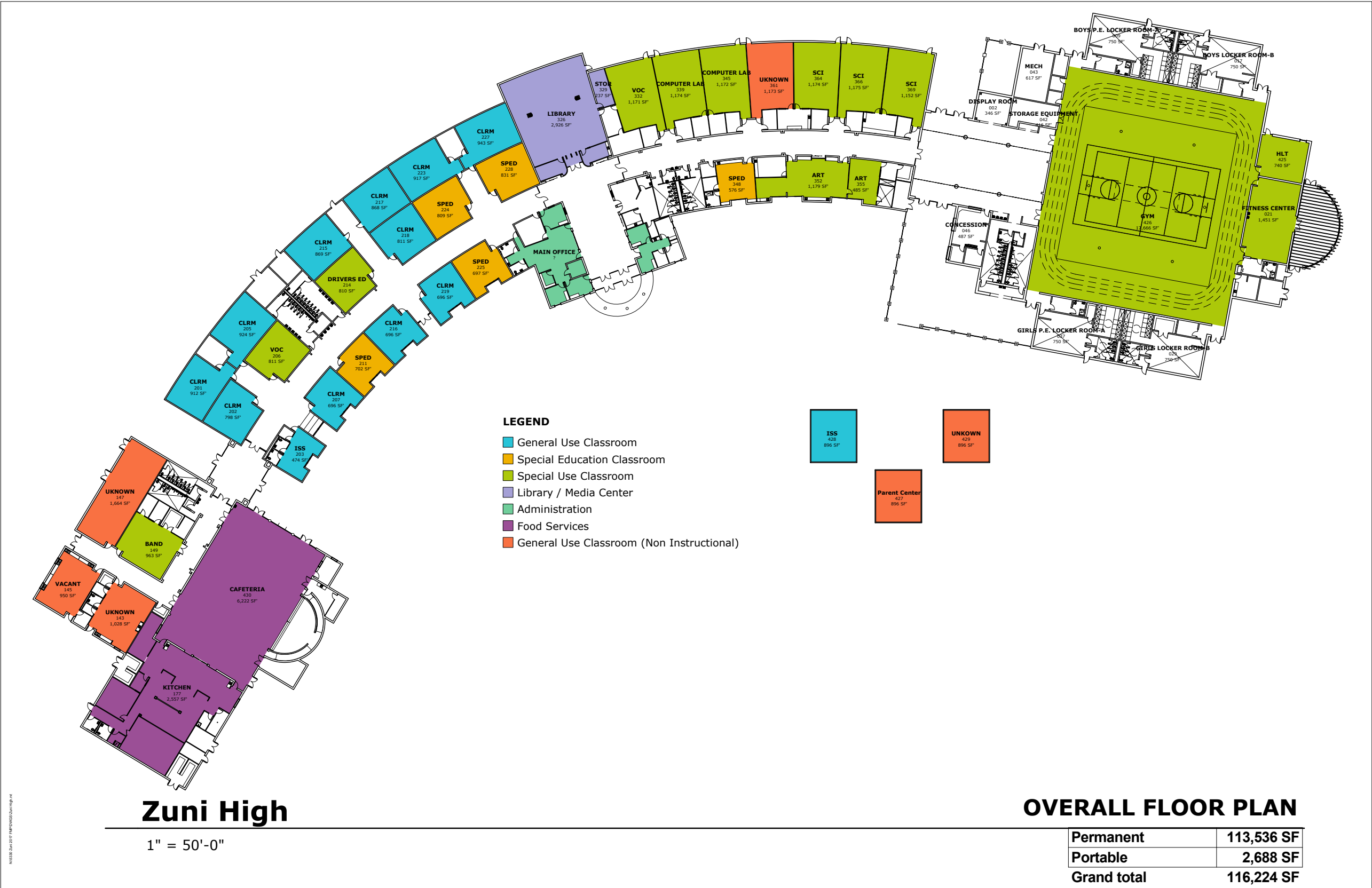
Total Estimated Project Cost Per District Application	PSFA Recommended Total Estimated Project Cost	Phase 1 Recommendation	Local Match %	State Match %	Offset	Phase 1 Net Local Match	Phase 1 Net State Match	Out-Year Local Match	Out-Year State Match
\$51,974,571	\$51,974,571	75,000	0%	100%	\$0	\$0	\$75,000	\$0	\$51,899,571

TWIN BUTTES HIGH SCHOOL AT A:SHIWI ELEMENTARY SCHOOL



TWIN BUTTES HIGH SCHOOL AT A:SHIWI ELEMENTARY SCHOOL





Albuquerque Sign Language Academy

2020-2021 PSFA Summary of Albuquerque Sign Language Academy

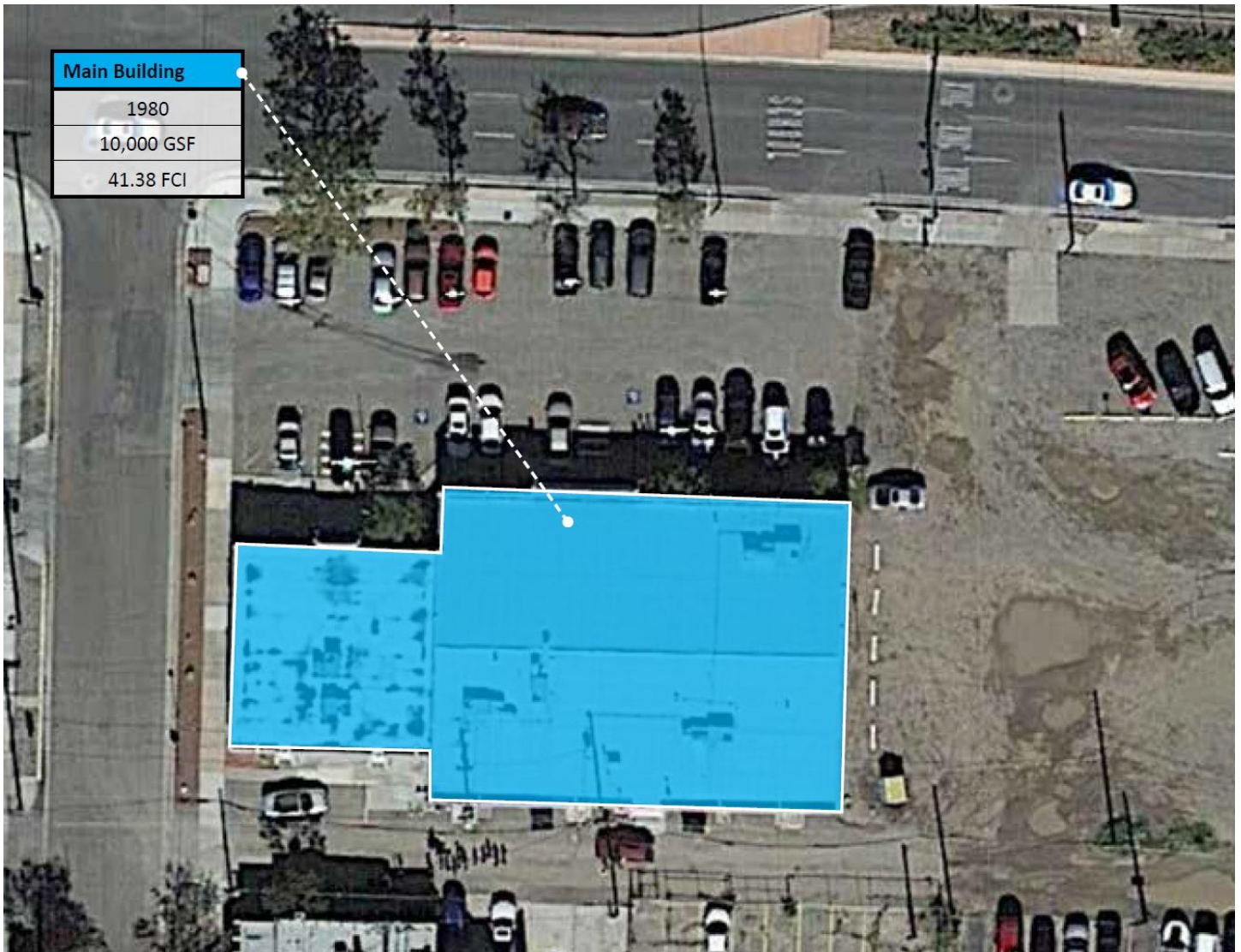
Facility Description

State Charter – Albuquerque Sign Language Academy **Rank: 2** **wNMCI: 64.01%** **FCI: 43.48%**

- Original Construction Date: 1980
- Most Recent Addition: N/A
- Total Gross Square Feet: 10,000 GSF
 - Permanent Square Feet: 10,000 GSF
 - Number of Buildings: 1
 - Portable Square Feet: 0
 - Number of Portables: 0
- Site Size: 0.5 Acres

Maps

School Site Map



District Request

Albuquerque Sign Language Academy (ASLA), a state charter school, is requesting a standards-based award for a new school facility to accommodate 200 students. The current enrollment is 103 students; however, the approved enrollment cap is 200 students (K-12). The size of the current facility limits student enrollment and the school reports that they have a 60-student waiting list.

ASLA plans to build a new school on a Bernalillo county-owned site, with a 50-year lease. The new school will be approximately 59,000 GSF. The school recently completed the planning phase and has initiated the design phase. The school is utilizing the Special Schools Adequacy Standards for general classroom and intensive support spaces net square footages. The design phase is 15% complete and the school estimates that design will be complete by November 2020.

The school estimates \$225 per square foot for the construction cost for a new 59,000 GSF facility. Adding soft costs (NMGRT, architect fees, testing, consultants and contingency) and \$250,000 for site work (utilities and infrastructure) results in a total estimated project cost of \$19,321,429.

The school has indicated that it does not have available funds to accommodate the local match for the construction phase of this project.

District Request	Total	State Match 36%	Local Match 64 %
Estimated Project Cost	\$19,321,429	\$8,468,343	\$10,853,086
Offset	\$226,300	\$0	\$0
Adjusted State/Local Match	\$19,095,129	\$8,468,343	\$10,853,086

Planning Summary

☒ Facilities Master Plan is Current (2015-2020)

Albuquerque Sign Language Academy's first year of enrollment was in the 2011-12 school year. In 2015, the school adopted its new Facilities Master Plan/Educational Specifications (FMP/Ed Specs) to help the school identify the unique spaces it requires in a new building. Since it opened, the school has been located at 620 Lomas Boulevard NW in Albuquerque. The FMP/Ed Specs identify an estimated enrollment based on the approved enrollment cap of 200 students in grades K-12th

The FMP/Ed Specs contain several conceptual illustrations showing the school's preferred configuration of spaces to effectively deliver its educational program, as well as facilitating communication with the hearing impaired community.

The following table shows the five-year enrollment trends for ABQ Sign Language Academy.

Table 1: ABQ Sign Language Academy Enrollment Trends

	2015-16	2016-17	2017-18	2018-19	2019-20	CAP
ABQ Sign Language Academy	97	97	97	95	103	200

Source: Enrollment: PED 40-Day Counts

Table 2 shows the grade level breakdown at Albuquerque Sign Language Academy for the 2019-20 school year.

Table 2: Grade Level Breakdown ABQ Sign Language Academy, 2019-20 School Year

Grade Level	Enrollment
KN	5
1 st	10
2 nd	9
3 rd	7
4 th	11
5 th	14
Elementary Subtotal	56
6 th	9
7 th	11
8 th	15
Middle School Subtotal	35
9 th	2
10 th	1
11 th	3
12 th	6
High School Subtotal	12
2019-20 TOTAL Enrollment	103

Source: Enrollment: PED 40-Day Counts

The school's enrollment trends have been consistent over the past few years. According to the FMP, the school's current facility size constrains the school's ability to reach its full cap of 200 students.

The school currently utilizes its facility at a 100% rate, with each classroom loaded to capacity. The table below summarizes capacity and utilization at the existing facility.

School	2019-20 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
ABQ Sign Language Academy	103	103	0	0	100%	100%

The school's enrollment cap of 200 students is used as the functional design capacity of the new facility. The eligible GSF is based on PSFA's analysis of the program of spaces, with state funding limited to general education classrooms and intensive support spaces only. In addition, state funding is limited to 60% of the net square footage of general education classrooms and intensive support spaces defined by the Special Schools Adequacy Standards. The school has a policy of maintaining at least 60% of enrollment for special needs students. Based on PSCOC direction, participation in funding for this school should be limited to the square footage requirements for classrooms and intensive support spaces for the special needs portion of the student population. The following table lists the eligible general education and intensive support spaces eligible for PSCOC funding, using the Special Schools Adequacy Standards.

A	B	C	D	E	F
Eligible Spaces	Number of Classrooms	Number of Students per Classroom	Total Number of Students (B x C)	Net Square Feet per student *	Total Square Feet (D x E)
ES General Ed Classrooms	6	15	90	80	7,200
MS General Ed Classrooms	4	17	68	75	5,100
General Ed Classroom NSF Subtotal	10		158		12,300
60% Classroom NSF					7,380
ES Intensive Support Classroom	3	6	18	150	2,700
MS Intensive Support Classroom	2	6	12	150	1,800
HS Intensive Support Classroom	2	6	12	150	1,800
Intensive Support NSF Subtotal	7		36		6,300
Classroom Net Square Feet Total	17		200		13,680
NSF for 30% Tare					4,104
Total Eligible GSF					17,784

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of March 26, 2020)

- **Status:** Not-Current, rated Poor. A PM Plan has not been filed.
- ASLA has been provided a pre-built charter school PM Plan template.

2. Facility Information Management System (FIMS): Not Applicable. FIMS is not provided to Charters at this time.

- **Maintenance Direct:** N/A
- **Preventive Maintenance Direct:** N/A
- **Utility Direct:** N/A

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- **District Average:** 76.264%, Satisfactory performance
- **Previous Cycle District Average:** Not Available
- **Applicant School Site:** Albuquerque Sign Language Academy
 - March 27, 2019: 76.264%, Satisfactory performance
 - **3** Minor Deficiencies in the following categories: Electrical Distribution, Fire Protection Systems, Equipment Rooms
 - **0** Major Deficiencies

4. Recommendations

- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to a district average 80% Good performance rating.
- Provide a Preventive Maintenance Plan articulating how the district plans to maintain the school.

Financial Summary

1. Most recent fiscal audit for the district:

- Fiscal Year: 2019
- Number of findings: 1

2. Estimated local sources, if bonded to practical capacity:

- SB 9 (annual, 31700 and 31701): \$ 38,544
- HB 33 (annual, 31600): \$ 61,370
- GO Bond (31100, outstanding capacity): \$ 0
- Carry-forward cash balance: \$ 309,458
- Total Estimated Local Sources: \$ 455,789

3. Local bond and mil election schedule:

- SB 9
 - Previous year passed November 2019 (same schedule as APS)
 - Future year planned November 2025 (same schedule as APS)
- HB 33
 - Previous year passed 2016 (same schedule as APS)
 - Future year planned 2022 (same schedule as APS)
- GO Bond
 - Previous year passed N/A
 - Future year planned N/A

4. GO bond and local match reduction request (waiver):

- GO bond required for project? No
 - GO bond needed for project phases: Planning Design Construction
- Request for local match reduction? No
 - Local match reduction request for: Planning Design Construction
- District willing to phase project? No

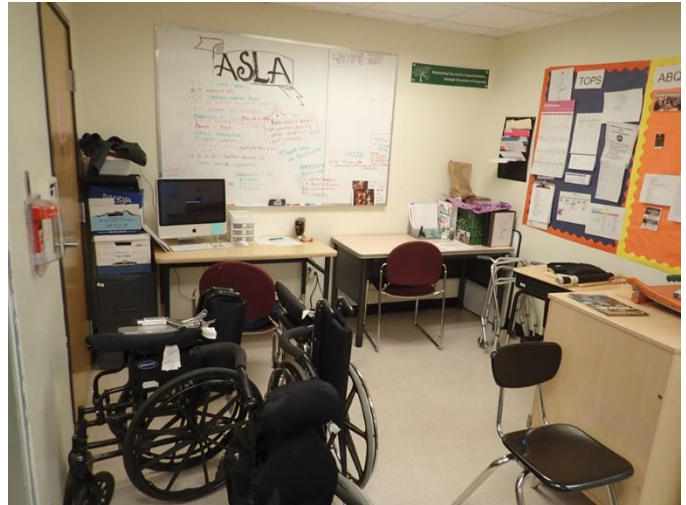
5. Estimated Potential Project Funding Schedule (State Funding)

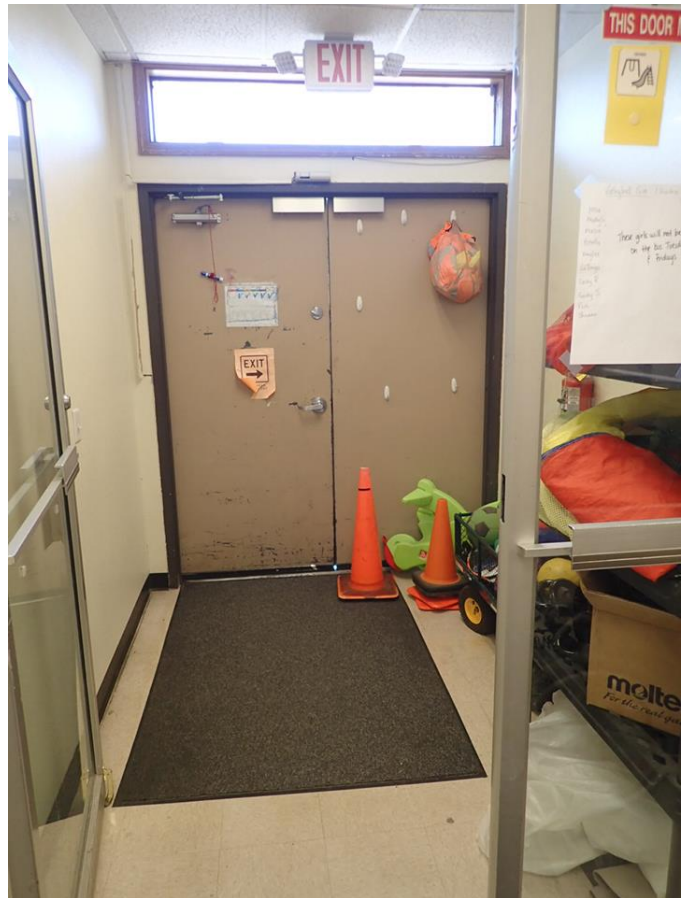
Fiscal Year	FY21		FY22		FY23		FY24		FY25	
	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun
Phase	Design	Design	Const.	Const.	Const.					
	\$ _____ —	\$ _____ —	\$ _____ —	\$ _____ —	\$ _____ —	\$ _____ —	\$ _____ —	\$ _____ —	\$ _____ —	\$ _____ —
Total	\$0		\$0		\$0		\$0		\$0	

Photos – Site



Photos – Building Interior





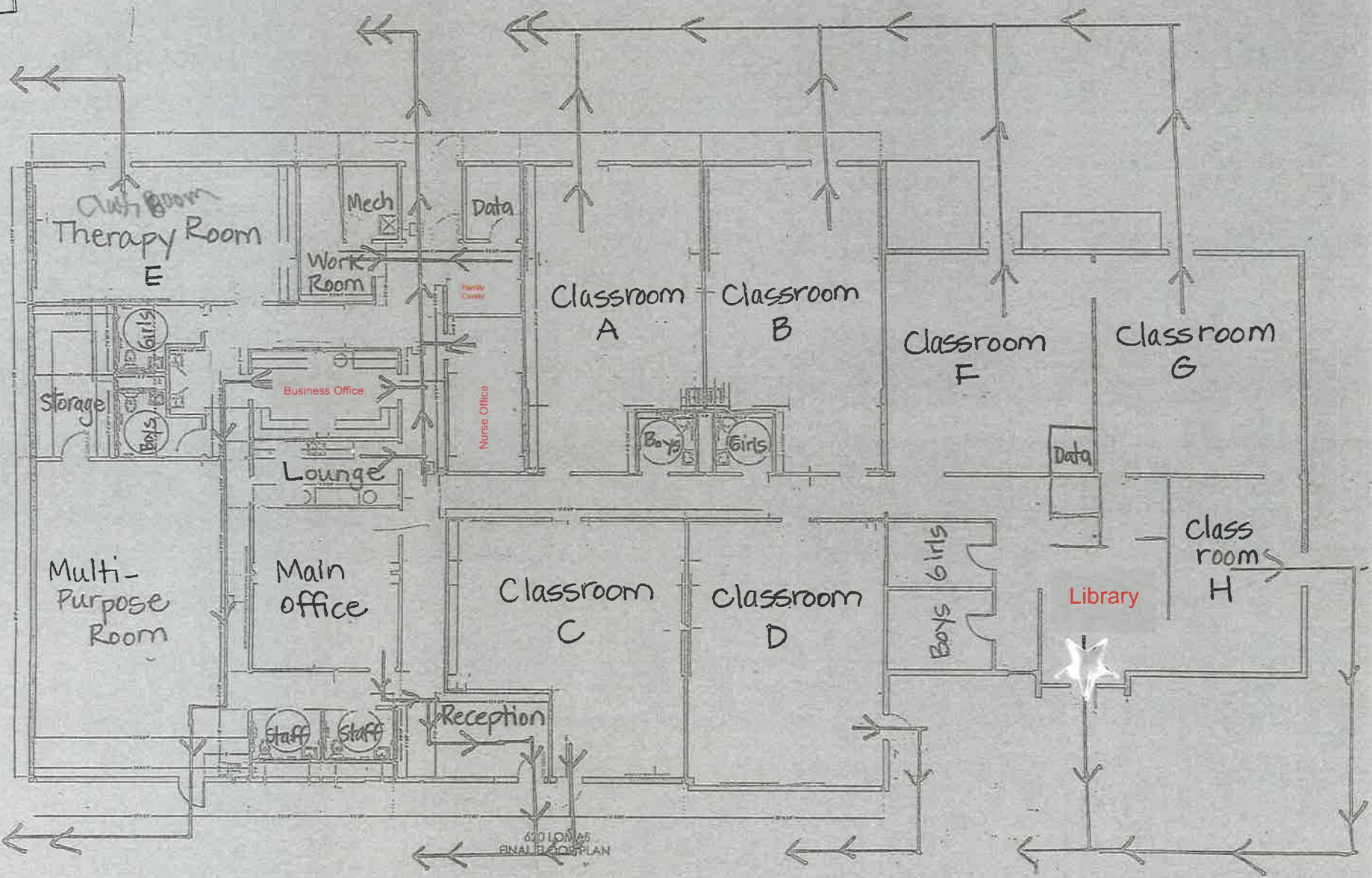
PSFA Staff Recommendation

PSFA does not recommend an award for this applicant. The school does not have local funding for the construction phase of the project.

As defined in the Public School Capital Outlay Act, as a requirement to submit an application for PSCOC funding assistance, an applicant school district or charter school must assure that it is “willing and able to pay the local share required to complete the project.” The applicant must be able to provide information to the Council on the “anticipated source of the local share, the timeliness for ensuring the local share and any known contingencies in ensuring the local share.” ASLA does not have a source of funding for the local share of the project for construction. The planning and design phases are funded by direct appropriations and the school is completing these phases of work at its own risk. The planning phase is complete. The design phase is approximately 15% complete. There is no evidence that the school has a source for the local funding match to complete the construction phase. The school may return to PSCOC for consideration for an award if it gathers funding for the local share of the cost of the construction phase and once it has completed the other statutory requirements, such as having a PM plan.

Total Estimated Project Cost per District Application	PSFA Recommended Total Estimated Project Cost	Phase 1 Recommendation	Local Match %	State Match %	Offset	Phase 1 Net Local Match After Offsets	Phase 1 Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$19,321,429	\$0	\$0	64%	36%	\$226,300	\$0	\$0	\$0	\$0

To Lot



To Lot

CARRIZOZO

2020-2021 PSFA Summary of Carrizozo Combined

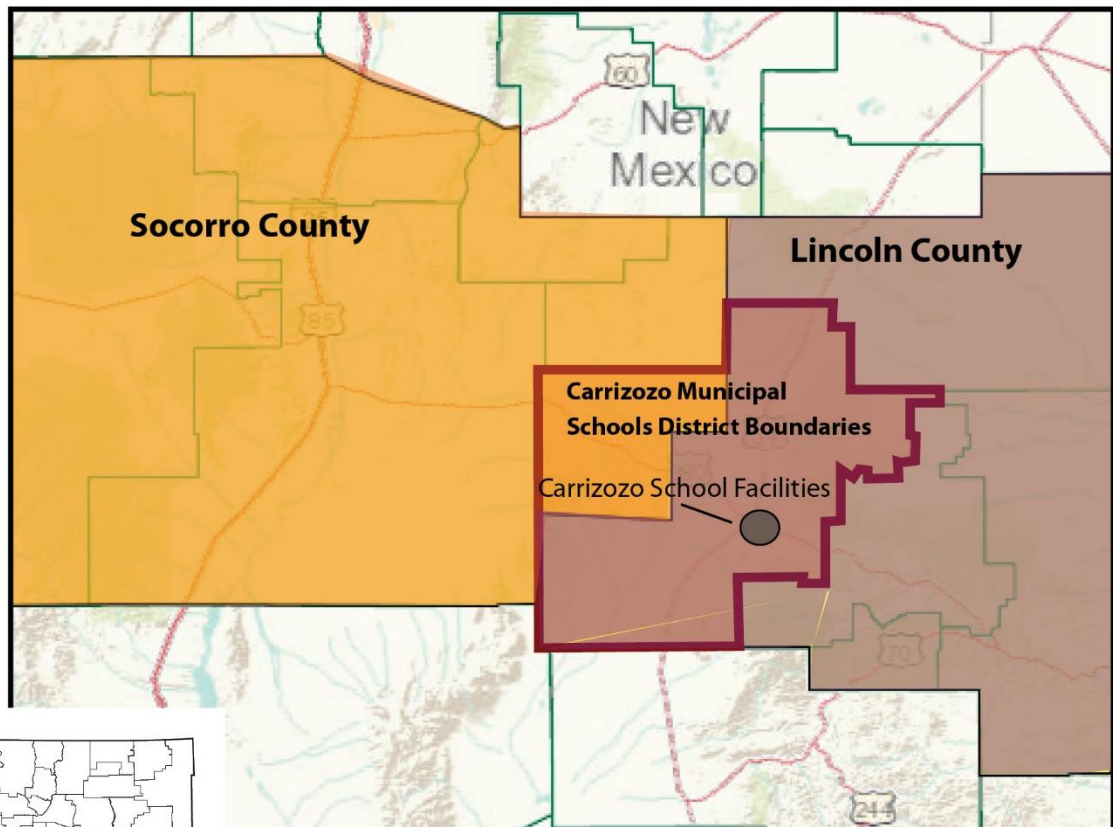
Facility Description

Carrizozo – Carrizozo Combined **Rank: 6** **wNMCI: 53.02%** **FCI: 69.69%**

- Original Construction Date: 1940
- Most Recent Addition: 2004
- Total Gross Square Feet: 93,179 GSF
 - Permanent Square Feet: 93,179 GSF
 - Number of Buildings: 8
 - Portable Square Feet: 0
 - Number of Portables: 0
- Site Size: 12.45 Acres

Maps

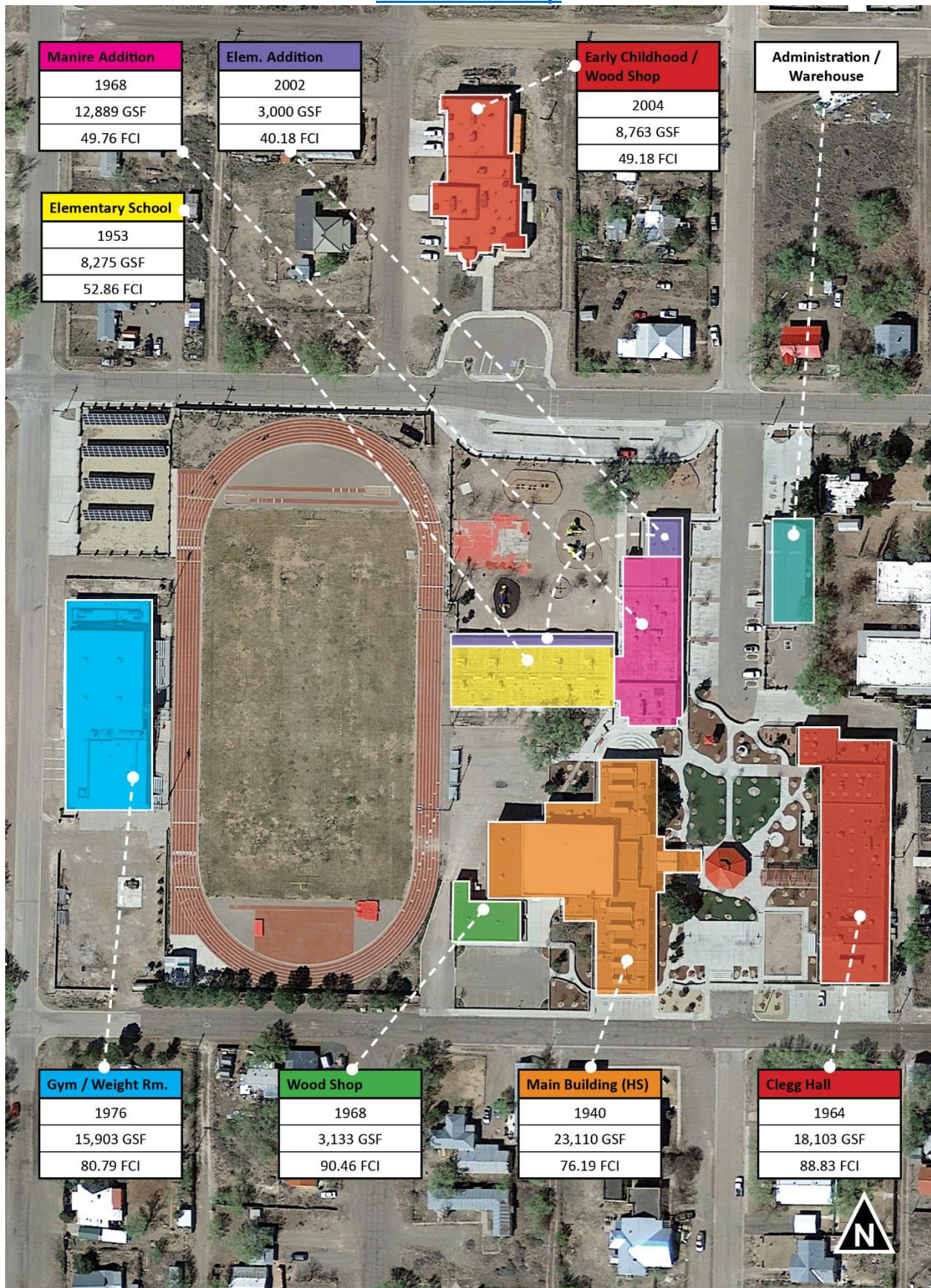
District-wide School Map



5 Year Facilities Master Plan
GS Planning
2015



School Site Map



District Request

The district is requesting a standards-based award for demolition, renovation, and/or new construction on the existing combined school campus. The existing campus contains 93,179 GSF of buildings. The gross square feet calculator assigns 36,609 GSF for 180 students. The district is requesting funding for renovation and new construction for a combined total of 27,606 GSF. The district is also requesting funding to demolish 45,000 GSF. With this request, the final campus would have 53,179 GSF.

The district has estimated construction cost of \$370 per square foot for new construction of 5,000 GSF, \$320 per square foot for renovation of 22,606 GSF, \$1,000,000 for site work (utilities), and \$1,125,000 for demolition. Adding soft costs (NMGRT, architect fees, testing, consultants, and contingency) results in a total estimated project cost of \$16,012,743.

The district has indicated that it does not have available funds to accommodate the local match for the construction phase of this project. The district intends to develop options during the planning phase to break the project into smaller, feasible phases of work.

District Request	Total	State Match 6%	Local Match 94%
Estimated Project Cost	\$16,012,743	\$960,765	\$15,051,978
Offset		-\$198,182	\$198,182
Adjusted State/Local Match	\$16,012,743	\$762,583	\$15,250,160

Planning Summary

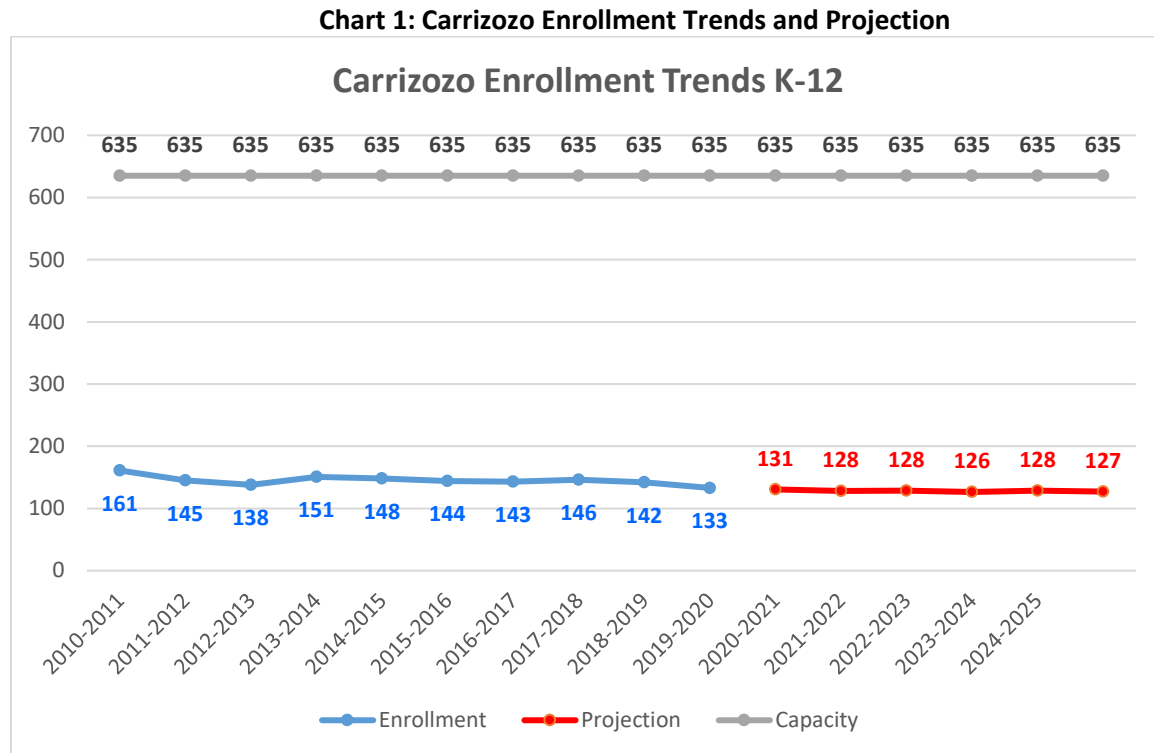
☒ Facilities Master Plan is Current (2015-2020)

The district adopted its FMP in 2015, making it current through the end of 2020. During the 2015 FMP process, the community and district did discuss the potential for pursuing a replacement school since the campus is significantly overbuilt for the enrollment and right-sizing the campus would be more efficient. However, the district did not believe it had the bonding capacity to initiate that magnitude of a project, particularly given it would be responsible for 90% of the cost at the time. Instead, the district's FMP identifies a mix of systems and smaller-scale capital needs as the table below indicates.

FMP Priority and Project	Location	Estimated Project Costs
1. HVAC Replacement	Elementary School	\$356,135
1. Locker room renovation	New Gym	\$130,000
1. HVAC Replacement	Manire Hall	\$273,000
1. HVAC Replacement	Clegg Hall	\$438,750
1. HVAC Upgrade	New Gym	\$80,275
2. Upgrade Communications System	Clegg Hall	\$45,302
2. Replace Fire Alarm	District wide	\$374,587
3. Replace Ceiling Finish	New Gym	\$30,034
4. Upgrade Plumbing	High School	\$343,928
5. Electrical Upgrade	New Gym	\$192,722
6. Replace Roof	Clegg Hal	\$453,024
8. Replace floor	New Gym	\$162,500
9. Install Sprinkler System	Clegg Hall	\$226,512
10. Replace ceiling tiles	High School	\$78,000

Source: Carrizozo FMP 2015-2020

The following chart shows Carrizozo’s enrollment trends dating back to 2010-11 school year. Since the FMP’s projection forecast is at the end of its period, PSFA updated the projection based on cohort survival ratios.



Source: Enrollment: District 40-Day Enrollment Counts as reported to and certified by NMPED.
 Projection: PSFA updated projections based on strict cohort survival analysis (births and existing trends)

The school’s enrollment trend reflects a declining pattern with incremental losses during the middle of the decade. The projection over the next five years shows a flat trend. However, the district believes growth will occur as the result of a wind farm project the Lincoln County Commission approved earlier in the year.

The following table shows the existing gross square feet (GSF) of the facility and the eligible GSF defined by the maximum allowable GSF calculator, based on the projected enrollment.

Projected Enrollment	Existing GSF	Maximum Eligible GSF for Projected Enrollment	Difference Between Existing and Maximum
127	93,179	31,940	61,239 over

The table below summarizes capacity and utilization.

School	2019-20 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Carrizozo Combined	133	635	502	5	20.9	44%

According to the FMP, Carrizozo Combined School’s functional capacity totals 635, with a 2019-20 enrollment of 133. As a result, the comparison of functional capacity to current enrollment suggests there are 502 available seats spread throughout the school in both vacant spaces and utilized but minimally loaded classrooms.

According to the FMP, the school is utilizing its instructional spaces at 44% utilization rate. This figure is well below the 70-85% preferred utilization rate for secondary schools. In addition, the classroom occupancy rate of 20.9% shows that most of the school's classrooms are only partially loaded. For example, a room with a capacity for 24 students has less than 10 students in attendance for a given period. The FMP shows that five classrooms are vacant, while the school uses another three rooms at a rate below 50% utilization.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (March 26, 2020)

- **Status:** Current, updated August 5, 2019 with 2 years of timely and historical updates. The district plan is rated Outstanding.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate Marginal use of the Preventive Maintenance Module and non-use of Maintenance and Utility Direct modules.

- **Maintenance Direct:** 1.25 out of 3.0, non-user/Poor performance
- **Preventive Maintenance Direct:** 1.75 out of 3.0, Marginal performance
- **Utility Direct:** 1.0 out of 3.0, non-user/Poor performance

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- **District Average:** -3.02% Poor Performance
- **Previous Cycle District Average:** 61.84% Marginal Performance
- **Applicant School Site:** Carrizozo Combined Campus
 - **February 18, 2020: -3.02%, Poor performance.**
 - **1** Minor Deficiency in the following category: Entry/Exterior Doors
 - **15** Major Deficiencies in the following categories: Playground/Athletic Fields, Site Drainage, Sidewalks, Grounds, Windows/Caulking, Walls/Finishes, Roofs/Flashing/Gutters, Walls/Floors/Ceilings/Stairs, Restrooms, Electrical Distribution, Lighting, Fire Protection Systems, Equipment Rooms, HVAC, Plumbing/Water Heaters.

4. Recommendations

- Staff recommends the district respond to all subsequent FMARs and remedy all minor and major deficiencies using FIMS, up to a district average 70% for a satisfactory performance rating.
- Staff recommends the district coordinate training on and begin using the state provided FIMS tools and resources to better manage maintenance activities and improve performance.

Financial Summary

1. Most recent fiscal audit for the district:

- Fiscal Year: 2019
- Number of findings: 0

2. Estimated local sources, if bonded to practical capacity:

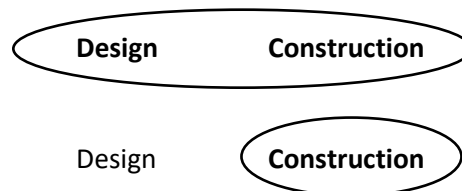
- SB 9 (annual): \$ 144,670
- HB 33 (annual): \$ 0
- GO Bond: \$ 992,621
- Carry-forward cash balance: \$ 234,924
- Total Estimated Local Sources: \$ 1,372,215

3. Local bond and mil election schedule:

- SB 9
 - Previous year passed 2019
 - Future year planned N/A
- HB 33
 - Previous year passed N/A
 - Future year planned N/A
- GO Bond
 - Previous year passed Feb 2017
 - Future year planned Feb 2021

4. GO bond and local match reduction request:

- GO bond required for project? Yes
- GO bond needed for project phases: Planning
- Request for local match reduction? Yes
- Local match reduction request for: Planning
- District willing to phase project? Yes



5. Estimated Potential Project Funding Schedule (State Funding)

Fiscal Year	FY21		FY22		FY23		FY24		Total
	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	
Phase	Planning	Planning	Design	Design	Const.	Const.	Const.		
State			\$50,722	\$50,722	\$273,899	\$319,549	\$319,549		
State Total	\$0		\$101,444		\$593,448		\$319,549		\$1,014,442
District	\$37,500	\$37,500	\$956,048	\$956,048	\$5,162,657	\$6,023,100	\$6,023,100		
District Total	\$75,000		\$1,912,095		\$11,185,757		\$6,023,100		\$19,195,951

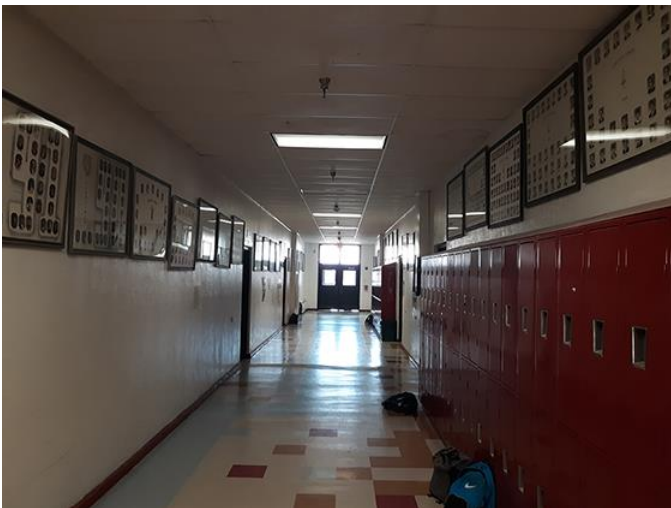
Photos – Site



Photos – Building Exterior



Photos – Building Interior



Photos – Other Relevant Photos



PSFA Staff Recommendation

PSFA recommends planning as the first phase of the project. Utilizing local funding, the district initiated the planning process in June 2020 and hired a consultant to assist in this effort. The planning phase will include a new facilities master plan for the campus, an educational specification for all grade levels, a feasibility study to determine which buildings should be renovated (building systems analysis), and a phasing plan to divide the whole scope of work into smaller phases that can be afforded within the district's limited bonding capacity. The planning work will serve as the update of the district FMP, with updated enrollment projections. After the planning phase is complete, the district can return to request out-of-cycle funding for the design phase.

The buildings on the combined campus were constructed over the last 80 years, with a mix of FCI scores: 1940 (76.19%), 1953 (52.86%), 1964 (88.83%), 1968 (90.46% and 49.76%), 1976 (80.79%), 2002 (40.18%), and 2004 (49.18%). As the high FCI scores in the older buildings indicate, these buildings are due for complete building system replacement or demolition. The original building (1940) and Manire Hall (1968) are simple, efficient school buildings with rational design and durable construction that may justify renovation. PSFA supports the district's goal of reducing excess square footage (approximately 61,239 GSF) through demolition or disposition of underutilized buildings.

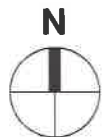
PSFA updated the 5-year enrollment projection from the previous FMP (2015-2020), with 127 students set as the new 5-year enrollment projection, based on a strict cohort survival method, an enrollment projection that is smaller than the district's estimate of 180 students included in the application. Thus far, the district has not experienced any enrollment increases because of the approved wind farm. Using the 5-year enrollment projection of 127 students, 31,940 GSF is the maximum square footage eligible for state funding participation. The final scope of demolition, renovation, and new construction cannot be determined prior to the completion of the planning phase.

PSFA's estimated total project cost is based on the assumption that the entire campus might be replaced. This total estimated project cost assumes \$370/SF as the cost for new construction of 31,940 GSF, \$25/SF for demolition of 93,179 GSF, and soft costs (NMGRT, architect fees, testing, consultants, and contingency), resulting in a potential total estimated project cost of \$20,210,393.

If awarded, the project should begin with a planning phase of work to accomplish the following:

- Campus master plan and educational specification for the combined school campus, to include updated 5-year enrollment projections. This plan will also serve as the district's new facilities master plan for the next five years.
- Feasibility study to identify buildings to be demolished and buildings to be renovated, based on a building systems analysis.
- Final configuration of the buildings on the campus, with a total gross square footage within the maximum allowable gross square feet calculator.
- Options to divide the whole scope of work into smaller, feasible phases of work that can be accomplished with the district's limited bonding capacity.
- Sequencing plan to relocate students on the campus as the work progresses.
- Updated estimated total project cost.

Total Estimated Project Cost Per District Application	PSFA Recommended Total Estimated Project Cost	Phase 1 Recommendation	Local Match %	State Match %	Offset	Phase 1 Net Local Match	Phase 1 Net State Match	Out-Year Local Match	Out-Year State Match
\$16,012,743	\$20,210,393	\$75,000	94%	6%	\$198,182	\$75,000	\$0	\$19,120,951	\$1,014,442



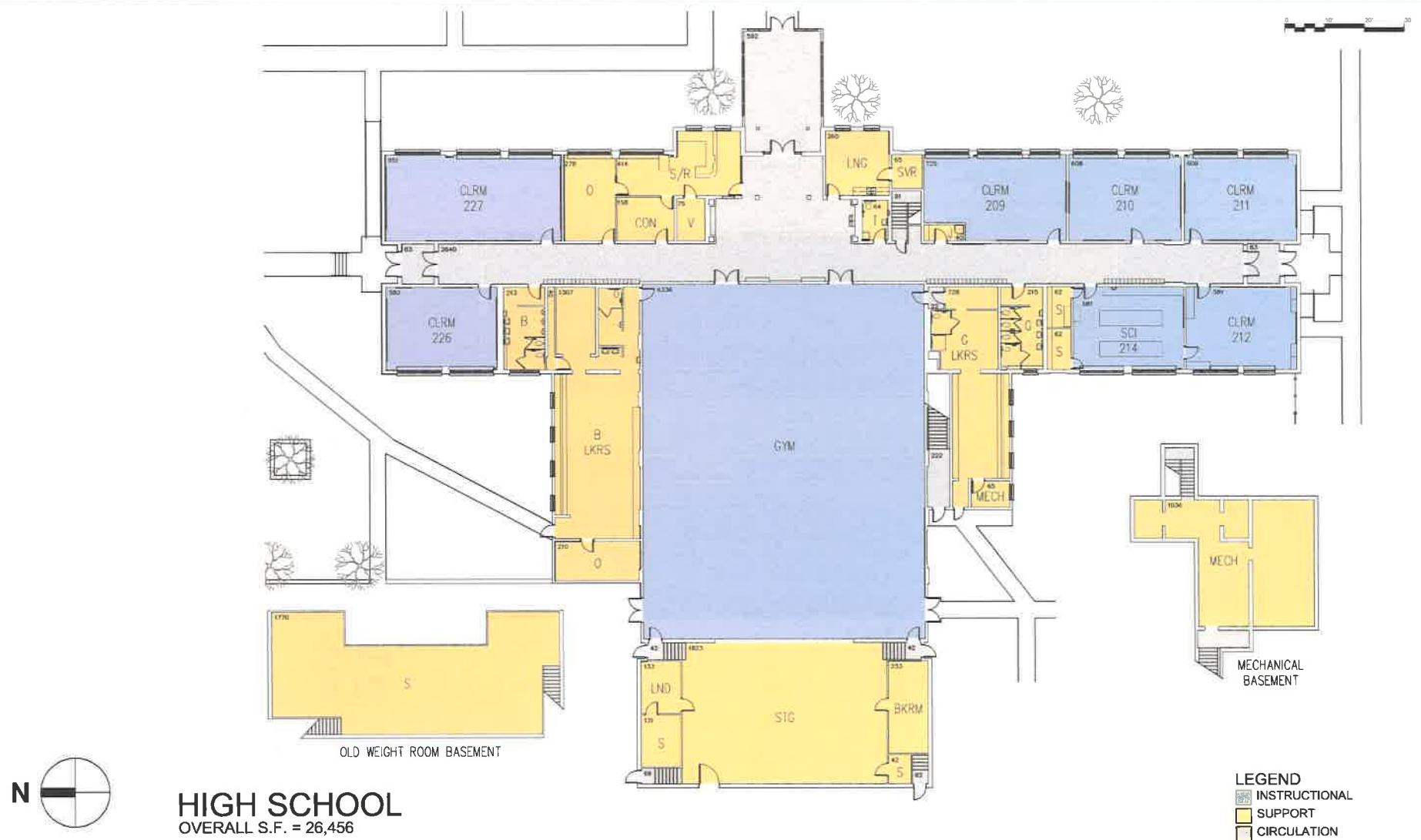
ELEMENTARY SCHOOL OVERALL S.F. = 10,958

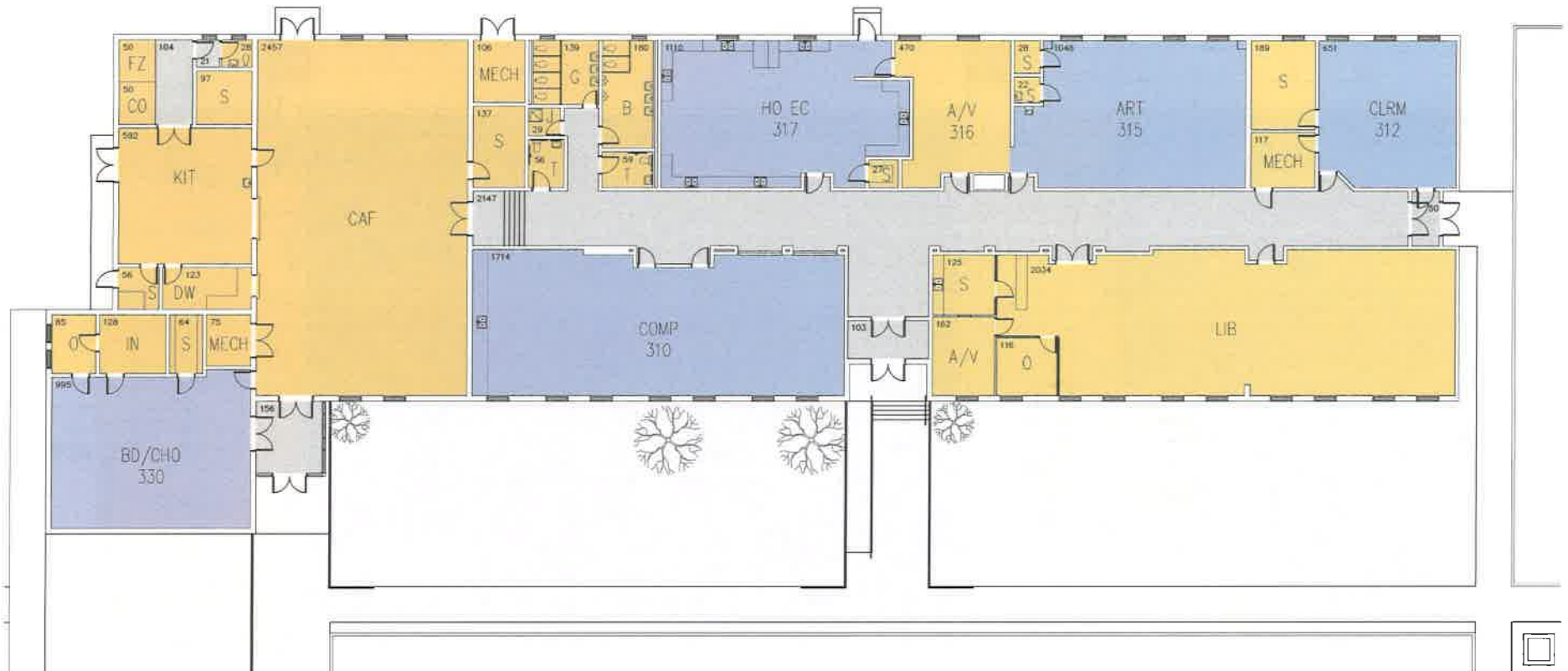
LEGEND
 INSTRUCTIONAL
 SUPPORT
 CIRCULATION



MANIRE HALL
OVERALL S.F. = 11,338

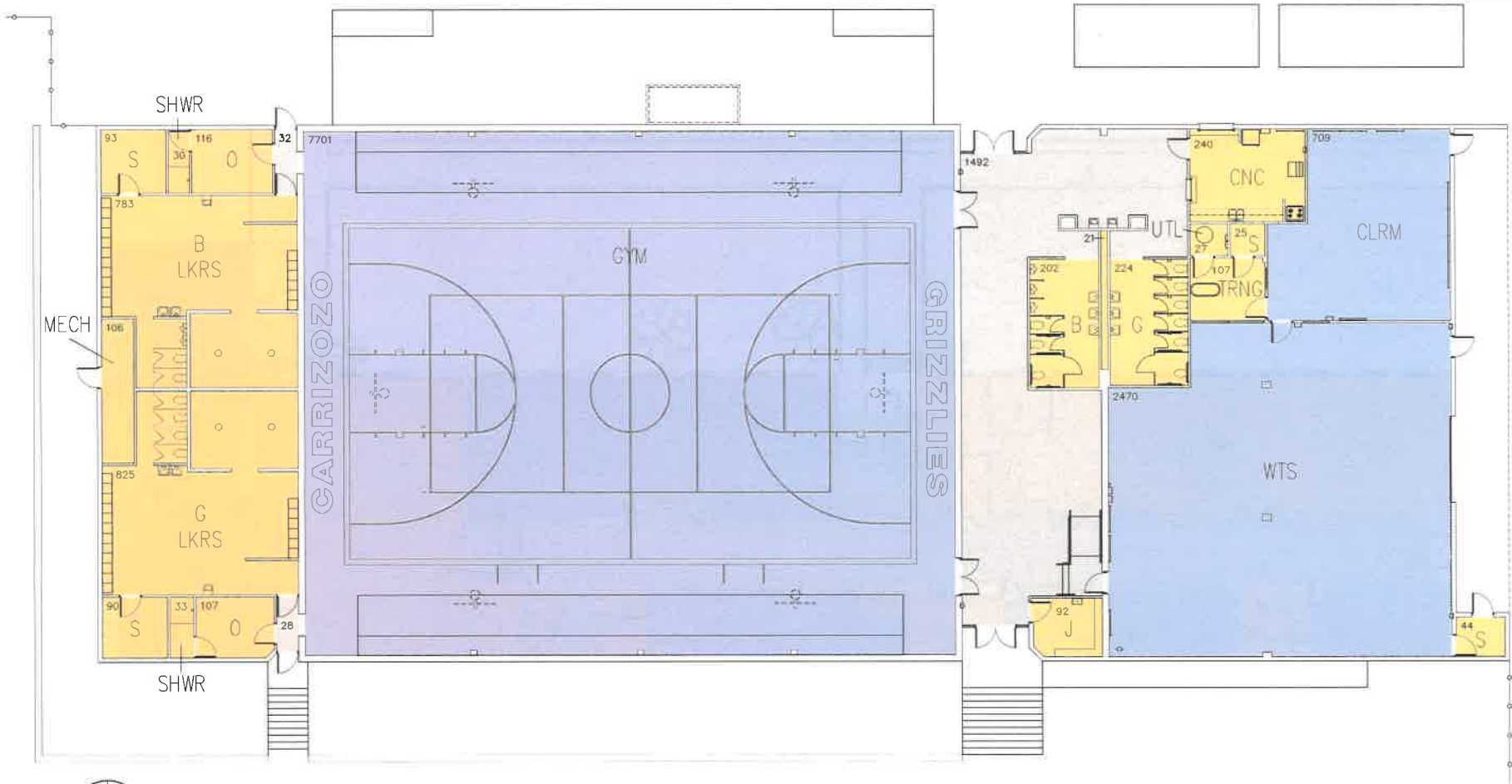
LEGEND
 INSTRUCTIONAL
 SUPPORT
 CIRCULATION





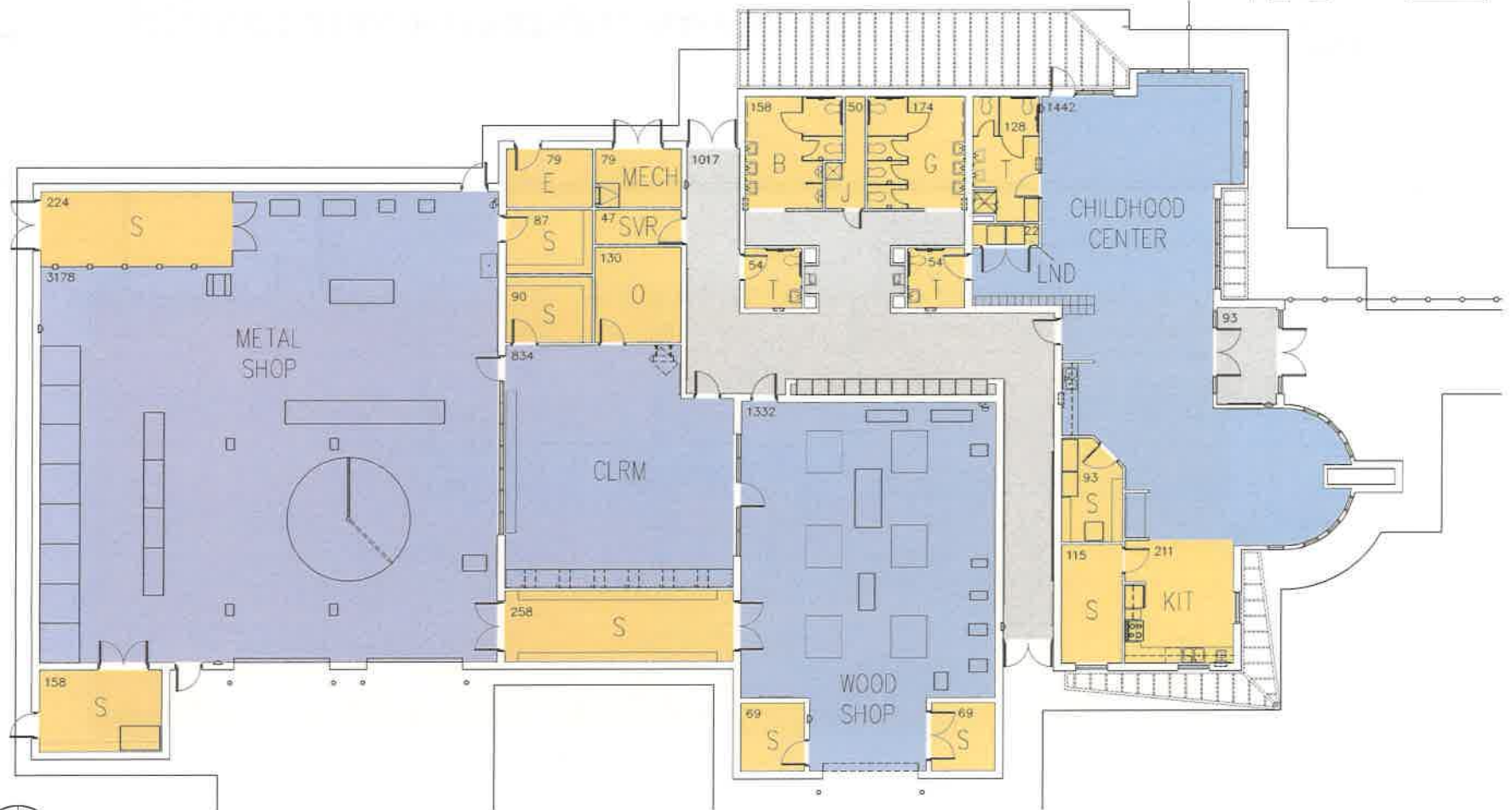
CLEGG HALL
OVERALL S.F. = 17,424

LEGEND
 INSTRUCTIONAL
 SUPPORT
 CIRCULATION



NEW GYMNASIUM
OVERALL S.F. = 16,472

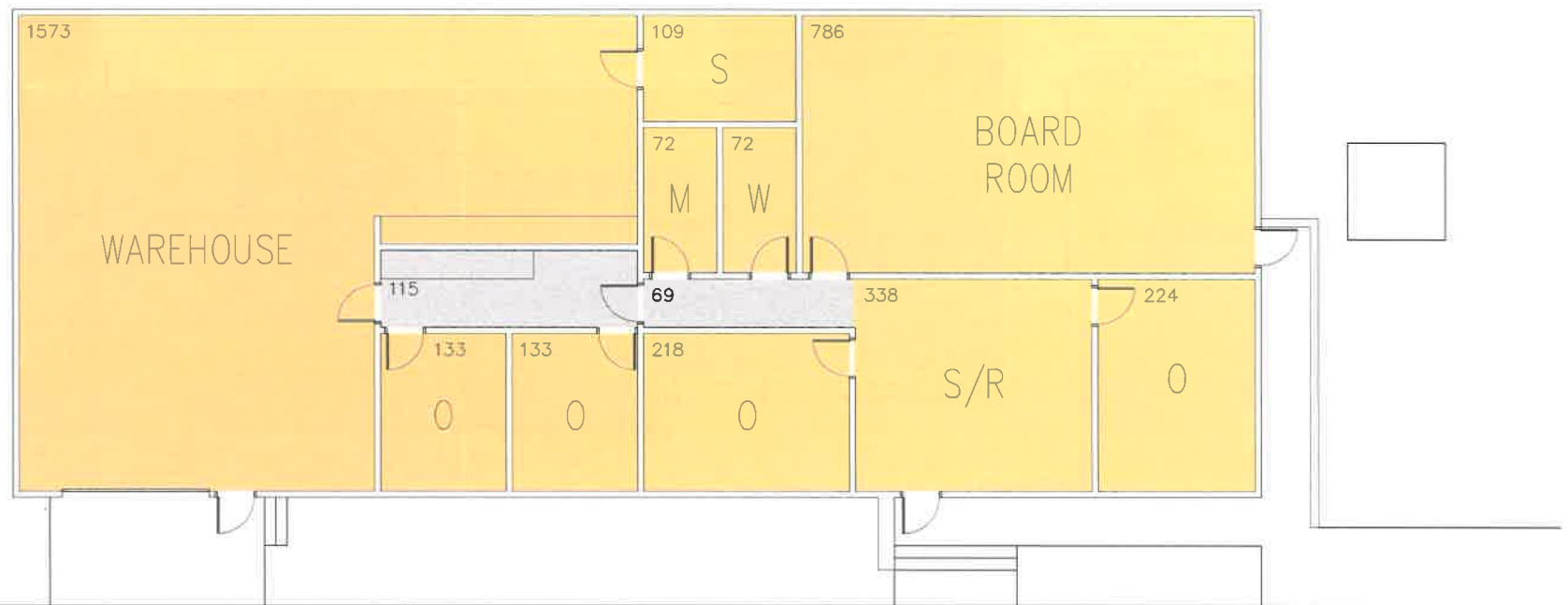
- LEGEND**
- INSTRUCTIONAL
 - SUPPORT
 - CIRCULATION



EARLY CHILDHOOD / VOCATIONAL SHOPS

OVERALL S.F. = 11,239

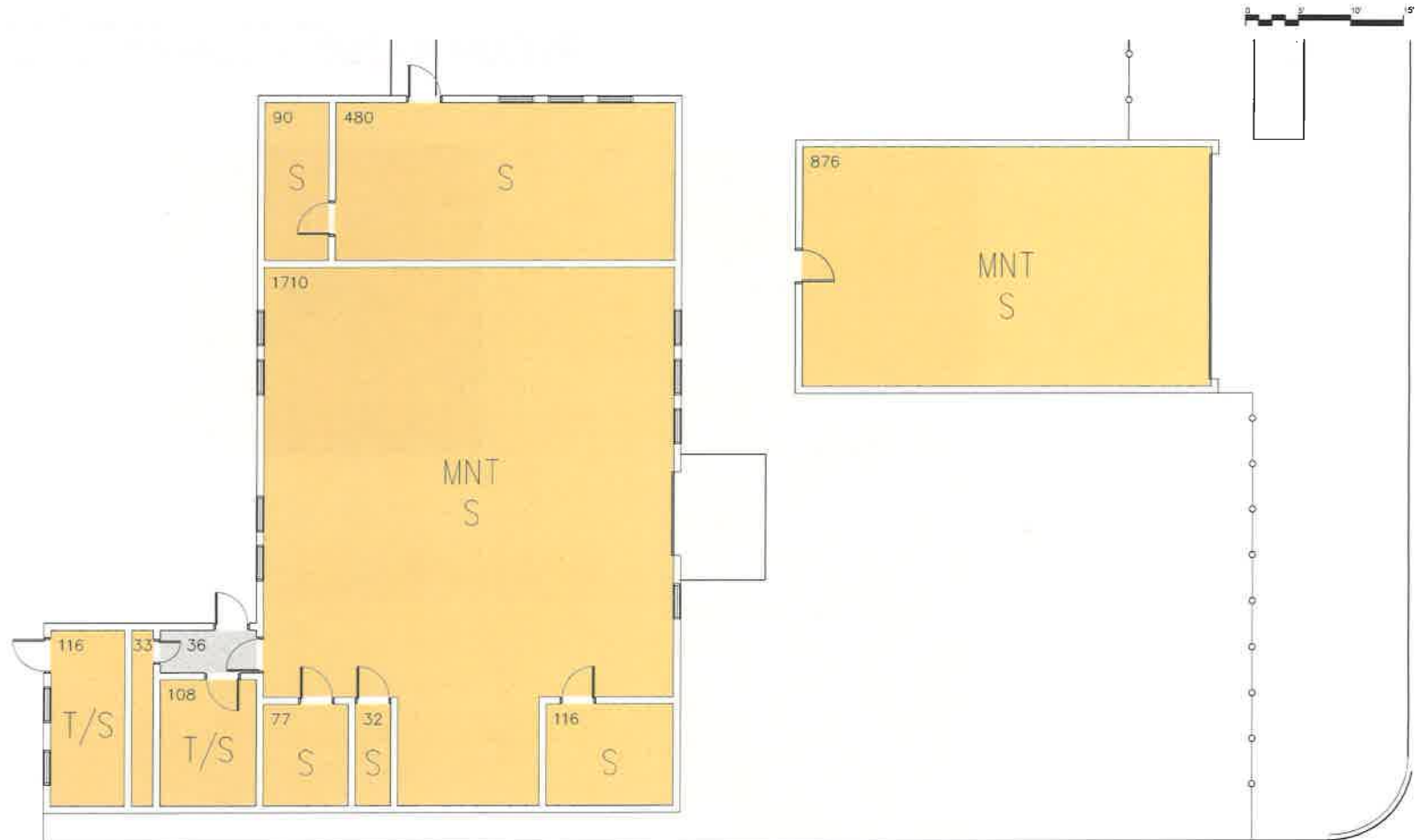
LEGEND
 INSTRUCTIONAL
 SUPPORT
 CIRCULATION



DISTRICT ADMINISTRATION / WAREHOUSE

OVERALL S.F. = 4,114

- LEGEND
- INSTRUCTIONAL
 - SUPPORT
 - CIRCULATION



OLD VOCATIONAL & MAINTENANCE BUILDINGS

OVERALL S.F. = 3,080 / 960

LEGEND
 INSTRUCTIONAL
 SUPPORT
 CIRCULATION



FIELD GARAGE & GREEN HOUSE
OVERALL PORTABLE S.F. = 576 / 1440

LEGEND	
	INSTRUCTIONAL
	SUPPORT
	CIRCULATION

GALLUP- McKINLEY

2020-2021 PSFA Summary of Gallup HS

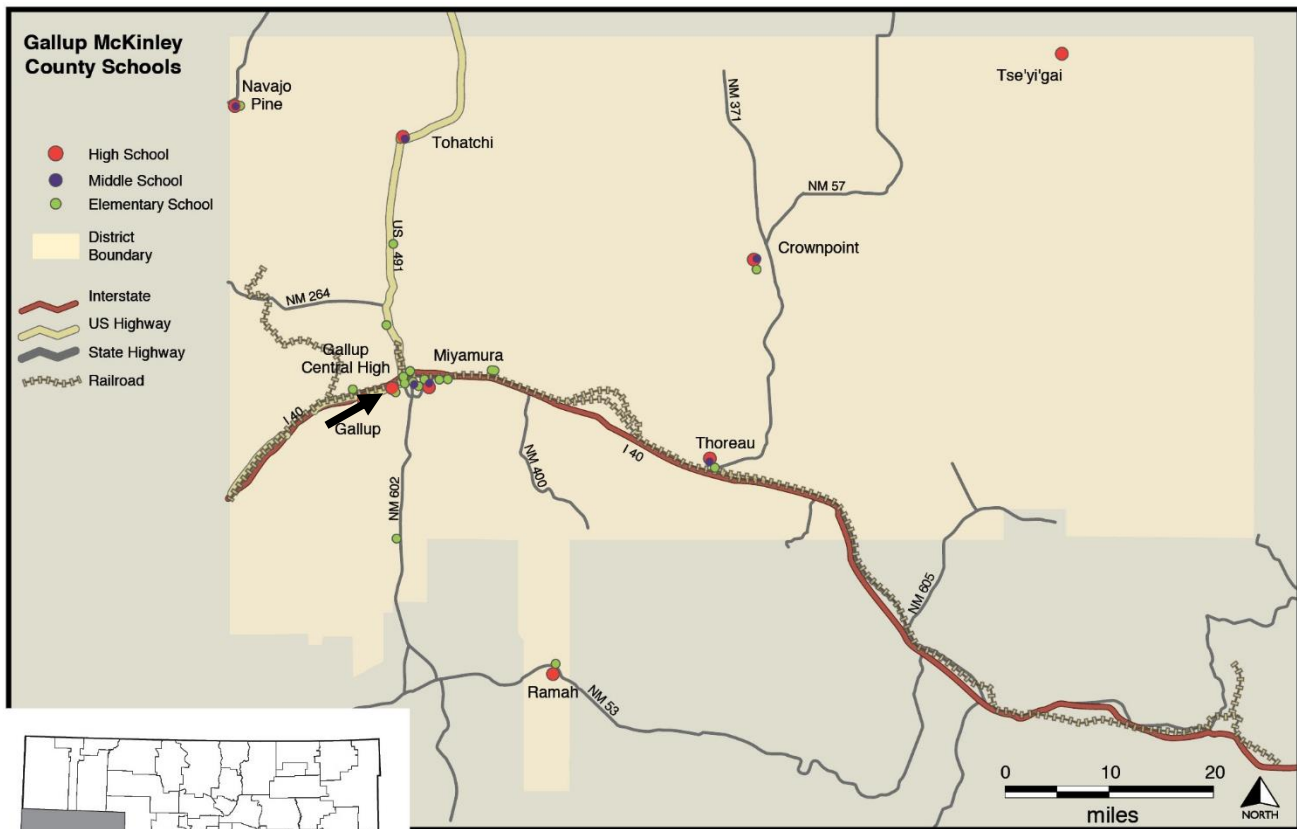
Facility Description

Gallup – Gallup HS Rank: previously funded wNMCI: 46.29% FCI: 57.96%

- Original Construction Date: 1998
- Most Recent Addition: 2000
- Total Gross Square Feet: 259,311 GSF
 - Permanent Square Feet: 259,311 GSF
 - Number of Buildings: 2
 - Portable Square Feet: 0
 - Number of Portables: 0
- Site Size: 63.00 Acres

Maps

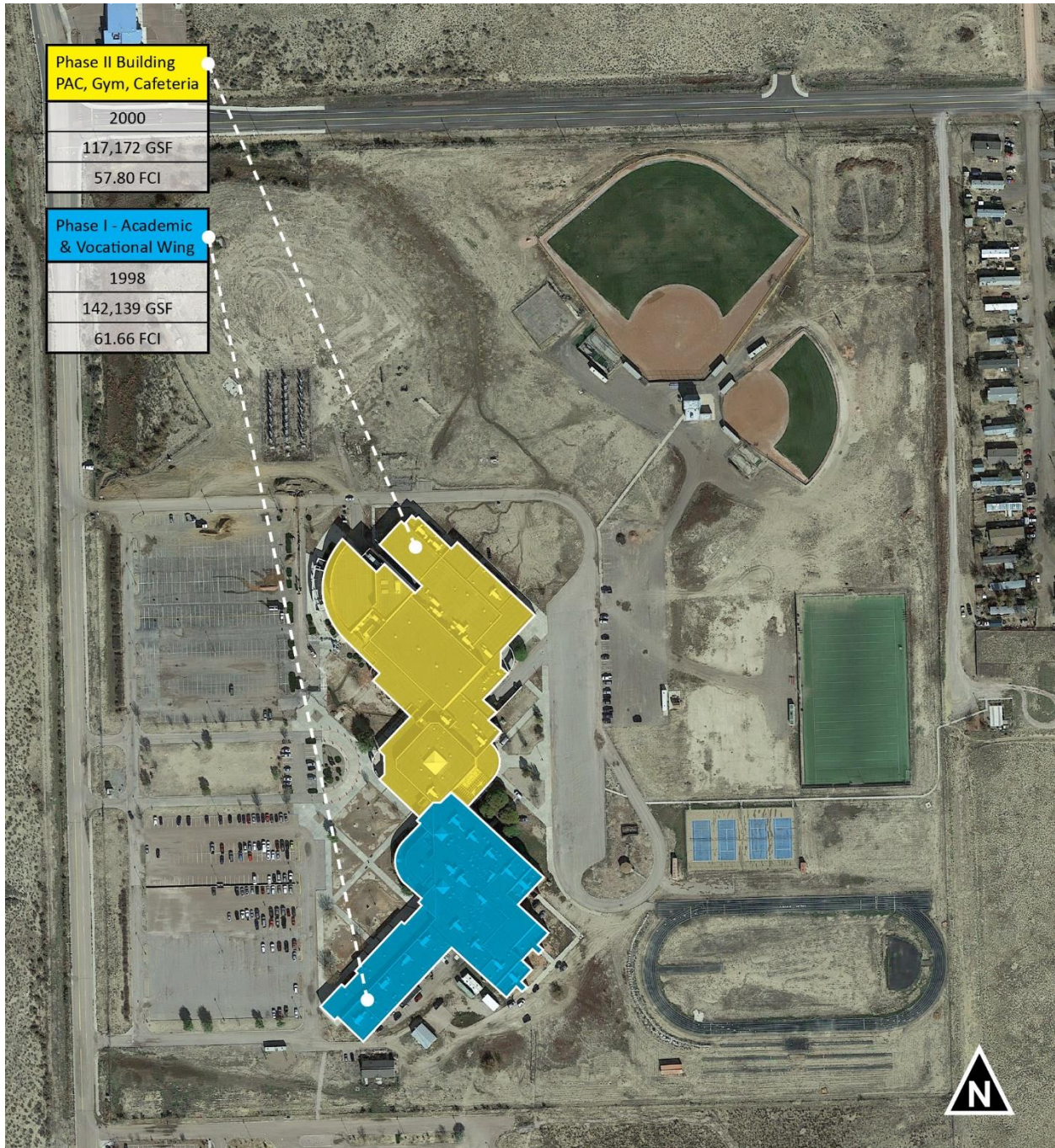
District-wide School Map



5 Year Facilities Master Plan
ARC, Inc.
2017



School Site Map



District Request

The district is requesting a standards-based award for renovation and partial replacement of Gallup High School. The district is applying for 3 standards-based awards for high schools, with the following district prioritization: Crownpoint HS first, Navajo Pine HS second, and Gallup HS third.

The district has estimated construction cost of \$375 per square foot for new construction of 124,409 GSF and \$75 per square foot for renovation of 92,756 GSF. Following the district's request, the campus would have 217,165 GSF after all work is completed. This would be a reduction from the size of the existing facility, currently 259,311 GSF. However, the 5-year enrollment projection of 877 students in the gross square feet calculator calls for a campus with 123,730 GSF. Adding soft costs (NMGRT, architect fees, testing, consultants, and contingency) and \$2,784,645 to demolish 185,643 GSF of the existing facility, results in a total estimated project cost of \$80,563,886.

The district has indicated that it may not have available funds to accommodate the local match for the construction phase of this project.

District Request	Total	State Match 81%	Local Match 19%
Estimated Project Cost	\$80,563,886	\$65,256,748	\$15,307,138
Offset		-\$28,800	\$28,800
Adjusted State/Local Match	\$80,563,886	\$65,227,948	\$15,335,938

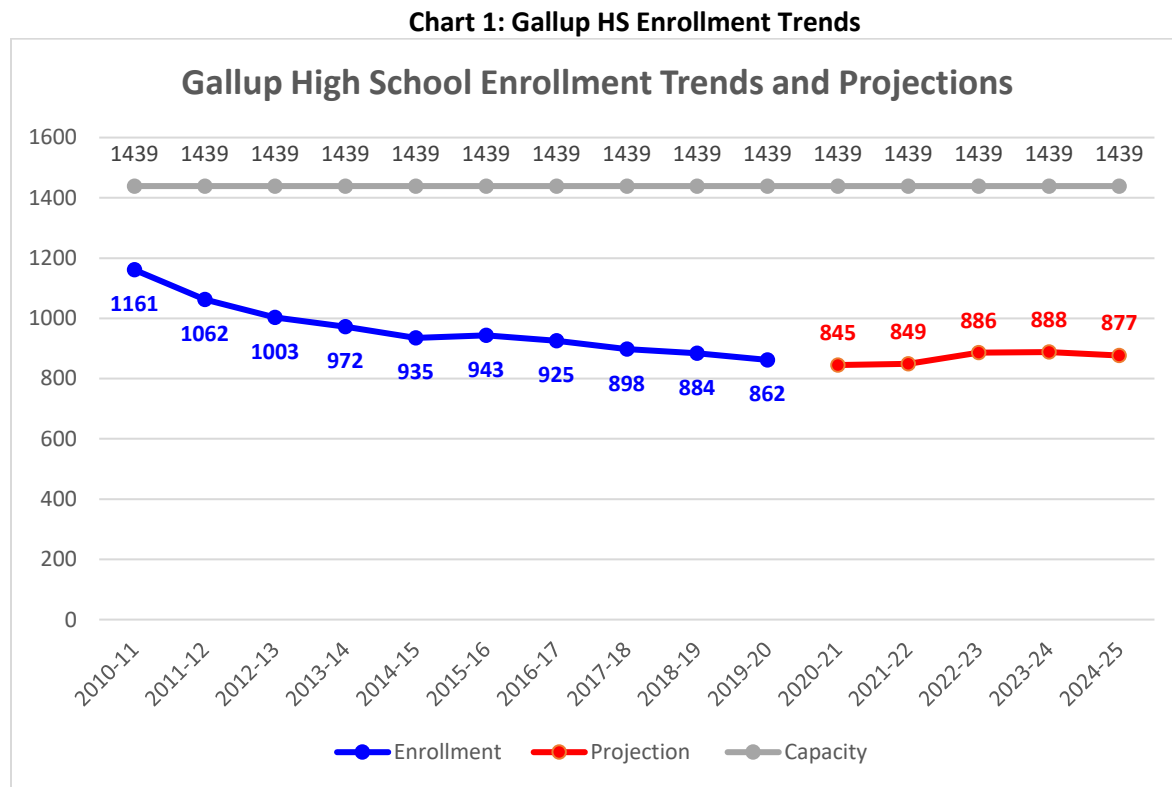
Planning Summary

☒ Facilities Master Plan is Current (2017-2022 with 2019 Update)

Gallup-McKinley County Schools adopted its Facilities Master Plan (FMP) in 2017, making it current through 2022. The district also updated portions of the FMP in July 2019. In its Priority 1 bundle of projects, the FMP lists full-scale renovation of Gallup High School, which includes full systems replacement and the potential for right-sizing since the facility contains excess square footage. Some of the most significant issues at Gallup HS include:

- Site drainage improvements
- Parking lot improvements
- New roof needed
- HVAC replacement
- Major system improvements including plumbing and electrical
- Structural improvements
- Foundation system failing

The following chart shows the enrollment trends and projection at Gallup High School.



Source: Enrollment: PED 40-Day Counts; Capacity – 2019 FMP update

Overall, the school’s enrollment has experienced decline almost every year since the 2010-11 school year. In the past two years, however, the enrollment seems to have stabilized. In July 2019, the district updated its FMP with new projections that show a steady rise in growth over the next five years at Gallup High School. However, the projection in the chart comes from the 2017-2022 FMP. The 2019 FMP update did identify some large elementary school bubbles that could pass through Gallup High School in the next five years, which could potentially push the enrollment higher than the projection in the chart. However, once these bubbles pass, the enrollment could return to the levels the FMP initially forecasted.

The following table shows the existing gross square feet (GSF) of the facility and the eligible GSF defined by the maximum allowable GSF calculator, based on the projected enrollment.

Projected Enrollment	Existing GSF	Maximum Eligible GSF for Projected Enrollment	Difference Between Existing and Maximum
877	259,311	123,730	135,581 over

The table below summarizes capacity and utilization for both of the high schools within the Gallup City limits.

School	2019-20 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Gallup HS	862	1,439	577	8	57%	77%
Miyamura HS	1,207	1,306	99	0	92%	91%

According to the FMP, Gallup High School's functional capacity totals 1,439, with a 2019-20 enrollment of 862. As a result, the comparison of functional capacity to current enrollment suggests the school has 577 available seats within the building. The school also has a 57% occupancy rate for its classrooms, meaning that most of its classrooms are only loaded at half occupancy (i.e. a classroom that can hold 24 students is only loaded with 16 students).

According to the FMP, the Gallup High School is utilizing its instructional spaces at a 77% utilization rate. This figure is within the 70-85% preferred utilization rate for secondary schools. The school has eight vacant rooms within the building that have no scheduled activity and an additional seven spaces that it uses less than two periods a day. Some of the vacant space in the building consists of specialized space used for electives such as an orchestra space. Miyamura High School, the district's other Gallup area high school, is operating near full capacity.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of March 26, 2020)

- **Status:** Current, updated September 1, 2019 with 2+ years of timely and historical updates. The district plan is rated Outstanding.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is a Satisfactory user of 2 of the 3 state provided FIMS maintenance resources and a non-user (poor) of the Utility Direct Module.

- **Maintenance Direct:** 2.25 out of 3.0, Satisfactory performance
- **Preventive Maintenance Direct:** 2.25 out of 3.0, Satisfactory performance
- **Utility Direct:** 1.0 out of 3.0, (non-user) Poor performance. **Note:** District is advancing with the use of Utility Direct.

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- **District Average:** 52.49%, Poor performance (17 school sites)
- **Previous Cycle District Average:** 57.28%, Poor performance
- **Applicant School Site:** Gallup High School
 - August 12, 2019: 17.186%, Poor performance
 - **8 Minor Deficiencies in the following categories:** Site Utilities, Playground/Athletic Fields, Grounds, Windows/Caulking, Walls/Finishes, Housekeeping, Equipment Rooms, Kitchen Equipment/Refrigeration
 - **9 Major Deficiencies in the following categories:** Roadway/Parking, Roof/Flashing/Gutters, Walls/Floors/Ceilings/Stairs, Electrical Distribution, Lighting, Fire Protection Systems, HVAC, Air Filters, Plumbing/Water Heaters

4. Recommendations

- Staff recommends the district respond to all subsequent FMARs and remedy all minor and major deficiencies using FIMS up to a district average 70% Satisfactory performance rating.
- Coordinate training on the use of FIMS to track and improve maintenance performance.

Financial Summary

1. Most recent fiscal audit for the district:

- Fiscal Year: 2019
- Number of findings: 0

2. Estimated local sources, if bonded to practical capacity:

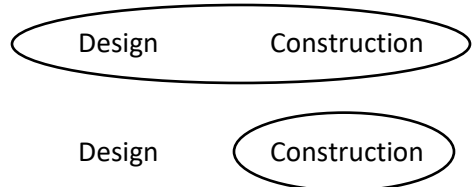
- SB 9 (annual, 31700 and 31701): \$ 7,045,035
- HB 33 (annual, 31600): \$ 0
- GO Bond (31100, outstanding capacity): \$ 1,426,509
- Carry-forward cash balance: \$ 11,093,121
- Total Estimated Local Sources: \$ 19,564,665

3. Local bond and mil election schedule:

- SB 9
 - Previous year passed _____
 - Future year planned _____
- HB 33
 - Previous year passed N/A
 - Future year planned N/A
- GO Bond
 - Previous year passed Feb. 2017
 - Future year planned Nov. 2021

4. GO bond and local match reduction request (waiver):

- GO bond required for project? Yes
 - GO bond needed for project phases: Planning
- Request for local match reduction? Yes
 - Local match reduction request for: Planning
- District willing to phase project? Yes



5. Estimated Potential Project Funding Schedule

Fiscal Year	FY21		FY22		FY23		FY24		Total
	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	
Phase	Planning	Planning	Design	Design	Design	Const.	Const.	Const.	
State	\$36,225	\$36,225	\$1,754,769	\$1,754,769	\$2,320,494	\$15,663,332	\$18,273,887	\$18,273,887	
State Total	\$72,450		\$3,509,539		\$17,983,826		\$36,547,775		\$58,113,590
District	\$26,275	\$26,275	\$394,902	\$394,902	\$545,736	\$3,683,715	\$4,297,667	\$4,297,667	
District Total	\$52,550		\$789,804		\$4,229,450		\$8,595,335		\$13,667,139

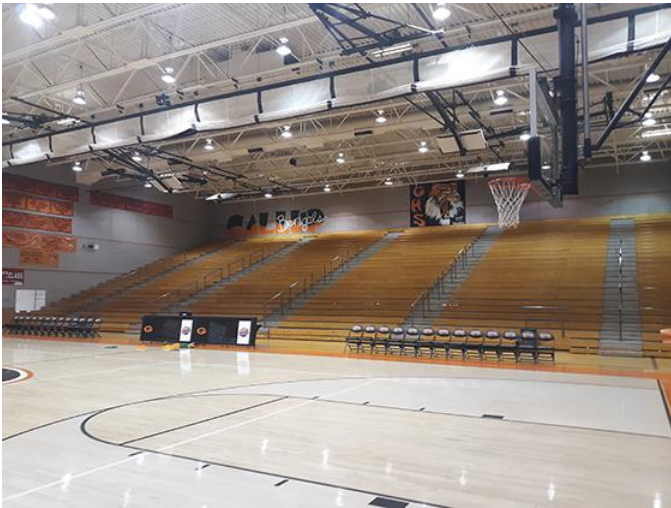
Photos – Site



Photos – Building Exterior



Photos – Building Interior



Photos – Other Relevant Photos



PSFA Staff Recommendation

PSFA recommends that the project begin with a feasibility/structural study, including a complete building systems analysis. The final scope and cost of the project cannot be determined until a feasibility/structural study is completed for the existing buildings. The facility was constructed in two major phases, 1998-2000. Movement within the soils is damaging the existing buildings, with substantial, visible cracks throughout the facility. The extent of the structural damage has not been determined and potential options to remediate the building have not been developed. The feasibility/structural study should determine the extent of the structural damage, identification of options to stabilize the existing buildings, and estimated costs of the structural repairs. There is potential that the structural investigation might require additional time to complete, such as monitoring the development of cracks over a 1-3 period, in order to develop a definitive understanding of the structural problems and the most effective solution to stabilize the building. Once the

feasibility/structural study is complete, the district will need to complete a campus master plan and educational specification. Once the campus master plan and educational specification are complete, the district can return to PSCOC for out-of-cycle funding for the design phase of the project.

The feasibility study should also identify options to reduce the size of the existing facility, with selective demolition of existing square footage, to create a final campus that is appropriately sized to accommodate the projected enrollment at the school. The existing facility has 259,311 GSF. Based on a 5-year projected enrollment of 887 students, the facility should be 123,730 GSF. Currently, the facility has 135,581 GSF of excess or underutilized space. PSFA does not agree with the district's request for a rebuilt/renovated campus with 217,165 GSF.

Though the buildings are just over 20 years old, they have been undermined by on-going structural damage. The FCI scores are 57.8% and 61.66%, just below the 65% threshold that is commonly used by owners to decide between building renovation or replacement. The following building systems are beyond their expected life or in a degraded condition: foundation, roof, exterior walls, interior walls, wall finishes, floor finishes, HVAC controls, fire alarm, intercom, and IT. The decision to renovate or replace the facility will not be known until the planning phase is complete.

The total estimated project cost in PSFA's recommendation is based on new construction to replace the existing buildings with the following assumptions: \$375 per square foot for new construction of 123,730 GSF and \$15 per square foot for demolition of 259,311 GSF. Adding soft costs (NMGRT, architect fees, testing, consultants, and contingency) results in a total estimated project cost of \$71,780,729.

Gallup HS has a previous systems award to replace the main parking lot on the west side of the school. This work is currently underway. The work on the parking lot is needed to repair extensive surface damage. The refinished parking lot will not be damaged by future construction on the site and the location of the parking lot can serve the existing buildings as well as any replacement buildings.

If awarded, the project should begin with a planning phase of work to accomplish the following:

- Feasibility/structural study to determine the extent of the structural damage to the existing buildings.
 - Identification of options to stabilize the existing buildings with structural repairs.
 - Options to reduce the size of the facility with selective demolition of existing square footage.
- Campus master plan and educational specification, based on the results of the feasibility study.
 - Updated 5-year enrollment projections.
 - Final configuration of renovated and/or new buildings on the campus.
 - Program of spaces.
 - Sequencing plan to move students within the existing facility as work progresses.
 - Options to divide the project into smaller, feasible phases of construction that can be accommodated within the local funding capacity.
 - Updated estimated total project cost.

Total Estimated Project Cost per District Application	PSFA Recommended Total Estimated Project Cost	Phase 1 Recommendation	Local Match %	State Match %	Offset	Phase 1 Net Local Match	Phase 1 Net State Match	Out-Year Local Match	Out-Year State Match
\$80,563,886	\$71,780,729	\$125,000	19%	81%	\$28,800	\$52,550	\$72,450	\$13,614,589	\$58,041,140

Gallup McKinley Schools Existing Standards-based Projects and New Applications

Estimated Potential Project Schedules

			FY21		FY22		FY23		FY24		Totals
			Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	
			Phase	Design	Design	Const	Const	Const			
P19-003	Red Rock Elementary	State	\$ 1,203,719	\$ 1,203,719	\$ 6,662,079	\$ 7,772,425	\$ 7,772,425				\$ 24,614,366
		District	\$ 300,930	\$ 300,930	\$ 1,665,520	\$ 1,943,106	\$ 1,943,106				\$ 6,153,592
		Phase	Design	Design	Const	Const	Const				
P19-004	Tohatchi High School	State	\$ 1,226,986	\$ 1,226,986	\$ 6,787,724	\$ 7,919,012	\$ 7,919,012				\$ 25,079,720
		District	\$ 306,747	\$ 306,747	\$ 1,696,931	\$ 1,979,753	\$ 1,979,753				\$ 6,269,930
		Phase	Planning	Planning	Design	Design	Design	Const	Const	Const	
	Gallup High School	State	\$ 50,625	\$ 50,625	\$ 1,160,247	\$ 2,320,494	\$ 2,320,494	\$ 15,663,332	\$ 18,273,887	\$ 18,273,887	\$ 58,113,590
		District	\$ 11,875	\$ 11,875	\$ 272,868	\$ 545,736	\$ 545,736	\$ 3,683,715	\$ 4,297,667	\$ 4,297,667	\$ 13,667,139
		Phase	Planning	Planning	Design	Design	Const	Const	Const		
	Crownpoint High School	State	\$ 30,375	\$ 30,375	\$ 1,360,898	\$ 1,360,898	\$ 7,348,847	\$ 8,573,654	\$ 8,573,654		\$ 27,278,700
		District	\$ 7,125	\$ 7,125	\$ 321,001	\$ 321,001	\$ 1,733,404	\$ 2,022,304	\$ 2,022,304		\$ 6,434,263
		Phase	Planning	Planning	Design	Design	Const	Const	Const		
	Navajo Pine High School	State	\$ 30,375	\$ 30,375	\$ 912,099	\$ 912,099	\$ 4,925,333	\$ 5,746,222	\$ 5,746,222		\$ 18,302,724
		District	\$ 7,125	\$ 7,125	\$ 215,727	\$ 215,727	\$ 1,164,925	\$ 1,359,079	\$ 1,359,079		\$ 4,328,787
	State Total		\$ 2,542,080	\$ 2,542,080	\$ 16,883,046	\$ 20,284,927	\$ 30,286,110	\$ 29,983,208	\$ 32,593,763	\$ 18,273,887	
	State Total per Fiscal Year		\$ 5,084,159		\$ 37,167,973		\$ 60,269,318		\$ 50,867,651		\$ 153,389,100
	District Total		\$ 633,801	\$ 633,801	\$ 4,172,046	\$ 5,005,322	\$ 7,366,923	\$ 7,065,098	\$ 7,679,051	\$ 4,297,667	
	District Total per Fiscal Year		\$ 1,267,602		\$ 9,177,368		\$ 14,432,021		\$ 11,976,718		\$ 36,853,710



HOBBS

2020-2021 PSFA Summary of Heizer MS

Facility Description

Hobbs – Heizer MS

Rank: 51

wNMCI: 41.94%

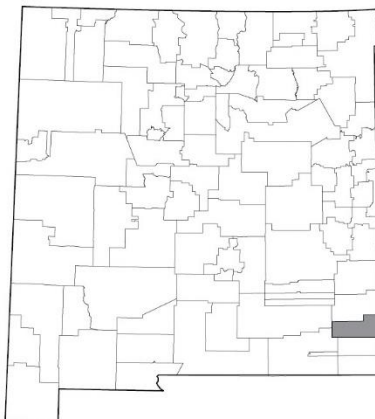
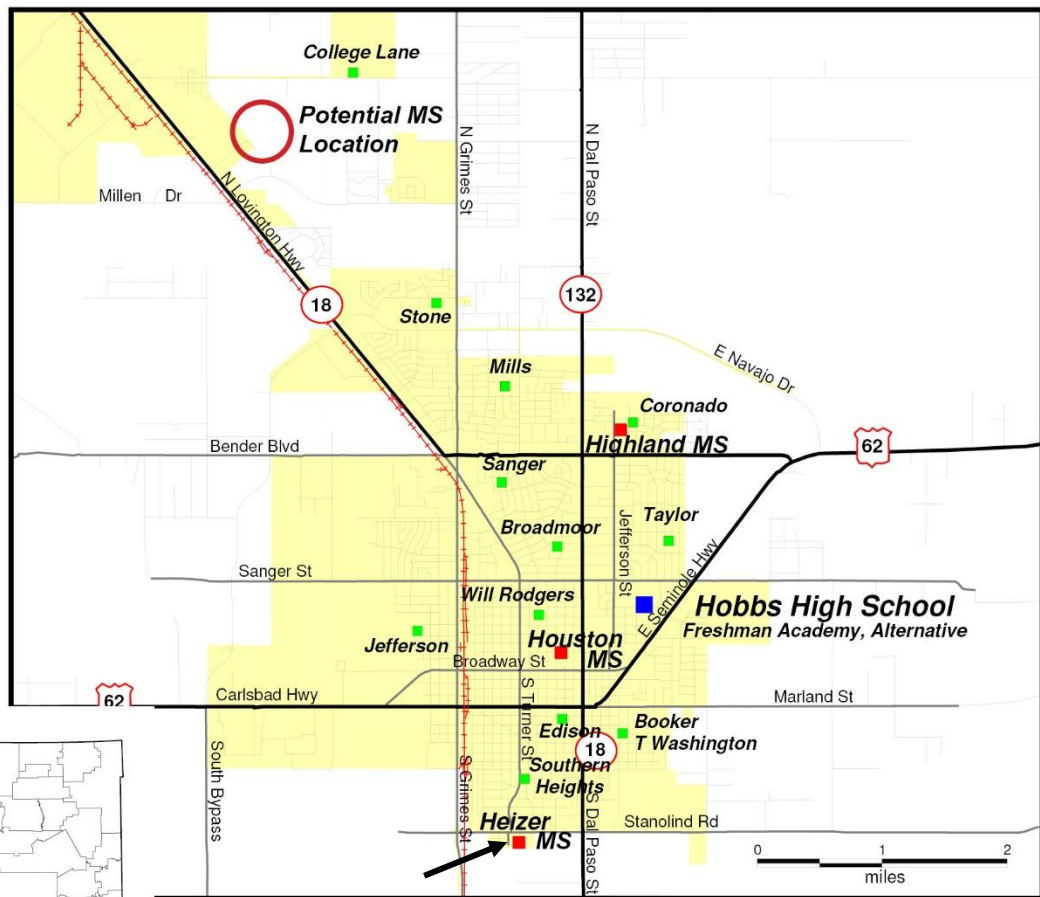
FCI: 79.54%

- Original Construction Date: 1952
- Most Recent Addition:
- Total Gross Square Feet: 85,128
 - Permanent Square Feet: 85,128
 - Number of Buildings: 1
 - Portable Square Feet: 2,020
 - Number of Portables: 1
- Site Size: 12.26 Acres

Maps

District-wide School Map

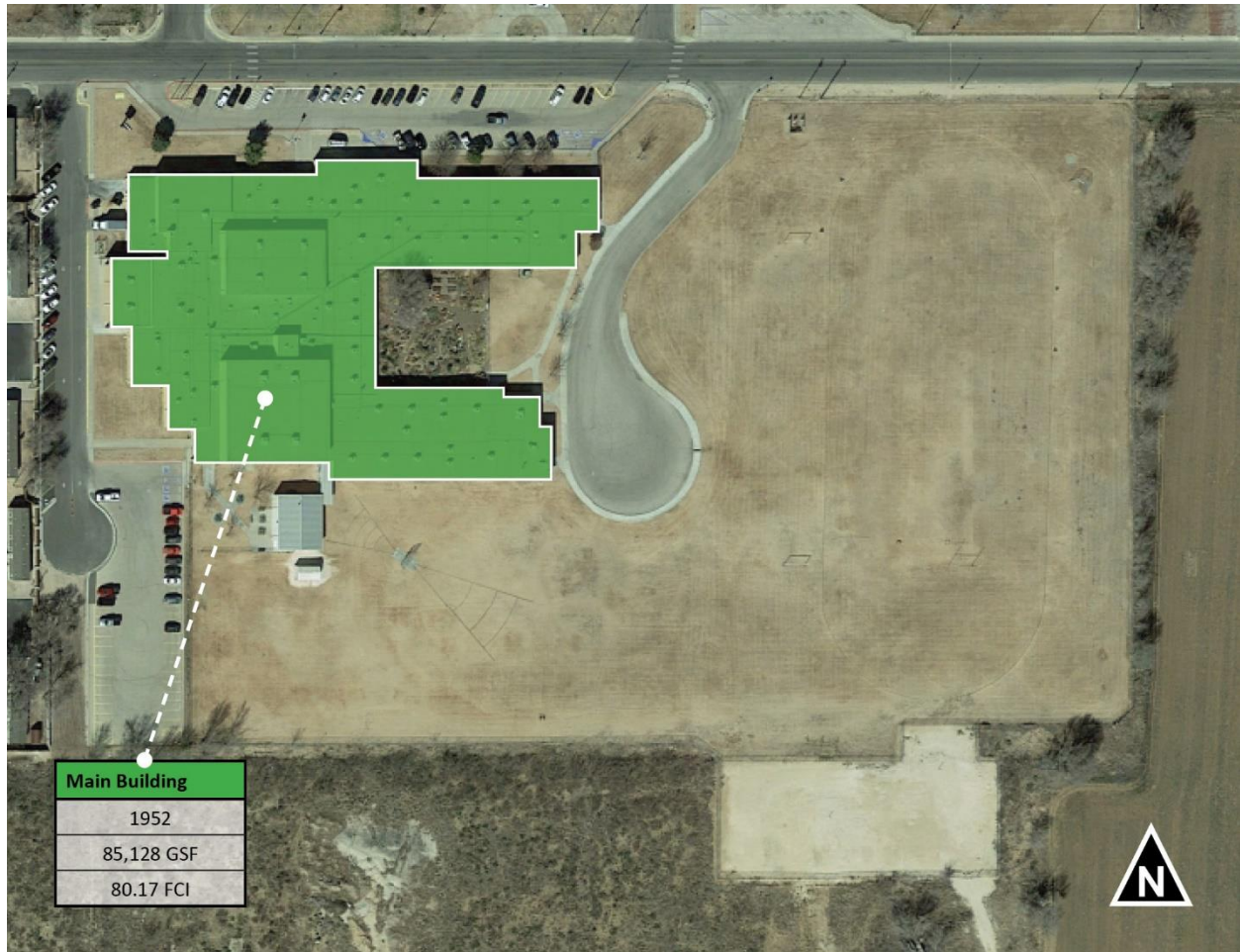
This map shows the area where the District schools are located, but does not include the District's entire geographic area.



5 Year Facilities Master Plan
ARC, Inc.
2013



School Site Map



Hobbs Middle Schools

School	Built	FCI	2020-2021 wNMCI Rank
Heizer MS	1952	80.17	51
Highland MS	1958	51.41	156
	1973	48.66	
	1983	62.82	
	1992	52.51	
	1999	51.57	
Houston MS	2004	43.75	227
	1948	51.94	
	1970	47.89	
	1976	53.02	
	1981	46.83	
	2015	15.69	

District Request

The district is requesting a standards-based award for Heizer Middle School. However, the district intends to use an award for Heizer Middle School to construct a new middle school, on a new school site, to accommodate enrollment growth within the district. The district is not requesting any work at the existing Heizer Middle School facility.

The district has estimated \$350 per square foot for construction cost for a new 95,000 GSF facility. This estimated facility size is larger than the value produced by the GSF calculator, based on the 5-year enrollment projection. An enrollment of 700 students produces a maximum eligible facility size of 90,735 GSF, less than the 95,000 GSF requested by the district. The district request includes an additional 4,500 GSF for an auxiliary gym. Adding soft costs (NMGRT, architect fees, testing, consultants, and contingency) and \$5,250,000 for site work (utilities and infrastructure), results in a total estimated project cost of \$55,000,000.

The district has indicated that it has available funds to accommodate the local match for the planning and design phases of this project. The district is uncertain about its capacity for the local match for the construction phase.

District Request	Total	State Match 44%	Local Match 56%
Estimated Project Cost	\$55,000,000	\$24,200,000	\$30,800,000
Offset		-(\$200,160)	\$200,160
Adjusted State/Local Match	\$55,000,000	\$23,999,840	\$31,000,160

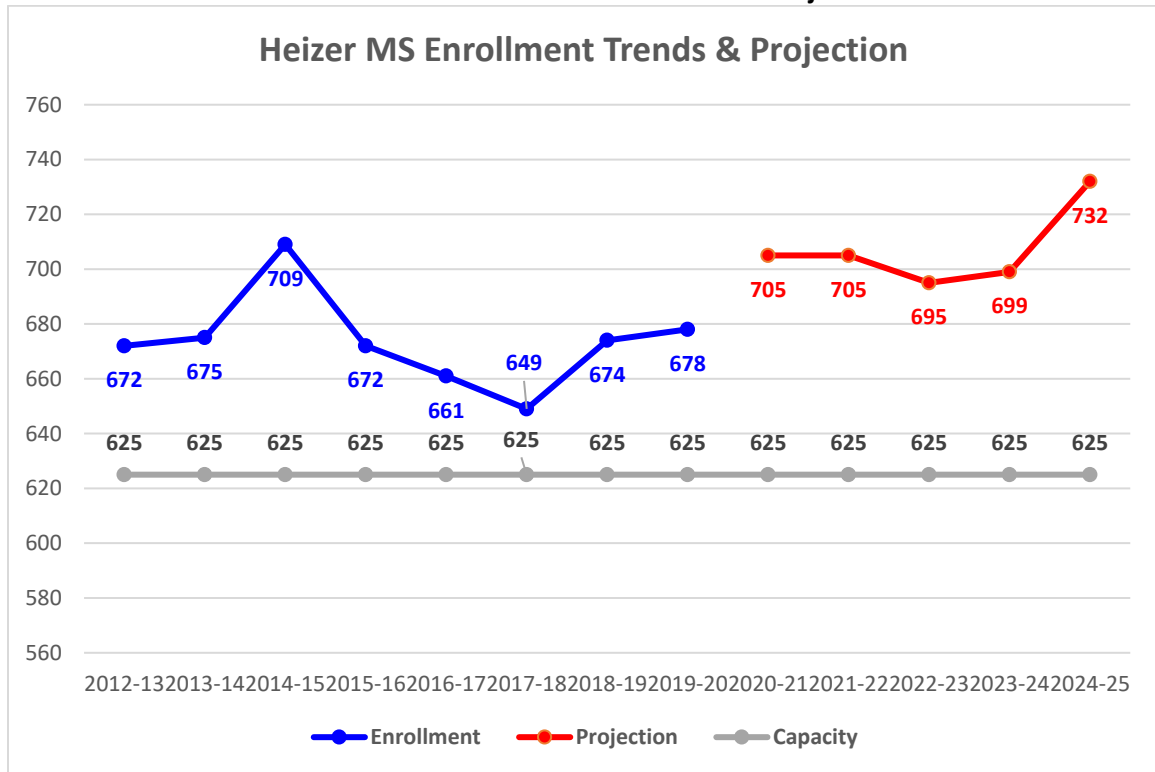
Planning Summary

☐ Facilities Master Plan is Expired (**New FMP is in Progress. The source of some of the enrollment projections and capacity data is from the planning process currently underway.**)

The district is currently working on a new facilities master plan (FMP). The district adopted the previous plan in 2013. At that time, the district was experiencing high rates of growth due to the oil industry and diversification of the Lea County economy. As a result, the district addressed growth in two ways. First, it moved the 6th grade into the middle schools, which led to it re-opening Heizer Middle School. Second, it built the new Murray ES and expanded the capacity of Broadmoor ES. As of the 2019-20 school year, the district was still experiencing high rates of growth, which is now affecting the middle schools; however, the impact of COVID-19 and the Russia-Saudi oil price war may slow district growth in the coming years. For now, increasing middle school capacity is the district's top priority.

The following charts provide an overview of enrollment trends for each of the district's middle schools as well as the district-wide 6th-8th grade trends for those grade levels.

Chart 1: Heizer MS Enrollment Trends & Projection

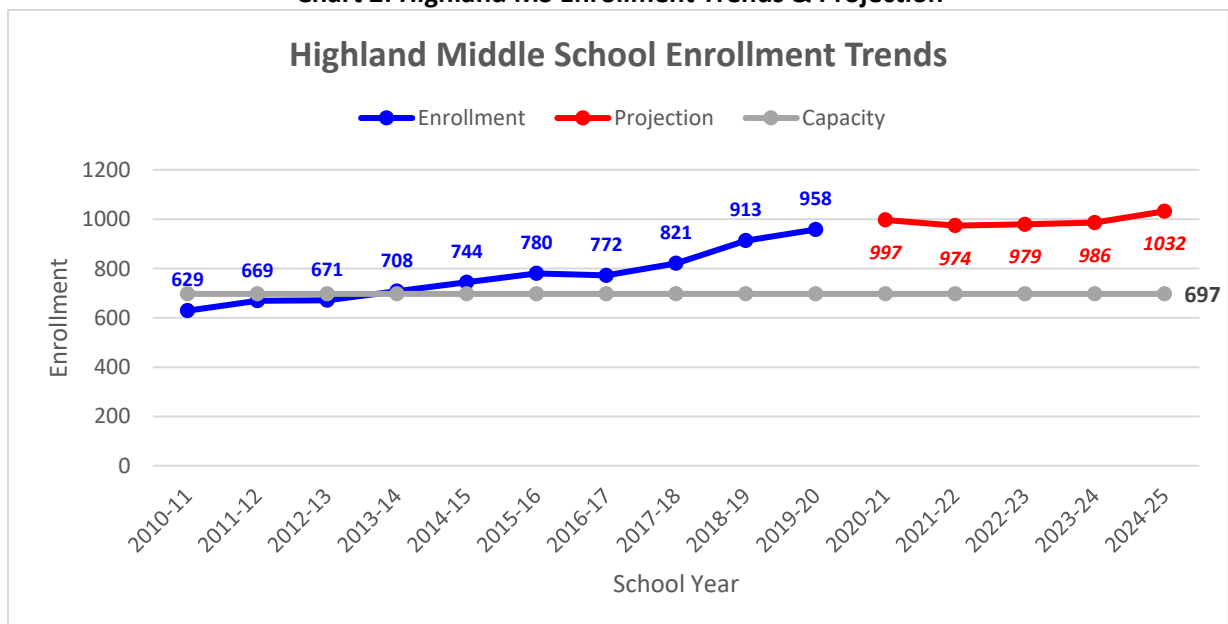


Source: Enrollment: PED 40-Day Counts; Projections/Capacity from Draft 2020-2025 FMP

Heizer MS's enrollment fluctuated between growth and decline in the past ten years, peaking in 2014-15, followed by gradual decline to 2017-18. The enrollment appears to be rebounding, with the in-process FMP forecasting further growth.

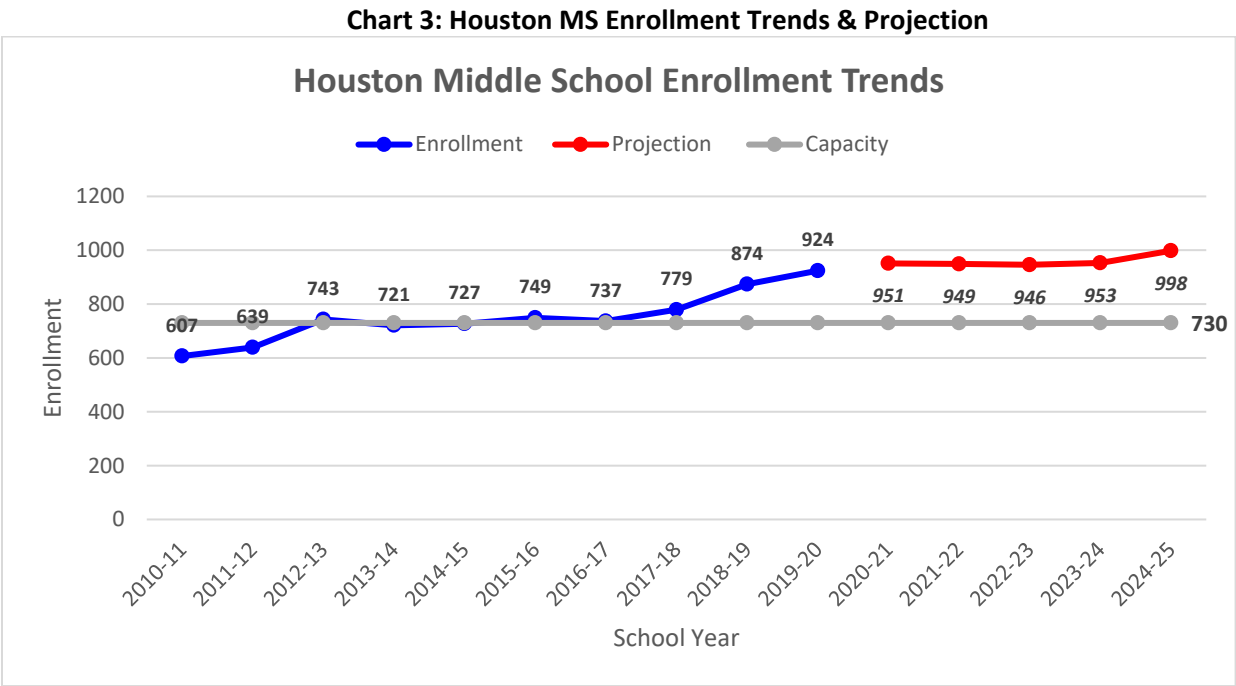
Chart 2 (below) shows the enrollment trends for Highland Middle School. This school's enrollment has been in a period of growth, expanding each year. In the past five years, the enrollment has increased by 178 students. With the elementary school enrollment increasing, the FMP forecasts additional growth over the next five years.

Chart 2: Highland MS Enrollment Trends & Projection



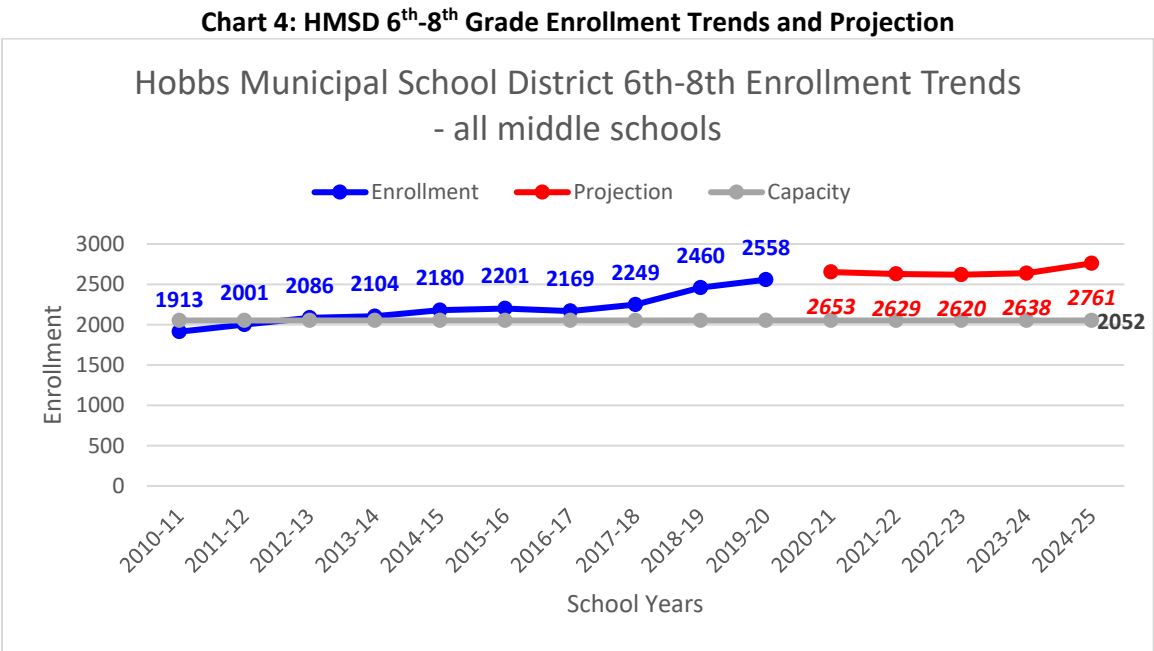
Source: Enrollment: PED 40-Day Counts; Projections/Capacity from Draft 2020-2025 FMP

Houston Middle School’s enrollment trend (Chart 3 below) mirrors that of Highland, increasing by 175 students over the past five years.



Source: Enrollment: PED 40-Day Counts; Projections/Capacity from Draft 2020-2025 FMPs

The FMP expects the 6th-8th grade cohorts to experience more growth over the next five years as well, which builds upon the overall trend of annual increases going back to 2010.



Source: Enrollment: PED 40-Day Counts; Projections from Draft 2020-2025 FMP

The following table shows the existing gross square feet (GSF) of the facility and the eligible GSF defined by the maximum allowable GSF calculator, based on the 5-year projected enrollment for each district middle school.

School	Projected Enrollment	Existing GSF	Maximum Eligible GSF for Projected Enrollment	Difference Between Existing and Maximum
Heizer MS	732	87,148	93,405	-6,257 under
Highland MS	1,032	106,143	113,883	- 7,740 under
Houston MS	998	114,490	110,599	3,891 over
New Middle School Proposed in this application			90,735	

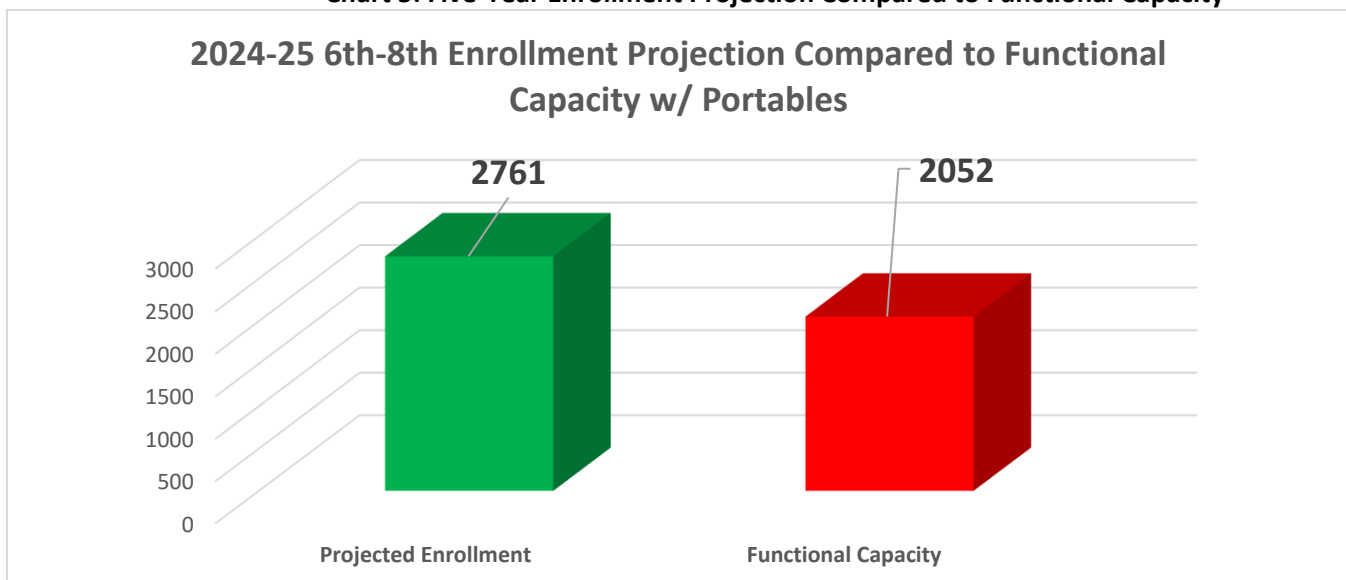
As a comparison, the following table shows capacity and utilization for each district middle school.

School	2019-20 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Heizer MS	678	625	-53	0	108%	100%
Highland MS	958	697	-261	0	137%	100%
Houston MS	924	730	-194	0	127%	100%
TOTALS	2560	2052	-508			

The data shows the district faces a seat deficiency of 508 seats in its middle schools, with each classroom filled over capacity. Each middle school fully utilizes the instructional spaces throughout the school day.

Chart 5 (below) shows the impact of the increasing 6th-8th grade sizes, based on updated five-year enrollment projections (COVID-19 and Russian/Saudi oil price war impact remains unknown).

Chart 5: Five-Year Enrollment Projection Compared to Functional Capacity



Projections/Capacity from Draft 2020-2025 FMPs

Should enrollment projections come to fruition, the district will be over-capacity in the 3 existing middle schools by a combined 709 seats by school year 2024-25.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of March 26, 2020)

- **Status:** Current, updated June 10, 2019 with 6 years of timely and historical updates. The district plan is rated Outstanding.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is an Outstanding user of all 3 state provided FIMS maintenance resources including the M3 Performance report to drive efficiencies in maintenance and operations.

- **Maintenance Direct:** 2.75 out of 3.0
- **Preventive Maintenance Direct:** 3.0 out of 3.0
- **Utility Direct:** 3.0 out of 3.0

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- **District Average:** 84.812%, Good performance
- **Previous Cycle district average:** 75.26%, Satisfactory performance
- **Applicant School Site:** Heizer Middle School
 - February 21, 2020: 88.15%, Good performance.
 - **0** Minor Deficiencies
 - **0** Major Deficiencies
- **School Site:** Highland Middle School
 - February 21, 2020: 84.666%, Good performance.
 - **1 Minor Deficiency in the following category:** Housekeeping
 - **0** Major Deficiencies
- **School Site:** Houston Middle School
 - February 21, 2020: 81.83%, Good performance.
 - **3 Minor Deficiencies in the following categories:** Walls/Finishes, Housekeeping, Plumbing/Water Heater
 - **0 Major Deficiencies:**

4. Recommendations

- Staff recommends the district respond to all subsequent FMARs and remedy all minor and major deficiencies, using FIMS up to a district average 90% for an outstanding performance rating.

Financial Summary

1. Most recent fiscal audit for the district:

- Fiscal Year: 2019
- Number of findings: 0

2. Estimated local sources, if bonded to practical capacity:

- SB 9 (annual): \$ 500,000
- HB 33 (annual): \$ 1,000,000
- GO Bond: \$ 8,000,000
- Carry-forward cash balance: \$ 1,000,000
- Total Estimated Local Sources: \$ 10,500,000

3. Local bond and mil election schedule:

- SB 9
 - Previous year passed 2015
 - Future year planned 2021
- HB 33
 - Previous year passed 2015
 - Future year planned 2021
- GO Bond
 - Previous year passed 2019
 - Future year planned 2023

4. GO bond and local match reduction request:

- GO bond required for project? Yes
 - GO bond needed for project phases: Planning

Design

Construction
- Request for local match reduction? No
 - Local match reduction request for: Planning

Design

Construction
- District willing to phase project? Yes

5. Estimated Potential Project Funding Schedule (State Funding)

Fiscal Year	FY21		FY22		FY23		FY24		Total
	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	
Phase	Planning	Planning	Design	Design	Const.	Const.	Const.		
State	\$0	\$0	\$1,251,507	\$1,251,507	\$6,217,706	\$7,253,990	\$7,253,990		
State Total	\$0		\$2,503,014		\$13,471,696		\$7,253,990		\$23,228,700
District	\$35,000	\$35,000	\$1,388,118	\$1,388,118	\$8,036,269	\$9,375,647	\$9,375,647		
District Total	\$75,000		\$2,776,236		\$17,411,917		\$9,375,647		\$29,638,800

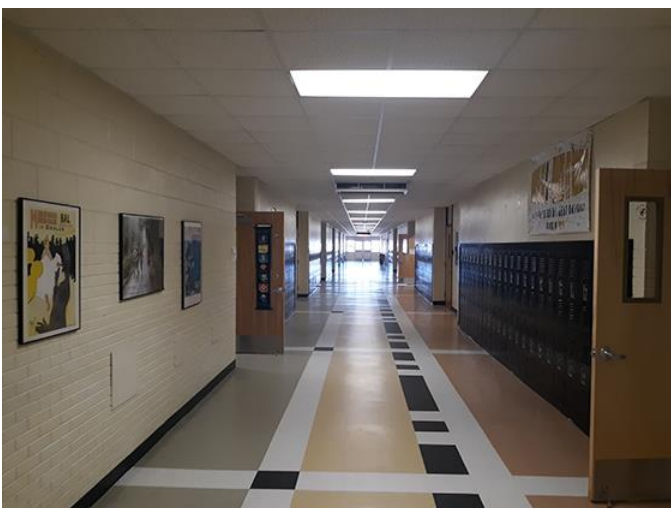
Photos – Site



Photos – Building Exterior



Photos – Building Interior





Photos – Other Relevant Photos



PSFA Staff Recommendation

PSFA recommends beginning the project with a planning phase of work. The planning phase should start with a district-wide enrollment and boundary study, with student location and geocode analysis. Based on the results of this initial planning work, the district will return to Council for approval of the project scope, including justification for a new facility or renovations at Heizer MS, or both. Additional planning phase work for a potential new middle school would include selection of the new school site and a campus master plan and educational specification for the new facility. Additional planning phase work for renovations to Heizer MS would include an estimated scope of work for the renovation and an estimated total project cost for the renovation.

The district has been experiencing steady enrollment growth since 2010. Enrollment in the 3 existing middle schools has been at or over-capacity since 2012. The 5-year enrollment projections now indicate that the district will be further over-capacity, by approximately 700 students, in the middle schools by 2025. This estimated over-capacity in the future justifies the need for a new middle school. However, these enrollment projections need to be recalculated in light of the economic downturn and reduced oil/gas production.

The district request includes participation in 4,500 GSF of additional square footage for a second gym. PSCOC funding is limited to a single gym for middle schools and this additional square footage is beyond the maximum allowable gross square footage defined by the GSF calculator. PSFA recommends limiting participation on the potential project to a maximum facility size that is within the limits defined by the calculator. Based on an enrollment of 700 students, the maximum eligible facility size is 90,735 GSF, less than the 95,000 GSF requested by the district.

The total estimated project cost in PSFA's recommendation is based on the cost of new construction to build a new facility on an undeveloped parcel of land, with the following assumptions: \$350 per square foot for construction cost of 90,735 GSF, \$5,250,000 for site work (utilities and infrastructure), and soft costs (NMGRT, architect fees, testing, consultants, and contingency), resulting in a total estimated project cost of \$52,867,500. The total estimated project cost in the district request does not include any state funding for renovations to Heizer MS.

If awarded, the project should begin with a planning phase of work to accomplish the following:

- School boundary study, with student location and geocode analysis, and validation of the 5-year enrollment projections.
- Identification of the site for the new middle school.
- Campus master plan and educational specification for the new middle school campus.
- Estimated scope and cost of renovations at Heizer MS.
- Options to divide the project into smaller, feasible phases of work that can be accommodated within the limits of the district funding capacity.
- Updated estimated total project cost.

Total Estimated Project Cost Per District Application	PSFA Recommended Total Estimated Project Cost	Phase 1 Recommendation	Local Match %	State Match %	Offset	Phase 1 Net Local Match	Phase 1 Net State Match	Out-Year Local Match	Out-Year State Match
\$55,000,000	\$52,867,500	\$75,000	56%	44%	\$200,160	\$75,000	\$0	\$29,563,800	\$23,228,700



State of New Mexico
Public School Facilities Authority

Jonathan Chamblin, Director; Martica Casias, Deputy Director

1312 Basehart Road, SE, Suite 200, Albuquerque, NM 87106
(505) 843-6272 (Phone); (505) 843-9681 (Fax)
Website: www.nmpsfa.org

MEMORANDUM

TO: Martica Casias, Deputy Director, NMPSFA

FROM: John Valdez, AICP, Facilities Master Planner, NMPSFA

DATE: July 21, 2020

RE: **Existing Economic Conditions in Lea County and Hobbs Municipal School District Enrollment**

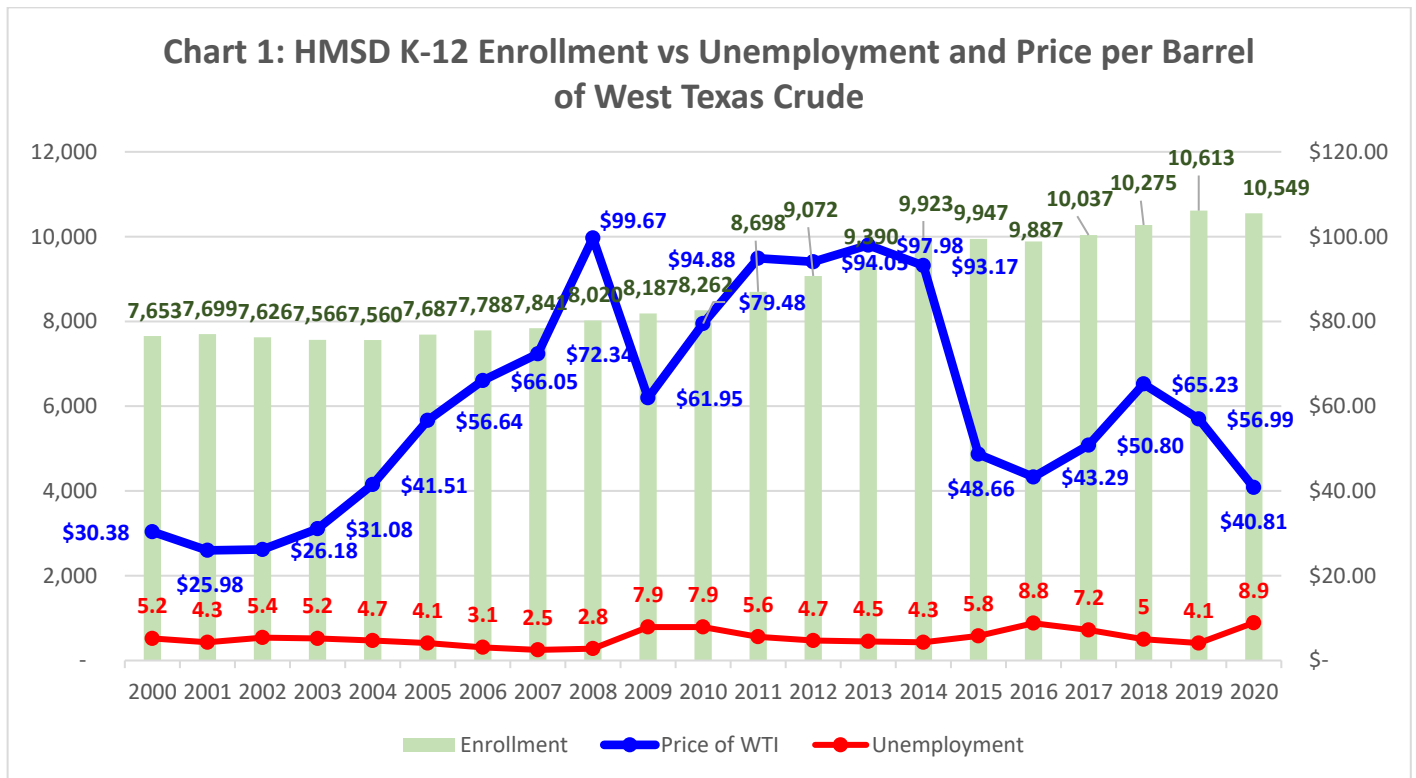
I. KEY POINTS

- During 2008 and 2014 downturns in the price of West Texas Intermediate Crude (WTI), the Hobbs Municipal School District enrollment remained stable and continued its growth trend as prices rebounded.
- The most recent data shows
 - The price of WTI as of July 17, 2020 was \$40.81 and the May 2020 Lea County Unemployment rate totaled 8.9%
 - The HMSD Pre-K-12th grade 40-day enrollment count (pre-Russian/Saudi dispute and pre-pandemic) for 2019-20 school year totaled 10,613 students.
 - As of May 28, 2020, the district's Pre-K-12th enrollment totaled 10,549 students, a decrease of 64 students across all schools and grade levels. The drop could relate to the COVID crisis or the result of natural attrition.
 - For the HMSD middle schools, the difference between the 40-day count and end of school year numbers are:
 - Heizer Middle School
 - 2019-20 40-day count: 678
 - May 2020 count: 651
 - Difference: -27 students
 - Highland Middle School
 - 2019-20 40-day count: 958
 - May 2020 count: 960
 - Difference: +2 students
 - Houston Middle School
 - 2019-20 40-day count: 924
 - May 2020 count: 911
 - Difference: -13 students

PSFA, in partnership with New Mexico's school districts, provide quality, sustainable, and well maintained school facilities for our students and educators.

II. CURRENT CONITIONS

The following chart compares Hobbs Municipal School District enrollment to Lea County's unemployment rate and the price per barrel of West Texas Intermediate Crude for the years 2000-2020.



Sources:

Enrollment: PED 40-Day Certified Count, Pre-K-12th

2020 Enrollment Count: Hobbs Municipal Schools as of May 28, 2020, Pre-K-12th

Unemployment: NM Department of Workforce Solutions Annual average, 2020 figure as of May 2020

Price Per Barrel of West Texas Intermediate: US Energy Information Administration Annual average. For 2020, as of July 17, 2020

III. PREVIOUS PRICE DOWNTURNS

Despite downturns in the price of West Texas Intermediate (WTI) and resulting unemployment, the Hobbs Municipal School District's (HMSD) enrollment has remained steady and/or even increased. For example, between 2008 and 2009, the price of West Texas Intermediate dropped from \$99.67/barrel to \$61.95/barrel, resulting in an increase of the unemployment rate from 2.8% to 7.9%. The district's Pre-K-12th enrollment actually grew from 8,187 students to 8,262 students, representing a modest gain of 75 students.

The next downturn in occurred between 2014 and 2015. During this period, the price of WTI/Barrel decreased from \$93.17 to \$48.66. As a result, the unemployment rate crept up from 5.8% to 8.8%. During this downturn, the HMSD Pre-k-12th enrollment did experience a slight drop, decreasing by 60 students. As the WTI prices recovered, the district's enrollment continued to experience an upswing.

IV. LEA COUNTY ECONOMIC DIVERSIFICATION

Lea County, its communities, and its leadership have made economic diversification a priority over the years, turning the County into an energy hub. While oil/gas production remains a significant sector of the economy, Lea County leaders have turned the county into an “energyplex”, attracting the National Enrichment Facility, operating under URENCO. This facility has increased the interest of other similar organizations wishing to collaborate with the facility and may locate to the area. In addition, the county has increased its hospitality industry with new hotels and the Zia Casino Racetrack and Hotel. Lea County leadership has also made the county more accessible through the Fly Hobbs initiative, which offers United Airlines Express air service between Hobbs and other regional cities.

V. 2020 DOWNTURN

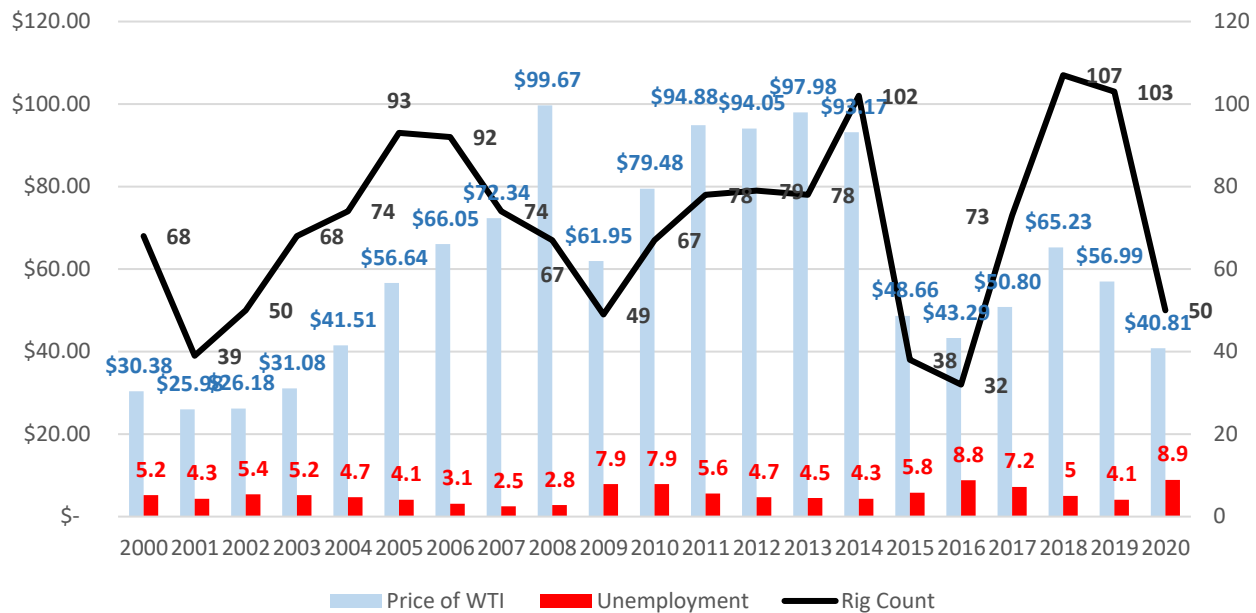
In 2019, the US Department of Energy’s US Energy Information Administration ranked Lea County as the nation’s 2nd ranked oil producing County and New Mexico overall as 3rd oil producing state behind Texas and North Dakota. The price of WTI/Barrel closed December at \$56.99. Two crises affected oil production at the beginning of 2020. The first was the Russian-Saudi oil dispute, in which Saudi Arabia begun flooding the market, an issue that the two parties have resolved. The second crisis is the on-going COVID-19 health crisis, which has brought virtually all forms of travel to a standstill.

The COVID-19 downturn is different from the previous 2008 and 2014 downturns. Not only have people stopped traveling, significantly dropping the demand for oil and gas but restaurants and stores have remained closed as state leaders and health official’s grapple with flattening the curve of infections. At the same time, many other states have shut down the economies, making out-migration for work difficult for many people. The HMSD’s facilities master planner has indicated most people in Lea County remain in the area, anticipating a return to work once the COVID crisis passes.

While the County has been successful in diversifying the economy, the COVID-19 health crisis is affecting every sector of the overall local and international economy. As of May 2020, the New Mexico Department of Workforce Solutions recorded the County’s unemployment rate at 8.9%, which is the highest of the 20-year period but similar to the 2016 unemployment rate. As of July 17, 2020, the US Energy Information Administration recorded a price per barrel of WTI at \$40.81, which has been holding steady for several weeks. The price has recovered since April, when it hit a low of \$11.57. According to representatives from Enverus, an energy analytics firm, the price recovery to the \$40/barrel resulted from the Russia-Saudi oil dispute. In a July 15, 2020 Carlsbad Current Argus article, the Enverus representative predicted New Mexico’s oil and gas industry will not see a recovery to pre-pandemic levels until 2023.

One of the ways the unemployment manifests itself in the New Mexico oil and gas industry is through the number of active oil rigs. Baker Hughes, another firm specializing in oil industry analytics and tracks drilling rig count, shows 103 active drilling rigs in December 2019. The number of rigs operating in New Mexico as of July 17, 2020 totaled 50. According to data from Baker Hughes, there are between 35 to 40 jobs tied to one rig. This could mean that up to 2,000 people are out of work in New Mexico as a result from the decreased number of rigs. Chart 2 shows the relationship between the price of WTI/barrel, unemployment rate, and number of rigs.

Chart 2: New Mexico Oil Rig Count vs Price of WTI/Barrel and Lea County Unemployment



Sources:

Rig Count: Baker Hughes

Unemployment: NM Department of Workforce Solutions Annual average, 2020 figure as of May 2020

Price Per Barrel of West Texas Intermediate: US Energy Information Administration Annual average. For 2020, as of July 17, 2020

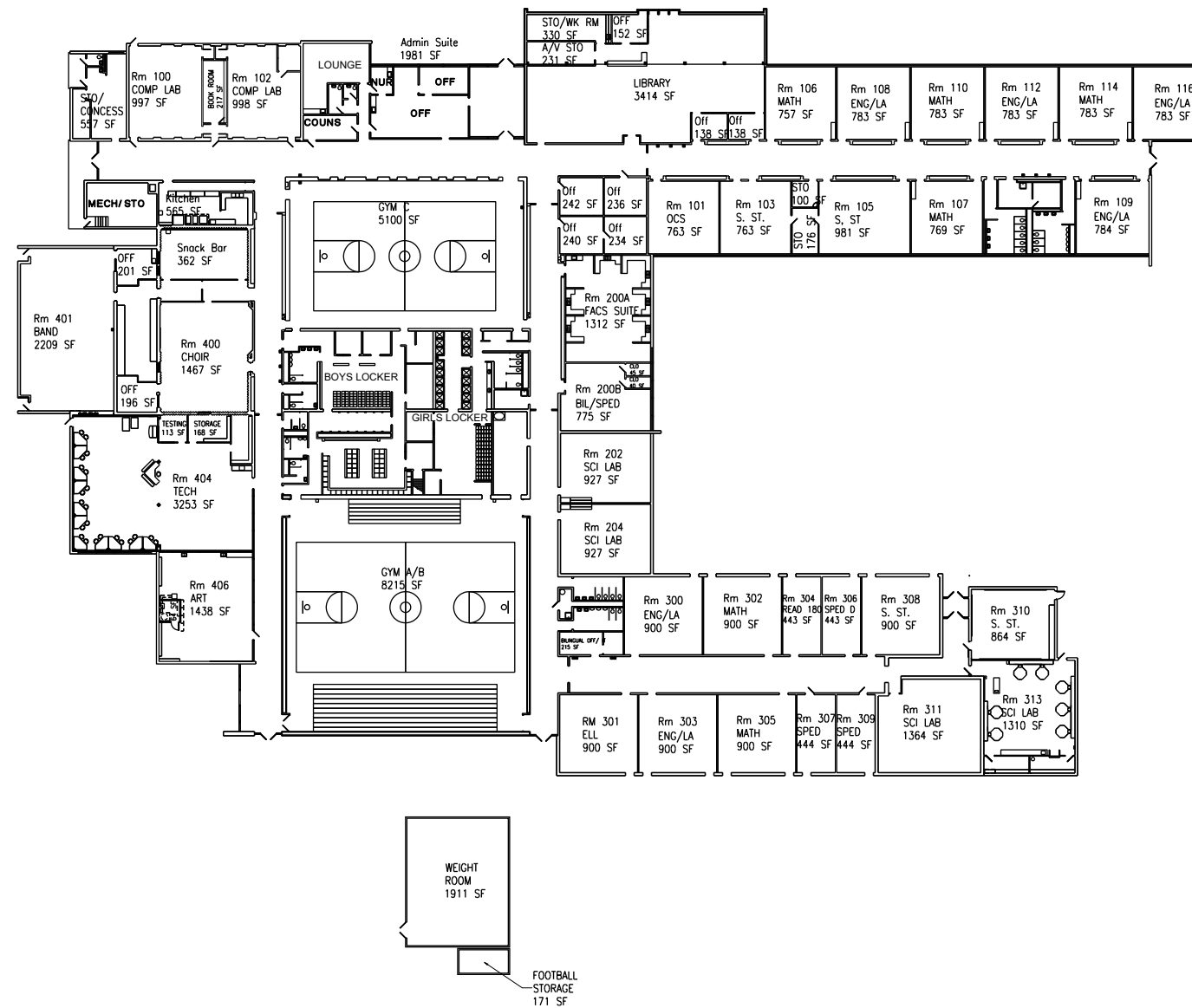
VI. CURRENT IMPACTS TO HMSD ENROLLMENT

It may be too early to tell the full impact the Russian-Saudi dispute and COVID-19 health crisis has on the HMSD enrollment as it relates to the district's application to build a new middle school. Now, it appears the population is staying in place, although there may be a slight decrease.

The most recent data shows:

- The price of WTI as of July 17, 2020 totals \$40.81/barrel
- The May 2020 unemployment rate for Lea County totaled 8.9%
- The HMSD Pre-K-12th grade 40-day enrollment count (pre-pandemic) for 2019-20 school year totaled 10,613 students.
- As of May 28, 2020, the district's enrollment totaled 10,549 students, a decrease of 64 students across all schools and grade levels. The drop could relate to the COVID crisis or the result of natural attrition.
- For the HMSD middle schools, the difference between the 40-day count and end of school year numbers are:
 - Heizer Middle School
 - 2019-20 40-day count: 678

- May 2020 count: 651
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- Highland Middle School
 - 2019-20 40-day count: 958
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 - Difference: +2 students
- Houston Middle School
 - 2019-20 40-day count: 924
 - May 2020 count: 911
 - Difference: -13 students



Space Utilization
Hobbs Municipal Schools
Heizer Middle School
Update 2012-13 SY

For Planning Purposes Only
Scale: 1/64" = 1'-0"



GALLUP- McKINLEY

2020-2021 PSFA Summary of Crownpoint HS

Facility Description

Gallup-McKinley – Crownpoint HS

Rank: 70

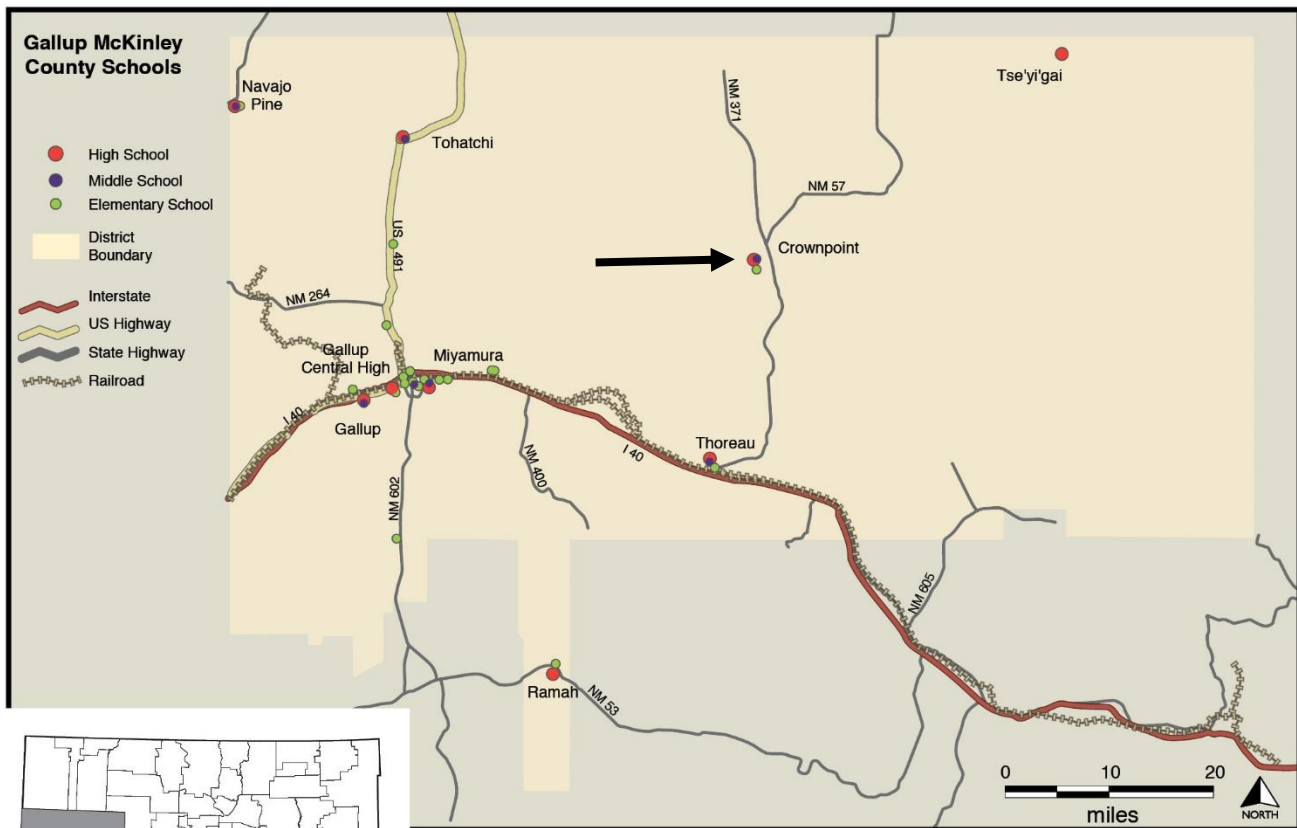
wNMCI: 40.58%

FCI: 75.52%

- Original Construction Date: 1973
- Most Recent Addition: 1984
- Total Gross Square Feet: 81,218 GSF
 - Permanent Square Feet: 77,634 GSF
 - Number of Buildings: 3
 - Portable Square Feet: 3,584 GSF
 - Number of Portables: 3
- Site Size: 42 Acres

Maps

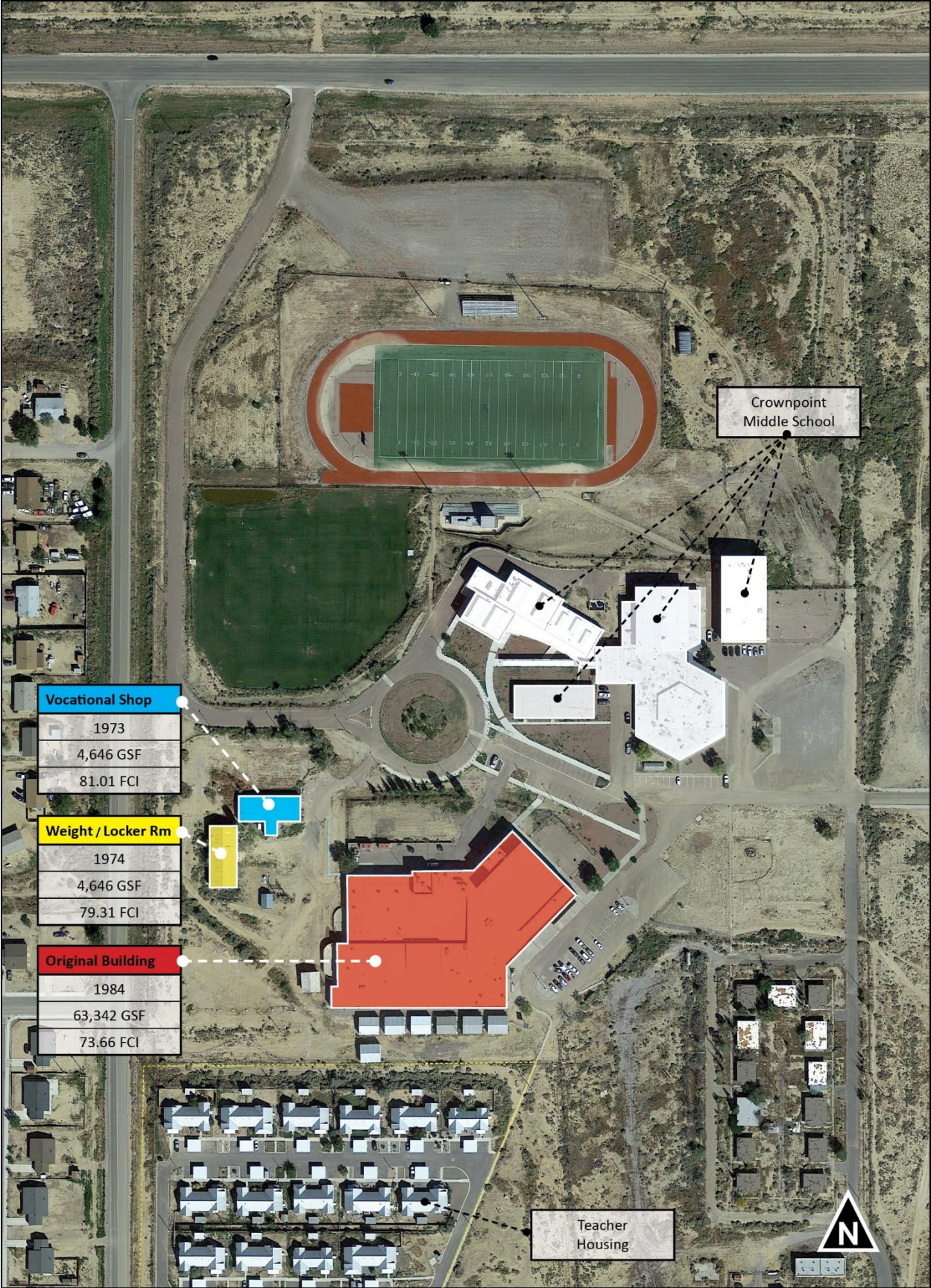
District-wide School Map



5 Year Facilities Master Plan
ARC, Inc.
2017



School Site Map



District Request

The district is requesting a standards-based award for the full replacement of Crownpoint High School. The district is applying for 3 standards-based awards for high schools, with the following district prioritization: Crownpoint HS first, Navajo Pine HS second, and Gallup HS third.

The district has estimated \$390 per square foot for construction cost for replacement of 56,464 GSF. This estimated facility size matches the value produced by the GSF calculator, based on the 5-year enrollment projection. Adding soft costs (NMGR, architect fees, testing, consultants, and contingency) and \$1,578,114 to demolish the existing facility, results in a total estimated project cost of \$33,712,963.

The district has indicated that it may not have available funds to accommodate the local match for the construction phase of this project.

District Request	Total	State Match 81%	Local Match 19%
Estimated Project Cost	\$33,712,963	\$27,307,500	\$6,405,463
Offset		-\$28,800	\$28,800
Adjusted State/Local Match	\$33,712,963	\$27,278,700	\$6,434,263

Planning Summary

☒ Facilities Master Plan is Current (2017-2022, updated in 2019).

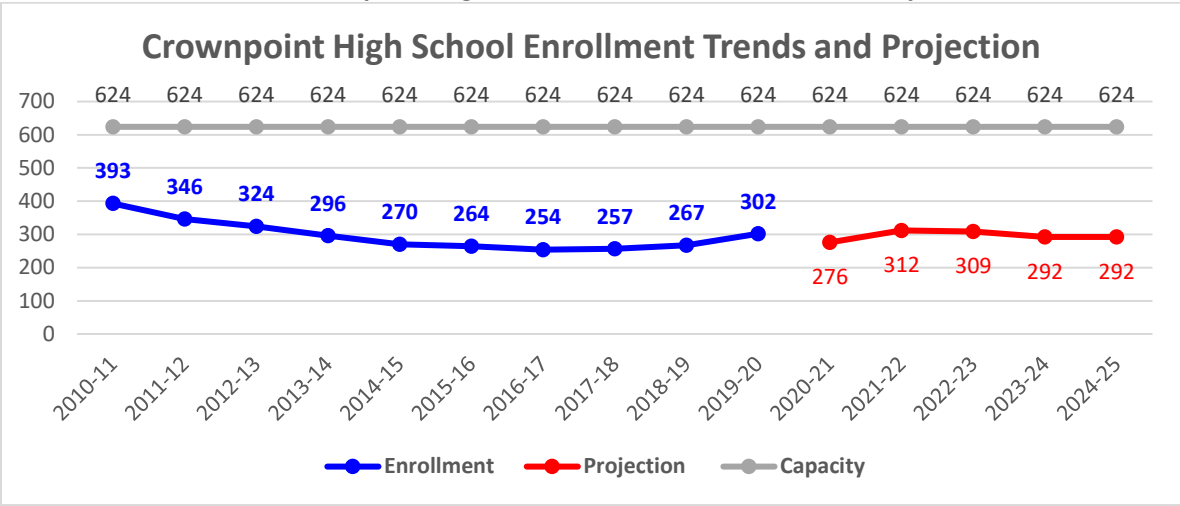
Gallup-McKinley County Schools adopted its Facilities Master Plan (FMP) in 2017, making it current through 2022. The district also submitted an update to its FMP in July 2019. In its Priority 1 bundle of projects, the FMP identifies major renovation as a need for Crownpoint High School. Some of the significant issues associated with the school include:

- Need for site improvements.
- HVAC replacement.
- Door/window replacement.
- Interior finish improvements.
- ADA upgrades.
- Restroom renovations.
- Gym/locker room renovations.

In addition, the FMP shows the school contains excess square footage for its enrollment. Renovation at this time presents an opportunity to right-size the facility by disposing of excess square footage as well as potentially consolidating or sharing spaces with Crownpoint Middle School. There also may be an opportunity to create a combination middle school/high school campus.

The following chart shows the enrollment trends and projection at Crownpoint High School and Middle School.

Chart 1: Crownpoint High School Enrollment Trends and Projections

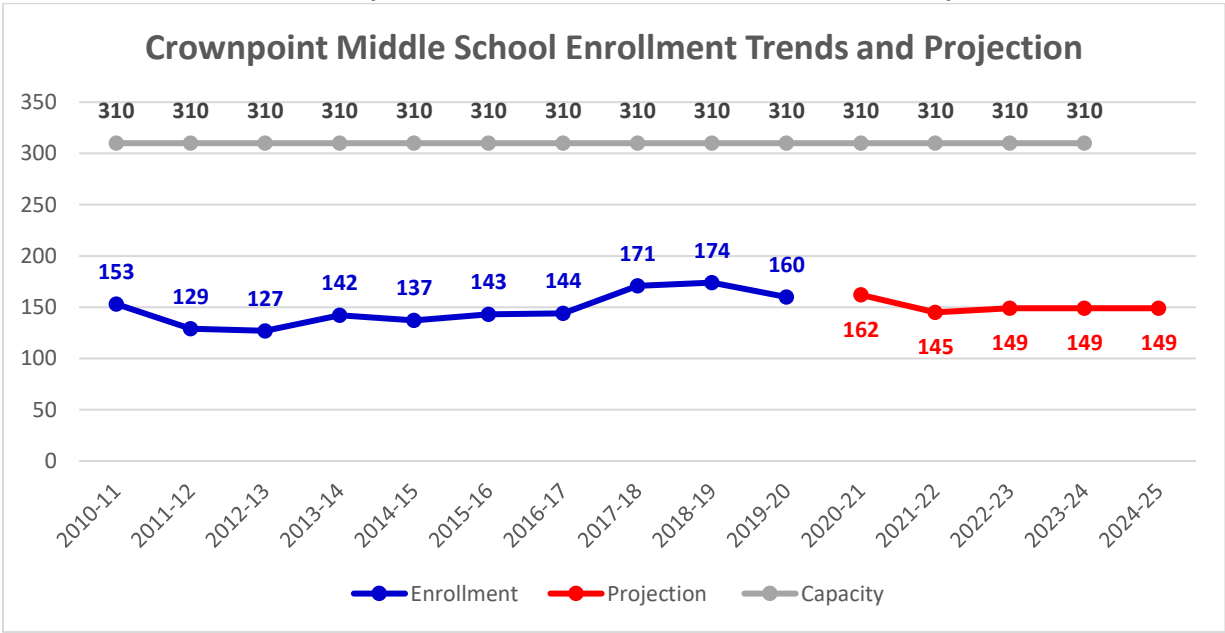


Source: Enrollment: PED 40-Day Counts; Capacity and Projection – 2017-2022 FMP & 2019 Update

The first part of the decade showed gradual enrollment decline to 2016-17, after which, the school’s enrollment has begun to rise incrementally. The FMP’s enrollment projection started in 2017-18, providing three years by which to compare to the actual enrollment. For the past three years, the actual enrollment has outpaced the FMP projection. As a result, the 2019 FMP updated the enrollment projections in alignment with existing enrollment. The updated projections show a flat enrollment over the next five years.

Since Crownpoint Middle School could play a role in the solution for Crownpoint Middle School, the following chart shows its enrollment trends and projection.

Chart 2: Crownpoint Middle School Enrollment Trends and Projections



Source: Enrollment: PED 40-Day Counts; Capacity and Projection – 2017-2022 FMP & 2019 Update

Overall, Crownpoint Middle School’s enrollment has been stable. In the last three years, however, the enrollment has experienced an increase. The 2019 FMP update provided new projections, which continues to reflect a stable enrollment over the next five years.

The following table shows the existing gross square feet (GSF) of the facility and the eligible GSF defined by the maximum eligible GSF calculator, based on the projected enrollment.

School	Projected Enrollment	Existing GSF	Maximum Eligible GSF for Projected Enrollment	Difference Between Existing and Maximum
Crownpoint HS	292	81,218	56,464	24,754 over
Crownpoint MS	149	54,677	32,234	22,443 over
Potential Combined MS/HS	441	135,895	79,403	56,492 over

The table below summarizes capacity and utilization for both Crownpoint Middle and Crownpoint High Schools.

School	2019-20 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Crownpoint MS	160	310	150	2	51.6%	52%
Crownpoint HS	302	624	322	9	48.3%	77%
TOTAL	462	934	458	11	49.95	64.5%

FMP shows two vacant classrooms within the middle school building and a closed 10,093 Auxiliary Gym. It also appears that there are three rooms originally intended for classroom use but now used for storage or offices. The FMP shows nine vacant rooms at Crownpoint High School, seven of which are in portables. The FMP did not factor these empty portables into the utilization rate for Crownpoint High School since the school has not assigned any activity to them for several years.

According to the FMP, Crownpoint Middle School's functional capacity totals 310 and a 2019-20 enrollment of 160. As a result, the comparison of functional capacity to current enrollment suggests the school has 150 available seats within the building. The school also has a 52% occupancy rate for its classrooms meaning that most of its classrooms are only loaded at half occupancy (i.e. a classroom that can hold 24 students is only loaded with 10 students). The school has two vacant rooms within the building that have no scheduled activity as well as three other rooms intended to be classrooms but now used for storage or offices. The middle school campus also has a closed 10,093 GSF auxiliary gym.

According to the FMP, Crownpoint High School's functional capacity totals 624, with a 2019-20 enrollment of 302. As a result, the comparison of functional capacity to current enrollment suggests the school has 322 available seats within the building. The school also has a 48% occupancy rate for its classrooms, meaning that most of its classrooms are only loaded at half occupancy (i.e. a classroom that can hold 24 students is only loaded with 10 students). The school does utilize its spaces within the preferred range of 70-85%.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of March 26, 2020)

- **Status:** Current, updated September 1, 2019 with 2+ years of timely and historical updates. The district plan is rated Outstanding.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is a Satisfactory user of 2 of the 3 state provided FIMS maintenance resources and a non-user (poor) of the other.

- **Maintenance Direct:** 2.25 out of 3.0, Satisfactory performance
- **Preventive Maintenance Direct:** 2.25 out of 3.0, Satisfactory performance
- **Utility Direct:** 1.0 out of 3.0, (non-user) Poor performance. **Note:** District is advancing with the use of Utility Direct.

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- **District Average:** 52.49%, Poor performance
- **Previous Cycle District Average:** 57.28%, Poor performance
- **Applicant School Site:** Crownpoint High School
 - **February 19, 2020: 59.02% Poor performance.**
 - **11 Minor Deficiencies in the following categories:** Roadway/Parking, Site Utilities, Playground/Athletic Fields, Sidewalks, Grounds, Interior Doors, Housekeeping, Electrical Distribution, Fire Protection Systems, HVAC, Plumbing/Water Heaters.
 - **2 Major Deficiencies in the following categories:** Walls/Floors/Ceilings/Stairs, Restrooms

4. Recommendations

- Staff recommends the district respond to all subsequent FMARs and remedy all minor and major deficiencies using FIMS up to a district average 70% Satisfactory performance ratings.
- Coordinate training on the use of FIMS Utility Direct module to track and improve energy management.

Financial Summary

1. Most recent fiscal audit for the district:

- Fiscal Year: 2019
- Number of findings: 0

2. Estimated local sources, if bonded to practical capacity:

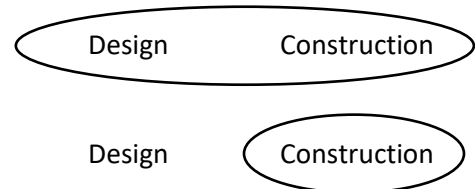
- SB 9 (annual, 31700 and 31701): \$ 7,045,035
- HB 33 (annual, 31600): \$ 0
- GO Bond (31100, outstanding capacity): \$ 1,426,509
- Carry-forward cash balance: \$ 11,093,121
- Total Estimated Local Sources: \$ 19,564,665

3. Local bond and mil election schedule:

- SB 9
 - Previous year passed _____
 - Future year planned _____
- HB 33
 - Previous year passed N/A
 - Future year planned N/A
- GO Bond
 - Previous year passed Feb. 2017
 - Future year planned Nov. 2021

4. GO bond and local match reduction request (waiver):

- GO bond required for project? Yes
 - GO bond needed for project phases: Planning
- Request for local match reduction? Yes
 - Local match reduction request for: Planning
- District willing to phase project? Yes



5. Estimated Potential Project Funding Schedule

Fiscal Year	FY21		FY22		FY23		FY24		Total
	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	
Phase	Planning	Planning	Design	Design	Const.	Const.	Const.		
State	\$15,975	\$15,975	\$1,374,959	\$1,374,959	\$7,349,049	\$8,573,891	\$8,573,891		
State Total	\$31,950		\$2,749,919		\$15,922,940		\$8,573,891		\$27,278,700
District	\$21,525	\$21,525	\$306,938	\$306,938	\$1,733,201	\$2,022,068	\$2,022,068		
District Total	\$43,050		\$613,876		\$3,755,269		\$2,022,068		\$6,434,263

Photos – Building Exterior



Photos – Building Interior



PSFA Staff Recommendation

PSFA recommends that the project begin with a campus master plan and educational specification. Crownpoint High School shares the campus with Crownpoint Middle School and there are opportunities to develop a final campus configuration with shared spaces between the schools, such as the vocational education classrooms, cafeteria, gym, and library. The planning phase can also determine the feasibility of renovating any of the existing spaces within the high school, such as the gym. Though the middle school has a new addition that is in good condition, the original building at the middle school was constructed in 1968 and is nearing the end of its useful life. The campus master plan should identify the final locations of the major campus components including: the new high school building, middle school buildings, play fields, parking lots and vehicular areas. The master plan should also identify the phasing plan for the high school, including the sequencing plan to move students within the campus as the work progresses.

PSFA agrees with the district's request for a new facility with 56,464 GSF. If the existing building is not completely replaced and portions of the existing high school are renovated, the final facility size should still be approximately 56,464 GSF. This total gross square footage matches the value produced by the GSF calculator, based on the 5-year enrollment projection.

The buildings on the high school campus were constructed in 1973, 1974, and 1984, with FCI scores of 81.01%, 79.31%, and 73.66%. In addition to the high FCI scores, the following building systems in the 1984 main building (68,342 GSF) are beyond their expected life or are degraded: exterior windows and doors, wall finishes, floor finishes, ceiling finishes, plumbing fixtures, water distribution, drain/waste/vent, heating system, cooling system, ventilation system, HVAC controls, primary electrical, fire alarm, intercom, and technology. Since most of the major building systems are degraded and in need of full replacement, the high school is ready for major renovation or replacement. Given that the existing facility has 24,754 GSF of excess square footage and the original design and construction quality is meager, renovation is not recommended.

The total estimated project cost in PSFA's recommendation matches the district request and is based on new construction to replace the existing buildings with the following assumptions: \$390 per square foot for new construction of 56,464 GSF and \$19.43 per square foot for demolition of 81,218 GSF. Adding soft costs (NMGR, architect fees, testing, consultants, and contingency) results in a total estimated project cost of \$33,712,963.

If awarded, the project should begin with a planning phase of work to accomplish the following:

- Develop a campus master plan and educational specification for the new shared campus for Crownpoint MS and Crownpoint HS.
- Identification of options to renovate existing spaces within the HS and options to share spaces with Crownpoint MS.
- Options to divide the HS project into smaller, feasible phases of work that can be accommodated within the local funding capacity.
- Updated estimated total project cost.

Total Estimated Project Cost Per District Application	PSFA Recommended Total Estimated Project Cost	Phase 1 Recommendation	Local Match %	State Match %	Offset	Phase 1 Net Local Match After Offsets	Phase 1 Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$33,712,963	\$33,712,963	\$75,000	19%	81%	\$28,800	\$43,050	\$31,950	\$6,391,213	\$27,246,750

2020-2021 PSFA Summary of Navajo Pine HS

Facility Description

Gallup-McKinley – Navajo Pine HS

Rank: 96

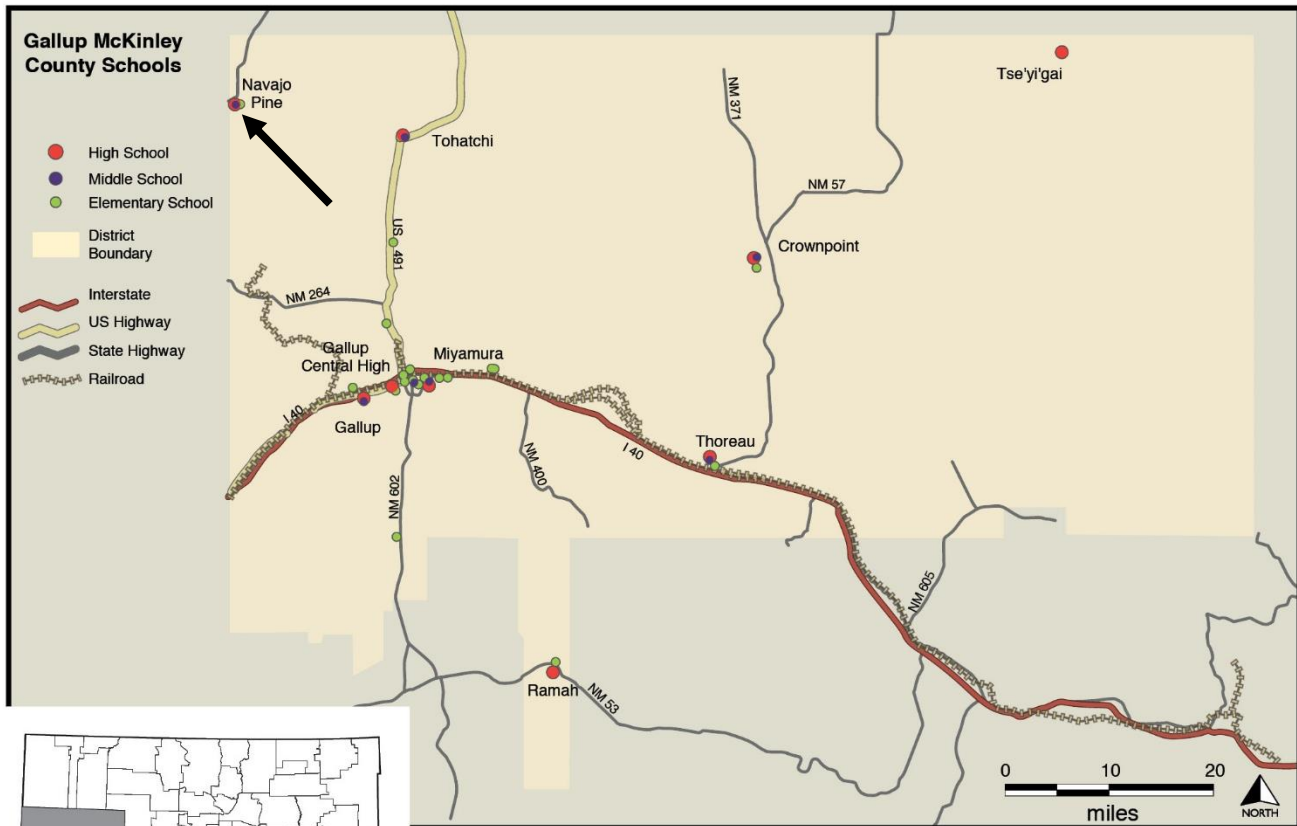
wNMCI: 37.75%

FCI: 72.47%

- Original Construction Date: 1987
- Most Recent Addition: N/A
- Total Gross Square Feet: 75,554 GSF
 - Permanent Square Feet: 75,554 GSF
 - Number of Buildings: 1
 - Portable Square Feet: 0
 - Number of Portables: 0
- Site Size: 38.78 Acres

Maps

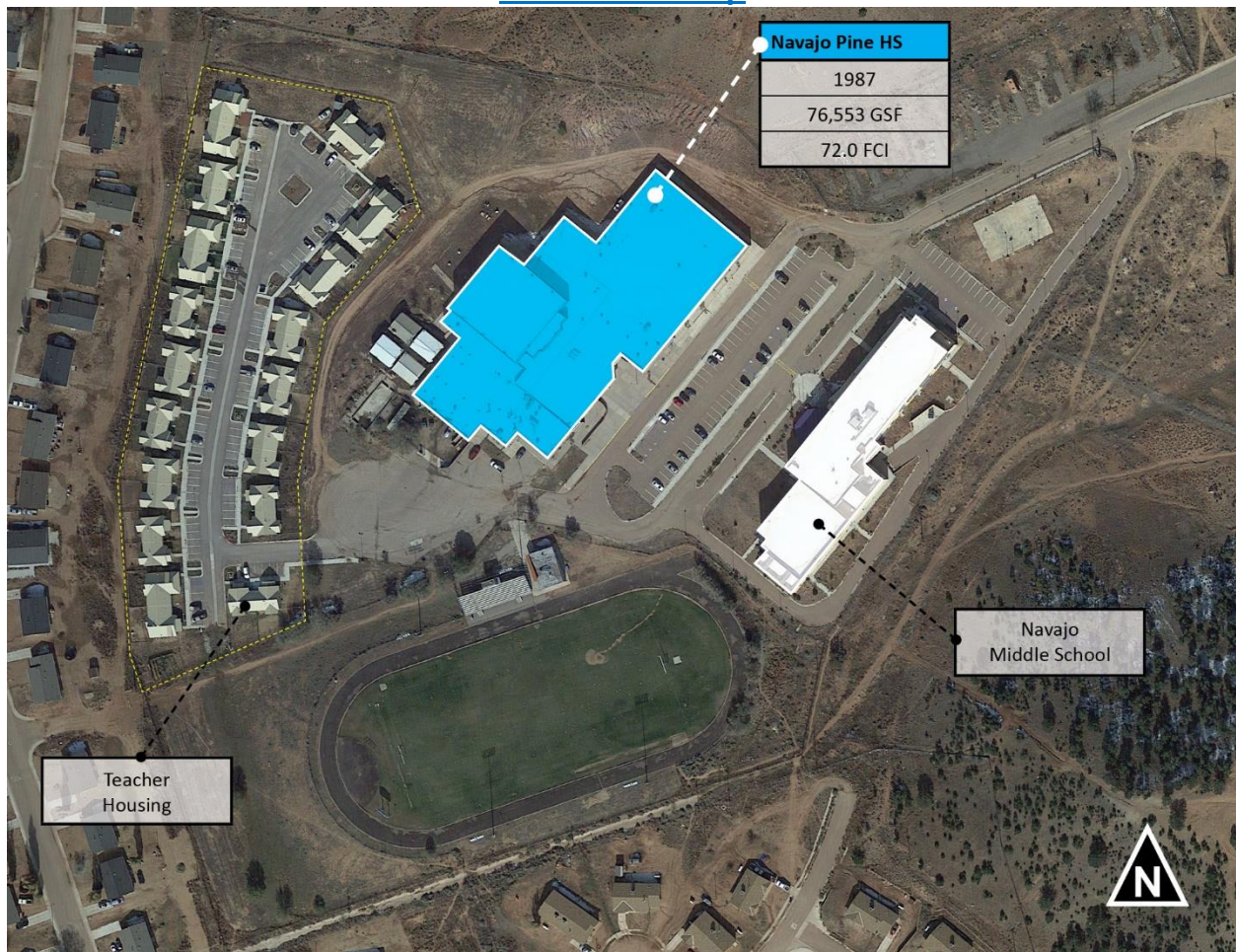
District-wide School Map



5 Year Facilities Master Plan
ARC, Inc.
2017



School Site Map



District Request

The district is requesting a standards-based award for the full replacement of Navajo Pine High School. The district is applying for 3 standards-based awards for high schools, with the following district prioritization: Crownpoint HS first, Navajo Pine HS second, and Gallup HS third.

The district has estimated \$411 per square foot for construction cost for replacement of 34,778 GSF. This estimated facility size matches the value produced by the GSF calculator, based on the 5-year enrollment projection. Adding soft costs (NMGRT, architect fees, testing, consultants, and contingency) and \$1,548,300 to demolish the existing facility, results in a total estimated project cost of \$22,631,511.

The district has indicated that it may not have available funds to accommodate the local match for the construction phase of this project.

District Request	Total	State Match 81%	Local Match 19%
Estimated Project Cost	\$22,631,511	\$18,331,524	\$4,299,987
Offset		-\$28,800	\$28,800
Adjusted State/Local Match	\$22,631,511	\$18,302,724	\$4,328,787

Planning Summary

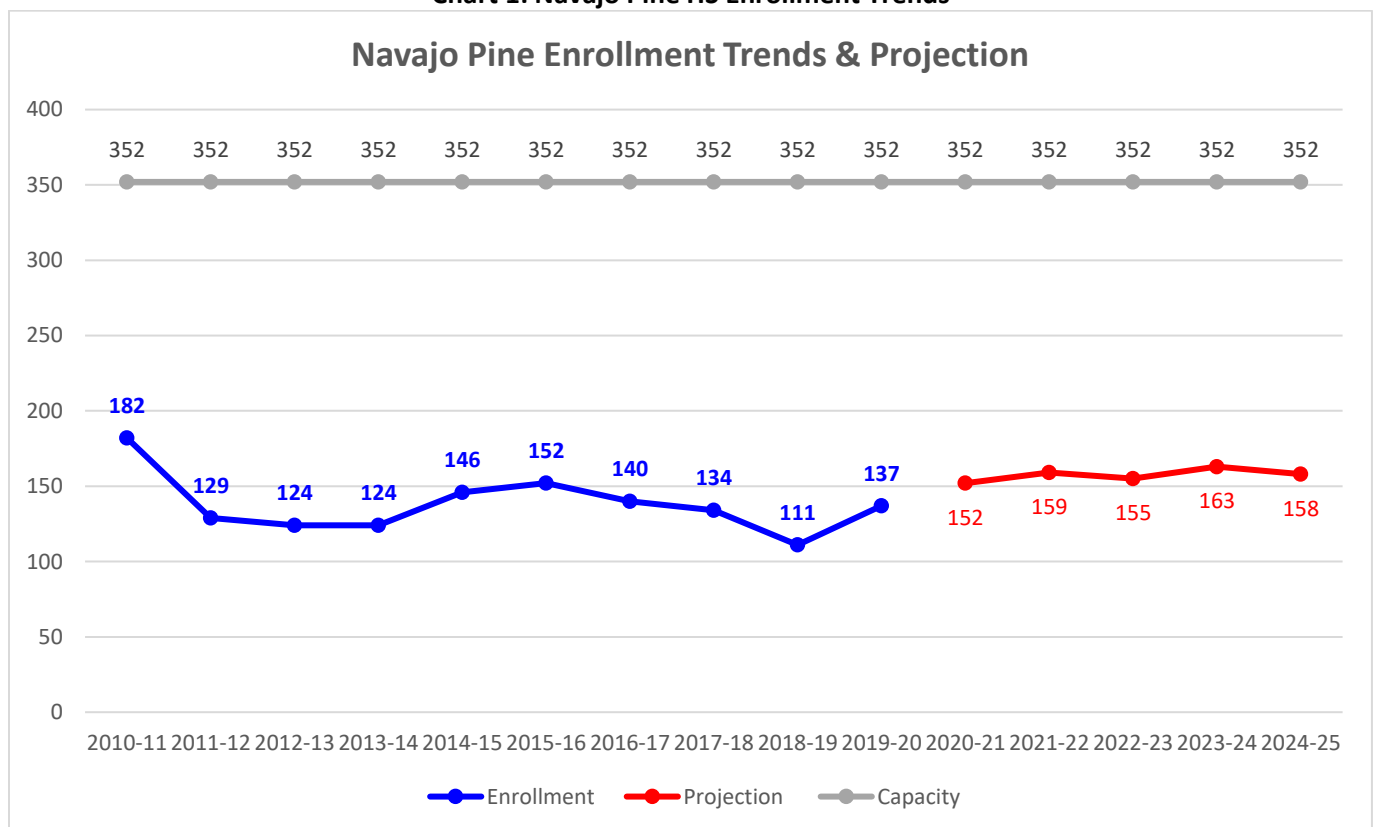
☑ Facilities Master Plan is Current (2017-2022, with an update in July of 2019).

Gallup-McKinley County Schools adopted its Facilities Master Plan (FMP) in 2017, making it current through 2022. The district also prepared an update in July 2019. In its Priority 1 bundle of projects, the FMP lists full-scale renovation of Navajo Pine High School, which includes full systems replacement and the potential for right sizing footage as well as potentially consolidating or sharing spaces with Navajo Middle School. Among the issues at the school, the FMP identifies:

- Need for site improvements.
- Window replacement.
- ADA compliance throughout the building and site.
- Classroom and support space renovation.
- Ceiling tile replacement.
- Security improvements.
- Recommendation for structural and mechanical equipment study.

The following chart shows the enrollment trends and projections at Navajo Pine High School and Navajo Middle Schools.

Chart 1: Navajo Pine HS Enrollment Trends

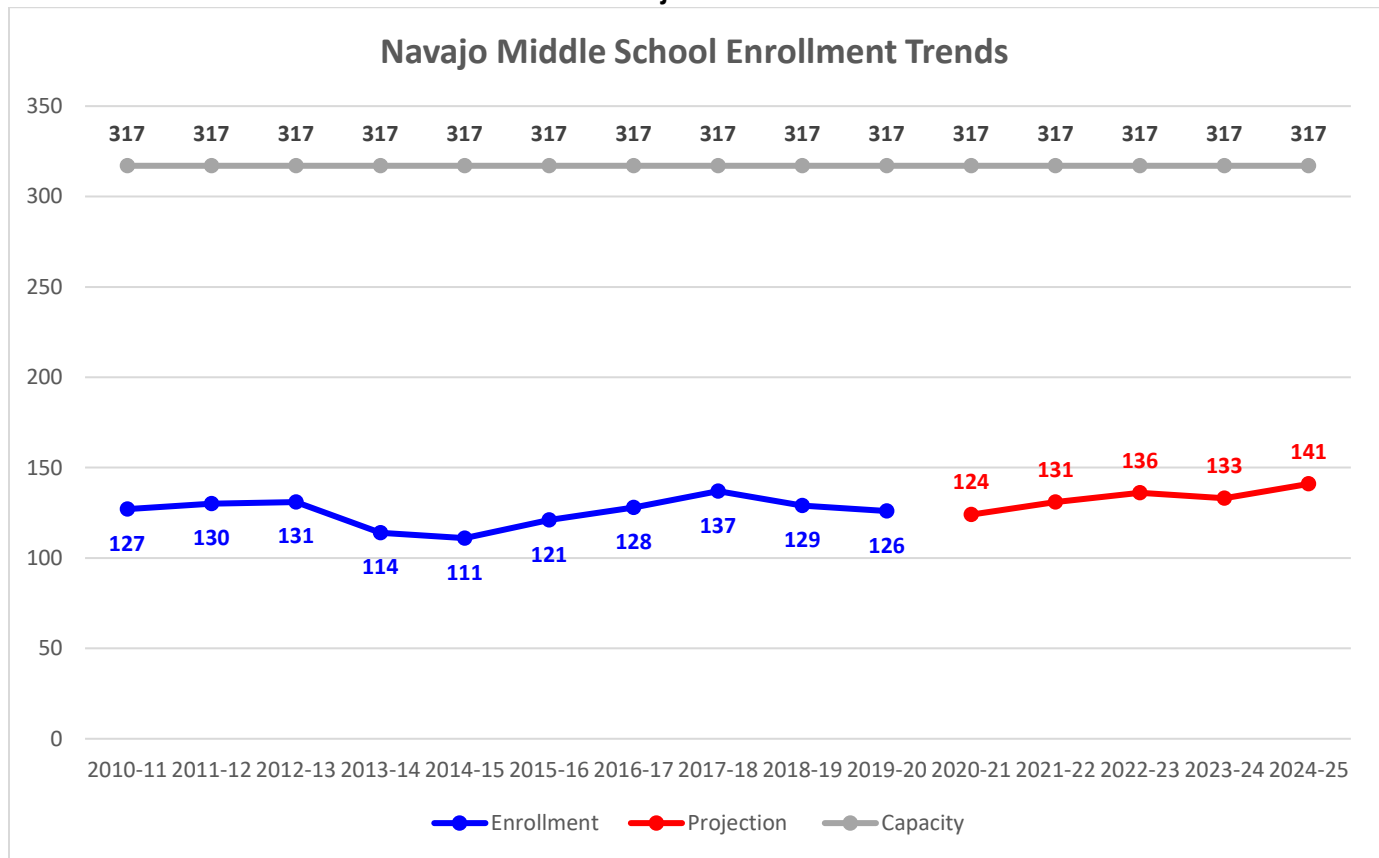


Source: Enrollment: PED 40-Day Counts; Capacity – 2017-2022 FMP and 2019 update

The table reflects a stable enrollment pattern for most of the middle of the decade. The previous three years have shown fluctuation between enrollment loss and recovery. The actual enrollment stands at 137 for the 2019-20, which slightly outpaces the enrollment projection for the same year. The FMP projects an increasing enrollment over the next five years.

Since Navajo Middle School could play a role in the solution for Navajo Pine High School, the following chart shows its enrollment trends and projection.

Chart 2: Navajo MS Enrollment Trends



Source: Enrollment: PED 40-Day Counts; Capacity – 2017-2022 FMP and 2019 update

The following table shows the existing gross square feet (GSF) of the facility and the eligible GSF defined by the maximum allowable GSF calculator, based on the projected enrollment.

School	Projected Enrollment	Existing GSF	Maximum Eligible GSF for Projected Enrollment	Difference Between Existing and Maximum
Navajo Pine HS	158	76,554	34,778	41,776 over
Navajo MS	141	52,762	31,509	21,253 over
Potential Combined MS/HS	297	129,316	57,298	72,018

The table below summarizes capacity and utilization.

School	2019-20 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Navajo Pine HS	137	352	215	3	40.84%	65%
Navajo MS	126	317	191	1	36%	49%

According to the FMP, the functional capacity at Navajo Pine HS totals 352, with a 2019-20 enrollment of 137. These numbers suggest the school can accommodate an additional 215 students. Data from the FMP shows three vacant or underutilized classrooms. The remaining surplus seats occur in classrooms that are less than a third full during the school day, as the 40.4% occupancy rate suggests. Navajo Middle School's functional capacity totals 352 with a 2019-20 enrollment suggesting the school can accommodate 191 additional students. According to the FMP, there is only one vacant room at Navajo Middle School, which is the music room. However, the school has several other rooms that it utilizes minimally throughout the seven period school day.

The FMP utilization rate for Navajo Pine High School is 65%, which is below the optimal 70%-85% utilization rate for high schools. Navajo Pine HS serves Navajo, New Mexico, a rural community on the far western state line with Arizona. Since the community is relatively isolated with respect to other New Mexico communities, other Gallup-McKinley High Schools cannot form a solution to the excess capacity issue at Navajo Pine (i.e. adjusting attendance boundaries to better utilize facilities), meaning it would be difficult for the district to move students in from outside the school's attendance area. The closest community to Navajo is Fort Defiance, Arizona, which is approximately 12 miles away.

However, as the numbers above suggest, both Navajo Middle School and Navajo Pine could potentially increase their utilization through shared spaces or possible consolidation. For example, according to the FMP, Navajo Middle School uses its gym one period, while Navajo Pine utilizes its gym 4 periods out of the seven period day.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (as of March 26, 2020)

- **Status:** Current, updated September 1, 2019 with 2+ years of timely and historical updates. The district plan is rated Outstanding.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is a Satisfactory user of 2 of the 3 state provided FIMS maintenance resources and a non-user of the other.

- **Maintenance Direct:** 2.25 out of 3.0, Satisfactory performance
- **Preventive Maintenance Direct:** 2.25 out of 3.0, Satisfactory performance
- **Utility Direct:** 1.0 out of 3.0, (non-user) Poor performance. **Note:** District is advancing with the use of Utility Direct.

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- **District Average:** 52.49%, Poor performance (17 school sites)
- **Previous Cycle District Average:** 57.28%, Poor performance
- **Applicant School Site:** Navajo Pine High School
 - June 28, 2017: 56.04%, Poor performance
 - **10 Minor Deficiencies in the following categories:** Site Drainage, Grounds, Windows/Caulking, Walls/Finishes, Walls/Floors/Ceilings/Stairs, Lighting, Fire Protection Systems, HVAC, Air Filters, Plumbing/Water Heaters
 - **6 Major Deficiencies in the following categories:** Roadway/Parking, Sidewalks, Housekeeping, Electrical Distribution, Equipment Rooms, Air Filters

4. Recommendations

- Staff recommends district respond to all subsequent FMARs and remedy all minor and major deficiencies using FIMS up to a district average 70% Satisfactory performance rating.
- Coordinate training on the use of FIMS to track and improve energy management.

Financial Summary

1. Most recent fiscal audit for the district:

- Fiscal Year: 2019
- Number of findings: 0

2. Estimated local sources, if bonded to practical capacity:

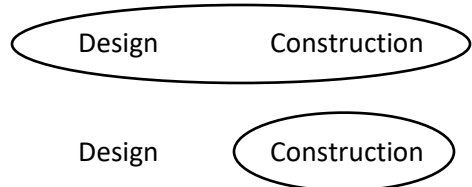
- SB 9 (annual, 31700 and 31701): \$ 7,045,035
- HB 33 (annual, 31600): \$ 0
- GO Bond (31100, outstanding capacity): \$ 1,426,509
- Carry-forward cash balance: \$ 11,093,121
- Total Estimated Local Sources: \$ 19,564,665

3. Local bond and mil election schedule:

- SB 9
 - Previous year passed _____
 - Future year planned _____
- HB 33
 - Previous year passed N/A
 - Future year planned N/A
- GO Bond
 - Previous year passed Feb. 2017
 - Future year planned Nov. 2021

4. GO bond and local match reduction request (waiver):

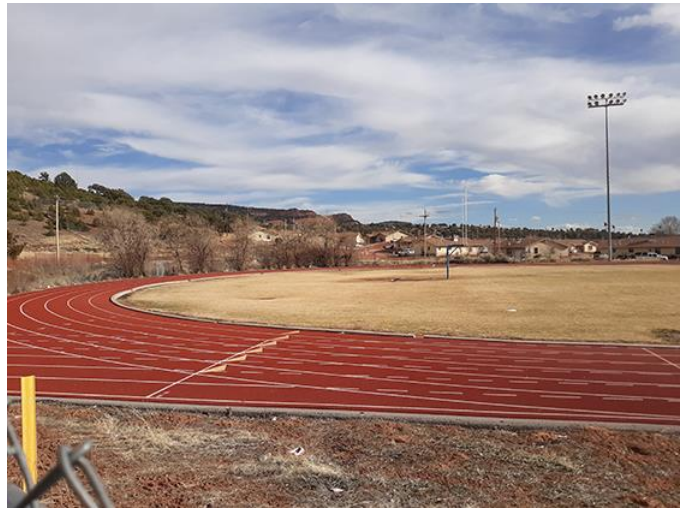
- GO bond required for project? Yes
 - GO bond needed for project phases: Planning
- Request for local match reduction? Yes
 - Local match reduction request for: Planning
- District willing to phase project? Yes



5. Estimated Potential Project Funding Schedule (State Funding)

Fiscal Year	FY21		FY22		FY23		FY24		Total
	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	
Phase	Planning	Planning	Design	Design	Const.	Const.	Const.		
State	\$30,375	\$30,375	\$912,099	\$912,099	\$4,925,333	\$5,746,222	5,746,222		
State Total	\$60,750		\$1,824,197		\$10,671,555		\$5,746,222		\$18,302,724
District	\$7,125	\$7,125	\$215,727	\$215,727	\$1,164,925	\$1,359,079	\$1,359,079		
District Total	\$14,250		\$431,454		\$2,524,004		\$1,359,079		\$4,328,787

Photos – Site



Photos – Building Exterior



Photos – Building Interior



Photos – Other Relevant Photos



Photos – Teacher Housing



PSFA Staff Recommendation

PSFA recommends that the project begin with a campus master plan and educational specification. Navajo Pine High School shares the campus with Navajo Middle School and there are opportunities to develop a final campus configuration with shared spaces between the schools, such as the vocational education classrooms, cafeteria, gym, and library. The campus master plan should identify the final locations of the major campus components including: the new high school building, middle school building, play fields, parking lots and vehicular areas. The master plan should also identify the phasing plan for the high school, including the sequencing plan to move students within the campus as the work progresses.

PSFA agrees with the district's request for a new facility with 34,778 GSF. This total gross square footage matches the value produced by the GSF calculator, based on the 5-year enrollment projection. The site is relatively small, so there may be limited options to site a new facility on the campus. Consideration of shared spaces with the existing middle school can reduce the size of the new high school, making the project more viable.

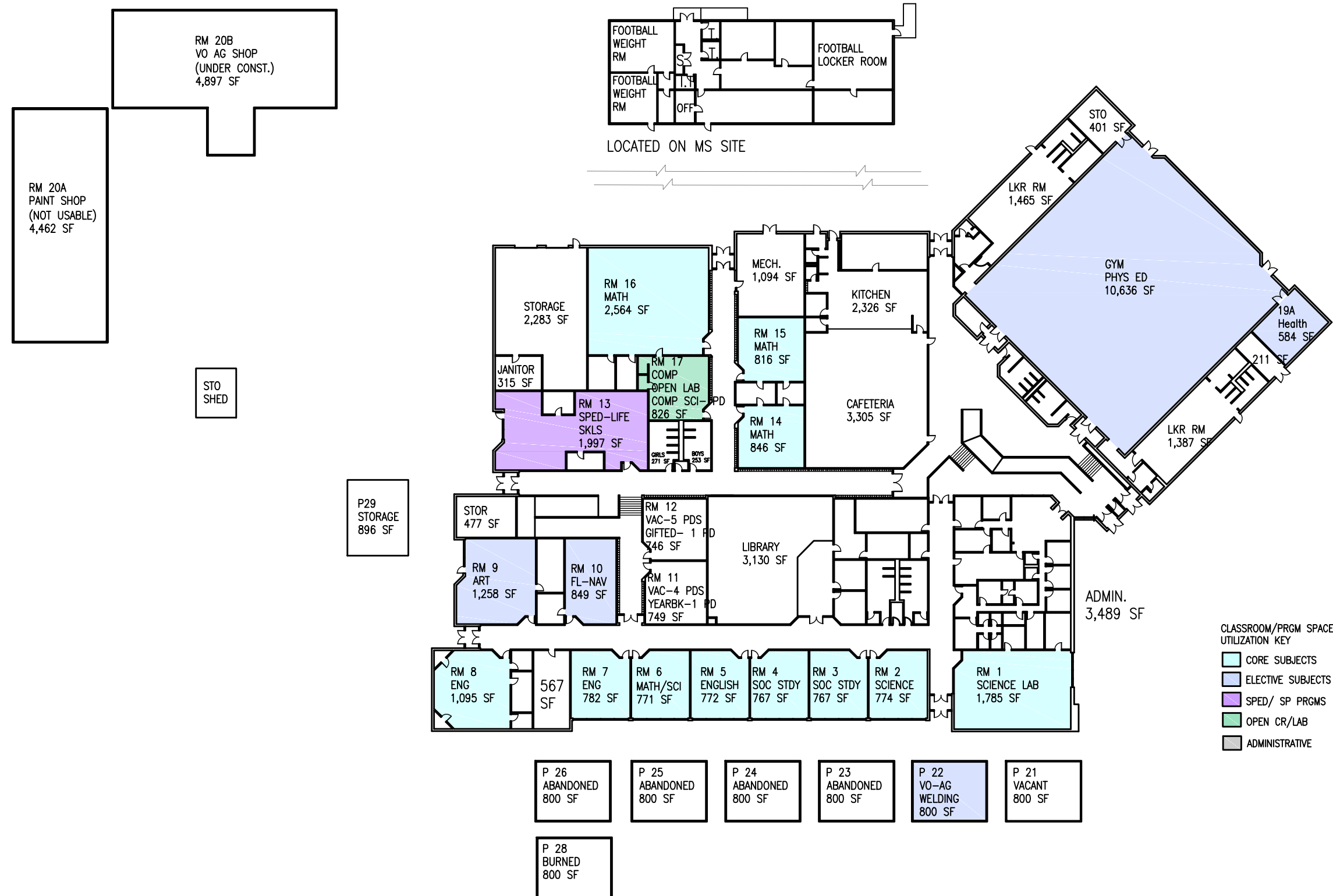
The high school was constructed in 1987, with a current FCI score of 72.47%. In addition to the high FCI score, the following building systems are beyond their expected life or are degraded: exterior windows, exterior doors, plumbing fixtures, plumbing distribution, drain/waste/vent, heating system, cooling system, ventilation system, main electrical, lighting, and fire alarm. Since most of the major building systems are degraded and in need of full replacement, the high school is ready for major renovation or replacement. The structure is damaged by movement within the soil, causing large cracks in the flooring in classrooms throughout the facility. A structural investigation has not been performed. The compact design of the structure will not allow for selective demolition to reduce excess square footage. Given that the existing facility has 41,776 GSF of excess square footage and the original design and construction quality is meager, renovation is not recommended and a structural study of the existing building is not recommended.

The total estimated project cost in PSFA's recommendation matches the district request and is based on new construction to replace the existing buildings with the following assumptions: \$411 per square foot for new construction of 34,778 GSF and \$20.23 per square foot for demolition of 76,554 GSF. Adding soft costs (NMGR, architect fees, testing, consultants, and contingency) results in a total estimated project cost of \$22,631,511.

If awarded, the project should begin with a planning phase of work to accomplish the following:

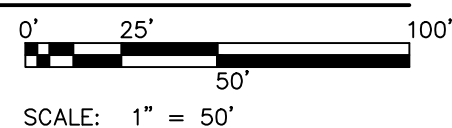
- Develop a campus master plan and educational specification for the new shared campus for Navajo MS and Navajo Pine HS, including validation of or updates to the 5-year enrollment projections.
- Identification of options to share spaces with Navajo MS.
- Options to divide the HS project into smaller, feasible phases of work.
- Updated construction cost estimate.

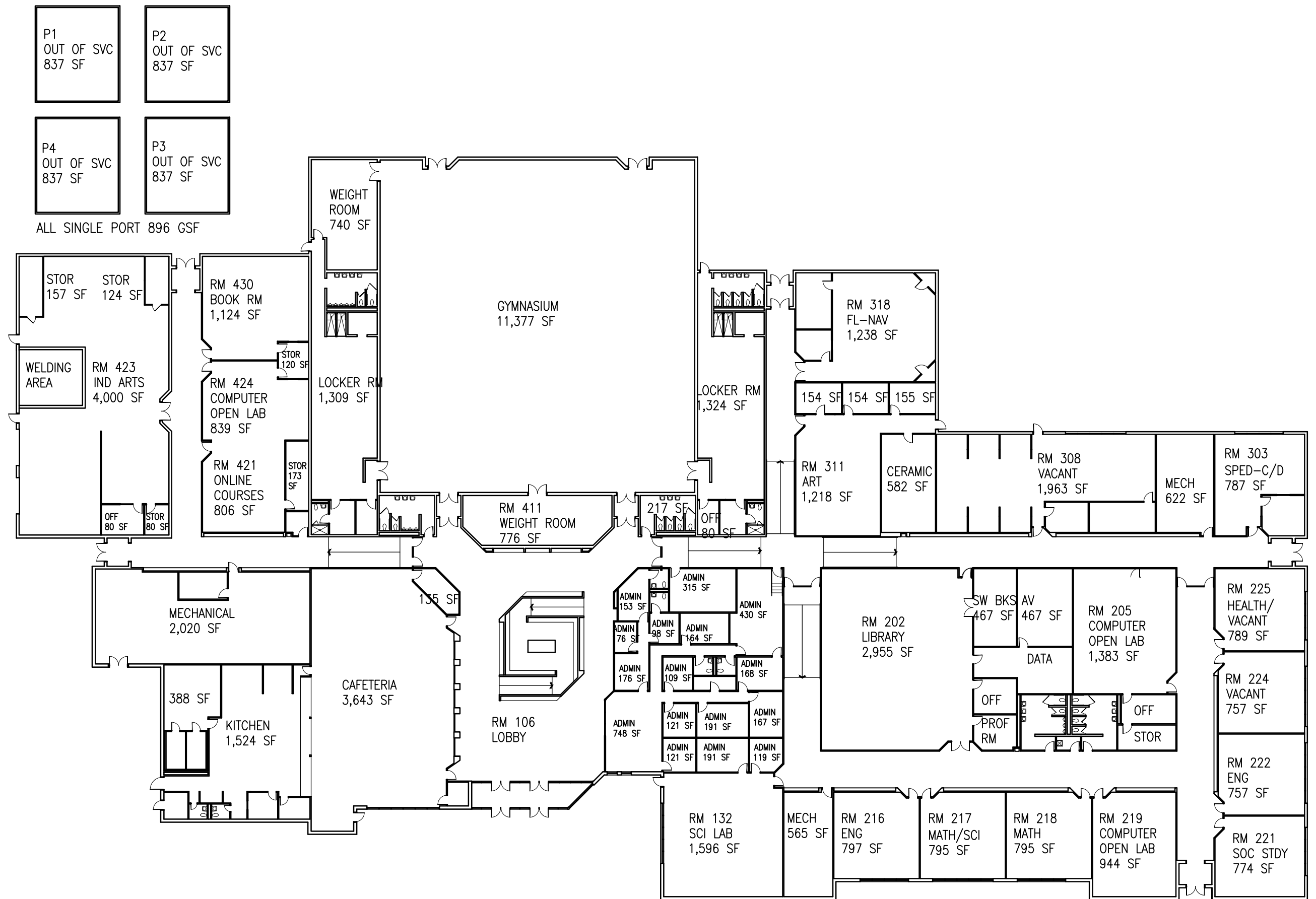
Total Estimated Project Cost per District Application	PSFA Recommended Total Estimated Project Cost	Phase 1 Recommendation	Local Match %	State Match %	Offset	Phase 1 Net Local Match	Phase 1 Net State Match	Out-Year Local Match	Out-Year State Match
\$22,631,511	\$22,631,511	\$75,000	19%	81%	\$28,800	\$43,050	\$31,950	\$4,285,737	\$18,270,774



CROWNPOINT HS – EXISTING FLOOR PLAN

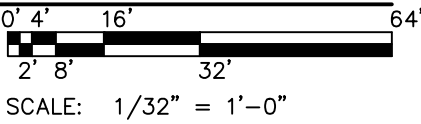
PERMANENT BUILDING 87,673 GSF
FOR PLANNING PURPOSES ONLY





NAVAJO PINE HS – EXISTING FLOOR PLAN

PERMANENT BUILDING 77,415 GSF
FOR PLANNING PURPOSES ONLY



GRANTS

2020-2021 PSFA Summary of Mesa View ES

Facility Description

Grants – Mesa View ES

Rank: 100

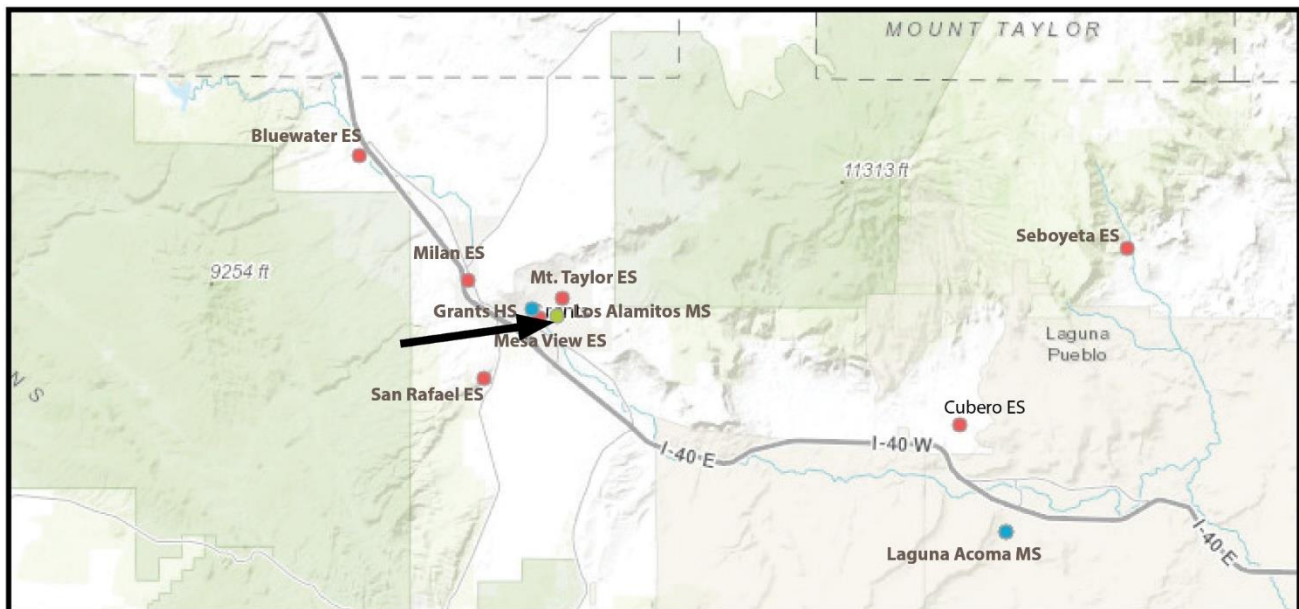
wNMCI: 37.47%

FCI: 68.51%

- Original Construction Date: 1958
- Most Recent Addition: 2011
- Total Gross Square Feet: 55,574 GSF
 - Permanent Square Feet: 54,677 GSF
 - Number of Buildings: 4
 - Portable Square Feet: 897 GSF
 - Number of Portables: 1
- Site Size: 10 Acres

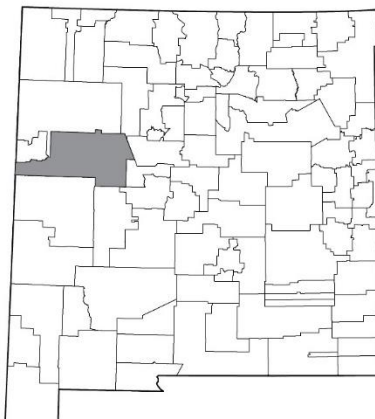
Maps

District-wide School Map

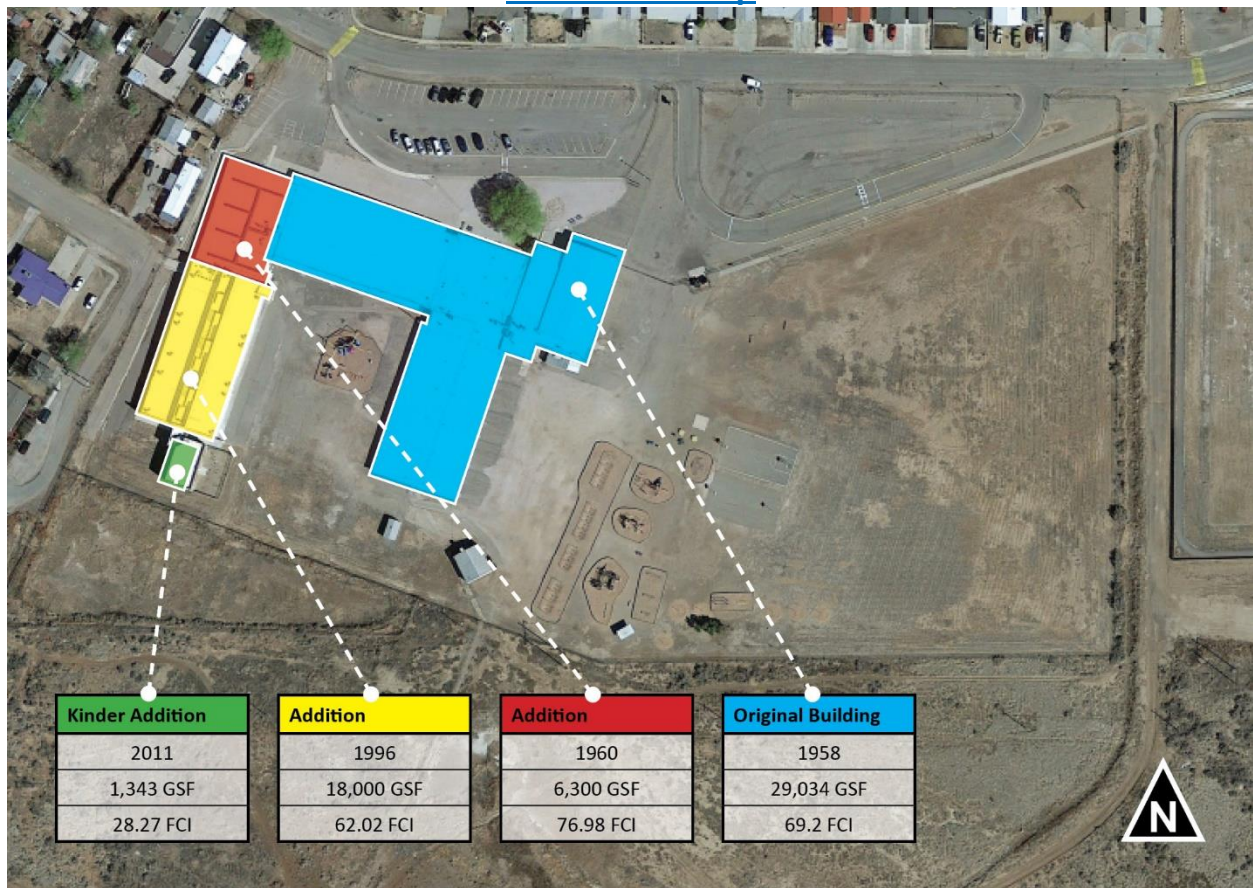


This map shows the area where the District schools are located, but does not include the District's entire geographic area.

5 Year Facilities Master Plan
GS Planning
2017



School Site Map



District Request

The district is requesting a standards-based award for replacement of Mesa View Elementary School.

The district has estimated \$255 per square foot for construction costs for the 64,842 GSF new facility. This estimated facility size matches the value produced by the GSF calculator, based on the 5-year enrollment projection. Adding soft costs (NMGR, architect fees, testing, consultants, and contingency), an anticipated cost of \$1,000,000 for site work, and \$416,805 to demolish the existing facility, results in a total estimated project cost of \$25,645,021.

The district application also requests funding for a teacher housing project in Cubero, NM. The district intends to construct 6-8 units on district property adjacent to Cubero ES. The district estimates \$125 per square foot for construction costs for approximately 8,000 GSF. Adding soft costs (NMGR, architect fees, testing, consultants, and contingency) and \$90,000 for site utilities and infrastructure, the total estimated project cost for the teacher housing is \$1,557,143.

The district has indicated that it has available funds to accommodate the local match for all phases of this project.

District Request Mesa View ES	Total	State Match 74%	Local Match 26%
Estimated Project Cost	\$25,645,021	\$18,977,316	\$6,667,705
Offset		\$0	\$0
Adjusted State/Local Match	\$25,645,021	\$18,977,316	\$6,667,705

District Request Teacher Housing	Total	State Match 74%	Local Match 26%
Estimated Project Cost	\$1,557,143	\$1,152,286	\$404,857
Offset		\$0	\$0
Adjusted State/Local Match	\$1,557,143	\$1,152,286	\$404,857

Planning Summary

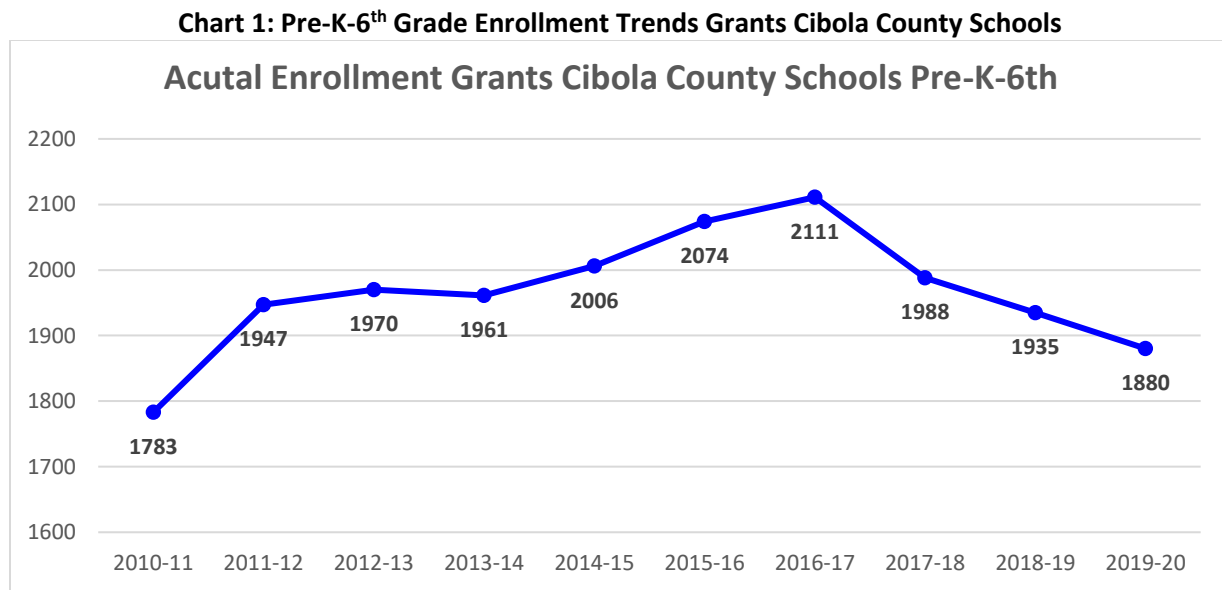
☑ Facilities Master Plan is Current (2017-2022)

Grants-Cibola County Schools adopted its Facilities Master Plan (FMP) in 2017, making it current through the end of 2022. The FMP ranks Mesa View ES as the District's 2nd ranked priority, classifying it as priority 2G among other 2nd ranked projects as the following list indicates:

- 1A. Life/Health/Safety projects district wide
- 1B. Technology improvements district wide
- 1C. Preventive maintenance district wide
- 2A. Bluewater Elementary School replacement
- 2B. Seboyeta Elementary School replacement
- 2C. Mount Taylor Elementary School partial replacement
- 2D. Cubero Elementary School sewer/septic replacement
- 2E. Laguna Acoma Jr/Sr High building system improvements
- 2F. Grants High athletic field improvements
- 2G. Mesa View Elementary School building system improvements**

The primary FMP strategy identifies system replacement and renewal projects, rather than full building replacement and highlights HVAC, roof, and communications as the primary systems in need of renewal.

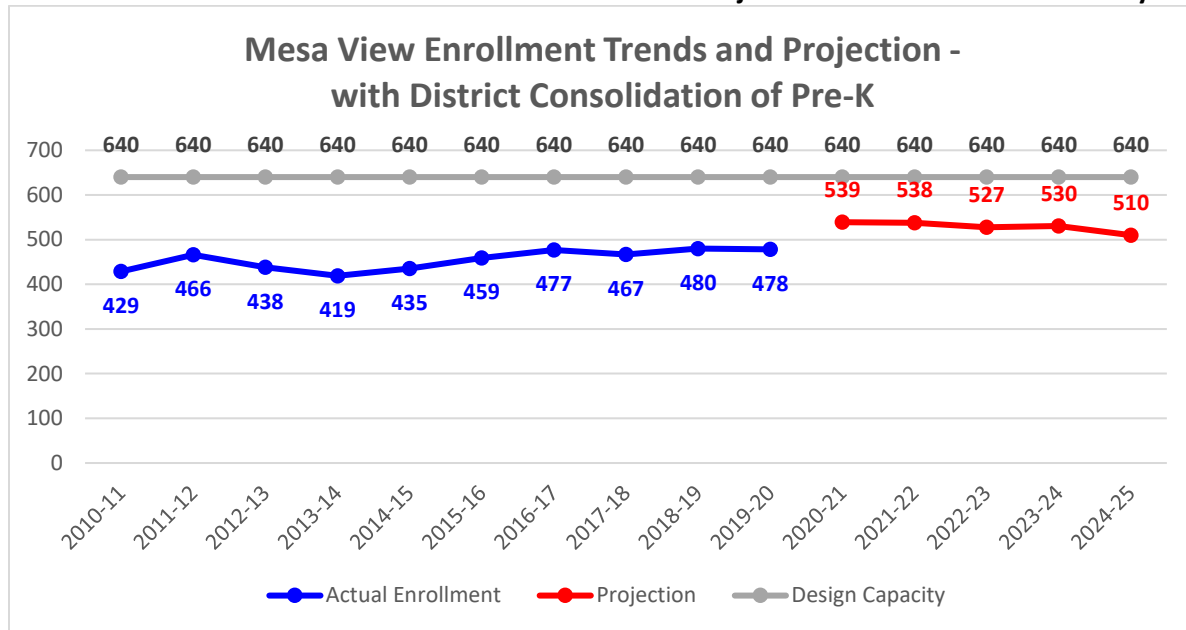
The following charts show the Pre-K-6 grade enrollment trends for the entire district and Mesa View Elementary School.



Source: Enrollment: PED 40-Day Counts

Grants-Cibola elementary schools typically have Pre-K or K-6 grades. After years of enrollment growth at the beginning of the decade, the district enrollment has experienced sharp decline over the past three years. Increases in the Pre-K enrollment fueled the enrollment increases beginning in 2010. The enrollment decline in 2017-18 coincided with the decrease of births in Cibola County. The US Census American Community Survey also estimates the County has lost some population between the 2010 census year and 2017. While most of the Grants-Cibola County elementary schools have experienced decline, Milan ES and Mesa View ES have been more stable. The schools outside the city limits of Grants have experienced more of the decline and the FMP projects this trend to continue over the next several years. The next chart shows enrollment trends for Mesa View Elementary specifically.

Chart 2: Pre-K-6th Grade Enrollment Trends and Projection for Mesa View Elementary

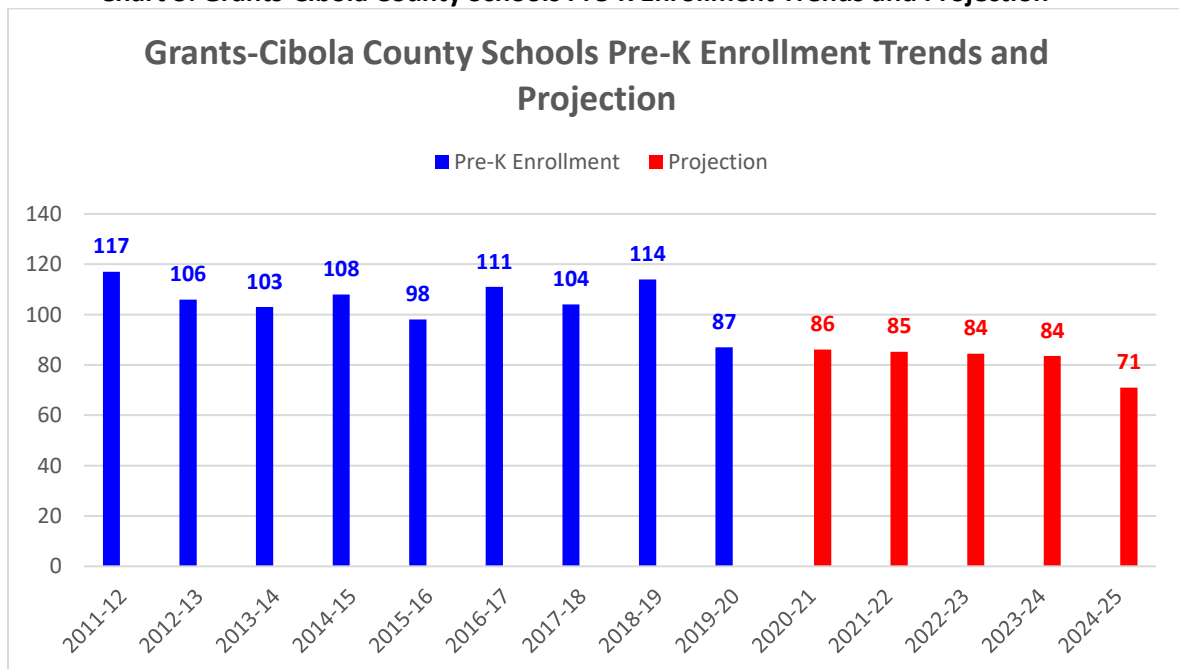


Source: Enrollment: PED 40-Day Counts/Projection PSFA Strict Cohort Survival Analysis

Overall, the FMP projections were consistent with the actual enrollment trends. However, since the FMP's projection only had two years left (projection end in 2021), PSFA updated the enrollment projections based on strict cohort analysis (defined by examining births and trends only). Based on trends, the projections indicate the enrollment at Mesa View ES could remain stable over the next five years. The initial growth the projection illustrates is the result of consolidating all district Pre-K students at the Mesa View facility from Mt. Taylor and Milan. As a result of the consolidation, the projection forecasts 510 students in 2024-25. As of the recently completed 2019-20 school year, the district's Pre-K enrollment totaled 87 students.

The district application requests a school for 510 students, including consolidating all district Pre-K students to the new Mesa View location. The district's Pre-K projection (based on existing trends) shows the potential for 71 Pre-K students in 2024-25.

Chart 3: Grants-Cibola County Schools Pre-K Enrollment Trends and Projection



The Pre-K projection represents the consolidation of the programs at Mesa View, Milan, and Mt. Taylor Elementary Schools only. It does not anticipate pre-K students from area Head Start or other providers will move to the new school in significant numbers. The district currently does not have a waiting list for its Pre-K services.

The following table shows the existing gross square feet (GSF) of the facility and the eligible GSF defined by the maximum allowable GSF calculator, based on the projected enrollment.

Projected Enrollment without Relocated Pre-K Classrooms	Existing GSF	Maximum Eligible GSF for Projected Enrollment	Difference Between Existing and Maximum
474	55,574	61,069	-5,495 under

Projected Enrollment with Relocated Pre-K Classrooms	Existing GSF	Maximum Eligible GSF for Projected Enrollment	Difference Between Existing and Maximum
510	55,574	64,842	-9,268 under

As a comparison, the following table shows capacity and utilization for all district elementary schools.

School	Grade Levels	2019-20 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Bluewater ES	K-6th	95	132	37	0	72%	100%
Cubero ES	K-6th	256	344	88	0	74%	100%
Mesa View ES	Pre-K-6th	478	640	162	0	75%	100%
Milan ES	Pre-K – 6th	475	605	130	0	79%	100%
Mount Taylor ES	Pre-K-6th	491	580	89	0	85%	100%
San Rafael ES	K-6th	59	89	30	0	66%	100%
Seboyeta ES	K-6th	34	87	53	0	39%	100%

Based on the 2019-20 40-day counts, the Pre-K enrollment for the three elementary schools housing Pre-K students:

- Mesa View – 29 Pre-K students
- Milan – 40 Pre-K students
- Mount Taylor – 18 Pre-K students
- **Total of 87 Pre-K students**

Each school contains two pre-K classrooms. Consolidating the Pre-K at the Mesa View facility could mean the classrooms at Milan and Mount Taylor may become vacant if the district does not have any use for these spaces. The table shows potential utilization rate of each school if the Pre-K rooms open without re-purposing.

School	Existing Classrooms	Available Classrooms After Pre-K Consolidations	Utilization Rate without Re-purposing Pre-K rooms
Milan	40	38	94%
Mt. Taylor	33	31	94%

According to the FMP, Mt. Taylor Elementary has special education, music, and a computer lab in portables, which could relocate in the vacated Pre-k classrooms.

The district indicates it could use the vacated Pre-K classrooms at Milan Elementary for Kindergarten. The school saw a jump in Kindergarten enrollment between the 2018-19 and 2019-20 school years. Utilizing the vacant Pre-K classrooms for Kindergarten could give them more flexibility. Cibola County birthrates are trending downward however, which may reduce the need for Kindergarten space in the next five years.

Maintenance Summary

The following information is a brief summary of the district's maintenance performance in PM Planning, FIMS use, FMAR performance (district and site).

1. Preventive Maintenance Plan (March 26, 2020)

- **Status:** Current, updated March 11, 2020 with 3 years of historical updates. The district plan is rated Good.

2. Facility Information Management System (FIMS): One historical year of FIMS proficiency reports indicate the district is a Satisfactory user of all 3 state provided FIMS maintenance resources including the M3 Performance report to drive efficiencies in maintenance and operations.

- **Maintenance Direct:** 2.5 out of 3.0
- **Preventive Maintenance Direct:** 2.25 out of 3.0
- **Utility Direct:** 2.0 out of 3.0

3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- **District Average:** 76.908%, Satisfactory performance
- **Previous Cycle District Average:** 58.80%, Poor Performance
- **Applicant School Site:** Mesa View ES
 - May 30, 2018: 72.148% Satisfactory performance.
 - **5 Minor Deficiencies in the following categories:** Site Drainage, Sidewalks, Walls/Floors/Ceilings/Stairs, Interior Doors, Equipment Rooms
 - **1 Major Deficiencies in the following categories:** Fire Protection Systems

4. Recommendations

- Staff recommends the district respond to all subsequent FMARs and remedy all minor and major deficiencies using FIMS up to a district average 85% Good performance rating.

Financial Summary

1. Most recent fiscal audit for the district:

- Fiscal Year: 2019
- Number of findings: 22

2. Estimated local sources, if bonded to practical capacity:

- SB 9 (annual): \$ 672,199
- HB 33 (annual): \$ 0
- GO Bond: \$ 9,681,830
- Carry-forward cash balance: \$ 5,222,764
- Total Estimated Local Sources: \$ 15,576,793

3. Local bond and mil election schedule:

- SB 9
 - Previous year passed 2/2/2016
 - Future year planned 2021
- HB 33
 - Previous year passed N/A
 - Future year planned N/A
- GO Bond
 - Previous year passed 11/2019
 - Future year planned TBD

4. GO bond and local match reduction request:

- GO bond required for project? TBD
 - GO bond needed for project phases: Planning Design Construction
- Request for local match reduction? No
 - Local match reduction request for: Planning Design Construction
- District willing to phase project? No

5. Estimated Potential Project Funding Schedule

Fiscal Year	FY21		FY22		FY23		FY24		Total
	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	
Phase	Design	Design	Const.	Const.	Const.				
State	\$898,011	\$898,011	\$4,849,260	\$5,657,470	\$5,657,470				
State Total	\$1,796,022		\$10,506,730		\$5,657,470				\$17,960,223
District	\$315,517	\$315,517	\$1,703,794	\$1,987,760	\$1,987,760				
District Total	\$631,517		\$3,691,554		\$1,987,760				\$6,310,348

Photos – Site

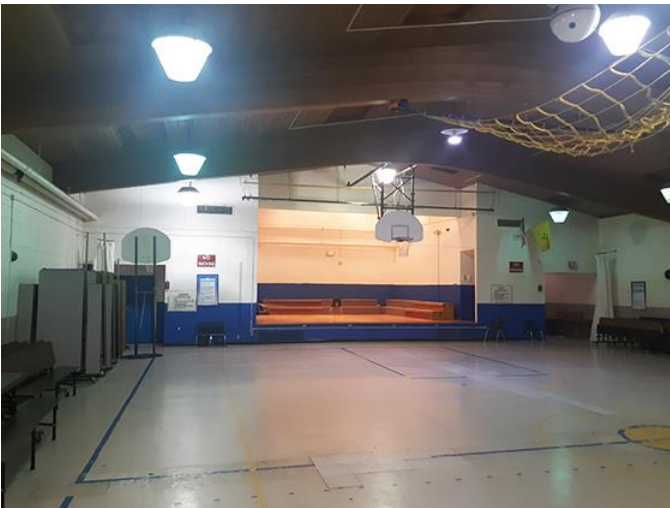


Photos – Building Exterior

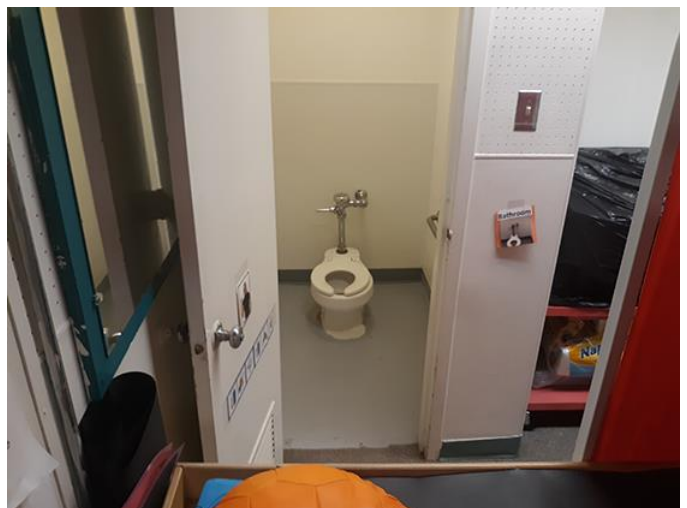
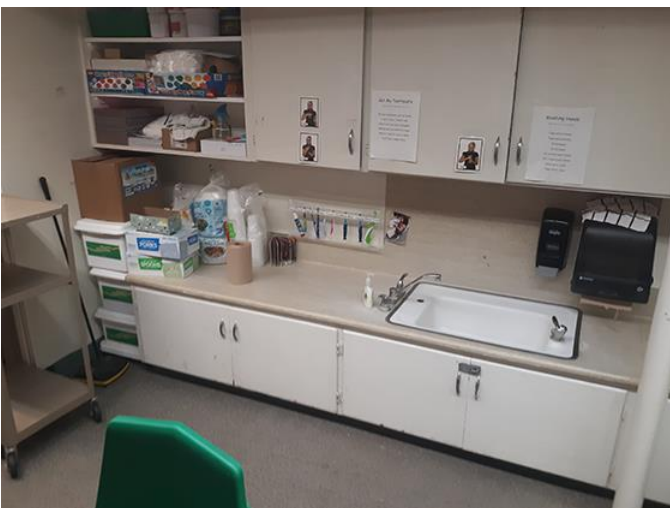


Photos – Building Interior





Photos – Other Relevant Photos



PSFA Staff Recommendation

If awarded, PSFA recommends that the project begin with the design phase. Since the district's FMP is current and the 5-year enrollment projections are up-to-date and the school is essentially trading the same spaces in the existing facility for replaced spaces, a separate planning phase is not necessary. Design phase services can include development of a program of spaces and a sequencing plan to phase the new construction on the existing site, including movement of students within the buildings, if necessary. Prior to an award, the district will update its FMP to include replacement of Mesa View.

PSFA does not agree with the district's request for a new facility with 64,842 GSF. PSFA recommends excluding state funding participation for the additional Pre-K classrooms that will serve students from Mt Taylor and Milan, as detailed below. Excluding the additional Pre-K classrooms, 61,069 GSF is the total eligible for state funding. This total gross square footage matches the value produced by the GSF calculator, based on the 5-year enrollment projection.

The existing buildings were constructed in 1958, 1960, 1996, and 2011, with FCI scores of 69.20%, 76.98%, 62.02%, and 28.27%. The following building systems in the 1958 and 1960 buildings are degraded or beyond their expected life: exterior windows, exterior doors, interior doors, interior walls, floor finishes, ceiling finishes, HVAC controls, plumbing fixtures, water distribution, drain/waste/vent, primary electrical, lighting, fire alarm, and intercom. In the 1996 building, the following building systems are degraded or beyond their expect life: floor finishes, HVAC controls, fire alarm, and intercom. Though the 1996 and 2011 buildings are in relatively good condition, these contain only 19,343 GSF of the total 54,677 GSF on the campus. The 1996 and 2011 buildings are immediately adjacent to the west property boundary, so building new square footage to replace the 1958 and 1960 buildings, then connecting these new buildings to the 1996 and 2011 buildings is not practical. Since most of the major building systems in the 1958 and 1960 buildings are in need of full replacement and since the design and construction quality in these buildings is meager, renovation is not recommended.

The district request to consolidate Pre-K classrooms from Mt. Taylor ES and Milan ES to Mesa View ES does not increase the Pre-K capacity within the district. Therefore, the Pre-K program at Mesa View will not interfere with the local Head Start program, which serves approximately 100 preschool aged students. However, the district's request to consolidate Pre-K classrooms from Mt Taylor ES and Milan ES to the new Mesa View View ES is intended to streamline the operational function of the district's Pre-K programs and will not relieve overcrowding at Mt Taylor or Milan. Since relocating the Pre-K classrooms from Mt Taylor and Milan will not eliminate educational space deficiencies at those schools, PSFA recommends excluding the additional Pre-K classrooms from the scope of the requested standards-based award. The district can apply for funding for the Pre-K classrooms from Mt Taylor and Milan through the Pre-K funding program. By excluding the Pre-K classrooms that would serve students from Mt Taylor and Milan, the total eligible GSF will be reduced, with the following assumptions: 4 Pre-K classrooms and restrooms at 943 GSF each, resulting in 3,773 GSF. Excluding the Pre-K classrooms and restrooms will reduce the eligible square footage from 64,842 GSF to 61,069 GSF.

The total estimated project cost in PSFA's recommendation for the school building matches the district request, excluding 4 Pre-K classrooms and restrooms, based on new construction to replace the existing buildings with the following assumptions: \$255 per square foot for new construction of 61,069 GSF, \$1 M for site costs, and \$7.50 per square foot for demolition of 55,574 GSF. Adding soft costs (NMGRT, architect fees, testing, consultants, and contingency) results in a total estimated project cost of \$24,270,571.

Based on PSCOC action in April 2020, teacher housing may be funded as part of a standards-based application, only if the proposed teacher housing is on the applicant school site or on district land that shares a property boundary with the applicant school site. Since the request is for teacher housing in Cubero, NM, PSFA does not recommend PSCOC funding participation in the teacher housing request.

If awarded, the project should begin with a design phase of work to accomplish the following:

- Program of spaces.

- Configuration of the new building on the site and final configuration of site features (parking, vehicular areas, pedestrian pathways, play fields, and playgrounds) after the original building is demolished.
- Options to divide the project into smaller, feasible phases of work.
- Sequencing plan to move students within the buildings as the work progresses.
- Updated construction cost estimate.

Total Estimated Project Cost Per District Application	PSFA Recommended Total Estimated Project Cost	Phase 1 Recommendation	Local Match %	State Match %	Offset	Phase 1 Net Local Match	Phase 1 Net State Match	Out-Year Local Match	Out-Year State Match
\$25,645,021	\$24,270,571	\$2,427,057	26%	74%	\$0	\$631,035	\$1,796,022	\$5,679,314	\$16,164,200