

# **PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL**

**September 9, 2019 – 8:30 AM**

**Los Lunas High School  
Los Lunas, NM 87031**

**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**

**September 9-10, 2019 – 8:30 AM**

**Los Lunas High School**

**1776 Emilio Lopez Rd, Los Lunas, NM 87031**

(\* Denotes potential action by the PSCOC)

*Monday, September 9, 2019*

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

A. Approval of Agenda \*

B. Correspondence

**II. Public Comment**

**III. PSCOC Financial Plan**

**IV. 2019-2020 Awards Cycle**

A. Overview of Capital Outlay Application Process/Requirements

B. District Presentations - *Each presenter should limit their presentations to allow 15 minutes for questions with the time allotted. A total of 30 minutes unless otherwise specified.*

Time	District	Applicant Facilities	RFM
8:45a	Alamogordo	Chaparral MS (standards)	Scott Ficklin
9:15a	Central	Newcomb ES (standards)	David Biggs
9:45a	Grants	Bluewater ES (standards)	Richard Dicks
10:15a	Des Moines	Des Moines Combined School (standards)	Irina Ivashkova
10:45a	Las Cruces	Columbia ES (standards); Valley View ES (systems) – 35 minutes	Jorge Au
11:20a	Hobbs	Southern Heights ES (standards); Hobbs HS (systems); Mills ES (systems) – 40 minutes	Jeremy Sánchez

*12:00p – 1:30p Lunch and Tour of Los Lunas High School*

Time	District	Applicant Facilities	RFM
1:30p	Roswell	Mountain View MS (standards); Washington Avenue ES (standards); Roswell HS (systems) – 40 minutes	Jeremy Sánchez
2:10p	Clovis	Barry ES (standards); Clovis HS (systems) – 35 minutes	Jeremy Sánchez
2:45p	Gallup-McKinley	Gallup HS (systems); Crownpoint MS (systems); Tse Yi Gai HS (systems) – 40 minutes	Richard Dicks
3:25p	Portales	Brown Early Childhood Center (systems)	Jeremy Sánchez
3:55p	San Jon	San Jon Combined School (systems)	Jeremy Sánchez

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(\* Denotes potential action by the PSCOC)

*Tuesday, September 10, 2019*

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

**II. Public Comment**

**III. Consent Agenda \***

- A. Approval of Minutes – July 18, 2019 \*
- B. 2019-2020 Master Plan Assistance Program – Application & Procedures \*
- C. BDCP – 2019 Category 1 (Fiber) Awards \*
- D. BDCP – 2019 Category 2 (Equipment) Awards \*

**IV. 2019-2020 Award Cycle**

- A. 2019-2020 School Security Program Awards – Reconsideration of Gallup Awards \*
- B. 2019-2020 Lease Assistance Program – Land Leases \*
- C. 2019-2020 Lease Assistance Program Awards \*
- D. 2019-2020 Outside of Adequacy Program – Update from August 13<sup>th</sup> Awards Subcommittee
- E. 2019-2020 Pilot Program – Retroactive Standards-Based Awards
- F. 2019-2020 PSCOC Work Plan Timeline

**V. Out-of-Cycle Funding/Additional Funding/Emergency Funding/Award Language Requests**

- A. Alamogordo – P19-001 – Holloman ES – Award Language Change \*

**VI. Other Business**

- A. Legislative Pay Increase \*
- B. Albuquerque Sign Language Academy – Request to Use Special School Adequacy Standards \*

**VII. Informational**

- A. PSCOC Project Status Report
- B. Maintenance Program Status Report

**VIII. Next PSCOC Meeting – Proposed for October 10, 2019**

**IX. Adjourn**

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)**

**AGENDA**

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**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL  
SUBCOMMITTEE ASSIGNMENTS**

**PSCOC**

Joe Guillen, Chair

Raúl Burciaga, Vice-Chair

**Awards Subcommittee**

Rachel Gudgel, Chair

David Abbey

Antonio Ortiz

Marguerite Salazar

**Administration, Maintenance & Standards Subcommittee**

Olivia Padilla-Jackson, Chair

Raúl Burciaga

David Robbins

Stephanie Rodriguez

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

# Clovis Municipal Schools

P.O. Box 19000  
1009 Main Street  
Clovis, New Mexico 88102-9000  
575.769.4300 FAX 575.769.4333  
[www.clovis-schools.org](http://www.clovis-schools.org)



Renee Russ, Superintendent  
Joe Strickland, Deputy Superintendent of Employee Services  
Mitzi Estes, Deputy Superintendent of Academic Services & Leadership  
Shawna Russell, Deputy Superintendent of Finance

## Board of Education

Cindy Osburn, President  
Kyle Snider, Vice President  
Paul Cordova, Secretary  
Shawn Hamilton, Member  
Terry Martin, Member

August 29, 2019

Mr. Edward Avila, Senior Facilities Manager  
Public School Facilities Authority  
1312 Basehart Road SE, Suite 200  
Albuquerque, New Mexico, 87106

Mr. Avila,

The Clovis Municipal School District greatly values the partnership with the PSCOC and the PSFA. Since the beginning of the DCU program to the start of the Standards Based Capital Outlay Awards in FY 2005, this partnership has led to vast facility and maintenance improvements throughout our district.

Since FY 2007 the Clovis Municipal School District has received Capital Outlay Funding for 18 projects ranging from new facilities, renovations, additions, roofing, systems replacements and security totaling over \$120,000,000 of PSCOC and local General Obligation Bond funding. Without the PSCOC/PSFA partnership, many of these projects would not have been possible.

Over the years, PSFA has encouraged collaboration with school districts to improve the programs, processes and New Mexico Adequacy Standards. Clovis has participated in that process and as PSFA has evolved, so have the school districts across New Mexico. PSFA has provided us with knowledge, guidance and data as well as the documents and tools necessary to complete successful construction projects. Additionally, PSFA provides support programs to maintain our facilities to a high standard.

Clovis Municipal Schools works closely with the PSFA staff and has incorporated and fully implemented the PSFA provided work order system. Through collaboration and training from PSFA, we have been able to drastically reduce the percentage of reactive work, and instead, focus on preventative maintenance which has led to cost savings in the operations and maintenance of our facilities.

This partnership has been instrumental in the design, construction and maintenance of our facilities and the foundation for funding which had made it possible to provide healthy, safe, and secure facilities for the students and staff of the Clovis Municipal School District.

John King  
Deputy Director of Operations  
Clovis Municipal School District

*Inspire.Innovate.Educate.*

# DEMING PUBLIC SCHOOLS

*"Learning Today for Living Tomorrow"*

Dr. Arsenio Romero, Superintendent

Herb Borden, Chief Officer for Support Services  
Lesley Doyle, Chief Finance Officer  
Fred Parker, Chief Academic Officer  
Denise Ruttle, Chief Human Resources Officer

August 28, 2019

To: Edward Avila, Senior Facilities Manager PSFA

Deming Public Schools would like to share our testimony in partnership with PSCOC and PSFA. The District has had many years of collaboration with PSFA since its inception into our state capital outlay projects. Since 2005, DPS has built three elementary schools, standalone sixth grade, seventh and eighth grade middle school, and recently a new high school for an enrollment of 1550 students. Without the support of PSCOC and PSFA this would not have been obtainable. Deming is one of many districts that rely on support from the state to be able to replace facilities or upgrade system based projects. The New Deming High School replaced a 1956 building that has been through many additions and remodels but no longer could support 21<sup>st</sup> Century Education. One of Deming's greatest struggles was to design a facility to fit the need of each educational program. Deming has one of the most robust Career Tech programs in the state which allows students many options choosing their career pathway. This comes with challenges due to the extent of the curriculum and requirements to meet certifications programs. PSFA reach out to the district and listened to our needs to facilitate such programs by understanding that each area was not "cookie cutter" following basic adequacy standards labeled for shops and teaching labs. The PSFA staff was opened minded and willing to listen to each stakeholder group as it was presented on the basic need of the facility. This was a turning point for both the District and PSFA to work cooperatively allowing both groups input that benefited the common goal, our students' opportunity for a better education. This is one of many instances where PSFA involved the District's input in sound strategies and fact-based decisions to provide an educational specification that we are very proud to show in our new 21<sup>st</sup> Century High School.

CC: Dr. Arsenio Romero  
Deming Public Schools Superintendent

Sincerely,



Herb A Borden  
Chief Officer of Support Services

**Early College High School**  
**J. Vance Lee, Principal**  
**(575) 495-5886 – phone**  
**[john.lee@gccs.k12.nm.us](mailto:john.lee@gccs.k12.nm.us)**

**DATE:** September 6, 2019

**TO:** Larry Tillotson, PSFA Maintenance and Operations Mgr.

**FROM:** J. Vance Lee, Facilities and Operations Director

**RE: Testimonial**

Since 2012 I have had the opportunity to partner with the PSFA staff to develop projects and maintain school facilities in two school districts. The assistance provided by the staff is tremendous. Anytime I call needing technical assistance, I have been met with expertise, professionalism and prompt customer service. I also appreciate the fact that the opinions and suggestions of school districts are received and analyzed for improved services. School construction and maintenance is, at times, messy and complex. The PSFA staff makes every effort to work with school districts to provide guidance and assistance. Through this partnership school districts and ultimately New Mexico taxpayers are being well served and New Mexico students are being taught in quality facilities. This is evident when you compare current conditions of New Mexico public school facilities with those in the 1990's. This improved condition is a direct reflection of the nearly 20 years of assistance provided by the NMPSFA.

## **II. Public Comment**

### **III. PSCOC Financial Plan**

I. **PSCOC Meeting Date(s):** September 9, 2019

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

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

Item No. III.

### Summary of PSCOC Financial Plan Changes since 7/18/2019

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

NMSBVI - P15-009 Garrett Dormitory Phase 1 Design 2019-2020 Security Awards	<b>Award Amount</b>	
	\$166,775	
	\$8,466,456	
<b>Total Awards:</b>		<b>\$8,633,231</b>
<b>Total Reversion/Reallocation/Rescind:</b>		<b>\$0</b>

#### PROJECT AWARD SCHEDULE DETAIL ADJUSTMENTS (Fiscal Year)

Project moves based upon estimated construction schedule	2020	2021	2022
	\$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)
	2020	\$0	\$0	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0
<b>Subtotal</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

#### FINANCIAL PLAN ASSUMPTIONS and SUMMARY:

- Line 2: Actual June 2019 Bonds sold was \$17.8M verses projected SSTB Notes of \$18.1
- Line 5: Impact Aid Districts (outside statewide adequacy) \$24.0M appropriated from general fund (SB280).
- Line 12: Instructional Materials or Transportation Distribution \$25.0M.
- Line 14: Security Awards for 2019/2020 reduced to \$8.5M.
- Line 18: Impact Aid Districts (outside statewide adequacy) \$24.0M appropriated from general fund (SB280) for expenditure in FY19-23.
- Line 22: PreK \$5.0M SB280 for expenditure in FY20-23; awards to be made beginning FY20.
- Projected Fund Balance as of August 12, 2019 is \$304,047,959.13; August 2019 draw request for July 2019 expenditures is \$4,276,305.97 bringing the revised balance to \$299,771,653.16.

#### Financial Plan Variance Between Months

(in millions)	FY19	FY20	FY21	FY22	FY23	FY24
<b>Uncommitted Balance (July 18, 2019)</b>	181.4	105.7	44.7	(23.3)	(34.7)	(46.1)
<b>Uncommitted Balance (August 8, 2019)</b>	181.4	107.2	46.2	(21.8)	(33.2)	(44.6)
<b>Variance Favorable (Unfavorable)</b>	-	1.5	1.5	1.5	1.5	1.5

**Variance Analysis****FY19 Change :**

-	-
<b>Fav (Unfav)</b>	<b>Fav (Unfav)</b>
	-
	-
-	-

**FY20 Change :**

Beginning Balance for FY20 change  
Actual Security Awards \$8.5M versus FP of \$10M

<b>Fav (Unfav)</b>	<b>Fav (Unfav)</b>
-	-
1,533,544	1.5
1,533,544	1.5

**FY21 Change :**

Beginning Balance for FY21 change

<b>Fav (Unfav)</b>	<b>Fav (Unfav)</b>
1,533,544	1.5
1,533,544	1.5

**FY22 Change :**

Beginning Balance for FY22 change

<b>Fav (Unfav)</b>	<b>Fav (Unfav)</b>
1,533,544	1.5
1,533,544	1.5

**FY23 Change :**

Beginning Balance for FY23 change

<b>Fav (Unfav)</b>	<b>Fav (Unfav)</b>
1,533,544	1.5
1,533,544	1.5

# PSCOC Financial Plan

(millions of dollars)

September 9, 2019

## I. SOURCES & USES

<b>SOURCES:</b>		<b>FY19</b>	<b>FY20 est.</b>	<b>FY21 est.</b>	<b>FY22 est.</b>	<b>FY23 est.</b>	<b>FY24 est.</b>
1	<b>Uncommitted Balance (Period Beginning)</b>	<b>43.2</b>	<b>181.4</b>	<b>107.2</b>	<b>46.2</b>	<b>(21.8)</b>	<b>(33.2)</b>
2	SSTB Notes (Revenue Budgeted July)	106.9 *	17.8 *	93.4	76.5	99.1	99.1
3	SB4 (Instructional Materials or Transportation Distribution)						
4	SSTB Notes (Revenue Budgeted January)	163.7 *	119.1	133.4	125.7	117.4	117.4
5	General Fund Appropriation - SB 280	24.0					
6	Long Term Bond	0.0	0.0	0.0	0.0	0.0	0.0
7	Project Reversions	2.7	2.4	0.6	0.6	0.0	0.0
8	Operating Reversions	0.5					
9	Advance Repayments	0.8	1.1	4.4	0.0	0.0	0.0
10	Subtotal Sources :	341.8	321.8	339.0	248.9	194.7	183.3
<b>USES:</b>							
11	Capital Improvements Act (SB-9)	18.2	18.4	18.4	18.4	18.4	18.4
12	Instructional Materials or Transportation Distribution	7.0	25.0	25.0	25.0		
13	HB306 - Security (\$6.0M)	6.0					
14	SB239 - Security (up to \$10.M FY19-FY22)	10.0	8.5	0.0	0.0		
15	Lease Payment Assistance Awards	15.8	15.4	15.4	15.4	15.4	15.4
16	Master Plan Assistance Awards	0.3	0.4	0.4	0.4	0.4	0.4
17	SB280 2019 Legislature (School Buses)	32.9					
18	SB280 2019 Legislature (Outside Adequacy - Impact Aid Districts)		24.0				
19	SB280 2019 Legislature (Teacherage - Impact Aid Districts)		10.0				
20	BDCP	0.0	2.5	3.0	3.0	3.0	3.0
21	BDCP Awards YTD	2.5					
22	Pre-K Capital Appropriation		5.0	5.0	5.0	5.0	5.0
23	PSFA Operating Budget	5.2	4.7	5.3	5.3	5.3	5.3
24	CID/SFMO Inspections	0.3	0.3	0.3	0.3	0.3	0.3
25	Emergency Reserve for Contingencies	0.0	10.0	10.0	10.0	10.0	10.0
26	Awards YTD (per Project Awards Schedule)	62.1					
27	Awards Planned 2019 Q3 & Q4 (per Project Awards Sched	0.0	51.2				
28	Awards Planned in Remaining Quarters & Out Years (per Project Awards Schedule)	0.0	39.1	210.0	187.8	170.0	170.0
29	Subtotal Uses :	160.3	214.5	292.8	270.7	227.9	227.9
30	<b>Estimated Uncommitted Balance Period Ending</b>	<b>181.4</b>	<b>107.2</b>	<b>46.2</b>	<b>(21.8)</b>	<b>(33.2)</b>	<b>(44.6)</b>

## II. PROJECT AWARD SCHEDULE SUMMARY

	<b>Total</b>	<b>FY19</b>	<b>FY20 est.</b>	<b>FY21 est.</b>	<b>FY22 est.</b>	<b>FY23 est.</b>	<b>FY24 est.</b>	<b>Total</b>
31	Prior Year Awards	0.0	0.9	0.0	0.0	0.0	0.0	0.0
32	2013-2014 Awards Cycle (Const.) :	3.7	0.0	3.7	0.0	0.0	0.0	3.7
33	2014-2015 Awards Cycle (Const.) :	2.4	13.6	2.4	0.0	0.0	0.0	2.4
34	2015-2016 Awards Cycle (Const.) :	1.8	14.5	1.8	0.0	0.0	0.0	1.8
35	2017-2018 Awards Cycle (Const.) :	0.0	1.2	0.0	0.0	0.0	0.0	0.0
36	2018-2019 Awards Cycle (Design) :		4.4	10.6	0.0	0.0	0.0	10.6
37	2018-2019 Awards Cycle (Const.) :	145.7	27.5	36.8	80.5	17.8	0.0	135.1
38	2019-2020 Awards Scenario :	170.0	0.0	35.0	94.5	40.5	0.0	170.0
39	2020-2021 Awards Scenario :	170.0	0.0	0.0	35.0	94.5	40.5	170.0
40	2021-2022 Awards Scenario :	170.0	0.0	0.0	0.0	35.0	94.5	170.0
41	2022-2023 Awards Scenario :	129.5	0.0	0.0	0.0	0.0	35.0	129.5
42	2023-2024 Awards Scenario :	35.0	0.0	0.0	0.0	0.0	35.0	35.0
43	Subtotal Uses :	828.1	62.1	90.3	210.0	187.8	170.0	828.1

\*Actual SSTB/LTB Sale

828.1

# 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 School Capital Outlay Act

**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 may be expended each year for an education technology infrastructure deficiency corrections initiative. Provided that funding allocated pursuant to this section shall be expended within three years of its allocation. The financial plan includes estimates provided by PSFA staff. Estimates may change when awarded by the Federal e-Rate program. In such an event, the subcommittees and PSCOC are notified of the estimated change. The financial plan is adjusted based upon actual awards approved by the Federal e-Rate program.

## 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 - Respresentation of Uncommitted Balance in FY20

September 9, 2019

											Current Quarter																												
				FY 2018		FY 2019		FY 2020		FY 2021		FY 2022				FY 2023				FY 2024																			
				\$61,865,406		\$62,093,861		\$90,332,725		\$209,953,539				\$187,813,829				\$170,000,000				\$170,000,000																	
				\$21,851,842	\$43,452,464	\$14,454,000	\$900,000	\$3,287,397	\$35,166,775	\$16,080,712	\$15,970,724	\$23,114,514	\$129,500,000	\$8,202,591	\$72,250,948	\$0	\$187,813,829	\$0	\$0	\$0	\$0	\$170,000,000	\$0	\$0	\$0	\$0	\$170,000,000	\$0	\$0	\$0									
Prior Year AWARDS				Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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								
	P12-006	Espanola	Velarde ES	\$0	\$0	\$0																																	
				\$900,000		\$0	\$0	\$0	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0									
						\$0	\$900,000				\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0										
FY14 AWARDS											Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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	
		NMSBVI (Reauthorized 2017 Session per HB55) (STB17A A71)	Quimby Gymnasium(HB55 50% PSCOC award 50%) HB55 reauthorized; expenditure in fiscal years 2014-2018																																				
	P14-019	Construction to begin 2018_Q1		\$184,402	\$1,659,614	\$1,844,016							\$1,659,614																										
		NMSBVI (Reauthorized 2017 Session per HB55) (SSTB18SD 0001 A82)	Sacramento Dormitory(HB 55 50% PSCOC award 50%) HB55 reauthorized; expenditure in fiscal years 2014-2018;																																				
	P14-020	Construction to begin 2018_Q1		\$229,442	\$2,064,970	\$2,294,412							\$2,064,970																										
				\$18,381,113	\$191,579,422	\$209,960,535	\$0	\$0	\$0	\$0	\$0	\$0	\$3,724,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0								
						\$6,205,493	\$0						\$3,724,584		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0										
FY15 AWARDS											Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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	
	P15-009	NMSBVI (SSTB18SD 0001 A82)	Garrett Dormitory	\$249,238	\$2,243,316	\$2,492,554			\$166,775		\$2,243,316																												
						\$88,102,592	\$11,703,209	\$13,647,522	\$0	\$0	\$0	\$166,775	\$0	\$2,243,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0								
						\$18,275,038	\$13,647,522						\$2,410,091		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0										
FY16 AWARDS											Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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	
		Espanola (SSTB15SB 0001 design) (Arbitrage 2017_Q1) (SSTB17SB A78 \$709,050.80; STB17A A71 \$1,073,481.20)																																					
	P16-002	Abiquiu Elementary School		\$198,059	\$1,782,532	\$1,980,591							\$1,782,532																										
						\$29,903,907	\$10,148,633	\$0	\$14,454,000	\$0	\$0	\$0	\$1,782,532	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0								
						\$11,681,633	\$14,454,000						\$1,782,532		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0										
FY19 AWARDS SCENARIO											Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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	\$21,208,810		\$2,120,881							\$19,087,929																								
	P19-002	Belen (SSTB18SB 0004 A81 \$42,750); (SSTB18SD 0001 A82 \$934,058.80)	Jarmillo ES	\$42,750	\$9,725,338	\$9,768,088		\$42,750					\$934,058.80					\$8,791,279																					
	P19-003	Gallup (SSTB18SB 0004 A81 \$60,000); (SSTB18SD 0001 A82 \$2,407,436.60)	Rocky View / Red Rock ES	\$60,000	\$24,614,366	\$24,674,366		\$60,000					\$2,407,436.60					\$22,206,929																					
	P19-004	Gallup (SSTB18SB 0004 A81 \$60,000); (SSTB18SD 0001 A82 \$2,453,972)	Tohatchi HS	\$60,000	\$25,079,720	\$25,139,720		\$60,000					\$2,453,972.00					\$22,625,748																					
	P19-005	Las Cruces (SSTB18SB 0004 A81 \$366,400); (SSTB18SD 0001 A82 \$3,297,600)	Desert Hills ES	\$366,400	\$3,297,600	\$3,664,000		\$366,400						\$3,297,600																									
	P19-006	Las Vegas (SSTB18SB 0004 A81 \$447,398); (SSTB18SD 0001 A82 \$4,026,585)	Sierra Vista ES	\$447,398	\$4,026,585	\$4,473,983		\$447,398							\$4,026,585																								
	P19-008	Los Lunas (SSTB18SD 0001 A82 \$1,350,212.90)	Peralta ES	\$0	\$13,502,129	\$13,502,129		\$0					\$1,350,212.90					\$12,151,916																					
	P19-009	Roswell (SSTB18SB 0004 A81 \$1,158,868); (SSTB18SD 0001 A82 \$10,429,808)	Mesa MS	\$1,158,868	\$10,429,808	\$11,588,676		\$1,158,868						\$10,429,808																									
	P19-010	Roswell (SSTB18SB 0004 A81 \$53,250); (SSTB18SD 0001 A82 \$666,202.80)	Nancy Lopez ES	\$53,250	\$7,141,278	\$7,194,528		\$53,250					\$666,202.80					\$6,475,075																					
	P19-011	Zuni (SSTB18SB 0004 A81 \$75,000); (SSTB18SD 0001 A82 \$1,904,314.30)	Zuni MS	\$75,000	\$19,718,143	\$19,793,143		\$75,000					\$1,904,314.30					\$17,813,829																					
	S19-002	Alamogordo (SSTB18SB 0004	Buena Vista ES	\$0	\$664,286	\$664,286		\$664,286																															
	S19-001	Alamogordo (SSTB18SB 0004	Sacramento ES	\$0	\$700,000	\$700,000		\$700,000																															
	S19-003	Belen (SSTB18SB 0004 A81)	Dennis Chavez ES	\$0	\$1,457,542	\$1,457,542		\$1,457,542																															
	S19-004	Bernalillo (SSTB18SB 0004 A81)	Bernalillo MS	\$0	\$1,641,697	\$1,641,697		\$1,641,697																															
	S19-005	Carrizozo (SSTB18SB 0004 A81)	Carrizozo Combined School	\$0	\$0	\$0		\$0																															
	S19-006	Cloudcroft (SSTB18SB 0004 A81)	Cloudcroft ES	\$0	\$0	\$0		\$0																															
	S19-007	Deming (SSTB18SB 0004 A81)	Chaparral ES	\$0	\$1,610,962	\$1,610,962		\$1,610,962																															
	S19-008	Floyd (SSTB18SB 0004 A81)	Floyd Combined School	\$0	\$426,097	\$426,097		\$426,097																															
	S19-009	Las Cruces (SSTB18SB 0004 A81)	Fairacres ES	\$0	\$314,515	\$314,515		\$314,515																															
	S19-019	Las Cruces (SSTB18SB 0004 A81)	Highland ES	\$0	\$229,869	\$229,869		\$229,869																															
	S19-020	Las Cruces (SSTB18SB 0004 A81)	Hillrise ES	\$0	\$39,110	\$39,110		\$39,110																															
	S19-010	Las Cruces (SSTB18SB 0004 A81)	Lynn MS	\$0	\$2,718,886	\$2,718,886		\$2,718,886																															

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 - Respresentation of Uncommitted Balance in FY20

September 9, 2019

										Current Quarter															
			FY 2018			FY 2019				FY 2020			FY 2021			FY 2022			FY 2023			FY 2024			
	S19-016	Socorro (SSTB185B 0004 A81)	Socorro HS	\$0	\$2,845,583	\$2,845,583	\$0			\$2,845,583															
	S19-017	Tularosa (SSTB185B 0004 A81)	Tularosa MS	\$0	\$53,250	\$53,250	\$53,250																		
	S19-018	West Las Vegas (SSTB185B 0004 A81)	Tony Serna Jr., ES	\$0	\$619,202	\$619,202	\$619,202																		
					\$0			\$0																	
			SB Education Technology Infrastructure			\$0																			
				\$177,528,671	\$0	\$29,000,202	\$0	\$0	\$2,845,583	\$0	\$10,573,596	\$13,727,408	\$23,114,514	\$0	\$8,202,591	\$72,250,948	\$0	\$17,813,829	\$0	\$0	\$0	\$0	\$0	\$0	
				\$0		\$31,845,785					\$47,415,518				\$80,453,539		\$17,813,829		\$0			\$0			

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 - Respresentation of Uncommitted Balance in FY20

September 9, 2019

Current  
Quarter

			FY 2018	FY 2019		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024																				
						70%		30%																						
FY20 AWARDS SCENARIO			Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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
		(SSTB18SD 0001 A82 \$15,000,000)	Estimated Standards Awards contingent on PSCOC approval	\$15,000,000	\$135,000,000	\$150,000,000					\$15,000,000				\$94,500,000				\$40,500,000											
		(SSTB18SD 0001 A82 \$15,000,000) Requires remaining \$5.0M to be certified if awarded.	Estimated Systems Awards contingent on PSCOC approval		\$20,000,000	\$20,000,000					\$20,000,000																			
\$170,000,000						\$0	\$0	\$0	\$0	\$0	\$35,000,000	\$0	\$0	\$0	\$94,500,000	\$0	\$0	\$0	\$40,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0						\$0	\$0				\$35,000,000				\$94,500,000				\$40,500,000				\$0				\$0			
FY21 AWARDS SCENARIO			Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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	\$15,000,000	\$135,000,000	\$150,000,000									\$15,000,000				\$94,500,000				\$40,500,000				\$0			
			Estimated Systems Awards contingent on PSCOC approval		\$20,000,000	\$20,000,000									\$20,000,000															
\$170,000,000						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000,000	\$0	\$0	\$0	\$94,500,000	\$0	\$0	\$0	\$40,500,000	\$0	\$0	\$0	\$0	\$0	\$0	
\$0						\$0	\$0				\$0				\$35,000,000				\$94,500,000				\$40,500,000				\$0			
FY22 AWARDS SCENARIO			Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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	\$15,000,000	\$135,000,000	\$150,000,000													\$15,000,000				\$94,500,000			\$40,500,000				
			Estimated Systems Awards contingent on PSCOC approval		\$20,000,000	\$20,000,000													\$20,000,000											
\$170,000,000						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000,000				\$94,500,000	\$0	\$0	\$0	\$40,500,000	\$0	\$0	\$0
\$0						\$0	\$0				\$0				\$0				\$35,000,000				\$94,500,000				\$40,500,000			
FY23 AWARDS SCENARIO			Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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	\$15,000,000	\$135,000,000	\$150,000,000																\$15,000,000				\$94,500,000				
			Estimated Systems Awards contingent on PSCOC approval		\$20,000,000	\$20,000,000																\$20,000,000				\$0				
\$170,000,000						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000,000				\$94,500,000	\$0	\$0	\$0	\$94,500,000	\$0	\$0
\$0						\$0	\$0				\$0				\$0				\$35,000,000				\$94,500,000				\$94,500,000			
FY24 AWARDS SCENARIO			Phase 1	Phase 2	Total	2018_Q2	2018_Q3	2018_Q4	2019_Q1	2019_Q2	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	\$15,000,000	\$135,000,000	\$150,000,000																					\$15,000,000			
			Estimated Systems Awards contingent on PSCOC approval		\$20,000,000	\$20,000,000																					\$20,000,000			
\$170,000,000						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000,000	\$0	\$0	\$0
\$0						\$0	\$0				\$0				\$0				\$0				\$0				\$35,000,000			

## District Local Match Advances

September 9, 2019

*Repayment Schedule - For Planning Purposes Only*

				\$8,191,166	\$1,078,866	\$4,421,897	\$0	\$0
District	Project Number	School	Status	Outstanding Balance	FY20	FY21	FY22	FY23
1 Jemez Mountain A22 91572	<a href="#">E07-001</a>	Gallinas Campus	6/2013 Received correspondence from district - discussing repayment options with School Board 7/2013, 9/2013 Followup 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 10/5/15 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 3/23/16 received email confirmation from Superintendent of intention to pay 1st installment by 6/30/16 4/25/16 \$75,000 payment received. 10/7/16 sent email and mailed invoice for \$50,000 FY17 payment due 4/20/17 \$50,000 payment received 4/17/18 Billed 3rd installment \$50,000 6/1/18 \$50,000 payment received 3/1/19 sent email and mailed invoice for \$50,000 4th of 6 installments 5/5/19 \$50,000 payment received	\$88,259	\$50,000	\$38,259		
2 NMSD A22 91572	<a href="#">P13-017</a>	Health Center Building	Awarded 05/03/13 December 2013 - NMSD has expressed interest in repaying. Will proceed with project audit to determine repayment 08/01/2019 Partial repayment of advance \$165404.25	\$112,566	\$112,566			
3 Capitan A33P13003 91572	<a href="#">P13-003</a>	Capitan Elementary School and High School	06/25/14 Awarded. To be repaid by FY2018Q2. 5/11/17 Advance reduced by \$1,507,272 based upon actual expenditures in project. 5/8/18 PSCOC approved installment payments plus balloon payment. \$500,000 due 6/30/18; 6/30/19 and 6/30/20 with balloon payment \$3,792,728 due 6/30/21 6/15/18 \$500,000 payment received 3/12/19 sent email and mailed invoice for \$500,000 due 6/30/19 5/23/19 Sent followup email to district regarding invoice sent on 3/12/19 06/12/19 Received payment from Capitan Public Schools \$500,000	\$4,292,728	\$500,000	\$3,792,728		
4 Cloudcroft A42E15002 91572	<a href="#">E15-002</a>	Cloudcroft High School - Masonry	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. 3/3/16 Award reduction \$500,000; insurance settlement received by the district to assist in payment of masonry work contracted for replacement. 4/13/17 Extend advance repayment to May 2018 5/8/18 PSCOC approved repayment plan \$250,896 due 6/30/19 and 6/30/20 3/12/19 Sent email and mailed invoice for \$250,896 due 6/30/19 5/23/19 Sent followup 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			
5 Mesa Vista A51P14018 91672	<a href="#">P14-018</a>	Ojo Caliente ES - Phase II	11/5/15 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		
6 Santa Rosa A61E18001 91872	<a href="#">E18-001</a>	Anton Chico ES/MS	9/29/17 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

September 9, 2019

Beginning Reserve Balance	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000
Carry Forward Reserve Balance				
Subtotal of Adjustments	\$ -	\$ -	\$ -	\$ -
Reserve Balance	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000
	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>

District	Date of Adjustment	Project Number	School	Financial Plan Estimate Changes	Adjustments Inc/(Dec)	Adjustments Inc/(Dec)	Adjustments Inc/(Dec)	Adjustments Inc/(Dec)

**PSCOC FUND BALANCE 8/2/2019**

Pool	Title	Appr Id	Chapter	Laws	Section	Amount Sold	Amount Budgeted	Amount Expend	Amount Revert	Balance as of 6/23/2019	Balance as of 8/12/2019	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	\$32,031.88	\$0.00	\$60,169.12	\$60,169.12	\$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	\$506,013.35	\$0.00	\$204,816.28	\$197,823.65	\$6,992.63	
6	SSTB12SD	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB12SD 0002	338	2001	\$14,818,863.00	\$14,818,863.00	\$9,382,132.36	\$0.00	\$5,447,758.93	\$5,436,730.64	\$11,028.29	
7	SSTB13SB	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB13SB 0003	338	2001	\$56,221,162.00	\$56,198,603.40	\$51,099,836.94	\$426,435.63	\$5,463,207.87	\$4,694,889.43	\$768,318.44	
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	\$39,418,664.21	\$29,449.00	\$5,882,705.51	\$5,711,386.79	\$171,318.72	
10	SSTB14SD	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB14SD 0001	338	2001	\$154,580,500.00	\$154,264,615.78	\$138,037,005.40	\$0.00	\$16,543,904.49	\$16,543,494.60	\$409.89	
11	SSTB15B	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB15B 0001			\$80,961,202.00	\$80,961,202.00	\$69,950,436.68	\$0.00	\$11,180,707.97	\$11,010,765.32	\$169,942.65	
12	SSTB15SB	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB15SB 0001	338	2001	6/2015 Cert	\$34,690,100.00	\$34,422,214.11	\$24,104,216.04	\$0.00	\$10,657,560.26	\$10,585,883.96	\$71,676.30
13	SSTB15SD	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB15SD 0001	338	2001		\$23,203,200.00	\$23,201,410.00	\$23,046,465.11	\$0.00	\$189,082.23	\$156,734.89	\$32,347.34
14	SSTB16SB	PSCOC CAPITAL OUTLAY PROJECTS	SSTB16SB 0001	338	2001	6/2016 Cert	\$66,986,200.00	\$0.00	\$36,209,002.81	\$0.00	\$31,323,227.47	\$30,777,197.19	\$546,030.28
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		\$18,881,632.51	\$0.00	\$7,865,094.78	\$7,661,267.49	\$203,827.29
17	SSTB17SD	PSCOC CAPITAL OUTLAY PROJECTS	SSTB17SD 0001	338	2001	12/2018 Cert	\$7,342,300.00		\$794,499.55	\$0.00	\$7,079,651.45	\$6,547,800.45	\$531,851.00
17	SSTB18SB	PSCOC CAPITAL OUTLAY PROJECTS	SSTB18SB 0004	338	2001	6/2018 Cert	\$81,679,840.00		\$15,732,663.50	\$0.00	\$68,060,668.03	\$65,947,176.50	\$2,113,491.53
18	SSTB18SD	PSCOC CAPITAL OUTLAY PROJECTS	SSTB18SD 0001	338	2001	12/2018 Cert	\$72,431,924.96		\$42,848.16	\$0.00	\$87,431,924.96	\$72,389,076.80	\$15,042,848.16
			SSTB18SD 0003	277	2001		\$5,000,000.00		\$0.00	\$0.00	\$5,000,000.00	(\$5,000,000.00)	
			SSTB18SD 0004	277	2001		\$10,000,000.00		\$0.00	\$0.00	\$10,000,000.00	(\$10,000,000.00)	
19	STB14A	PUBLIC SCHOOL CAPITAL OUTLAY	STB14A 0001	1	2017	LTB 8/18/17	\$1,352,180.00		\$1,051,156.71	\$0.00	\$301,023.29	\$301,023.29	\$0.00
20	STB14SA	PUBLIC SCHOOL CAPITAL OUTLAY	STB14SA 0001	1	2017	LTB 8/18/17	\$200,000.00		\$108,166.99	\$0.00	\$91,833.01	\$91,833.01	\$0.00
21	STB15A	PUBLIC SCHOOL CAPITAL OUTLAY	STB15A 0001	1	2017	LTB 8/18/17	\$2,903,218.00		\$295,162.83	\$0.00	\$2,646,583.55	\$2,608,055.17	\$38,528.38
22	STB15SA	PUBLIC SCHOOL CAPITAL OUTLAY	STB15SA 0001	1	2017	LTB 8/18/17	\$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		\$23,888.38	\$0.00	\$240,854.10	\$216,965.72	\$23,888.38
24	STB16A	PUBLIC SCHOOL CAPITAL OUTLAY	STB16A 0001	1	2017	LTB 8/18/17	\$20,000.00		\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00
25	STB17A	PUBLIC SCHOOL CAPITAL OUTLAY	STB17A 0001	1	2017	LTB 8/18/17	\$57,014,150.90		\$27,886,046.44	\$0.00	\$35,181,636.73	\$29,128,104.46	\$6,053,532.27
26	STB7SC	PUBLIC SCHOOL CAPITAL OUTLAY	STB17SC 17-001	1	2017	LTB 12/2018	\$9,820.00		\$0.00	\$0.00	\$9,820.00	\$9,820.00	\$0.00
			SSTB19SB 0001				\$17,800,000.00		\$0.00	\$17,800,000.00	\$17,800,000.00	\$0.00	
27		Total for Agency:	94000				\$2,739,553,020.86	\$2,378,502,491.64	\$2,421,505,703.12	\$13,999,358.61	\$314,833,990.68	\$304,047,959.13	\$10,786,031.55

August 2019 draw request for late July expenditures (08/08/2019) (\$4,276,305.97)  
**Projected Balance as of August 12, 2019** **\$299,771,653.16**

## **IV. 2019-2020 Awards Cycle**

### **A. Overview of Capital Outlay Application Process/ Requirements**

### **B. District Presentations**

- Alamogordo – Chaparral MS
- Central – Newcomb ES
- Grants – Bluewater ES
- Des Moines – Des Moines Combined Schools
- Las Cruces – Columbia ES, Valley View ES
- Hobbs - Southern Heights ES, Hobbs HS, Mills ES
- Roswell – Mountain View MS, Washington Avenue ES,  
Roswell HS
- Clovis – Barry ES, Clovis HS
- Gallup-McKinley – Gallup HS, Crownpoint MS, Tse Yi  
Gai HS
- Portales – Brown Early Childhood Center
- San Jon – San Jon Combined School

# **Alamogordo**

## District:      Alamogordo Public Schools

### Application Total:

School	Request Type	Total Estimated Project Cost	State Match After Offsets	Local Match After Offsets
Chaparral MS	Standards-Based	\$36,045,921	\$21,627,553	\$14,418,368
	<b>Total</b>	<b>\$36,045,921</b>	<b>\$21,627,553</b>	<b>\$14,418,368</b>

### Chaparral Middle School

- The district is applying for a whole facility replacement and PSFA agrees that this request is valid based on the age and condition of the buildings.
- Expansive and settling soils have caused profound structural damage throughout the campus.
- District intends to build the new facility on the existing play field north of the existing buildings.
- The district request is for a new school for 658 students, grades 6-8, for a maximum of 87,035 gross square feet.
- The district is in the process of updating their FMP and enrollment projections.
- PSFA recommends planning and design as the first phase of the project, to include an Educational Specification and final enrollment projections for the middle school.

## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Alamogordo – Chaparral Middle School**

**Rank: 1**

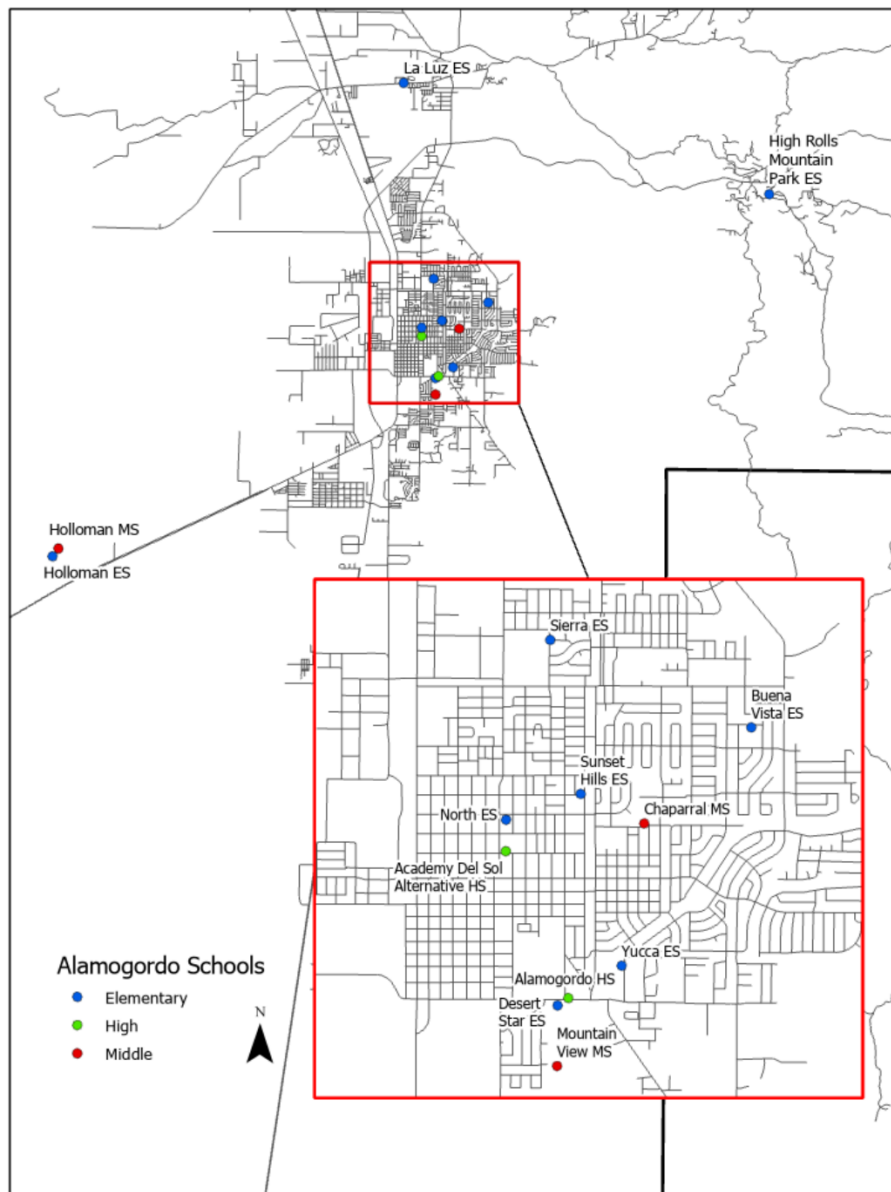
**wNMCI: 78.51%**

**FCI: 68.35%**

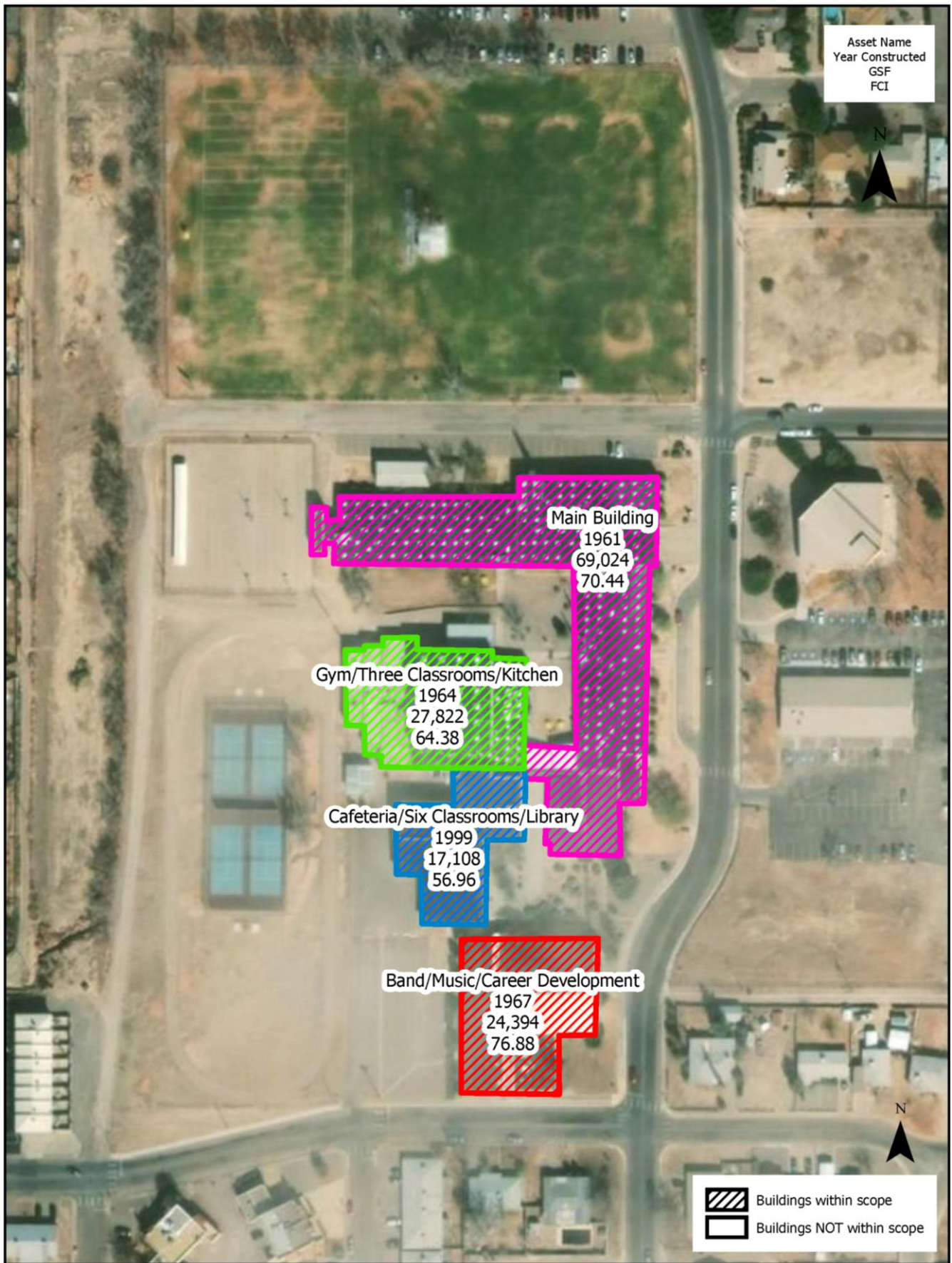
- Original Construction Date: 1961
- Most Recent Addition: 1999
- Total Gross Square Feet: 140,028
  - Permanent Square Feet: 138,348
  - Number of Buildings: 4
  - Portable Square Feet: 1,680
  - Number of Portables: 6
- Site Size: 40.00 Acres

### Maps

#### District-wide School Map



## School Site Map



## **District Request**

The District is requesting a standards-based award to replace the existing school. The grass field on the north side of the existing school site is the preferred location for the new facility. Construction could occur within this area, with minimal disruption to the existing school. Once the new building is complete, the existing buildings will be demolished.

The existing buildings are being damaged by irregular movement within the foundation system. Concrete block walls have separated from the floor slabs in horizontal and vertical directions by up to 8 inches between the gym and cafeteria. The cafeteria/library/ classroom building is subject to frequent flooding from surface runoff on the site due to poor surface drainage control and inadequate finished floor elevations. The roof has separated from the walls in the band and music classrooms, breaking the roofing membrane and flashing at the bottom of the parapet, allowing daylight and water into the interior of the building. Exterior walls and floor slabs in the classrooms in the south side of the 1961 building have shifted, breaking the finished flooring in these rooms and creating a noticeable slope in the floor from one side of the room to the other. The 1960s buildings have asbestos flooring and insulation throughout. Accessibility is limited in the older wings, with stairs in several of the corridors of the 1961 building.

Given the cost of structural repair, hazardous materials remediation, improvements for ADA compliance, and replacement of aging building systems, the district is requesting funding to replace the facility. The District has estimated \$275 per square foot for construction cost for 87,035 GSF. Adding soft costs and \$1.29 M for demolition, results in the total estimated project cost of \$36 M.

The District has indicated that it has available funds to accommodate a portion of the project. The balance of the project will be funded through a future bond sale.

	<b>Total</b>	<b>State Match 60%</b>	<b>Local Match 40%</b>
Estimated Project Cost	\$36,045,921	\$21,627,553	\$14,418,368
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$36,045,921</b>	<b>\$21,627,553</b>	<b>\$14,418,368</b>

## **Planning Summary**

☒ Facilities Master Plan is Current

The Alamogordo Public School District adopted its FMP in 2014 making it current through 2019, however, the district has just initiated a new FMP. The 2014-2019 FMP identifies replacement of Chaparral Middle School as its 2<sup>nd</sup> highest priority behind the consolidation of Oregon and Heights Elementary School, a project that it will complete when the new Sunset Hills Elementary opens in Fall of 2019.

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

<b>Projected Enrollment</b>	<b>Existing GSF</b>	<b>Maximum Allowable GSF for Projected Enrollment</b>	<b>Difference Between Existing and Maximum</b>
658	140,028	87,035	52,993 over

The following table provides an overview of the working capacities (capacity of the school that considers educational program) of the APS middle schools.

**APS Middle School Capacity**

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Utilization Rate (FMP)
Chaparral MS	658	574	-84	97%
Holloman MS	240	251	11	71%
Mountain View MS	526	507	-19	86%
<b>TOTAL</b>	<b>1,424</b>	<b>1,332</b>	<b>-114</b>	

**Source: Enrollment: PED 40-day Certified Counts; Capacity and Utilization: 2014-2019 FMP**

## **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) and includes a current staffing model analysis using the American School and University Manpower study.

### **1. Preventive Maintenance Plan (as of August 28, 2019)**

- **Status:** Current, updated August 22, 2019. The plan is rated Outstanding with timely, historical updates. There are no recommendations. Renewal is due September 2020.

### **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. The district is an historical user of the M3 Performance driven report feature.

- **Maintenance Direct:** Good use
- **Preventive Maintenance Direct:** Satisfactory use
- **Utility Direct:** Satisfactory use

### **3. Facility Maintenance Assessment Report (FMAR F6 Cycle)**

- District Average: **78.86%, Satisfactory Performance (5 schools completed)**
- Previous Cycle district average: **63.94%, Marginal Performance**
- Applicant School Site:
  - **Chaparral Middle School (11/2018): 71.99% Satisfactory performance.**
    - **6** Minor Deficiencies in the following categories: Roadway/Parking, Playground Athletic Fields, Site Drainage, Sidewalks, Restrooms, Lighting
    - **3** Major Deficiencies in the following categories: Roof/Flashing/Gutters, Walls/Floors/Ceilings/Stairs, Electrical Distribution

### **4. Recommendations**

- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to an 80% Good performance ratings.

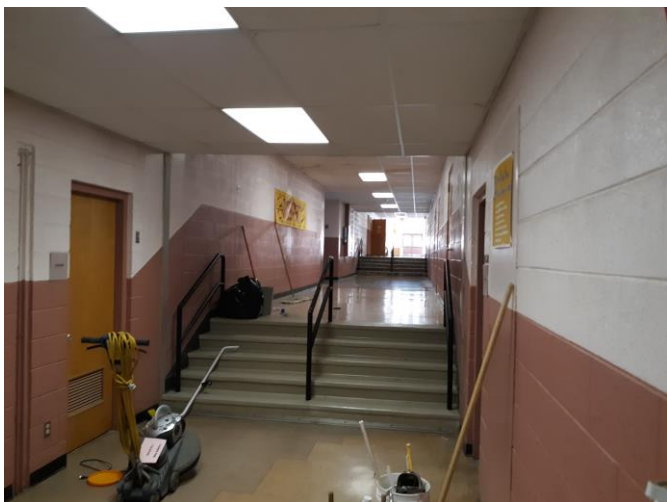
## **Photos – Site**



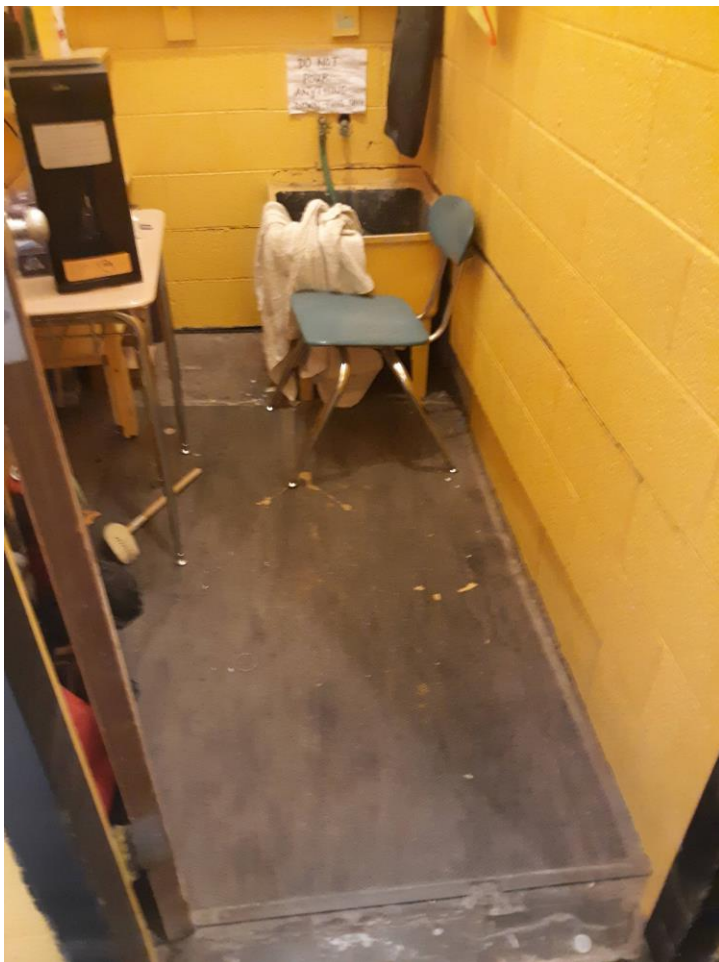
## **Photos – Building Exterior**

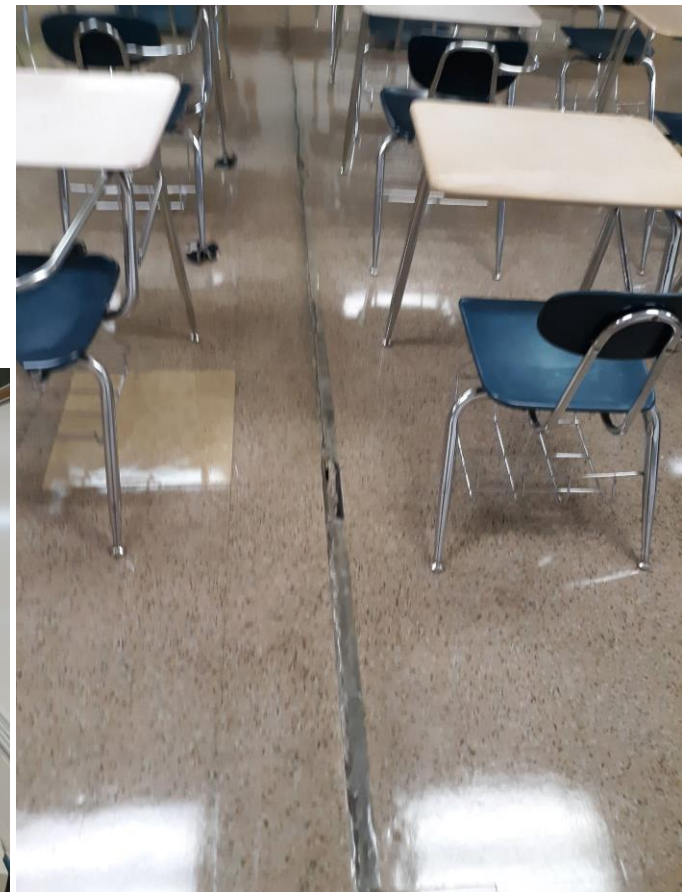


## **Photos – Building Interior**



## **Photos – Other Relevant Photos**





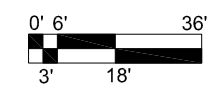


**PSFA Staff Recommendation**

PSFA recommends the project begin with a planning and design phase, to include an Educational Specification for the campus to define the educational space needs within the new facility and to continue to validate an updated 5-year enrollment projection that quantifies the expected demographic fluctuation within the district.

Total Estimated Project Cost Per Application	Adjusted Project Cost to Maximum Allowable GSF	Phase 1 Recommendation	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$36,045,921	\$36,045,921	\$3,604,592	40%	60%	\$0	\$1,441,837	\$2,162,755	\$12,976,532	\$19,464,797







# Alamogordo Public Schools

2019-2020 Standards-Based Application for School Design Funding  
Replacement of Chaparral Middle School  
September 9, 2019

( 1 )

# Introduction

Included as a top priority in the Alamogordo Public Schools' Facility Master Plan, the replacement of Chaparral Middle School is a long awaited and much needed capital project to address the many serious facility challenges and deficiencies that accompany this 60 year-old school building.

The district's FMP indicates more than \$14 million in needed Capital Improvement Projects at Chaparral MS. Recently, severe structural cracking at load-bearing support columns became noticeable and necessitated the need for repair and monitoring by a structural engineer. In addition, the building sewer system has collapsed in multiple areas; portions of the foundation and slab-on-grade has sunk as much as 4 inches; asbestos containing floor tiles are coming unattached throughout the building; and the EPDM roof membrane has failed.

Upon evaluation and inspection of the Chaparral MS facility by PSFA staff, the FAD database was updated to include the many existing hazards and deficiencies. This update was reflected in the most recent FAD Ranking, demonstrating that Chaparral MS is the #1 highest priority project state-wide, with a facility FCI of 68.35 and a weighted NMCI rank of 78.51.

# Alamogordo District Information

- 2014-2019 Facility Master Plan is current. District 2019-2024 FMP is in progress. Completion is anticipated in January 2020.
- District average FMAR score – 78.87% (2018 Ben Lujan Award recipient)
- Preventative Maintenance Plan – Current. 2019 PM Plan submitted 8/22/19.
- No audit findings related to Capital Outlay funds. All other findings have been corrected.
- Proven track record of effective management of capital funds and projects in partnership with PSCOC and PSFA, to include:
  - Mountain View MS
  - North ES Renovation
  - Yucca ES Renovation
  - Desert Star Elementary
  - Height/Oregon ES
  - Holloman ES

# Existing Chaparral MS Data

- Main Building Constructed in 1959
- Total Building sq ft – 129,752
- Current Student Enrolment - 658
- FAD Ranking - #1
- Weighted NMCI – 78.51

# Project Request Details

The Alamogordo Public Schools request state funding participation to adequacy for the replacement of Chaparral Middle School to include the following specifications:

- 658 Students
- 87,035 Gross SF
- Educational Specifications Funding
- New Construction on Existing Site
- Demolition of Existing Building
- Total Estimated Project Cost: \$36,045,921
- District Match @ 40% = \$14,418,369
- State Match @ 60% = \$21,627,553

# District Financial Summary

## Capital Outlay Revenue:

- \$11,136,419 – cash on hand from 2016 GO Bond proceeds
- \$17,000,000 – November 2019 GO Bond election proceeds

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**\$28,136,419** – Total District Capital Outlay Revenue

## Expenses:

- Completion of Heights/Oregon ES (Standards) - \$184,551
- Buena Vista ES (Standards) Renovation Project - \$407,143
- Sacramento ES (Standards) Demolition - \$300,000
- PSCOC Funded Security Projects - \$419,762
- Pre-K Facility Remodel (District Only) - \$250,000
- Holloman ES Replacement (Standards) - \$11,428,400
- Chaparral MS Replacement (Standards) - \$14,418,369

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**Total District Capital Outlay Expenses - \$27,408,225**

# Projected Bond Sales & Capacity

Tax Year	2019*	2020	2021	2022
Calendar Year	2020	2021	2022	2023
Current & Projected Assessed Valuation:	\$ 854,651,628	\$ 880,291,177	\$ 906,699,912	\$ 933,900,910
Projected AV Growth Rate:		3%	3%	3%
Bonding Capacity (6% of AV):	\$ 51,279,098	\$ 52,817,471	\$ 54,401,995	\$ 56,034,055
Outstanding Debt as of 6/30 of each year Including Future Sales (GOBs & ETNs):	\$ 38,505,000	\$ 38,440,000	\$ 38,290,000	\$ 39,065,000
Projected bond Sales (4/1)	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 5,000,000
Available Bonding Capacity (\$):	\$ 12,774,098	\$ 14,377,471	\$ 16,111,995	\$ 16,969,055
<b>% Bonded to Capacity:</b>	<b>75.09%</b>	<b>72.78%</b>	<b>70.38%</b>	<b>69.72%</b>
Projected Tax Rate:	\$ 6.18	\$ 6.14	\$ 6.14	\$ 6.17

\*AV Numbers are preliminary for TY2019



## PSCOC REQUEST FOR CAPITAL FUNDING 2019-2020 FULL APPLICATION

<b>School District</b>	Alamogordo Public Schools	<b>Contact Person:</b>	Justin Burks
<b>Address 1:</b>	1211 Hawaii Ave		
<b>Address 2:</b>			
<b>City:</b>	Alamogordo	<b>State:</b>	NM
		<b>Zip:</b>	88310
		<b>Phone:</b>	575-812-6015

<b>Funding Match</b> District Match <span style="border: 1px solid black; padding: 2px 10px;">40%</span> State Match <span style="border: 1px solid black; padding: 2px 10px;">60%</span>	<b>District Offsets</b> <div style="border: 1px solid black; padding: 2px 10px;">\$ -</div>
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		A	B	C	D	E	F	G
Priority	Facility Name	Estimated Total Project Cost to Adequacy	Estimated Cost Above Adequacy	District Match to Adequacy	Offset	Total District Match (District Match + Offset+Above Adequacy)	State Match	Total State Match After Offset
1	Chaparral Middle School	\$ 36,045,921	\$ 30,000	\$ 14,418,369	\$ -	\$ 14,418,369	\$ 21,627,553	\$ 21,627,553
2	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>		<b>\$ 36,045,921</b>	<b>\$ 30,000</b>	<b>\$ 14,418,369</b>	<b>\$ -</b>	<b>\$ 14,418,369</b>	<b>\$ 21,627,553</b>	<b>\$ 21,627,553</b>

I certify that to the best of my knowledge, the information contained in this application is complete and accurate and that the district has the available funds to accommodate the Total District Match including Offsets as represented in Column E above:

Name of Signatory --  
 Superintendent of School District  

 Date

Name of Signatory --  
 School Board President  

 Date

## Requested Projects

### Requested Project Priority 1

Facility Name:	Chaparral Middle School		
Facility wNMCI Rank:	1	Facility FCI:	68.35
Facility wNMCI:	78.51	Facility FMAR:	71.99
Short Project Title:	Chaparral Middle School Replacement		

### Summary of Need:

This application for public school capital outlay funds indicates that the facilities adequacy needs required action. Please check all that apply and provide an explanation of the need. DO NOT LIST MEM - USE 40 DAY STUDENT COUNT

1. Number of students to be served / Design Capacity	658
1.1. Grade levels affected:	
1.1.1. From grade	6
1.1.2. To grade	8

2.1. Do not use MEM count, use 40 day student count. Include past 5 years, current year, and project 5 years into the future for a total of 11 years

2.1.1. 5 years ago	637
2.1.2. 4 years ago	637
2.1.3. 3 years ago	615
2.1.4. 2 years ago	617
2.1.5. 1 year ago	658
2.1.6. Current Year	684
2.1.7. 1 year from now	702
2.1.8. 2 years from now	715
2.1.9. 3 years from now	716
2.1.10. 4 years from now	735
2.1.11. 5 years from now	717

2.2. If there is growth, please explain:

The growth indicated by the enrollment projections provided by Greer-Stafford Architects for the 2019-2024 Facilities Master Plan update is primarily the result of an expanse of mission scope at Holloman Air Force Base. In addition, improved economic conditions, housing developments, and increased business development in the area are also contributing factors.

2.3. Are your facilities inadequate? Yes

2.3.1. If Yes, please explain:

The current Chaparral Middle School facility is inadequate due to documented structural deficiencies, plumbing and roof system deficiencies, grading and drainage deficiencies, fire protection and life safety deficiencies, lack of ADA access to classrooms and restrooms, and other campus safety and security concerns.

2.4. Are there increased programs required by the NM Common Core State Standards? No

2.4.1. If Yes, please explain:

2.5. Other

2.5.1. If Yes, please explain:

## PAGE 2 - STATEMENT OF ANTICIPATED CONSTRUCTION FUNDING / EXPENSES:

This form is part of the district's facility planning process. The estimated costs shown on this sheet should include all costs associated with your project. Include prior year funds as well as all costs included in the current application.

Before you get started please review:

Statewide Adequacy Standards Document

[click here](#)

PSFA Educational Specification Resource Document

[click here](#)

Max Building Gross SF per Student Calculator

[click here](#)

PSFA Education Specification Checklist

[click here](#)

If the Educational Specifications are completed for this project, please upload the document in e-Builder.

1. Enter the Max Building Gross SF per Student Calculator for 658 students 87,035

2. Above Adequacy Costs (Land, Offsite Infrastructure, Buildings/Spaces)

2.1. Price of Land	\$ -
2.2. Offsite Infrastructure cost	\$ 30,000
2.3. Buildings/Spaces for Above Adequacy Uses (Ex: Aux. Gym, Performing Arts Ctr)	\$ -

2.3.1. Please describe:

Offsite infrastructure cost is based upon recent actual costs of providing utilities (i.e. sewer, water, gas, etc.) to the new building from outside of the property boundry.

2.4. Price of Land and Offsite Improvements \$ 30,000

*\*Note: These costs not eligible for PSCOC participation.*

3. New Construction (Maximum Allowable Construction Costs- MACC) (MACC does not include tax)

3.1. Cost/Sq. Ft.	\$ 275
3.2. New Construction Total Sq. Ft.	87,035
3.3. New Construction Total Cost	\$ 23,934,625

4. Renovation

4.1. Cost/Sq. Ft.	
4.2. Renovation Total Sq. Ft.	
4.3. Renovation Total Cost	\$ -

5. Site Work

5.1. Site Work (Include: grading, drainage, landscaping, utilities, paving, parking, sidewalks, etc., and playing fields)

5.1.1. Other (please describe)

Site work to be included in the MACC.

5.1.2. TOTAL SITE WORK COSTS:

6. Demolition

6.1. Cost/Sq. Ft.	\$ 10.00
6.2. Demolition Total Sq. Ft.	129,752
6.3. Demolition Total Cost	\$ 1,297,520

7. TOTAL SQUARE FEET	87,035
8. TOTAL BUILDING COST (MACC) (70% of Total Project Cost)	\$ 25,232,145
9. TOTAL BUILDING COST/SQ. FT. (MACC)	\$ 290
10. Total Service Fees and Expenses (NMGRT, architect, consultants, testing, FF&E and contingency) (30% of Total Project Cost)	\$ 10,813,776
TOTAL PROJECT COST (Excluding above adequacy costs)	\$ 36,045,921

## PAGE 3 - FUNDING COMMITMENTS

1.	TOTAL PROJECT COST	\$	36,075,921
1.1.	TOTAL PROJECT COSTS TO ADEQUACY		
1.1.1.	Estimated Amount of Total Project Cost exceeding Adequacy Standards	\$	30,000
1.1.2.	Estimated Amount of Total Project Cost to meet Adequacy Standards	\$	36,045,921
1.2.	State/Local Match to Adequacy After Offsets		
1.2.1.	State	\$	21,627,553
1.3.1.	Local	\$	14,418,369
1.3.	(b) FUNDING COMMITMENTS FOR THIS PROJECT		
1.3.1.	Local bonding currently designated for this project	\$	14,448,369
1.3.1.1	Election Date	11/5/2019	
1.3.1.2	Bond Sale Dates (Actual or Anticipated)	Sale Amounts	
	3/1/2020	\$4,000,000	
	3/1/2021	\$4,000,000	
	3/1/2022	\$4,000,000	
	3/1/2023	\$5,000,000	
1.3.2.	Public School Capital Improvements Act (SB-9)		
1.3.2.1.	Amount	\$	-
1.3.3.	Public School Buildings Act (HB-33)		
1.3.3.1.	Amount	\$	-
1.3.4.	Other		
1.3.4.1.	Amount	\$	-
1.3.4.2.	Description		
1.3.5.	TOTAL FUNDING (Allocated, Available, & Expended)	\$	14,448,369
1.3.5.1.	DISTRICT BALANCE NEEDED TO COMPLETE THIS PROJECT	\$	-
1.3.5.2.	Anticipated Source		
1.3.5.3.	Anticipated Date Available (format mm/dd/yyyy)		
1.3.5.4.	Waiver Requested Select answer...Yes/No	No	
1.3.5.4.1.	If Yes, please complete the Waiver Application /Statement of Financial Position		

## PAGE 4 - PROJECT PHASING WORKSHEET

**Directions:** Provide an anticipated schedule of your project request.

1. ALTERNATIVES:

What alternatives has the district employed or will implement to temporarily relieve the need for this project?

Please explain:

The only alternative available to the district is to continue school operations in the existing facility.

2. SCHEDULE AND MANAGEMENT INFORMATION:

2.1. Educational Specifications

2.1.1. Start Date (format mm/dd/yyyy)

1/15/2020

2.1.2. Completion Date (format mm/dd/yyyy)

3/15/2020

2.2. Selection/Land Acquisition

2.2.1. Start Date (format mm/dd/yyyy)

N/A

2.2.2. Completion Date (format mm/dd/yyyy)

N/A

2.3. A/E Selection

2.3.1. Start Date (format mm/dd/yyyy)

4/15/2020

2.3.2. Completion Date (format mm/dd/yyyy)

7/15/2020

2.4. Planning/Design

2.4.1. Start Date (format mm/dd/yyyy)

8/15/2020

2.4.2. Completion Date (format mm/dd/yyyy)

9/15/2021

2.5. Construction

2.5.1. Start Date (format mm/dd/yyyy)

1/15/2022

2.5.2. Completion Date (format mm/dd/yyyy)

6/30/2023

2.5.3. If Phasing, please describe:

N/A

2.6. How will your project be managed? (Select Yes for all that apply)

2.6.1. Qualified Professional Staff

Yes

2.6.2. Design Professional

Yes

2.6.3. Contracted Manager

No

**Central**

## District:      Central Consolidated Schools

### Application Total:

School	Request Type	Total Estimated Project Cost	State Match After Offsets	Local Match After Offsets
Newcomb ES	Standards-Based	\$24,380,179	\$14,628,107	\$9,752,071
	<b>Total</b>	<b>\$24,380,179</b>	<b>\$14,628,107</b>	<b>\$9,752,071</b>

### Newcomb Elementary School

- The district is applying for a whole facility replacement and PSFA agrees that this request is valid based on the age and condition of the buildings.
- Expansive and settling soils have caused structural damage throughout the campus and primary building systems are beyond their expected lifespan.
- District intends to build a new elementary school on the existing site, closer to Newcomb MS and Newcomb HS.
- The district request is for a new school for 315 students, grades Pre K – 6, for a maximum of 42,945 gross square feet.
- PSFA recommends planning as the first phase of the project, to include a campus Master Plan and Educational Specification for the elementary, middle and high schools to determine the best option for consolidating and reconfiguring the existing middle and high school buildings, in addition to selecting a new location for the elementary school and an updated enrollment projection.

## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Central – Newcomb Elementary School**

**Rank: 2**

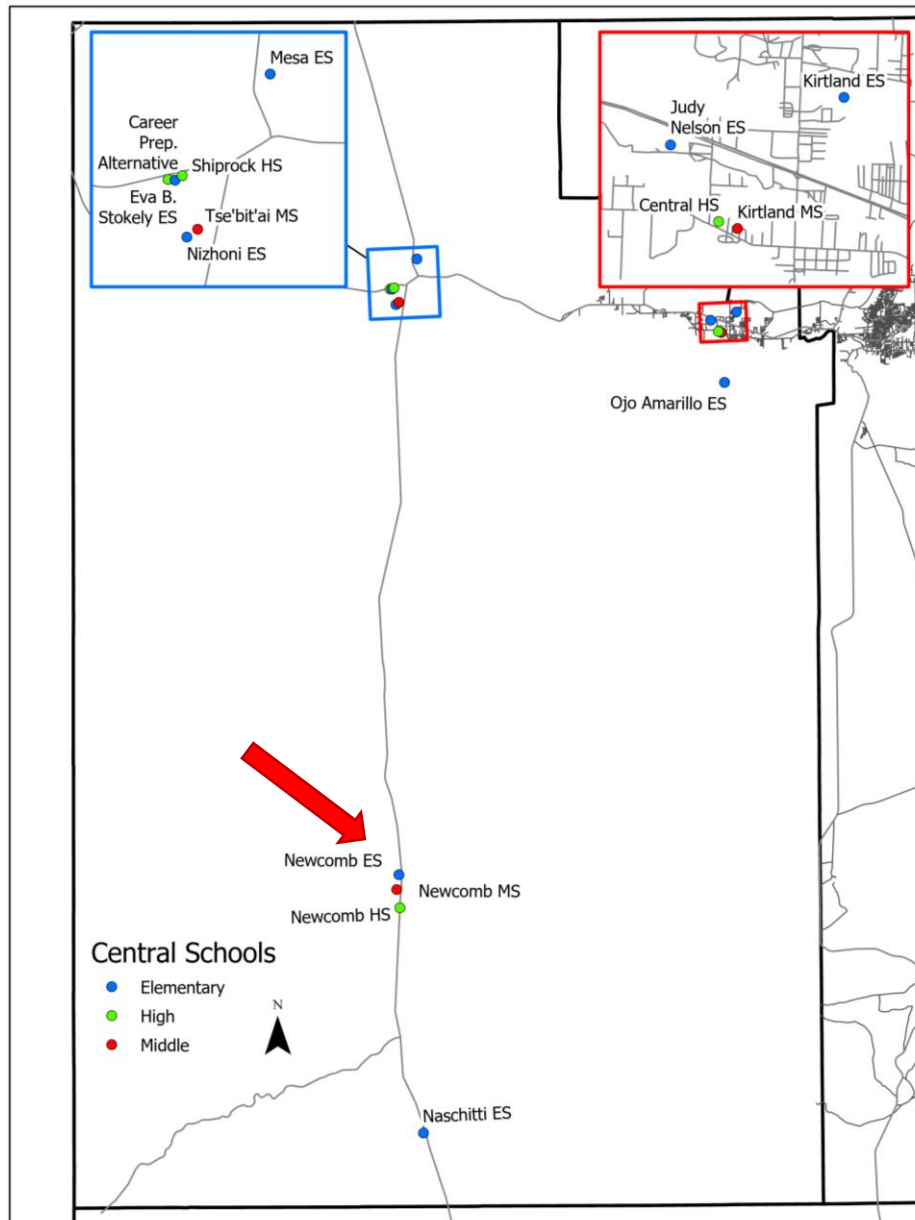
**wNMCI: 69.30%**

**FCI: 69.84%**

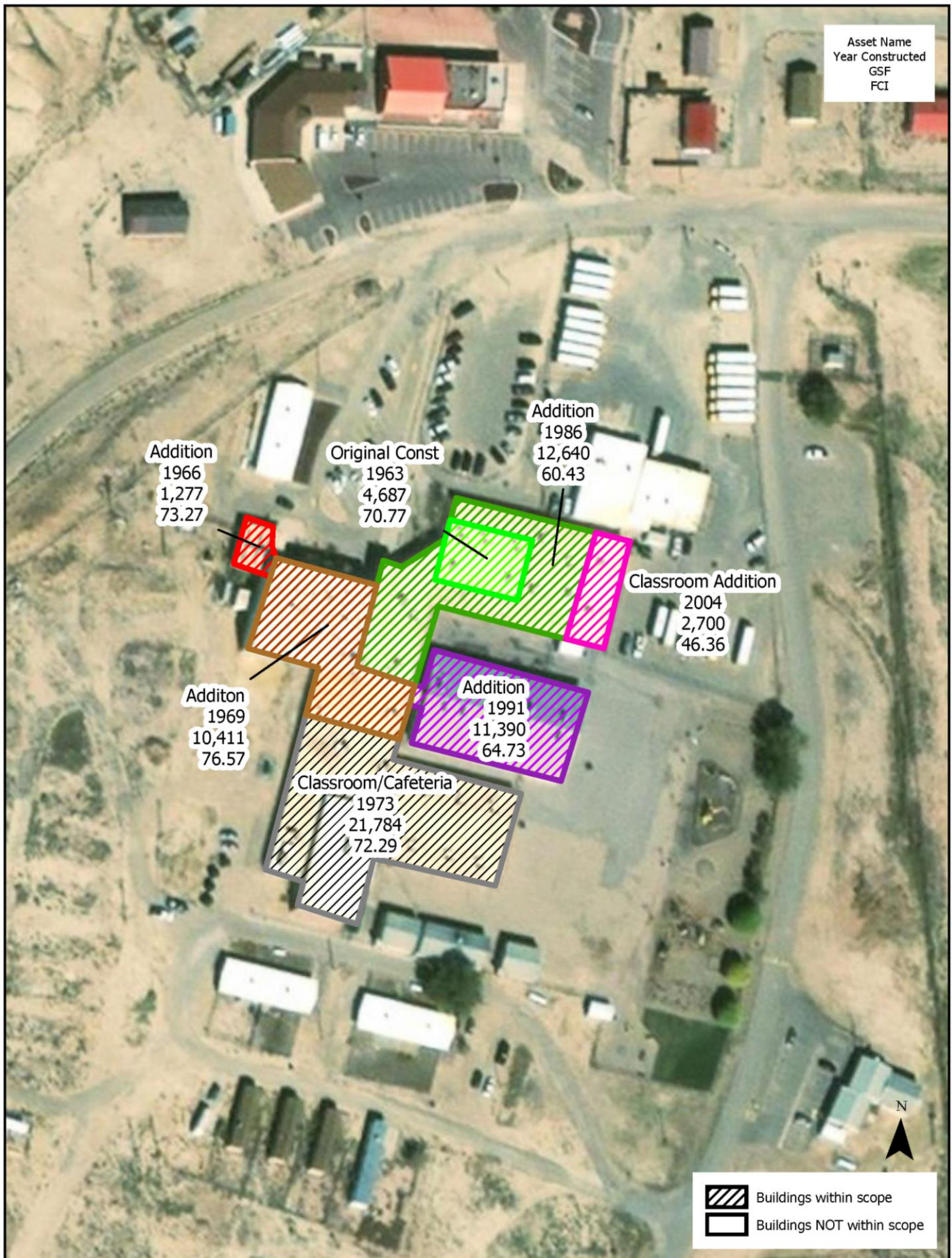
- Original Construction Date: 1963
- Most Recent Addition: 2004
- Total Gross Square Feet: 67,465
  - Permanent Square Feet: 64,889
  - Number of Buildings: 7
  - Portable Square Feet: 2,576
  - Number of Portables: 2
- Site Size: 7.00 Acres

### Maps

#### District-wide School Map



## School Site Map



## **District Request**

The District is requesting a standards-based award to replace the existing school. The existing elementary school sits on the north side of a large shared campus with the Newcomb Middle School, Newcomb High School, and several teacher housing clusters. Newcomb Elementary School has numerous facility deficiencies, resulting in a 69.30 wNMCI score and a 69.84 FCI score. The high FCI score results from multiple building systems that are aged beyond their expected life, as well as ongoing damage to major building systems from the expansive soils, with resultant impact on other systems throughout the facility. The existing elementary school buildings from 1963, 1966, 1973, 1986, and 1991 are being damaged by expansive soils, cracking the foundation systems, breaking underground utilities, damaging interior finishes, and exterior weather barriers on the roof and walls.

The District would like to relocate a new, smaller elementary school closer to the existing middle and high schools. The District is also interested in combining and consolidating the middle and high school in those buildings, potentially emptying space that could be used for the new elementary school.

The District is requesting a phased award, with the first phase to complete a campus Master Plan and Educational Specification for the ES, MS and HS, to identify the best option for consolidating all three schools in addition to designating a location for the new elementary school. The District has local matching funds to complete this planning study. Once the project scope and cost are more clearly defined by the planning study, the district plans to request a local match reduction for the design and construction phases.

The District has estimated \$325 per square foot for construction cost for 42,945 GSF for 315 students. Adding soft costs, \$1.5 M for site work, and \$1.61 M for demolition, results in the total estimated project cost of \$24.38 M.

	<b>Total</b>	<b>State Match 60%</b>	<b>Local Match 40%</b>
Estimated Project Cost	\$24,380,179	\$14,628,107	\$9,752,071
Offset	\$0	(\$32,000)	\$32,000
<b>Adjusted State/Local Match</b>	<b>\$24,380,179</b>	<b>\$14,596,107</b>	<b>\$9,784,071</b>

## **Planning Summary**

☒ Facilities Master Plan is Current

The district adopted its current FMP in 2016, making it good through December 2021. The FMP identifies replacement of Newcomb as the district's 8th ranked priority, behind several district-wide initiatives related to life/health/safety, preventive maintenance, and security.

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

<b>Projected Enrollment</b>	<b>Existing GSF</b>	<b>Maximum Allowable GSF for Projected Enrollment</b>	<b>Difference Between Existing and Maximum</b>
315	67,465	42,945	24,520 over

The following table summarizes capacity and utilization.

<b>School</b>	<b>2018-19 Enrollment</b>	<b>Functional Capacity</b>	<b>Available Capacity</b>	<b>Vacant Rooms</b>	<b>Classroom Occupancy Rate</b>	<b>Utilization Rate</b>
Newcomb ES	249	284	35	2	85%	100%

**Source: 2018-19 enrollment 40-Day Certified Enrollment; 2016-21 FMP for functional capacity, vacant rooms, occupancy, rate and utilization rate.**

According to the FMP, Newcomb Elementary has a functional capacity totals 284 and a 2018-19 enrollment of 249. As a result, the comparison of functional capacity to current enrollment suggests there are 35 available seats spread throughout the school, which essentially means the school is operating at capacity. The classroom occupancy rate confirms this and shows some classrooms near capacity but may have a few open seats. The two vacant rooms appear shown in the chart appear to be language pull-out rooms with an FTE assigned.

The school is utilizing its instructional spaces at 100% utilization rate, which is within the 90-100% preferred utilization rate for an elementary school.

## **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 August 28, 2019)**

- ☐ **Status:** Not-current, updated July 27, 2018 and recently falling out of currency. The district is working on updating. The district has produced historical updates and previous versions are 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. The district has expressed interest in using the M3 Maintenance Performance Report to drive improved performance.

- ☐ **Maintenance Direct:** Good use
- ☐ **Preventive Maintenance Direct:** Good use
- ☐ **Utility Direct:** Good use

### **3. Facility Maintenance Assessment Report (FMAR F6 Cycle)**

- District Average: **82.631%, recognizing Good Performance (4 schools completed)**
- Previous Cycle district average: **78.71%, Satisfactory Performance**
- Applicant School Site:
  - **Newcomb Elementary School (8/2019): 79.472% Satisfactory performance.**
    - **7** Minor Deficiencies in the following categories: Roadway/Parking, Playground/Athletic Fields, Sidewalks, Grounds, Roof/Flashing/Gutters, Electrical Distribution & Lighting
    - **0** Major Deficiencies

### **4. Recommendations**

- Update the districts Preventive Maintenance Plan – In progress
- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to an 85% Good performance ratings.
- Integrate the M3 Maintenance Performance Report to drive improved efficiencies

## **Financial Summary**

The District's FY18 audit received an Unmodified opinion with 3 total findings.

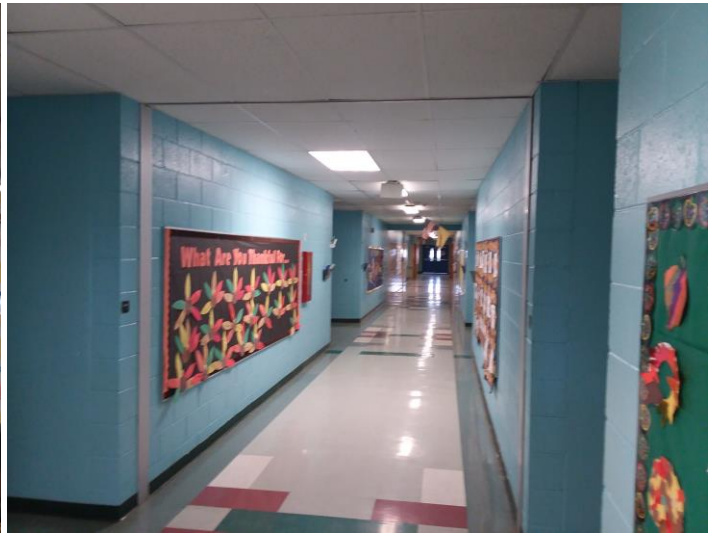
## **Photos – Site**



## **Photos – Building Exterior**



## Photos – Building Interior



## Photos – Other Relevant Photos





Central Consolidated: Newcomb Elementary, Middle, and High Schools Site

### **PSFA Staff Recommendation**

Given the facility options on the campus and the fluctuating enrollment projections within the district, PSFA recommends a planning study as the first phase in the elementary school project to identify the best option for consolidation and reconfiguration of all schools on the shared campus. Planning and design of a new elementary school should be part of a comprehensive campus Master Plan and Educational Specification that includes the middle and high schools. Once this planning study is complete, the district can return to PSCOC for an out-of-cycle award request for design and construction of the new elementary school.

Total Estimated Project Cost Per Application	Adjusted Project Cost to Maximum Allowable GSF	Phase 1 Recommendation	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$24,380,179	\$24,380,179	\$75,000	40%	60%	\$0	\$30,000	\$45,000	\$9,722,072	\$14,583,107



- LEGEND
- GENERAL USE CLRM
  - SPECIAL EDUCATION CLRM
  - SPECIAL USE CLRM
  - LIBRARY / MEDIA CENTER
  - ADMINISTRATION
  - TEACHING SUPPORT
  - STUDENT HEALTH / COUNSELING
  - FOOD SERVICES
  - TARE SPACES

N

NEWCOMB ELEMENTARY SCHOOL

SCALE: 1" = 50' 0"

FLOOR PLAN



# CENTRAL CONSOLIDATED SCHOOL DISTRICT

P.O. Box 1199 US Hwy 64 Old High School Rd  
Shiprock, NM 87420  
Phone • 505-368-5150

*A Community of Learners Dedicated to Building Lives*

## APPLICATION FOR NEWCOMB ELEMENTARY SCHOOL

### CENTRAL CONSOLIDATED SCHOOL DISTRICT

AUGUST 29, 2019

#### 1. PSCOC PREVIOUS AWARDS

##### STANDARD BASED AWARDS

PROJECT #	SCHOOL(S)	BUDGET	ACTUAL COST	OVER/UNDER BUDGET
P09-011B	Eva B Stokely / Mesa Elementary Schools	721,775	636,794	(84,981)
P09-011C	3 Shiprock Elementaries	9,222,658	6,976,453	(2,246,205)
P13-004	Naschitti Elementary	11,148,241	10,089,259	(1,058,982)
P14-006	Newcomb High School	57,883	57,883	0
P14-007	Grace B Wilson & Ruth N Bond Elementaries	26,265,218	23,765,056	(2,500,162)
R13-008	Kirtland Central High School	192,285	190,942	1,343
R13-009	Kirtland Middle School	155,925	139,409	(16,516)
	TOTAL	47,763,985	41,855,796	(5,908,189)

##### SYSTEM BASED AWARDS

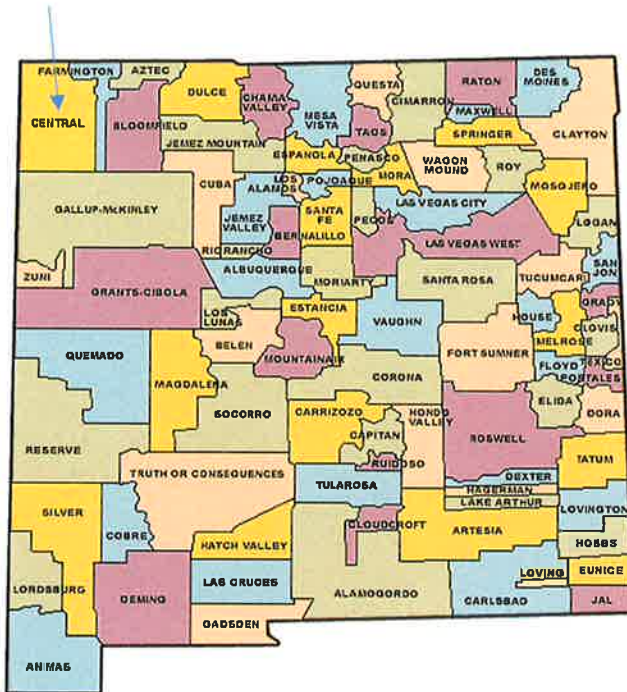
PROJECT #	SCHOOL(S)	BUDGET	ACTUAL COST	OVER/UNDER BUDGET
S18-001	Kirtland Elementary	4,053,673	3,661,279	(393,394)

##### SECURITY BASED AWARDS

PROJECT #	SCHOOL(S)	BUDGET	ACTUAL COST	OVER/UNDER BUDGET
T19-080 through T19-085	Eva B Stokely, Kirtland Elementary, Kirtland Middle, Nizhoni	1,166,010	In progress	

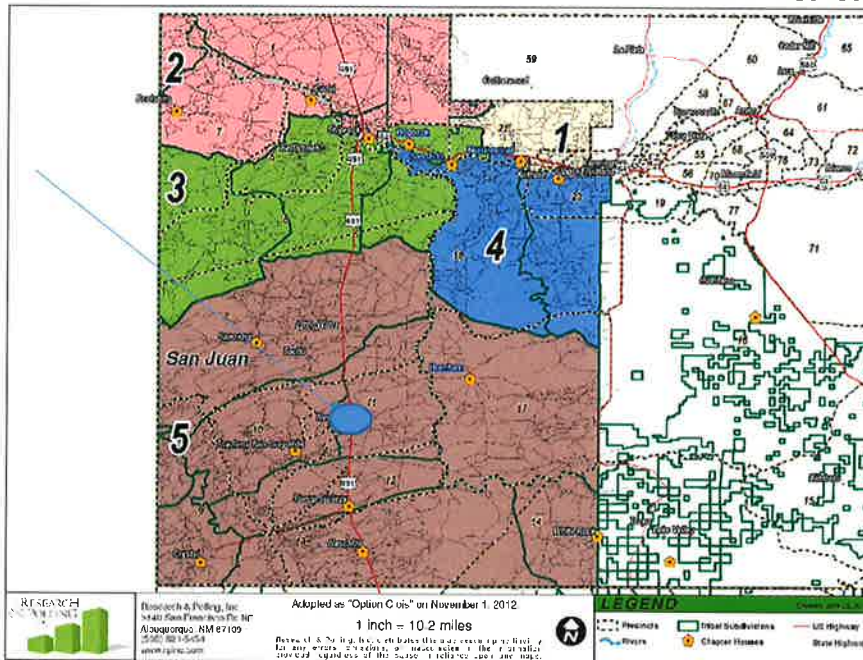
	Elementary, Ojo Elementary, and Tse Bit Ai Middle			
--	---	--	--	--

## 2. PROJECT LOCATION

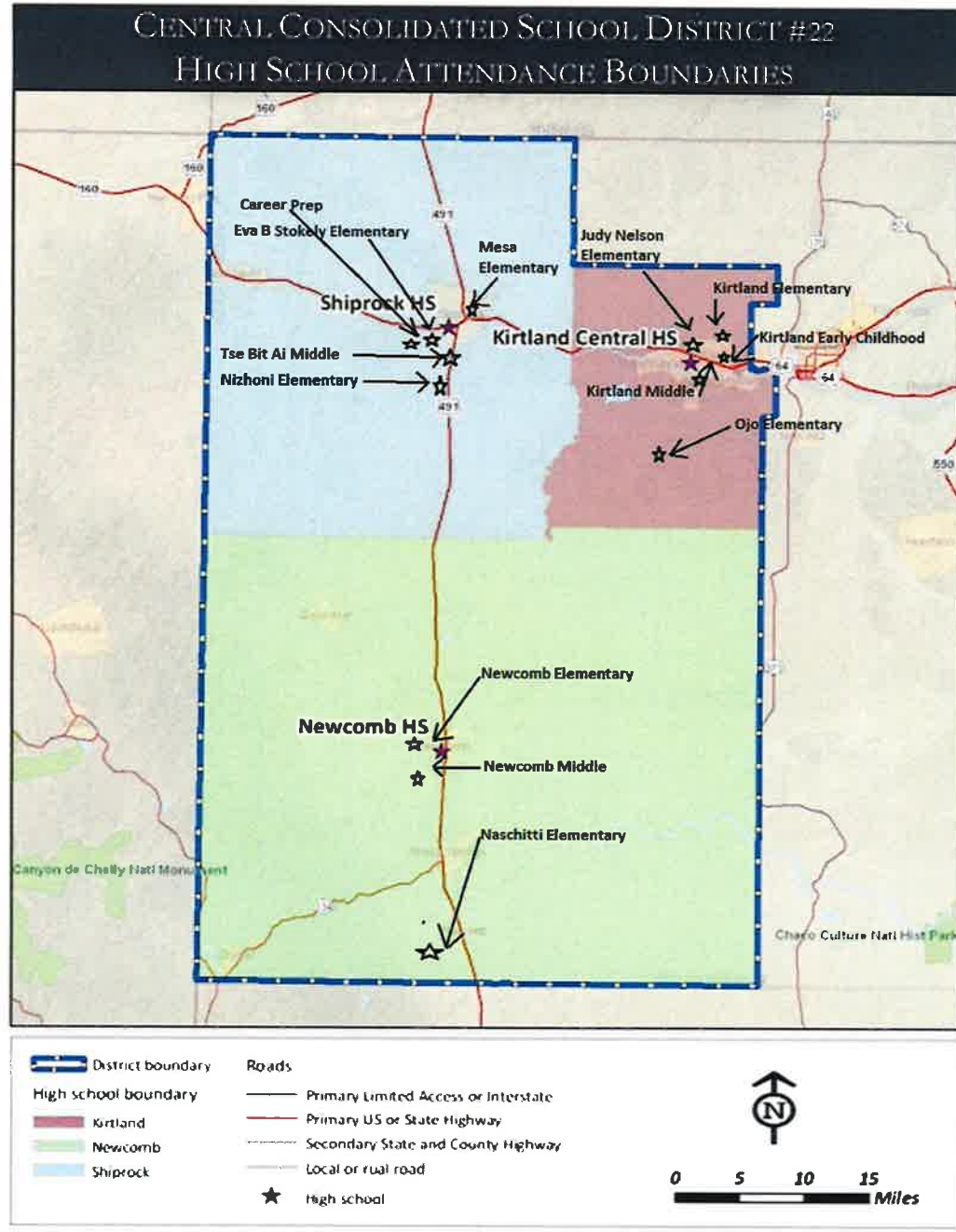


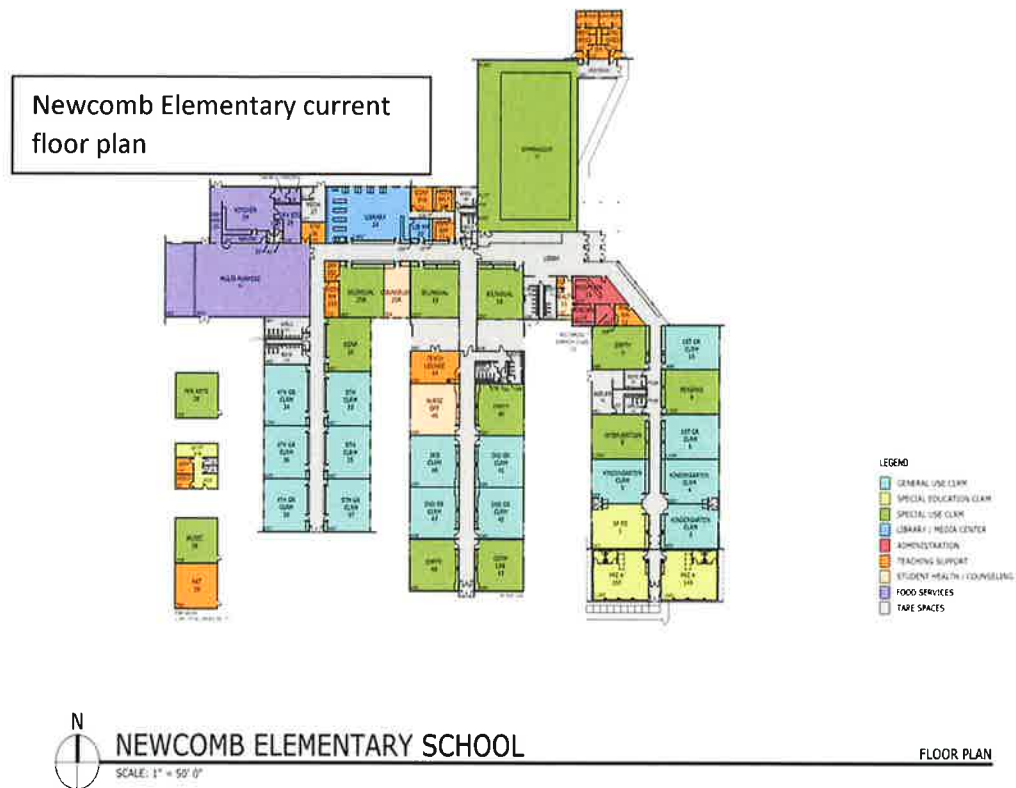
### Central Consolidated Schools

### School Board Districts



CCSD covers an area of roughly 3,000 square miles  
 CCSD is New Mexico's 11th largest school district.





### 3. PROJECT DESCRIPTION

NEWCOMB ELEMENTARY is one of the oldest facilities in our district. It is located in a remote, rural area of Newcomb, NM on the Navajo Reservation on approximately 16 acre site. Newcomb Elementary is currently ranked #2 in the state. Originally constructed in 1963, there have been 6 additions constructed in 1969, 1986, 1973, and 1991. The poor, expansive soil conditions are causing structural damage to the building. During new construction, we will use a caisson type foundation. The current building is oversized for the number of enrolled students. We will be relocating the 6<sup>th</sup> grade back to the elementary school so with the increased number of students, we plan to build a facility in accordance with the student square footage ratio and similar size of the existing building. We will not build in the same location so students will continue to attend classes in the old facility until the new one is finished, at which time, the old one will be demolished.

By returning 6<sup>th</sup> grade student back to an elementary setting, our future plan is to combine the Newcomb Middle School and Newcomb High School. They are current sharing some classroom but not middle school students and high school students are not interacting. This will bring our Newcomb Schools into compliance with student square footage required ratio and reducing the maintenance and utility costs. Several small communities in New Mexico have combined these grades because few students don't warrant more or bigger buildings.

Parking lots, sidewalks, and playgrounds are also showing much deterioration. Playground equipment is obsolete. In 2017, we moved some safety audited playground equipment from Ruth N. Bond and Grace

B. Wilson Elementaries to Newcomb Elementary and replaced fall protection. Most recently, we had to remove a couple of play structures because they couldn't meet safety criteria.

This facility isn't being considered for renovation because of the major structural issues as well as the following systems. The latest 5-year Maintenance Plan done in 2012 cites the following replacement needs:

- a. Plumbing is all original
- b. Electrical wiring and lighting
- c. Heating and Cooling system
- d. School is not ADA compliant

CCSD continues to have numerous citations from Navajo Office of Environmental Health (Indian Health Services) for large crack in the exterior wall near the back kitchen door and the west/wall junction.

"Contact a licensed structural engineer to assess the structural integrity of the call. CRITICAL REPEAT" and a large crack in the north-west exterior wall of the pantry. "Contact a licensed structural engineer to assess the structural integrity of the call. CRITICAL REPEAT"

As in many small communities, the schools are a meeting place for community members.

Phasing strategy and Proposed schedule:

Educations Spec	-January – July 2020
Architectural and Engineering Selection	-August – November 2020
Planning/Design	-December 2020 – December 2021
Construction	-April 2022 – April 2023
Students start school in new facility	-August 2023

4. PSFA Site Visit Feedback and FAD Information

FMAR scores indicate that we are doing a great job maintaining this facility but the fact remains, that there is structural damage continuing to plague the school. Our most recent evaluation done on August 19, 2019, scored a satisfactory overall rating of 79.472%. CCSD FAD WNMCI is 69.30.

5. Financial Summary

Audited Financial year ended June 30, 2018 Please see attached  
6 findings; 6 findings resolved



## STRUCTURAL and FLOORS



## STRUCTURAL WALLS



## VIEWS of ROOF



## LIGHTING and CEILINGS



## PLUMBING





PLAYGROUND EQUIPMENT  
some old, some relocated



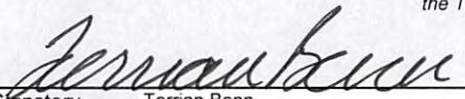


**PSCOC REQUEST FOR CAPITAL FUNDING**  
2019-2020 FULL APPLICATION

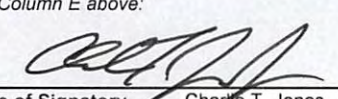
School District	Central Consolidated School District		Contact Person:	Candice Thompson	
Address 1:	P. O. Box 1199				
Address 2:	Old Shiprock High School Road off Hwy 64				
City:	Shiprock	State:	NM	Zip:	87420
				Phone:	505-598-4561
Funding Match			District Offsets		
District Match	40%		\$	32,000	
State Match	60%				

Priority	Facility Name	A	B	C	D	E	F	G
		Estimated Total Project Cost to Adequacy	Estimated Cost Above Adequacy	District Match to Adequacy	Offset	Total District Match (District Match + Offset+Above Adequacy)	State Match	Total State Match After Offset
1	Newcomb Elementary School	\$ 24,380,179	\$ 75,000	\$ 9,752,071	\$ 32,000	\$ 9,784,071	\$ 14,628,107	\$ 14,596,107
2	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 24,380,179	\$ 75,000	\$ 9,752,071	\$ 32,000	\$ 9,784,071	\$ 14,628,107	\$ 14,596,107

*I certify that to the best of my knowledge, the information contained in this application is complete and accurate and that the district has the available funds to accommodate the Total District Match including Offsets as represented in Column E above:*

  
\_\_\_\_\_  
Name of Signatory -- Terrian Benn  
Superintendent of School District

8/2/19  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Name of Signatory -- Charlie T. Jones, Jr.  
School Board President

8-2-19  
\_\_\_\_\_  
Date

## Requested Projects

### Requested Project Priority 1

Facility Name:	Newcomb Elementary School		
Facility wNMCI Rank:	2	Facility FCI:	69.84
Facility wNMCI:	69.30	Facility FMAR:	74.90
Short Project Title:	New Newcomb Elementary School		

### Summary of Need:

This application for public school capital outlay funds indicates that the facilities adequacy needs required action. Please check all that apply and provide an explanation of the need. DO NOT LIST MEM - USE 40 DAY STUDENT COUNT

1. Number of students to be served / Design Capacity	315
1.1. Grade levels affected:	
1.1.1. From grade	3&4 year old DD
1.1.2. To grade	6

2.1. Do not use MEM count, use 40 day student count. Include past 5 years, current year, and project 5 years into the future for a total of 11 years

2.1.1. 5 years ago	308
2.1.2. 4 years ago	314
2.1.3. 3 years ago	289
2.1.4. 2 years ago	269
2.1.5. 1 year ago	260
2.1.6. Current Year	248
2.1.7. 1 year from now	231
2.1.8. 2 years from now	280
2.1.9. 3 years from now	267
2.1.10. 4 years from now	
2.1.11. 5 years from now	

2.2. If there is growth, please explain:

2 years from now and future enrollment is based on 6th grade being implemented back into the elementary setting. Previous counts are Pre-K through 5th. We added for 6th grade predicted enrollments

2.3. Are your facilities inadequate?	Yes
--------------------------------------	-----

2.3.1. If Yes, please explain:

Classroom square footage, Plumbing, Electrical, Life Heath Safety, Seucrity, Communications, HVAC, and Lighting do not meet adequacy and industry standards according to the 5 year master plan

2.4. Are there increased programs required by the NM Common Core State Standards?	No
---	----

2.4.1. If Yes, please explain:

2.5. Other

2.5.1. If Yes, please explain:

## PAGE 2 - STATEMENT OF ANTICIPATED CONSTRUCTION FUNDING / EXPENSES:

This form is part of the district's facility planning process. The estimated costs shown on this sheet should include all costs associated with your project. Include prior year funds as well as all costs included in the current application.

Before you get started please review:

Statewide Adequacy Standards Document

[click here](#)

PSFA Educational Specification Resource Document

[click here](#)

Max Building Gross SF per Student Calculator

[click here](#)

PSFA Education Specification Checklist

[click here](#)

If the Educational Specifications are completed for this project, please upload the document in e-Builder.

1. Enter the Max Building Gross SF per Student Calculator for 315 students 

42,945
--------

2. Above Adequacy Costs (Land, Offsite Infrastructure, Buildings/Spaces)

2.1. Price of Land	\$ -
2.2. Offsite Infrastructure cost	\$ -
2.3. Buildings/Spaces for Above Adequacy Uses (Ex: Aux. Gym, Performing Arts Ctr)	\$ 75,000

2.3.1. Please describe:

One (1) additional meeting space for local school board and distant learning classroom for students and staff due to remote location of school.

2.4. Price of Land and Offsite Improvements \$ 75,000

*\*Note: These costs not eligible for PSCOC participation.*

3. New Construction (Maximum Allowable Construction Costs- MACC) (MACC does not include tax)

3.1. Cost/Sq. Ft.	\$ 325
3.2. New Construction Total Sq. Ft.	42,945
3.3. New Construction Total Cost	\$ 13,957,125

4. Renovation

4.1. Cost/Sq. Ft.	\$ -
4.2. Renovation Total Sq. Ft.	0
4.3. Renovation Total Cost	\$ -

5. Site Work

5.1. Site Work (Include: grading, drainage, landscaping, utilities, paving, parking, sidewalks, etc., and playing fields)

5.1.1. Other (please describe)

Upsize existing fire suppression tank

5.1.2. TOTAL SITE WORK COSTS: \$ 1,500,000

6. Demolition

6.1. Cost/Sq. Ft.	\$ 25.00
6.2. Demolition Total Sq. Ft.	64,360
6.3. Demolition Total Cost	\$ 1,609,000

7. TOTAL SQUARE FEET	42,945
8. TOTAL BUILDING COST (MACC) (70% of Total Project Cost)	\$ 17,066,125
9. TOTAL BUILDING COST/SQ. FT. (MACC)	\$ 397
10. Total Service Fees and Expenses (NMGRT, architect, consultants, testing, FF&E and contingency) (30% of Total Project Cost)	\$ 7,314,054
TOTAL PROJECT COST (Excluding above adequacy costs)	\$ 24,380,179

## PAGE 3 - FUNDING COMMITMENTS

1.	TOTAL PROJECT COST \$	\$	24,455,179
1.1.	TOTAL PROJECT COSTS TO ADEQUACY		
1.1.1.	Estimated Amount of Total Project Cost exceeding Adequacy Standards \$	\$	75,000
1.1.2.	Estimated Amount of Total Project Cost to meet Adequacy Standards	\$	24,380,179
1.2.	State/Local Match to Adequacy After Offsets		
1.2.1.	State \$	\$	14,596,107
1.3.1.	Local \$	\$	9,784,071
1.3.	(b) FUNDING COMMITMENTS FOR THIS PROJECT		
1.3.1.	Local bonding currently designated for this project		<input type="text"/>
1.3.1.1	Election Date		<input type="text"/>
1.3.1.2	Bond Sale Dates (Actual or Anticipated)	Sale Amounts	
	<input type="text"/>	<input type="text"/>	
	<input type="text"/>	<input type="text"/>	
	<input type="text"/>	<input type="text"/>	
	<input type="text"/>	<input type="text"/>	
1.3.2.	Public School Capital Improvements Act (SB-9)		
1.3.2.1.	Amount		<input type="text"/>
1.3.3.	Public School Buildings Act (HB-33)		
1.3.3.1.	Amount		<input type="text"/>
1.3.4.	Other		
1.3.4.1.	Amount		<input type="text"/>
1.3.4.2.	Description		<input type="text"/>
1.3.5.	TOTAL FUNDING (Allocated, Available, & Expended)	\$	-
1.3.5.1.	DISTRICT BALANCE NEEDED TO COMPLETE THIS PROJECT	\$	9,859,071
1.3.5.2.	Anticipated Source		<input type="text"/>
1.3.5.3.	Anticipated Date Available (format mm/dd/yyyy)		<input type="text"/>
1.3.5.4.	Waiver Requested Select answer...Yes/No		<input type="text" value="Yes"/>
1.3.5.4.1.	If Yes, please complete the Waiver Application /Statement of Financial Position		

## PAGE 4 - PROJECT PHASING WORKSHEET

**Directions:** Provide an anticipated schedule of your project request.

1. ALTERNATIVES:

What alternatives has the district employed or will implement to temporarily relieve the need for this project?

Please explain:

--

2. SCHEDULE AND MANAGEMENT INFORMATION:

2.1. Educational Specifications

2.1.1. Start Date (format mm/dd/yyyy)

1/8/2020

2.1.2. Completion Date (format mm/dd/yyyy)

7/10/2020

2.2. Selection/Land Acquisition

2.2.1. Start Date (format mm/dd/yyyy)

2.2.2. Completion Date (format mm/dd/yyyy)

2.3. A/E Selection

2.3.1. Start Date (format mm/dd/yyyy)

8/20/2020

2.3.2. Completion Date (format mm/dd/yyyy)

11/20/2020

2.4. Planning/Design

2.4.1. Start Date (format mm/dd/yyyy)

12/15/2020

2.4.2. Completion Date (format mm/dd/yyyy)

12/15/2021

2.5. Construction

2.5.1. Start Date (format mm/dd/yyyy)

4/5/2021

2.5.2. Completion Date (format mm/dd/yyyy)

4/5/2022

2.5.3. If Phasing, please describe:

--

2.6. How will your project be managed? (Select Yes for all that apply)

2.6.1. Qualified Professional Staff

Yes

2.6.2. Design Professional

Yes

2.6.3. Contracted Manager

No

# Grants

# District:      Grants Cibola County Schools

## Application Total:

School	Request Type	Total Estimated Project Cost	State Match After Offsets	Local Match After Offsets
Bluewater ES	Standards-Based	\$7,759,839	\$5,819,879	\$1,939,960
	<b>Total</b>	\$7,759,839	\$5,819,879	\$1,939,960

## Bluewater Elementary School

- The District is requesting a standards-based award for replacement/renovation of the existing Bluewater Elementary School, PFSA is in agreement with this request.
- The existing parking lot on the south side of the school has a higher elevation than the finished floor in the building, with surface water runoff draining into the facility and damaging interior finishes.
- Most of the building systems are beyond their expected life or are degraded and damaging associated building systems.
- The school is ranked 52, with an FCI of 82.78% and a wNMCI of 41.96%, an indicator of an older facility with numerous building system deficiencies.

## 2019-2020 PSFA Summary of Applicant Campus

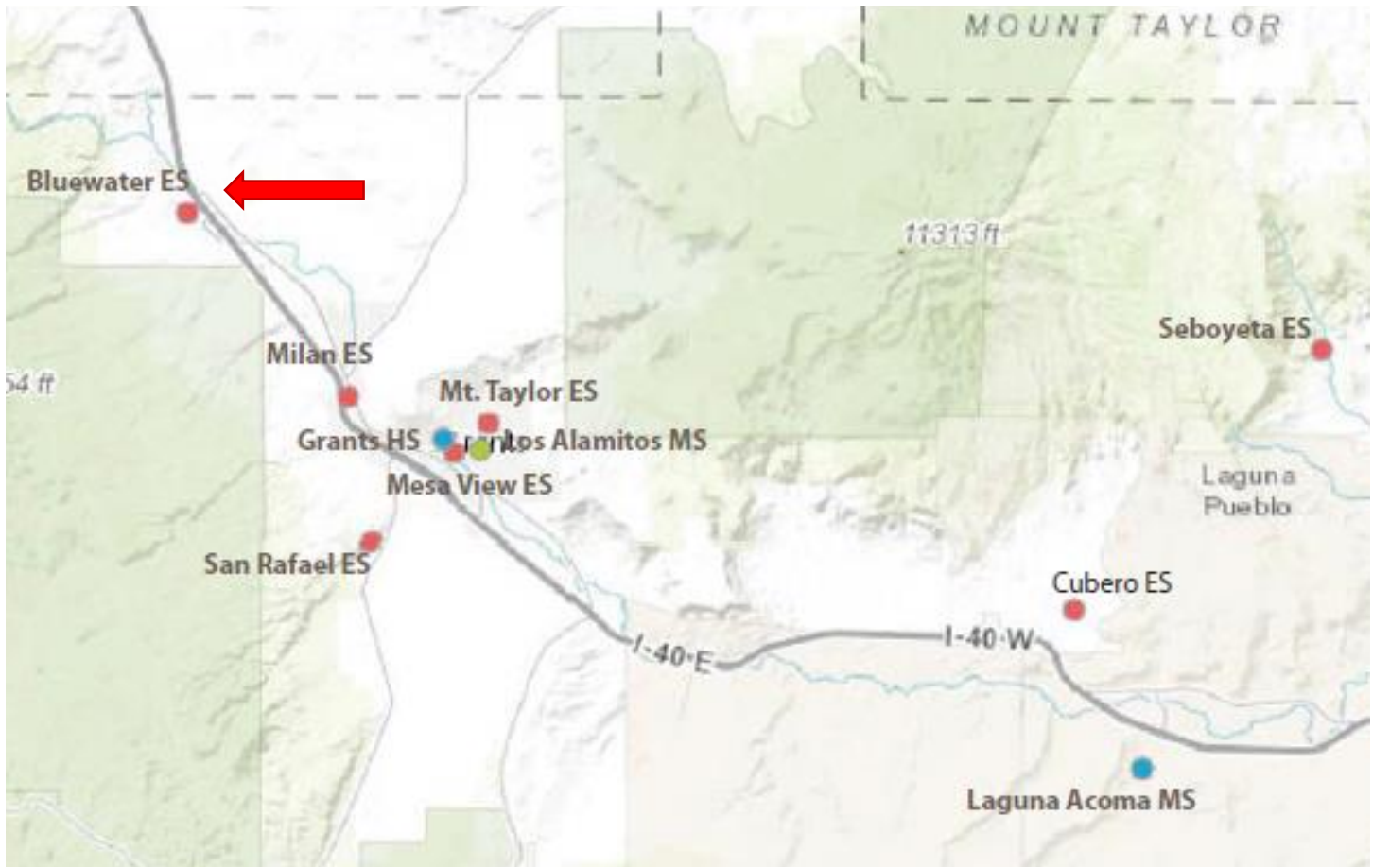
### Facility Description

**Grants – Bluewater Elementary School**      **Rank: 52**      **wNMCI: 41.96%**      **FCI: 82.78%**

- Original Construction Date: 1955
- Most Recent Addition: 1975
- Total Gross Square Feet: 23,525
  - Permanent Square Feet: 22,629
  - Number of Buildings: 2
  - Portable Square Feet: 896
  - Number of Portables: 1
- Site Size: 15.00 Acres

### Maps

#### District-wide School Map



School Site Map



## **District Request**

The District is requesting renovation/replacement of the existing school for 110 students, grades K-6. The District is requesting demolition and renovation/replacement of the existing facility for a design capacity of 110 students, grades K-6, 18,779 total GSF. While the majority of the facility is requested for replacement, the District would like to retain the existing 4,432 NSF gymnasium, and renovate the space in lieu of replacement, keeping the project within the limits of the maximum allowable gross square footage. The District has estimated \$245 per square foot for construction cost. Adding soft costs, \$458K in site work, and \$373K to demolish the existing facility, results in a total estimated project cost of \$7,759,839.

The District has indicated that it has available funds to accommodate the local match for this project.

	<b>Total</b>	<b>State Match 75%</b>	<b>Local Match 25%</b>
Estimated Project Cost	\$7,759,839	\$5,819,879	\$1,939,960
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$7,759,839</b>	<b>\$5,819,879</b>	<b>\$1,939,960</b>

## **Planning Summary**

☒ Facilities Master Plan is Current

The Grants-Cibola County School District adopted its FMP in 2017, making it current through the end of 2022. The FMP ranks full-scale renovation or replacement of Bluewater Elementary as its 2nd ranked priority.

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

<b>Projected Enrollment</b>	<b>Existing GSF</b>	<b>Maximum Allowable GSF for Projected Enrollment</b>	<b>Difference Between Existing and Maximum</b>
110	23,525*	18,779	4,746 over

(\*includes portable of 896)

The existing gymnasium is large for the projected enrollment, however the district's overall gross square foot request does not exceed the 18,779 GSF allowed for 110 elementary school students.

According to the FMP, Bluewater's functional capacity totals 132 and a 2018-19 enrollment of totals 95. As a result, the comparison of functional capacity to current enrollment suggests the school has 37 available seats within the building. The school also has an 89% occupancy rate for its classrooms meaning that most of its classrooms are fully loaded. The following table summarizes capacity and utilization.

<b>School</b>	<b>2018-19 Enrollment</b>	<b>Functional Capacity</b>	<b>Available Capacity</b>	<b>Vacant Rooms</b>	<b>Classroom Occupancy Rate</b>	<b>Utilization Rate</b>
Bluewater ES	95	132	37	0	89%	100%

According to the FMP, the school is utilizing its instructional spaces at 100% utilization rate. This figure is within the 90-100% preferred utilization rate for elementary schools.

## **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 August 28, 2019)**

- ☐ **Status:** Current, updated September 25, 2018 with historical updates. The district plan is rated Outstanding and due for annual update on October 25, 2019.

### **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 including the M3 Performance report to drive efficiencies in maintenance and operations.

- ☐ **Maintenance Direct:** Good use
- ☐ **Preventive Maintenance Direct:** Good use
- ☐ **Utility Direct:** Satisfactory use

### **3. Facility Maintenance Assessment Report (FMAR F6 Cycle)**

- District Average: **76.934%, recognizing Satisfactory Performance (4 schools completed)**
- Previous Cycle district average: **58.80%, Poor Performance**
- Applicant School Site:
  - **Bluewater Elementary School (8/2019): 80.271% Good performance.**
    - **3** Minor Deficiencies in the following categories: Playground/Athletic Fields, Sidewalks, Electrical Distribution
    - **0** Major Deficiencies

### **4. Recommendations**

- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to an 80-85% district average performance rating.

## **Financial Summary**

The District's FY18 audit received an Unmodified opinion with 8 total findings.

## **Photos – Site**



## **Photos – Building Exterior**



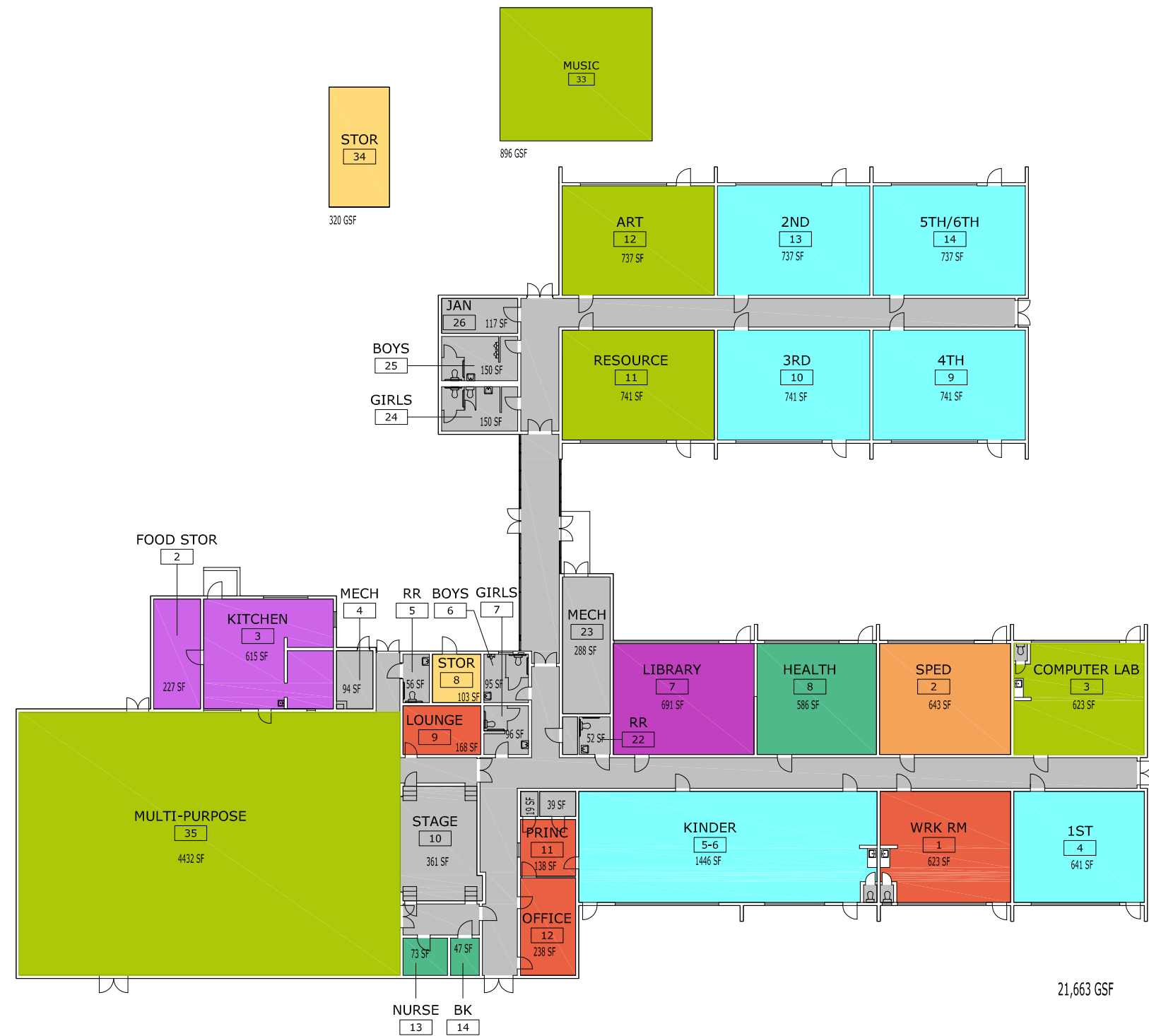
## Photos – Building Interior



## PSFA Staff Recommendation

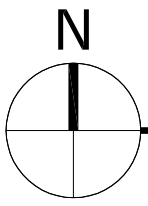
This facility is ranked 52, has a wNMCI score of 41.96% and an FCI of 82.75%. During the site visit, the district expressed interest in replacement of the existing school and renovation of the existing gym including the stage. Final determination to renovate or replace the existing gym can be made during the design process. PSFA staff recommends an initial planning and design award for new and or partial renovation, as well as demolition of the existing of the Bluewater Elementary School.

Total Estimated Project Cost Per Application	Adjusted Project Cost to Maximum Allowable GSF	Phase 1 Recommendation	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$7,759,839	\$7,759,839	\$775,984	25%	75%	\$0	\$193,996	\$581,988	\$1,745,964	\$5,237,891



LEGEND

- Administration
- Teaching Support
- Student Health, Counseling, & Ancillary Space
- Library/Media Ctr
- Food Services
- General Use Classroom
- General Use Non Instructional Classroom
- Special Education Classroom
- Special Use Classroom
- Tare Spaces



BLUEWATER ELEMENTARY SCHOOL

SCALE: 1/32" = 1'-0"

FLOOR PLAN

PERMANENT BLDG(s)	=	21,663 GSF
STORAGE BLDG	=	320 GSF
+ PORTABLE(s)	=	896 GSF
<b>TOTAL</b>	<b>=</b>	<b>22,879 GSF</b>

## **Bluewater Elementary School Replacement – Project Priority #1**

### **General Building Information**

NMCI Ranking: 52  
Original Construction: 1955  
Existing SF: 22,629  
2018-19 Enrollment: 95  
2024-25 Projected Enrollment: 110  
New SF After Construction: 18,779  
New Design Capacity: 110  
School Site FMAR: 80.271

Bluewater Elementary School is located 8 miles west of Grants. This location serves mainly rural families around Bluewater Village, as well as, Baca-Prewitt Navajo families who choose to attend a New Mexico public school. There has been no significant growth in the area. The enrollment has remained consistent and it is expected to remain. The replacement Bluewater Elementary School will be constructed on the existing site. Construction of the new building will occur while school is in session in the old building. This will be a single phase construction/renovation.

### **Project Budget Summary**

Total Project Cost: \$7,759,839  
District Share (25%): \$1,939,960  
PSCOC Share (75%): \$5,819,879

### **Funding Summary**

November 2019 Bond Election: \$10,000,000 over 4 years. This will be the first project completed under this bond. The District currently has in excess of the \$2,000,000 required to fully fund this project through previously sold G.O. Bonds and SB-9 funds.

### **Project Goals**

1. Improve Opportunities for Academic Achievement,
2. Design and Construct Facilities that Foster a Healthy Teaching and Learning Environment,
3. Improve Safety and Security through Purposeful Design and
4. Improve Parent Engagement through a Design that is Welcoming and Inviting.
5. Reduce Operations and Maintenance Costs through energy efficient design and durable building materials.

### **Master Plan Status**

GCCS has a current Facility Master Plan (2016-21) in which Bluewater Elementary School was identified as a district priority. The District is planning to develop a new Facility Master Plan (2021-26) to identify and address remaining facility needs.

### **Ed Spec. Status**

Currently, the District does not have an Educational Specification that could apply to this facility due to its size and unique attributes.

## **Grants-Cibola County Schools – “Every Student, Every Day, Building a Person for Life.”**

The Grants-Cibola County School (GCCS) strategic plan has four major goals

1. Foster student excellence and academic achievement with a curriculum that recognizes our cultural diversity.
2. Instill excellence in teaching and leadership.
3. Create a school climate and environment that is safe, supportive, inclusive and respectful.
4. Engage our diverse families and communities in student success.

When planning and developing Capital Improvement Projects, the strategic plan goals are the foundation for identifying District priorities. The current building does not serve the students of Bluewater Elementary School from a standpoint of the District’s strategic plan. This Bluewater Elementary School replacement project will address all four goals. Furthermore, a project of this scope will demonstrate a wise use of capital funds.

Enrollment projections at this school, as well as throughout the District, is relatively consistent with very slight growth anticipated (2-4%). That said, a new facility of similar size is adequate for the future.

### **PSCOC Award History**

Over the past 15 years GCCS have completed 7 capital improvement projects utilizing PSCOC matching funds :

- Laguna-Acoma High School Replacement (2002)
- Grants High School Replacement (2004)
- Milan Elementary School Replacement (2008)
- Cubero Elementary School Replacement (2012)
- Los Alamitos Middle School Replacement (2015)
- Laguna-Acoma High School Football Stadium Renovation (2018)
- Grants High School Football Stadium Renovation (2019)

All of these successful projects were completed with the assistance of PSCOC match funding. These projects are serving the communities well. It is the hope of the District that the PSCOC will continue to fund projects that benefit our students to meet the goals of our strategic plan.

### **Project Location**

It is proposed that this project be constructed on the current District-owned property that the existing Bluewater Elementary School is located. This property contains 15 acres of flat buildable property within the Village of Bluewater. The proposed new school facility will be designed in a manner to develop district standard security attributes and traffic pathways for teachers, parents, buses and emergency services. Historically, the property has not been subject to flooding. All utilities currently service the existing building and utilities will NOT need to be relocated to distant off-property connections. We are proposing to build the new site adjacent to the existing multipurpose room as it will remain and be renovated. The existing Bluewater Elementary School facility will be occupied through construction. Following completion of the new facility, the existing building will be demolished to provide for parking, playgrounds and playfields. Attachment A is a District map showing the location of Bluewater Elementary

School within the Grants-Cibola County School District Boundary. Attachment B is a closer view of the Bluewater Village community in relation to Grants and Milan. Attachment C is a map of the property that the new Bluewater Elementary School will be located, including the specific location of the school.

### **Project Necessity**

This project began as a 2019-20 systems application to address multiple systems within the facility. Following evaluation by the PSFA, it was determined that taxpayer dollars would be better utilized if the building were completely replaced. The original building was built in 1955 (64 years old). The only two renovations to the building occurred in 1975 (44 years ago) and in 1980 (39 years ago). The age of the facility alone is a rational reason to consider replacement. There have been some renovations to building systems; however, the superstructure has had very little, if any renovations. The reason for the building being in such a good condition is evidenced by the 80.217 FMAR score (8/20/2019). GCCS has demonstrated a consistent high level of maintenance of facilities and gets the most out of the facilities that taxpayers deserve. Deficiencies of the facility include the exterior envelope systems, HVAC system, doors, windows, security features and ADA accessibility (many of which are either original 1955 or 1975 and 1980 renovation components). This project is identified as a need in the 2016-21 Facility Master Plan. It has become an immediate priority through the PSFA FAD process.

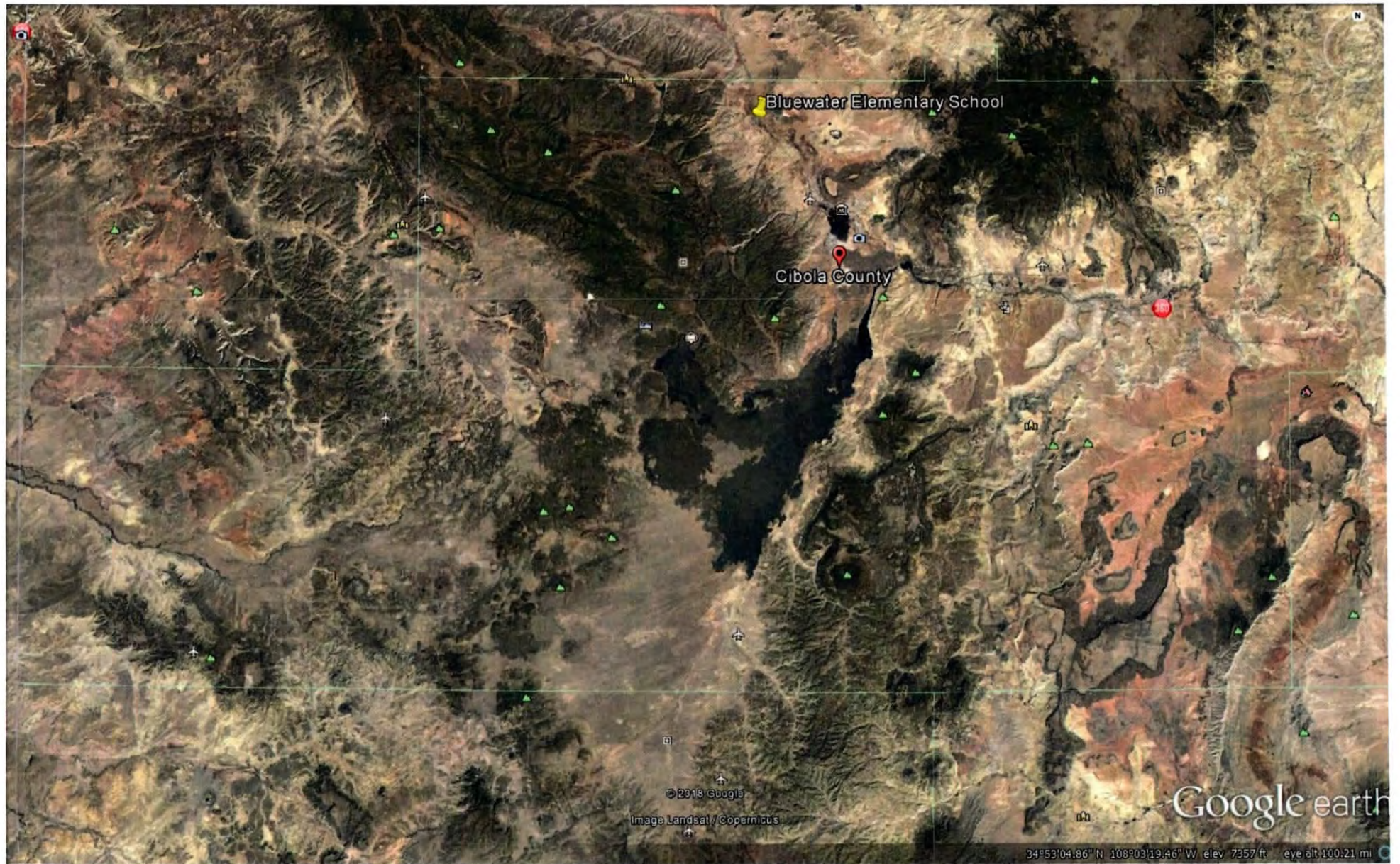
Due to the size of the facility and the campus layout a single-phase construction on an active site will be easily accomplished. It is anticipated that Ed. Spec., Design and Construction of this facility could be accomplished in a 24-month time frame from beginning of planning and design to end of construction.

### **PSFA Site Visit Feedback and FAD Information**

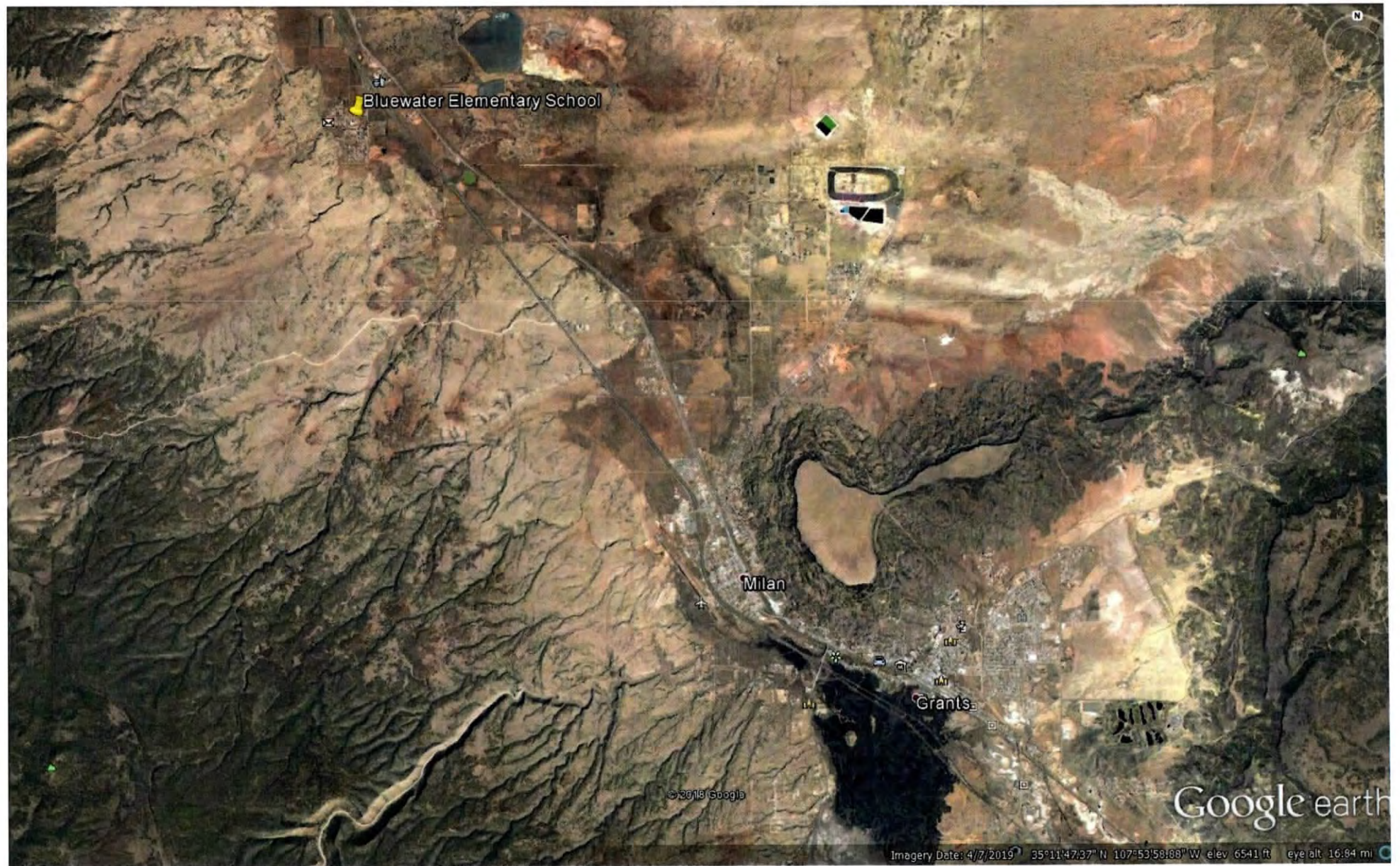
On June 12, 2019, representatives from the PSFA visited the facility and made the recommendation that the Bluewater Elementary School project be considered for a Standards-Based Application rather than a Systems-Based Application due to the above mentioned deficiencies and cost analysis. Currently, this facility is #52 on the statewide rankings with a w/NMCI score of 41.96%. It was the conclusion of the PSFA, the GCCS Facility Master Plan Committee and the GCCS Board of Education that a Standards-Based Application was a wiser plan moving forward with this project.

### **District Financial Summary**

At this point in time, GCCS is in a strong financial position to fund a capital project of this size and scope. The anticipated District's share for this project is \$1.96M. The District currently has over \$1,000,000 in remaining G.O. Bond funds from the 2019 bond sale, as well as over \$3,000,000 in SB-9 funds available. As of last check August 29, 2019, the District bond capacity was approximately \$6,200,000. In November 2019, the District will be asking voters for a \$10M bond over 4 years. Although, this project is planned to be funded with the first sale of bonds from this election, the leftover bonds from the 2019 sale will allow the District to begin planning and design with the construction costs coming from the March 2020 bond sale. If the bond election were unsuccessful, the district could rely on SB-9 funds to complete the project. This is not the preferred method, but based on current cash balance, this fund could support the project, if necessary.



ATTACHMENT A



ATTACHMENT B



ATTACHMENT C

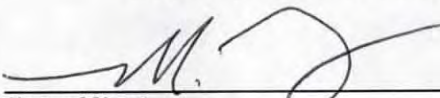


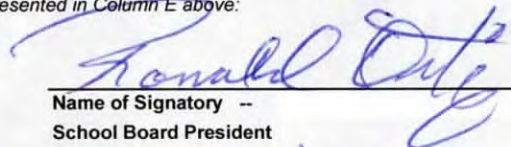
**PSCOC REQUEST FOR CAPITAL FUNDING**  
**2019-2020 FULL APPLICATION**

<b>School District</b>	Grants-Cibola County Schools		<b>Contact Person:</b>	J. Vance Lee	
<b>Address 1:</b>	413 W. Roosevelt Ave.				
<b>Address 2:</b>	P.O. Box 8				
<b>City:</b>	Grants	<b>State:</b>	NM	<b>Zip:</b>	87020
		<b>Phone:</b>	505-287-6677		
<b>Funding Match</b>			<b>District Offsets</b>		
District Match	25%		\$	-	
State Match	75%				

		A	B	C	D	E	F	G
Priority	Facility Name	Estimated Total Project Cost to Adequacy	Estimated Cost Above Adequacy	District Match to Adequacy	Offset	Total District Match (District Match + Offset+Above Adequacy)	State Match	Total State Match After Offset
1	Bluewater Elementary School	\$ 7,759,839	\$ 88,445	\$ 1,939,960	\$ -	\$ 1,939,960	\$ 5,819,879	\$ 5,819,879
2	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 7,759,839	\$ 88,445	\$ 1,939,960	\$ -	\$ 1,939,960	\$ 5,819,879	\$ 5,819,879

*I certify that to the best of my knowledge, the information contained in this application is complete and accurate and that the district has the available funds to accommodate the Total District Match including Offsets as represented in Column E above:*

  
\_\_\_\_\_  
Name of Signatory --  
Superintendent of School District  
  
8/20/19  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Name of Signatory --  
School Board President  
  
8/20/2019  
\_\_\_\_\_  
Date

## Requested Projects

### Requested Project Priority 1

Facility Name:	Bluewater Elementary School		
Facility wNMCI Rank:	52	Facility FCI:	82.78
Facility wNMCI:	41.96	Facility FMAR:	82.38
Short Project Title:	Bluewater E.S. Replacement		

### Summary of Need:

This application for public school capital outlay funds indicates that the facilities adequacy needs required action. Please check all that apply and provide an explanation of the need. DO NOT LIST MEM - USE 40 DAY STUDENT COUNT

1. Number of students to be served / Design Capacity	110
1.1. Grade levels affected:	
1.1.1. From grade	K
1.1.2. To grade	6

2.1. Do not use MEM count, use 40 day student count. Include past 5 years, current year, and project 5 years into the future for a total of 11 years

2.1.1. 5 years ago	97
2.1.2. 4 years ago	122
2.1.3. 3 years ago	106
2.1.4. 2 years ago	114
2.1.5. 1 year ago	106
2.1.6. Current Year	95
2.1.7. 1 year from now	110
2.1.8. 2 years from now	106
2.1.9. 3 years from now	110
2.1.10. 4 years from now	110
2.1.11. 5 years from now	110

2.2. If there is growth, please explain:

2.3. Are your facilities inadequate?	Yes
--------------------------------------	-----

2.3.1. If Yes, please explain:

This facility has exceeded its normal expected lifespan. Most systems are beyond repair and are not serving the Bluewater community adequately.

2.4. Are there increased programs required by the NM Common Core State Standards?	No
---	----

2.4.1. If Yes, please explain:

2.5. Other

2.5.1. If Yes, please explain:

## PAGE 2 - STATEMENT OF ANTICIPATED CONSTRUCTION FUNDING / EXPENSES:

This form is part of the district's facility planning process. The estimated costs shown on this sheet should include all costs associated with your project. Include prior year funds as well as all costs included in the current application.

Before you get started please review:

Statewide Adequacy Standards Document

[click here](#)

PSFA Educational Specification Resource Document

[click here](#)

Max Building Gross SF per Student Calculator

[click here](#)

PSFA Education Specification Checklist

[click here](#)

If the Educational Specifications are completed for this project, please upload the document in e-Builder.

1. Enter the Max Building Gross SF per Student Calculator for 110 students 18,779

2. Above Adequacy Costs (Land, Offsite Infrastructure, Buildings/Spaces)

2.1. Price of Land	
2.2. Offsite Infrastructure cost	
2.3. Buildings/Spaces for Above Adequacy Uses (Ex: Aux. Gym, Performing Arts Ctr)	\$ 88,445

2.3.1. Please describe:

Renovations to the existing 361sqft stage adjacent to the multipurpose room.

2.4. Price of Land and Offsite Improvements	\$ 88,445
---	-----------

*\*Note: These costs not eligible for PSCOC participation.*

3. New Construction (Maximum Allowable Construction Costs- MACC) (MACC does not include tax)

3.1. Cost/Sq. Ft.	\$ 245
3.2. New Construction Total Sq. Ft.	14,347
3.3. New Construction Total Cost	\$ 3,515,015

4. Renovation

4.1. Cost/Sq. Ft.	\$ 245
4.2. Renovation Total Sq. Ft.	4,432
4.3. Renovation Total Cost	\$ 1,085,840

5. Site Work

5.1. Site Work (Include: grading, drainage, landscaping, utilities, paving, parking, sidewalks, etc., and playing fields)

5.1.1. Other (please describe)

5.1.2. TOTAL SITE WORK COSTS:	\$ 458,452
-------------------------------	------------

6. Demolition

6.1. Cost/Sq. Ft.	\$ 20.00
6.2. Demolition Total Sq. Ft.	18,629
6.3. Demolition Total Cost	\$ 372,580

7. TOTAL SQUARE FEET	18,779
8. TOTAL BUILDING COST (MACC) (70% of Total Project Cost)	\$ 5,431,887
9. TOTAL BUILDING COST/SQ. FT. (MACC)	\$ 289
10. Total Service Fees and Expenses (NMGRT, architect, consultants, testing, FF&E and contingency) (30% of Total Project Cost)	\$ 2,327,952
TOTAL PROJECT COST (Excluding above adequacy costs)	\$ 7,759,839

## PAGE 3 - FUNDING COMMITMENTS

1. TOTAL PROJECT COST \$	\$	7,848,284
1.1. TOTAL PROJECT COSTS TO ADEQUACY		
1.1.1. Estimated Amount of Total Project Cost exceeding Adequacy Standards \$	\$	88,445
1.1.2. Estimated Amount of Total Project Cost to meet Adequacy Standards	\$	7,759,839
1.2. State/Local Match to Adequacy After Offsets		
1.2.1. State \$	\$	5,819,879
1.3.1. Local \$	\$	1,939,960
1.3. (b) FUNDING COMMITMENTS FOR THIS PROJECT		
1.3.1. Local bonding currently designated for this project	\$	2,259,500
1.3.1.1 Election Date		11/4/2019
1.3.1.2 Bond Sale Dates (Actual or Anticipated)		Sale Amounts
3/1/2020		\$2,000,000
3/1/2021		\$1,000,000
3/1/2021		\$2,000,000
3/1/2022		\$3,000,000
1.3.2. Public School Capital Improvements Act (SB-9)		
1.3.2.1. Amount		
1.3.3. Public School Buildings Act (HB-33)		
1.3.3.1. Amount		
1.3.4. Other		
1.3.4.1. Amount		
1.3.4.2. Description		
1.3.5. TOTAL FUNDING (Allocated, Available, & Expended)	\$	2,259,500
1.3.5.1. DISTRICT BALANCE NEEDED TO COMPLETE THIS PROJECT	\$	-
1.3.5.2. Anticipated Source		
PSCOC Funding		
1.3.5.3. Anticipated Date Available (format mm/dd/yyyy)		11/1/2020
1.3.5.4. Waiver Requested Select answer...Yes/No		No
1.3.5.4.1. If Yes, please complete the Waiver Application /Statement of Financial Position		

## PAGE 4 - PROJECT PHASING WORKSHEET

**Directions:** Provide an anticipated schedule of your project request.

1. ALTERNATIVES:

What alternatives has the district employed or will implement to temporarily relieve the need for this project?

Please explain:

Quality maintenance.

2. SCHEDULE AND MANAGEMENT INFORMATION:

2.1. Educational Specifications

2.1.1. Start Date (format mm/dd/yyyy)

1/1/2021

2.1.2. Completion Date (format mm/dd/yyyy)

5/31/2021

2.2. Selection/Land Acquisition

2.2.1. Start Date (format mm/dd/yyyy)

N/A

2.2.2. Completion Date (format mm/dd/yyyy)

N/A

2.3. A/E Selection

2.3.1. Start Date (format mm/dd/yyyy)

6/1/2021

2.3.2. Completion Date (format mm/dd/yyyy)

8/31/2021

2.4. Planning/Design

2.4.1. Start Date (format mm/dd/yyyy)

9/1/2021

2.4.2. Completion Date (format mm/dd/yyyy)

11/30/2022

2.5. Construction

2.5.1. Start Date (format mm/dd/yyyy)

12/1/2022

2.5.2. Completion Date (format mm/dd/yyyy)

7/31/2023

2.5.3. If Phasing, please describe:

2.6. How will your project be managed? (Select Yes for all that apply)

2.6.1. Qualified Professional Staff

Yes

2.6.2. Design Professional

Yes

2.6.3. Contracted Manager

No

**Des Moines**

## District:      Des Moines Municipal Schools

### Application Total:

School	Request Type	Total Estimated Project Cost	State Match After Offsets	Local Match After Offsets
Des Moines Combined	Standards-Based	\$10,331,490	\$1,269,579	\$9,061,911
	<b>Total</b>	<b>\$10,331,490</b>	<b>\$1,269,579</b>	<b>\$9,061,911</b>

### Des Moines Combined School

- The district is applying for a standards-based award for the combined Pre K – 12 school, pending the findings of a structural study that is in-process.
- District received a direct legislative appropriation in 2019 and is proceeding with a structural study of the existing buildings, followed by a Master Plan and Educational Specification.
- The 2002 building (41,224 GSF) is being damaged by settling soils, water damage from defective roofing and exterior wall finishes, and the existence of a lateral reinforcing system for the building is not known.
- The district request is for a new school for 89 students, for a maximum of 26,823 gross square feet.
- District will not know whether the 2002 building should be renovated or replaced until the structural study is complete.

## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Des Moines – Des Moines Combined School**

**Rank: 46**

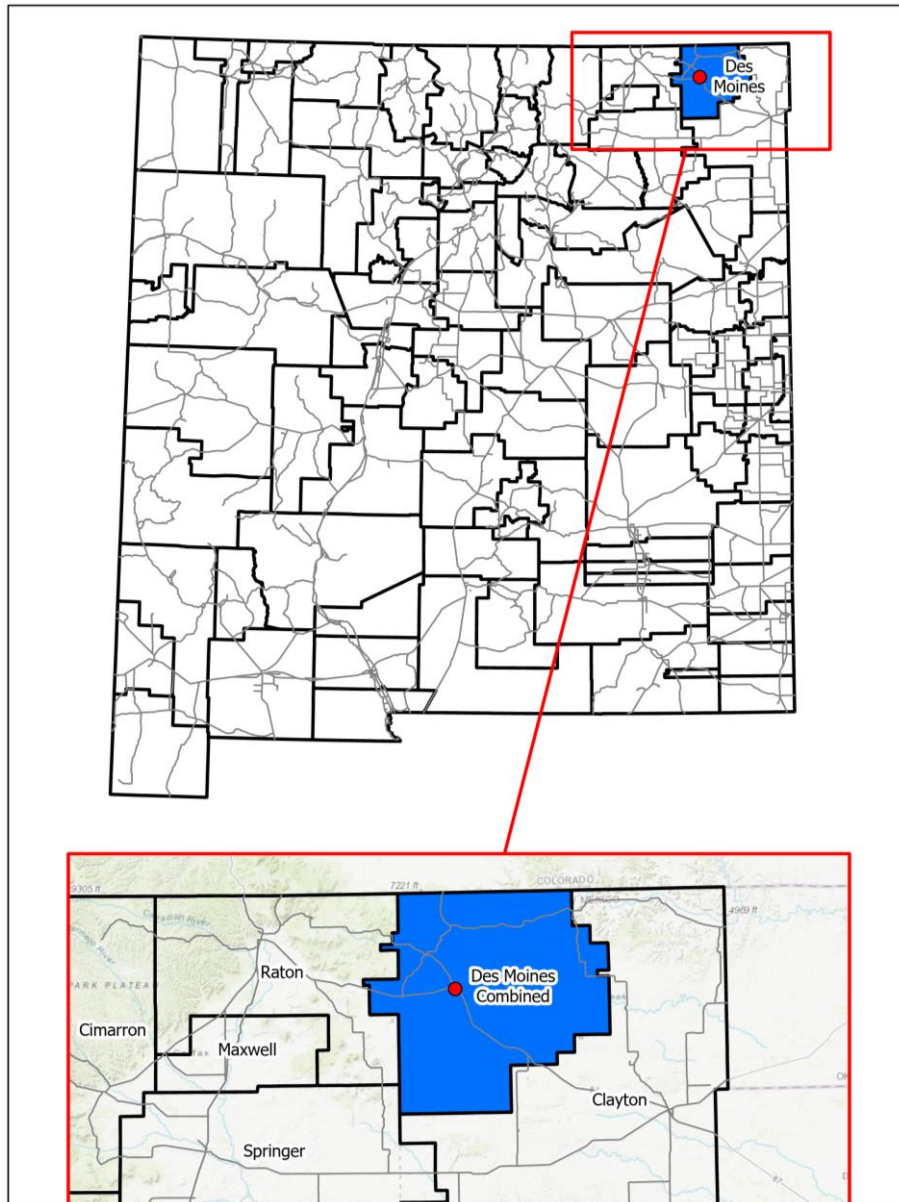
**wNMCI: 42.98%**

**FCI: 57.24%**

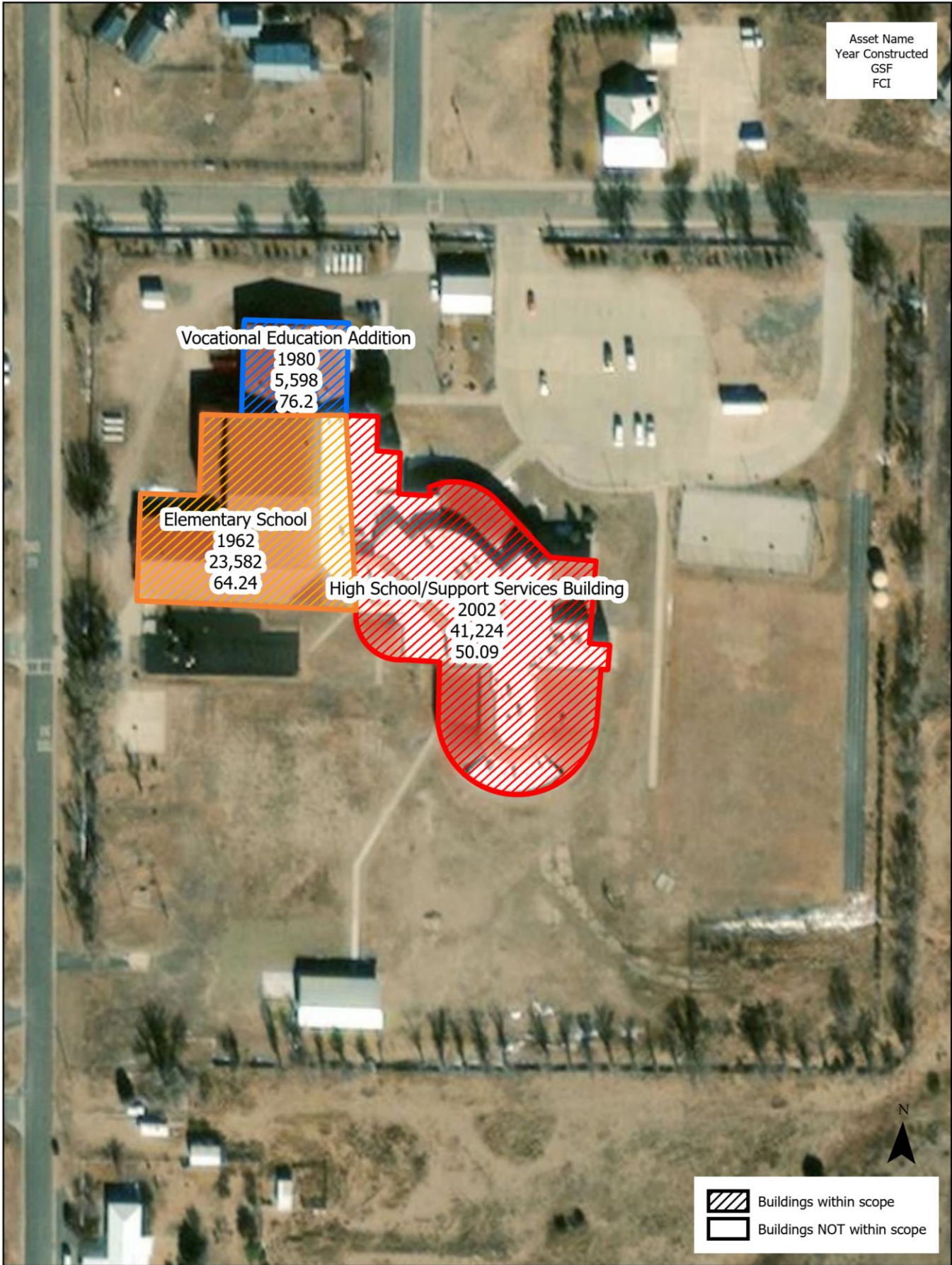
- Original Construction Date: 1962
- Most Recent Addition: 2002
- Total Gross Square Feet: 70,404
  - Permanent Square Feet: 70,404
  - Number of Buildings: 3
  - Portable Square Feet: 0
  - Number of Portables: 0
- Site Size: 15.00 Acres

### Maps

#### District-wide School Map



School Site Map



## **District Request**

The District is requesting consideration for a standards-based award, pending the outcome of the structural study, building systems assessment report, and Facilities Master Plan/Educational Specification currently underway. The structural study and planning work is funded by the district, with funding from a legislative appropriation from the 2019 Session.

The structural integrity and construction quality of the 2002 building has been unknown since the completion of this 41,224 GSF addition. A preliminary structural investigation, conducted by the district in 2018, found that the existence of a lateral reinforcing system for the building is not documented in the construction drawings and is not evident without destructive testing. The current, comprehensive structural study will determine whether the 2002 building can be repaired or if it should be demolished and replaced with a smaller addition.

The 2002 building is being damaged by irregular movement within the foundation system, causing extensive cracks in the slab and flooring, interior walls and exterior walls. The flat roof over the 2002 building was constructed without a slope in any direction for drainage, creating heavy ponding on the roof after rain and snow, causing roof leaks throughout the building that are damaging interior finishes and building systems such as HVAC and electrical. In addition, the TPO roofing membrane on this zero slope roof area has a material defect that is causing the ponding water to pass through the membrane and saturate the substrate below the roofing. The roof is out of warranty and the manufacturer of this roofing product is no longer in business. The stucco on the exterior walls was installed in poor weather conditions, creating a material failure in this weather barrier at various locations around the structure. The district conducted mold tests in 2018, with no findings of elevated mold levels in the building.

For preliminary budgeting, the district is requesting consideration for an award based on an estimated project cost to replace all of the existing buildings, within the limits defined by the maximum allowable gross square feet calculator, based on the 5-year enrollment projection. The district has estimated \$225 per square foot for construction cost for 26,823 GSF. Adding soft costs and \$1.2 M for demolition, results in the total estimated project cost of \$10.3 M. The district plans to return to PSCOC for out-of-cycle design and construction funding once the scope and estimated project cost are more clearly defined. The district plans to request a local match reduction for the design and construction phases.

	<b>Total</b>	<b>State Match 60%</b>	<b>Local Match 40%</b>
Estimated Project Cost	\$10,331,490	\$1,446,409	\$8,885,081
Offset	\$0	(\$176,830)	\$176,830
<b>Adjusted State/Local Match</b>	<b>\$10,331,490</b>	<b>\$1,269,579</b>	<b>\$9,061,911</b>

## **Planning Summary**

☒ Facilities Master Plan is Current

The Des Moines Municipal School District adopted its FMP in 2014 making it current through 2019. The scope within the application is considered Urgent Need Projects in the FMP, making the application consistent with the FMP. In addition, the FMP also contains Space Reduction Options that call for school reconfiguration, renovation, space reductions, and right-sizing.

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

Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
96	70,404	27,400	43,004 over

The following chart compares the capacity against the enrollment for both the elementary and high school sections of the combined classroom buildings.

Section	2018-19 Enrollment	Functional Capacity	Potential Available Capacity
Elementary (K-6)	41	140	99
High School (7-12)	48	260	212
<b>TOTALS</b>	<b>89</b>	<b>400</b>	<b>311</b>

Source: Des Moines Municipal School District Facilities Master Plan 2014-2019

The FMP reports a 74% utilization rate among the 8 classrooms comprising the elementary school section. There is a vacant classroom and another classroom the school uses as a lounge, with both contributing to the utilization rate. In addition, the elementary classrooms have a capacity for 154 students in total, based on PED standards. However, classroom occupancy rates range between 17% - 63%, indicating the classrooms are less than half full in most cases.

The high school portion of the building has an even lower utilization rate of 63%, with occupancy rates of 14%. The FMP floor plan shows five vacant spaces in the high school section.

Section	Number of Classrooms	Classroom Occupancy	Number of Underutilized or Vacant Classrooms	Future Classroom Need
Elementary (K-6)	8	24%	2*	6
High School (7-12)	16	14%	5**	12

Source: Des Moines Municipal School District Facilities Master Plan 2014-2019

\*The school is using one of the classrooms as a staff lounge.

\*\* Some of the vacant spaces in the high school section are large, specialized spaces

## **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 August 28, 2019)**

- **Status:** Current, updated March 19, 2019 and rated Satisfactory. The district has 2 years of historical PM Plan updates.

### **2. Facility Information Management System (FIMS):** One historical year of FIMS proficiency reports indicate the district is a non-user (poor) user of all 3 State provided FIMS Maintenance resources. The district has expressed interest in using the tools to advance maintenance performance.

- **Maintenance Direct:** Non-user
- **Preventive Maintenance Direct:** Non-user
- **Utility Direct:** Non-user

### 3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- District Average: 75.171%, recognizing Satisfactory Performance (2 FMARs completed)
- Previous Cycle district average: 56.55%, Poor Performance
- Applicant School Site:
  - **Combined School (8/2019): 72.068% Satisfactory performance.**
    - 6 Minor Deficiencies in the following categories: Walls/Finishes, Lighting, Fire Protection Systems, Air Filters
    - 0 Major Deficiencies:

### 4. Recommendations

- Begin using the State provided FIMS tools to manage district work-loads including collection of labor, material and contract costs.
- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to an 80% Good performance ratings.

## Financial Summary

The District's FY18 audit received an Unmodified opinion with 1 total finding.

## Photos – Site



## **Photos – Building Exterior**

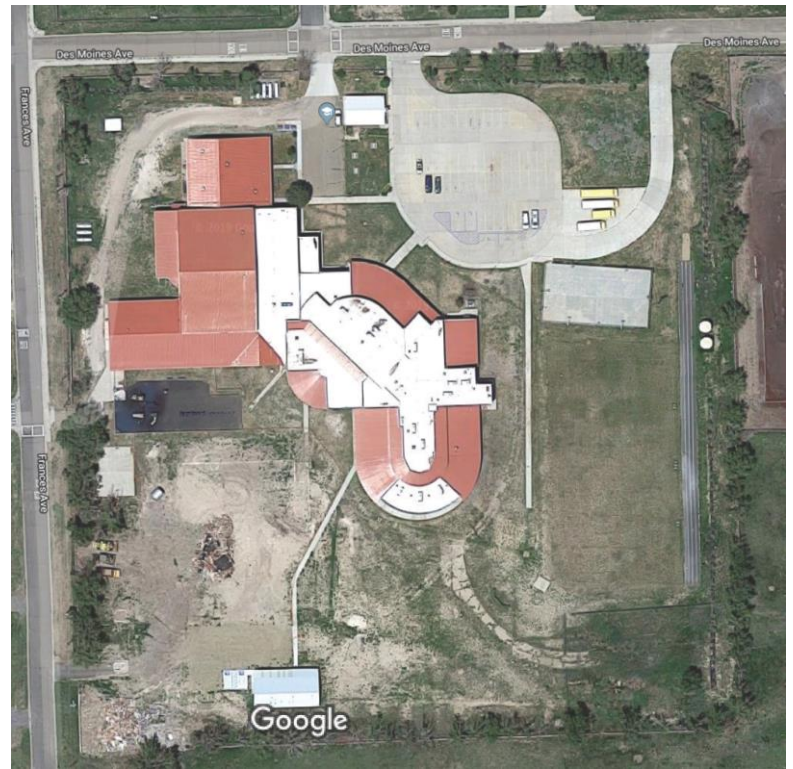


## **Photos – Building Interior**



## **Photos – Other Relevant Photos**





### **PSFA Staff Recommendation**

PSFA recommends deferring consideration of an award for Des Moines Combined School, pending the outcome of the structural study and planning work currently underway. The district can return at a future PSCOC meeting for out-of-cycle funding.

Total Estimated Project Cost Per Application	Adjusted Project Cost to Maximum Allowable GSF	Phase 1 Recommendation	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$10,331,490	\$10,331,490	\$0	86%	14%	\$176,830	\$0	\$0	\$8,885,081	\$1,446,409



## September 2019

The district utilized GO Bond money, SB9 to fund the 2001 construction and SB-9 money to maintain the building following the preventative maintenance plan with PSFA. We are dedicated to a high quality school environment. The Facility Master Plan expires in 2019 and will be completed after the completion of the structural study. An Educational Spec Study will be done simultaneously with the Facility Master Plan.

- 30,500 Master Plan Award in 2007
- 22,000 Facility Master Plan in 2013
- \$695,625 Combined School Roof for Elementary 2007

[illegible]



### 3. Requested Project Description

At the conclusion of the structural study that is currently underway, the exact need will be determined.

Worst case scenario based on the BSAR could be complete replacement. Due to the numerous structural issues, in addition to over adequacy issues a smaller, energy efficient replacement is possible.

#### Projected Budget for Replacement of Des Moines Combined School

MACC	(26,823 square feet x \$225 square foot)	\$6,035,175
Demolition	(70,404 square feet x \$17 square foot)	\$1,196,868
Soft Costs	(NMGRT, Architect, consultants, testing, Contingency)	<u>\$3,099,447</u>
<b>Total Project Budget</b>		<b>10,331,490</b>

District Share	(86%)	\$2,118,141
State Share	(14%)	\$1,446,408

Amount remaining after district is at bonding capacity and state match (\$6,766,941 )

The final building project will likely be a combination of renovation, new construction and demolition instead of complete replacement. The final project is dependent on the BSAR findings.

### 4. PSFA Site Visit Feedback and FAD Information

As of April of 2019, Des Moines is ranked 46 in the FAD with a 42.98% wNMCI.

Facility	Category: 1 Adequacy Life, Safety,	Category: 2 Potential Mission Impact/Degr	Category:3 Mitigate Additional	Category: 4 Beyond Expected Life Weight	Category 5 Grandfathered or State/District	Category: 6 Facility Weight 1	Category: 7 Adequacy Space Weight: 3	Category: 8 Adequacy Equipment Weight: 0.5	Category: 9 Normal/ within Life Cycle Weight:0.25
----------	--	--	--------------------------------------	--	--	-------------------------------------	---	---	--

	Health Weight 3.5	aded Weight 1.5	Damage Weight: 2	.625	Recommended Weight .625				
Des Moines Combined School	\$244,415.09	\$666,778.43	\$1,189,829.82	\$1,204,883.66	\$195,510.43	\$53,399.18	\$37,203.40	\$0	\$5,064,730.95

## 5. District Financial Summary

Districts Local Capacity-

Based on TY18 AV of \$38,480,687.00 and a \$190,700.00 outstanding Series 2017 ETN, the District has **additional bonding capacity of \$2,118,141.00.**

- If the District were to hold a special \$2MM GO Bond election in April 2020 and issue the full amount thereafter the projected **Debt Service (GO+ETN) mill levy will be 10.90 Mills** in calendar year 2021 (TY2020).
  - The District's **Total Residential mill levy (Operational + SB9 + DS) in calendar years 2021 would be approximately 13.145.**

## 6. Available Cash balance and percent of cash balance vs. Operational Budget

June 30, 2019- \$114,000 cash balance

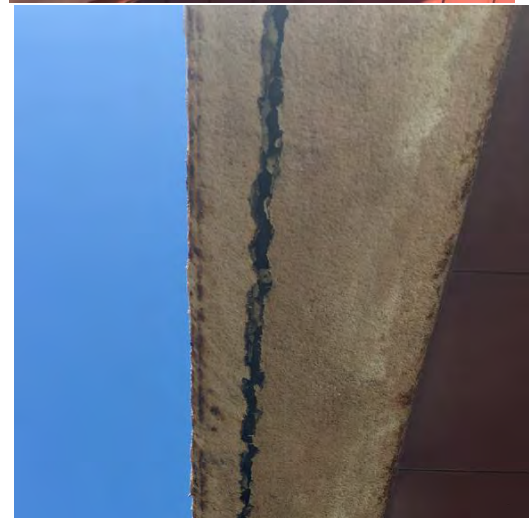
### 2018 Audit Summary

Findings: (1)

- 2018-001 Internal Control Structure- balance discrepancy between school and financial institution

The finding was resolved.

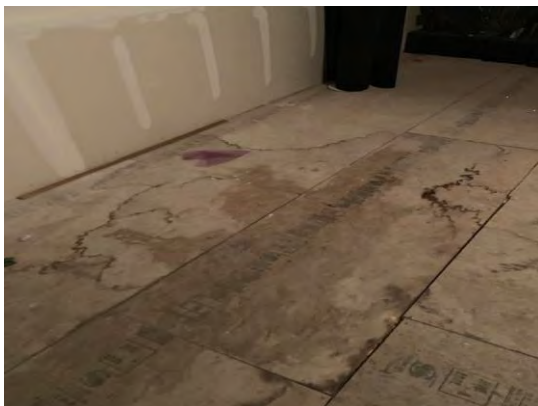
Pictures of exterior stucco damage.



Pictures of interior water damage in 2002 science lab due to roof/stucco leaks.



Picture of unfinished second floor and water damage.





Picture of floor shifting in 2002 building.



Pictures of the no slope roof and inadequate roof drainage.



Drying moisture from under the gym floor.



## Des Moines Municipal Schools

P.O. Box 38  
Des Moines, New Mexico 88418  
<http://www.desmoines.k12.nm.us>  
Phone: 575-278-2611 • Fax: 575-278-2617

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### *Creating Success Together . . . One Student at a Time*

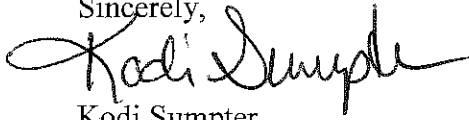
August 7, 2019

To Whom It May Concern:

Des Moines Municipal Schools is applying for the maximum amount of funding for the worst case scenario of total replacement costs at this time. All of this is subject to change based on the structural study that will take place this fall. This is for planning purposes of the worst case scenario for PSFA and the district. We fully anticipate a combination of solutions at a reduced cost. We know that renovation and new construction costs are at a premium in rural northeastern New Mexico and would much rather anticipate high than be forced to seek additional funding by underestimating. The BSAR study will help us to better estimate costs as we weigh the options in our district.

Thank you for understanding our unique situation and partnering with us to find the best solution.

Sincerely,



Kodi Sumpter



**PSCOC REQUEST FOR CAPITAL FUNDING  
2019-2020 FULL APPLICATION**

School District: Des Moines Municipal Schools Contact Person: Kodi Sumpter  
Address 1: 500 Des Moines Ave  
Address 2: PO bx 38  
City: Des Moines State: NM Zip: 88418 Phone: 575-278-2611

**Funding Match**

District Match 86%  
State Match 14%

**District Offsets**

\$ 176,830

		A	B	C	D	E	F	G
Priority	Facility Name	Estimated Total Project Cost to Adequacy	Estimated Cost Above Adequacy	District Match to Adequacy	Offset	Total District Match (District Match + Offset+Above Adequacy)	State Match	Total State Match After Offset
1	Des Moines High School	\$ 10,331,490	\$ -	\$ 8,885,081	\$ 176,830	\$ 9,061,911	\$ 1,446,409	\$ 1,269,579
2	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total</b>	\$ 10,331,490	\$ -	\$ 8,885,081	\$ 176,830	\$ 9,061,911	\$ 1,446,409	\$ 1,269,579

I certify that to the best of my knowledge, the information contained in this application is complete and accurate and that the district has the available funds to accommodate the Total District Match including Offsets as represented in Column E above.

Kodi Sumpter  
Name of Signatory -- Kodi Sumpter  
Superintendent of School District

8/8/2019  
Date

Damon Brown  
Name of Signatory -- Damon Brown  
School Board President

8/8/2019  
Date

## Requested Projects

### Requested Project Priority 1

Facility Name:	Des Moines High School		
Facility wNMCI Rank:	46	Facility FCI:	57.24
Facility wNMCI:	42.98	Facility FMAR:	78.27
Short Project Title:	Des Moines High School Renovation/Replacement		

### Summary of Need:

This application for public school capital outlay funds indicates that the facilities adequacy needs required action. Please check all that apply and provide an explanation of the need. DO NOT LIST MEM - USE 40 DAY STUDENT COUNT

1. Number of students to be served / Design Capacity	89
1.1. Grade levels affected:	
1.1.1. From grade	K
1.1.2. To grade	12

2.1. Do not use MEM count, use 40 day student count. Include past 5 years, current year, and project 5 years into the future for a total of 11 years

2.1.1. 5 years ago	88
2.1.2. 4 years ago	83
2.1.3. 3 years ago	93
2.1.4. 2 years ago	96
2.1.5. 1 year ago	91
2.1.6. Current Year	89
2.1.7. 1 year from now	96
2.1.8. 2 years from now	95
2.1.9. 3 years from now	96
2.1.10. 4 years from now	90
2.1.11. 5 years from now	90

2.2. If there is growth, please explain:

2.3. Are your facilities inadequate? Yes

2.3.1. If Yes, please explain:

The facilities in our 2002 building are failing. The roof was not built to code and has zero slope in any direction resulting in water pooling in various places and cannot properly drain. The ongoing leaks have damaged the decking and penetrated into the building in various locations. The stucco is failing on the exterior of the entire structure resulting in water intake, expansion and contraction of the outer layer which has bubbled, crumbled and is exposing the chicken wire in various locations. There are joints on the exterior of the where that are unsealed and are taking in water. The foundation is settling in several places creating cracks in the interior floor structure as well as to the walls inside and out. There is concern about the stability of existing structural system to resist the wind and snow load thus resulting in the need for the structural study that is currently underway. This will be followed by a feasibility and educational specifications study. We also need the facility master plan updated after the completion of the structural study. The structural study will determine if the building can be renovated to remedy the concerns above.

2.4. Are there increased programs required by the NM Common Core State Standards? No

2.4.1. If Yes, please explain:

2.5. Other

2.5.1. If Yes, please explain:

## PAGE 2 - STATEMENT OF ANTICIPATED CONSTRUCTION FUNDING / EXPENSES:

This form is part of the district's facility planning process. The estimated costs shown on this sheet should include all costs associated with your project. Include prior year funds as well as all costs included in the current application.

Before you get started please review:

Statewide Adequacy Standards Document

[click here](#)

PSFA Educational Specification Resource Document

[click here](#)

Max Building Gross SF per Student Calculator

[click here](#)

PSFA Education Specification Checklist

[click here](#)

If the Educational Specifications are completed for this project, please upload the document in e-Builder.

1. Enter the Max Building Gross SF per Student Calculator for 89 students 26,823

2. Above Adequacy Costs (Land, Offsite Infrastructure, Buildings/Spaces)

2.1. Price of Land

2.2. Offsite Infrastructure cost

2.3. Buildings/Spaces for Above Adequacy Uses (Ex: Aux. Gym, Performing Arts Ctr)

2.3.1. Please describe:

N/A

2.4. Price of Land and Offsite Improvements \$ -

*\*Note: These costs not eligible for PSCOC participation.*

3. New Construction (Maximum Allowable Construction Costs- MACC) (MACC does not include tax)

3.1. Cost/Sq. Ft. \$ 225

3.2. New Construction Total Sq. Ft. 26,823

3.3. New Construction Total Cost \$ 6,035,175

4. Renovation

4.1. Cost/Sq. Ft.

4.2. Renovation Total Sq. Ft.

4.3. Renovation Total Cost \$ -

5. Site Work

5.1. Site Work (Include: grading, drainage, landscaping, utilities, paving, parking, sidewalks, etc., and playing fields)

5.1.1. Other (please describe)

5.1.2. TOTAL SITE WORK COSTS:

6. Demolition

6.1. Cost/Sq. Ft. \$ 17.00

6.2. Demolition Total Sq. Ft. 70,404

6.3. Demolition Total Cost \$ 1,196,868

7. TOTAL SQUARE FEET 26,823

8. TOTAL BUILDING COST (MACC) (70% of Total Project Cost) \$ 7,232,043

9. TOTAL BUILDING COST/SQ. FT. (MACC) \$ 270

10. Total Service Fees and Expenses (NMGRT, architect, consultants, testing, FF&E and contingency) (30% of Total Project Cost) \$ 3,099,447

**TOTAL PROJECT COST (Excluding above adequacy costs) \$ 10,331,490**

### PAGE 3 - FUNDING COMMITMENTS

1.	TOTAL PROJECT COST	\$	10,331,490
1.1.	TOTAL PROJECT COSTS TO ADEQUACY		
1.1.1.	Estimated Amount of Total Project Cost exceeding Adequacy Standards	\$	-
1.1.2.	Estimated Amount of Total Project Cost to meet Adequacy Standards	\$	10,331,490
1.2.	State/Local Match to Adequacy After Offsets		
1.2.1.	State	\$	1,269,579
1.3.1.	Local	\$	9,061,911
1.3.	(b) FUNDING COMMITMENTS FOR THIS PROJECT		
1.3.1.	Local bonding currently designated for this project	\$	-
1.3.1.1	Election Date	11/1/2020 est	
1.3.1.2	Bond Sale Dates (Actual or Anticipated)	Sale Amounts	
	4/2021 est	\$2,000,000	
1.3.2.	Public School Capital Improvements Act (SB-9)		
1.3.2.1.	Amount	\$	-
1.3.3.	Public School Buildings Act (HB-33)		
1.3.3.1.	Amount		
1.3.4.	Other		
1.3.4.1.	Amount		
1.3.4.2.	Description		
1.3.5.	TOTAL FUNDING (Allocated, Available, & Expended)	\$	-
1.3.5.1.	DISTRICT BALANCE NEEDED TO COMPLETE THIS PROJECT	\$	9,061,911
1.3.5.2.	Anticipated Source	We anticipate to pass a local bond to max out our capacity of \$2,000,000 and the remaining needed construction costs would need to be funded by an alternative funding source like PSCOC.	
1.3.5.3.	Anticipated Date Available (format mm/dd/yyyy)		
1.3.5.4.	Waiver Requested Select answer...Yes/No	No	
1.3.5.4.1.	If Yes, please complete the Waiver Application /Statement of Financial Position		

## PAGE 4 - PROJECT PHASING WORKSHEET

**Directions:** Provide an anticipated schedule of your project request.

1. ALTERNATIVES:

What alternatives has the district employed or will implement to temporarily relieve the need for this project?

Please explain:

We are attempting to mitigate the roof damage with a temporary sealant while we complete the structural study. We are also applying a sealant to stucco damage in some of the highest need areas determined to be leaking inside the building. The stucco is continuing to deteriorate. The outcome of the structural study is critical for the next steps.

2. SCHEDULE AND MANAGEMENT INFORMATION:

2.1. Educational Specifications

2.1.1. Start Date (format mm/dd/yyyy)

12/1/2019

2.1.2. Completion Date (format mm/dd/yyyy)

3/1/2020

2.2. Selection/Land Acquisition

2.2.1. Start Date (format mm/dd/yyyy)

n/a

2.2.2. Completion Date (format mm/dd/yyyy)

n/a

2.3. A/E Selection

2.3.1. Start Date (format mm/dd/yyyy)

4/1/2020

2.3.2. Completion Date (format mm/dd/yyyy)

7/1/2020

2.4. Planning/Design

2.4.1. Start Date (format mm/dd/yyyy)

7/1/2020

2.4.2. Completion Date (format mm/dd/yyyy)

4/1/2021

2.5. Construction

2.5.1. Start Date (format mm/dd/yyyy)

5/1/2021

2.5.2. Completion Date (format mm/dd/yyyy)

5/1/2022

2.5.3. If Phasing, please describe:

That is to be determined when more information is available. At this time the district does not have the funding for the qualified professional staff or construction manager. The design professional would provide the design and construction administration services.

2.6. How will your project be managed? (Select Yes for all that apply)

2.6.1. Qualified Professional Staff

No

2.6.2. Design Professional

Yes

2.6.3. Contracted Manager

No

# Las Cruces

## District: Las Cruces Public Schools

### Application Total:

School	Request Type	Total Estimated Project Cost	State Match After Offsets	Local Match After Offsets
Columbia ES	Standards-Based	\$35,476,846	\$20,221,802	\$15,255,044
Valley View ES	Systems-Based	\$2,335,131	\$1,331,025	\$1,004,107
	Total	\$37,811,977	\$21,552,827	\$16,259,150

### Columbia Elementary School

- The district is requesting demolition and replacement of the existing facility for a design capacity of 600 students, grades K-5.
- Staff supports modification to the District's request, with a reduced design capacity of 500 students, grades pre-K-5.
- Mold issues in the school caused it to be closed in Fall 2018; students are currently housed in Centennial HS.
- Enrollment projection includes: 387 students grades K-5, 50 pre-K students, and an increase of 64 students based on potential adjustment to the attendance boundaries for a total of 500 students, grades pre-K-5.

### Valley View Elementary School

- The district is requesting replacement of the roof over the 63,850 SF of permanent space.
- Staff supports the District's request as the majority of the roofs are indicated as category 3, systems which should be repaired to mitigate additional damage.
- The district had originally included floor finishes in their request, but this was omitted from the full application due to limited local funding availability.
- Staff had also recommended that the district include parking lots in the full application, as this system is identified as category 3 mitigate additional damage, and is also in need of replacement, but this was also omitted from the full application due to limited local funding availability.

## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Las Cruces – Columbia Elementary School**

**Rank: 7**

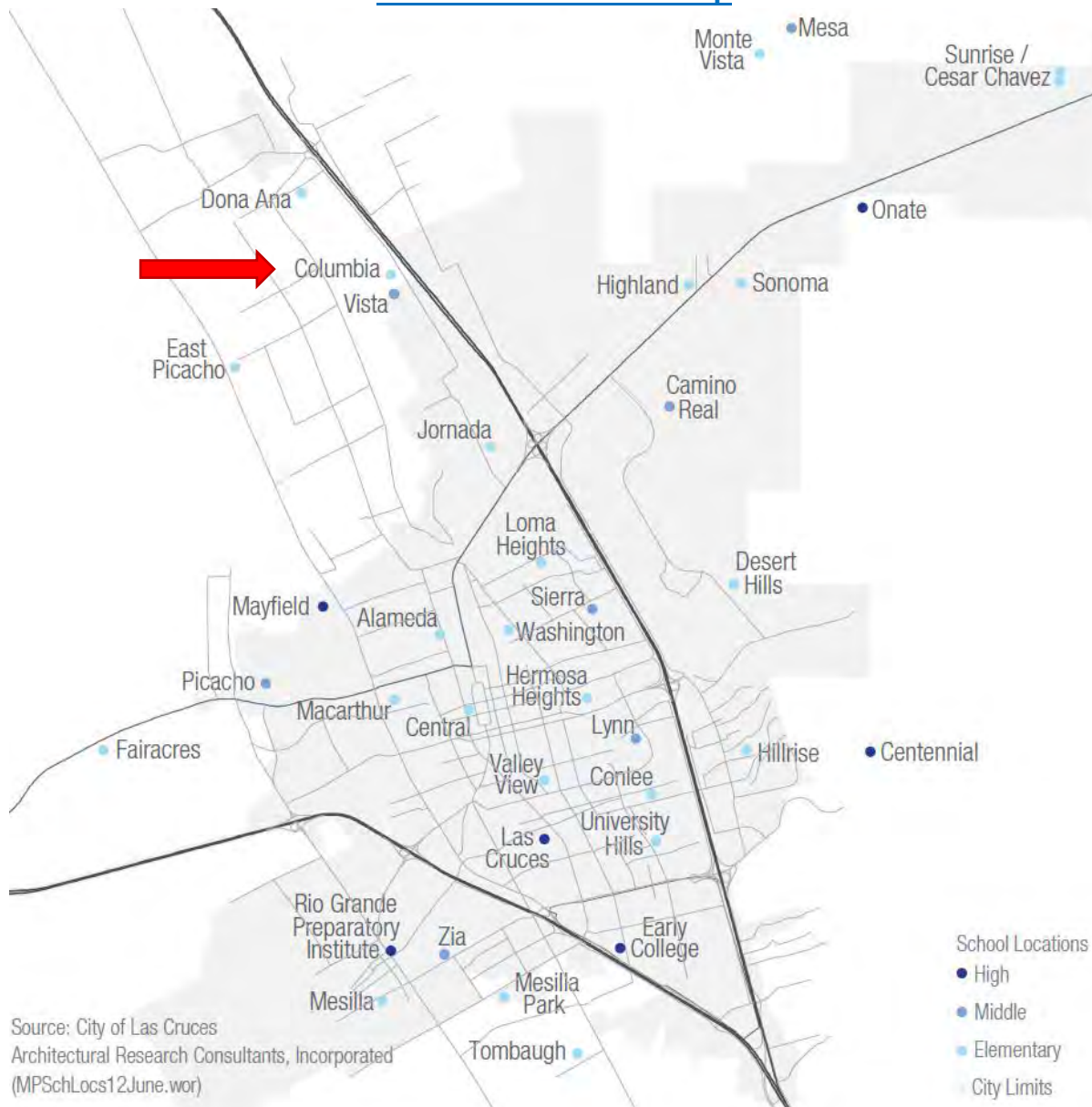
**wNMCI: 53.54%**

**FCI: 45.49%**

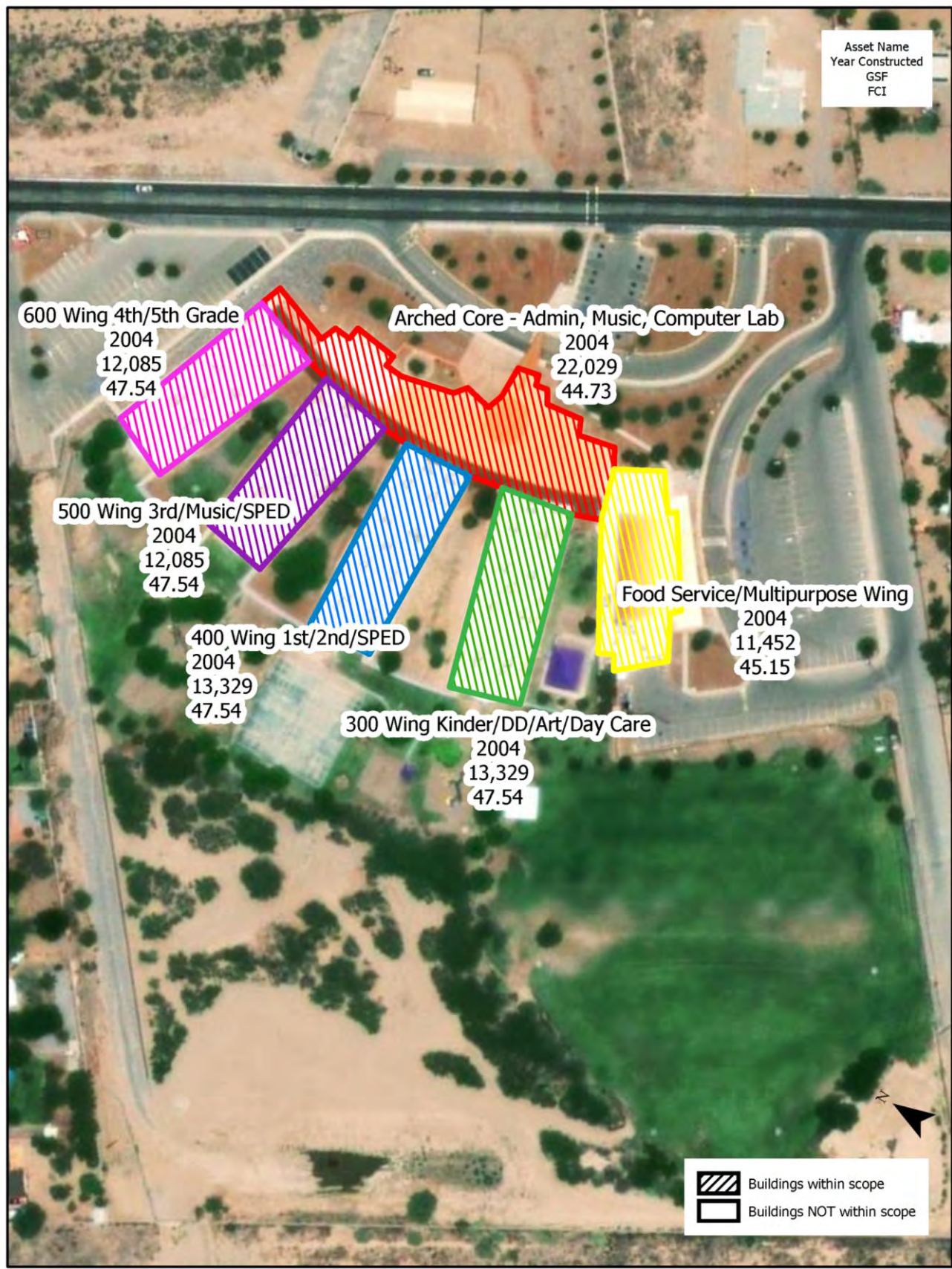
- Original Construction Date: 2004
- Most Recent Addition: -
- Total Gross Square Feet: 84,309
  - Permanent Square Feet: 84,309
  - Number of Buildings: 6
  - Portable Square Feet: 0
  - Number of Portables: 0
- Site Size: 19.43 Acres

### Maps

#### District-wide School Map



## School Site Map



## **District Request**

The District is requesting demolition and replacement of the existing facility for a design capacity of 600 students, grades K-5. The existing facility was closed in Fall 2018 due to documented high levels of mold and students were relocated to Centennial High School. Further investigation of the structure in 2018 and 2019 by an engineering consultant, uncovered fundamental construction deficiencies, some of which contributed to the mold growth within the building. As an example, the weather-barrier (building paper) on the exterior walls of the building was installed upside down, with inadequate lap between sheets, and was entirely missing around door and window openings, allowing water to wick through the stucco, saturate the exterior building sheathing, and penetrate into the metal framing, corroding the metal framing, electrical circuits within the wall, saturating batt insulation, and damaging interior floor and wall finishes.

The District has estimated \$300 per square foot for construction cost. Adding soft costs, \$1.7M in site work due to drainage issues on the current site, and \$1M to demolish the existing facility, results in a total estimated project cost of \$35,476,846.

The District has indicated that it has available funds to accommodate the local match for this project.

	<b>Total</b>	<b>State Match 60%</b>	<b>Local Match 40%</b>
Estimated Project Cost	\$35,476,846	\$20,221,802	\$15,255,044
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$35,476,846</b>	<b>\$20,221,802</b>	<b>\$15,255,044</b>

## **Planning Summary**

☐ Facilities Master Plan is Current (In progress)

The district adopted its current FMP in 2013, making it good through December 2018. The district initiated a new plan in early 2018 and recently requested an extension of the project through September 2019. As a long-term strategy, the FMP recommended the district consider building a new elementary in the North Valley to relieve overcrowding at the time. It did not assign a ranking or timeline for that project. It also did not list a new school to relieve Columbia as a need in the specific list of projects for that facility.

The need for Columbia replacement arose directly as a result of mold problems at the school, making this a life/health/safety issue. The new plan should ensure that replacement of Columbia ES is a top priority.

In August 2019, the District's FMP consultant provided PSFA planning staff updated projections for Columbia ES without Pre K. The projection forecasts a five-year enrollment of 387 in school year 2023-24. The consultant did not forecast Pre K since that program is dependent on funding and staffing levels. In an email to the District, the consultant indicated if the District is confident of continued staffing and funding levels, it can add back the program capacity to the enrollment projection. Typically, the school has averaged 50 pre-K students per year. Adding 50 students to the 387 projection totals 437. In addition, the consultant believes that the District will re-district to increase the enrollment. However, the only adjacent school boundary that is over capacity is Monte Vista, which is over capacity by 18 and Highland, over capacity by 46. If the District adjusted attendance boundaries to take in the Highland and Monte Vista overcapacity, this would total 501 students.

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

Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
500	84,308	63,806	20,502 over

The District's application states it wants to replace Columbia ES with a school with capacity for 600 students. Columbia is in the North Valley sub-area with four other schools, all of which are operating at or under capacity. There are other schools in the other sub-areas that are over capacity, most notably Sonoma and Monte Vista. With declining growth, the District's request is not in alignment with the staff analysis of a projected enrollment of 500 students.

The following table examines Las Cruces elementary school capacity by FMP designated Sub-Areas.

School	1. Sub Area	2. 2018-19 Enrollment	3. Design Capacity w/o Portables	4. Available Capacity
Cesar Chavez	NE Mesa	509	617	108
Sunrise	NE Mesa	422	575	153
Highland	NE Mesa	839	793	-46
Monte Vista	NE Mesa	616	598	-18
Desert Hills	SE Mesa	676	720	44
Hillrise	SE Mesa	552	471	-81
Sonoma	SE Mesa	815	780	-35
Alameda	Central City	415	498	83
Central	Central City	218	228	10
Conlee	Central City	470	537	67
Hermosa Heights	Central City	422	599	177
Loma Heights	Central City	499	529	30
MacArthur	Central City	418	459	41
University Hills	Central City	394	492	98
Valley View	Central City	390	533	143
Booker T. Washington	Central City	342	480	138
Mesilla	South Valley	296	380	84
Mesilla Park	South Valley	433	578	145
Tombaugh	South Valley	646	717	71
<b>Columbia</b>	<b>North Valley</b>	<b>454</b>	<b>498</b>	<b>44</b>
Doña Ana	North Valley	339	543	204
East Picacho	North Valley	532	556	24
Jornada	North Valley	521	639	118
Fairacres	West Mesa	457	390	-67
White Sands	White Sands	285	290	5
<b>TOTALS AND AVERAGES</b>		<b>11,960</b>	<b>12,138</b>	<b>178</b>

Source: Enrollment – PED 40-Day Certified Enrollment; Capacity – 2020-2025 Facilities Master Plan (Preliminary)

## **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 August 28, 2019)**

- **Status:** Current, updated June 26, 2019 with 5 years of timely and historical updates. The district plan is rated Outstanding and due for update July 26, 2020.

### **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.

- **Maintenance Direct:** Satisfactory use
- **Preventive Maintenance Direct:** Satisfactory use
- **Utility Direct:** Satisfactory Use

### **3. Facility Maintenance Assessment Report (FMAR F6 Cycle)**

- District Average: 74.82%, recognizing Satisfactory Performance (20 schools completed)
- Previous Cycle district average: 69.85%, Marginal Performance
- Applicant School Site:
  - **Columbia Elementary School (8/2019):** 61.476% Marginal performance.
    - **2** Minor Deficiencies in the following categories: Roof/Flashing/Gutters, Fire Protection Systems
    - **4** Major Deficiencies in the following categories: Roadway/Parking, Playground/Athletic Fields, Grounds, Walls/Finishes

### **4. Recommendations**

- Staff recommends 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**

The District's FY18 audit received an Unmodified opinion with 6 total findings.

## Photos – Site

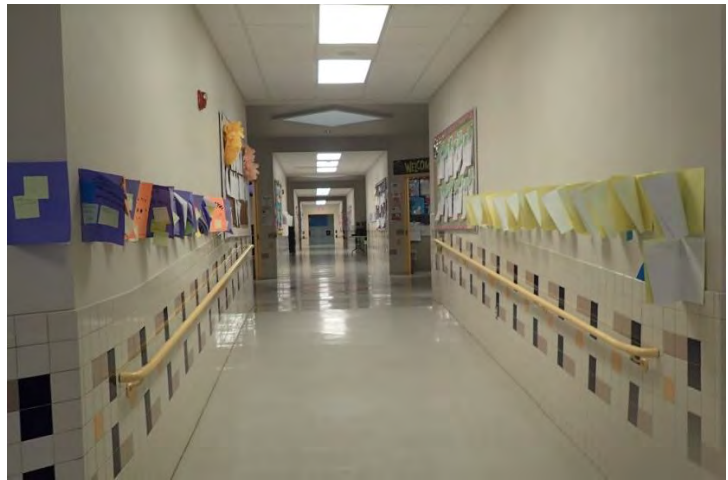


## Photos – Building Exterior





**Photos – Building Interior**



## **Photos – Other Relevant Photos**





## PSFA Staff Recommendation

Staff supports the District's request for a standards-based award for replacement of the existing facility. However, the project should be reduced to the maximum allowable gross square foot for 500 students, grades PreK-5. Staff recommends the project proceed with planning and design, represented as 10% of the project cost, which shall include an Educational Specification for the school. Upon completion, district may return to the PSCOC for the construction funding phase. Although the facility is only 15 years old, given the high levels of mold and the construction deficiencies, replacement of the facility will eliminate future risk of additional unforeseen conditions, and will right-size the facility to accommodate the educational adequacy of the projected enrollment of the school.

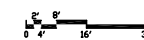
The District may choose to move forward with design for a replacement facility for 600 students, however space for the additional 100 students would be wholly funded by the District. Upon completion of planning and design, the district may request an award language change if further justification for the additional capacity can be demonstrated.

Total Estimated Project Cost Per Application	Adjusted Project Cost to Maximum Allowable GSF	Phase 1 Recommendation	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$35,476,846	\$30,697,527	\$3,069,753	43%	57%	\$0	\$1,319,994	\$1,749,759	\$11,879,943	\$15,747,831

**Exhibit 4-14**  
Columbia Elementary  
Floor Plan



Las Cruces Public Schools  
COLUMBIA ELEMENTARY  
84,316 GSF



## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Las Cruces – Valley View Elementary School**

**Rank: 246**

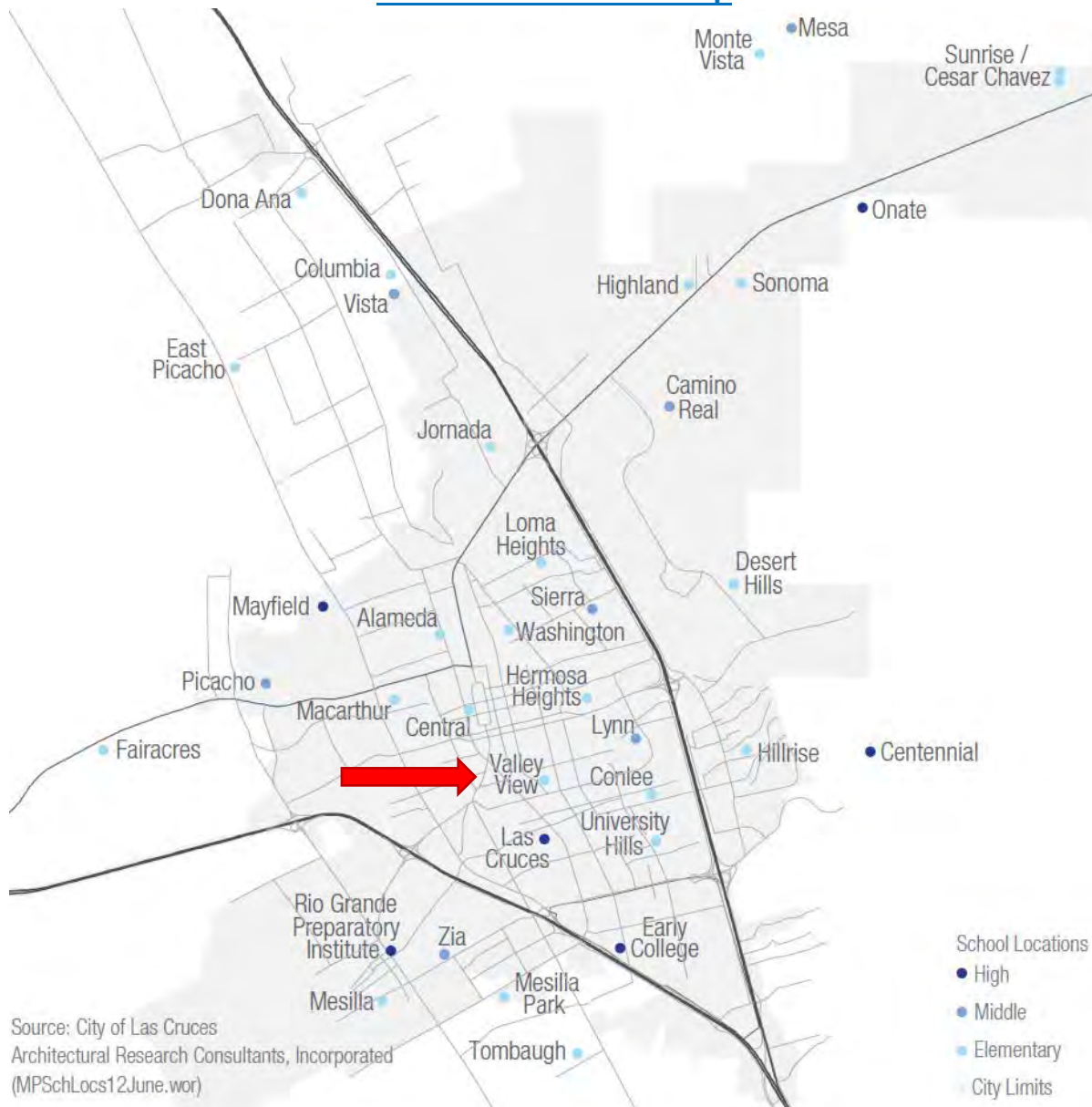
**wNMCI: 27.84%**

**FCI: 53.34%**

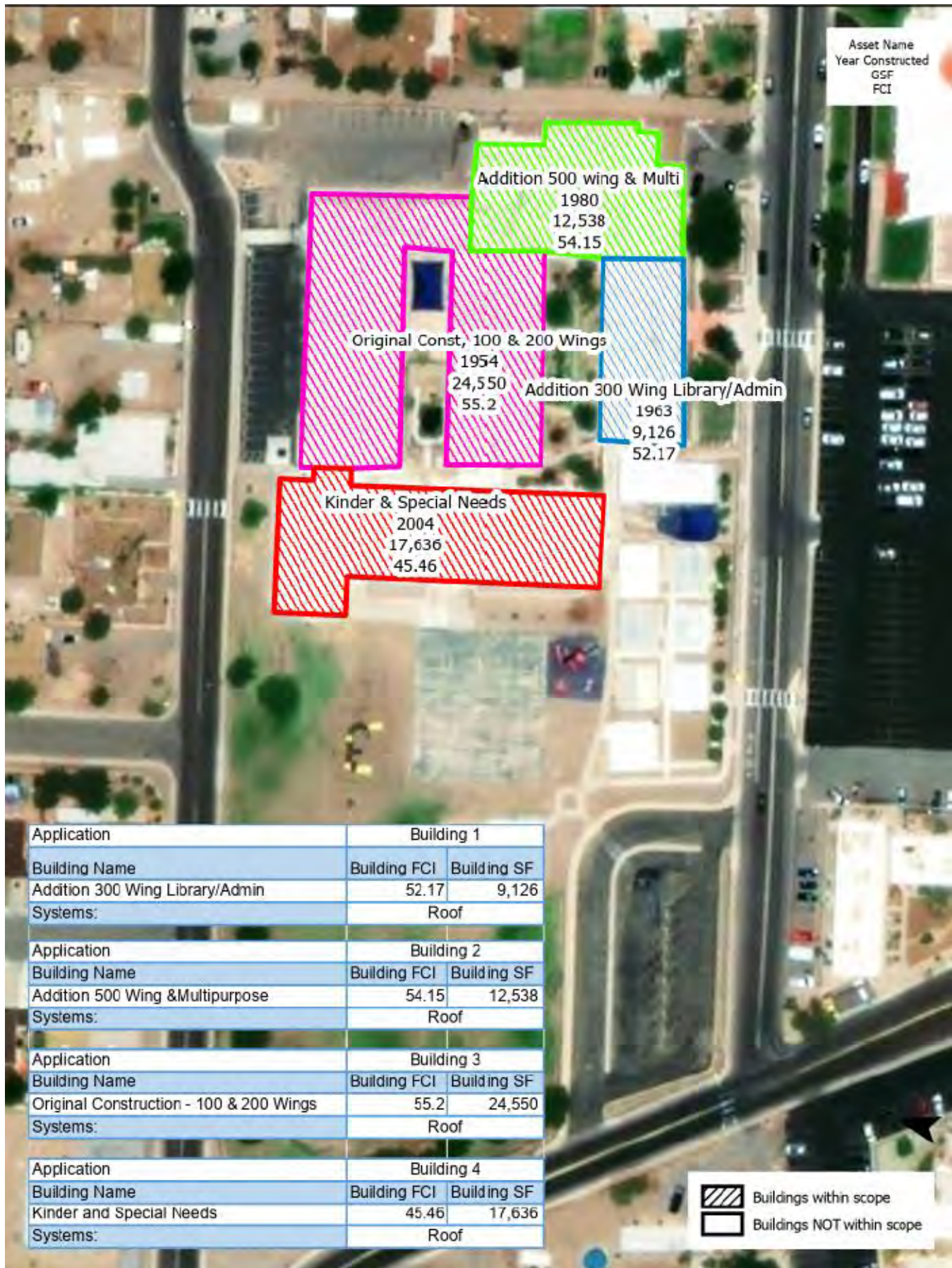
- Original Construction Date: 1954
- Most Recent Addition: 2004
- Total Gross Square Feet: 69,226
  - Permanent Square Feet: 63,850
  - Number of Buildings: 4
  - Portable Square Feet: 5,376
  - Number of Portables: 6
- Site Size: 20.00 Acres

### Maps

#### District-wide School Map



## School Site Map



## District Request

The District is requesting a systems-based award for replacement of the roof over the 63,850 GSF of permanent space. The roof was installed in 2004 in the Kinder and Special Needs building (17,636 GSF) and 2007 for all other areas of the permanent space, however due to observed leaks, the 2007 roofs are indicated as category 3, systems which should be repaired or replaced to mitigate additional damage.

The District has indicated that it has available funds to accommodate the local match for this project.

	Total	State Match 57%	Local Match 43%
Estimated Project Cost	\$2,335,131	\$1,331,025	\$1,004,107
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$2,335,131</b>	<b>\$1,331,025</b>	<b>\$1,004,107</b>

### Building Systems Included in Application

Site	Building Exterior	Building Equip & Systems	Building Equip & Systems (cont)
<input type="checkbox"/> Fencing	<input type="checkbox"/> Exterior Walls	<input type="checkbox"/> Heat Generating Systems	<input type="checkbox"/> Fire Sprinkler
<input type="checkbox"/> Parking Lots	<input type="checkbox"/> Exterior Windows	<input type="checkbox"/> Cooling Generating Systems	<input type="checkbox"/> Fire Detection/Alarm
<input type="checkbox"/> Playground Equip.	<input type="checkbox"/> Exterior Doors	<input type="checkbox"/> Air Distribution Systems	
<input type="checkbox"/> Site Lighting	<input checked="" type="checkbox"/> <b>Roof</b>	<input type="checkbox"/> Exhaust Ventilation System	<b>Other</b>
<input type="checkbox"/> Site Drainage	<b>Building Interior</b>	<input type="checkbox"/> Rooftop Unitary AC	<input type="checkbox"/> Demolition – Free Standing Building
<input type="checkbox"/> Site Utilities (Gas, Electric)	<input type="checkbox"/> Ceiling Finishes	<input type="checkbox"/> HVAC Controls	<input type="checkbox"/> Demolition – Portion of Occupied Building
<input type="checkbox"/> Site Domestic Water Utility	<input type="checkbox"/> Floor Finishes	<input type="checkbox"/> Main Power/Emergency	<input type="checkbox"/> Security
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Foundation/Slab/Structure	<input type="checkbox"/> Lighting/Branch Circuits	
<input type="checkbox"/> Walkways	<input type="checkbox"/> Interior Doors	<input type="checkbox"/> Plumbing Fixtures	
	<input type="checkbox"/> Interior Stairs	<input type="checkbox"/> Water Distribution	
	<input type="checkbox"/> Interior Walls (and Partitions)	<input type="checkbox"/> Drain, Waste, and Vent	

## Planning Summary

☐ Facilities Master Plan is Current (In Progress)

The district adopted its current FMP in 2013, making it good through December 2018. The district initiated a new plan in early 2018 and recently requested an extension of the project through September 2019. The 2013-18 FMP does identify roof replacement as a need for the school citing leaks and deteriorating conditions.

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

Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
394	69,226	52,248	16,978 over

The table below summarizes capacity and utilization.

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Valley View ES	390	463	73	0	85%	87%

A comparison of functional capacity to current enrollment suggests there are 73 available seats spread throughout the building and across all classrooms. The school classroom occupancy rate is 85% meaning that all of its classrooms may be near capacity with a few available seats.

According to the FMP, the school is utilizing its instructional spaces at 87% utilization rate. This figure is just slightly under the 90-100% preferred utilization rate for elementary schools.

## **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) and includes a current staffing model analysis using the American School and University Manpower study.

### **1. Preventive Maintenance Plan (as of August 21, 2019)**

- ☐ **Status:** Current, updated June 26, 2019. The plan is rated outstanding with recommendations. Renewal is due July 2020.

### **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.

- ☐ **Maintenance Direct:** Satisfactory use
- ☐ **Preventive Maintenance Direct:** Satisfactory use
- ☐ **Utility Direct:** Satisfactory use

### **3. Facility Maintenance Assessment Report (FMAR F6 Cycle)**

- District Average: **74.82%, Satisfactory Performance (20 schools completed)**
- Previous Cycle district average: **69.85%, Marginal Performance**
- Applicant School Site:
  - **Valley View Elementary (8/2019): 84.152% Good performance.**
    - **2** Minor Deficiencies in the following categories: Electrical Distribution, 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 an 80% Good performance ratings.

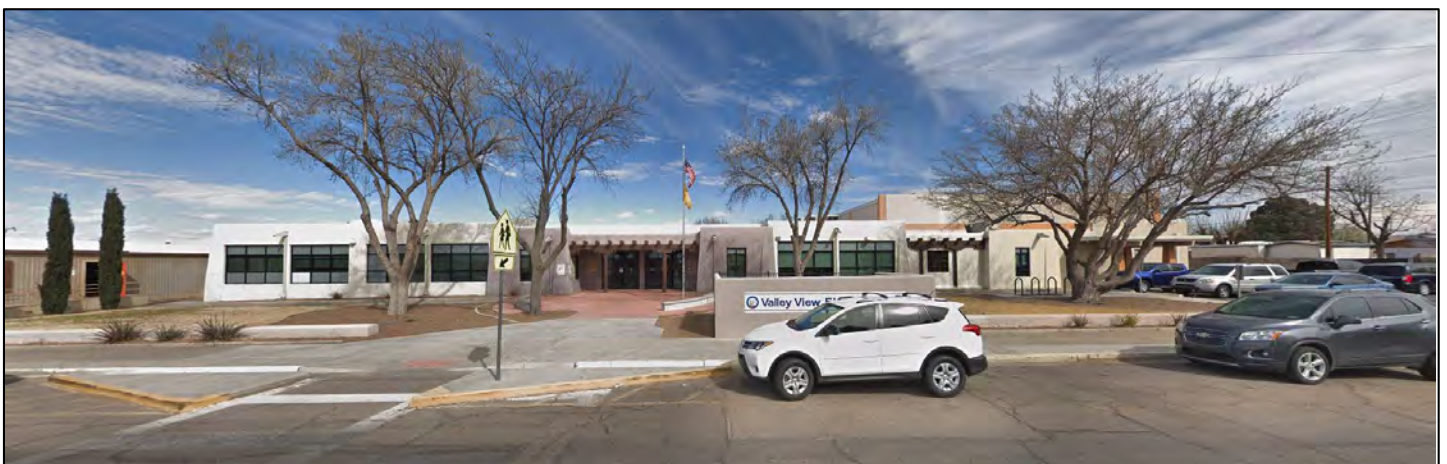
## **Financial Summary**

The District's FY18 audit received an Unmodified opinion with 6 total findings.

## **Photos – Site**

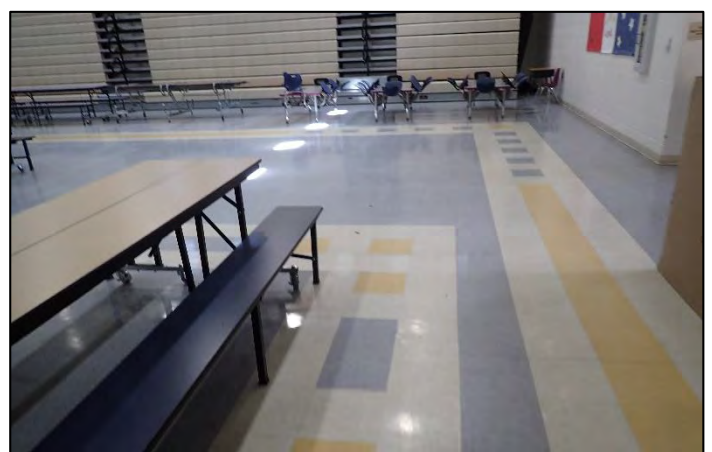
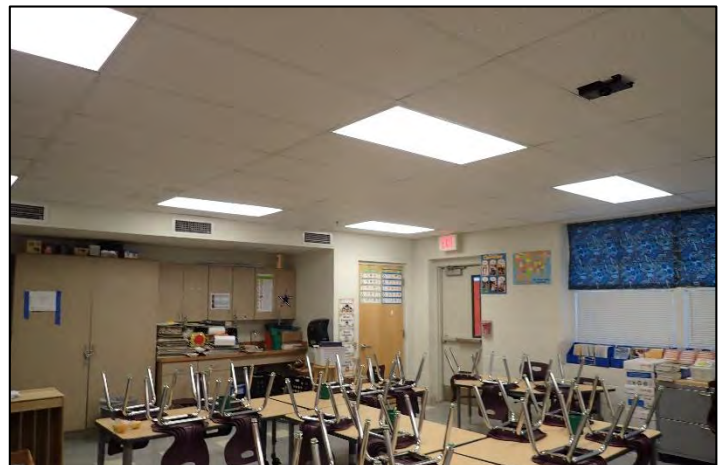
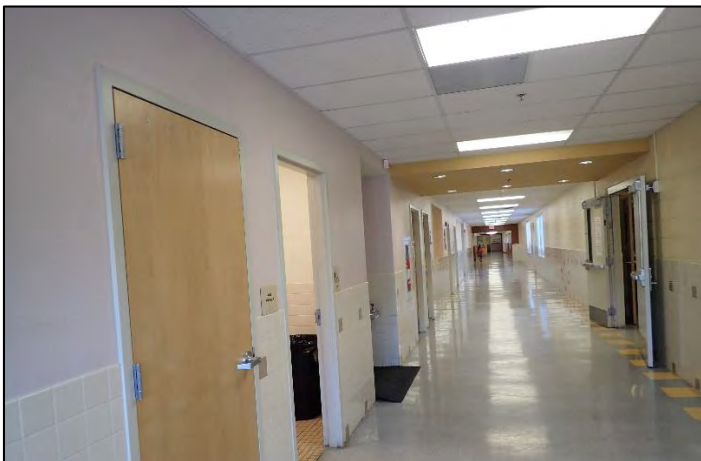


## **Photos – Building Exterior**





### **Photos – Building Interior**



## Photos – Other Relevant Photos



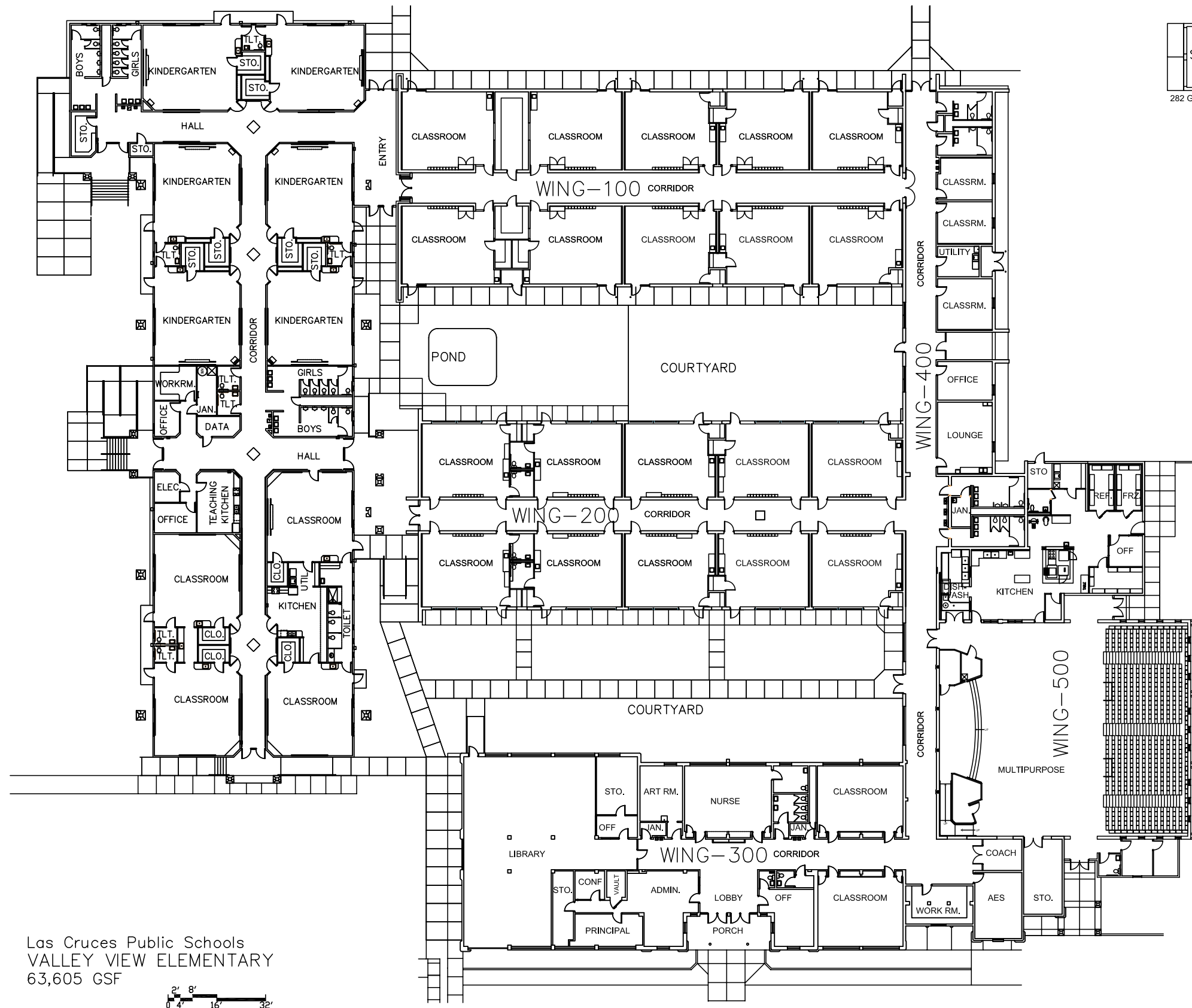
## PSFA Staff Recommendation

Staff supports the District's request for a systems-based award to complete replacement of the roof, due to the degraded condition of the system, however the total estimated project cost of \$2,335,131 is high for the scope of work. The roof report submitted with the application indicates a project cost of \$1,634,592, which is reasonable for the scope of work. Staff recommends using the project cost of \$1,634,592 as a total estimated project cost, which will be limited to the maximum allowable gross square footage based on the projected enrollment.

Based upon the system type identified in the district's application, a single phase award is recommended as follows:

Total Estimated Project Cost	Adjusted Project Cost to Maximum Allowable	Phased Request	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$2,335,131	\$1,340,365	\$1,340,365	43%	57%	\$0	\$576,357	\$764,008	\$0	\$0

**Exhibit 4-71**  
Valley View Elementary  
Floor Plan



STO  
282 GSF

Las Cruces Public Schools  
VALLEY VIEW ELEMENTARY  
63,605 GSF

2' 8' 16' 32'



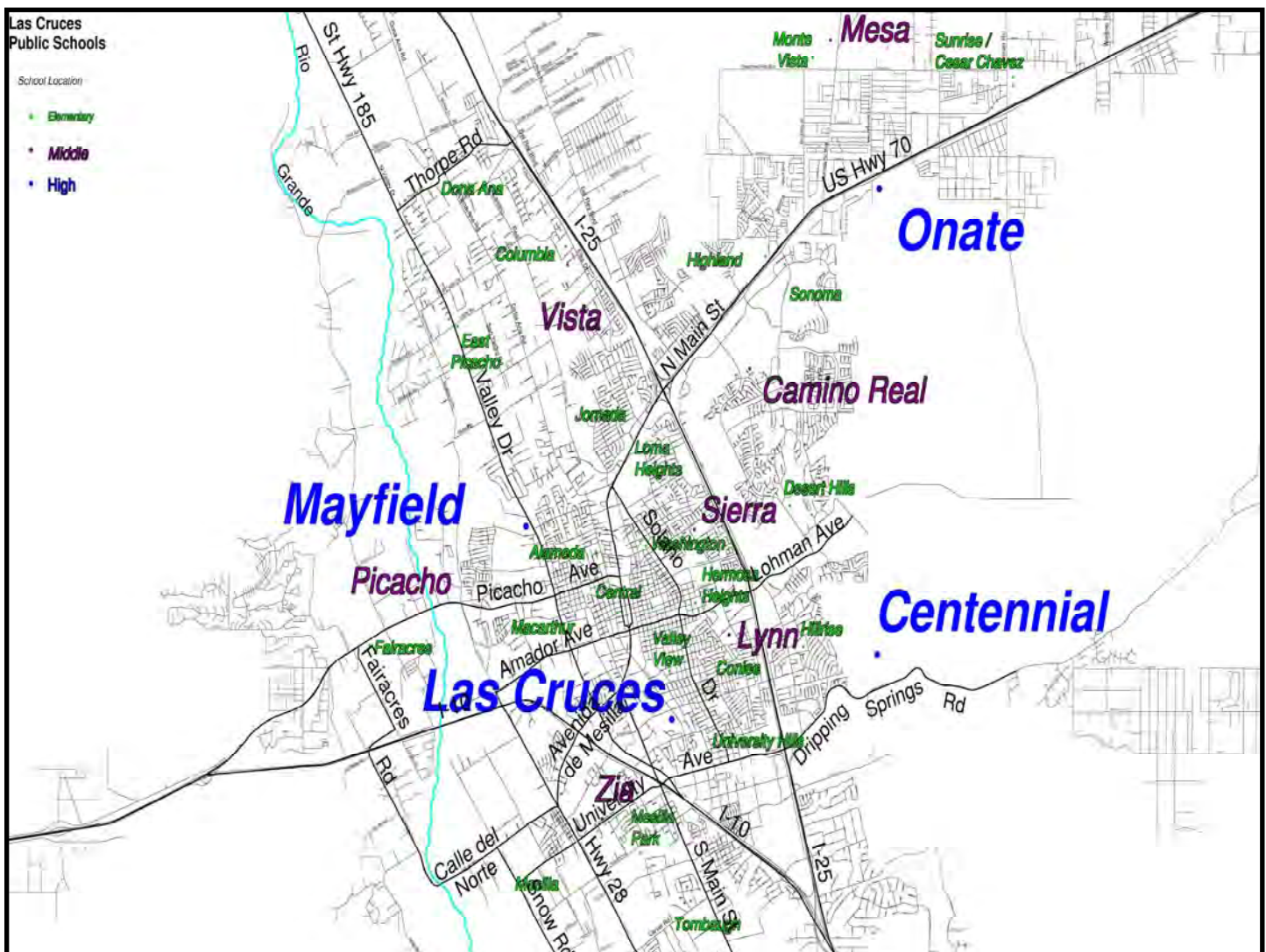
# LAS CRUCES PUBLIC SCHOOLS

WHERE KIDS COME FIRST!

## LCPS Information

The Las Cruces School District is located in the south central area of the state. The District borders the Deming, Hatch Valley, Alamogordo, and Gadsden school Districts. The Las Cruces Public Schools (LCPS) District covers an area of 1,463 square miles. Enrollment in the District is the second largest public school enrollment of the state's 89 Districts. LCPS operates 41 school facilities. Enrollment in LCPS schools and programs for the 2018-19 school year (40-day) was 24,610 students. The District maintains eight administration and support facilities on six separate sites. The facilities include: administration, program and operations offices, staff training functions, maintenance, warehousing, food services, and a football stadium. In February of 2018 the District passed a 50 Million dollar GO Bond that includes upgrades to: Classrooms, Multipurpose rooms & kitchens, Energy efficient projects, ADA compliance, Replacement of roofs, Furniture, Playground equipment & shade structures, etc.

The Faster Master Plan (FMP) was adopted in 2013 making it good through the end of 2018. It also provided a brief update in 2014 based on the 2014 GO Bond program. The District is currently updating their 5 year FMP (2018-2023).



# Columbia Elementary School

## Priority #1



### School Information

The District is requesting funding for architectural design services, engineering and construction to replace existing Columbia Elementary School with a new facility to accommodate 600 students. The facility is located at 4555 Elks Drive in Las Cruces, New Mexico. The 1-story campus contains five permanent wings and a core portion. The complex serves Pre-K through 5th grade students with a staff of approximately 85. Originally constructed in 2003, there have been no additions. There are no portable buildings on site.

Site Acreage: 19.43 Acres

Name of Buildings:

- 300 Wing (2004)– 13,329 sf
- 400 Wing (2004)– 13,329 sf
- 500 Wing (2004)– 12,085 sf
- 600 Wing (2004)– 12,085 sf
- Arched Core– Admin, Music, Computer lab (2004)- 22,029 sf
- Food Service/ Multipurpose Wing (2004)- 11,452 sf

Present Enrollment: 401 students (Does not include Pre-K)

### FAD Status

Columbia Elementary School has a FAD ranking of 7 in the 2019-2020 report and a wNMCI of 53.54%

### Project Goals

- Design and build a new facility to accommodate 600 students as per district standards
- Bring the Columbia Elementary School students back to their original home school site which will eliminate long commuting, busing and the surrounding high school environment.
- Increase the morale and safety of district employees, students and parents

### Site Visit Feedback

The PSCOC/PSFA site visit report has been reviewed; the District currently has an existing plan in place that has Columbia students attending school at Centennial High School. The need for Columbia's replacement arose directly as a result of mold problems at the school, making this an emergency project. The new plan should ensure that Columbia's replacement is a top priority.

### Facility Master Plan Status

Las Cruces Public Schools has a current Facilities Master Plan (2014-2018) which Columbia ES was identified as a district priority. The District is currently in the process on a new Facilities Master Plan that will be completed by the end of the year (2019).

# Columbia Elementary School

## Priority #1



### Financing Summary & Funding

The funding for this project will come directly from Bond & HB33

Total Project Cost: \$35,476,8746

District Share (43%): \$15,255,044

State Share (57%): \$20,221,802

### Scope of Work

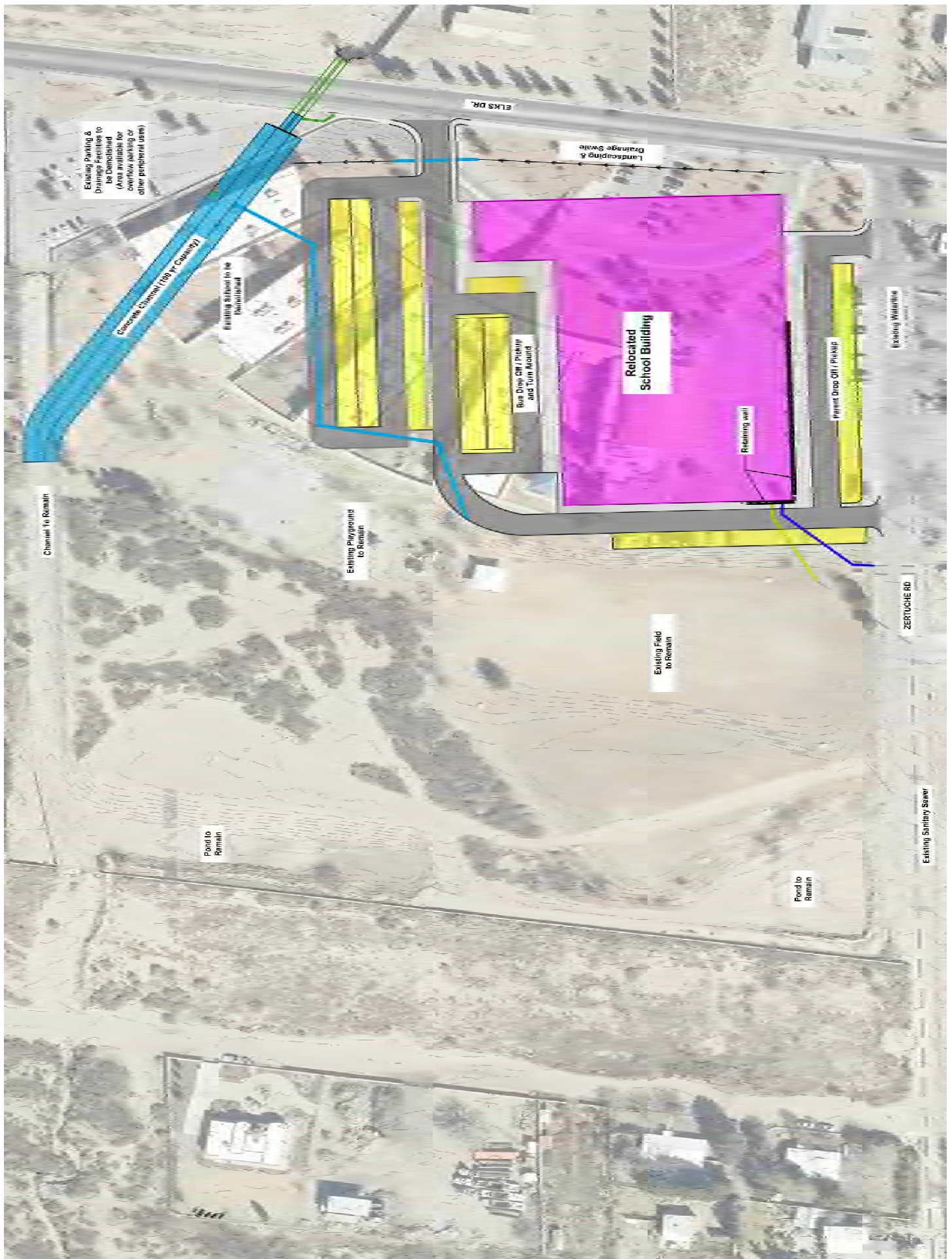
Includes the following:

- Demolish existing Columbia ES building
- Site & Drainage improvements
- Design and build new facility that will accommodate 600 students



### Project Schedule

Las Cruces Public Schools Columbia Elementary School Priority 1 Project Schedule		2019					2020												2021												2022		
	Time Frame	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	
A/E Selection	10/10/2019 - 12/30/2019			A/E Selection 10/10/2019																													
Planning/Design	02/01/2020 - 08/30/2020							Planning & Design 02/01/2020																									
G/C Selection	10/01/2020 - 12/30/2020																G/C Selection 10/01/2020																
Construction	02/01/2021 - 02/01/2022																			Construction 02/01/2021													



# Valley View Elementary School

## Priority #2



### School Information

Site Acreage: 20 Acres

Name of Buildings:

- Addition 300 Wing (1963)- 9,126 sf
- Addition 500 (1980)- 12,538 sf
- Kinder & Special Needs (2004)- 17,636 sf
- Original Const. 100 & 200 Wing (1954)- 24,550 sf
- Portables (1985)- 5,376 sf

Present Enrollment: 390 students (Includes Pre-K)

### Facility Master Plan Status

Las Cruces Public Schools has a current Facilities Master Plan (2014-2018) which Valley View ES was identified as a district priority. The district is currently in the process of a new Facilities Master Plan that will be completed by the end of the year 2019. Through this application, the district is requesting funding for roof-replacement.

### FAD Status

Valley View Elementary School has a FAD ranking of 246 in the 2019-2020 report and a wNMCI of 27.84%.

### Site Visit Feedback

The PSCOC/PSFA site visit report has been reviewed by the district. Due to a limited budget LCPS can only fund what is on their 2018 Bond which is the re-roof.

### Financing Summary & Funding

The funding for this project will come directly from Bond Funds.

Total Project Cost: \$2,335,131

District Share (43%): \$1,004,107

State Share (57%): \$1,331,025



# Valley View Elementary School

## Priority #2



### Scope of Work

Includes the following:

#### Roof Condition Overview **Section A- Modified Bit BUR**

This existing roof is in poor condition with the majority of the defects attributed to:

- o Large blisters/bubbles in roof system on all areas of roof
- o Membrane at all laps is blistering and separating allowing water infiltration to the roof system and building

#### Recommendation:

- Remove and replace with fully adhered 80 Mil TPO, R-30 ISO insulation with 1/4" per/ft. taper package including crickets with 20 year warranty

#### Roof Condition Overview **Section B- TPO**

This existing TPO roof is in failing condition with the majority of the defects attributed to:

- o TPO Membrane splitting at insulation joints and membrane seams etc... that are allowing moisture to infiltrate membrane scrim



### Project Schedule

Las Cruces Public Schools Valley View Elementary School Priority 2 Project Schedule		2019					2020										2021			
	Time Frame	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb
A/E Selection	10/10/2019 - 12/30/2019			A/E Selection 10/10/2019																
Planning/Design	02/01/2020 - 04/30/2020							Planning & Design 02/01/2020												
GC Selection	06/01/2020 - 07/30/2020											GC Selection 06/01/2020								
Construction	08/01/2020 - 02/01/2021														Construction Start 08/01/2020					



**PSCOC REQUEST FOR CAPITAL FUNDING**  
2019-2020 FULL APPLICATION

School District: Las Cruces Public Schools Contact Person: Gloria J. Martinez  
 Address 1: 505 S. Main Suite 249  
 Address 2:   
 City: Las Cruces State: NM Zip: 88001 Phone: 575-527-6052

**Funding Match**

District Match 43%  
 State Match 57%

**District Offsets**

\$ -

		A	B	C	D	E	F	G
Priority	Facility Name	Estimated Total Project Cost to Adequacy	Estimated Cost Above Adequacy	District Match to Adequacy	Offset	Total District Match (District Match + Offset+Above Adequacy)	State Match	Total State Match After Offset
1	Columbia Elementary School	\$ 35,476,846	\$ -	\$ 15,255,044	\$ -	\$ 15,255,044	\$ 20,221,802	\$ 20,221,802
2	Valley View Elementary School	\$ 2,335,131	\$ -	\$ 1,004,107	\$ -	\$ 1,004,107	\$ 1,331,025	\$ 1,331,025
3	East Picacho Elementary School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Zia Middle School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total</b>	\$ 37,811,977	\$ -	\$ 16,259,150	\$ -	\$ 16,259,150	\$ 21,552,827	\$ 21,552,827

*I certify that to the best of my knowledge, the information contained in this application is complete and accurate and that the district has the available funds to accommodate the Total District Match including Offsets as represented in Column E above:*

Gregory Ewing  
 Name of Signatory -- Gregory Ewing  
 Superintendent of School District

5-8-19  
 Date

Ed Frank  
 Name of Signatory -- Ed Frank  
 School Board President

8-6-19  
 Date

## Requested Projects

### Requested Project Priority 1

Facility Name:	Columbia Elementary School		
Facility wNMCI Rank:	7	Facility FCI:	45.49
Facility wNMCI:	53.54	Facility FMAR:	72.33
Short Project Title:	Design & construction for new school and demolition of existing facility		

### Summary of Need:

This application for public school capital outlay funds indicates that the facilities adequacy needs required action. Please check all that apply and provide an explanation of the need. DO NOT LIST MEM - USE 40 DAY STUDENT COUNT

1. Number of students to be served / Design Capacity	600
1.1. Grade levels affected:	
1.1.1. From grade	K
1.1.2. To grade	5

2.1. Do not use MEM count, use 40 day student count. Include past 5 years, current year, and project 5 years into the future for a total of 11 years

2.1.1. 5 years ago	489
2.1.2. 4 years ago	490
2.1.3. 3 years ago	461
2.1.4. 2 years ago	463
2.1.5. 1 year ago	454
2.1.6. Current Year	401
2.1.7. 1 year from now	392
2.1.8. 2 years from now	376
2.1.9. 3 years from now	381
2.1.10. 4 years from now	387
2.1.11. 5 years from now	384

2.2. If there is growth, please explain:

A new Sub division will be built west of the school. Construction to start later this year.

2.3. Are your facilities inadequate?	Yes
--------------------------------------	-----

2.3.1. If Yes, please explain:

Currently the school is shut down due to mold and students have been relocated to Centennial High School.

2.4. Are there increased programs required by the NM Common Core State Standards?	No
---	----

2.4.1. If Yes, please explain:

2.5. Other	Yes
------------	-----

2.5.1. If Yes, please explain:

NOTE: The projected five year enrollment does not account for pre-k

## PAGE 2 - STATEMENT OF ANTICIPATED CONSTRUCTION FUNDING / EXPENSES:

This form is part of the district's facility planning process. The estimated costs shown on this sheet should include all costs associated with your project. Include prior year funds as well as all costs included in the current application.

Before you get started please review:

Statewide Adequacy Standards Document

[click here](#)

PSFA Educational Specification Resource Document

[click here](#)

Max Building Gross SF per Student Calculator

[click here](#)

PSFA Education Specification Checklist

[click here](#)

If the Educational Specifications are completed for this project, please upload the document in e-Builder.

1. Enter the Max Building Gross SF per Student Calculator for 600 students 73,740

2. Above Adequacy Costs (Land, Offsite Infrastructure, Buildings/Spaces)

2.1. Price of Land	\$ -
2.2. Offsite Infrastructure cost	\$ -
2.3. Buildings/Spaces for Above Adequacy Uses (Ex: Aux. Gym, Performing Arts Ctr)	\$ -
2.3.1. Please describe:	

2.4. Price of Land and Offsite Improvements \$ -

*\*Note: These costs not eligible for PSCOC participation.*

3. New Construction (Maximum Allowable Construction Costs- MACC) (MACC does not include tax)

3.1. Cost/Sq. Ft.	\$ 300
3.2. New Construction Total Sq. Ft.	73,740
3.3. New Construction Total Cost	\$ 22,122,000

4. Renovation

4.1. Cost/Sq. Ft.	
4.2. Renovation Total Sq. Ft.	
4.3. Renovation Total Cost	\$ -

5. Site Work

5.1. Site Work (Include: grading, drainage, landscaping, utilities, paving, parking, sidewalks, etc., and playing fields)

5.1.1. Other (please describe)

NOTE: All site work is located on LCPS property

5.1.2. TOTAL SITE WORK COSTS: \$ 1,700,000

6. Demolition

6.1. Cost/Sq. Ft.	\$ 12.00
6.2. Demolition Total Sq. Ft.	84,316
6.3. Demolition Total Cost	\$ 1,011,792

7. TOTAL SQUARE FEET	73,740
8. TOTAL BUILDING COST (MACC) (70% of Total Project Cost)	\$ 24,833,792
9. TOTAL BUILDING COST/SQ. FT. (MACC)	\$ 337
10. Total Service Fees and Expenses (NMGRT, architect, consultants, testing, FF&E and contingency) (30% of Total Project Cost)	\$ 10,643,054
TOTAL PROJECT COST (Excluding above adequacy costs)	\$ 35,476,846

### PAGE 3 - FUNDING COMMITMENTS

1.	TOTAL PROJECT COST	\$	35,476,846
1.1.	TOTAL PROJECT COSTS TO ADEQUACY		
1.1.1.	Estimated Amount of Total Project Cost exceeding Adequacy Standards	\$	-
1.1.2.	Estimated Amount of Total Project Cost to meet Adequacy Standards	\$	35,476,846
1.2.	State/Local Match to Adequacy After Offsets		
1.2.1.	State	\$	20,221,802
1.3.1.	Local	\$	15,255,044
1.3.	(b) FUNDING COMMITMENTS FOR THIS PROJECT		
1.3.1.	Local bonding currently designated for this project	\$	15,255,044
1.3.1.1	Election Date	2/7/2018	
1.3.1.2	Bond Sale Dates (Actual or Anticipated)	Sale Amounts	
	11/1/2018	\$12,500,000	
1.3.2.	Public School Capital Improvements Act (SB-9)		
1.3.2.1.	Amount		
1.3.3.	Public School Buildings Act (HB-33)		
1.3.3.1.	Amount		
1.3.4.	Other		
1.3.4.1.	Amount		
1.3.4.2.	Description		
1.3.5.	TOTAL FUNDING (Allocated, Available, & Expended)	\$	15,255,044
1.3.5.1.	DISTRICT BALANCE NEEDED TO COMPLETE THIS PROJECT	\$	-
1.3.5.2.	Anticipated Source		
1.3.5.3.	Anticipated Date Available (format mm/dd/yyyy)		
1.3.5.4.	Waiver Requested Select answer...Yes/No		
1.3.5.4.1.	If Yes, please complete the Waiver Application /Statement of Financial Position		

## PAGE 4 - PROJECT PHASING WORKSHEET

**Directions:** Provide an anticipated schedule of your project request.

1. ALTERNATIVES:

What alternatives has the district employed or will implement to temporarily relieve the need for this project?

Please explain:

--

2. SCHEDULE AND MANAGEMENT INFORMATION:

2.1. Educational Specifications

2.1.1. Start Date (format mm/dd/yyyy)

N/A

2.1.2. Completion Date (format mm/dd/yyyy)

N/A

2.2. Selection/Land Acquisition

2.2.1. Start Date (format mm/dd/yyyy)

N/A

2.2.2. Completion Date (format mm/dd/yyyy)

N/A

2.3. A/E Selection

2.3.1. Start Date (format mm/dd/yyyy)

10/10/2019

2.3.2. Completion Date (format mm/dd/yyyy)

11/10/2019

2.4. Planning/Design

2.4.1. Start Date (format mm/dd/yyyy)

12/1/2019

2.4.2. Completion Date (format mm/dd/yyyy)

7/1/2020

2.5. Construction

2.5.1. Start Date (format mm/dd/yyyy)

9/1/2020

2.5.2. Completion Date (format mm/dd/yyyy)

9/1/2021

2.5.3. If Phasing, please describe:

--

2.6. How will your project be managed? (Select Yes for all that apply)

2.6.1. Qualified Professional Staff

Yes

2.6.2. Design Professional

No

2.6.3. Contracted Manager

No

Full Application - Small Project (Systems-Based)  
Priority 2

Valley View Elementary School

Facility wNMCI Rank: 246  
Facility wNMCI: 27.84  
Facility FCI: 53.34  
Facility FMAR: 75.90

SITE			
Area		Alteration Level	Estimated Cost
Site	Fencing		
	Parking Lots		
	Playground Equipment		
	Site Lighting		
	Site Drainage		
	Site Utilities (Gas, Electric)		
	Site Domestic Water Utility		
	Landscaping		
	Walkways		
	Site Subtotal		\$
Security	Security Systems - <i>Please Describe*</i> :		
Site Security Subtotal		\$	-
Total			\$ -

\* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Total (Site and All Buildings)	\$	1,634,592
Service Fees & Expenses (NMGRT, Architect, Consultants, & Contingency) (30% of Total Project Cost)	\$	700,539
Total Estimated Project Cost	\$	2,335,131

Note: Small Project (Systems-Based) Applications are on a building-by-building basis. Please complete the application for each building listed within the Facility Assessment Database (FAD), including site, for which desired system repair, renovation, or replacement is desired. Project must be completed and expended within 3 years of the allocation.

BUILDING 1			
		FAD Building Name:	ion 300 Wing Library/Admin (
		Building FCI:	52.17
		Year Built:	1963
		Existing Building SqFt (FAD):	9,126
		SqFt of Proposed Project:	
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:		9,126	
Area		Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof	Replacement	\$ 408,648
	Building Exterior Subtotal		\$ 408,648
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
Building Interior Subtotal		\$ -	
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
Building Equipment and Systems Subtotal		\$ -	
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal		\$ -
Security	Security Systems - <i>Please Describe*</i> :		
	Security Subtotal		\$ -
Total			\$ 408,648

\* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BUILDING 2			
		FAD Building Name:	ion 500 wing & multipurpose
		Building FCI:	54.15
		Year Built:	1980
		Existing Building SqFt (FAD):	12,538
		SqFt of Proposed Project:	
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:		12,538	
Area		Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof	Replacement	\$ 408,648
	Building Exterior Subtotal		\$ 408,648
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
	Building Interior Subtotal		\$ -
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
	Building Equipment and Systems Subtotal		\$ -
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal		\$ -
Security	Security Systems - <i>Please Describe*</i> :		
	Security Subtotal		\$ -
Total			\$ 408,648

\* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

Full Application - Small Project (Systems-Based)  
Priority 2 - Page 2

**Note: Small Project (Systems-Based) Applications are on a building-by-building basis. Please complete the application for each building listed within the Facility Assessment Database (FAD), including site, for which desired system repair, renovation, or replacement is desired. Project must be completed and expended within 3 years of the allocation.**

BUILDING 3			
FAD Building Name:		Original Const.100 & 200 Wing (1954)	
Building FCI:		55.2	
Year Built:		1954	
Existing Building SqFt (FAD):		24,550	
SqFt of Proposed Project:			
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:		24,550	
Area		Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof	Replacement	\$ 408,648
	Building Exterior Subtotal		\$ 408,648
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
	Building Interior Subtotal		\$ -
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
	Building Equipment and Systems Subtotal		\$ -
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal		\$ -
Security	Security Systems - Please Describe*:		
	Security Subtotal		\$ -
Total		\$ 408,648	

\* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

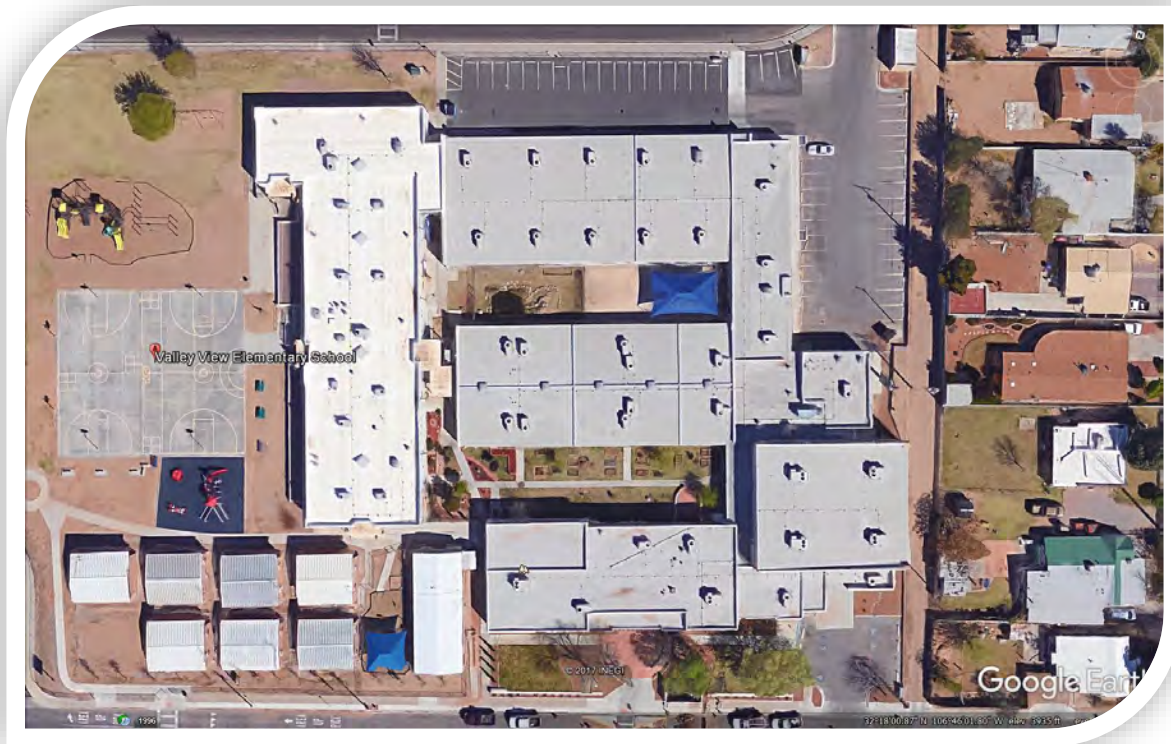
BUILDING 4			
FAD Building Name:		Kinder & Special needs (2004)	
Building FCI:		45.46	
Year Built:		2004	
Existing Building SqFt (FAD):		17,636	
SqFt of Proposed Project:			
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:		17,636	
Area		Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof	Replacement	\$ 408,648
	Building Exterior Subtotal		\$ 408,648
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
	Building Interior Subtotal		\$ -
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
	Building Equipment and Systems Subtotal		\$ -
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal		\$ -
Security	Security Systems - Please Describe*:		
	Security Subtotal		\$ -
Total		\$ 408,648	

\* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

BUILDING 5			
FAD Building Name:			
Building FCI:			
Year Built:			
Existing Building SqFt (FAD):			
SqFt of Proposed Project:			
Proposed Demolition SqFt of this Building:			
Net Building SqFt of After Project:			
Area		Alteration Level	Estimated Cost
Building Exterior	Exterior Walls		
	Exterior Windows		
	Exterior Doors		
	Roof		
	Building Exterior Subtotal		\$ -
Building Interior	Ceiling Finishes		
	Floor Finishes		
	Wall Finishes		
	Foundation/Slab/Structure		
	Interior Doors		
	Interior Stairs		
	Interior Walls (and Partitions)		
	Building Interior Subtotal		\$ -
Building Equipment and Systems	Heat Generating Systems		
	Cooling Generating Systems		
	Air Distribution Systems		
	Exhaust Ventilation System		
	Rooftop Unitary AC - Cooling w/Gas Heat		
	HVAC Controls		
	Fire Sprinkler		
	Main Power/Emergency		
	Lighting/Branch Circuits		
	Plumbing Fixtures		
	Water Distribution		
	Drain, Waste, and Vent		
	Fire Detection/Alarm		
	Building Equipment and Systems Subtotal		\$ -
Demo	Demolition of Free Standing Building		
	Demolition of Portion of Occupied Building		
	Demolition Subtotal		\$ -
Security	Security Systems - Please Describe*:		
	Security Subtotal		\$ -
Total		\$ -	

\* Security Systems exclude security cameras, handheld radios, automatic vehicle gates

v.2 Roof Survey Report  
Valley View Elementary  
915 California Ave. Las Cruces, NM 88001  
4/23/19



Prepared by:

**WILLIAM LAWSON**

**PHONE:** 575-805-6796

**CELL:** 505-440-2490

**FAX:** 505-243-9987

**EMAIL:** will@roofcare.us

# Existing Roof Conditions and Comments

## General Conditions

- Roof Type:
  - **Section A**-Tremco Built Up Roof -Modified APP Mineral Cap Sheet
  - **Section B**- Genflex 60 mil TPO
  - **Section C**- Standing Seam (portables)
- Roof Size: (measurements taken from Google Earth)
  - **Section A**- approx. 50,724sf
  - **Section B**- approx. 17,384sf
  - **Section C**- approx. 7,105 sf
- Overall Roof Condition:
  - **Section A**- Failed
  - **Section B**- Poor
  - **Section C**-Good w/ exception of paint loss to panels
- Active Leaks: Building has had numerous leaks reported in the past years that have been repaired during maintenance service
- 

## Roof Condition Overview

This existing roof is in failing condition and need replaced ASAP.



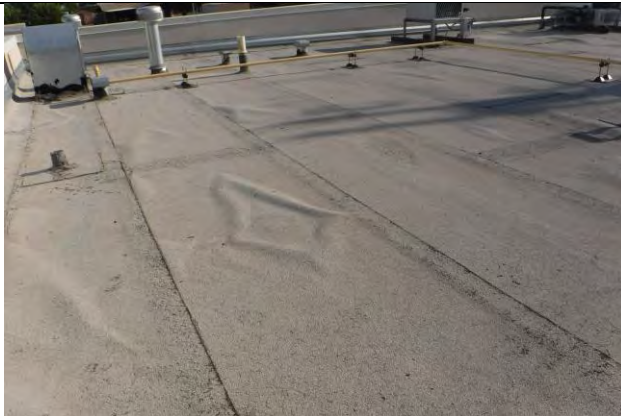
### Roof Condition Overview **Section A- Modified Bit BUR**

This existing roof is in poor condition with the majority of the defects attributed to:

- Large blisters/bubbles in roof system on all areas of roof
- Membrane at all laps is blistering and separating allowing water infiltration to the roof system and bldg..

### Photo Documentation **Section A- Asphalt BUR**





## Photo Documentation **Section A- Asphalt BUR**



Blister at seams creating a leak entry point





Blisters range in size up to 6-8 feet long in some areas



Closeup of blistering at seams and laps



Severe Granule loss to surfacing membrane



Surface Membrane alligatoring

## Photo Documentation **Section A - Asphalt BUR**



Cracks in Stucco wall



Deteriorated stucco at parapet wall



Area of ponding water



Evidence of possible hail impact damage to soft aluminum vent caps



Close up of small blisters/bubbles at seams and laps causing separation and granule loss



Small blisters /bubbles at seams and laps

## Roof Condition Overview [Section B- TPO](#)

This existing TPO roof is in failing condition with the majority of the defects attributed to:

- TPO Membrane splitting at insulation joints and membrane seams etc that are allowing moisture to infiltrate membrane scrim

## Photo Documentation [Section B-TPO](#)



Overview



Overview



Overview



Overview

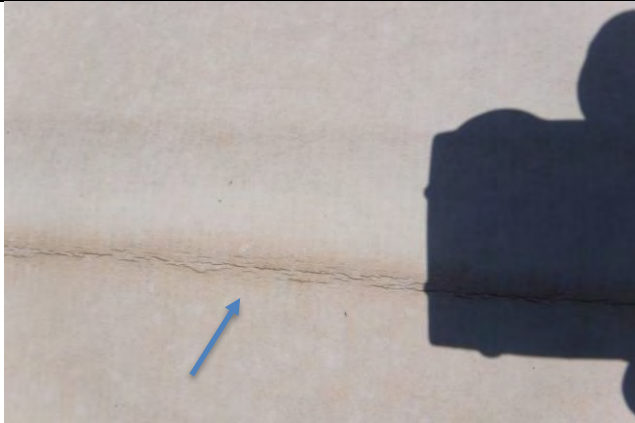


Splits in TPO at insulation joints

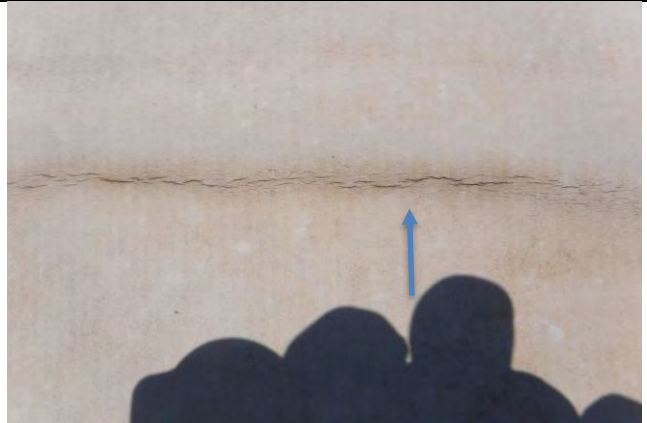


Small splits in membrane near penetration boots

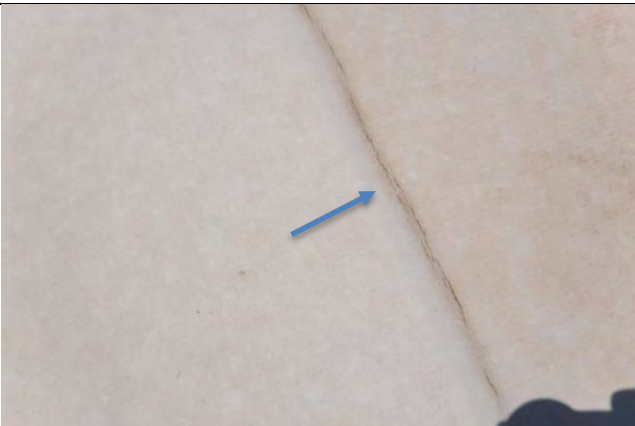
Photo Documentation **Section B**



Splits in TPO at insulation joints



Splits in TPO at insulation joints



Splits in TPO at insulation joints



Splits in TPO at seams



Splits in TPO at seams



Splits in TPO at corner detail

## Budget Cost for replacement

*The removal and replacement value of this roof (sections **A** & **B** total approx.68,108sf) is \$20.00 to \$24.00 per square foot or \$1,362,160 to \$1,634,592 **For Budget Purposes Only***

- *Fully adhered 80 Mil TPO, R-30 ISO insulation with ¼" per/ft taper package including crickets with 20 year NDL warranty*

## Roof Condition Overview **Section C Metal**

These existing Metal roofs (10) are in fair/good condition with the exception of: the paint has faded from several of the roofs

## Photo Documentation **Section C**





# Hobbs

# District:      **Hobbs Municipal Schools**

## Application Total:

School	Request Type	Total Estimated Project Cost	State Match After Offsets	Local Match After Offsets
Southern Heights ES	Standards-Based	\$29,901,457	\$15,548,758	\$14,352,699
Hobbs HS - Tydings Auditorium	Systems-Based	\$ 1,429,229	\$ 743,199	\$ 686,030
Mills ES	Systems-Based	\$ 642,857	\$ 334,286	\$ 308,571
Total		<b>\$31,973,543</b>	<b>\$16,626,242</b>	<b>\$15,347,301</b>

### Southern Heights Elementary School

- The District is requesting a replacement facility for Southern Heights Elementary School based on its current condition, rank, and projected enrollment including the demolition of the existing facility.
- The request is based on an enrollment projection and design capacity of 500 students grades PreK-5
- The district intends to build the new school on the same site while the existing school is occupied.
- While the 1950's campus appears to be well maintained, staff observed systems that were beyond expected life as well as existing site conditions that would benefit from improvements.

### Hobbs High School – Tydings Auditorium

- The District is requesting replacement of the ventilation, air-distribution, heating and cooling systems for Tydings Auditorium.
- Despite routine maintenance including replacement of parts over the years, the remaining original heating and cooling components are at the end of their lifecycle.
- Staff has advised the District the request associated with the Auditorium is outside the Adequacy Standards. The PSCOC has historically not funded Performing Arts Centers.
- The district does not have concurrence with the PSFA determination and asserts that classes are also held in this building.

### Mills Elementary School

- The District is requesting the renovation/replacement of the following 5 systems: fencing, parking lots, site drainage, landscaping, and walkways
- These systems are related to existing site conditions that require improvements including drainage, vehicular and site circulation, parking, and entry and exit from the public right-of-way.
- Fencing modifications are also required to ensure a secure site and may also function as a form of vehicular control. Minimal landscaping is also requested to replace areas affected by the renovations.
- PSFA staff believes the site would benefit from the improvements and confirms the request is commensurate with existing conditions as noted.

## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Hobbs – Southern Heights ES**

**Rank: 5**

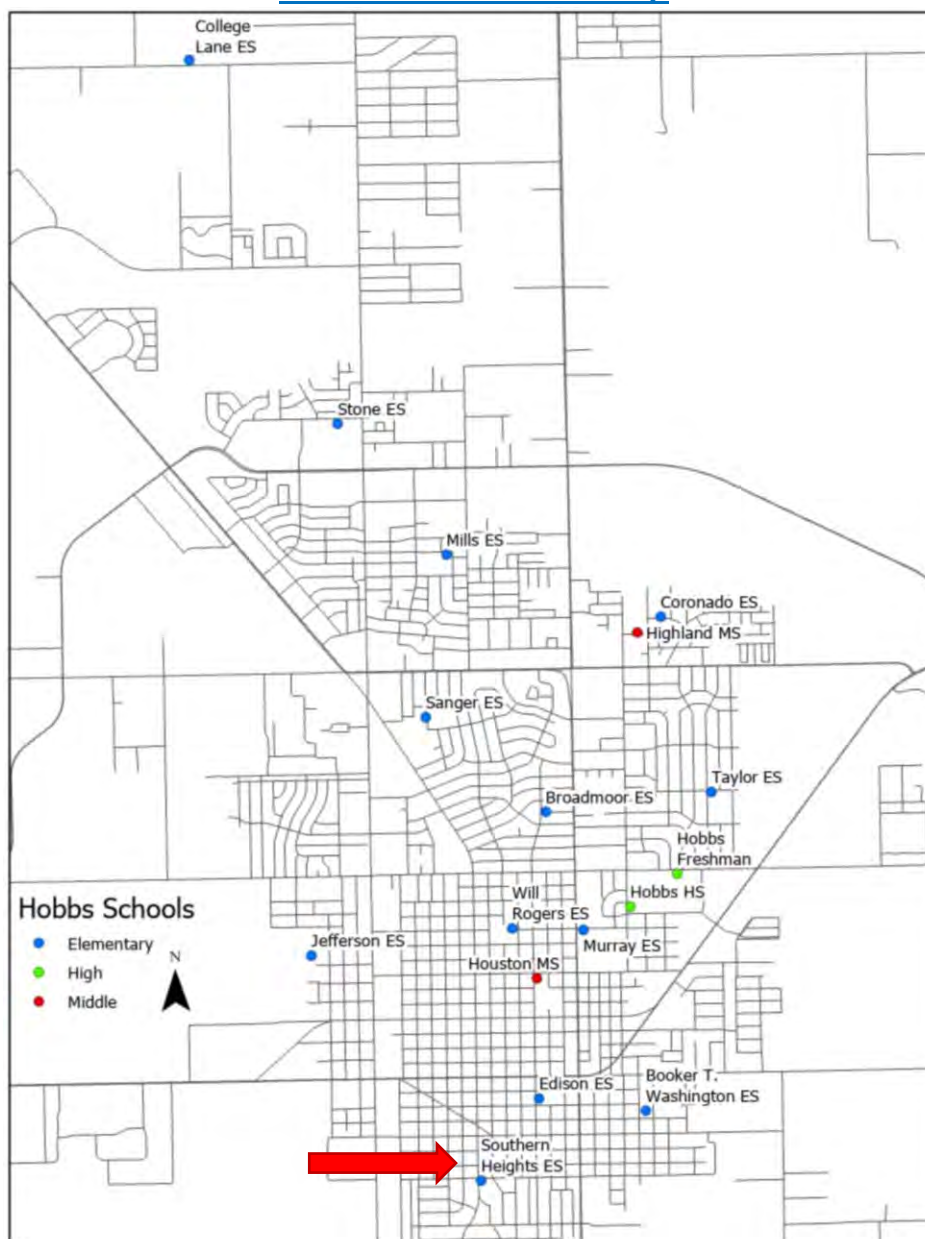
**wNMCI: 54.76%**

**FCI: 65.39%**

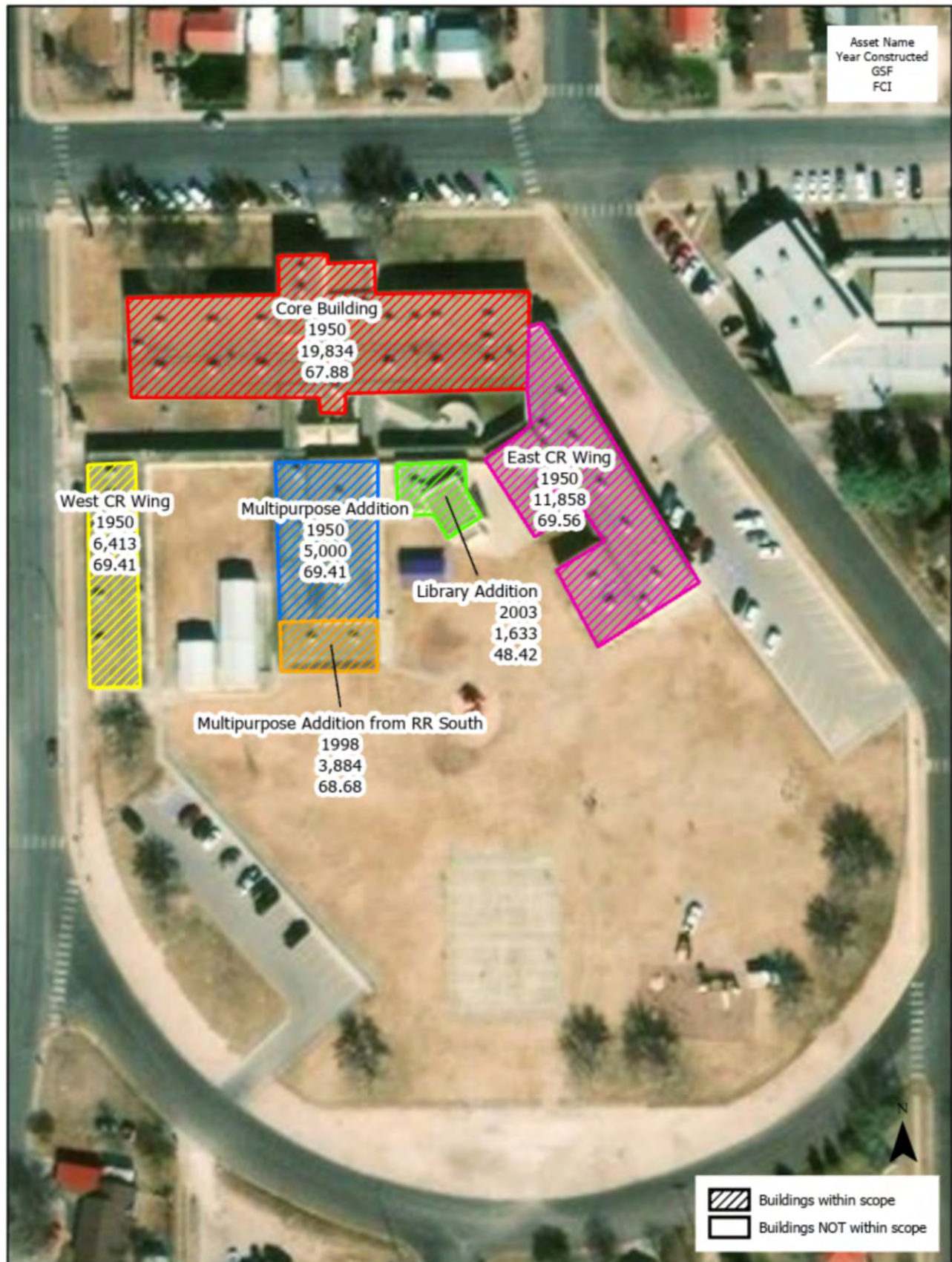
- Original Construction Date: 1950
- Most Recent Addition: 2003
- Total Gross Square Feet: 51,310
  - Permanent Square Feet: 48,622
  - Number of Buildings: 6
  - Portable Square Feet: 2,688
  - Number of Portables: 1
- Site Size: 6.73 Acres

### Maps

#### District-wide School Map



## School Site Map



## **District Request**

The District is requesting a standards-based award for a replacement facility for Southern Heights Elementary School based on its current condition, rank, and projected enrollment including the demolition of the existing facility. The request encompasses site improvements including but not limited to site circulation, parent drop-off and pick-up, bus lanes, and site drainage.

The District has estimated \$305 per square foot for construction cost for replacement of 63,806 GSF. Adding soft costs, an anticipated cost of \$957,090 for site work, and \$513,100 to demolish the existing facility, results in a total estimated project cost of \$29,901,457.

The District has indicated that it has available funds to accommodate the local match for this project.

	<b>Total</b>	<b>State Match 52%</b>	<b>Local Match 48%</b>
Estimated Project Cost	\$29,901,457	\$15,548,758	\$14,352,699
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$29,901,457</b>	<b>\$15,548,758</b>	<b>\$14,352,699</b>

## **Planning Summary**

☐ Facilities Master Plan is Current

The Hobbs Municipal School District adopted its last Facilities Master Plan (FMP) in 2013, making it current through December 2018. In October of 2018, the district applied for and received Public School Capital Outlay Council assistance to prepare its new FMP, which is currently underway. The 2013-18 FMP did not list replacement of Southern Heights in its top ten priority list but did list the need for substantial renovation and systems replacement as a future project outside the top ten priorities. The district has already completed many projects in the 2013-2018 list of top ten priorities, most notably the new Murray ES Facility and Broadmoor ES replacement.

In addition, the FMP also discussed several strategies for addressing the rapid growth the district was and still is experiencing. Part of this strategy recommended adding classroom additions at all elementary schools.

While Southern Heights ES is not in the 2013-2018's top ten priority list, the FMP still identified the need for full scale renovation and systems replacement for the school. In that respect, the application is consistent with the FMP.

The table below shows the existing GSF at Southern Heights ES and maximum allowable gross square feet based on the projected enrollment for comparison purposes. Staff recommends a facility square footage based on a 5-year enrollment projection of 500 students, which per the gross square foot calculator would be 63,806 GSF. The District's estimated construction cost appeared to be high in comparison to recent PSCOC-funded projects.

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

<b>Projected Enrollment</b>	<b>Existing GSF</b>	<b>Maximum Allowable GSF for Projected Enrollment</b>	<b>Difference Between Existing and Maximum</b>
500	51,310	63,806	-12,496 under

The table below summarizes capacity and utilization.

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Southern Heights	420	388	- 32	0	108%	99%

As a comparison, Table 2 shows capacity and utilization for all district elementary schools.

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Booker T. Washington ES	223	193	-30	0	115.54%	99%
Broadmoor ES	368	400	32	0	92.00%	99%
College Lane ES	521	414	-107	0	125.85%	99%
Coronado ES	438	395	-43	0	110.89%	99%
Edison ES	313	272	-41	0	115.07%	99%
Jefferson ES	381	405	24	0	94.07%	89%
Mills ES	369	414	45	0	89.13%	90%
Murray ES	555	525	-30	0	105.71%	99%
Sanger ES	367	370	3	0	99.19%	93%
Southern Heights ES	420	388	-32	0	108%	99%
Stone ES	431	395	-36	0	109.11%	99%
Taylor ES	441	385	-56	0	114.55%	99%
Will Rogers ES	319	395	76	0	80.76%	89%
<b>TOTALS</b>	<b>5146</b>	<b>4951</b>	<b>-195</b>	<b>0</b>	<b>104.61%</b>	<b>96%</b>

The District is facing a district-wide deficiency of 195 seats in permanent space and must rely on portables and other means to house the excess 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 August 28, 2019)**

- **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 a Satisfactory to Good user of all 3 state provided FIMS maintenance resources including the M3 Performance report to drive efficiencies in maintenance and operations.

- **Maintenance Direct:** Satisfactory use
- **Preventive Maintenance Direct:** Satisfactory use
- **Utility Direct:** Satisfactory Use

### 3. Facility Maintenance Assessment Report (FMAR F6 Cycle)

- District Average: **82.95%, recognizing Good Performance (9 schools completed)**
- Previous Cycle district average: **75.26%, Satisfactory Performance**
- Applicant School Site:
  - **Southern Heights Elementary School (8/2019): 92.606% Outstanding performance.**
    - **0** Minor Deficiencies in the following categories:
    - **0** Major Deficiencies in the following categories:

### 4. Recommendations

- Staff recommends 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

The District's FY18 audit received an Unmodified opinion with 3 total findings. Hobbs currently has \$41 million in bonding capacity and their local match share.

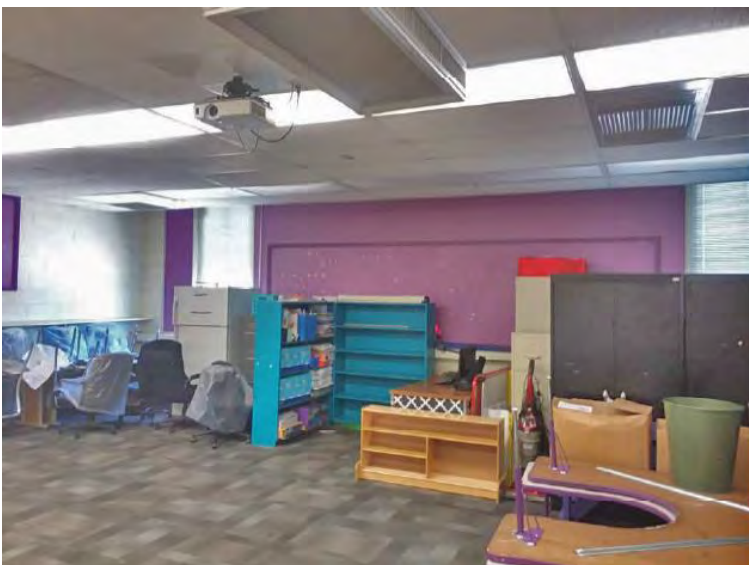
## Photos – Site



## **Photos – Building Exterior**



## **Photos – Building Interior**



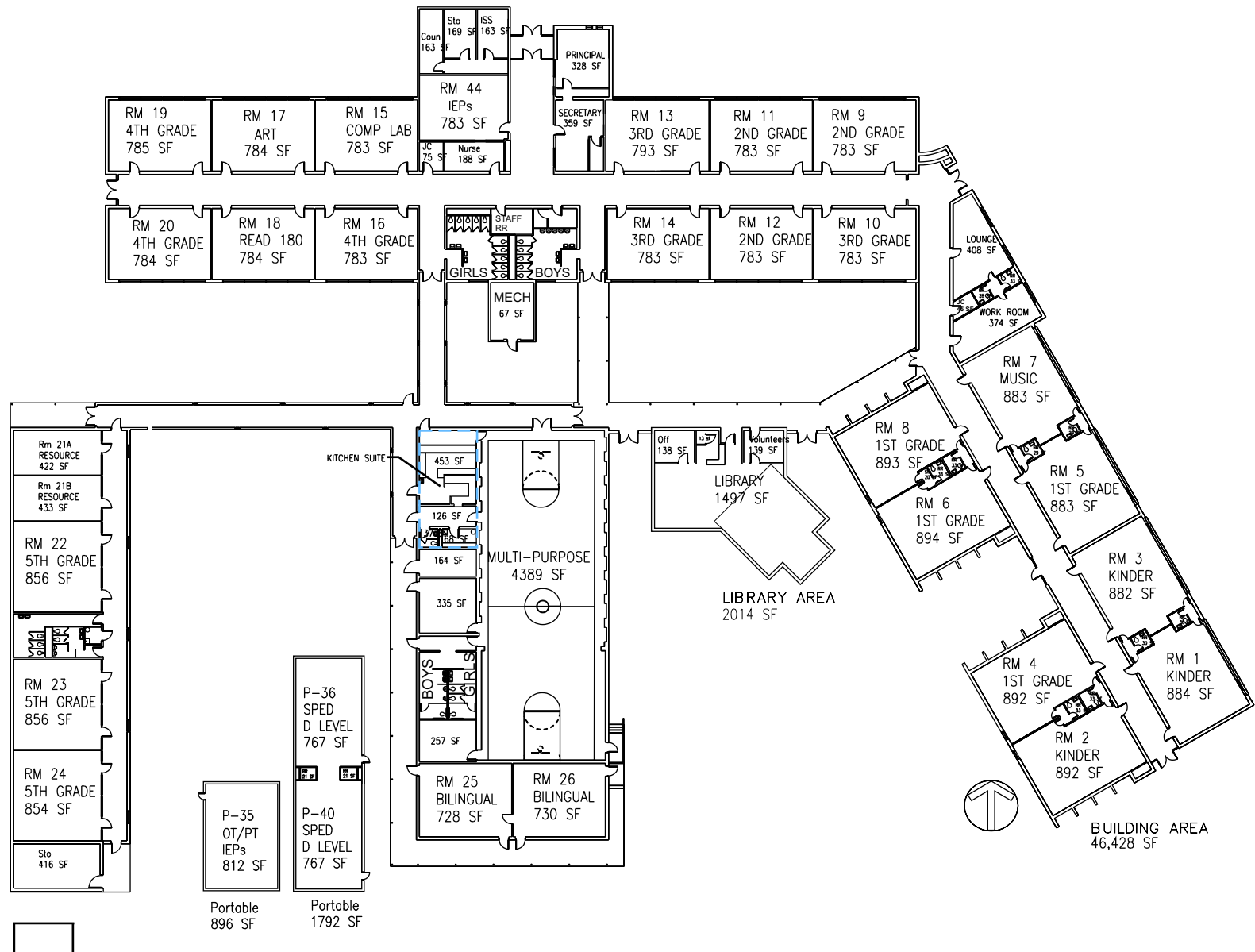
## Photos – Other Relevant Photos



## PSFA Staff Recommendation

Staff concurs with the District request for a standards-based award to replace the facility, beginning with a phase 1 award for planning and design. The 1950's original construction appears to be well maintained, with past system upgrades that are currently normal within lifecycle. However, the facility does require a number of additional upgrades for remaining systems that are beyond expected life or degraded, requiring repairs to prevent failures and impact to the educational mission of the campus. Staff also observed existing site conditions that would also benefit from improvements during the replacement, such as site circulation, parent drop-off and pick-up, bus lanes, and site drainage.

Total Estimated Project Cost Per Application	Adjusted Project Cost to Maximum Allowable GSF	Phase 1 Recommendation	Local Match %	State Match %	Offset	Net Local Match After Offsets	Net State Match After Offsets	Out-Year Local Match	Out-Year State Match
\$29,901,457	\$29,901,457	\$2,990,146	48%	52%	\$0	\$1,435,270	\$1,554,876	\$12,917,429	\$13,993,882



**Space Utilization**  
**Hobbs Municipal Schools**  
**Southern Heights ES**  
 Update 2012-13 SY

For Planning Purposes Only  
 Scale: 1" = 50'



## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

#### **Hobbs – Hobbs High School**

**Rank: 215**

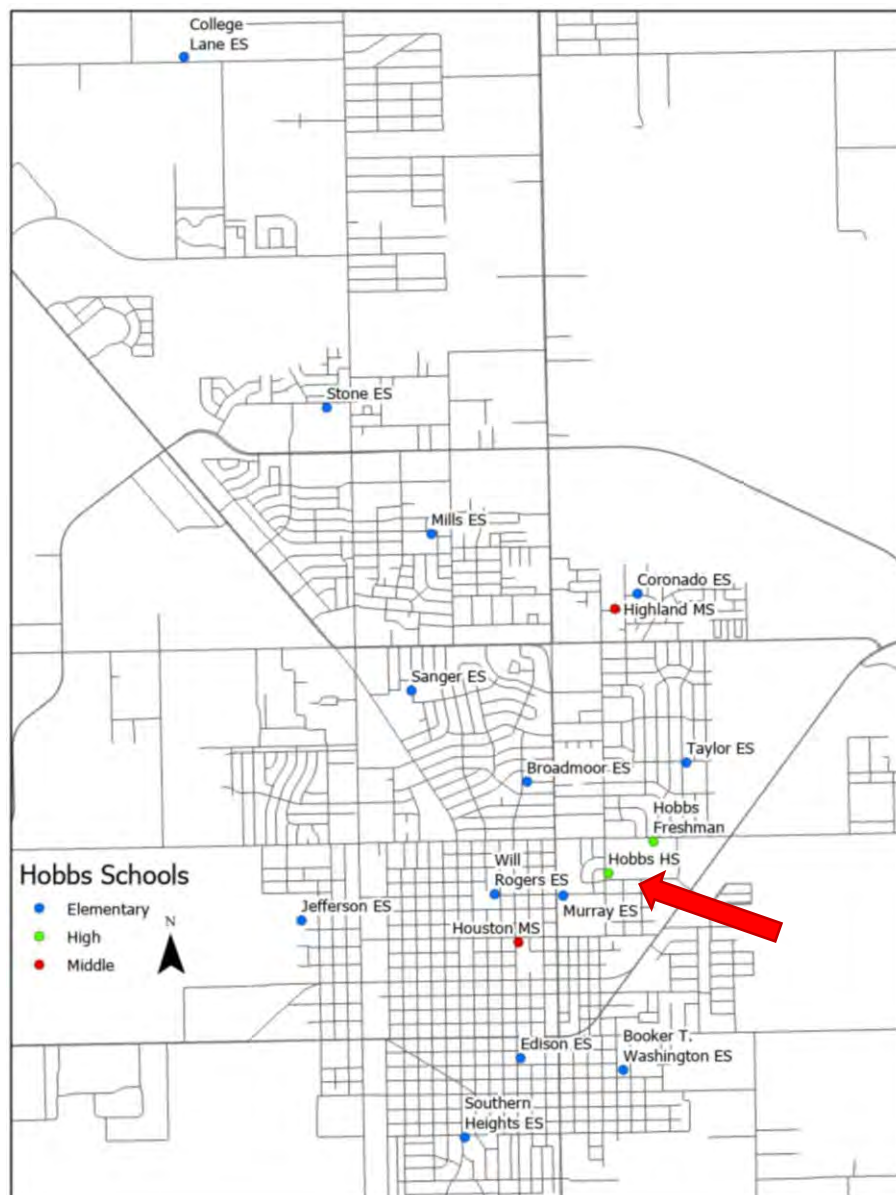
**wNMCI: 29.48%**

**FCI: 53.21%**

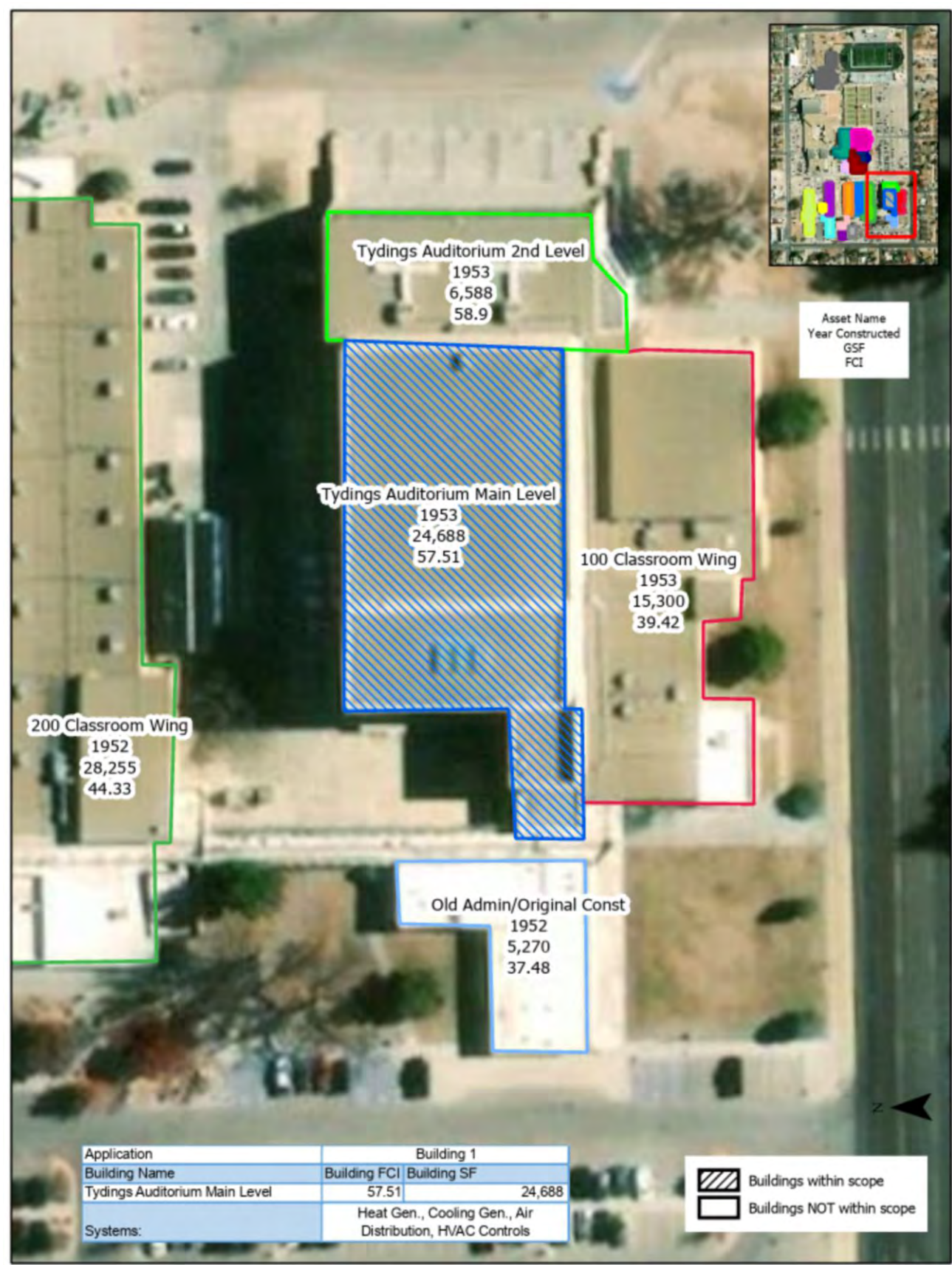
- Original Construction Date: 1952
- Most Recent Addition: 2006
- Total Gross Square Feet: 358,744
  - Permanent Square Feet: 358,744
  - Number of Buildings: 22
  - Portable Square Feet: 0
  - Number of Portables: 0
- Site Size: 70.00 Acres

### Maps

#### District-wide School Map



# School Site Map



## District Request

The District is requesting a systems-based award for replacement of the ventilation, air-distribution, heating and cooling systems for Tydings Auditorium. Despite routine maintenance, including replacement of parts over the years, the remaining original heating and cooling components are at the end of their lifecycle. District maintenance efforts are demonstrated with a site specific FMAR score of 90.147%. Additional challenges include a projected industry discontinuation in 2020 of the refrigerant currently utilized by the cooling system.

The District has indicated that it has available funds to accommodate the local match for this project.

	Total	State Match 52%	Local Match 48%
Estimated Project Cost	\$1,429,229	\$743,199	\$686,030
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$1,429,229</b>	<b>\$743,199</b>	<b>\$686,030</b>

### Building Systems Included in Application

Site	Building Exterior	Building Equip & Systems	Building Equip & Systems (cont)
<input type="checkbox"/> Fencing	<input type="checkbox"/> Exterior Walls	<input checked="" type="checkbox"/> Heat Generating Systems	<input type="checkbox"/> Fire Sprinkler
<input type="checkbox"/> Parking Lots	<input type="checkbox"/> Exterior Windows	<input checked="" type="checkbox"/> Cooling Generating Systems	<input type="checkbox"/> Fire Detection/Alarm
<input type="checkbox"/> Playground Equip.	<input type="checkbox"/> Exterior Doors	<input checked="" type="checkbox"/> Air Distribution Systems	
<input type="checkbox"/> Site Lighting	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Exhaust Ventilation System	
<input type="checkbox"/> Site Drainage	<b>Building Interior</b>	<input type="checkbox"/> Rooftop Unitary AC	<b>Other</b>
<input type="checkbox"/> Site Utilities (Gas, Electric)	<input type="checkbox"/> Ceiling Finishes	<input checked="" type="checkbox"/> HVAC Controls	<input type="checkbox"/> Demolition – Free Standing Building
<input type="checkbox"/> Site Domestic Water Utility	<input type="checkbox"/> Floor Finishes	<input type="checkbox"/> Main Power/Emergency	<input type="checkbox"/> Demolition – Portion of Occupied Building
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Foundation/Slab/Structure	<input type="checkbox"/> Lighting/Branch Circuits	<input type="checkbox"/> Security
<input type="checkbox"/> Walkways	<input type="checkbox"/> Interior Doors	<input type="checkbox"/> Plumbing Fixtures	
	<input type="checkbox"/> Interior Stairs	<input type="checkbox"/> Water Distribution	
	<input type="checkbox"/> Interior Walls (and Partitions)	<input type="checkbox"/> Drain, Waste, and Vent	

## Planning Summary

☐ Facilities Master Plan is Current (In Progress)

The Hobbs Municipal School District adopted its last Facilities Master Plan in 2013, making it current through December 2018. In October of 2018, the district applied for and received Public School Capital Outlay Council assistance to prepare its new FMP, which is currently underway.

Tydings Auditorium is a Performing Arts Center at Hobbs High School. According to the FMP Utilization Analysis, the school does hold some music and fine arts classes in Tydings but does not identify a utilization rate. While the FMP does list needs for Tydings Auditorium and the Little Theater, it does not prioritize in the bundle of Priority 1 projects, nor does it mention the need for a roof. The FMP lists roofing needs on other parts of the campus such as Gymnasium C.

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

Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
1950	358,744	201,639	157,105 over