

# **PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL**

**October 18, 2019 – 1:30 PM**

**State Capitol Building Room 317  
Santa Fe, NM**

**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**

**October 18, 2019 – 1:30 PM**

**State Capitol Building, Room 317, Santa Fe, NM**

(\* Denotes potential action by the PSCOC)

- I. Call to Order -- Mr. Joe Guillen, Chair**
  - A. Approval of Agenda \*
  - B. Correspondence
- II. Public Comment**
- III. PSCOC Financial Plan**
- IV. Consent Agenda \***
  - A. Approval of Minutes – September 9 & 10, 2019 \*
  - B. BDCP – 2019 Category 1 (Fiber) Awards \*
  - C. BDCP – 2019 Category 2 (Equipment) Awards \*
- V. 2019-2020 Award Cycle**
  - A. 2019-2020 Standards-Based Capital Outlay Awards \*
  - B. 2019-2020 Standards-Based Award Additional Conditions \*
  - C. 2019-2020 Systems-Based Capital Outlay Awards \*
  - D. 2019-2020 Systems-Based Award Additional Conditions \*
  - E. 2019-2020 Outside of Adequacy Appropriation Awards \*
  - F. 2019-2020 PSCOC Work Plan Timeline \*
- VI. Out-of-Cycle Funding/Additional Funding/Emergency Funding/Award Language Requests**
  - A. NMSBVI – P14-019 – Quimby Gym – Additional Scope & Out-year Estimate Update \*
  - B. BDCP – 2020 E-rate Program Support for Charter Schools \*
- VII. Other Business**
  - A. Recertification of SSTBs \*
  - B. Building Systems Program – Eligible Systems Types
  - C. Draft FY19 PSFA Annual Report
- VIII. Informational**
  - A. PSCOC Project Status Report
  - B. Master Plan Project Status Report
  - C. FY20 Budget Projections and Personnel Update
- IX. Consideration for Approval to Adjourn to Executive Session Pursuant to the Open Meetings Act NMSA 1978, 10-15-1 (H)(2) for the purposes of discussing PSFA Director Evaluation (Roll Call) \***
- X. Reconvene to Open Session (Roll Call) \***
- XI. FY20 Legislative Pay Increase for PSFA Director \***
- XII. Next PSCOC Meeting – Proposed for November 14, 2019**
- XIII. Adjourn**

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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.*



Eugene E. Gant  
2020 South Telshor Blvd  
Las Cruces, NM 88011-4938

3 October 2019

Mr. David Abbey  
Director  
Legislative Finance Committee  
325 Don Gaspar, Suite 101  
Santa Fe, NM 87501

Reference: Columbia Elementary School, Las Cruces, NM

Dear Director Abbey,

I am writing this letter to you because I know from my time on the PSCOC that you asked the right tough questions. I believe this is a situation that needs to have the right tough questions asked. I am reluctant to write this letter to you concerning the matter of the Las Cruces Public Schools (LCPS) Board of Education's decision to tear down Columbia Elementary School and rebuild a new school in its place but I feel that decision was not properly vetted and places an unnecessary burden on taxpayers.

The Board of Education (BoE) made the decision based on the fact that the school has mold. It was believed, wrongly, that the mold was detrimental to the health of individuals occupying the facility. The final decision to tear down the building was made in February 2019.

Prior to February 2019, the Students, Teachers and Staff were moved to Centennial High School. This move was made by the Superintendent in September 2018. I cannot find where in any open meeting the BoE approved this move. The costs associated with this move, as of this date, was approximately \$800,000. This included the movement of portable classrooms, establishment of the infrastructure to support the portables, and a playground for the students. This does not include additional costs for bus transportation.

The mold is and was an issue. That fact is not denied. A recent study was undertaken by Mr. Louis Acuna, Sun City Analytical, Inc., El Paso, TX to investigate Columbia's mold situation. I was told by a very reliable source, who wishes to remain anonymous for fear of retribution, that the report was delivered to LCPS prior to the movement of students and personnel from Columbia. The report stated the mold was NOT hazardous to people and that remediation of the mold was possible. The District actually came up with a plan to remediate the mold and do necessary repairs to the facility to ensure that the mold did not return. This plan had an estimated cost of \$14M versus the \$35M for the destruction and building a new facility.

I have not seen the minutes from the 9 September 2019, PSCOC meeting when the LCPS Representatives were asked where the District would come up for its share of the \$35M needed for the new school. The District's match for this project would be \$15M. It is my understanding the PSCOC was told that the funds would come from a 2014 local bond issue (\$7M) and the remainder from the 2018 bond issue and SB9. There is a real problem if the District representatives did in fact state that funding for the new school would be from two bond elections.

At the time of the 2018, taxpayers were told by the District that there were not enough funds from the 2014 bond issue to finish several of the promised projects; therefore, part of the funding from the 2018 bond issue would be used to complete those remaining projects. Now it seems the District was not truthful to voter of the District during the 2018 bond election. There was never any disclosure by the BoE or the LCPS administration to the public that a balance of *any amount* remained from 2014. And yet, at a recent PSCOC meeting, a balance of \$7M is curiously now available from the district for the Columbia Elementary project.

How can funds be left over from the 2014 District bond election for a new school to begin in 2019 or 2020. If in fact there were bond funds from 2014 they would have been sold prior to any 2018 bond

offerings. Therefore, where have those millions of dollars been placed and how long have they been held? I question the legality of holding bonds and/or interest made from monies no one knew were unexpended.

I do not question that the LCPS BoE has the legal authority to make the decision it has made regarding Columbia Elementary School. I firmly believe that the Superintendent, who was recently fired, made the decision to have Columbia destroyed even though there was a report that clearly stated the mold was not/is not harmful the occupants of the school. I believe the mold study was never discussed in an open meeting and there were individuals associated with the District, who for personal reasons, including member(s) of the Board of Education, wanted the school destroyed and replaced.

A local BoE has the authority to make legal decisions. The decision by the LCPS BoE may have been a fiscally sound decision, but I am not sure that it was done legally and with the best interest of the Las Cruces community in mind.

That said, I firmly believe the members of the PSCOC should take another deep look all the factors associated with the BoE's decision. I urge members to read the report. I believe the members should take a long look at the choice between tearing down the current facility and building a new facility (\$35M) verses renovation of the current facility (\$14M).

The PSCOC is the last line of defense when it comes to ensuring taxpayer's dollars are spent wisely. I know as soon as the PSCOC grants the District's funding requested, heavy equipment will be on the property quickly to do the destruction work. The District is already soliciting costs for this and just today in an LCPS Board meeting, it was noted that the award from the PSCOC will be approved.

There are a lot of other questions regarding the expenditure of LCPS bond, SB9, and HB33 funds. I fear that when the District goes out for another bond election that the voters will be very disappointed because LCPS has not fulfilled its promises.

Thank you for your time and consideration.

Sincerely,

  
Eugene (Gene) E. Gant

## **II. Public Comment**

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

I. **PSCOC Meeting Date(s):** October 18, 2019 **Item No.** III.

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

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

### Summary of PSCOC Financial Plan Changes since 9/9/2019

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

FY20 Lease Assistance Program Awards	<b>Award Amount</b>	
	\$16,427,192	
<b>Total Awards: \$16,427,192</b>		
<b>Total Reversion/Reallocation/Rescind: \$0</b>		

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

Project moves based upon estimated construction schedule	2020	2021	2022
P16-002 Espanola Abiquiu ES	(\$1,782,532)	\$1,782,532	\$0
	(\$1,782,532)	\$1,782,532	\$0

#### PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - MODIFICATIONS

Potential Council Action Projects - Agenda:	FY	Previous FP Estimate	Current FP Estimate	Change Fav (Unfav)
Standards and System Awards	2020	\$35,000,000	\$15,997,094	\$19,002,906
Standards and System Awards	2021	\$94,500,000	\$66,846,947	\$27,653,053
Standards and System Awards	2022	\$40,500,000	\$36,088,158	\$4,411,842
Impact Aid Districts (Outside Adequacy)	2020	\$24,000,000	\$24,000,000	\$0
NMSBVI Quimby Gym (Reserve for Contingency)	2020	\$1,659,614	\$2,269,807	(\$610,193)
<b>Subtotal</b>		<b>\$195,659,614</b>	<b>\$145,202,006</b>	<b>\$50,457,608</b>

#### FINANCIAL PLAN ASSUMPTIONS and SUMMARY:

- Line 2: Actual June 2019 Bonds sold was \$17.8M versus projected SSTB Notes of \$18.1M.
- Line 4: Revised Revenue projections from DFA. Until future sizing is available from BOF, the plan anticipates 70% of fiscal year capacity to be sold December (budgeted in January), and 30% of fiscal year capacity to be sold in June (budgeted in July).
- Line 11: Increased Capital Improvements Act (SB9) by \$20M beginning with FY21 to FY24.
- Line 12: Instructional Materials or Transportation Distribution \$25.0M removed for FY21 -FY22.
- Line 14: Added \$10M for Security for FY21.
- Line 15: Lease Payment Assistance Awards revised to \$16.4M for FY20 actual awards, and projecting flat awards to FY24.
- Line 17: Added \$15M for School Bus Replacements.
- Line 22: PreK \$5.0M SB280 for expenditure in FY20-24; awards to be made beginning FY20.
- Line 23: Revised PSFA Operating Budget beginning FY20 to FY24.
- Line 27 and 28: Revised Project Awards Schedule based on estimated schedules and district readiness.
- Line 27 and 28: Reduced System Based Awards beginning with FY21 to FY24.
- Line 29: Teacherage/Retroactive Standards Awards Pilot Program for FY21 to FY22.
- Projected Fund Balance as of September 19, 2019 is \$291,295,343.02.

#### Financial Plan Variance Between Months

(in millions)	FY19	FY20	FY21	FY22	FY23	FY24
Uncommitted Balance (August 8, 2019)	181.4	107.2	46.2	(21.8)	(33.2)	(44.6)
Uncommitted Balance (September 20, 2019)	181.4	132.7	60.8	0.8	(9.4)	(6.3)
Variance Favorable (Unfavorable)	-	25.5	14.6	22.6	23.8	38.2

## Variance Analysis:

### FY20 Change :

	Fav (Unfav)	Fav (Unfav)
Beginning Balance for FY20 change	-	-
Lease Assistance Awards	(1,000,000)	(1.0)
Revised Revenue Projections from DFA	25,745,000	25.7
School Bus Replacement FY20	(15,000,000)	(15.0)
Contingency for Waiver requests	(5,000,000)	(5.0)
P16-002 Espanola Abiquiu ES moved to FY21	1,782,532	1.8
FY20 Proposed Awards less than FP projection	19,002,906	19.0
	<u>25,530,438</u>	<u>25.5</u>

### FY21 Change :

	Fav (Unfav)	Fav (Unfav)
Beginning Balance for FY21 change	25,530,438	25.5
Remove Instructional Materials or Transportation	25,000,000	25.0
Revised Revenue Projections from DFA	(25,422,000)	(25.4)
Teacherage/Retroactive Awards	(25,000,000)	(25.0)
Revised PSFA Operating Budget	(400,000)	(0.4)
P16-002 Espanola Abiquiu ES moved from FY20	(1,782,532)	(1.8)
Increase to Capital Improvements (SB9)	(20,000,000)	(20.0)
Reduction of System Based Awards FY21	20,000,000	20.0
Add \$10M for Security projects	(10,000,000)	(10.0)
Lease Assistance Awards projection change	(1,000,000)	(1.0)
FY20 Proposed Awards less than FP out-year projections	27,653,053	27.7
	<u>14,578,959</u>	<u>14.6</u>

### FY22 Change :

	Fav (Unfav)	Fav (Unfav)
Beginning Balance for FY22 change	14,578,959	14.6
Remove Instructional Materials or Transportation	25,000,000	25.0
Revised Revenue Projections from DFA	5,219,000	5.2
Teacherage/Retroactive Awards	(25,000,000)	(25.0)
Revised PSFA Operating Budget	(700,000)	(0.7)
Increase to Capital Improvements (SB9)	(20,000,000)	(20.0)
Reduction of System Based Awards FY21	20,000,000	20.0
Lease Assistance Awards projection change	(1,000,000)	(1.0)
FY20 Proposed Awards less than FP out-year projections	4,411,842	4.4
Rounding	100,000	0.1
	<u>22,609,801</u>	<u>22.6</u>

### FY23 Change :

	Fav (Unfav)	Fav (Unfav)
Beginning Balance for FY23 change	22,609,801	22.6
Revised Revenue Projections from DFA	2,761,000	2.8
Revised PSFA Operating Budget	(700,000)	(0.7)
Increase to Capital Improvements (SB9)	(20,000,000)	(20.0)
Reduction of System Based Awards FY21	20,000,000	20.0
Lease Assistance Awards projection change	(1,000,000)	(1.0)
Rounding	100,000	0.1
	<u>23,770,801</u>	<u>23.8</u>

### FY24 Change:

	Fav (Unfav)	Fav (Unfav)
Beginning Balance FY24 change	23,770,801	23.8
Revised Revenue Projections from DFA	16,171,000	16.2
Revised PSFA Operating Budget	(700,000)	(0.7)
Increase to Capital Improvements (SB9)	(20,000,000)	(20.0)
Reduction of System Based Awards FY21	20,000,000	20.0
Lease Assistance Awards projection change	(1,000,000)	(1.0)
	<u>38,241,801</u>	<u>38.2</u>

# PSCOC Financial Plan

(millions of dollars)

October 18, 2019

I. SOURCES & USES								
SOURCES:		FY19	FY20 est.	FY21 est.	FY22 est.	FY23 est.	FY24 est.	
1	Uncommitted Balance (Period Beginning)	43.2	181.4	132.7	60.8	0.8	(9.4)	
2	SSTB Notes (Revenue Budgeted July)	106.9 *	17.8 *	62.1	59.7	63.3	66.8	
3	SB4 (Instructional Materials or Transportation Distribution)							
4	SSTB Notes (Revenue Budgeted January)	163.7 *	144.8	139.3	147.7	156.0	165.8	
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	347.5	339.1	268.8	220.1	223.2	
USES:								
11	Capital Improvements Act (SB-9) Changes for FY21-FY24**	18.2	18.4	38.4	38.4	38.4	38.4	
12	Instructional Materials or Transportation Distribution	7.0	25.0	0.0	0.0			
13	HB306 - Security (\$6.0M)	6.0						
14	SB239 - Security (up to \$10.M FY19-FY22)	10.0	8.5	10.0	0.0			
15	Lease Payment Assistance Awards	15.8	16.4	16.4	16.4	16.4	16.4	
16	Master Plan Assistance Awards	0.3	0.4	0.4	0.4	0.4	0.4	
17	SB280 2019 Legislature (School Buses) Changes for FY20**	32.9	15.0					
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	5.7	6.0	6.0	6.0	
24	CID/SFMO Inspections	0.3	0.3	0.3	0.3	0.3	0.3	
25	Emergency Reserve for Contingencies	0.0	9.4	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 Schedule)	0.0	24.3					
28	Awards Planned in Remaining Quarters & Out Years (per Project Awards Schedule)	0.0	50.9	189.1	188.4	150.0	150.0	
29	Subtotal Uses :	160.3	214.8	278.3	267.9	229.5	229.5	
30	Estimated Uncommitted Balance Period Ending	181.4	132.7	60.8	0.8	(9.4)	(6.3)	
II. PROJECT AWARD SCHEDULE SUMMARY								
	Total	FY19	FY20 est.	FY21 est.	FY22 est.	FY23 est.	FY24 est.	Total
31	Prior Year Awards	0.0	0.9	0.0	0.0	0.0	0.0	0.0
32	2013-2014 Awards Cycle (Const.) :	4.3	0.0	4.3	0.0	0.0	0.0	4.3
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	0.0	1.8	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 :	123.9	0.0	21.0	66.8	36.1	0.0	123.9
39	2020-2021 Standards-Based Awards Scenario :		0.0	0.0	15.0	94.5	40.5	150.0
40	2020-2021 Systems-Based Awards Scenario :		0.0	0.0	0.0	0.0	0.0	0.0
41	2020-2021 Teacherage/Retroactive Awards Scenario :	175.0	0.0	0.0	25.0	0.0	0.0	25.0
42	2021-2022 Standards-Based Awards Scenario :		0.0	0.0	0.0	15.0	94.5	150.0
43	2021-2022 Systems-Based Awards Scenario :		0.0	0.0	0.0	0.0	0.0	0.0
44	2021-2022 Teacherage/Retroactive Awards Scenario :	175.0	0.0	0.0	0.0	25.0	0.0	25.0
45	2022-2023 Standards-Based Awards Scenario :		0.0	0.0	0.0	15.0	94.5	109.5
46	2022-2023 Systems-Based Awards Scenario :	109.5	0.0	0.0	0.0	0.0	0.0	0.0
47	2023-2024 Standards Based Awards Scenario :		0.0	0.0	0.0	0.0	15.0	15.0
48	2023-2024 Systems-Based Awards Scenario :	15.0	0.0	0.0	0.0	0.0	0.0	0.0
49	Subtotal Uses :	752.6	62.1	75.2	189.1	188.4	150.0	752.6
*Actual SSTB/LTB Sale		**Pending Legislative changes						752.6

# 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 is 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 - Representation of Uncommitted Balance in FY20

October 18, 2019

FY 2019						Current Quarter	FY 2020	FY 2021				FY 2022				FY 2023				FY 2024			
S19-017	Tularosa (SSTB18SB 0004 A81)	Tularosa MS	\$53,250	\$0	\$0	\$53,250	\$53,250																
S19-018	West Las Vegas (SSTB18SB 0004 A81)	Tony Serna Jr., ES	\$619,202	\$0	\$0	\$619,202	\$619,202																
			\$177,528,671	\$29,000,202	\$0	\$0	\$2,845,583	\$0	\$857,399	\$22,093,392	\$24,464,727	\$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		

FY20 AWARDS SCENARIO			Phase 1	Phase 2	Phase 3	Total	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
PCA		Alamogordo	Chaparral MS	\$2,162,755	\$19,464,797	\$0	\$21,627,553					\$2,162,755				\$19,464,797														
PCA		Central	Newcomb ES	\$25,000	\$1,417,811	\$13,165,296	\$14,608,107					\$25,000			\$1,417,811				\$13,165,296											
PCA		Roswell	Mountain View MS	\$1,807,637	\$16,268,730	\$0	\$18,076,367					\$1,807,637				\$16,268,730														
PCA		Hobbs	Southern Heights ES	\$1,354,716	\$13,993,882	\$0	\$15,348,598					\$1,354,716				\$13,993,882														
PCA		Las Cruces	Columbia ES	\$42,750	\$1,707,009	\$15,747,831	\$17,497,590					\$42,750			\$1,707,009				\$15,747,831											
PCA		Roswell	Washington Avenue ES	\$51,000	\$601,585	\$5,873,263	\$6,525,848					\$51,000			\$601,585				\$5,873,263											
PCA		Des Moines	Des Moines Combined School	\$0	\$144,641	\$1,301,768	\$1,446,409					\$0			\$144,641				\$1,301,768											
PCA		Grants	Bluewater ES	\$548,021	\$4,932,192	\$0	\$5,480,213					\$548,021				\$4,932,192														
PCA		Clovis	Barry ES	\$2,797,084	\$3,243,755	\$0	\$6,040,838					\$2,797,084				\$3,243,755														
PCA		Roswell	Roswell HS	\$234,600	\$0	\$0	\$234,600					\$234,600																		
PCA		Gallup-McKinley	Gallup HS	\$3,483,324	\$0	\$0	\$3,483,324					\$3,483,324																		
PCA		Clovis	Clovis HS	\$54,638	\$491,744	\$0	\$546,383					\$54,638				\$491,744														
PCA		Gallup-McKinley	Crownpoint MS	\$1,420,160	\$0	\$0	\$1,420,160					\$1,420,160																		
PCA		San Jon	San Jon Combined School	\$166,299	\$1,615,487	\$0	\$1,781,786					\$166,299				\$1,615,487														
PCA		Gallup-McKinley	Tse Yi Gai HS	\$421,336	\$0	\$0	\$421,336					\$421,336																		
PCA		Hobbs	Hobbs HS	\$29,728	\$267,552	\$0	\$297,280					\$29,728				\$267,552														
PCA		Portales	Brown Early Childhood Center	\$299,751	\$2,697,762	\$0	\$2,997,514					\$299,751				\$2,697,762														
PCA		Las Cruces	Valley View ES	\$764,008	\$0	\$0	\$764,008					\$764,008																		
PCA		Hobbs	Mills ES	\$334,286	\$0	\$0	\$334,286					\$334,286																		
		Contingency for Waivers		\$5,000,000	\$0	\$0	\$5,000,000					\$5,000,000																		
				\$20,997,094			\$123,932,200	\$0	\$0	\$0	\$0	\$20,997,094	\$0	\$0	\$3,871,046	\$62,975,901	\$0	\$0	\$36,088,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
								\$0				\$20,997,094				\$66,846,947			\$36,088,158		\$0			\$0				\$0		

FY21 AWARDS SCENARIO				Phase 1	Phase 2	Phase 3	Total	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	\$135,000,000	\$150,000,000									\$15,000,000				\$94,500,000				\$40,500,000				\$0			
			Estimated Systems Awards contingent on PSCOC approval		\$0	\$0	\$0									\$0															
			Teacherage/Retroactive Standards		\$25,000,000	\$0	\$25,000,000									\$25,000,000															
							\$175,000,000																								
								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000,000	\$0	\$0	\$0	\$94,500,000	\$0	\$0	\$0	\$40,500,000	\$0	\$0	\$0	\$0	\$0	\$0	
								\$0					\$0				\$40,000,000				\$94,500,000		\$0		\$40,500,000				\$0		
																						\$40,000,000		\$94,500,000		\$40,500,000			\$40,500,000		

FY22 AWARDS SCENARIO				Phase 1	Phase 2	Phase 3	Total	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	\$135,000,000	\$150,000,000													\$15,000,000				\$94,500,000				\$40,500,000				
			Estimated Systems Awards contingent on PSCOC approval		\$0	\$0	\$0																									
			Teacherage/Retroactive Standards		\$25,000,000	\$0	\$25,000,000														\$25,000,000											
\$175,000,000									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000,000				\$94,500,000	\$0	\$0	\$0	\$40,500,000	\$0	\$0	\$0	
									\$0				\$0					\$0	\$0	\$0		\$40,000,000			\$94,500,000			\$40,500,000				
																							\$40,000,000		\$94,500,000		\$0		\$40,500,000			

FY23 AWARDS SCENARIO				Phase 1	Phase 2	Phase 3	Total	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	\$135,000,000	\$150,000,000																	\$15,000,000				\$94,500,000				
			Estimated Systems Awards contingent on PSCOC approval		\$0	\$0	\$0																	\$0				\$0				
\$150,000,000								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000,000	\$0	\$0	\$0	\$94,500,000	\$0	\$0	\$0	\$0	\$0	
								\$0					\$0					\$0	\$0	\$0	\$0	\$0		\$15,000,000		\$15,000,000			\$94,500,000			
																														\$94,500,000		

FY24 AWARDS SCENARIO				Phase 1	Phase 2	Phase 3	Total	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	\$135,000,000	\$150,000,000																					\$15,000,000			
			Estimated Systems Awards contingent on PSCOC approval		\$0	\$0	\$0																					\$0			
							\$150,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$15,000,000	\$0	\$0	\$0
								\$0					\$0				\$0	\$0	\$0			\$0		\$0		\$0		\$15,000,000		\$15,000,000	

# District Local Match Advances

October 18, 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 \$165,404.25	\$112,566	\$112,566			
3 Capitan A33P13003 91572	<a href="#">P13-003</a>	Capitan Elemenatary 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

October 18, 2019

Beginning Reserve Balance	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000
Carry Forward Reserve Balance				
Subtotal of Adjustments	\$ (610,193)	\$ -	\$ -	\$ -
Reserve Balance	\$ 9,389,807	\$ 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)
1	NMSBVI	10/18/2019	P14-009	Quimby Gymnasium	\$ -	\$ 610,193	\$ (610,193)			
2										
3										

**PSCOC FUND BALANCE 9/19/2019**

Pool	Title	Appr Id	Chapter	Laws	Section	Amount Sold	Amount Budgeted	Amount Expend	Amount Revert	Balance as of 8/12/2019	Balance as of 9/19/2019	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	\$62,460.71	\$0.00	\$60,169.12	\$29,740.29	\$30,428.83	
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	\$542,020.19	\$0.00	\$197,823.65	\$161,816.81	\$36,006.84	
6	SSTB12SD	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB12SD 0002	338	2001	\$14,818,863.00	\$14,818,863.00	\$9,391,442.75	\$0.00	\$5,436,730.64	\$5,427,420.25	\$9,310.39	
7	SSTB13SB	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB13SB 0003	338	2001	\$56,221,162.00	\$56,198,603.40	\$51,139,509.24	\$426,435.63	\$4,694,889.43	\$4,655,217.13	\$39,672.30	
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	\$39,465,420.61	\$29,449.00	\$5,711,386.79	\$5,664,630.39	\$46,756.40	
10	SSTB14SD	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB14SD 0001	338	2001	\$154,580,500.00	\$154,264,615.78	\$138,129,463.76	\$0.00	\$16,543,494.60	\$16,451,036.24	\$92,458.36	
11	SSTB15B	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB15B 0001			\$80,961,202.00	\$80,961,202.00	\$70,030,378.49	\$0.00	\$11,010,765.32	\$10,930,823.51	\$79,941.81	
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	\$10,585,883.96	\$10,585,883.96	\$0.00
13	SSTB15SD	PUBLIC SCHOOL CAPITAL OUTLAY PROJECTS	SSTB15SD 0001	338	2001		\$23,203,200.00	\$23,201,410.00	\$23,054,665.77	\$0.00	\$156,734.89	\$148,534.23	\$8,200.66
14	SSTB16SB	PSCOC CAPITAL OUTLAY PROJECTS	SSTB16SB 0001	338	2001	6/2016 Cert	\$66,986,200.00	\$0.00	\$37,894,565.75	\$0.00	\$30,777,197.19	\$29,091,634.25	\$1,685,562.94
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		\$19,702,123.37	\$0.00	\$7,661,267.49	\$6,840,776.63	\$820,490.86
17	SSTB17SD	PSCOC CAPITAL OUTLAY PROJECTS	SSTB17SD 0001	338	2001	12/2018 Cert	\$7,342,300.00		\$803,091.29	\$0.00	\$6,547,800.45	\$6,539,208.71	\$8,591.74
17	SSTB18SB	PSCOC CAPITAL OUTLAY PROJECTS	SSTB18SB 0004	338	2001	6/2018 Cert	\$81,679,840.00		\$23,317,423.54	\$0.00	\$65,947,176.50	\$58,362,416.46	\$7,584,760.04
18	SSTB18SD	PSCOC CAPITAL OUTLAY PROJECTS	SSTB18SD 0001	338	2001	12/2018 Cert	\$72,431,924.96		\$116,550.07	\$0.00	\$72,389,076.80	\$72,315,374.89	\$73,701.91
			SSTB18SD 0003	277	2001		\$5,000,000.00	\$0.00	\$0.00	\$5,000,000.00	\$5,000,000.00	\$0.00	
			SSTB18SD 0004	277	2001		\$10,000,000.00	\$0.00	\$0.00	\$10,000,000.00	\$10,000,000.00	\$0.00	
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	\$303,942.96	\$0.00	\$2,608,055.17	\$2,599,275.04	\$8,780.13	
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	\$216,965.72	\$216,965.72	\$0.00	
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	
			STB17A 17-001	1	2017		\$57,014,150.90	\$30,113,468.29	\$0.00	\$29,128,104.46	\$26,900,682.61	\$2,227,421.85	
26	STB7SC	PUBLIC SCHOOL CAPITAL OUTLAY	STB17SC 17-001	1	2017	LTB 12/2018	\$9,820.00	\$531.05	\$0.00	\$9,820.00	\$9,288.95	\$531.05	
			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	\$2,434,258,319.23	\$13,999,358.61	\$304,047,959.13	\$291,295,343.02	\$12,752,616.11	

#### **IV. Consent Agenda\***

- A. Approval of Minutes-September 9 & 10, 2019\*
- B. BDCP- 2019 Category 1 (Fiber) Awards\*
- C. BDCP- 2019 Category 2 (Equipment) Awards\*

\* Denotes potential action by the PSCOC

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL MEETING  
MINUTES**

**September 9, 2019**

**Los Lunas High School  
LOS LUNAS, NEW MEXICO**

**Members Present:** Mr. Joe Guillen, NMSBA      Mr. Raúl Burciaga, LCS  
Ms. Rachel Gudgel, LESC      Mr. Antonio Ortiz, PED  
Mr. Martin Romero, CID      Mr. David Robbins, PEC  
Ms. Stephanie Rodriguez, Office of the Governor  
Ms. Olivia Padilla Jackson, DFA (arrived at 8:44)

**Designees:** Mr. Noel Martinez (for David Abbey, LFC)

1. **Call to Order** – Chair Guillen called the meeting to order at 8:34A.M.
  - a. **Approval of Agenda** – Chair Guillen asked if there was any objection to the agenda as presented; as there was none the agenda was unanimously adopted; Ms. Padilla-Jackson was not present for the vote.
  - b. **Correspondence** – None.
2. **Public Comment** – Staff introductions were made and Mr. Guillen thanked the Los Lunas Public Schools for hosting the PSCOC. Ms. Dana Sanders, Superintendent; Ms. Darian Jaramillo, Interim Principal; Ms. Claire Cieremans, Finance Officer; Ms. Juliette Romero Benavides, Assistance Superintendent; Ms. Susan Chavez, Assistant Superintendent and Mr. Andy Garcia, Director of Maintenance, introduced themselves and welcomed everyone to Los Lunas HS. A tour of the school was offered to any of the attendees during the lunch break.
3. **PSCOC Financial Plan**
  - a. **PSCOC Financial Plan**

Mr. Evans reviewed the changes to the financial plan since the last meeting: an award for NMSBVBI Garrett Dormitory Phase 1 Design for \$166,775 and the FY20 Security Awards for \$8,466,456 which results in a favorable change to the financial plan of \$1.5M due to a budgeted \$10.0M for security awards. An advance repayment was received from NMSD for \$165K. The PSCOC Fund balance is \$299,771,653 following a draw request for July expenditures of \$4,276,305. Updated SSTB revenue projections for FY20-24 were received from Board of Finance; the financial plan will be updated to reflect the changes to the out years.

Ms. Gudgel drew member attention to the Instructional Materials or Transportation Distribution line item within the financial plan and recalled a conversation during the Awards Subcommittee that there was no longer a need to use SSTBs as general fund revenues are for transportation and instructional materials and reminded staff that a request had been made to zero out the line item. Mr. Evans replied that the AMS Subcommittee preferred that it be a



decision of the full Council. Ms. Gudgel reiterated that it is not anticipated to be recommended through the Legislative Finance Committee and the \$25.0M could be made available for the retroactive adequacy program; Mr. Evans agreed.

#### **4. 2019-2020 Awards Cycle**

##### **a. Overview of the Capital Outlay Application Process/Requirements**

Ms. Cano provided an overview of the application process. The 2019-2020 preliminary funding pool was opened in April to accept pre-applications under the standards-based program for all facilities in the Top 75 of the 2019-2020 final wNMCI ranking and under the systems-based program for all facilities within the Top 300 of the same ranking. In June, the list of applications was presented to the PSCOC and a final funding pool was adopted which allowed standards-based requests that stayed the same with all facilities within the top 75 and systems-based requests within the top 300 which also had either a minimum of 5% of the replacement cost, a minimum of \$1.0M total project cost or other critical systems to proceed with site visits and the release of full applications. No action will be taken by the Council; following this meeting staff recommendations will be prepared and presented to the October Awards Subcommittee and PSCOC for potential award.

Presenters include the PSFA team leads: Mr. Chamblin, Ms. Casias, Mr. Avila and Ms. Cano, the Regional Facilities Managers (RFM) and district representatives; questions will be posed after each district presentation. Mr. Guillen questioned what the preliminary staff recommendation focused on; Mr. Chamblin replied that it was a short summary of the analysis done on the district's request (dollars and scope) and laid out some key points for each project.

##### **b. District Presentations**

1. Alamogordo – Chaparral MS (standards)
2. Central – Newcomb ES (standards)
3. Grants – Bluewater ES (standards)
4. Des Moines – Des Moines Combined School (standards)
5. Las Cruces – Columbia ES (standards); Valley View ES (systems)
6. Hobbs – Southern Heights ES (standards); Hobbs HS (systems); Mills ES (systems)
7. Roswell – Mountain View MS (standards); Washington Avenue ES (standards); Roswell HS (systems)
8. Clovis – Barry ES (standards); Clovis HS (systems)
9. Gallup-McKinley – Gallup HS (systems); Crownpoint MS (systems); Tse Yi Gai HS (systems)
10. Portales – Brown Early Childhood Center (systems)
11. San Jon – San Jon Combined School (systems)

**Alamogordo (RFM: Scott Ficklin)**

Tim Wolfe – School Board President

Cara Malone – Deputy Superintendent

Justin Burks – Chief of Capital Outlay & Facilities

Erik Harrigan – RBC Capital Management

**District Presentation:** The district is requesting a standards-based award to replace the existing school. The project is included as a top priority in the facility master plan (FMP) but has not come up in the rankings as quickly as other projects. The facility is 60 years old and has a lot of structural issues. In the previous 2012 FMP, \$14.0M worth of deficiencies were identified in need of capital improvements. Since that time, additional structural issues that need to be addressed are being monitored to ensure the buildings remain safe to occupy. Other identified deficiencies: portions of the sewer system have collapsed and some of the drain lines, drinking fountains and restroom facilities have had to be abandoned. Portions of the foundation have sunk as much as four inches, there are a number of asbestos containing materials and the roof is beginning to fail. PSFA staff has evaluated the facility and the Facility Assessment Database (FAD) has been updated to include said deficiencies. Though the FMP is current, it is in the process of being renewed for 2019-2024.

PSFA recommends planning and design as the first phase of the project, 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 is \$36,045,921. Phase 1 recommendation is \$3,604,591 with a district match at 40% (including offsets) is \$1,441,837 and state match of 60% at \$2,162,755. The district has indicated they have their local funding for this project.

The district uses a bond cycle program where they go to the voters every four years and ask for authorization to issue general obligation (GO) bonds in an amount not to exceed a certain number. For the district it was important to maintain their historical debt service tax rate and at the November election will ask the voters for \$17.0M of GO bonds and will continue to maintain their historical service tax rate over the next four years. During that time period the district is expected to be approximately 71-75% bonded to capacity.

The district's preventive maintenance plan is current. The district average FMAR is 78.86% and the campus FMAR is 71.99%.

Facility	Rank	wNMCI (%)	FCI (%)
Chaparral MS	1	78.51%	68.35%

**Member Questions/Comments:** Ms. Gudgel inquired as to the contingency amount listed within the application as it was nearly 30% of the total project cost and asked if the percentage was reasonable; Mr. Chamblin replied in the affirmative and noted it was the standard for contingency and soft costs. Ms. Padilla-Jackson asked about the reduction in square footage and what changed to require a reduction; Mr. Burks replied that Chaparral MS was the only

middle school in Alamogordo until early 2000 when Mountain View MS was constructed and the student population was significantly more when Chaparral MS was the only middle school. Enrollment in previous years declined but now appears to be swinging in the other direction and the district is aware they will need to reduce some square footage based on their current enrollment. Ms. Rodriguez asked if there was still no risk of a Base Realignment and Closure (BRAC) and that there would be continuation of the base and their mission including the F-16 moving forward; Mr. Burks replied that the district is in close collaboration with Holloman Air Force Base. The base is unique in the amount of flight space that they have and while the missions may vary at Holloman and there can be some different trends for the personnel depending on the mission(s) the base is very much the life of the Alamogordo and Arturo Space community and every indication is that they will continue to be strong.

Referring to the meeting material, Mr. Martinez noted that the structural issues were caused by the expansive and settling soil and as one of the proposed sites is the grassy area north of the building and asked whether the district envisioned any issues with the soil there and if so, how they would be addressed. Mr. Burks replied that the soil in Alamogordo is challenging as there is a lot of sand and special consideration has to be given when surveying and doing geotechnical studies of the soil conditions and there would be no exception with the new school. Mr. Chamblin replied that given the site issues with the existing buildings we do want to have an ample budget to do an upgraded foundation system for the new structure as may be required to ensure that it doesn't suffer the kind of damage that the existing one has. Mr. Romero asked whether a determination had been made if the site was located within a flood plain; Mr. Burks replied they have not gotten that far in the design process to determine the status however, most of the facilities in that area are considered in a flood plain.

Mr. Guillen posed a question to Mr. Wolfe regarding their upcoming bond election and asked if there were other entities that would also have bond issues on the ballot and how he felt their chances were for passing the bond. Mr. Wolfe replied there were potentially one or two additional tax levy questions from the city and the county and though the district is not excited about competing and being in that situation election time the community has been extremely supportive and the district was successful in the spring with their SB9 and HB33 elections. Mr. Wolfe could not recall when, or if, there had ever been a bond turned down in Alamogordo and are expecting successful results in November with the understanding that Chaparral MS is the target for those funds. The community has known of the need for a replacement for Chaparral MS for several years and are supportive of being able to participate and get the states help in the match that is available. Mr. Guillen acknowledged Mr. Wolfe's decision to not run for re-election and thanked him for his service as school board president.

**Central (RFM: David Biggs)**

Terrian Benn - Superintendent

Kyle Archibeque – Chief Financial Officer

Candice Thompson – Director of Operations

District Presentation: The district is requesting a standards-based award to replace the existing school. The elementary school has 245 students, is one of the oldest facilities in the district and is located in the remote and rural area of Newcomb, NM on the Navajo Reservation. The school

sits on approximately 16 acres. The elementary school is currently ranked number 2 in the state; the original building was constructed in 1963 and has had six additions. The poor expansive soil conditions are causing several structural damages to the building. Going forward with new construction, the district would like to look at the use of caisson type foundation due to the poor soil condition. The building is currently oversized for the number of students that are enrolled and in the future the district is looking at realigning their program to include the 6<sup>th</sup> grade back into the elementary school. An FMAR was recently done and reflects 79.47%. There is also damage to the parking lots, sidewalks and playgrounds. The school continues to receive “critical repeat” citations from the Navajo Office of Environmental Health (Indian Health Services) for structural cracking in the building and kitchen. The district is also asking for a waiver and that the state and PSFA help to construct the school due to the current circumstances the district has incurred with the passing of the new Energy Transition Act which has shut down the power plant as well as the coal mine in the next couple of years, and not being able to go out and bond for this new facility. Mr. Archibeque spoke to the districts bonding capacity and noted there are imminent power plant closures expected in 2022 as well as the expected closure of the Four Corners power plant in 2030. RBC Wealth Management did an analysis to see what the districts bonding capacity looked like; the district will have the legal capacity to go out and try to bond \$18.0M over the next four years but would really be limited to about \$4.0M due to the impact to the tax rate. If all of the assessed property leaves the county the tax rate will sky rocket along with that, membership is decreasing and is not guaranteed to stay at its current levels with the closures. The district is an impact aid district and are limited in ways that the operational dollars can be used for capital though a two-mill levy was passed in the spring but it is difficult to go to the community and expect more from them especially with the circumstances that are coming.

PSFA recommends a planning study as the first phase of the 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 the comprehensive master plan and educational specification that includes middle and high schools. Once Planning is complete, the district can return for an out-of-cycle award request for design and construction.

Total estimated project cost is \$24,380,179. Phase 1 recommendation is \$75,000 with a district match at 40% for \$30,000 and state match at 60% is \$45,000. The district had previously indicated they did have their local match of \$30,000 to do planning, however, once the project scope and cost are more clearly defined by the planning study, the district intends to request a local match reduction for the design and construction phases.

The district’s preventive maintenance plan is not current but is in the process of being updated. The district average FMAR is 82.63% and the campus FMAR is 79.47%.

Facility	Rank	wNMCI (%)	FCI (%)
Newcomb ES	2	69.30%	69.84%

Member Questions/Comments: Ms. Gudgel clarified that Newcomb ES was on the reservation and asked what the status of the land use lease was with the tribe; Ms. Thompson replied that the district did have a lease with the Nation. Ms. Gudgel stated historically, new projects had

a 25-year land lease with an additional 25 years and suggested that the lease be shared with PSFA prior to the next meeting; Ms. Thompson replied that it could be done. Ms. Padilla-Jackson noted that the maximum allowable gross square foot (GSF) was significantly lower than the existing GSF and asked the district for comment regarding such. Ms. Thompson replied that in prior years' student enrollment was higher than the current enrollment and the square footage was appropriate for the student count at that time. Mr. Guillen asked how parents felt about moving the elementary school students closer to the middle and high school students; Ms. Thompson replied that going forward in the education specification (ed spec) they would involve the parents, however the elementary school currently sits behind the transportation facility and the diesel fumes from the trucks are taken in by the HVAC system and the school needs to be relocated. Also, from the safety aspect, the elementary school is out by themselves and bringing the campus closer together would allow for a more secured site. Mr. Guillen asked how close the school was to being impacted by the plant closure and questioned if other schools would also be impacted; Ms. Thompson replied that all schools would be affected equally. Mr. Guillen questioned what other projects the district had under construction that had Council participation as they indicated they were going to request a waiver for this project. Ms. Thompson replied that they had two security awards projects and were able to support those projects.

**Grants (RFM: Richard Dicks)**

Max Perez - Superintendent  
 Carla Gonzales – Business & Finance Manager  
 Vance Lee – Director of Facilities & Operations

District Presentation: The district is applying for a standards-based award to replace the existing school. Mr. Perez noted that Bluewater ES was originally built in 1955 and has been well maintained by the district however, the majority of the systems are beyond their expected life and the district determined it would be more prudent to apply for a standards-based award rather than a systems-based award. The district is in a financially sound position to move forward with this project and currently has their match to fully fund this project through previously sold GO Bonds and SB9 funds.

PSFA recommends an initial planning and design award for new and/or partial renovation, as well as demolition of the existing Bluewater ES.

Total estimated project cost is \$7,759,839. Phase 1 recommendation is \$775,984 with a 25% district match of \$193,996 and a 75% state match of \$581,988. The district has indicated that they have their local match.

The district's preventive maintenance plan is current. The district average FMAR is 76.93% and the campus FMAR is 80.27%.

Facility	Rank	wNMCI (%)	FCI (%)
Bluewater ES	52	41.96%	82.78%

Member Questions/Comments: Ms. Gudgel sought clarification on the verbiage stating the existing gymnasium is large for the projected enrollment, however the district's overall GSF request does not exceed the maximum allowable GSF for 110 elementary school students. Mr. Chamblin stated that the district would like to keep the existing gym. The gym is a little larger than the minimum/typical elementary school gym that would be constructed now. Within the limit of the GSF calculator for the number of students, there is the freedom for the school to assign square footage within the building to make rooms larger or smaller and by keeping the existing gym, there would be tradeoffs that the district would have to work through during design to economize other spaces to keep the whole project within the limit of the GSF calculator. The district is confident that they can keep the existing gym, design a new building around it and still stay within the footprint. Referring to the fluctuation in enrollment and the recent decline, Ms. Gudgel asked if PSFA has worked with the district to right size as they are asking for a facility for 110 students; Mr. Perez replied that the enrollment was difficult to predict as a lot was based on economic development and noted that all indications were that it was stable and would remain consistent. Mr. Perez stated he was willing to work with the PSFA to work through the numbers a little better. Mr. John Valdez, PSFA Master Planner, acknowledged that enrollment has tended to fluctuate over the past few years and that the current projections are based on the FMP which was completed in 2016. Mr. Valdez noted that the projection of 110 students was only 15 students off the current enrollment however those students are spread throughout the various grade levels and classrooms; it is very unlikely that those students would be in one age group to where an extra classroom would be needed. Mr. Perez noted that the current gym is in good structural condition and was why they would like to keep the space; if there were foundation issues or if it was in poor condition they would reconsider however, the structure is in good condition. Noting the FCI for the gym was nearly 83%, Ms. Gudgel asked for comment; Mr. Chamblin replied that the gym, located on the corner of the buildings, would require some gymnastics to demo around the space and then build back to it in terms of literal, structural construction and also in terms of phasing. At this point, staff is less inclined to support the districts concept of keeping the existing gym which seems like a long way to go to keep square footage that may not be worth saving in the end. It will be part of the design process/life cycle cost analysis, that will shed light on the final decision and staff feels in the end it will be determined it is not worth it for a variety of reasons: location, condition of the building, condition of the particular space.

Mr. Romero noted that a lot of the older schools are dealing with flooding issues and the price per square foot varies and due to having to go through homeland security for being in a flood plain area asked if staff foresaw the price per square foot jumping significantly; Ms. Casias noted being in a flood plan would cause an increase in the cost of construction and in this instance a road had been built and water from the road was coming into the parking lot and from there it was coming in to the building and affecting the foundation; these items will be cost considerations for this particular project.

Mr. Guillen asked whether the local match was dependent on the bond issues; Mr. Perez replied that the district plan is to pay for the pay out of the upcoming bond and reiterated that the history of passing bonds has been very positive.

**Des Moines (RFM: Irina Ivashkova)**

Kodi Sumpter - Superintendent

Damon Brown - School Board President

Rick Miller – School Board Member

District Presentation: Ms. Sumpter provided a history of the school and its construction noting that there is a negative slope on a roof, foundational shifts and was built oversized for the student population. During the 2019 Legislative session, the district was appropriated \$250,000 to do a building systems analysis report (BSAR) structural study; the procurement process has been completed and the investigation has been started. The results of the investigation will let the district know what next steps should be taken and by working with PSFA, a worst case scenario application was submitted. Information on the district's financial position was presented; appraised value is \$38.0M, outstanding debt is \$190,000 in 2017 tech series notes. The district has had GO Bonds in the past and there are currently none outstanding. Bonding capacity is slightly more than \$2.1M and there is a 2 mill levy that has been in effect for about 37 years which has always been widely supported. Based on the results of the BSAR, the district would seek to bond to capacity; the debt service for the GO Bonds and the ed-tech notes would be almost 11 mills. The BSAR is anticipated to be completed in January/February, the FMP will be done as well as the ed spec. Mr. Chamblin reiterated that the district is applying for a standards-based award to replace or renovate all or a portion of the existing school based on the outcome of the structural investigation. The combined school was constructed in three phases. The structural integrity and construction quality of the 2002 construction has been in question since it was completed. The flat roof was constructed with zero slope in any direction which creates heavy ponding and roof leaks, in addition, the roofing membrane was a failed product type by a manufacturer that is no longer in business. The exterior stucco was poorly installed and is resulting in problems similar to the roofing issues and is in a premature state of degradation. The 2002 structure was built with a second floor which will never be occupiable as it is not code compliant in anyway. The district has been testing for mold and has had a structural engineer come in to determine what is going on with the structure. The preliminary report concluded that the existence of a code compliant lateral reinforcing system for the whole building is not known and is not evident. The district would like to keep the original 1960's building as it is worth saving with some potential renovation.

PSFA recommends deferring consideration of an award pending the outcome of the structural study and planning work currently underway. The district can return for out-of-cycle funding.

The district's preventive maintenance plan is current. The district average FMAR is 75.17% and the campus FMAR is 72.07%.

Facility	Rank	wNMCI (%)	FCI (%)
Des Moines Combined School	46	42.98%	57.24%

Member Questions/Comments: Mr. Robbins asked if the design study were to come back and indicate that the building could be salvages at a certain reasonable cost, if there was a way to close off or minimize the operational costs for such a large facility. Mr. Chamblin replied that

the structural study is limited to the building and the building systems and that the planning step would clarify options and help the district select the best option for consolidation of space. Ms. Gudgel asked if under any scenario it was safe to assume that the district would ask for a waiver from the Council and noted that there are statutory requirements for waivers and suggested that the district be aware of the requirements and know what is required.

**Las Cruces (RFM: Jorge Au; presented by Gordy King)**

Gabe Jacquez – Deputy Superintendent of Operations

Dr. Steve Sanchez – Deputy Superintendent of Instruction & Student Information Systems

Ed Ellison – Chief Financial Officer

Bobby Stout – Executive Director, Physical Plant

Gloria Martinez – Director of Construction

Anthony Lucero – Director of Construction

District Presentation: In February 2018, the district passed a \$50.0M GO Bond that included upgrades to classrooms, multipurpose rooms and kitchens, energy efficient projects, ADA compliance, roof replacement, furniture, playground equipment and shade structures. The district is currently updating their 5-year FMP. The district is requesting funding for Columbia ES and Valley View ES. Columbia ES, built in 2003, has been closed since 2018 due to mold within the school and all students were relocated to Centennial HS. The district is requesting demolition and replacement of the existing facility for a design capacity of 600 students, grades K-5 after which students will be brought back from Centennial HS. The second project is to replace the existing roof at Valley View ES; the roof was done in two installments (2004 and 2007). Due to leaks the 2007 roofing has been identified as Category 3; systems which should be repaired or replaced to mitigate additional damage.

Enrollment projections for Columbia ES 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.

PSFA supports the district's request for a standards-based award for replacement however, the project should be reduced to the maximum allowable GSF for 500 students, grades pre-k – 5. Staff recommends the Columbia ES project proceed with planning and design, represented as 10% of the project cost, which shall include an educational specification for the school. Replacement of the facility will eliminate future risk of unforeseen conditions and will also right-size the facility to accommodate the educational adequacy of the projected enrollment. Should the district decide to move forward with a school for 600 the space for the additional 100 students would need to be fully funded by the district, however, upon completion and design, the district may request an award language change if further justification for the additional capacity can be demonstrated. Upon completion, the district may request the out-of-cycle construction funding phase. For Valley View ES, PSFA supports the district's request for a systems-based award to complete replacement of the roof due to its degraded condition, 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 \$1,634,592 as a total estimated project cost,



which will be limited to the maximum allowable GSF. Based upon the system type identified in the districts application, a single phase award is recommended.

Total estimated project cost for Centennial ES is \$35,476,846. The adjusted project cost to maximum allowable GSF is \$30,697,527. Phase 1 recommendation is \$3,069,753 with a 43% local match (including offsets) of \$1,31,994 and a 57% state match of \$1,749,759. Total estimated project cost for Valley View ES is \$2,335,131. Adjusted project cost to maximum allowable GSF is \$1,340,365 with a 43% local match of \$576,357 and a 57% state share of \$764,008. The district has indicated that they have available funds to accommodate the local match for both projects.

The district's preventive maintenance plan is current. The district average FMAR is 74.82%; the Columbia ES campus FMAR is 61.48% and the Valley View ES campus FMAR is 84.15%.

Facility	Rank	wNMCI (%)	FCI (%)
Columbia ES	7	53.54%	45.49%
Valley View ES	246	27.84%	53.34%

Member Questions/Comments: Mr. Robbins sought comment on the excess capacity within the district; Mr. Valdez replied that the enrollment numbers were provided by the districts master plan consultant and are in the preliminary FMP which is currently in process. Ms. Martinez stated that with three schools on the east mesa currently over capacity, the district is considering building another school with their next bond. Ms. Gudgel sought clarification on whether the pre-k students were new or currently funded; Ms. Martinez replied they were currently funded. Mr. Noel Martinez asked if there were any other reports that recommended demolishing the facility other than PSFA recommendations; Ms. Martinez replied that Bohannon Huston Engineering provided reports on the facility and drainage improvement requirements as well as a report from Armstrong Engineering that evaluated the envelope of the facility. Mr. Martinez then asked about community reaction during the process from closing the school to deciding how to rebuild; Dr. Sanchez replied some individuals did not want to see the school closed and preferred that it be remodeled however, the Board ultimately decided to move forward with the current plan. Mr. Martinez then inquired if the proceeds from the \$50.0M bond passed in 2018 would be used to fund the two projects or if the district would be going out for another bond; Mr. Ellison replied that an approximate \$7.0M remains from the 2014 bond and \$4.0M is allocated to Columbia from the 2018 bond and the district will look at some additional bond funds along with a combination of contingency and the set aside of some HB33 funds. Ms. Padilla-Jackson asked if there was any liability on the part of the contractor as a building that is only 15 years old needs to be replaced; Ms. Martinez replied that after two years of noted construction deficiencies you cannot go back to the contractor and also noted that the district checked with CID and with their legal staff and had no recourse going back to the contractor and noted that the contractor is no longer in business. Ms. Martinez stated that the insurance company was willing to fund a portion of the demolition and reconstruction at a cost of approximately \$700,000.

Referring back to the enrollment of Columbia ES, Ms. Gudgel acknowledged that the district is looking for an increase based on potential re-boundarying and asked when it was anticipated

to happen as that decision should be made prior to Council making a decision to potentially over fund students. Dr. Sanchez stated that he was unsure as to a timeline regarding redistricting and reiterated he would be able to provide additional information once the interim superintendent was in place. Mr. Guillen asked how quickly a new school could be done on the site since the current facility is vacant; Ms. Martinez replied that the project would be completed in 2022.

**Hobbs (RFM: Jeremy Sanchez)**

TJ Parks - Superintendent

Gene Strickland – Assistant Superintendent of Operations

Frank Mackay – Architect, Wilson & Company

District Presentation: The district average for current inventory of Hobbs schools is at 50+ years. The school district is also the fastest growing school district in New Mexico; and has experienced 24% growth in enrollment. Southern Heights ES is 69 years old and has outlived its effective design. The school was one of the poorest performing facilities in maintenance at 69.5% and is recently performing at a 92.6%. The continued commitment to the facility maintenance has allowed the facility to maintain its educational mission; the plan is to replace the facility which would allow the students in one of the more financially depressed areas of town to attend school in a new facility. The HVAC request for Hobbs HS (Tydings Auditorium) is acknowledged by the district as not being historically funded by Council, however, the system for the HVAC replacement serves more than the auditorium, it also serves classrooms to the south and west of the auditorium. The third project, Mills ES, involves site improvements including student drop off/pick up, busing, drainage and parking availability. Many of the districts campuses were built when the majority of students walked to school and so the front door is within feet of a collector street and thus, pick up and drop off has become an issue and as enrollment increases, the problem is compounded.

Mr. Avila noted that the request for Southern Heights ES is for facility replacement based on its current condition, rank and projected enrollment including the demolition of the existing facility. The request for Hobbs HS is for replacement of the ventilation, air-distribution, heating and cooling systems for Tydings Auditorium. Despite routine maintenance and repair of parts over the years, the remaining original heating and cooling components are at the end of their life cycle and the refrigerant currently utilized by the cooling system will be discontinued in 2020. The district request for Mills ES is for renovation/replacement of four system types: 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 will also function as a vehicular control.

PSFA recommends the Southern Heights ES project proceed with planning and design, with Phase 1 represented as 10% of the project cost, which shall include an educational specification for the school. For Hobbs HS, staff has advised the district that the request associated with the Auditorium is not eligible for PSCOC funding as historically the PSCOC has not funded Performing Arts Centers. However, PSFA would consider partial participation to include the 100 classroom wing attached to the auditorium including the old administration building currently used for special education and autism classrooms. Of the total 51,846 GSF, staff

recommends participation in 40% of the total square footage which is approximately 20,570 GSF. In addition, staff recommends participation up to 40% of the \$1,429,229 cost for a total participation of \$571,692 with a state share of \$297,280. For Mills ES, PSFA staff believes that the site would benefit from the improvements requested and confirms the request is commensurate with existing conditions as noted.

Total estimated project cost for Southern Heights ES is \$29,901,457. Phase 1 recommendation is \$2,990,146 with a 48% local match of \$1,435,270 and a 52% state match of \$1,554,876. Total estimated project cost for Hobbs HS is \$1,429,229. Adjusted project cost to maximum allowable is \$571,169. Phase 1 recommendation is \$57,169 with a 48% local match of \$27,441 and a 52% state share of \$29,728. Total estimated project cost for Mills ES is \$642,857 with a 48% local match of \$308,571 and a 52% state match of \$334,286. The district has indicated that they have available funds to accommodate the local match for all three projects.

The district's preventive maintenance plan is current. The district average FMAR is 82.95%; the Southern Heights ES campus FMAR is 92.61%, the Hobbs HS campus FMAR is 90.15%, and the Mills ES campus FMAR is 90.43%.

Facility	Rank	wNMCI (%)	FCI (%)
Southern Heights ES	5	54.76%	65.39%
Hobbs HS	215	29.48%	53.21%
Mills ES	266	26.70%	67.48%

Member Questions/Comments: Mr. Guillen asked if demolition was also being considered on the Southern Heights ES project; Mr. Parks stated they would demolish the existing facility and noted the construction area would be cordoned off from the students and the demolition would take place after students were moved in to the new facility; preferably demolition would occur over the summer and occupancy would occur in August 2022. When asked how the parents and the community felt about the replacement, Mr. Parks replied that the parents and community prefer that it be replaced given the current conditions. Mr. Chamblin added the typical school building life span is 40-50 years and Southern Heights ES was nearly 70 years old; at an industry building level, when an FCI score goes over 60% that is the typical threshold where you can begin to looking at replacement. Ms. Gudgel sought confirmation that the district was growing; Mr. Parks replied there were an additional 300 students this year. Ms. Gudgel then asked how the request for Southern Heights ES accounted for other growth at the district level. Mr. Parks replied that the elementary schools were stressed, that 2 of the 3 middle schools accounted for 200 students over capacity and noted that the dilemma at Southern Heights ES is the condition of the facility and stated he refused to have the districts lower socioeconomic students in the districts worst facility and was looking to make sure all of the kids were taken care of, especially with growth in the northern part of the community, the children in the lower socioeconomic school would be left behind. Mr. Parks reiterated that in 10 years, the district has grown 2,200 students and this year there are 299 more kids today then during the same time a year ago. Kindergarten enrollment is 844 students and 650 kids will be graduating; the district is not losing kids as trending backwards, there was 647 kids when they were in 2<sup>nd</sup> grade and though it may not be the exact same kids, the numbers are remaining the same. Mr. Parks noted the district will have a \$30.0M bond election in November and if it

passes the district will have \$70.4M in construction out of it. There is \$31.2M promised and appropriated to the district out of private/public partnerships, the City of Hobbs has approved \$10.0M, the Permian Strategic Partnership, which includes the 20 largest oil companies in the nation, has appropriated \$10.0M, the JF Maddox Foundation has appropriated \$10.0M and the county has appropriated \$900,000 to help the district get through some of their construction.

**Roswell (RFM: Jeremy Sanchez)**

Chad Cole – Assistant Superintendent of Finance & Operations

Mac Rogers – Coordinator of Construction

District Presentation: Mr. Rogers provided a brief history of PSCOC funded projects and spoke to the three projects being presented for award. The district is requesting standards-based funding for the replacement of Mountain View MS. During the site visit, the district expressed interest in renovating the 1996 gym. Significant site improvements need to be made and important school operations such as bus drop off and parent pick up/drop off occur in the street and there is inadequate parking for teachers and potential visitors. The district would like to adequately accommodate the existing enrollment and build to 21<sup>st</sup> century learning environments including providing for current and future technology needs. The district uses best practices to maintain their facilities while keeping costs down. Mountain View MS was originally constructed in 1953 and has had 7 additions. The district is proposing a design capacity of 525 students which aligns with the master plan and last year's enrollment of 515 students. In February 2019, the voters authorized \$14.0M in GO Bonds; those funds will go to this project. The replacement school will be built on the existing 14-acre site, south of the existing building. The district's second priority, Washington Avenue ES, is located on a 3-acre site downtown and has a lot of similar issues that Mountain View ES has with parent pick up/drop off and bus traffic occurring in the street. The district is requesting a standards-based award to renovate the existing building and construct a 4,000 square foot addition which would replace the existing portables on the site. The project goals are to adequately accommodate all of the students, provide for current and future technology needs, reduce maintenance costs through energy efficient design, improve air quality, and security. Funds are being requested for a design capacity of 460 students which is in line with the 2016 approved FMP; the district will utilize their 2019 GO Bond authorization. During construction, additional portables would need to be moved on to the site and the renovation work would be done 6-8 classrooms at a time with estimated completion in 2023. The systems request for Roswell HS is for funds to replace the fire alarm system. The existing system is proprietary and devices on the network are no longer manufactured therefore the system is currently not maintainable and replacement parts can no longer be purchased. Roswell HS was originally constructed in 1953 and the fire alarm, though not original to the building, was updated approximately 20 years ago.

PSFA recommends the Mountain View MS project proceed with planning and design, represented as 10% of the project cost, which shall include an educational specification for the school. Upon completion, the district can come back and request their out-of-cycle construction funding. For Washington Avenue ES, staff supports the district's request for a standards-based award to complete renovation of the existing facility and an addition to replace the existing portables to the maximum allowable gross square footage for 430 students, grades k-5. Due to the under-sized facility, outdated enrollment projections and limited local funding

available to complete the project, staff recommends the project begin with an ed spec/feasibility study to ensure the project will accommodate the educational adequacy of the projected enrollment. The district can return for out-of-cycle funding for the subsequent phases. For Roswell HS, as this is a critical life/health/safety system PSFA staff believes that the site would benefit from the improvements requested and confirms the request is commensurate with existing conditions as noted. Funding would be limited to the maximum allowable GSF based on projected enrollment. Specific to the systems-based program, there was a minimum threshold set of 65% FMAR to be eligible for an award. At this time the FMAR score is 39.64% and the requirement is prior to an award this would need to be at a 65% so the district would need to coordinate with the PSFA Maintenance Group to look at opportunities to bring the score up to the minimum to be eligible for an award.

Total estimated project cost for Mountain View MS is \$26,582,892. Phase 1 recommendation is \$2,658,289 with a 32% local match of \$850,653 and a 68% state match of \$1,807,637. Total estimated project cost for Washington Avenue ES is \$9,596,836. Phase 1 recommendation is \$75,000 with a 32% local match of \$24,000 and a 68% state share of \$51,000. Total estimated project cost for Roswell HS is \$500,000. Adjusted project cost to maximum allowable GSF is \$345,000 with a 32% local match of \$110,400 and a 68% state match of \$234,600. The district has indicated that they have available funds to accommodate the local match for all three projects.

The district's preventive maintenance plan is current. The district average FMAR is 79.17%; Mountain View MS campus FMAR is 78.08%, Washington Avenue ES campus FMAR is 82.47%, and the Roswell HS campus FMAR is 39.65%.

Facility	Rank	wNMCI (%)	FCI (%)
Mountain View MS	3	63.15%	78.35%
Washington Avenue ES	12	51.58%	72.68%
Roswell HS	6	53.65	70.96

Member Questions/Comments: Regarding Washington Avenue ES, Mr. Robbins stated the campus site was really small for the number of students and asked if the district has looked at relocating, reboundarying or closing the school because even with the addition and with removal of the portables there is still a small, cramped site with little outdoor space for the students. Mr. Cole replied that those discussions are currently taking place within the community. Mr. Romero expressed concern with the fire code and the requirement of the voice evac and that it may need to be brought up to current code; Mr. Rogers replied that they would work with a design professional to identify the requirement for that system as he was unsure how the new requirement for a voice evac would play into those discussions. Mr. Chamblin added that the amount associated with the request at this point was reasonable for a replacement of the existing system with a code compliant modern version and was something staff would continue to evaluate. Referring to the Mountain View ES replacement request, Mr. Guillen asked what would be done with the students while construction was occurring; Mr. Rogers replied there would be active construction on an active school site, fencing would be placed to create the separation between the construction areas and the school areas. Mr. Guillen then

asked if there were any additional technology improvements i.e.: cameras, that could be set in place at Roswell HS along with the fire system; Mr. Rogers replied that it would be looked at however they do have a current camera system as well as an aged intercom system that could be upgraded. Mr. Cole added that district-wide they added cameras at schools that did not have them and updated cameras in those facilities that already had cameras. The district has been looking at adding more cameras as well as the ability to use text messaging with parents and staff through current technologies.

**Clovis (RFM: Jeremy Sanchez)**

Renee Russ - Superintendent

John King – Deputy Director of Operations

Ronnie Anaya – Coordinator of Physical Plant

District Presentation: Barry ES was originally built in 1970 and sits on 10 acres. The district is requesting funding for 6 classrooms which will include 2 pre-k classrooms (previously funded under the pre-k program), 2 kindergarten classrooms and 4 half size classrooms for ancillary programs and complete renovation of the entire existing facility. The classroom addition will eliminate three double portables and will bring all students into the main building. The flooring, ceilings, windows, doors, plumbing, restrooms and electrical systems are original to the building and the roof/HVAC systems are beyond their expected life. The project will bring the entire facility up to current adequacy standards. Due to the building age, there is some asbestos that will require abatement. There has been a significant increase in enrollment at Barry ES since the 2017 school year; the district did close one elementary school and while those students were moved and housed in other facilities, Barry did see a jump in enrollment. The district passed a bond issue in February 2017 which includes the district match funds for the Barry ES project; the project would also be supplemented by the existing pre-k award which was awarded in June 2018. The next bond sale of \$3.0M is scheduled for September 2019. The combined funds from the September sale and funds currently on hand will be the districts match for these projects. The Clovis HS request consists of a systems-based request for the fire alarm system which is no longer manufactured or supported by the manufacturer. The district can no longer maintain or repair the system without converting. Complete replacement of the system is necessary to ensure the life, health and safety of all students and staff and to comply with current fire code. The request also includes funding for windows and door replacements as most are original to the facility.

PSFA recommends the Barry ES project proceed with planning and design, represented as 10% of the total project cost, which shall include an educational specification for the school and construction funding to complete the roofing and HVAC replacement as well as construction funding to complete the classroom addition. Based on the current progress of the project, staff would support providing credit to the district for all design work already completed for this portion of the work. For Clovis HS, staff supports the district's request for a systems-based award to complete replacement fire alarm system as a critical life/health/safety system as well as replacement of various exterior doors and exterior windows as noted in the application. Funding for these systems will be limited to the maximum allowable GSF based on the project enrollment. Based upon the system type identified in the districts application, a single phase award is recommended. As the facility is currently ranked 102, it is nearing eligibility for a

standards-based award and the district should begin exploring long-term solutions for the facility.

Total estimated project cost for Barry ES is \$8,883,586. Phase 1 recommendation is \$4,113,359 with a 32% local match of \$1,316,275 and a 68% state match of \$2,797,084. Total estimated project cost for Clovis HS is \$1,114,643. Adjusted project cost to maximum allowable is \$803,504 with a 32% local match of \$25,712 and a 68% state share of \$54,638. The district has indicated that they have available funds to accommodate the local match for both projects.

The district's preventive maintenance plan is current. The district average FMAR is 90.08%; the Barry ES campus FMAR is 84.57% and the Clovis HS campus FMAR is 70.51%.

Facility	Rank	wNMCI (%)	FCI (%)
Barry ES	72	39.46%	73.28%
Clovis HS	102	37.11%	73.44%

Member Questions/Comments: Mr. Robbins asked if there were any discussions with Cannon Air Force Base regarding base expansions or contractions and how it could affect enrollment. Mr. King replied that the district is in close communication with the base and are being told with the mission and the training that they have there is no indication that they are going anywhere; the federal government continues to pour money into the facility as new base housing is being built and are expanding their facilities at the base. The district is confident the growth is at a maximum and overall only a small influx will be seen. Referring to Barry ES and noting that the FCI is 73.28% with the most recent addition being done in 1973 and the district only requesting to renovate space, Ms. Gudgel asked if it was a good investment or whether doing a feasibility study to determine if a renovation or tear down and rebuild was the right thing. Ms. Cano replied that there were a lot of contributing factors in to where the district is with their request, specifically, at the time the district began moving forward with their request it was based on the pre-k and the district does have a strong desire to keep the facility and even with a high FCI, the existing facility is good and has good bones and is worth moving forward with renovation for a long term solution.

**Gallup-McKinley (RFM: Richard Dicks)**

Mike Hyatt - Superintendent

Tim Bond – Assistant Superintendent of Support Services

Jvanna Hanks – Assistant Superintendent of Business Services

Roxy Flanders – Facilities & Planning Director

District Presentation: Mr. Hyatt provided an overview of the district and noted the significant deficits at the district. It is anticipated that the district will need to continue to request additional funding as they are not capable with capital dollars to fulfill their match and take care of their facilities. The district has 33 schools spread over 5,000 square miles in seven communities; the district also encompasses a large area of the Navajo Nation while serving 90 distinct communities. The cost to educate the students is high as they are a consolidated school district. For the Gallup HS project, the school is in need of a parking lot replacement as it is deroding

significantly. The school is in the top 100 and will never be able to make their match unless Council awards a waiver for all or a significant part of the local match. Mr. Hyatt stated that according to PSFA, adequacy for the parking lot would only be the front two areas of the school, although there is a need for the bus turn-around in the back, it does not fall under adequacy and the district is asking that it be included or that part of the cost for the south parking lot be used for the bus loop and turn-around area in the back of the school. For Crownpoint MS, the roof on the old part of the school is in significant repair and needs to be replaced. The project at Tse Yi Gai HS is in need of roof replacement and, per PSFA, only half of the roof is to adequacy. Mr. Hyatt disagreed with the assessment as the whole roof needs to be replaced and the district does not have the funds to replace the other half. Ms. Casias noted that for Gallup HS, the district was requesting a systems-based award to resurface the parking lots and repair/replace the walkways however the bus drop-off, mentioned by Mr. Hyatt, was not included in the application. Adding that the parking lot is calculated based on the adequacy standards as a base line, you get 1.5 spaces per full time employee and .25 space per each high school student; PSFA adds an additional 1 space times 2 for the space around each parking space as well as adding funding for drainage. It was noted that the systems included within the Crownpoint MS application are not within the gross square footage allowable areas however the spaces under the roof are as it is an educational space but is larger than the allowed square footage. The roof system being applied for is identified as a Category 3, mitigating additional damage. The systems-based request for Tse Yi Gai HS is also a re-roof. The system is within educational adequacy but the school is significantly over-sized. Ms. Casias noted that in order to be eligible for an award the applicant campus FMAR must be 65% or greater and reiterated the FMAR scores for the three Gallup projects were all under the minimum requirement.

For the Gallup HS project, staff recommends a systems-based award to resurface the existing parking lot and to replace/repair selected walkways. Based on the position in the statewide ranking, PSFA had suggested that the district apply for a standards-based award to replace the school, however; the district indicated that they do not have the funding to replace the school. Many of the systems are beyond expected life, degraded with potential mission impact, or mitigating additional impact; however, the district indicates they plan to house students in the facility for the next 5-10 years. For Crownpoint MS, the district is requesting replacement of the existing roof on the classroom building. PSFA agrees this roof should be replaced to mitigate additional damage to interior building systems. The FAD captures the roof as Category 3 and PSFA recommends a single-phase, systems-based award for the roof, within the limit defined by the maximum allowable GSF calculator. For Tse Yi Gai HS, PSFA staff believes that the site would benefit from the improvements requested and confirms the request is commensurate with existing conditions as noted. PSFA recommends a single-phase, systems-based award for the roof within the limit defined by the maximum allowable gross square foot calculator.

Total estimated project cost for Gallup HS is \$5,043,970. Adjusted project cost to maximum allowable is \$4,425,055 with a 20% local match of \$941,731 and an 80% state match of \$3,483,324. Total estimated project cost for Crownpoint MS is \$1,811,429. Adjusted project cost per maximum allowable is \$1,775,200 with a 20% local match of \$355,040 and an 80% state share of \$1,420,160. Total estimated project cost for Tse Yi Gai HS is \$1,170,379. Adjusted project cost to maximum allowable is \$526,671 with a 20% local match of \$105,334



and an 80% state match of \$421,336. The district is requesting a waiver of the local match for the three Gallup projects and indicates they do not have available funds.

The district's preventive maintenance plan is current. The district average FMAR is 48.29%; the Gallup HS campus FMAR is 17.19%, the Crownpoint MS campus FMAR is 59.83%, and the Tse Yi Gai HS campus FMAR is 34.62%.

Facility	Rank	wNMCI (%)	FCI (%)
Gallup HS	29	46.29%	57.96%
Crownpoint MS	124	35.46%	61.63%
Tse Yi Gai HS	213	29.54%	45.16%

Member Questions/Comments: Referring to the three maintenance modules: Maintenance Direct, Preventive Maintenance Direct and Utility Direct, Ms. Gudgel reiterated that staff had, in the past, indicated that a district not be at the minimum 65% requirement could easily come up to the minimum by the time an award was made and asked how PSFA was working with the district to help them get to the minimum. Mr. Tillotson replied that staff was working closely with the district through the FMAR 60-day response process whereby they have the opportunity to improve their facility conditions and the score by using the FIMS product and creating work orders to resolve the issues on the actual FMAR reports. Another portion would be to update the district's preventive maintenance plan which is worth 20% of the final FMAR score and the district has recently submitted an outstanding preventive maintenance plan. Ms. Flanders replied that the district was working with Mr. Tillotson, are keeping their preventive maintenance plan up-to-date and are starting to enter information into the FIMS program.

Ms. Padilla-Jackson inquired as to what the estimated cost would be for full replacement of the Gallup HS; Mr. Chamblin replied that using the five-year enrollment projection and the resultant maximum allowable gross square footage, the cost would be approximately \$43.6M.

Ms. Hanks spoke about the bonding capabilities and noted that discussion with the bond advisor RBC Capital Market as well as the local county assessor, McKinley County was involved in a lawsuit with the Navajo Nation regarding prices of grazing acres and it came out negatively against McKinley County who lost \$44.9M of assessed valuation which is more than 5% of their total assessed valuation. Every year the district repays principal then goes out for a subsequent bond in order to continue meeting their match. In previous history, they had been bonding about \$25.0M every four years; the bond advisors have told the district that with the debt they are currently carrying and the lower assessed valuation, the most they would likely be able to go out for would be \$12.0M. Ms. Hanks also noted that with the cash that the district is carrying they have a lot of federal funds that have gone from fully refunded in 2006-2007 to an expenditure reimbursement cycle through the Public Education Department (PED) which means that the district has to utilize operations funds until payments are reimbursed. Unfortunately, PED has been 6-7 months behind in reimbursing the funds, between 6-7 months behind. The districts outstanding loans at the end of last fiscal year was \$8.2M and the district is anticipating additional loans that will need to be made out of the cash balance as they will have to pay for the transportation funds up front then wait to be reimbursed. The district has also obligated \$2.6M in the current year budget for capital expenditures out of operational

funds and have also implemented a \$3.0M emergency reserve since the district has had some significant downturns as sequestration hit several years ago. Additionally, there was an Impact Aid lawsuit that delayed impact aid payments for several years and only once the suit was resolved was the district back paid for many years' worth of impact aid.

Ms. Padilla-Jackson asked if the district would be better off requesting a replacement of the facility with a waiver for the match; Mr. Hyatt replied that the district has never received a waiver for anything yet they continue to go through the process of asking for one but to think that they would get a waiver for the school is not very promising. Acknowledging the new members on the Council, the district hopes that some perspectives change regarding their district. Ms. Padilla-Jackson noted that with new members, it would be helpful to hear what the needs are so that they could make the determination on their own regarding a waiver; Mr. Hyatt offered to present the districts capital outlay issues to the members if they wanted as they have already presented to the LFC and LESC and were willing to speak with anyone willing to listen.

Referring to the proposed adjustments to the maximum allowable costs, Mr. Guillen stated that assuming the district meets the maintenance requirements to move the projects forward and to give the waiver request, asked how the district would address the reductions that are recommended by staff; would the district be willing to move forward, would they pick up the additional costs locally or how would they occur? Mr. Hyatt replied that the district was willing to do what they needed to do; if they have to pick up the additional costs they would try to do so and reiterated that it feels like a game that is stacked against them in how they have to pay for certain things in order to get other things done when they are significantly under-funded in the State of New Mexico for maintenance in the first place. Regarding the adjustments, Mr. Guillen asked if the district was comfortable that they were applied fairly and consistently in terms of the formulas that are in place. Mr. Bonds replied that on the Gallup HS project the district may be able to figure it out, though they may not be able to do all of the parking lots and the bus loop that they wanted. For Crownpoint MS, that one was fairly close and the district may be able to accomplish it. For Tse Yi Gai HS, the district was unsure how they would do that one when you have a school that is twice the size than is needed because the enrollment didn't come in as projected or has been reduced over the years. Mr. Bond stated he was unsure how one would replace half a school's roof and decide what part to replace. Mr. Hyatt replied that eventually the district would have to condemn the building. Ms. Gudgel sought clarification that the Tse Yi Gai HS was a Council built school; Mr. Bond replied in the affirmative. Ms. Gudgel then asked if the school had ever been at capacity; Mr. Hyatt replied in the negative and added that he was unsure why the school was built to the size it was. Mr. Chamblin noted that the school was a critical capital outlay project and given that the five-year enrollment projection is small, it is a potential candidate for some selected demolition of some excess classroom square footage to right size the facility and noted if it was amenable to the district, it could be added since demolition is a fundable system type and is an option for this particular school. Mr. Hyatt replied it might be something to think about.

**Portales (RFM: Jeremy Sanchez)**

Johnnie Cain - Superintendent

Sarah Stubbs – Director of Finance

Nat Gomez – Director of Maintenance

Owen Kramme – Architect, Formative Architecture

District Presentation: The district is requesting participation in a systems-based project to renovated Brown Early Childhood Center (BECC). The district is ready to begin the project upon approval and has financing in place to meet their match. Because of a 2018 award for pre-k funding, the school is over 60% complete with their design on the building. If approved, the district will be ready to go out for bid in late January and begin renovations by June of 2020 with completion before the start of the 2021 school year. In 2017, the taxpayers passed a \$7.5M bond that was paid out in four installments and that funding will be used to finish this project. Portales Schools are considered grade-level schools where there is a pre-k, 3-year-old program and kindergarten class which are all at Brown Early Childhood Center. The 1<sup>st</sup> and 2<sup>nd</sup> graders are at James ES, 3<sup>rd</sup> and 4<sup>th</sup> graders are at Valencia ES, 5<sup>th</sup> and 6<sup>th</sup> graders are at Lindsey Steiner ES, 7<sup>th</sup> and 8<sup>th</sup> grade students are at the junior high and 9<sup>th</sup>-12<sup>th</sup> grades are at Portales HS. Enrollment is a little over 2,770 (3 year olds – 12<sup>th</sup>); at Brown Early Childhood Center there are 49 3 year-olds, 101 pre-k students and 190 kindergarten students for a total of 340 students. In 2018 they were awarded pre-k funding for about \$2.2M; the intent was to renovate nine classrooms in the original building at BECC to include the electrical, plumbing and mechanical upgrades. The district intent was to also add another \$800K to renovate the common restrooms and the remainder of the school, however, due to some language in the MOU and some unforeseen expenses it has become obvious that the \$3.0M would not be adequate to complete the project. To make the project be what it needs to be, the district decided to come before the Council and request the systems-based funding. BECC was built in 1948 and is 19,079 square feet in the one wing. Over the years it has been used by many students in different grades. With a new wing that was built in 2005 it takes the school off the list to be able to do a standards-based project and the district is unable to construct a new facility at this time. Per Mr. Cain, the original structure is structurally sound and safe and with a good face lift the building will be a great historical building that the district can expect to use for another 30 years or more. The request for systems upgrades includes every system within the building: electrical, mechanical, plumbing, exterior lighting, resurfacing of the parking lot, energy efficient windows and exterior walls, LED lighting throughout, technology infrastructure upgrades and fire safety upgrades. The electrical and plumbing systems are from the original 1948 construction.

PSFA supports the district's request for a systems-based award to complete a comprehensive systems replacement to renovate the 1948 building. The award would be supplemented by the existing pre-k classroom facilities award. Funding for the systems will be limited to the maximum allowable gross square foot based on the projected enrollment. Based on the system types identified, a two phase award is recommended. The district may return to the PSCOC for out-of-cycle funding for construction.

Total estimated project cost is \$4,344,223. Phase 1 recommendation \$434,422 with a 31% district match of \$134,671 and a 69% state match of \$299,751. The district has indicated they have their local funding for this project.

The district's preventive maintenance plan is current. The district average FMAR is 75.55% and the campus FMAR is 80.22%.

Facility	Rank	wNMCI (%)	FCI (%)
Brown Early Childhood Center	246	27.84%	53.34%

**Member Questions/Comments:** Ms. Gudgel sought clarification on the 284 projected enrollment and the 365 actual enrollment; Mr. Cain replied it was the New Mexico pre-k students; Mr. Valdez noted that the 284 projection was from the facilities master plan and at that time it took into consideration the kindergarteners and the 3 & 4-year-old DD students. Ms. Gudgel suggested that the enrollment numbers be better defined and reminded members of the statutory changes in SB231 that we are now allowed to fund pre-k spaces for pre-k students. Ms. Cano clarified that the language is specific to standards-based not systems and reiterated this would be dually funded from the existing pre-k award and the rest of the enrollment would be from the 3&4-year-old DD students. Noting that the staff recommendation is for a two phase award, and that the school has been in the planning phase for the pre-k classrooms for some time, Mr. Guillen asked if there was any way to expedite the process since it has been in planning for a while, or will there be a shorter planning period and asked how the timeframe looked for the project. Mr. Sanchez replied that the design for pre-k and what the district had intended is about 60% and it is expected to wrap up in the next couple of months and be shovel ready in 2020 with construction in about 6 months.

**San Jon (RFM: Jeremy Sanchez)**

Janet Gladu - Superintendent

Mike Thrasher – Director of Food Service & Maintenance

**District Presentation:** Ms. Galdu stated that San Jon is a small district in eastern New Mexico with 145 students. The district is requesting \$2.75M and currently has \$219,194 as a cash balance in their operational fund and will have a bond election in November for \$900,872. The district is looking at several projects; ceiling finishes, hard floor finishes within the cafeteria, fire systems, multipurpose room ceilings, HVAC. Outside projects include the track, football field/playground equipment, fencing around the site for security, parking lots for drainage purposes. The FMAR score is 79% and the district has fixed items that were able to easily done. The district would like to get the projects started as soon as the bonds are sold. Mr. Chamblin reiterated this was a systems-based request that includes a variety of site and building systems. The systems listed within the application are not all within the limit defined by the maximum allowable GSF calculator and/or within eligible space types. With the exception of the paving, the systems listed within the application are degraded and in need of replacement.

PSFA recommends participation in a two-phase award for each of the site and building systems within core educational spaces, up to the limit defined by the maximum allowable GSF calculator. Funding for these systems will be limited to the maximum allowable GSF based on the projected enrollment.

Total estimated project cost is \$2,750,000. Adjusted project cost to maximum allowable is \$2,396,667 with a 31% district match (including offsets) of \$87,497 and 69% state match of \$152,170. The district has indicated they have available funds to accommodate a portion of the project; the balance of the project will be funded through a future bond sale.

The district's preventive maintenance plan is current. The district average FMAR is 79.16%; the campus FMAR is 79.16%.

Facility	Rank	wNMCI (%)	FCI (%)
San Jon Combined School	210	29.72%	61.14%

Member Questions/Comments: Upon looking at the definition of a building system, Ms. Gudgel sought clarification on the inclusion of the track as the definition doesn't contemplate athletic fields; noting this may be a point that needs to be clarified for the systems program Mr. Chamblin replied that staff is considering that the track would be eligible for systems funding. As we have been doing site work of various kinds (parking lots, paving, fencing, grading and drainage) as part of the systems program yet there doesn't appear to be a full request such as this. Ms. Cano added that within the definition in statute of a building system the Council does have some flexibility in determining what a system is. Mr. Guillen suggested this be further clarified at the next Awards Subcommittee meeting.

There being no further business to come before the Council, Mr. Robbins moved to adjourn the meeting. Ms. Gudgel seconded and the motion passed unanimously. Meeting adjourned at 3:51 P.M.

\_\_\_\_\_ Chair

\_\_\_\_\_ Date

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL MEETING  
MINUTES  
September 10, 2019  
Los Lunas High School  
LOS LUNAS, NEW MEXICO**

**Members Present:** Mr. Joe Guillen, NMSBA      Mr. David Abbey, LFC  
Mr. Raúl Burciaga, LCS      Ms. Rachel Gudgel, LESC  
Mr. Antonio Ortiz, PED      Mr. Martin Romero, CID  
Mr. David Robbins, PEC

**Designees:** Ms. Debbie Romero (for Ms. Olivia Padilla Jackson, DFA)

**Members Absent:** Ms. Stephanie Rodriguez, Office of the Governor (no designee)

1. **Call to Order** – Chair Abbey called the meeting to order at 8:36 A.M.
2. **Public Comment** – None.
3. **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

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

4. **2018-2019 Award Cycle**
  - a. **2019-2020 School Security Program Awards – Reconsideration of Gallup Awards**

Ms. Cano drew member attention to the staff analysis table which identified the district's request for reconsideration for three schools: David Skeet ES (fencing), Ramah HS (emergency notification system) and Rocky View ES (exterior lighting, rapid entry system boxes and secure vestibule). The district has clarified that the request for David Skeet ES is additional needed fencing and was not a duplicate request for the 2018-2019 award for fencing. The district further clarified that the emergency notification system for Ramah HS was not a duplicate request and was not included in the 2018-2019 award. The request for Rocky View ES was reduced down to only hand held radios due to the district's plan to only have students in that building until the 2022 school year pending a potential consolidation with Red Rock ES. The prior staff recommendation was that their previous security award focus on moveable/portable items they can take with them no matter the outcome of the facility.

Due to the district's \$218,000 offset balance there is no impact to any state funding, however it will reduce the district's offset balance so there would be no net state funding and the district would have to wholly fund these projects at this time.

Mr. Guillen sought clarification that students would not be at risk if the scope was reduced; Mr. Chamblin replied that Rocky View ES has an existing standards-based award from last year and that school's status for the future is unknown. The district knows they are going to move out of the facility but do not know exactly when they will be able to move out. The intention is to have students in the existing Rocky View ES until the 2022 school year. Staff is comfortable with the recommendation being presented. Ms. Romero echoed Mr. Guillen's concerns and stated though students may be there for a short period of time safety is a concern and the cost of the project is worth the investment to know that children are protected. Mr. Robbins suggested if they are given a partial award for handheld radios they could potentially return in the future with another funding request once they have a definitive plan for the school. Mr. Robbins reminded members that the hand held radios are a step towards having better security.

**Motion:** Amend the 2019-2020 school security program awards to the Gallup-McKinley County Schools to the 9 schools set out in the staff recommendation table of the attached award spreadsheet of this item, for the purposes and in the amounts specified, including any special conditions contained in the award language for each school (see attached). Reimbursement of previous expenses are ineligible for funding under this program. Each allocation is intended to fully complete the project, phase, or specified purpose. The district's request for local match reduction is deferred pending an updated statement of financial position to include actual expenditures from the previous 2 fiscal years.

Mr. Abbey – Yes	Ms. Rodriguez – Absent	Mr. Robbins – Yes
Mr. Burciaga – Yes	Mr. Ortiz – Yes	Mr. Romero – Yes
Ms. Gudgel – Yes	Ms. Romero – No	Mr. Guillen – No

As this was a Subcommittee recommendation, a second was not needed and by a vote of 6 to 2 the motion was approved.

**b. 2019-2020 Lease Assistance Program – Land Leases**

Following the reading of the motion, Ms. Gudgel noted there were large differences in the amounts for land leases and reminded members that during a prior discussion \$9,000 per acre had been discussed as well as a 1:3.5 ratio (one square foot of building to 3.5 square feet of acreage). It was noted that Gallup was within the amount the Awards Subcommittee had recommended. Also, the charter school leases were significantly outside of the amounts and the FY20 recommendation column would fund them at a much higher rate per acre than the \$9,000 per acre that had been recommended.

Ms. Casias provided the background information as listed in the executive summary. Four charter schools requested reconsideration of their land lease assistance from the Awards Subcommittee; during the lease assistance application timeframe, the Gallup School District had also submitted land lease applications for three of their schools. PSFA informed the district of the PSCOC determination to not fund land leases and the district withdrew their application; however, since the other land leases were under reconsideration by the Council, the Gallup School District requested their applications be included.

Upon direction, staff prepared an optional transition plan by which the land leases could be funded as a defined land-to-building ratio; the plan for two years included a land-to-building ratio of 1:3.5 and a proposed reimbursement of \$9,000 per acre in the first year and a per acre reimbursement of \$6,750 in the second year; the recommendation ended up being tabled. In August, members discussed a hold harmless approach for charter school land lease reimbursement. For schools that receive land lease assistance, the Awards Subcommittee recommended no more than a 60% reduction and funding 40% of the leases. The Gallup Schools land lease applications are not included in the hold harmless provision as they did not apply for lease assistance in FY19.

Mr. Robbins inquired about the property values and how much they varied; Ms. Casias replied she did not have the information on hand. Referring to the valuations and the actual lease amounts, Ms. Gudgel noted that a lot of the lease amounts include the cost of improvements that are being passed on to both the charter schools and then Council for funding. A lot of the leases are on tribal land and were low in terms of the amount per acre; as charter schools have come online they are leasing land, leasing portables, placing portables on land but the cost for leasing is increasing because of the cost of improvements to the land and there is some level of conflict with the public school statutes and the charter schools act which says it should be up to the private property owner to maintain some of those costs and there was an anticipation they wouldn't be passed on to the state. The second thing is that Council didn't really know about a lot of the land leases and they were being submitted to PSFA and a rigorous lease review wasn't being done though that has changed and PSFA has taken leadership on scrubbing leases and flagging issues. Some of these issues have crept up because of better due diligence but the assessed valuation would reflect some concerns with what the land is valued at versus the cost that is being passed on to charters to lease it. Ms. Casias noted the assessed land values for the four charters requesting reconsideration: The International School at Mesa Del Sol: \$1.4M; Mosaic Academy Charter School: \$216,512; South Valley Preparatory Academy: \$883,800; and School of Dreams Academy: \$60,000

**MOTION:** Charter schools that have received land lease assistance (noted below) will receive no more than a 60% reduction in their land lease assistance amount as a hold harmless supplement.

Schools with Land Lease Awards in FY19:

- 1) International School at Mesa Del Sol
- 2) Mosaic Academy Charter School
- 3) South Valley Preparatory Academy
- 4) School of Dreams Academy

New Land Lease Application in FY20:

The Gallup McKinley County School (GMCS) District to receive the full amount of their requested lease application amounts for the following locations:

- 5) GMCS – Ramah High School
- 6) GMCS – Chief Manuelito Middle School
- 7) GMCS – David Skeet Elementary School

The total land lease assistance for FY20 shall be \$216,218 per Exhibit A.



Mr. Abbey – Yes	Ms. Rodriguez – Absent	Mr. Robbins – No
Mr. Burciaga – Yes	Mr. Ortiz – Yes	Mr. Romero – Yes
Ms. Gudgel – Yes	Ms. Romero – Yes	Mr. Guillen – Yes

As this was a Subcommittee recommendation, a second was not needed and by a vote of 7 to 1 the motion was approved.

**c. 2019-2020 Lease Assistance Program Awards**

Ms. Gudgel reiterated that the Awards Subcommittee recommendation was for \$747.29 per MEM, 20% tare and a hold harmless for no more than 15% reduction from FY19 which would amount to \$16,427,192 for the FY20 lease assistance program. Following a call for comments, Mr. Robbins agreed with the 15% hold harmless noted his appreciation for the inclusion of a 20% tare.

Mr. Matt Pahl, Executive Director, The New Mexico Coalition for Charter Schools, addressed the Council and stated though Los Lunas HS was a beautiful school with exceptional space, there were a lot of empty classrooms and noted that was not something seen at charters across New Mexico. Mr. Pahl stressed that the charters were not asking for \$100M high schools but were instead asking for facilities to be funded that would work for their students and stressed that the proposal before Council was being rejected by the charters because of the overly conservative interpretation of the language within statute regarding classroom facilities. Mr. Pahl added that the charters wanted to work with the Council; however, on their end this process looked very different from prior processes. Mr. Pahl stressed that a reduction in resources in a time of great wealth for the state did not make sense. Members were reminded that at the last meeting there was discussion on how everyone should work together to find a solution. Though he does not feel there was positive communication on what the proposal would be until the night before the Awards Subcommittee, which was not enough time to communicate with the member schools about what was happening. Following a meeting with PSFA and Ms. Gudgel a few days prior to the Council meeting on what the proposal would be, mistakes on spreadsheets were to be corrected and updated spreadsheets were to be provided to the charters; this did not happen and handouts were provided during the meeting and stressed that it incentivizes the charters to fight and not work with the Council and PSFA. Stressing that charters were about to take hits that would affect students in the long run, Mr. Pahl pressed for assurance that commitments were going to be honored and noted if this process could be moved to the spring, when budgets were being created, it would allow for schools to plan for this ahead of time. Mr. Pahl noted that schools would be changing their behavior as a result of this; classrooms will be expanded, and if a policy decision is going to be made that square footage only applies for instructional space, it would be expected that instructional space would be expanded in some case. Mr. Pahl stated he would be emailing members to go over the bill Senators Candelaria and Senator Ortiz y Pino created with some long term solutions that in absence of them exacerbates the problems of lease assistance. Some problems with lease assistance come from the fact they do not have long term solutions for charter school facilities and stressed they weren't asking for Los Lunas High School but were asking for reasonable accommodations for students that meet their needs for instruction. Mr. Pahl stated he would request to meet with members to discuss the bill and what does and doesn't work because a long term solution needs to be put in place; otherwise, new policy options will be explored in

the future. Mr. Guillen stated that he did not appreciate Mr. Pahl's comments about Los Lunas HS as it is a great facility and a lot of money was put in by the tax payers above what Council was able to provide. Mr. Guillen reiterated that Council has bent over backwards in trying to address the charters concerns; the Awards Subcommittee and Council have worked hard to listen to the charters. Mr. Guillen hoped that everyone could continue working together, noting it is difficult to hear comments/references that haven't been previously heard and stressed that communication goes both ways. Mr. Abbey seconded Mr. Guillen's concerns about the high school adding it was a highly successful project done in a very efficient and cost effective way. The construction was phased and students were in cramped quarters in half a building while they tore down half and then flopped it. The cost per square foot was an envy by today's standards and stressed that it wasn't a Taj Mahal by any stretch of the imagination.

**MOTION:** Approval of the award recommendation as specified in the accompanying spreadsheet entitled "*FY20 Lease Assistance Program Detail Summary*," to the charter schools in the amount of \$16,427,192. All awards are contingent on the submittal of an E-occupancy certificate, current facility master plan and audit report. Awardees who have not yet been able to submit the required documentation shall have their awards prorated to the date the document was issued to the school. Upon acceptance of the award by the applicant charter school or district, PSFA staff shall distribute the award amounts on a quarterly basis for FY20. The distribution shall be based on the receipt of the actual lease payment submitted by the charter school or district. Reductions to award amounts are subject to a PED written certification to PSFA that a condition exists that warrants an award adjustment or suspension due to a school closure, charter revocation, financial violation or irregularities, and or adjustments to certified attendance numbers (MEM counts). Adjustments to lease amounts may also be made due to a lease termination or amendment.

Mr. Abbey – Yes	Ms. Rodriguez – Absent	Mr. Robbins – No
Mr. Burciaga – Yes	Mr. Ortiz – Yes	Mr. Romero – Yes
Ms. Gudgel – Yes	Ms. Romero – Yes	Mr. Guillen – Yes

As this was a Subcommittee recommendation, a second was not needed and by a vote of 7 to 1 the motion was approved.

Mr. Abbey thanked Ms. Gudgel for her work and all of the time she spent on this and her understanding of the issues.

**d. 2019-2020 Outside of Adequacy Program – Update from August 13<sup>th</sup> Awards Subcommittee – *informational***

Mr. Chamblin reminded members that during discussion at the Awards Subcommittee, staff had received direction to bring back an update on this item and the current process. Mr. Chamblin went on to review information listed within the executive summary and highlighted key items. PSFA surveyed the 20 eligible districts that receive federal impact aid for tribal lands and 17 of the districts indicated interest in applying for funding. Teacher housing and athletic facilities were the most requested project types through the initial surveying. Council directed staff to draft an announcement letter and application for funding to be released

following a special called Awards Subcommittee meeting in August. Application requests will be presented to the October Awards Subcommittee and to the October PSCOC for potential awards. Language within the letter indicates that local funding is optional; however, Council may consider the use of local district revenue to supplement a PSCOC award to expand the scope of the state funding. Based on a preliminary review of the applications received, some of the districts have indicated a local participation amount. It is anticipated that there will be a significant amount of competition for this small amount of money between the 20 eligible districts. Mr. Chamblin noted that to some extent requests followed the survey trends and some districts shifted their priorities from the survey to their final application. Looking forward, quite a bit of analysis will be done prior to the Awards Subcommittee and options will be brought forth to rank and prioritize the applications for the limited funding. The intent of the program, as stated in legislation, is to fund projects that were “outside of adequacy” historically; project types that haven’t been traditionally/typically eligible for standards-based funding.

Ms. Romero inquired as to how many applications were received; Ms. Cano replied there were currently 48 requests; however, staff had not yet had the opportunity to compile all of the detail of the requests. Ms. Romero further inquired if criteria had been established for reviewing, rating and ranking of the projects; Ms. Cano replied that the defined prioritization and ranking criteria will be determined with the Awards Subcommittee at their October meeting.

Ms. Gudel clarified that the funding source did not matter in terms of equalization and ensuring there is equitable distribution of capital outlay funds, noting in the original Zuni lawsuit the Honorable Judge Rich acknowledged that and made the statement that the legislature had to think about direct legislative appropriations and craft a solution because some districts leveraged direct legislative appropriations in different ways and received more funding than others. In response, the Legislature crafted the offset provision; the language of the appropriation specifically states it was not to be considered a legislative appropriation for the purpose of offsets.

Mr. Guillen also believed these were local priority projects and any additional funding that local school districts want to provide is very helpful to not only extend the scope of the project locally but to also help the funds go a longer way with those eligible applicants.

**e. 2019-2020 Pilot Program – Retroactive Standards-Based Awards – *informational***

Mr. Chamblin reviewed information listed within the executive summary. PSFA was directed to begin developing a program to make retro-active standards-based awards. Staff reviewed past projects since the standards-based program began in FY2005 that received limited funding participation due to spaces or particular items being determined “above adequacy,” “district funded,” or “otherwise ineligible for state funding participation”; awards history, awards letters, participation limits as documented on paper and design drawings were also reviewed. The top 10 most awarded school districts by dollars since the beginning of the standards-based program, as well as Grants, Zuni and Central, were surveyed to determine whether PSCOC

funding participation had been limited on past standards-based awards. Of the 13 districts asked to submit a response to the survey only nine responded. Five districts responded that the PSCOC did not participate in funding for the whole project scope on one or more of their past projects. A variety of responses were received ranging from additional classroom requests, playfields, security items, performing arts centers and building and site systems work. PSFA research found that most typically non-education spaces, especially athletic related facilities and its components, were most commonly identified; classroom space, specifically for Pre-K, was identified as the second most requested.

The proposed program schedule was included within the executive summary.

Mr. Guillen thanked staff for the additional work on this as well as the different programs currently implemented. Ms. Gudgel reminded members to think about how the state and local match has changed and how districts that historically received more from the State than they needed and the reason for changing the calculation was to right-size how the Council is giving funds to districts and being cognizant of that moving forward. Mr. Abbey noted that his staff has done some analysis of the preliminary proposals for funding on the outside of adequacy program and it turns out that many of the proposals look like retroactive adequacy awards, noting there are a lot of conversations among Legislators and the House having meetings where they hear from impact aid districts and how to move forward in terms of whether there should be changes to impact aid and equity of funding and, though this is good work, Mr. Abbey also felt more time is needed to see how some of the other conversations sort out in terms of recommendations. Mr. Abbey stated it might be worthwhile to bring the information to the Public School Capital Outlay Oversight Task Force (PSCOOTF) and propose to them the possibility of funding this in the 2020 Legislature. Mr. Abbey stated he was also prepared for LFC to make recommendations to look at something like this for funding. Mr. Guillen asked if a special appropriation would be needed or if funds could be set aside from the regular program to do things like this; Mr. Abbey replied that it could likely be achieved with set-aside funds, but because there are many other conversations taking place among the Legislature and the Executive Branch involving equalization and the litigation, it is an option to go forward; however, it might be better to have the endorsement of the Legislature and the involvement of the executive; Mr. Guillen agreed.

**f. 2019-2020 PSCOC Work Plan Timeline – *informational***

Ms. Cano reminded members that the timeline would be brought to the next meeting for the next award cycle including Council's concerns regarding the timing of the standards-based requests and looking to realign those back to a potential July meeting for award. Staff is also looking at potential options to have meetings every six-weeks, versus monthly, in consideration of everyone's schedules as well as looking at the impacts to the programs and the partnerships with the districts as they seek any attempt at out-of-cycle funding. Mr. Robbins noted he had PEC conflicts with the October, November and December meetings. Ms. Gudgel noted she also had conflicts with the October meeting and Mr. Abbey noted he had a conflict in December. Mr. Guillen asked that a survey be sent to the members to check availability.

Referring to the charter schools and the application process for lease assistance, Ms. Romero asked if there was any opportunity to move the application process up so that they would know what they would be getting when they are doing their budgets in order to avoid having the negative impacts on budgets they are currently facing. Ms. Cano replied that given the amount of programs and the various things going on, staff is going to take a look at all of the schedules moving forward. Mr. Chamblin reiterated that direction from Council was to rearrange things so that standards-based awards are made first in the fiscal year followed by all of the discretionary programs including the lease assistance program.

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

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

Mr. Scott Ficklin (PSFA RFM); Mr. Tim Wolfe (School Board President); Ms. Cara Malone (Deputy Superintendent) and Mr. Justin Burks (Chief of Capital Outlay & Facilities) were in attendance representing the school.

Ms. Casias provided the background as noted within the executive summary. Key issues include: an increase in the classroom capacity from 500 students to 600; inclusion of the special education Pre-K classrooms and exclusion of the language prohibiting a field as part of the award for Holloman ES. Staff has been working with the district and enrollment has increased as a result of Holloman Air Force Base. The increase has impacted all grade levels within the Alamogordo Public Schools. Holloman ES enrollment increased from 492 to 560 and is only 40 students off the requested capacity change of 600. It is anticipated enrollment will remain stable, or slightly increased due to the relocation of the F-16 fighter squadrons to the base. The district does not anticipate requesting additional dollars and indicates the added classrooms and renovated field can be accomplished within the current total estimated project cost of \$34,207,757. PSFA staff recommendation is to build the classrooms for 600 based on the growth in the elementary school students and to allow the shared playfield as well as include the DD Pre-K classrooms.

Mr. Guillen thanked the representatives for their attendance and for staying in contact with the Air Force regarding potential participation from them as well. Mr. Abbey stated it was very important for staff to continue to reach out to the federal government and understand how the funding program works as it feels like New Mexico isn't getting their fair share of the funding and we need to continue to work with the delegation. Mr. Chamblin replied he has had a number of conversations with the Department of Defense Office of Economic Adjustment (DoD OEA) and noted their program runs similar to ours based on a national ranked list of their public school facilities on military bases. Their ranking process is FCI-driven and they assess schools and rank them; however, it was learned that the ranked list is subject to some pressure (political influence consideration), so there is opportunity for some lobbying at the high level of that office and through the US House and Senate reps of New Mexico to make the case and try and get Holloman and all of the military schools in New Mexico bumped up the list a little bit more, because at this point, Holloman is currently ranked at 48 and they have funded through 38, so they're still about 10 spots away from eligibility, which equates to about 2 years.

**MOTION:** Amend the 2018-2019 standards-based award to the Alamogordo Public Schools to include planning and design for a replacement facility to the GSF pursuant to the Adequacy Planning Guide for 600 students, grades K-5. Award includes demolition of existing Holloman Elementary School and existing Holloman Intermediate School, and one shared playfield. Any federal funding to support this or future phases will be primary sources to complete the work; non-funded balances for the scope of work may be considered at future PSCOC meeting for award at the state/local match percentages. As this was a Subcommittee recommendation, a second was not needed and the motion was unanimously approved.

## **6. Other Business**

### **a. Legislative Pay Increase**

Mr. Guillen stated this item was originally scheduled to be on the October agenda and he had asked that it be moved to this meeting with the understanding that a 4% increase was to be given to all state employees as part of a cost of living increase. Since that time, it has been learned that some state agencies require an evaluation prior to the increase. The evaluation of the executive direction has been started and this may need to wait until October so that an executive session can be indicated on the agenda. Ms. Romero proposed this be taken to the October meeting, to allow for review and analysis of the operating budget and have the evaluation in place before taking action on this item; Ms. Gudgel agreed. Mr. Abbey proposed delegating this back to the AMS Subcommittee, to use last year's evaluation template and to bring the evaluation back to the next AMS Subcommittee meeting. Mr. Chamblin is currently completing his self-evaluation, which will be submitted to Ms. Padilla-Jackson within the week. Ms. Nawman to send blank evaluation forms to the members to complete.

**MOTION:** Approval to include the Executive Director in the FY20 legislative salary increase for all budgeted state employees.

**AMENDED MOTION:** Deferred until October.

### **b. Albuquerque Sign Language Academy – Request to Use Special School Adequacy Standards**

Ms. Gudgel expressed concern with the legality of this item as statute defines the special schools very specifically and established that Council may apply the adequacy standards to the constitutional special schools on a building-by-building basis. Recalling the creation of the adequacy standards for the special schools, language in the general appropriation and the definition of the constitutional special schools does not include a charter school, or any charter school. Ms. Gudgel inquired as to the legal analysis staff did for this recommendation; Ms. Casias replied that Ms. Padilla-Jackson had requested staff do some research on the timeframe and to look at the adequacy standards; the staff attorney has also begun looking at it. Ms. Gudgel reiterated that the staff recommendation was to move forward with making a rule change before the legal analysis has been conducted on whether this could be done. Ms. Gudgel expressed concern with creating different adequacy standards for different charter schools based on what they are doing and noted Council would see an increase of charter schools asking us to create special adequacy standards for them. Ms. Casias clarified that Ms. Padilla-Jackson had recommended that Council allow staff to move forward with exploring the possibility of either using a variance or a different method to try to move this forward and

further clarified that Ms. Padilla-Jackson felt that since the ASLA representatives attended the AMS Subcommittee meeting that the motion not be changed at this time but that a variance be considered as an alternative. Per Ms. Casias, an important item brought up during the AMS Subcommittee was if a charter school, or any other school, wants to apply for the special school's adequacy standards, they must have a sustained enrollment of 50%-60% of special needs students (deaf, hard of hearing, blind or visually impaired) for a period of no less than five years and suggested adjusting the motion to explore that possibility. Mr. Chamblin reiterated that the intent of the motion as presented was to get Council direction to move forward with potential changes; to begin the research and analysis for this effort.

**MOTION:** AMS direction for staff to move forward with potential changes to the special Schools Adequacy Standards to potentially include the Albuquerque Sign Language Academy by definition into the Special Schools Adequacy Standards with the exclusion of student housing and related services.

Mr. Abbey – Yes	Ms. Rodriguez – Absent	Mr. Robbins – Yes
Mr. Burciaga – Yes	Mr. Ortiz – Yes	Mr. Romero – Yes
Ms. Gudgel – No	Ms. Romero – Yes	Mr. Guillen – Yes

By a vote of 7 to 1 the motion was approved with Ms. Gudgel voting in the negative.

Mr. Guillen clarified that moving forward with the motion also meant this item would come back to Council with a formal recommendation following further research into the legality of doing this.

## 7. Informational

### a. PSCOC Project Status Report - *informational*

Mr. Chamblin highlighted the information listed within the executive summary.

### b. Maintenance Program Status Report - *informational*

Mr. Burciaga asked if any tracking is done on roofing systems and HVAC units as sizeable amounts of money may be put into a building's systems. Mr. Tillotson replied that other than the FMAR specifics are not tracked; however, there was opportunity to do so through the work order management system known as FIMS. Ms. Gudgel clarified that the FIMS systems generates work orders and since preventative maintenance (PM) plans and work orders are not action based, asked how maintenance is being measured and who is/is not consistently doing maintenance. Mr. Tillotson stated that on a quarterly basis staff goes in to the FIMS systems and looks at specific key performance indicators to include PM Cost Ratio, how much money is spent on preventive maintenance versus all maintenance and the PM Completion Rate; how many PMs is the maintenance team actively getting to with their current staff (90% is the industry standard).

Mr. Tillotson noted a key note speaker is still needed for the Ben Lujan Maintenance Awards, which will be October 21<sup>st</sup> at the Embassy Suites in Albuquerque. The awards are being held in conjunction with the Superintendents Academy.

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

Doodle surveys will be sent to obtain member availability for the October PSCOC meeting.

**9. Adjourn** - There being no further business to come before the Council, Ms. Gudgel moved to adjourn the meeting. Mr. Robbins seconded and the motion passed unanimously. Meeting adjourned at 10:45 A.M.

\_\_\_\_\_ Chair

\_\_\_\_\_ Date



**I. PSCOC Meeting Date(s):** October 18, 2019

**II. Item Title:** BDCP - 2019 Category 1 (Fiber) Awards

**III. Name of Presenter(s):** Ovidiu Viorica, Broadband Program Manager

**IV. Potential Motions:**

Make Broadband Deficiencies Correction Program (BDCP) awards of actual E-rate-approved project amounts to provide the state match for application funding year 2019 for Category 1 to two districts for a total of \$57,750 as listed in column J of the award spreadsheet for this agenda item. Each allocation is intended to fully complete the project, phase, or specified purpose.

**V. Executive Summary:**

Gallup-McKinley County Schools and Grants-Cibola County Schools received their Funding Decision Commitment Letters (FCDL) for Category 1 fiber upgrades from the E-rate program for funding year 2019.

Grants-Cibola County Schools will be upgrading the fiber connections between four sites and the district data center, at a total project cost of \$563,537 (\$28,177 State share).

Gallup-McKinley County Schools will be upgrading the fiber connections between two sites and the district data center, at a total project cost of \$591,472 (\$29,574 State share).

The request for the \$57,750 in special construction funding brings the cumulative 2019 PSCOC fiber (Cat1) awards total to \$304,875.



# 2019-2020 Category 1 Fiber - October

		A	B	C	D	E	F	G	H	I	J	K	L
		Budget Award Estimates					Final Award Information						
District / School	School	Estimated Project Cost	E-rate Share	Additional E-rate Match	State Share	District Share	FCDL Approved Amount	E-Rate Discount Percentage	E-rate Share	State Match %	State Share	Additional E-rate Match	District Share
4 Grants-Cibola County Schools	Connecting Los Alamos Mid, Mesa View Elem, Mt. Taylor Elem, and the Maint. Dept. to the Data Center	\$ 563,537	\$ 507,183	\$ 28,177	\$ 28,177	\$ -	\$ 563,537	90%	\$ 507,183	5%	\$ 28,177	\$ 28,177	\$ -
8 Gallup-McKinley County Schools	Connecting the North Cloud Schools of Crownpoint High School and Navajo Pine High School to the Data Center	\$ 591,472	\$ 532,325	\$ 29,574	\$ 29,574	\$ -	\$ 591,472	90%	\$ 532,325	5%	\$ 29,574	\$ 29,574	\$ -
TOTAL COUNCIL ACTION FOR CURRENT MEETING		\$ 1,155,009	\$ 1,039,508	\$ 57,750	\$ 57,750	\$ -	\$ 1,155,009		\$ 1,039,508		\$ 57,750	\$ 57,750	\$ -

**I. PSCOC Meeting Date(s):** October 18, 2019

**II. Item Title:** BDCP - 2019 Category 2 (Equipment) Awards

**III. Name of Presenter(s):** Ovidiu Viorica, Broadband Program Manager

**IV. Potential Motions:**

Make Broadband Deficiencies Correction Program (BDCP) awards of actual E-rate-approved project amounts to provide the state match for application funding year 2019 for Category 2 to seven schools/districts for a total of \$61,123 as listed in column O of the award spreadsheet for this agenda item. Each allocation is intended to fully complete the project, phase, or specified purpose.

**V. Executive Summary:**

The five schools/districts included in this request represent the second group of projects that have both submitted their application to the BDCP and received their funding commitment decision letters (FCDL) from the E-rate program.

The awards totaling \$61,123 will assist in providing 25 facilities with \$679,764 in network equipment upgrades.

With this request, the cumulative total PSCOC awards for Category 2 is \$77,798.



2019-2020 Category 2 Equipment - October

	A	B	C	D	E	F	G
	Budget Award Estimates						
District	Estimated Project Cost	E-Rate Discount %	E-Rate Share	Non-Discount Portion Eligible for BDCP Funding	State Match %	State Share	District Share
<sup>2</sup> Albuquerque Collegiate Charter School	\$ 9,064	85%	\$ 7,704	\$ 1,360	55%	\$ 748	\$ 612
<sup>9</sup> Central Cons School Dist 22	\$ 554,463	85%	\$ 471,294	\$ 83,169	62%	\$ 51,565	\$ 31,604
<sup>10</sup> Clayton School District	\$ 16,650	80%	\$ 13,320	\$ 3,330	11%	\$ 366	\$ 2,964
<sup>20</sup> Jal Public Schools	\$ 34,150	80%	\$ 27,320	\$ 6,830	10%	\$ 683	\$ 6,147
<sup>44</sup> Tucumcari Public School Dist	\$ 94,749	85%	\$ 80,536	\$ 14,212	66%	\$ 9,380	\$ 4,832
TOTAL COUNCIL ACTION FOR CURRENT MEETING	\$ 709,075		\$ 600,174	\$ 108,901		\$ 62,742	\$ 46,159

H	I	J	K	L	M	N	O	P
Final Award Requests								
FCDL Approved Amount	BDCP Ineligible Amount *	E-rate Discount %	E-rate Share	E-rate Share LESS BDCP Ineligible	Non-Discount Amount	State Match %	Revised State Match	Revised District Match
\$ 9,064	\$ -	85%	\$ 7,704	\$ 7,704	\$ 1,360	55%	\$ 748	\$ 612
\$ 540,548	\$ -	85%	\$ 459,466	\$ 459,466	\$ 81,082	62%	\$ 50,271	\$ 30,811
\$ 16,650	\$ -	80%	\$ 13,320	\$ 13,320	\$ 3,330	11%	\$ 366	\$ 2,964
\$ 18,965	\$ -	80%	\$ 15,172	\$ 15,172	\$ 3,793	10%	\$ 379	\$ 3,414
\$ 94,537	\$ -	85%	\$ 80,357	\$ 80,357	\$ 14,181	66%	\$ 9,359	\$ 4,821
\$ 679,764	\$ -		\$ 576,018	\$ 576,018	\$ 103,745		\$ 61,123	\$ 42,622

Notes:  
\* BDCP Ineligible Costs are non-infrastructure costs and will be divided between the District and USAC.

## **V. 2019-2020 Award Cycle**

- A. 2019-2020 Standards-Based Capital Outlay Awards\*
- B. 2019-2020 Standards-Based Award Additional Conditions\*
- C. 2019-2020 Systems-Based Capital Outlay Awards\*
- D. 2019-2020 Systems-Based Award Additional Conditions\*
- E. 2019-2020 Outside of Adequacy Appropriation Awards\*
- F. 2019-2020 PSCOC Work Plan Timeline\*

\* Denotes potential action by the PSCOC

I. **PSCOC Meeting Date(s):** October 18, 2019

II. **Item Title:** 2019-2020 Standards-Based Capital Outlay Awards

III. **Name of Presenter(s):** Casandra Cano, Programs Support Manager

IV. **Potential Motion:**

Make capital outlay project awards under the standards-based capital outlay program to the districts set out in column AA of the award spreadsheet for the purposes and in the amounts specified, including any special conditions contained in the award language for each school (see attached). Each allocation is intended to fully complete the project, phase, or specified purpose. Out-of-cycle design or construction funding may be considered at any future regularly scheduled PSCOC meeting upon completion of early planning, construction documents or equivalent PSFA phase approval and conformance with all contingencies.

V. **Executive Summary:**

**Background**

The 2019-2020 standards-based capital outlay program began in April with the release of the 2019-2020 Final wNMCI Ranking and pre-applications with additional key task/dates as follows:

- June 2019-2020 Pre-Applications Reviewed; Final Funding Pool Established; Site Visits and Full Applications Released to Final Funding Pool
- June-July Site Visits of Final Funding Pool Applicants for Viability of Project
- July Site Visits Reports Shared with Districts; Full Application Released
- August 2019-2020 Full Applications Due From Districts
- Aug-Sept PSFA Staff Review/Comment on Full Applications
- September PSCOC Presentation Meeting
- September PSFA/PSCOC Staff Review/Award Recommendation Meeting

**Staff Recommendation to Awards Subcommittee**

**9 Potential Awards in 8 Districts**

Phase 1 State Match (up to)	\$9,009,123
<u>Potential Out-of-Cycle State Match</u>	<u>\$97,862,561</u>
Total 2019-2020 Award State Match	\$106,871,683

### **Updated Staff Recommendation**

PSFA received an updated offsets table from PED Capital Outlay Bureau on October 9, 2019. The updated information reduces awards to 2 schools/districts as follows:

Central – Updated offset amount \$20,000

Hobbs – Updated offset amount \$200,160

The phase 1 state match is decreased and the phase 1 local match is increased for these amounts, however the out-of-cycle match amounts are unaffected.

#### **9 Potential Awards in 8 Districts Including Updated Offsets**

Phase 1 State Match (up to)	\$8,788,963
<u>Potential Out-of-Cycle State Match</u>	<u>\$97,862,561</u>
Total 2019-2020 Award State Match	\$106,651,524

PSCOC 2019-2020 LARGE PROJECT (STANDARDS-BASED) CAPITAL OUTLAY APPLICATIONS  
Awards Subcommittee Recommendations (October 18, 2019) - Sorted by Rank

District/Rank Information				Application Information												Potential Award Information											
A	B	C	D	E	F	G	H	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC
2019-2020 wNMCI Rank	2019-2020 w/NMCI	2019-2020 FCI	FMAR	District	School	Priority	Project Type	# of Students to be Served Per App.	SqFt Included in District's App.	5 Year Enrollment Projection	Maximum Allowable GSF Based on 5 Year Projection	% Above Maximum Allowable Based on App GSF	Construction Cost (MACC) in District's App.	Cost/ GSF (O / K)	Total Estimated Project Cost Per Application	Staff Recommendation - Award Language	Total Estimated Project Cost to Maximum Allowable GSF (Q Reduced by N)	Phase 1 Award	Local Match %	State Match %	Phase 1 Local Match \$ (T * U)	State Match \$ (T - W)	Offset	Net Local Match After Offsets (W + Y)	Net State Match After Offsets (X - Y)	Out-Year Local Match (S - T) * U	Out-Year State Match (S - T) - BB
1	1	78.51%	68.35%	71.99	Alamogordo	Chaparral MS	1 Replacement of Existing	658	87,035	658	87,035	0%	\$ 23,934,625	\$ 275	\$ 36,045,921	Planning and design, beginning with an educational specification, for a replacement facility to the maximum gross square footage pursuant to the Adequacy Planning Guide, for a design capacity for 658 students, grades 6-8.	\$ 36,045,921	\$ 3,604,592	40%	60%	\$ 1,441,837	\$ 2,162,755	\$ -	\$ 1,441,837	\$ 2,162,755	\$ 12,976,532	\$ 19,464,797
2	2	69.30%	69.84%	79.47	Central	Newcomb ES *	1 Replacement of Existing	315	42,945	315	42,945	0%	\$ 13,957,125	\$ 325	\$ 24,380,179	Funding to complete comprehensive campus master plan and educational specification to include the Newcomb ES, Newcomb MS, and Newcomb HS, to maximize utilization of school facilities. Upon completion, district may return to the PSCOC for the next out-of-cycle funding phase to include approval of location of the new ES facility, design capacity, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate.	\$ 24,380,179	\$ 75,000	40%	60%	\$ 30,000	\$ 45,000	\$ 20,000	\$ 50,000	\$ 25,000	\$ 9,722,072	\$ 14,583,107
3	3	63.15%	78.35%	78.08	Roswell	Mountain View MS	1 Renovation/ Replacement	525	73,848	525	73,848	0%	\$ 16,445,500	\$ 223	\$ 26,582,892	Planning and design, beginning with an educational specification, for renovation/replacement of the existing facility to the maximum gross square footage pursuant to the Adequacy Planning Guide, for a design capacity for 525 students, grades 6-8.	\$ 26,582,892	\$ 2,658,289	32%	68%	\$ 850,653	\$ 1,807,637	\$ -	\$ 850,653	\$ 1,807,637	\$ 7,655,873	\$ 16,268,730
4	5	54.76%	65.39%	92.61	Hobbs	Southern Heights ES	1 Replacement of Existing	500	63,806	500	63,806	0%	\$ 19,460,830	\$ 305	\$ 29,901,457	Planning and design for replacement of the existing facility to the maximum gross square footage pursuant to the Adequacy Planning Guide, for a design capacity for 500 students, grades 3&4-Year-Old DD-5.	\$ 29,901,457	\$ 2,990,146	48%	52%	\$ 1,435,270	\$ 1,554,876	\$ 200,160	\$ 1,635,430	\$ 1,354,716	\$ 12,917,429	\$ 13,993,882
5	7	53.54%	45.49%	61.48	Las Cruces	Columbia ES	1 Replacement of Existing	600	73,740	500	63,806	13%	\$ 22,122,000	\$ 300	\$ 35,476,846	Funding to complete district-wide educational specifications to include updated enrollment projections. Upon completion, district may return to the PSCOC for review of the educational specifications and consideration for a next out-of-cycle funding phase to complete a feasibility/engineering study of the existing building. Design capacity and options to renovate or replace the existing building are deferred pending the outcome of the planning phase(s) of this project.	\$ 30,697,527	\$ 75,000	43%	57%	\$ 32,250	\$ 42,750	\$ -	\$ 32,250	\$ 42,750	\$ 13,167,687	\$ 17,454,840
6	12	51.58%	72.68%	82.47	Roswell	Washington Avenue ES	2 Renovation/ Addition	460	42,206	460	59,569	0%	\$ 6,421,930	\$ 152	\$ 9,596,836	Funding to complete educational specification/ feasibility study to determine options to maximize utilization of the current school facility and to ensure that the project will accommodate the educational program of the projected enrollment of 430 students, grades K-5. Upon completion, district may return to the PSCOC for the next out-of-cycle funding phase to include approval of options, design capacity, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate.	\$ 9,596,836	\$ 75,000	32%	68%	\$ 24,000	\$ 51,000	\$ -	\$ 24,000	\$ 51,000	\$ 3,046,988	\$ 6,474,848
7	46	42.98%	57.24%	72.07	Des Moines	Des Moines Combined School	1 Renovation/ Replacement	89	26,823	96	27,400	0%	\$ 6,035,175	\$ 225	\$ 10,331,490	Award consideration is deferred pending the outcome of the structural study and planning work currently underway. Upon completion, district may return to the PSCOC for next out-of-cycle funding phase to include approval of options, design capacity, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate.	\$ 10,331,490	\$ -	86%	14%	\$ -	\$ -	\$ 176,830	\$ -	\$ -	\$ 8,885,081	\$ 1,446,409
8	52	41.96%	82.78%	80.27	Grants	Bluewater ES	1 Renovation/ Replacement	110	18,779	95	17,683	6%	\$ 4,600,855	\$ 245	\$ 7,759,839	Planning and design for renovation/replacement of the existing facility to the maximum gross square footage pursuant to the Adequacy Planning Guide, for a design capacity of 95 students, grades K-6.	\$ 7,306,951	\$ 730,695	25%	75%	\$ 182,674	\$ 548,021	\$ -	\$ 182,674	\$ 548,021	\$ 1,644,064	\$ 4,932,192
9	72	39.64%	73.28%	84.57	Clovis	Barry ES **	1 Renovation/ Addition	400	49,462	400	52,930	-7%	\$ 6,093,510	\$ 123	\$ 8,883,586	Planning and design for the project, construction funding to complete roofing and HVAC replacement of \$1.8 million, and construction funding to complete the classroom addition for a design capacity of 400 students, grades K-5. The district may return to the PSCOC for out-of-cycle funding for the balance of the award for construction of the interior renovations and site work.	\$ 8,883,586	\$ 4,113,359	32%	68%	\$ 1,316,275	\$ 2,797,084	\$ -	\$ 1,316,275	\$ 2,797,084	\$ 1,526,473	\$ 3,243,755
10	SUBTOTAL			8	9										\$ 188,959,046		\$ 183,726,839	\$ 14,322,081			\$ 5,312,958	\$ 9,009,123	\$ 396,990	\$ 5,533,118	\$ 8,788,963	\$ 71,542,198	\$ 97,862,561

Notes:  
\* \$32,000 of District's offsets were applied to 2019-2020 school security awards; current offset balance is \$20,000  
\*\* Phase 1 Request includes 10% total project cost for planning and design, \$1.8M for construction of roof and HVAC over existing building, and \$1.425M for construction of addition.



## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Alamogordo – Chaparral Middle School**

**Rank: 1**

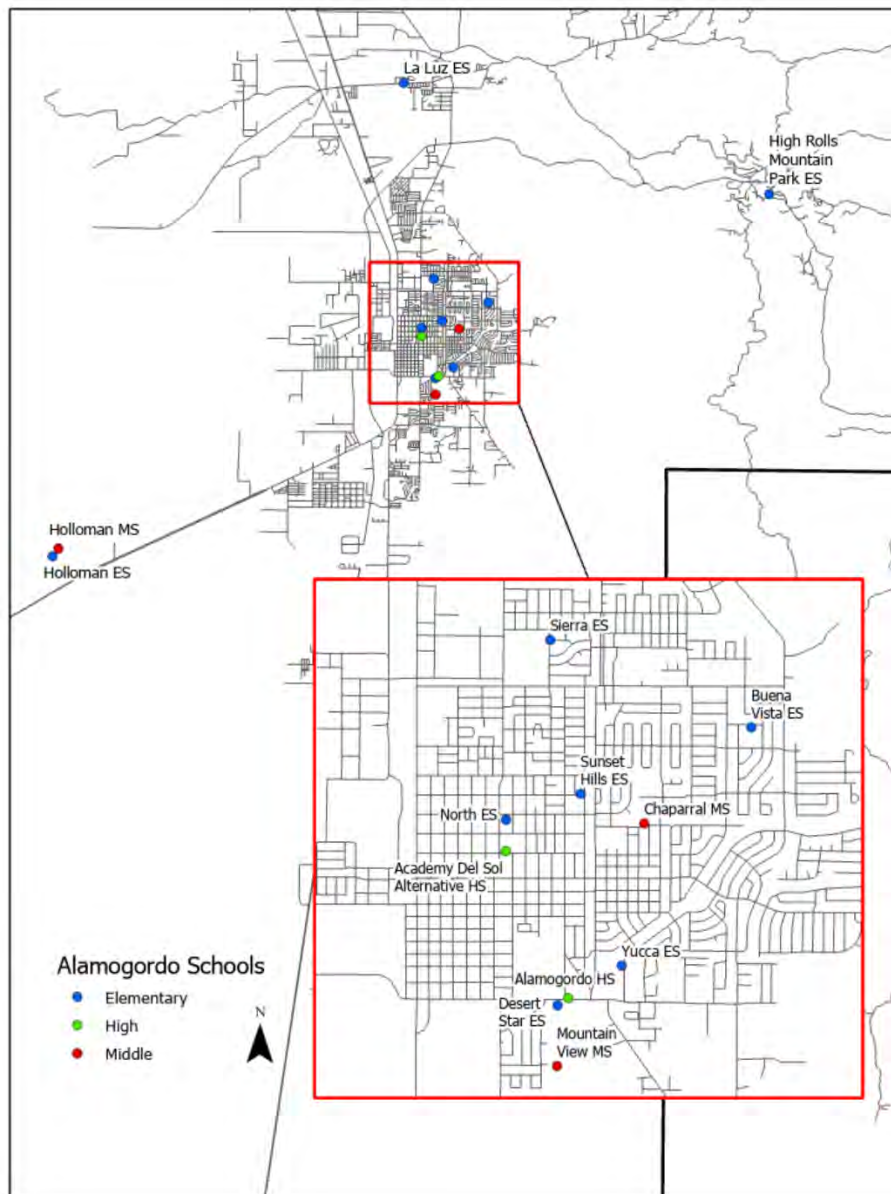
**wNMCI: 78.51%**

**FCI: 68.35%**

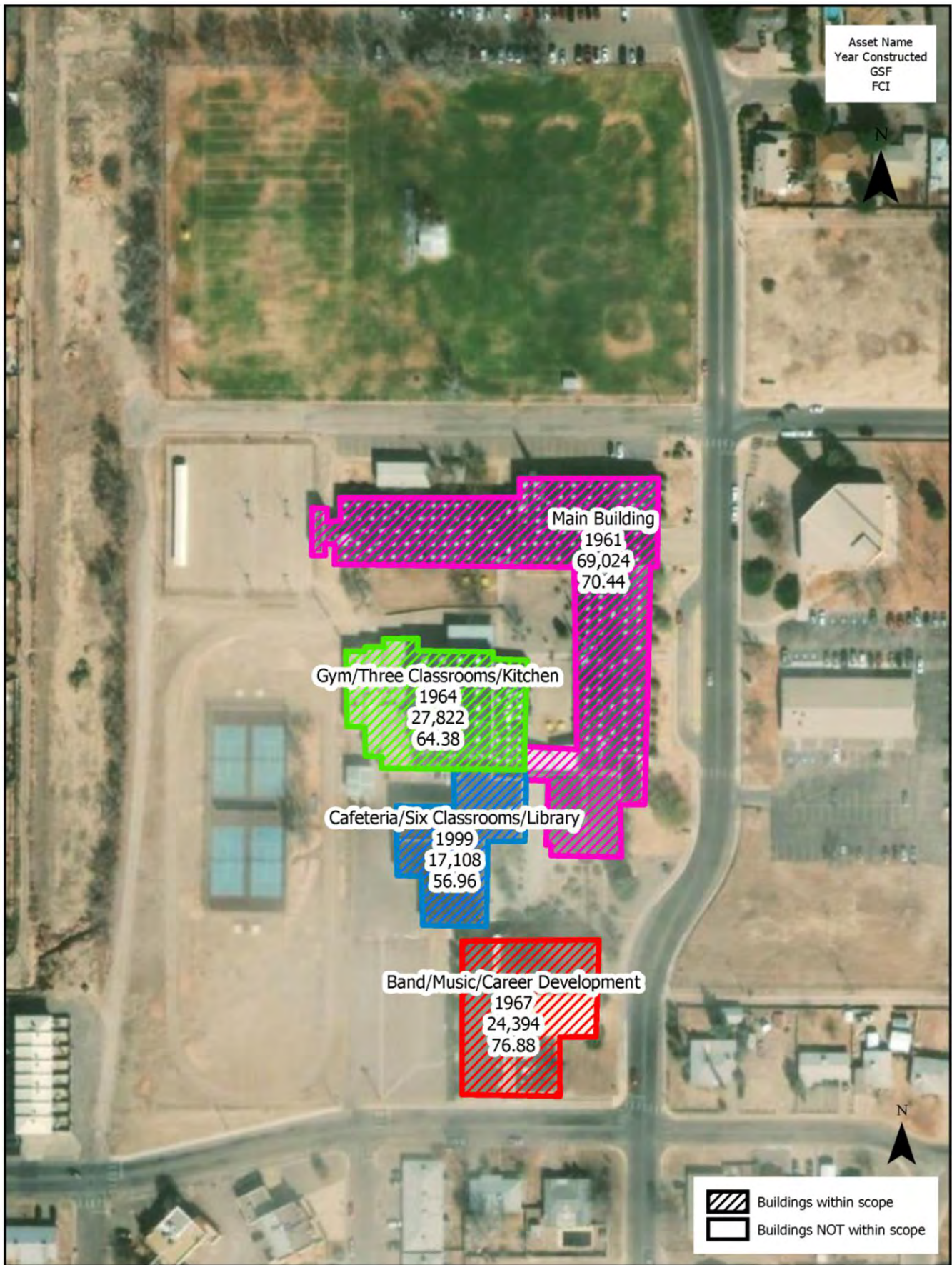
- Original Construction Date: 1961
- Most Recent Addition: 1999
- Total Gross Square Feet: 140,028
  - Permanent Square Feet: 138,348
  - Number of Buildings: 4
  - Portable Square Feet: 1,680
  - Number of Portables: 6
- Site Size: 40.00 Acres

### 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**

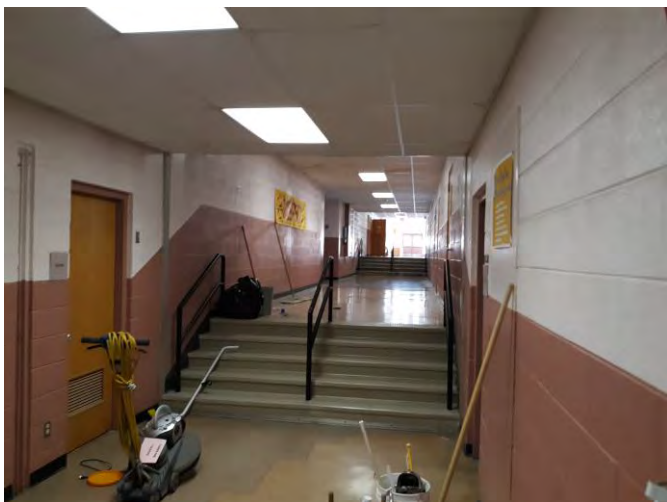


## **Photos – Building Exterior**

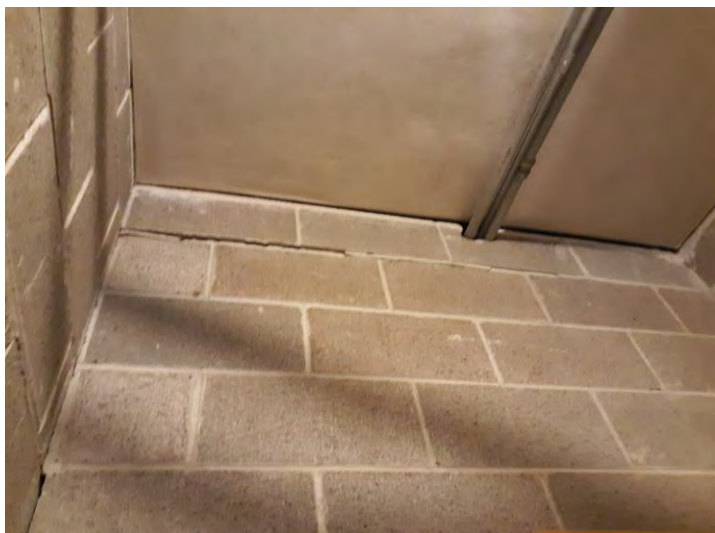


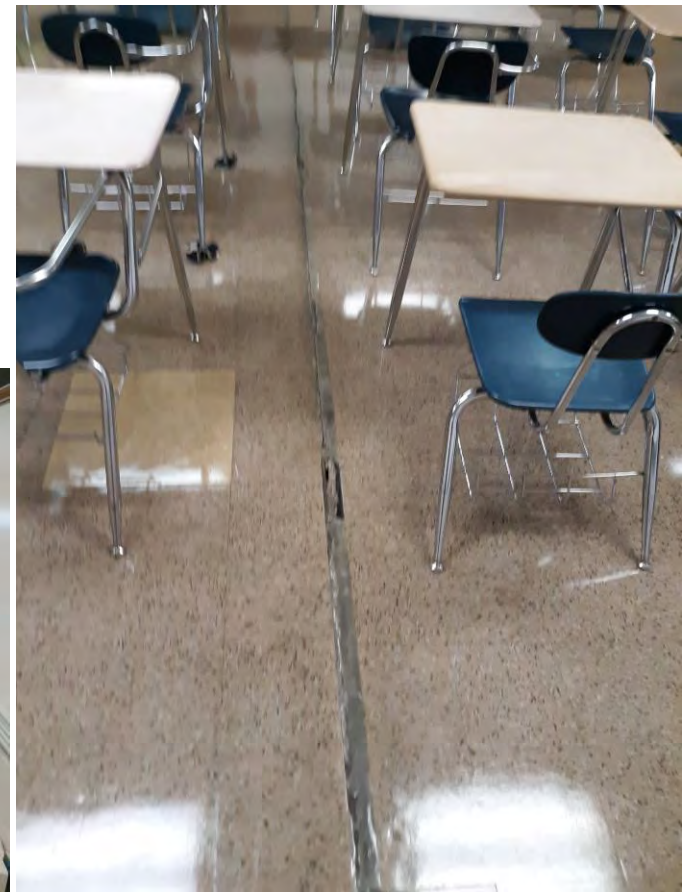


## **Photos – Building Interior**



## **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



## **2019-2020 Staff Recommendation of Applicant Campus**

**Alamogordo – Chaparral Middle School**

**Rank: 1**

**wNMCI: 78.51%**

**FCI: 68.35%**

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

### **Award Language Recommendation**

Planning and design, beginning with an educational specification, for a replacement facility to the maximum gross square footage pursuant to the Adequacy Planning Guide, for a design capacity for 658 students, grades 6-8.

### ***Breakdown of Total Estimated Project Cost Per Application***

Cost Allocation	Amount	Cost Per Square Foot
New Construction	\$23,934,925	\$275
Renovation	-	-
Site Work	-	-
Demolition	\$1,297,520	\$10
Total Building and Site Costs	\$25,232,145	\$290
Soft Costs & Contingency	\$10,813,776	\$124
<b>Total</b>	<b>\$36,045,921</b>	<b>\$414</b>

The district intends to proceed with the projects at Chaparral MS and Holloman ES concurrently.

The schedule for Chaparral MS is estimated as follows:

- January 2020-May 2020 planning phase to complete educational specifications.
- July 2020-July 2021 design phase.
- August 2021-Feb 2023 construction phase.

The estimated project schedule for Holloman ES is as follows:

- Current-May 2020 design phase.
- August 2020-February 2022 construction phase.

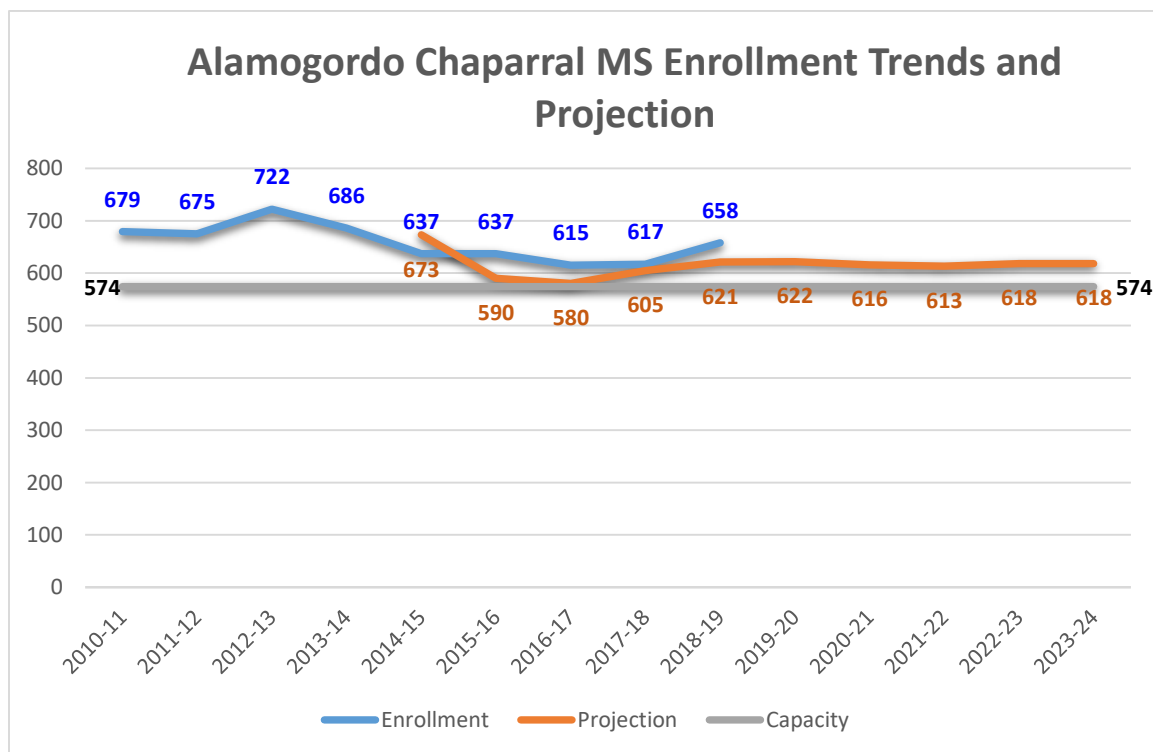
Holloman ES is ranked on the federal list for funding through the Department of Defense, Office of Economic Adjustment program for schools on military bases. However, Holloman ES is currently 10 positions out of eligibility on the federal ranked list, meaning that Holloman ES may not be eligible for federal funding until August 2021, at the earliest. This federal program is discretionary and the total appropriation varies year-to-year. This estimate of August 2021 assumes that the federal program is funded to the same rate (\$250 M/year) for 2020 and 2021, with about 5 schools throughout the nation funded by the federal program each year. By August 2021, Holloman ES is estimated to be 50-75% through the construction phase. The federal program does not reimburse for previous expenses for projects in-process at the time of the federal award.

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

## Enrollment History and Projections

The following chart shows Chaparral’s enrollment trends dating back to 2010-11 school year and FMP projections to 2023-24. It also shows the school’s functional capacity. The FMP supplied the enrollment projections in 2014-15 and since then, we have actual enrollment counts for some of the projection years by which the compare to the forecast. Overall, the FMP projected lower enrollments than have actually occurred. For example, the 2017-18 enrollment totaled 617 students, while the projection for the same year forecasted an enrollment of 605, a slightly lower number. While the FMP projected an enrollment increase in 2018-19 to 621, the actual enrollment rose significantly higher to 658, or 37 more students than projected. The increase in enrollment stems from increases in birthrates in Otero County between 2008 and 2011 and another significant rise in 2013, which continues to 2017, the last year for which birth data is available. The projection for the next few years shows a flat enrollment for Chaparral, however, the increase in 2018-19 may demonstrate growth in the district based on the increase of birth rates.

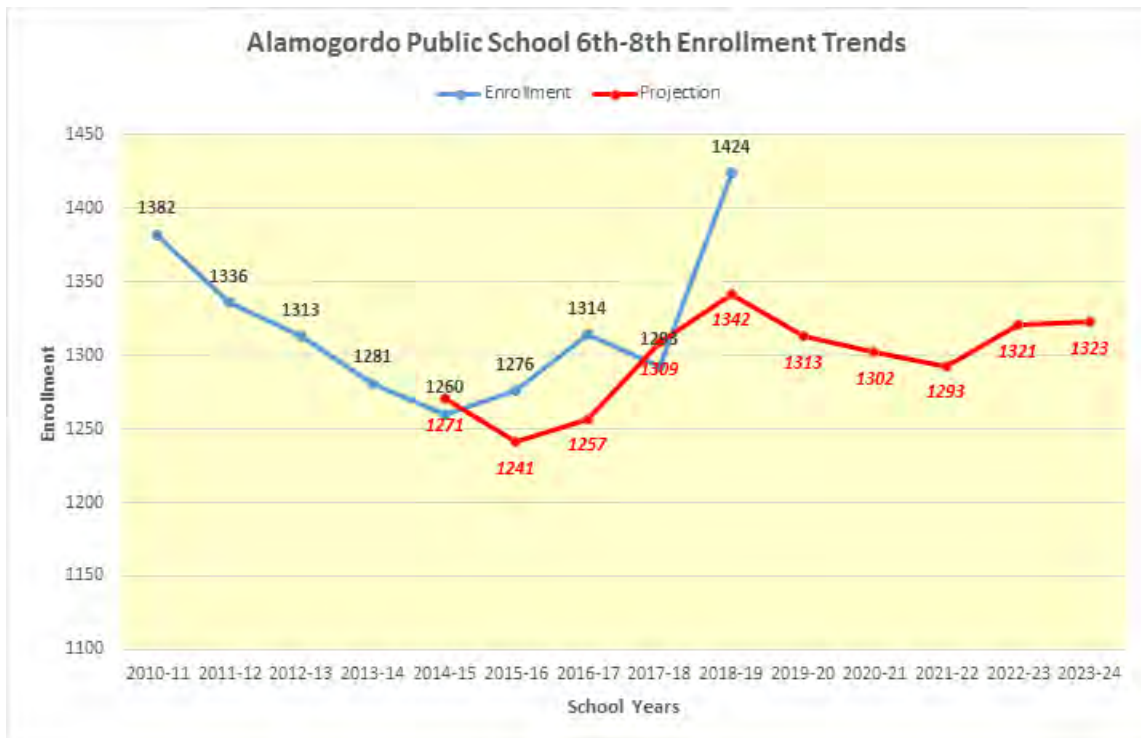
**Chart 1: Chaparral Enrollment Trends and Projection**



**Source: Enrollment: District 40-Day Enrollment Counts as reported to and certified by NMPED. Projection: APS 2014-2019 Facilities Master Plan**

The next chart shows the enrollment trends for the 6<sup>th</sup>-8<sup>th</sup> grade enrollment for all three of Alamogordo's Middle Schools. It reflects the trend for Chaparral since it also shows a higher actual enrollment than the FMP projection.

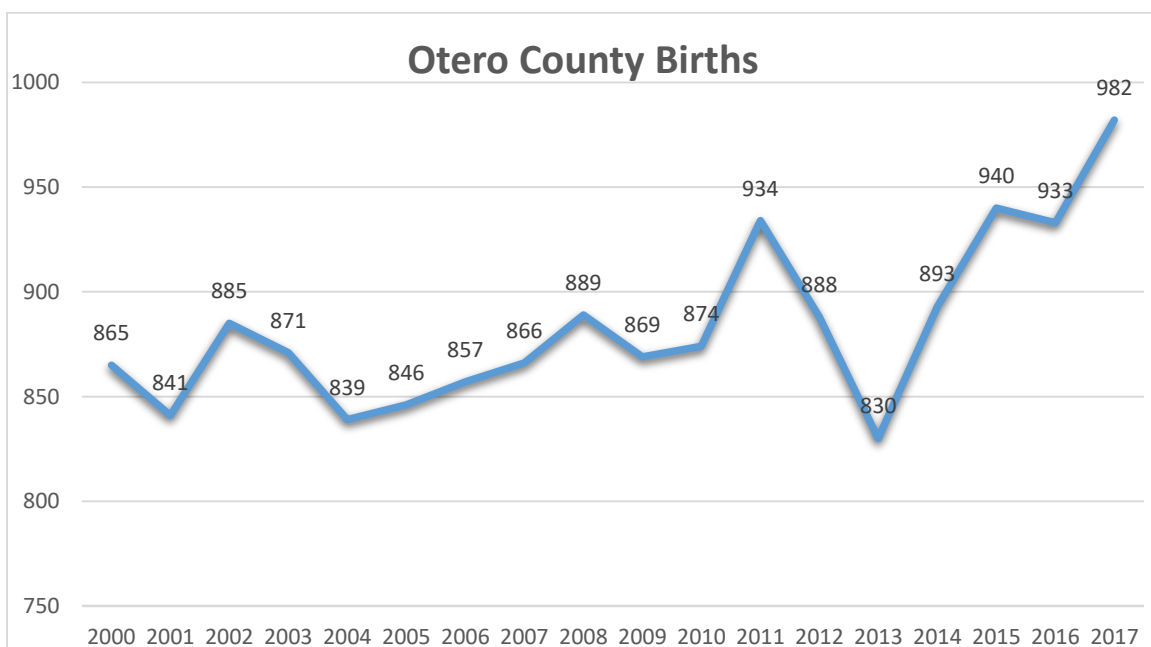
**Chart 2: Alamogordo MS Enrollment Trends and Projection**



**Source:** Enrollment: District 40-Day Enrollment Counts as reported to and certified by NMPED. Projection: APS 2014-2019 Facilities Master Plan

Most of the growth occurring is due to increases in Otero County birthrates as demonstrated in the chart below.

**Chart 3: Otero County Births**



The table below shows capacity and utilization for all district schools.

School Name	Grade Level	2018-19 Certified 40-day Count	School Functional Capacity	Available Capacity	Classroom Occupancy Rate	School Utilization (per FMP)
Buena Vista ES	K-5th	256	385	129	66.49%	81%
Desert Star (New ES - 2015)	K-5th	567	500	-67	113.40%	95%
High Rolls Mountain Park ES	K-5th	28	46	18	60.87%	71%
Holloman ES - FKA Holloman Primary	Pre-K -5th	560	511	-49	109.59%	73%
La Luz ES	K-5th	248	264	16	93.94%	73%
North Elem ES	Pre-K - 5th	395	416	21	94.95%	74%
Oregon ES	K-5th	141	297	156	47.47%	59%
Sierra ES	K-5th	375	406	31	92.36%	71%
Sunset Hills ES (To Be Open)	K-5th		450	450		
Yucca ES	K-5th	344	428	84	80.37%	74%
Chaparral MS	6th-8th	658	574	-84	114.63%	97%
Mountain View MS	6th-8th	526	507	-19	103.75%	86%
Holloman MS	6th-8th	240	251	11	95.62%	71%
Alamogordo HS	9th-12th	1,564	1,503	-61	104.06%	86%
Academy Del Sol Alternative HS	9th-12th	152	191	39	79.58%	73%
<b>Alamogordo Total</b>		<b>6,054</b>	<b>6,729</b>	<b>675</b>	<b>89.79%</b>	<b>77%</b>

Source: Alamogordo Public School District FMP, 2014-2019; Desert Star based on PSCOC award.

District will dispose of North and Oregon when Sunset Hills comes online.

	Enrollment	Capacity	Available Capacity
ES	2,914	3,703	789
ES w/o North and Oregon	2,914	3,584	670
MS	1,424	1,332	-92
HS	1,716	1,694	-22





## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Central – Newcomb Elementary School**

**Rank: 2**

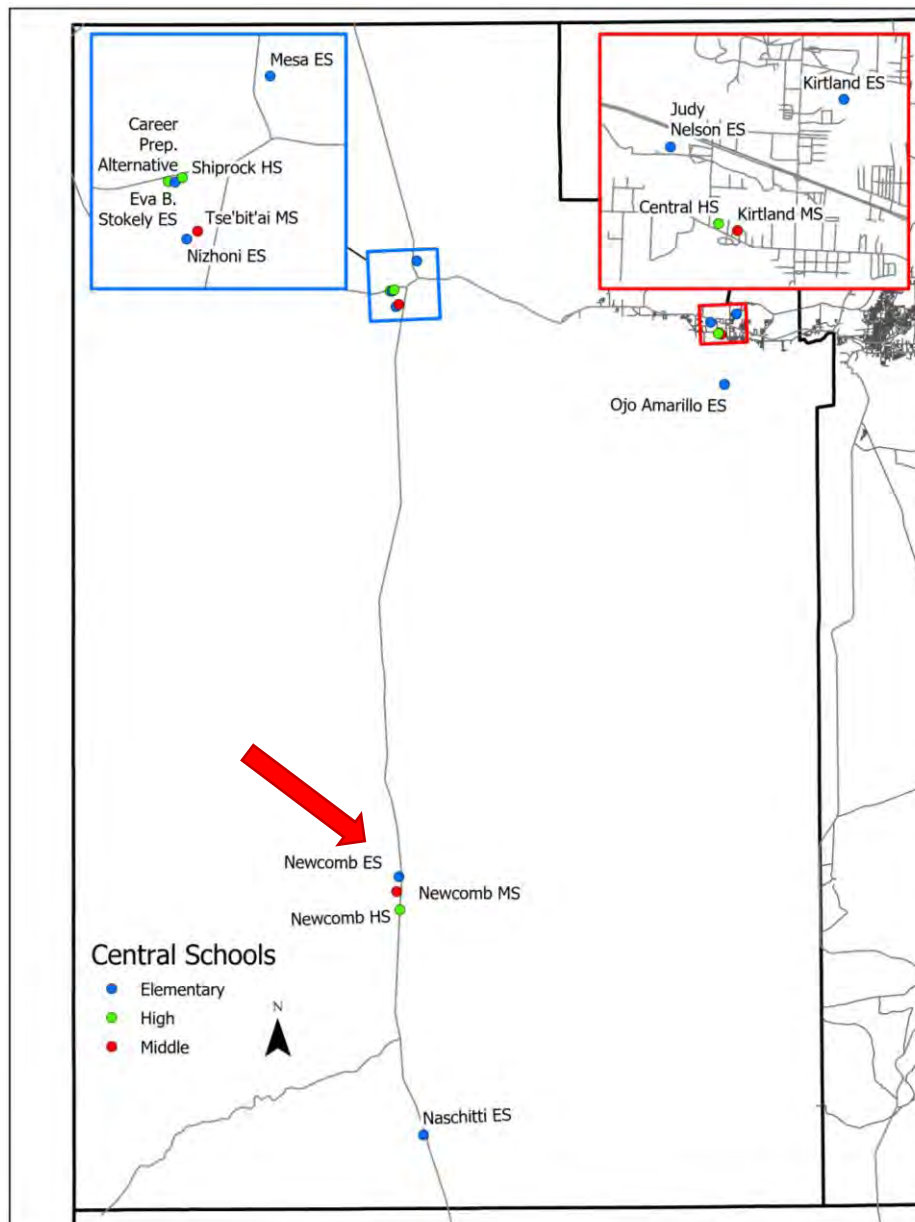
**wNMCI: 69.30%**

**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

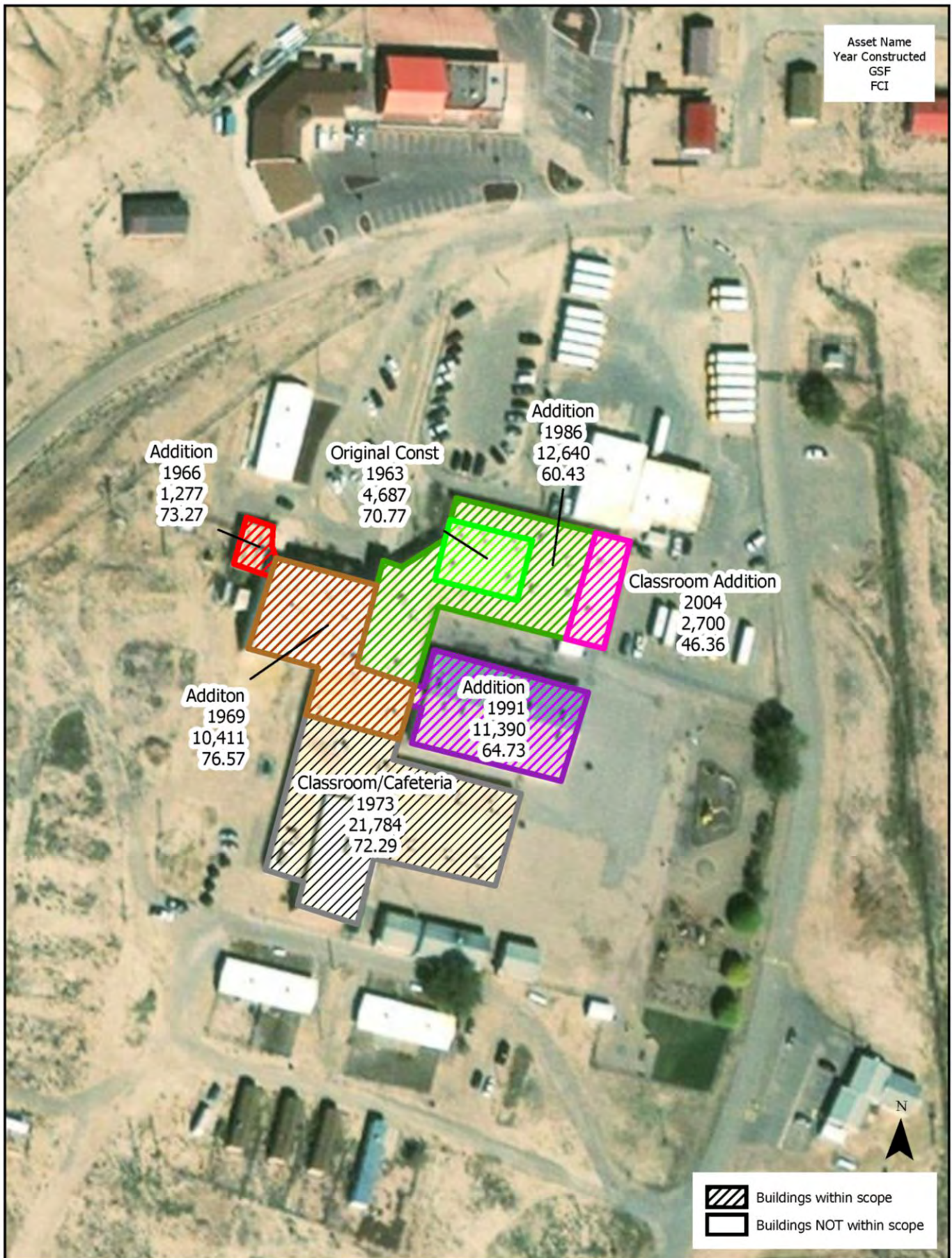
### Maps

#### 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**

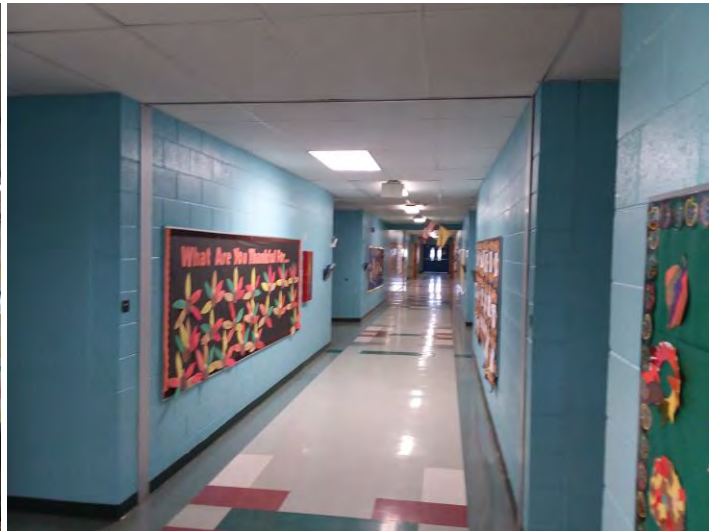


## **Photos – Building Exterior**





## 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

## **2019-2020 Staff Recommendation of Applicant Campus**

**Central – Newcomb Elementary School**

**Rank: 2**

**wNMCI: 69.30%**

**FCI: 69.84%**

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

### **Award Language Recommendation**

Funding to complete comprehensive campus master plan and educational specification to include the Newcomb ES, Newcomb MS, and Newcomb HS, to maximize utilization of school facilities. Upon completion, district may return to the PSCOC for the next out-of-cycle funding phase to include approval of location of the new ES facility, design capacity, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate.

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### ***Breakdown of Total Estimated Project Cost Per Application***

Cost Allocation	Amount	Cost Per Square Foot
New Construction	\$13,957,125	\$325
Renovation	-	-
Site Work	\$1,500,000	-
Demolition	\$1,609,000	\$25
Total Building and Site Costs	\$17,066,125	\$397
Soft Costs & Contingency	\$7,314,054	\$170
<b>Total</b>	<b>\$24,380,179</b>	<b>\$567</b>

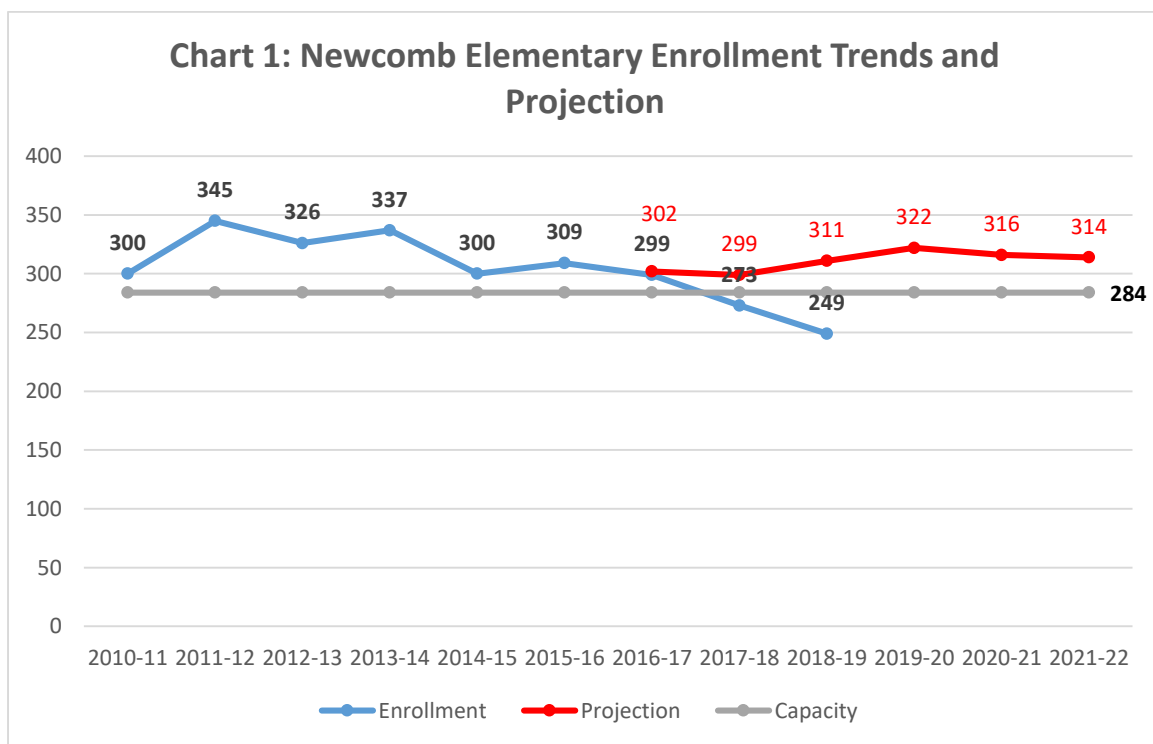
The district intends to build a new elementary school on the existing site, closer to Newcomb MS and Newcomb HS. The middle school consists of a single building asset from 1997, currently ranked 319, with a wNMCI of 24.24% and a FCI of 62.18%. The high school consists of several buildings with dates of 1981, 1984, 1986, 1990, 2001, and 2012. The high school is currently ranked 182, with a wNMCI of 31.62% and building FCI scores between 23.16% and 78.21%. The district may be able to consolidate middle and high school students within the high school buildings, creating space within the middle school building for some elementary school students.

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

## Enrollment History and Projections

Chart 1 provides an overview of Newcomb Elementary School's previous enrollment trends and projection. The enrollment had been steady between 2011 and 2016, after which is experienced gradual decline. The FMP's enrollment projection began in 2016, giving us several years of actual enrollment by which to compare. For example, in 2016-17 school year, the school's enrollment totaled 299 while the actual enrollment totaled 302. After that, the actual enrollment declined while the projection forecasted steady enrollment through the end of the projection years of 2021-22. At this point, it is difficult to determine whether the enrollment will continue to decline.

**Chart 1: Enrollment History and Projection**



**Source: Enrollment Counts – PED Certified 40-Day Enrollments; Projection/Capacity – 2016-21 FMP**

Newcomb is an isolated community 35 miles south of Shiprock. The US Census Bureau considers it a Census Designated Place and therefore has limited data associated with the community.

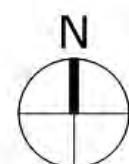
The table below shows capacity and utilization for all district schools.

School Name	Grade Level	2018-19 Certified 40-day Count	School Functional Capacity	Available Capacity	Classroom Occupancy Rate	School Utilization (per FMP)
Eva B. Stokely ES	K-5th	286	434	148	65.90%	100%
Judy Nelson ES	K-6th	599	660	61	90.76%	100%
Kirtland Early Childhood	Pre-K	108	216	108	50.00%	100%
Kirtland ES	K-6th	524	558	34	93.91%	100%
Mesa ES	Pre-K-5th	326	314	-12	103.82%	100%
Naschitti ES	Pre-K-5th	92	170	78	54.12%	100%
Newcomb ES	Pre-K-5th	249	284	35	87.68%	100%
Nizhoni ES	Pre-K-5th	387	600	213	64.50%	100%
Ojo Amarillo ES	Pre-K-5th	394	536	142	73.51%	100%
Kirtland MS	6th-8th	507	756	249	67.06%	54%
Newcomb MS	6th-8th	202	313	111	64.54%	61%
Tse'bit'ai MS	6th-8th	496	782	286	63.43%	71%
Kirtland Central HS	9th-12th	708	960	252	73.75%	55%
Newcomb HS	9th-12th	241	501	260	48.10%	38%
Shiprock HS	9th-12th	618	1,105	487	55.93%	52%
Central Career Prep	9th-12th	156	266	110	58.65%	55%
<b>Central Total</b>		<b>5,893</b>	<b>3,772</b>	<b>2,562</b>	<b>69.73%</b>	<b>80%</b>

Source: 2016-2021 Central Consolidated Facilities Master Plan

	Enrollment	Capacity	Available Capacity
ES	2,965	3,772	807
MS	1,205	1,851	313
HS	1,723	2,832	1,109

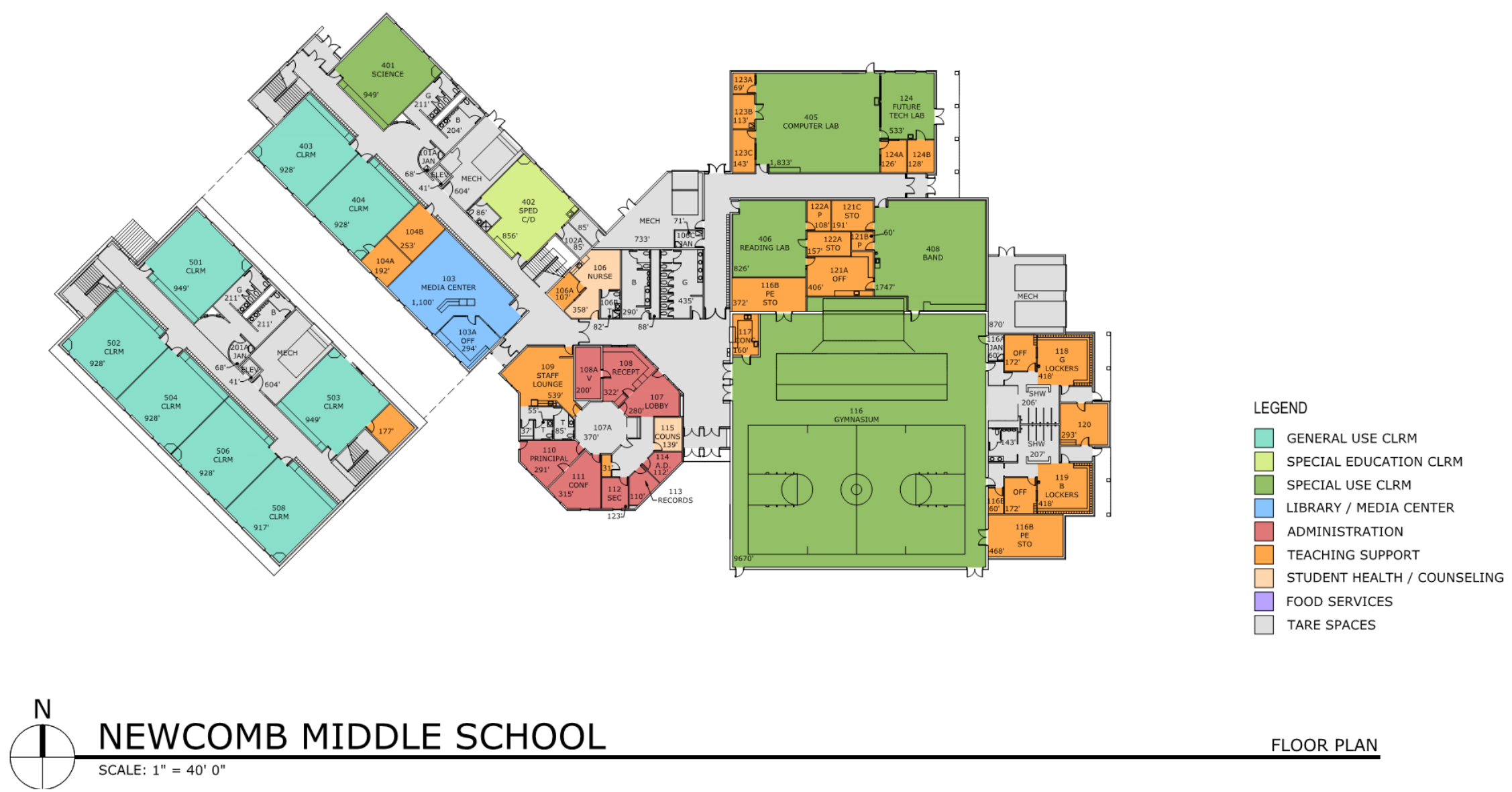


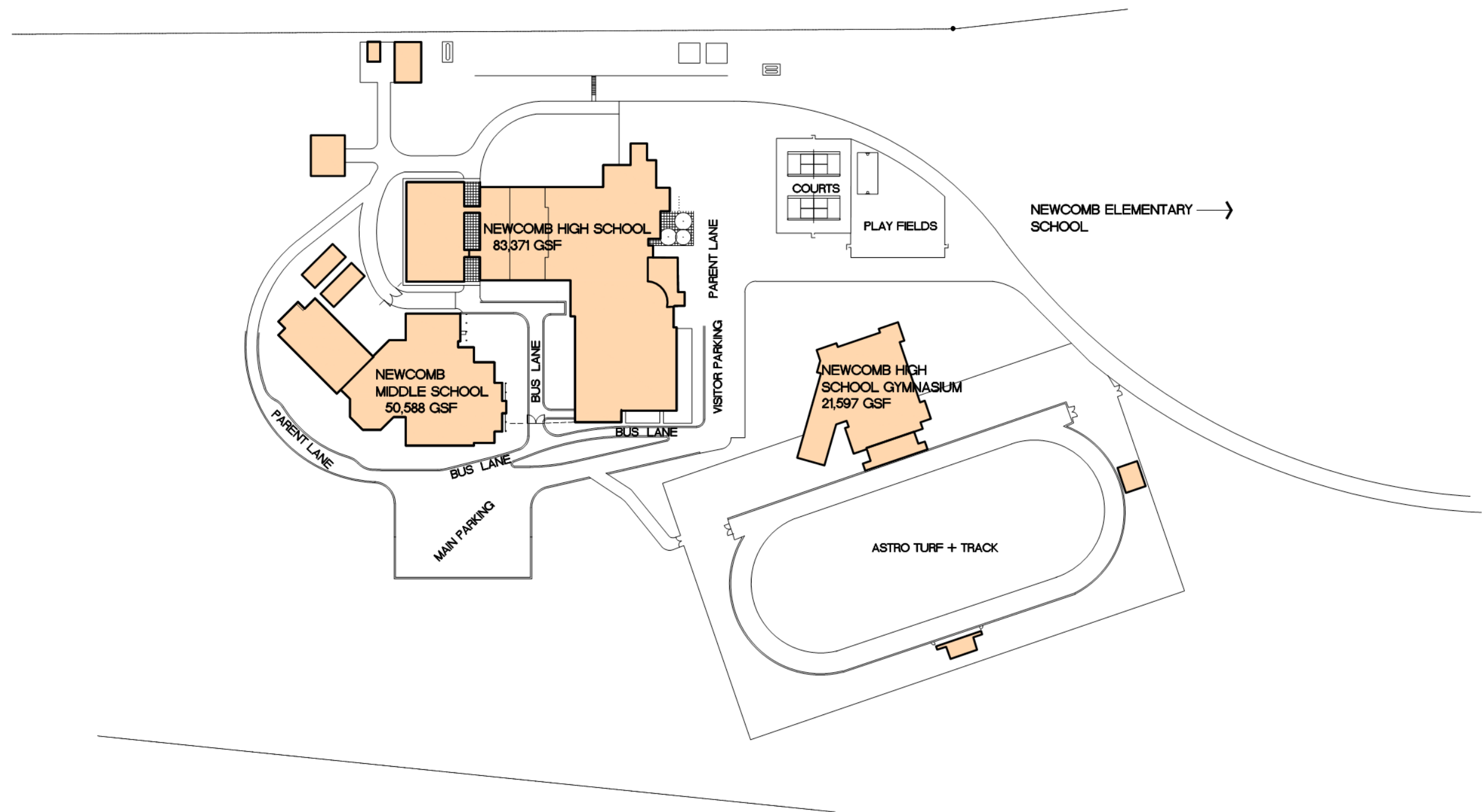


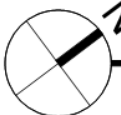
# NEWCOMB ELEMENTARY SCHOOL

SCALE: 1" = 50' 0"

FLOOR PLAN





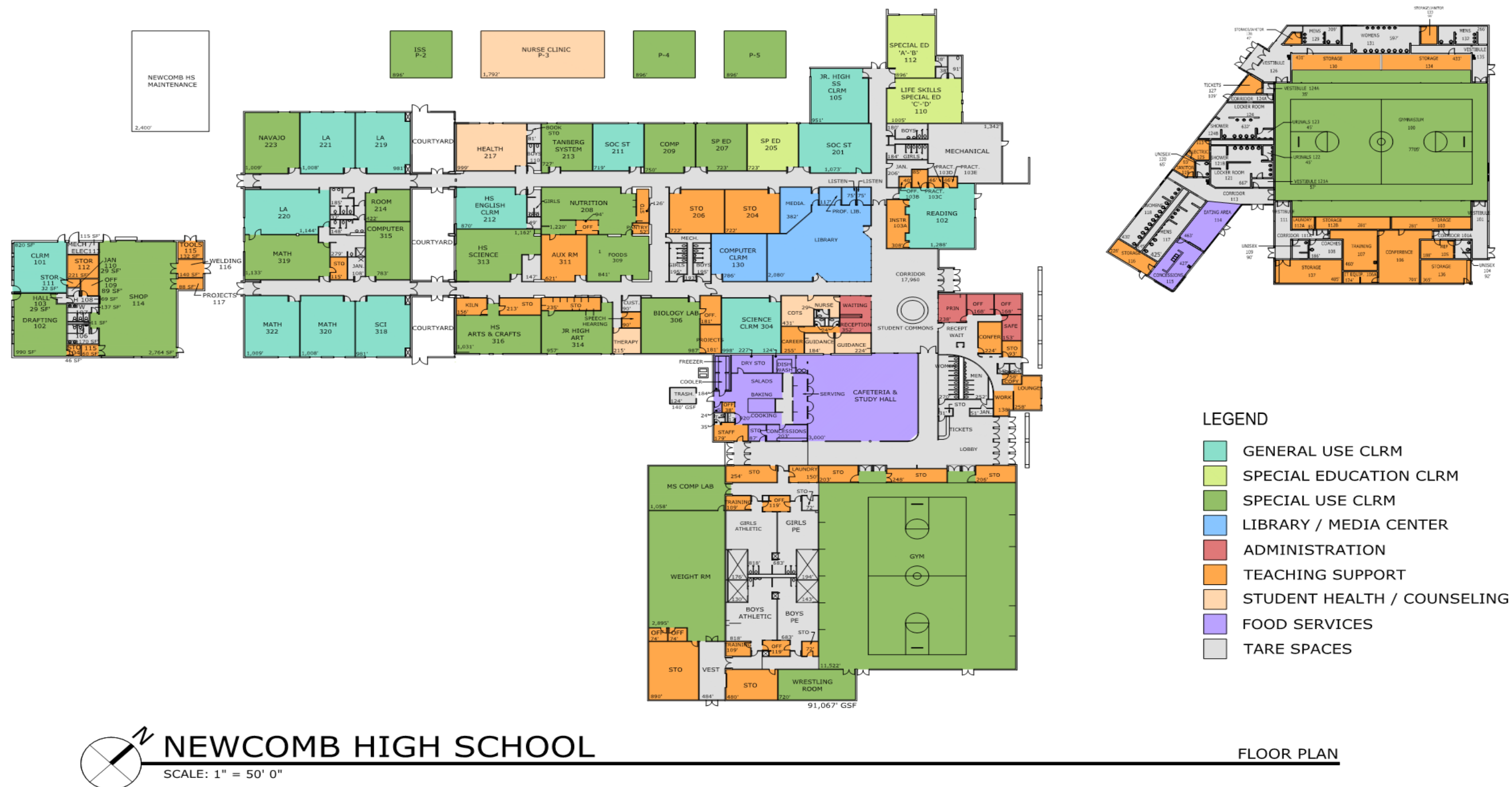


NEWCOMB MIDDLE SCHOOL

SCALE: 1" = 150' 0"

SITE PLAN

48.92 ACRES





## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Roswell – Mountain View Middle School**

**Rank: 3**

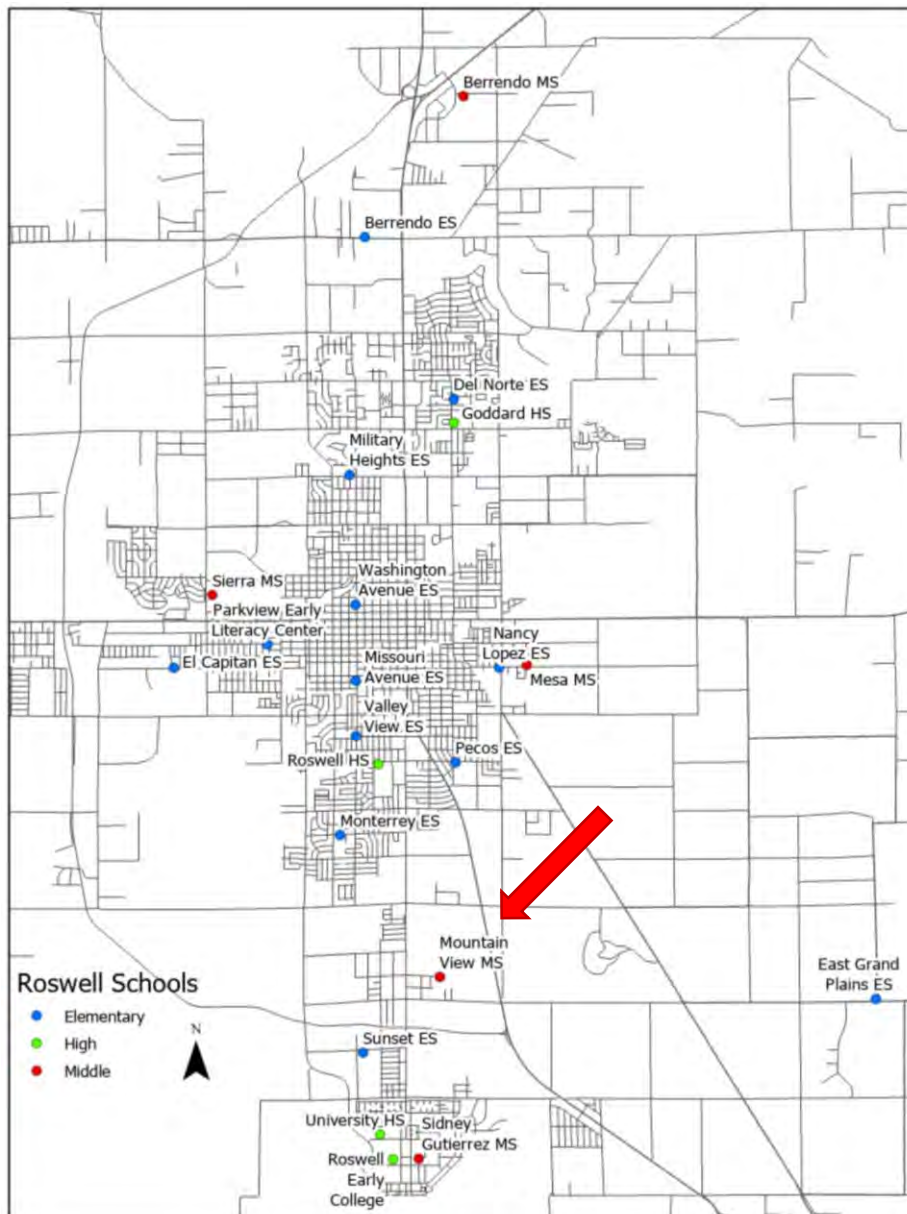
**wNMCI: 63.15%**

**FCI: 78.35%**

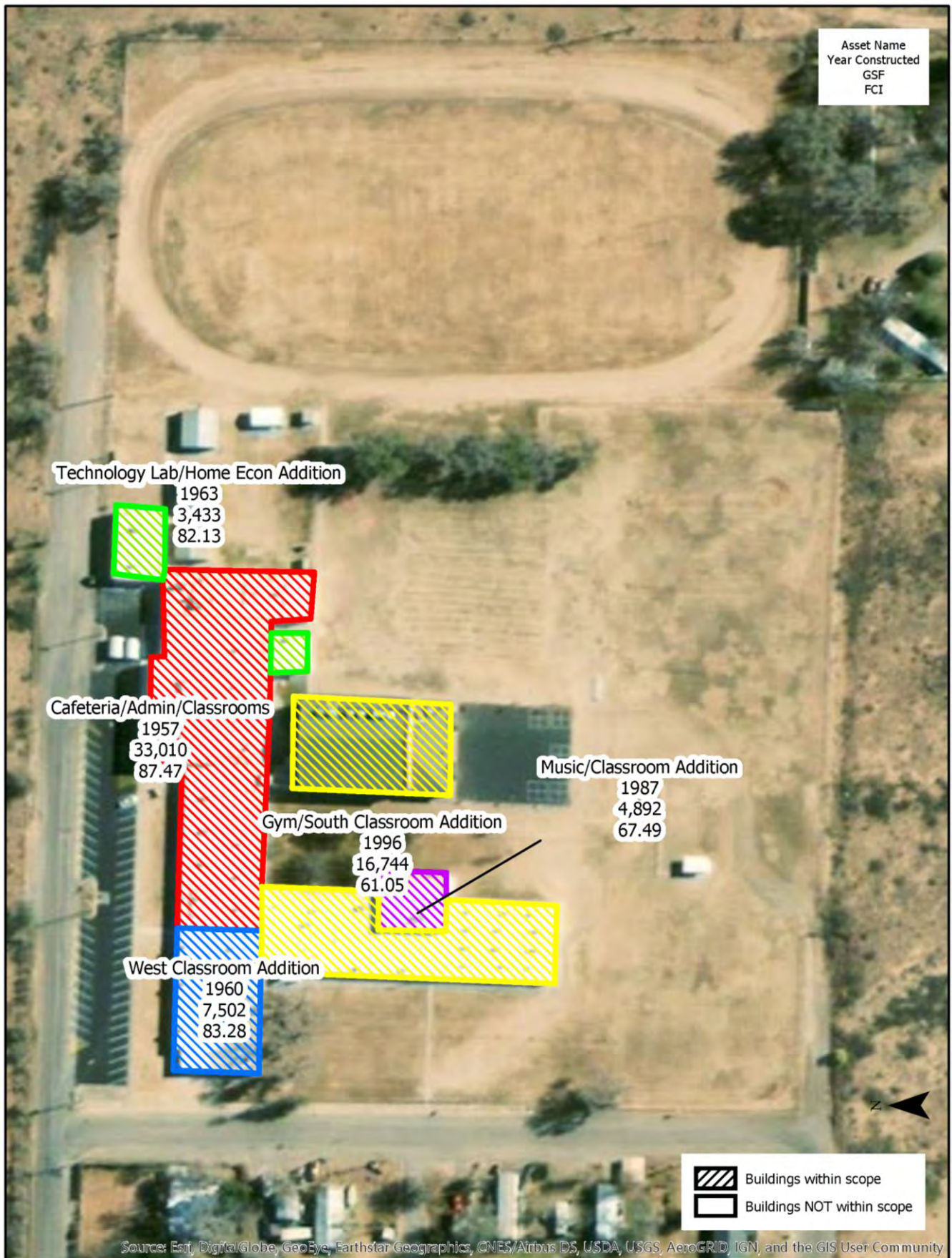
- Original Construction Date: 1957
- Most Recent Addition: 1996
- Total Gross Square Feet: 68,269
  - Permanent Square Feet: 65,581
  - Number of Buildings: 5
  - Portable Square Feet: 2,688
  - Number of Portables: 3
- Site Size: 13.89 Acres

### Maps

#### District-wide School Map



## School Site Map



## District Request

The District is requesting a standards-based award for demolition and renovation/replacement of the existing facility for a design capacity of 525 students, grades 6-8. While the majority of the facility is requested for replacement, the District would like to retain the existing 6,812 GSF gymnasium, and renovate the space in lieu of replacement. The District has estimated \$225 per square foot for construction cost for replacement of 67,036 GSF, and \$200 per square foot for construction cost for renovation of the gym. Adding soft costs, \$1.67M in site work, and \$500K to demolish the existing facility, results in a total estimated project cost of \$26,582,892.

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

	Total	State Match 68%	Local Match 32%
Estimated Project Cost	\$26,582,892	\$18,076,367	\$8,506,526
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$26,582,892</b>	<b>\$18,076,367</b>	<b>\$8,506,526</b>

## Planning Summary

☒ Facilities Master Plan is Current

The Roswell Independent School District adopted its Facilities Master Plan in 2016 making it good through December 2021. The plan's top priority is Del Norte ES, for which the district has already applied for and received Public School Capital Outlay Funding (PSCOC). Mountain View MS is the district's 5th ranked project.

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
525	68,269	73,848	- 5,579 under

The existing gymnasium is large for the projected enrollment, however the district's overall gross square foot request does not exceed the 73,848 GSF allowed for 525 middle school students.

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

School	2018-19 Enrollment	Functional Capacity w/o Portables	Available Capacity w/o Portables	Vacant Rooms	Classroom Occupancy Rate %	Utilization Rate (FMP) %
Berrendo MS	692	669	-23	0	103.49%	96%
Mesa MS	457	560	103	0	81%	84%
Mountain View MS	515	509	-6	0	101.18%	83%
Sierra MS	717	643	-74	0	111.51%	95%
<b>TOTAL</b>	<b>2,381</b>	<b>2,381</b>	<b>0</b>	<b>0</b>	<b>99.29%</b>	<b>90%</b>

Source: Enrollment: PED 40-day Certified Counts; Capacity and Utilization: 2016-2021 FMP



The table shows that three of the district's four middle schools are at or slightly over capacity in permanent space. Should the middle school growth occur as the FMP projections suggest, this could exasperate the situation. The 2018-19 enrollment for all four district middle schools totals 2,381 students, which equals the functional capacity at the district's middle schools, essentially meaning each school is operating at capacity. Mesa Middle School, which has capacity, has 103 available seats, however, given no vacant rooms and a classroom occupancy rate of 81%, most of the available seats are in utilized classrooms that have a few vacant seats per class period.

## **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 August 15, 2019 with 5 years of timely and historical updates. The district plan is rated Outstanding and due for update September 2020.

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

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

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

- District Average: **79.168%, recognizing Satisfactory Performance (10 schools completed)**
- Previous Cycle district average: **70.59%, Satisfactory Performance**
- Applicant School Site:
  - **Mountain View Middle School (8/2019): 78.083% Satisfactory performance.**
    - **9** Minor Deficiencies in the following categories: Windows/Caulking, Walls/Finishes, Roof/Flashing/Gutters, Walls/Floors/Ceilings/Stairs, Electrical Distribution, Lighting, Fire Protection Systems, Heating/Ventilation/Air Conditioning, Air Filters
    - **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% to 90% Good performance rating.

## **Financial Summary**

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



## **Photos – Site**



## **Photos – Building Exterior**





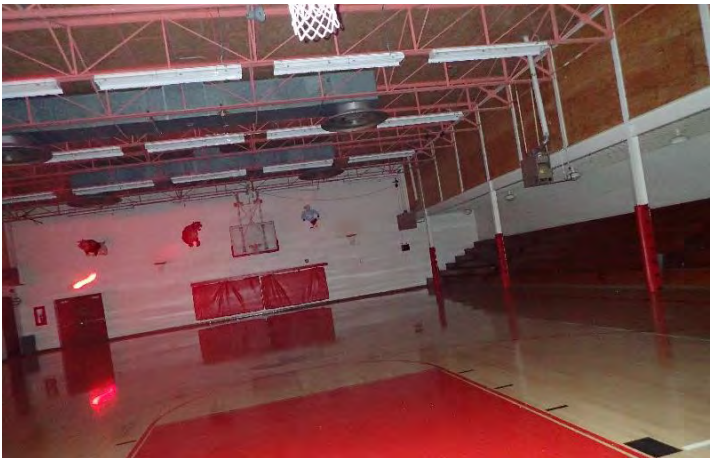


**Photos – Building Interior**





**Photos – Other Relevant Photos**



## PSFA Staff Recommendation

Staff supports the District's request for a standards-based award to complete renovation/replacement of the existing facility to the maximum allowable gross square footage for 525 students, grades 6-8. 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. This award will accommodate the educational adequacy of the projected enrollment of the school to correct deficiencies in the functional capacity of an aged and degraded facility.

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
\$26,582,892	\$26,582,892	\$2,658,289	32%	68%	\$0	\$850,653	\$1,807,637	\$7,655,873	\$16,268,730



## **2019-2020 Staff Recommendation of Applicant Campus**

**Roswell – Mountain View Middle School**

**Rank: 3**

**wNMCI: 63.15%**

**FCI: 78.35%**

Staff supports the District's request for a standards-based award to complete renovation/replacement of the existing facility to the maximum allowable gross square footage for 525 students, grades 6-8. 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. This award will accommodate the educational adequacy of the projected enrollment of the school to correct deficiencies in the functional capacity of an aged and degraded facility.

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
\$26,582,892	\$26,582,892	\$2,658,289	32%	68%	\$0	\$850,653	\$1,807,637	\$7,655,873	\$16,268,730

### **Award Language Recommendation**

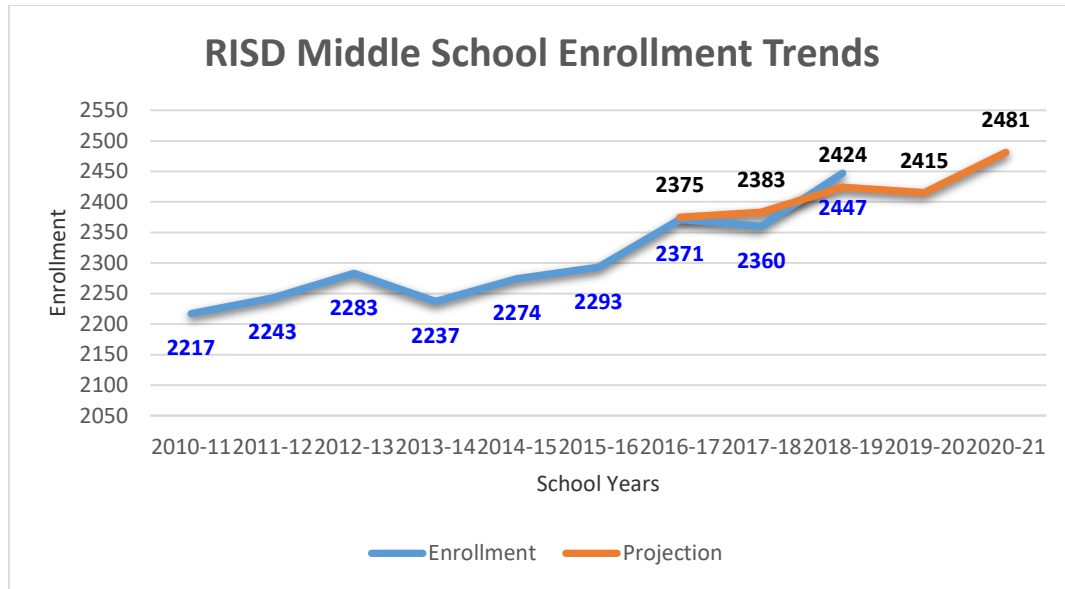
Planning and design, beginning with an educational specification, for renovation/replacement of the existing facility to the maximum gross square footage pursuant to the Adequacy Planning Guide, for a design capacity for 525 students, grades 6-8.

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### ***Breakdown of Total Estimated Project Cost Per Application***

Cost Allocation	Amount	Cost Per Square Foot
New Construction	\$15,083,100	\$225
Renovation	\$1,362,400	\$200
Site Work	\$1,662,237	-
Demolition	\$500,288	\$7.50
Total Building and Site Costs	\$18,608,025	\$252
Soft Costs & Contingency	\$7,974,868	\$108
<b>Total</b>	<b>\$26,582,892</b>	<b>\$360</b>

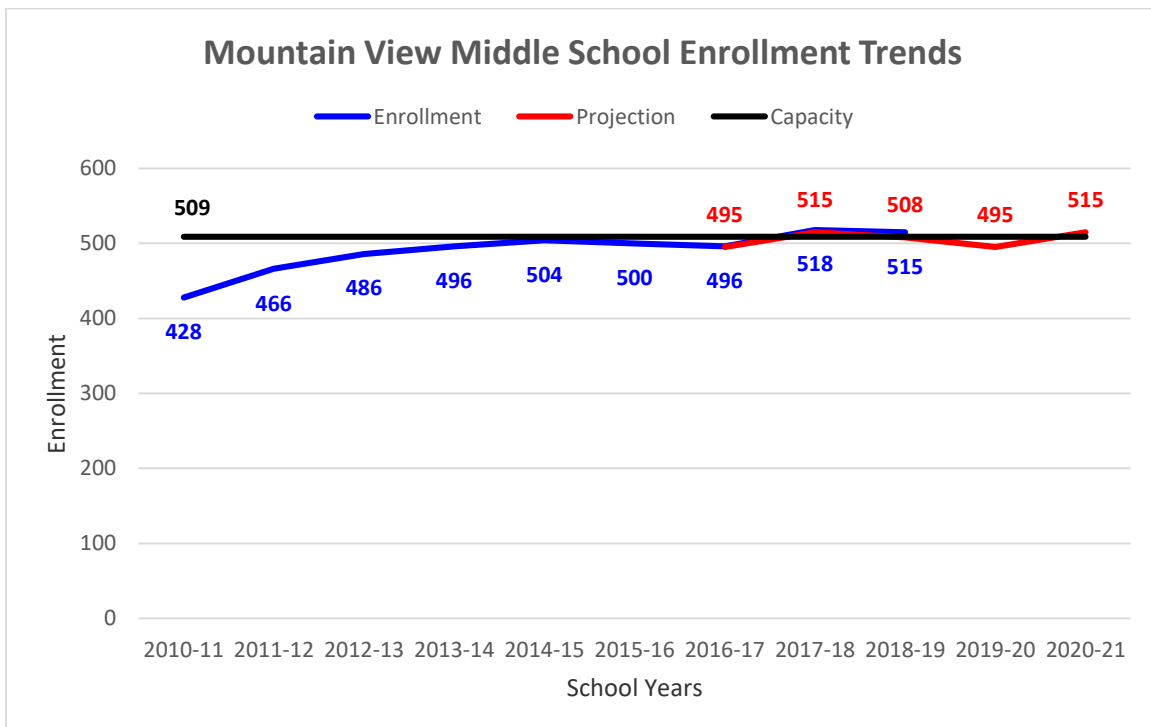
The following chart shows the middle school enrollment trends (grades 6-8<sup>th</sup>) and projection for the District.



Source: Enrollment – PED 40-Day Certified Enrollment; Capacity – 2016-2021 Facilities Master Plan

The middle school grade levels have seen some growth over the past few years, largely resulting from the elementary school growth that came before it several years prior. Prior to the 2018-19 school year, the FMP projection has been higher than the actual middle school enrollment, however, the 2018-19 count surpassed the projection. The projection forecasts even more growth over the next two years. RISD contains four middle schools plus a charter school serving the 6<sup>th</sup>-8<sup>th</sup> grades.

The following chart provides an overview of the enrollment trends, projections, and capacity at Mountain View Middle School.



Source: Enrollment – PED 40-Day Certified Enrollment; Capacity – 2016-2021 Facilities Master Plan

The chart shows Mountain View's enrollment trending upward in the early part of the decade and stabilizing to current levels. The projection continues to forecast a stable enrollment over the next few years. Replacement of Mountain View is not based on growth at this particular campus. The FMP is recommending a replacement school with capacity for 525 students, or just 10 over the existing enrollment and projection.

The table below shows capacity and utilization for all district schools.

School Name	Grade Level	2018-19 Certified 40-day Count	School Functional Capacity	Available Capacity	Classroom Occupancy Rate	School Utilization (per FMP)
Berrendo ES	Pre-K-5th	413	502	89	82.27%	94%
Del Norte ES	K-5th	520	463	-57	112.31%	99%
East Grand Plains ES	Pre-K-5th	303	303	0	100.00%	93%
El Capitan ES	Pre-K-5th	448	465	17	96.34%	94%
Military Heights ES	K-5th	482	543	61	88.77%	93%
Missouri Ave ES	K-5th	373	468	95	79.70%	97%
Monterrey ES	K-5th	498	523	25	95.22%	94%
Nancy Lopez ES	Pre-K-5th	292	305	13	95.74%	93%
Parkview Early Literacy	Pre-K	290	350	60	82.86%	100%
Pecos ES	Pre-K-5th	338	460	122	73.48%	92%
Sunset ES	K-5th	345	366	21	94.26%	92%
Valley View ES	K-5th	579	508	-71	113.98%	93%
Washington Avenue ES	K-5th	454	422	-32	107.58%	98%
Berrendo MS	6th-8th	692	669	-23	103.44%	96%
Mesa MS	6th-8th	457	560	103	81.61%	84%
Mountain View MS	6th-8th	515	509	-6	101.18%	83%
Sierra MS	6th-8th	717	643	-74	111.51%	95%
Goddard HS	9th-12th	1,119	1,475	356	75.86%	76%
Roswell HS	9th-12th	1,309	1,517	208	86.29%	71%
Roswell Early College HS	9th-12th	156		-156		
University HS	9th-12th	144	467	323	30.84%	31%
Sidney Gutierrez Charter MS	6th-8th	66	70	4	94.29%	n/a
<b>Roswell Totals</b>		<b>10,510</b>	<b>11,588</b>	<b>1,078</b>		

Source: Roswell Independent School District Facilities Master Plan, 2016-2020

Early College HS is a new facility that opened after the FMP adoption

	Enrollment	Capacity	Available Capacity
ES	5,335	5,678	343
MS	2,381	2,381	0
HS	2,728	3,459	731
CHART.	66	70	4

**FLOOR PLAN**  
Mountain View Middle School

**LEGEND**

- Science Lab
- General Classroom
- SPED/ Resource
- Computer Lab
- Culinary
- Administration
- Art/ Music
- Career Tech
- Media Center
- Multi-Use / Gym

**Room Details:**

- RM 1: CLASSROOM 660 SF
- RM 2: CLASSROOM 660 SF
- RM 3: CLASSROOM 677 SF
- RM 4: CLASSROOM 673 SF
- RM 5: CLASSROOM 660 SF
- RM 6: CLASSROOM 677 SF
- RM 7: MUSIC 1793 SF
- BOOK RM 320 SF
- RM 8: CLASSROOM 832 SF
- RM 10: CLASSROOM 832 SF
- JAN
- RM 12: ART 832 SF
- RM 14: CLASSROOM 832 SF
- LOUNGE 512 SF
- MEDIA CENTER 1879 SF
- RM 19: CLASSROOM 694 SF
- RM 17: CLASSROOM 838 SF
- RM 15: CLASSROOM 838 SF
- RM 27: CLASSROOM 734 SF
- RM 25: CLASSROOM 734 SF
- RM 23: CLASSROOM 734 SF
- RM 21B: Resource 373 SF
- Nurse 351 SF
- RM 24B: Resource 351 SF
- RM 24A: Resource 357 SF
- PRIN 190 SF
- OFFICE 859 SF
- OFFICE
- OFFICE
- RM 26: FACS 1,624 SF
- CAFETERIA 2660 SF
- KITCHEN 815 SF
- SERVING LINE 216
- STORAGE
- MECH
- BOYS
- GIRLS
- MULTI-PURPOSE 5885 SF
- COURTYARD
- GYMNASIUM 6812 SF
- GIRLS
- BOYS
- P16 840 SF
- P42 840 SF
- COMPUTER LAB 1,281 SF



## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Hobbs – Southern Heights ES**

**Rank: 5**

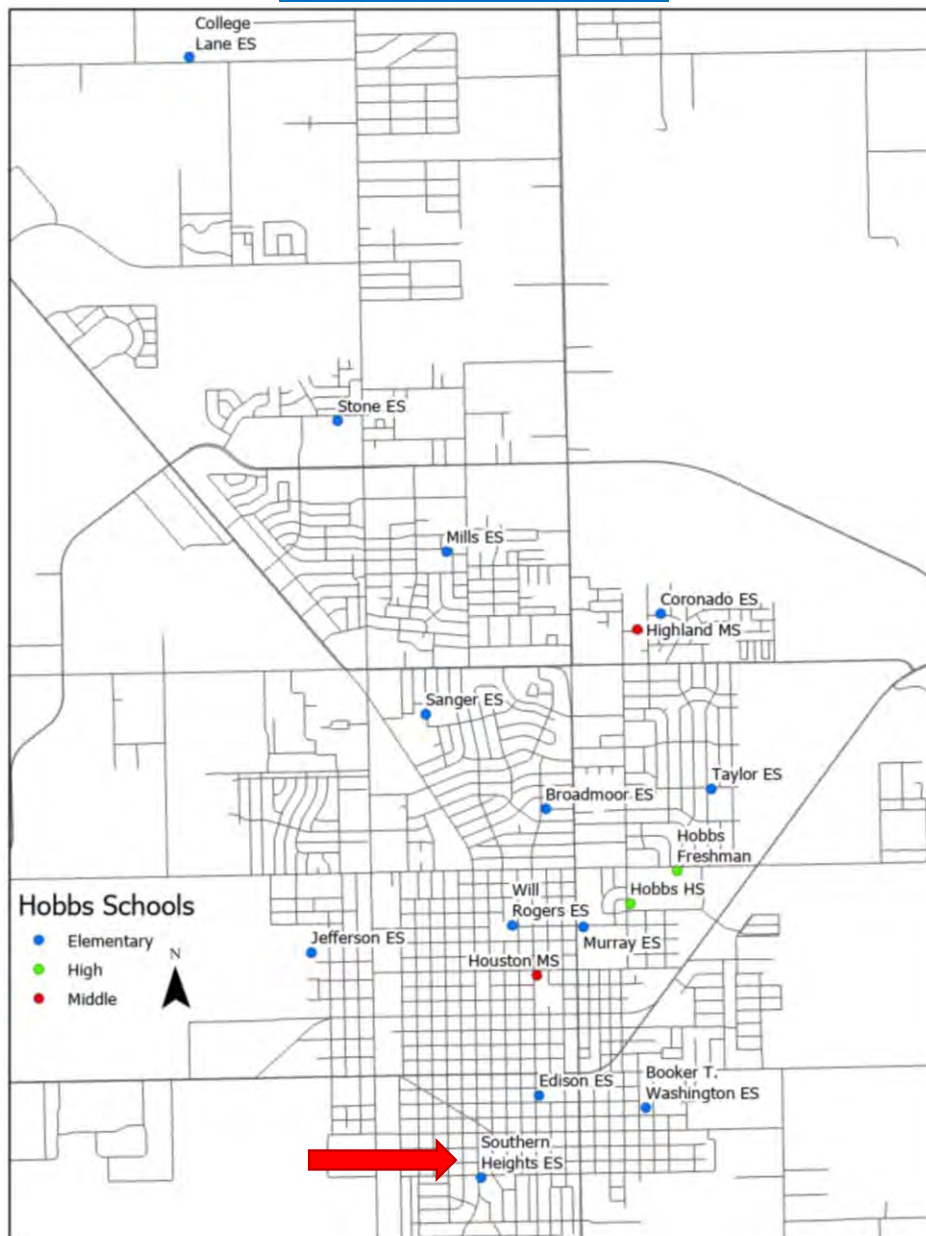
**wNMCI: 54.76%**

**FCI: 65.39%**

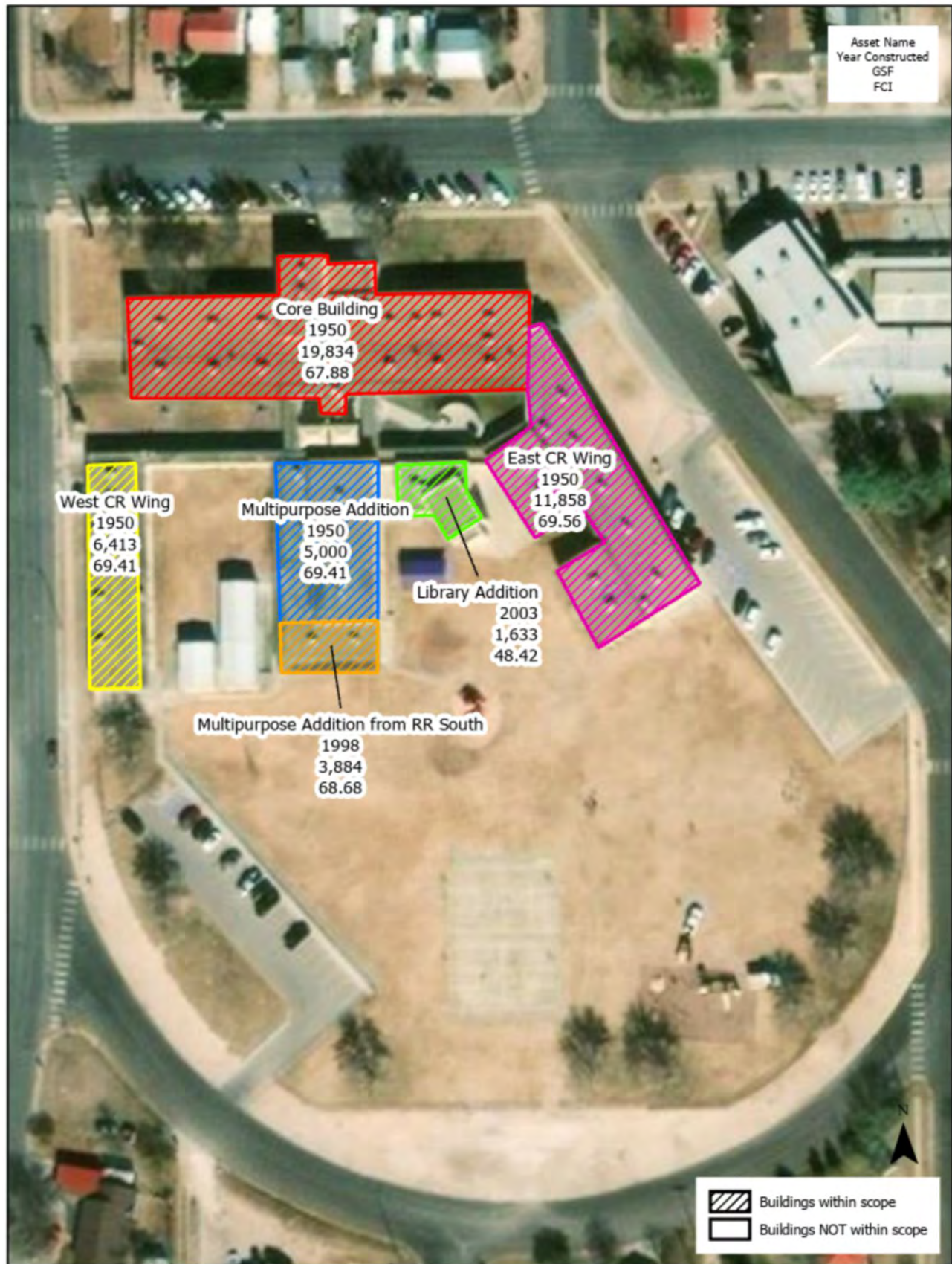
- Original Construction Date: 1950
- Most Recent Addition: 2003
- Total Gross Square Feet: 51,310
  - Permanent Square Feet: 48,622
  - Number of Buildings: 6
  - Portable Square Feet: 2,688
  - Number of Portables: 1
- Site Size: 6.73 Acres

### 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.

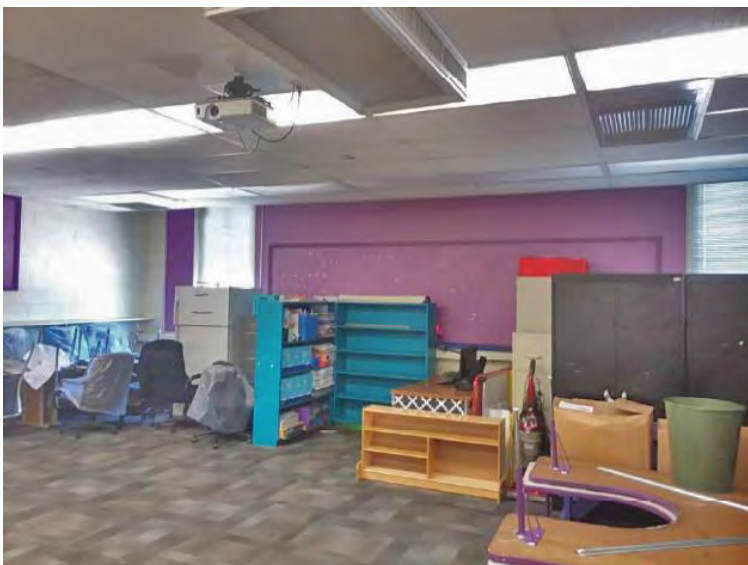
## Photos – Site



## **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

## **2019-2020 Staff Recommendation of Applicant Campus**

**Hobbs – Southern Heights Elementary School**

**Rank: 5**

**wNMCI: 54.76%**

**FCI: 65.39%**

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 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

### **Award Language Recommendation**

Planning and design for replacement of the existing facility to the maximum gross square footage pursuant to the Adequacy Planning Guide, for a design capacity for 500 students, grades 3&4-Year-Old DD-5.

### ***Breakdown of Total Estimated Project Cost Per Application***

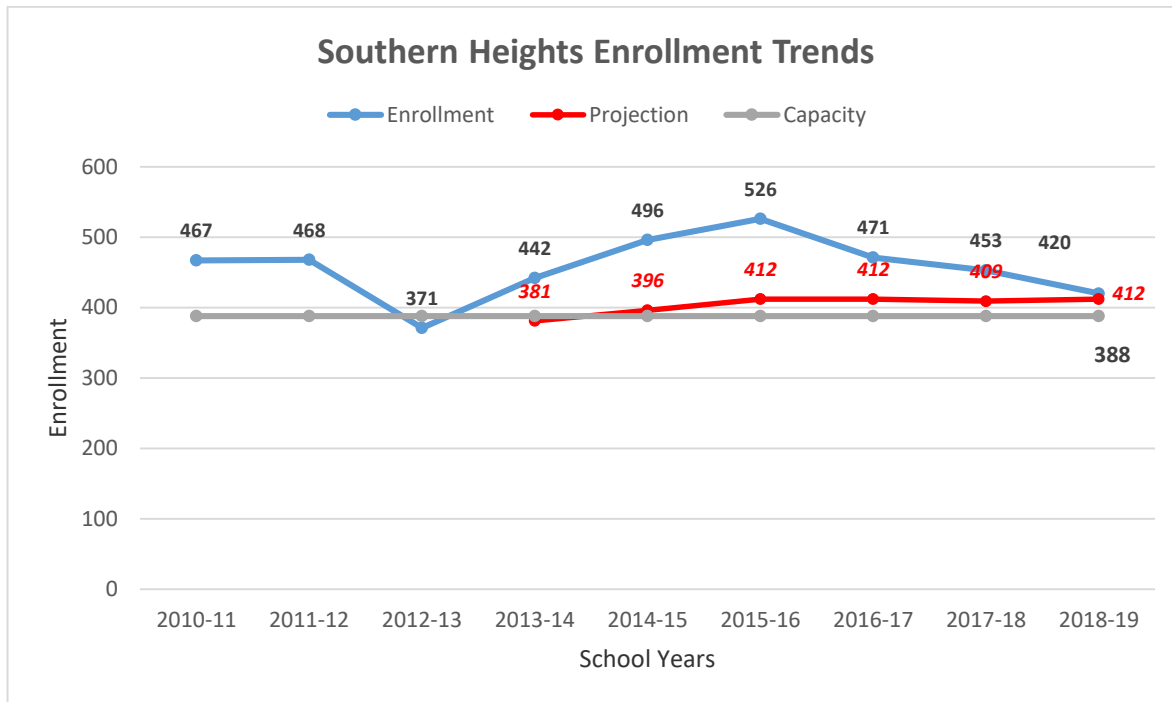
Cost Allocation	Amount	Cost Per Square Foot
New Construction	\$19,460,830	\$305
Renovation	-	-
Site Work	\$957,090	-
Demolition	\$513,100	\$10
Total Building and Site Costs	\$20,931,020	\$328
Soft Costs & Contingency	\$8,970,437	\$141
<b>Total</b>	<b>\$29,901,457</b>	<b>\$469</b>

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.

The 2013-2018 FMP did not specifically identify replacement of Southern Heights as a top three priority since the district was working on the Broadmoor and Murray projects at the time. However, the specific capital improvement project list for the school identifies major renovation and system needs at the school. Given the age of the 2013-2018 plan and the new plan underway, Southern Heights has risen to a priority. As a result, the application is consistent with the district's planning direction.



The following chart shows the enrollment trends and projection at Southern Heights Elementary School.



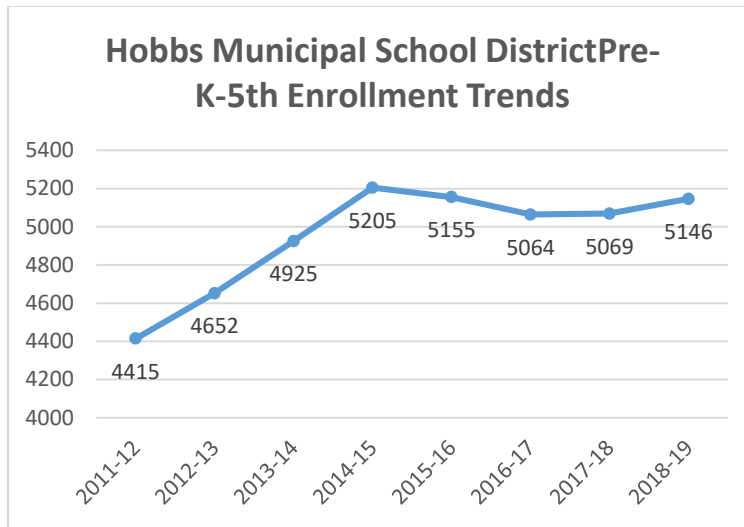
Source: Historic Enrollment – PED 40-Day Certified Enrollment; Projections and Capacity – 2013-18 Facilities Master Plan

Like most elementary schools in Hobbs, Southern Heights has experienced growth over the past few years. The sudden dip in enrollment that occurred in the 2012-13 school year was the result of the district removing the 6<sup>th</sup> grade from Hobbs elementary schools. The enrollment dipped again in 2016-17 when the district opened the new Murray facility. The FMP’s projection year started in 2013-14, which gives us several years of actual enrollment to compare to the projection. For the early projection period, the enrollment significantly outpaced the projection but with the stabilization of enrollment in the last few years, the enrollment and projection are very similar.

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	51,310	63,806	-12,496 under

The growth at Southern Heights has since stabilized while other schools in Hobbs have continued to grow. The chart below shows overall Pre-K-5<sup>th</sup> enrollment trends in Hobbs.



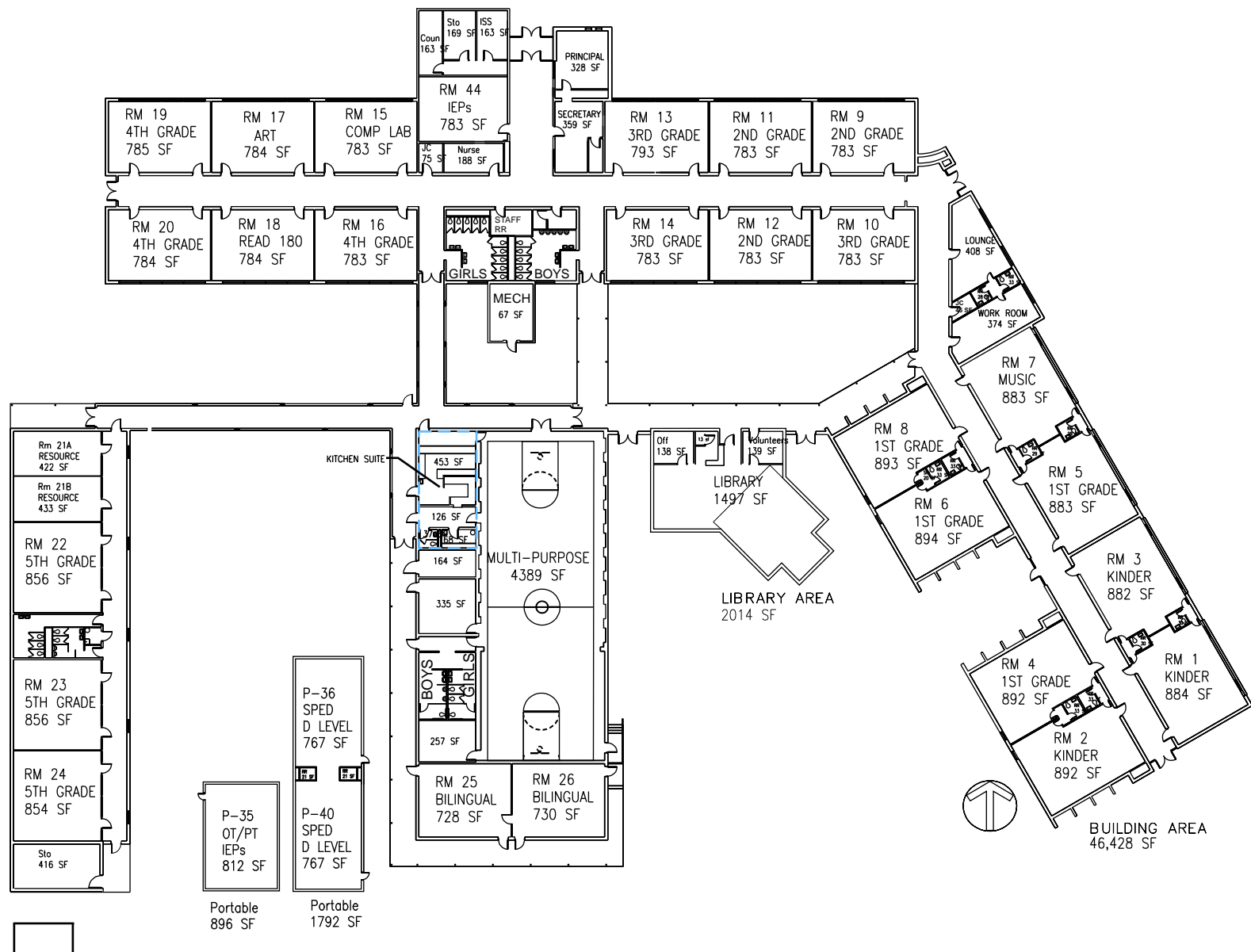
Source: Historic Enrollment – PED 40-Day Certified Enrollment;

The table below shows capacity and utilization for all district schools.

School Name	Grade Level	2018-19 Certified 40- day Count	School Functional Capacity	Available Capacity	Classroom Occupancy Rate	School Utilization (per FMP)
Booker T. Washington ES	Pre-K-2nd	223	193	-30	115.54%	99%
Broadmoor ES	K-5th	368	400	32	92.00%	99%
College Lane ES	K-5th	521	414	-107	125.85%	99%
Coronado ES	K-5th	438	395	-43	110.89%	99%
Edison ES	K-5th	313	272	-41	115.07%	99%
Jefferson ES	Pre-K-5th	381	405	24	94.07%	89%
Mills ES	K-5th	369	414	45	89.13%	90%
Murray ES (2015)	Pre-K-5th	555	525	-30	105.71%	99%
Sanger ES	K-5th	367	370	3	99.19%	93%
Southern Heights ES	Pre-K-5th	420	388	-32	108.25%	99%
Stone ES	K-5th	431	395	-36	109.11%	99%
Taylor ES	K-5th	441	385	-56	114.55%	99%
Will Rogers ES	Pre-K-5th	319	395	76	80.76%	89%
Heizer MS	6th-8th	674	753	79	89.51%	90%
Highland MS	6th-8th	913	688	-225	132.70%	87%
Houston MS	6th-8th	874	733	-141	119.24%	83%
Hobbs Freshman School	9th	780	747	-33	104.42%	75%
Hobbs HS	10th-12th	1,985	1,834	-151	108.23%	83%
<b>Hobbs Totals</b>		<b>10,372</b>	<b>9,706</b>	<b>-666</b>		

Source: Hobbs Municipal School District Facilities Master Plan, 2013- 2018

	Enrollment	Capacity	Available Capacity
ES	5,146	4,951	-195
MS	2,461	2,174	-287
HS	2,765	2,581	-184



**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

**Las Cruces – Columbia Elementary School**

**Rank: 7**

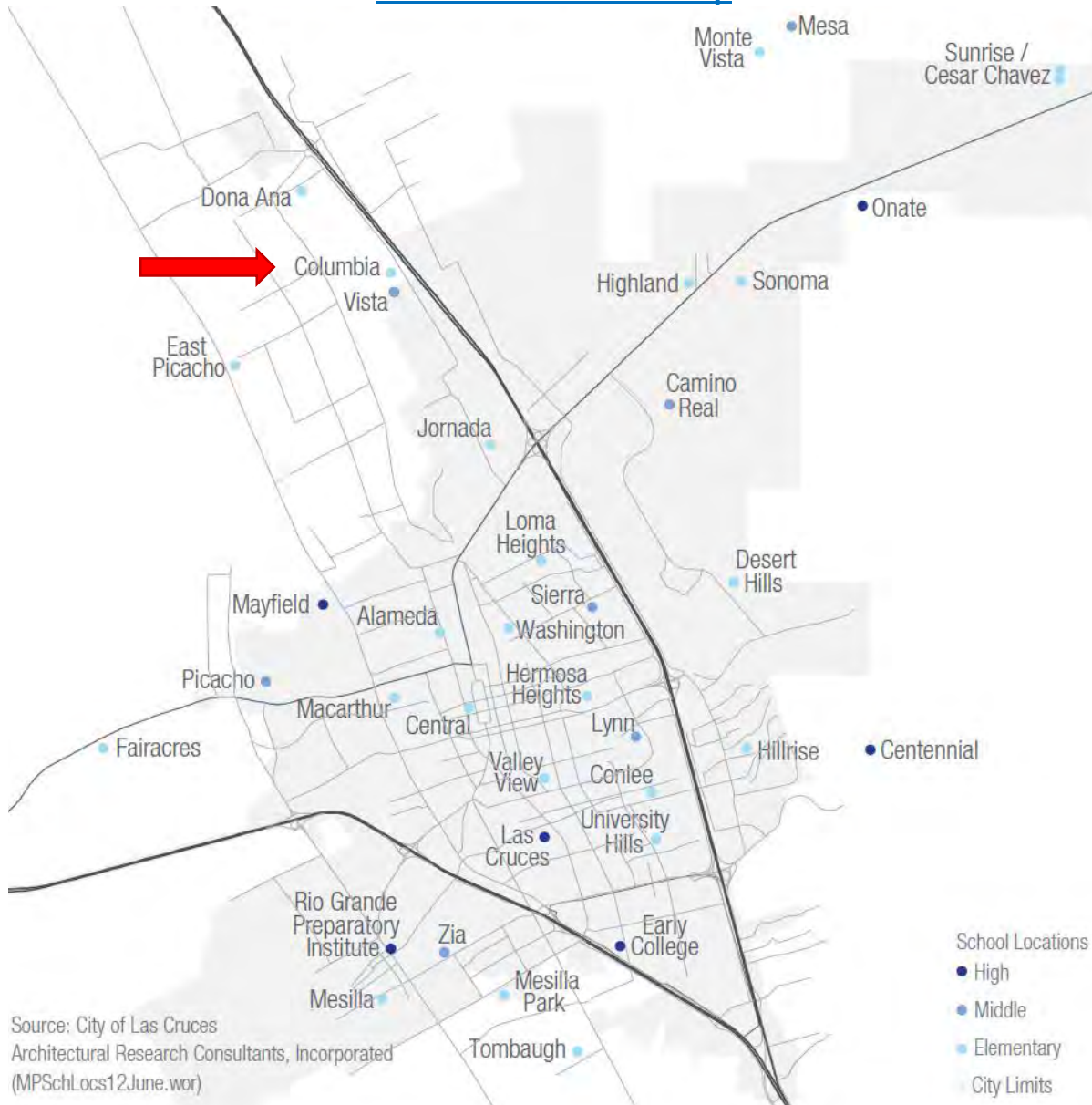
**wNMCI: 53.54%**

**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



Las Cruces – Columbia Elementary School



## 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



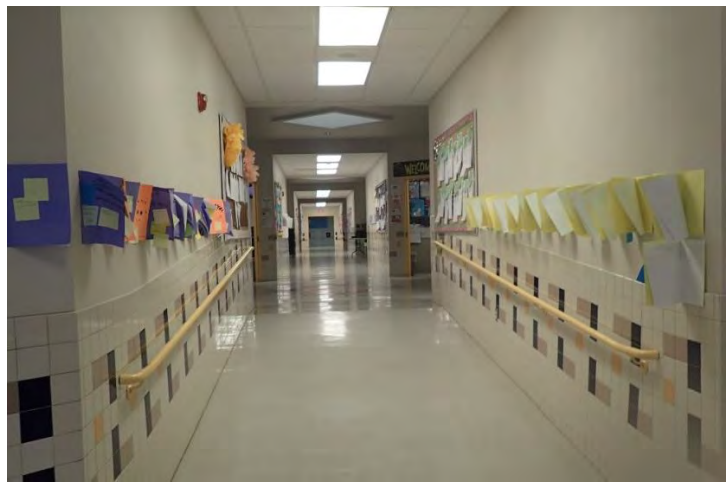
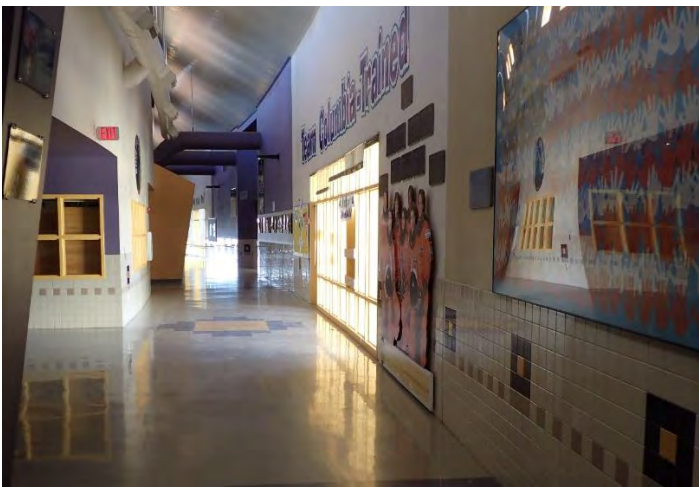
## Photos – Building Exterior







**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



## **2019-2020 Staff Recommendation of Applicant Campus**

**Las Cruces – Columbia Elementary School**

**Rank: 7**

**wNMCI: 53.54%**

**FCI: 45.49%**

Staff supports the District’s request for a standards-based award for replacement of the existing facility. While the initial staff recommendation was for a reduced approval for 500 students, grades PreK-5, continued work on a final enrollment projection is necessary prior to finalization of a design capacity. The District’s Facility Master Plan is still underway, and the District has also noted the possibility of redistricting which may increase the enrollment at this school. Staff recommends the project begin with early planning only at this time, which shall include an Educational Specification with updated enrollment projections for the school. Upon completion, district may return to the PSCOC for its next out-of-cycle funding phase. The District is amenable to a 3-phase award scenario.

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	\$75,000	43%	57%	\$0	\$32,250	\$42,750	\$13,167,687	\$17,454,840

### **Award Language Recommendations**

Funding to complete an educational specification to include updated enrollment projections. Upon completion, district may return to the PSCOC for the next out-of-cycle funding phase to include design capacity, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate.

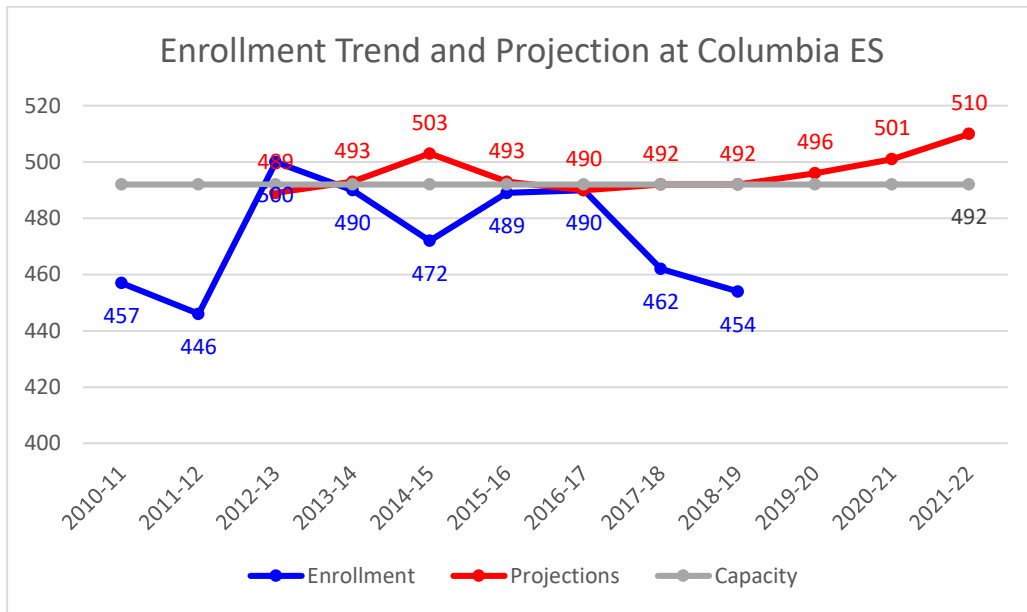
### ***Breakdown of Total Estimated Project Cost Per Application***

Cost Allocation	Amount	Cost Per Square Foot
New Construction	\$22,122,000	\$300
Renovation	-	-
Site Work	\$1,700,000	-
Demolition	\$1,011,792	\$12
Total Building and Site Costs	\$24,833,792	\$337
Soft Costs & Contingency	\$10,643,054	\$144
<b>Total</b>	<b>\$35,476,846</b>	<b>\$481</b>

Although the facility is only 15 years old, given the high levels of mold and the fundamental 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. As a demonstration of the ability to right-size, 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 a projected enrollment of 500.

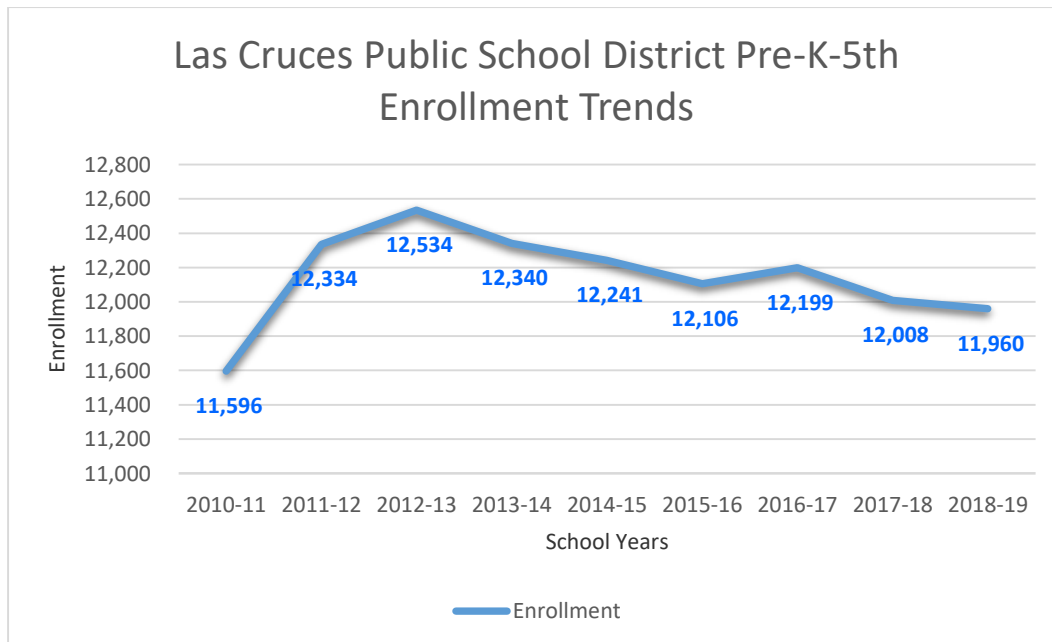
Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
500	84,308	63,806	20,502 over

The following chart shows the enrollment trend and projection for Columbia Elementary School.



Source: Enrollment – PED 40-Day Certified Enrollment; Capacity – 2013-18 Facilities Master Plan

The chart shows Columbia's enrollment fluctuating between years of growth and decline. The enrollment trend over the past three years shows continual decline. The recent downturn in Columbia's enrollment mirrors that of the district-wide Pre-K-5<sup>th</sup> grade trends. After years of growth in the early part of this decade, the Pre-K-5<sup>th</sup> grade numbers began trending downward and, for the most part, have not recovered.



Source: Enrollment – PED 40-Day Certified Enrollment;

The table below shows capacity and utilization for all district schools.

School Name	Grade Level	2018-19 Certified 40-day Count	School Functional Capacity	Available Capacity	Occupancy Rate	School Utilization (per FMP)
Alameda ES	Pre-K-5th	415	498	83	83.33%	90%
Booker T. Washington ES	Pre-K-5th	342	480	138	71.25%	95%
Central ES	K-5th	218	228	10	95.61%	95%
Cesar Chavez ES	Pre-K-2nd	509	617	108	82.50%	89%
Columbia ES	Pre-K-5th	454	498	44	91.16%	93%
Conlee ES	Pre-K-5th	470	537	67	87.52%	95%
Desert Hills ES	Pre-K-5th	676	720	44	93.89%	95%
Dona Ana ES	Pre-K-5th	339	543	204	62.43%	78%
East Picacho ES	Pre-K-5th	532	556	24	95.68%	90%
Fairacres ES	K-5th	457	390	-67	117.18%	79%
Hermosa Heights ES	Pre-K-5th	422	599	177	70.45%	95%
Highland ES	Pre-K-5th	839	793	-46	105.80%	95%
Hillrise ES	Pre-K-5th	552	471	-81	117.20%	95%
Jornada ES	Pre-K-5th	521	639	118	81.53%	95%
Loma Heights ES	Pre-K-5th	499	529	30	94.33%	95%
MacArthur ES	Pre-K-5th	418	459	41	91.07%	95%
Mesilla ES	Pre-K-5th	296	380	84	77.89%	92%
Mesilla Park ES	Pre-K-5th	433	578	145	74.91%	83%
Monte Vista ES	Pre-K-5th	616	598	-18	103.01%	95%
Sonoma ES	Pre-K-5th	815	780	-35	104.49%	95%
Sunrise ES	3rd-5th	422	575	153	73.39%	90%
Tombaugh ES	Pre-K-5th	646	717	71	90.10%	95%
University Hills ES	Pre-K-5th	394	492	98	80.08%	74%
Valley View ES	Pre-K-5th	390	533	143	73.17%	87%
White Sands ES/MS	Pre-K-8th	285	290	5	98.28%	95%
Camino Real MS	6th-8th	926	1,185	259	78.14%	95%
Lynn MS	6th-8th	707	836	129	84.57%	83%
Mesa MS	6th-8th	665	951	286	69.93%	65%
Picacho MS	6th-8th	769	1,028	259	74.81%	74%
Sierra MS	6th-8th	905	858	-47	105.48%	95%
Vista MS	6th-8th	714	881	167	81.04%	81%
Zia MS	6th-8th	730	874	144	83.52%	80%
Centennial HS	9th-12th	1,558	2,064	506	75.48%	46%
Las Cruces HS	9th-12th	1,738	1,800	62	96.56%	95%
Mayfield HS	9th-12th	1,441	2,119	678	68.00%	69%
Onate HS	9th-12th	1,603	1,726	123	92.87%	87%
Arrowhead Park Early College HS	9th-12th	339	498	159	68.07%	95%
Arrowhead Park Medical Academy	9th-12th	239	500	261	47.80%	70%
Mesilla Valley Leadership Academy	6th-8th	99	102	3	97.06%	95%
Rio Grande Preparatory Institute	9th-12th	310	180	-130	172.22%	95%
<b>Las Cruces Totals</b>		<b>24,703</b>	<b>29,102</b>	<b>4,399</b>		

Source: Las Cruces Public School Facilities Master Plan 2019 - Based on August Numbers Supplied by Vendor for ES; 2013-2018 FMP for MS/HS and Alternatives

	Enrollment	Capacity	Available Capacity
ES	11,960	13,500	1,540
MS	5,416	6,613	1,197
HS	6,340	7,709	1,369
ALT	987	1,280	293

Las Cruces Public Schools  
Columbia Elementary  
March 2008





## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Roswell – Washington Avenue Elementary School**

**Rank: 12**

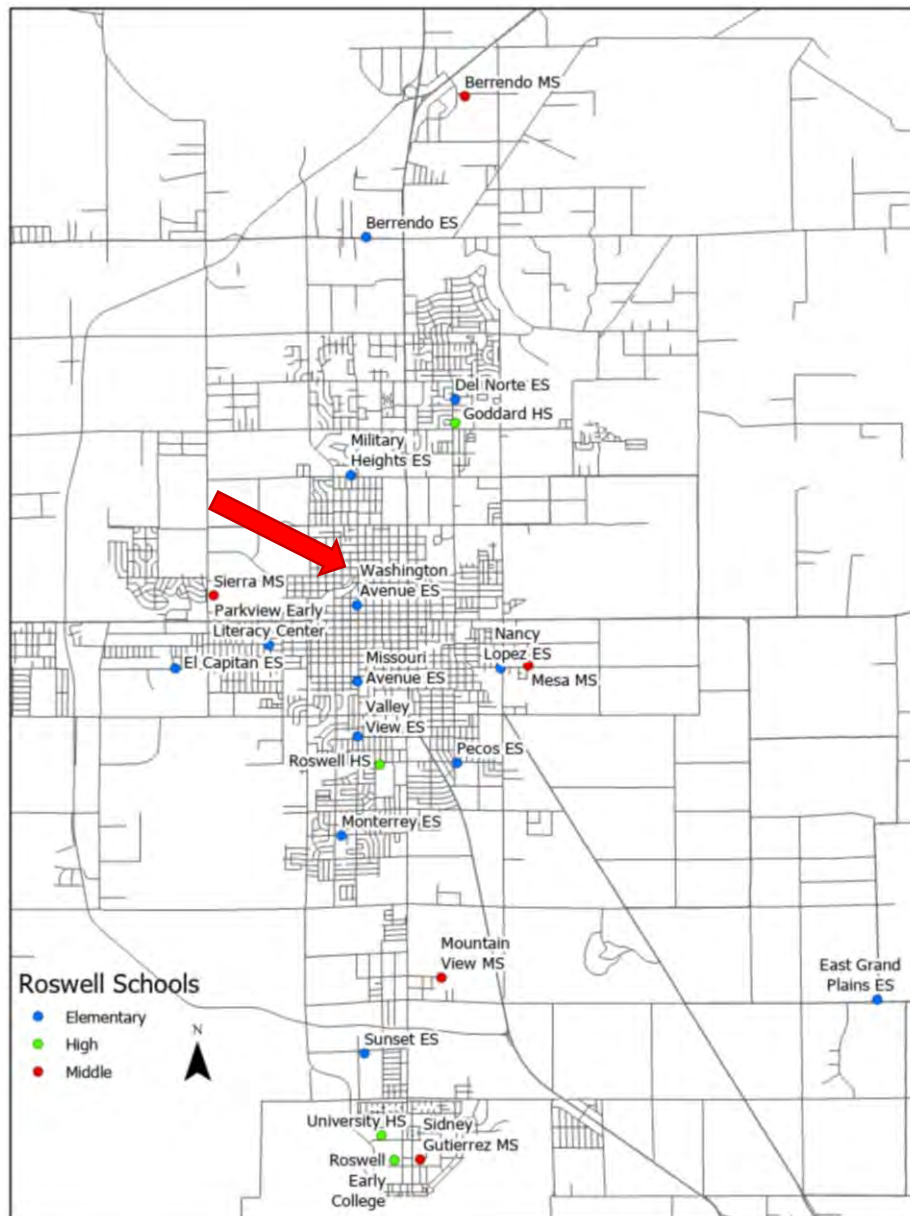
**wNMCI: 51.58%**

**FCI: 72.68%**

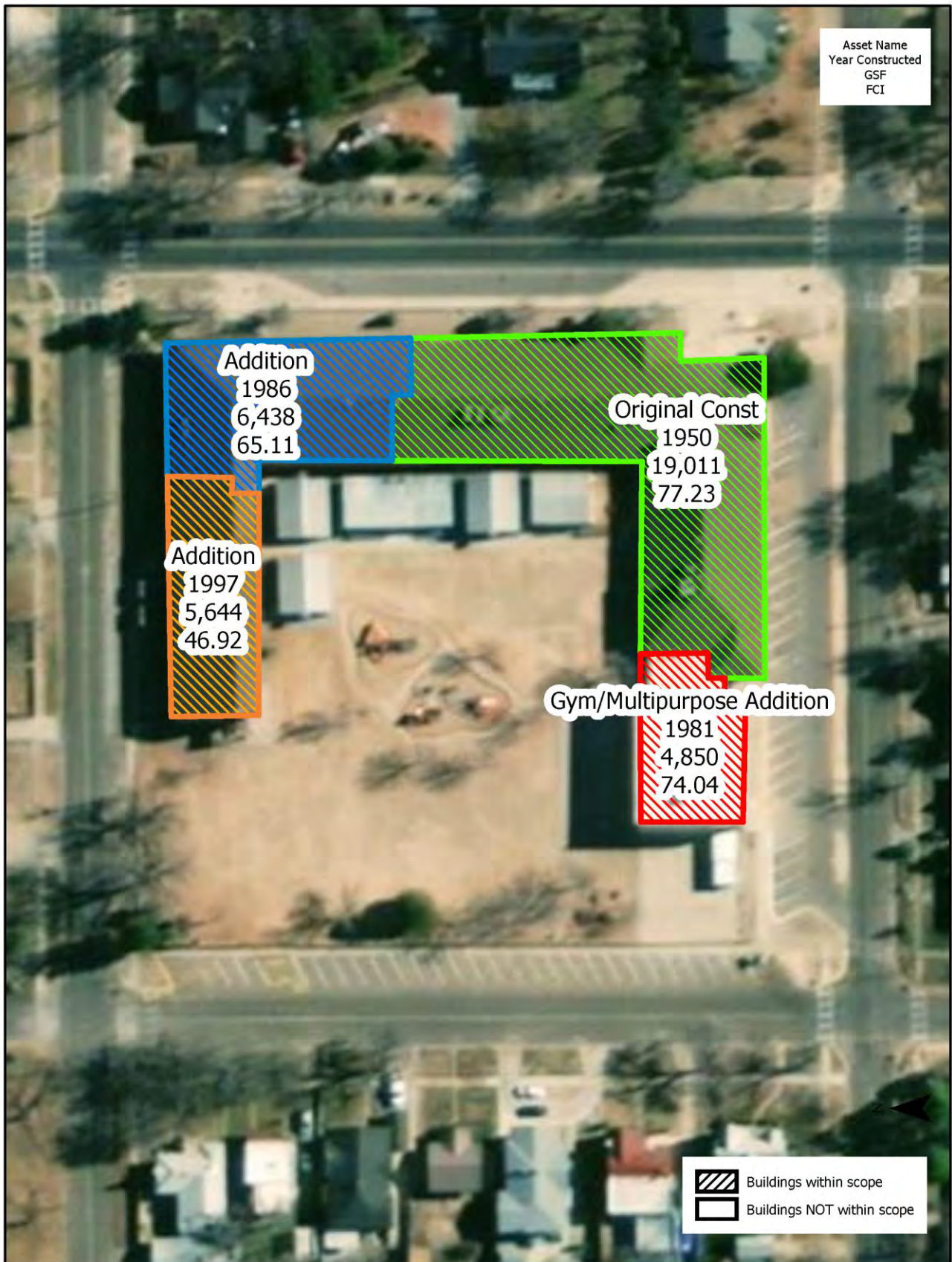
- Original Construction Date: 1950
- Most Recent Addition: 1997
- Total Gross Square Feet: 41,991
  - Permanent Square Feet: 35,943
  - Number of Buildings: 4
  - Portable Square Feet: 6,048
  - Number of Portables: 5
- Site Size: 3.10 Acres

### Maps

#### District-wide School Map



## School Site Map



## District Request

The District is requesting a standards-based award for renovation of the existing building, and a 4,000 GSF addition. The classroom addition will replace 6,048 GSF of portables. The District has estimated \$155 per square foot for construction cost for the renovation of the existing building, and \$125 per square foot for construction cost for the addition. Adding soft costs, \$200K in site work, and \$95K to demolish the existing facility, results in a total estimated project cost of \$9,596,836.

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

	Total	State Match 68%	Local Match 32%
Estimated Project Cost	\$9,596,836	\$6,525,848	\$3,070,987
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$9,596,836</b>	<b>\$6,525,848</b>	<b>\$3,070,987</b>

## Planning Summary

☒ Facilities Master Plan is Current

The Roswell Independent School District adopted its Facilities Master Plan in 2016 making it good through December 2021. The plan's top priority is Del Norte ES, for which the district has already applied for and received Public School Capital Outlay Funding. The FMP does list full scale renovation and systems replacement as a need for the Washington Avenue facility and is the district's 4th ranked project.

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
430	41,991	56,262	-14,271 under
430	39,943*	56,262	-16,319 under

\*Existing GSF, less removal of portables (6,043sqft) and replacement with planned 4,000 sqft addition

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

School	2018-19 Enrollment	Functional Capacity w/o Portables	Available Capacity w/o Portables	Vacant Rooms	Classroom Occupancy Rate %	Utilization Rate (FMP) %
Berrendo	413	502	60	1	82.27%	94%
Del Norte	520	463	-90	0	112.31%	99%
East Grand Plains	303	303	6	0	100.00%	93%
El Capitan	448	465	28	0	96.34%	94%
Military Heights	482	543	41	1	88.78%	93%
Missouri Avenue	373	468	120	0	79.20%	97%
Monterrey	498	523	26	0	95.22%	93%
Nancy Lopez	292	305	13	0	95.74%	93%
Parkview	290	350	74	0	82.86%	95%
Pecos	338	460	77	1	73.44%	92%
Sunset	345	366	-10	0	94.26%	100%
Valley View	579	508	-46	0	113.92%	93%



Washington Ave	454	422	-19	0	107.58%	98%
<b>TOTALS</b>	<b>5,335</b>	<b>5678</b>	<b>343</b>	<b>3</b>	<b>93.99%</b>	<b>95%</b>

Source: Enrollment: PED 40-day Certified Counts; Capacity and Utilization: 2016-2021 FMP

The figures in the table suggest that most of the RISD schools are near capacity or slightly over in permanent space. The analysis does not provide capacity with portables since portables can change during the life of a plan. Washington Avenue is operating at capacity with many classrooms most likely loaded to just over their capacities.

## **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 August 15, 2019 with 5 years of timely and historical updates. The district plan is rated Outstanding and due for update September 2020.

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

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

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

- District Average: 79.168%, recognizing Satisfactory Performance (10 schools completed)
- Previous Cycle district average: 70.59%, Satisfactory Performance
- Applicant School Site:
  - **Washington Avenue Elementary School (8/2019): 82.471% Good performance.**
    - 5 Minor Deficiencies in the following categories: Playground/Athletic fields, Grounds, Heating/Ventilation/Air Conditioning, Kitchen/Equipment/Refrigeration, Plumbing/Water Heaters
    - 0 Major Deficiencies.

### **4. Recommendations**

- Staff recommends district respond to all subsequent FMARs and remedy all Minor and Major Deficiencies using FIMS up to a district average 85% to 90% Good performance rating.

## **Financial Summary**

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

## **Photos – Site**



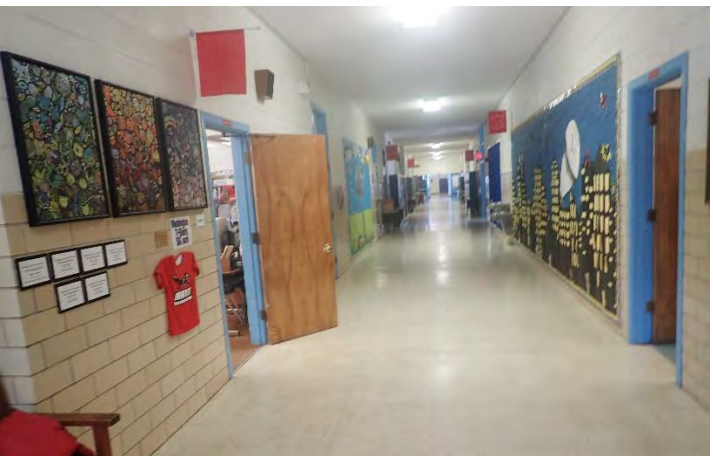
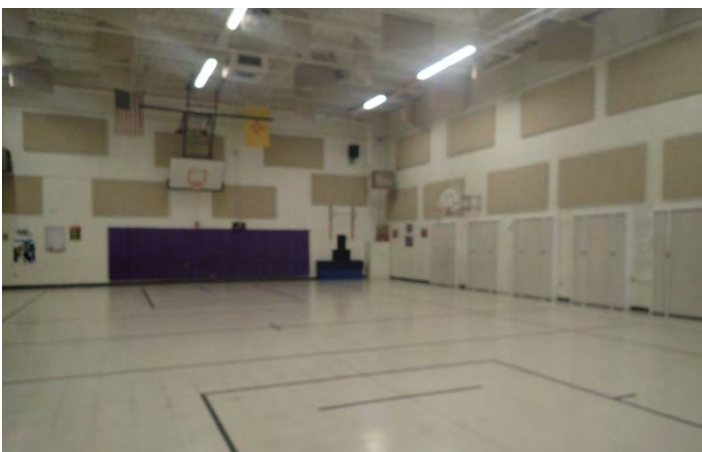
## **Photos – Building Exterior**







**Photos – Building Interior**



## Photos – Other Relevant Photos



## PSFA Staff Recommendation

Staff supports the District's request for a standards-based award to complete renovation of the existing facility and an addition to replace the existing portables, to the maximum allowable gross square footage for 430 students, grades K-5. Due to the potential of an under-sized facility based on the District's request, outdated enrollment projections, and limited local funding available to complete the project, staff recommends this project begin with an Educational Specification/Feasibility Study to ensure that the project will accommodate the educational adequacy of the projected enrollment of the school.

Upon completion of the planning phase, the District may return to the PSCOC for out-of-cycle funding, including approval of options for renovations/replacements/additions.

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
\$9,596,836	\$9,596,836	\$75,000	32%	68%	\$0	\$24,000	\$51,000	\$3,046,988	\$6,474,848

## **2019-2020 Staff Recommendation of Applicant Campus**

**Roswell – Washington Avenue Elementary School**

**Rank: 12**

**wNMCI: 51.58%**

**FCI: 72.68%**

Staff supports the District request for a standards-based award to complete renovation of the existing facility and an addition to replace the existing portables, to the maximum allowable gross square footage for 430 students, grades K-5.

The current site is small, limiting the amount of space available for additional square footage to accommodate a potential 56,262 square foot facility which would be the maximum gross square footage allowed. Due to the potential of an under-sized facility based on the District's request, outdated enrollment projections, and limited local funding available to complete the project, staff recommends this project begin with an Educational Specification/Feasibility Study to ensure that the project will accommodate the educational adequacy of the projected enrollment of the school.

Upon completion of the planning phase, the District may return to the PSCOC for out-of-cycle funding, including approval of options for renovations/replacements/additions.

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
\$9,596,836	\$9,596,836	\$75,000	32%	68%	\$0	\$24,000	\$51,000	\$3,046,988	\$6,474,848

### **Award Language Recommendation**

Funding to complete educational specification/feasibility study to determine options to maximize utilization of the current school facility and to ensure that the project will accommodate the educational program of the projected enrollment of 430 students, grades K-5. Upon completion, district may return to the PSCOC for the next out-of-cycle funding phase to include approval of options, design capacity, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate.

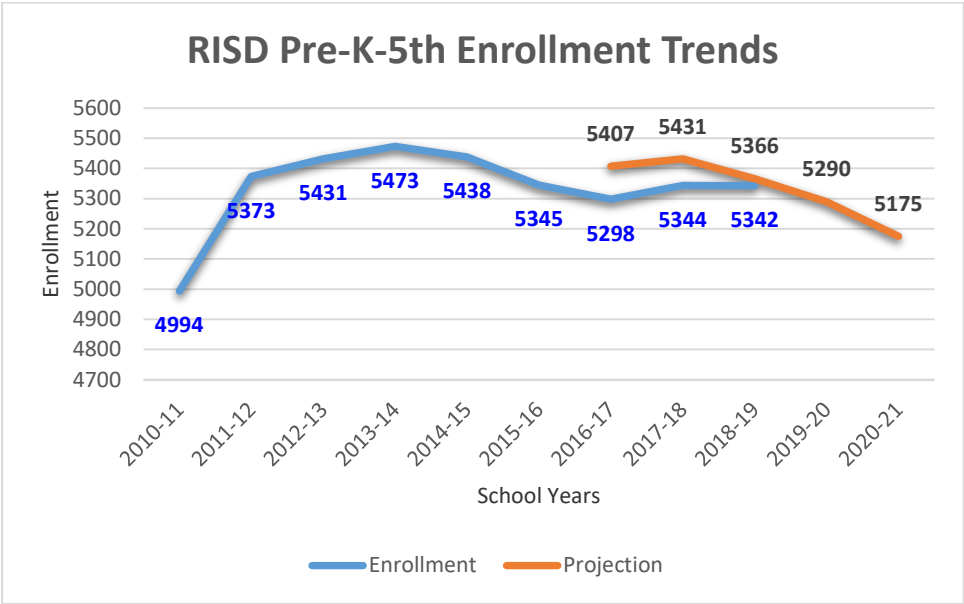
### ***Breakdown of Total Estimated Project Cost Per Application***

Cost Allocation	Amount	Cost Per Square Foot
New Construction	\$500,000	\$125
Renovation	\$5,921,930	\$155
Site Work	\$200,340	-
Demolition	\$95,515	\$2.50
Total Building and Site Costs	\$6,717,785	\$159
Soft Costs & Contingency	\$2,879,051	\$68
<b>Total</b>	<b>\$9,596,836</b>	<b>\$227</b>

As noted by the District, although alternative elementary school sites have been considered in the past, Washington Avenue ES will remain at its current site for as long as possible. Missouri Avenue ES is a recent PSCOC project, and was built on a smaller 2.2-acre site, compared to Washington's 3.1-acre site. The District believes that the existing site acreage is sufficient for Washington Avenue ES.



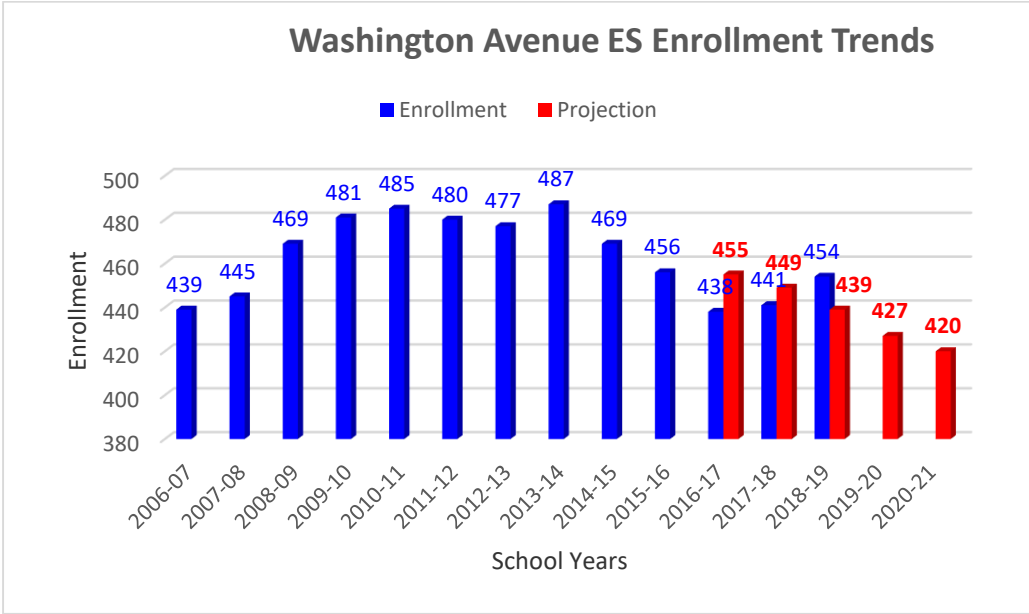
The following chart provides an overview of the Pre-K-5<sup>th</sup> grade enrollment trends within the Roswell Independent School District.



Source: Historic: PED 40-day Certified Counts; Projections: 2016-2021 FMP

As the chart shows, the Roswell Independent School District’s enrollment began a significant growth trend in the 2011-12 school year and lasted until the 2014-15 school year. The growth trend between the 2015-16 school year and 2014-15 school years marked the first enrollment decline in nearly a decade. The enrollment has increased slightly since the 2016-17 school year. The chart also show the FMP’s projections outpaced the actual enrollment in 2016-17 and 2017-18 school years, and are more in-line for the 2018-19 school year. The projection shows a decrease in enrollment beginning next year as Chaves County birthrates from five years ago begin a slide downward.

The following chart examines Washington Avenue ES’s enrollment trends and projection.



Source: Historic: PED 40-day Certified Counts; Projections: 2016-2021 FMP

Washington Avenue ES’s enrollment trend has mirrored the district’s trend. It experienced years of growth followed by decline before rebounding. In the 2018-19 school year, the school’s actual enrollment number surpassed the FMP enrollment projection for the same year by 15 students. The projection continued to forecast decline over the next few

Roswell – Washington Avenue Elementary School

years. The proposed project could benefit from updated enrollment projections with the most current birth and enrollment data.

The table below shows capacity and utilization for all district schools.

School Name	Grade Level	2018-19 Certified 40-day Count	School Functional Capacity	Available Capacity	Classroom Occupancy Rate	School Utilization (per FMP)
Berrendo ES	Pre-K-5th	413	502	89	82.27%	94%
Del Norte ES	K-5th	520	463	-57	112.31%	99%
East Grand Plains ES	Pre-K-5th	303	303	0	100.00%	93%
El Capitan ES	Pre-K-5th	448	465	17	96.34%	94%
Military Heights ES	K-5th	482	543	61	88.77%	93%
Missouri Ave ES	K-5th	373	468	95	79.70%	97%
Monterrey ES	K-5th	498	523	25	95.22%	94%
Nancy Lopez ES	Pre-K-5th	292	305	13	95.74%	93%
Parkview Early Literacy	Pre-K	290	350	60	82.86%	100%
Pecos ES	Pre-K-5th	338	460	122	73.48%	92%
Sunset ES	K-5th	345	366	21	94.26%	92%
Valley View ES	K-5th	579	508	-71	113.98%	93%
Washington Avenue ES	K-5th	454	422	-32	107.58%	98%
Berrendo MS	6th-8th	692	669	-23	103.44%	96%
Mesa MS	6th-8th	457	560	103	81.61%	84%
Mountain View MS	6th-8th	515	509	-6	101.18%	83%
Sierra MS	6th-8th	717	643	-74	111.51%	95%
Goddard HS	9th-12th	1,119	1,475	356	75.86%	76%
Roswell HS	9th-12th	1,309	1,517	208	86.29%	71%
Roswell Early College HS	9th-12th	156		-156		
University HS	9th-12th	144	467	323	30.84%	31%
Sidney Gutierrez Charter MS	6th-8th	66	70	4	94.29%	n/a
<b>Roswell Totals</b>		<b>10,510</b>	<b>11,588</b>	<b>1,078</b>		

Source: Roswell Independent School District Facilities Master Plan, 2016-2020

Early College HS is a new facility that opened after the FMP adoption

	Enrollment	Capacity	Available Capacity
ES	5,335	5,678	343
MS	2,381	2,381	0
HS	2,728	3,459	731
CHART.	66	70	4



SECTION 4.0 - SUPPORT INFORMATION

4.1.14 Washington Avenue Elementary Floor Plan



## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Des Moines – Des Moines Combined School**

**Rank: 46**

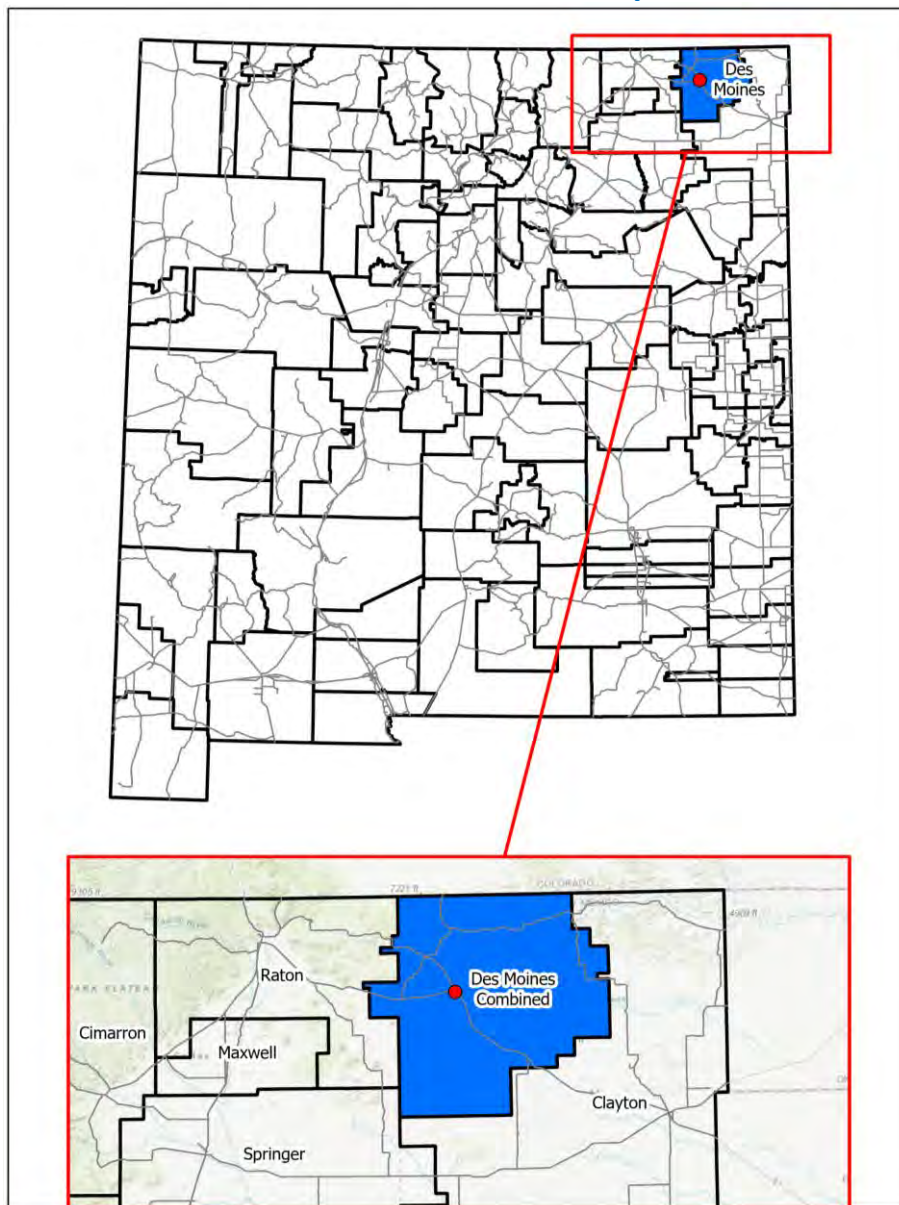
**wNMCI: 42.98%**

**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

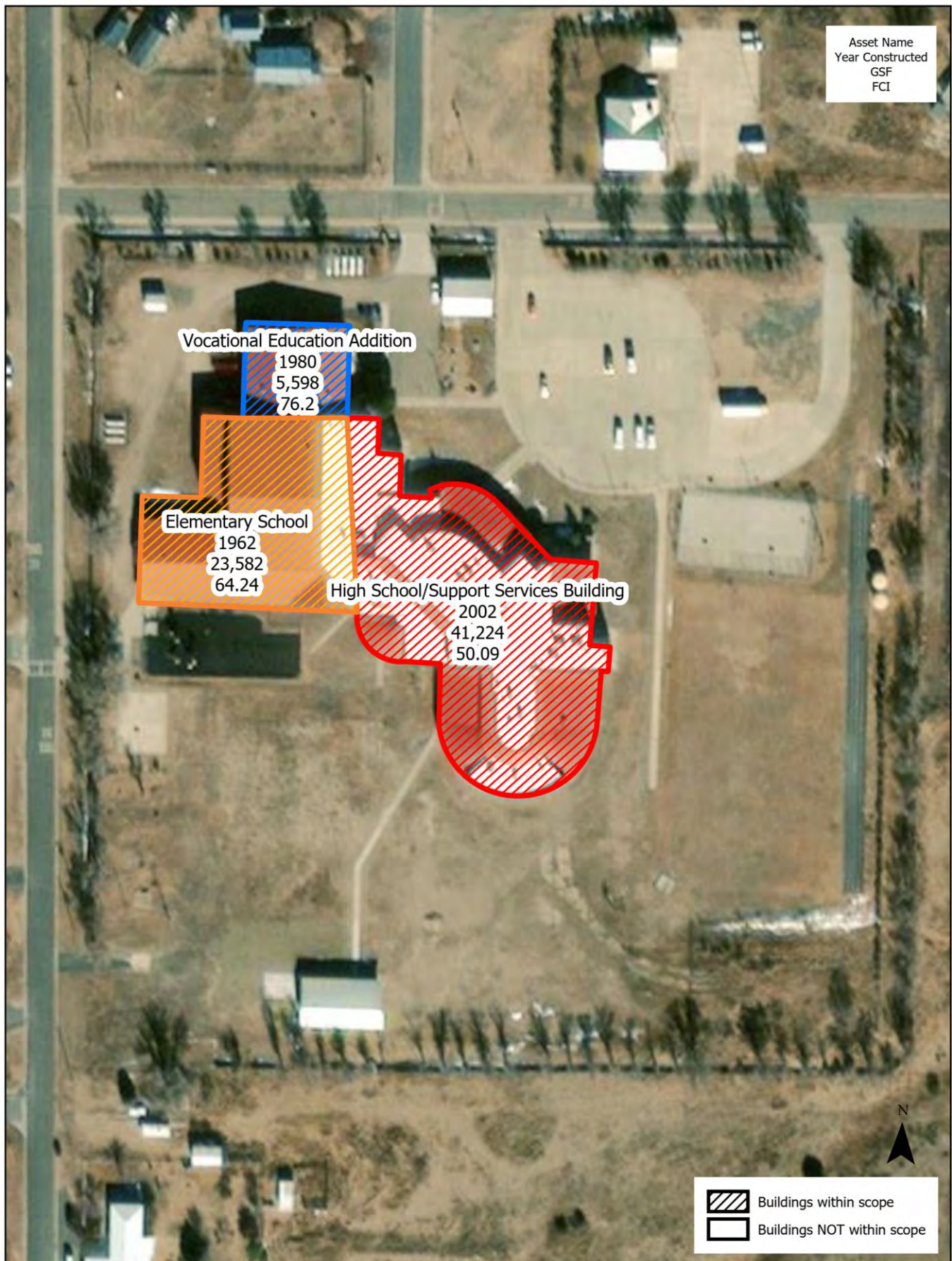
### Maps

#### 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

## 2019-2020 Staff Recommendation of Applicant Campus

**Des Moines – Des Moines Combined School**

**Rank: 46**

**wNMCI: 42.98%**

**FCI: 57.24%**

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

### Award Language Recommendation

Award consideration is deferred pending the outcome of the structural study and planning work currently underway. Upon completion, district may return to the PSCOC for next out-of-cycle funding phase to include approval of options, design capacity, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate.

### *Breakdown of Total Estimated Project Cost Per Application*

Cost Allocation	Amount	Cost Per Square Foot
New Construction	\$6,035,175	\$225
Renovation	-	-
Site Work	-	-
Demolition	\$1,196,868	\$17
Total Building and Site Costs	\$7,232,043	\$270
Soft Costs & Contingency	\$3,099,447	\$118
<b>Total</b>	<b>\$10,331,490</b>	<b>\$385</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.



## Alternative Project Options

Option A: Demolition of the 2002 building, renovation of the 1962 and 1980 buildings, and a small addition.

Option A	Building(s)	Square Feet	Cost per SF	Total Estimated Cost
Demolition	2002 Building	41,224	\$25/SF	\$1,030,600
Renovation	1962 and 1980 Buildings	29,180	\$220/SF	\$6,419,600
New	New Addition	8,000	\$320/SF	\$2,560,000
Total Estimated Project Cost				\$10,010,200

Option B: Renovation of the 2002 building, demolition of the 1962 and 1980 buildings.

Option B	Building(s)	Square Feet	Cost per SF	Total Estimated Cost
Demolition	1962 and 1980 Buildings	20,100	\$25/SF	\$502,500
Renovation	2002 Building	41,224	\$320/SF	\$13,191,680
Total Estimated Project Cost				\$13,694,180

Option C: Demolition of the 2002 building, renovation of the 1962 and 1980 buildings.

Option C	Building(s)	Square Feet	Cost per SF	Total Estimated Cost
Demolition	2002 Building	41,224	\$25/SF	\$1,030,600
Renovation	1962 and 1980 Buildings	29,180	\$320/SF	\$9,337,600
Total Estimated Project Cost				\$10,368,200

## Enrollment History and Projections

### A. Union County Demographics

Union County, NM is home to the town of Des Moines and the Des Moines Municipal School District (DMMS). The county is in a sparsely populated part of Northeast New Mexico. The town of Des Moines lies equidistant between Raton, NM and Clayton NM. Per US Census estimates, Union County's population totals 4,187 persons, while a 2016 US Census estimates 128 live within the town boundaries. The following table shows Union County's population over the past 67 years.

**Table 1: Union County Population History**

Year	1950	1960	1970	1980	1990	2000	2010	2017
	7,375	6,068	4,925	4,725	4,124	4,174	4,549	4,187

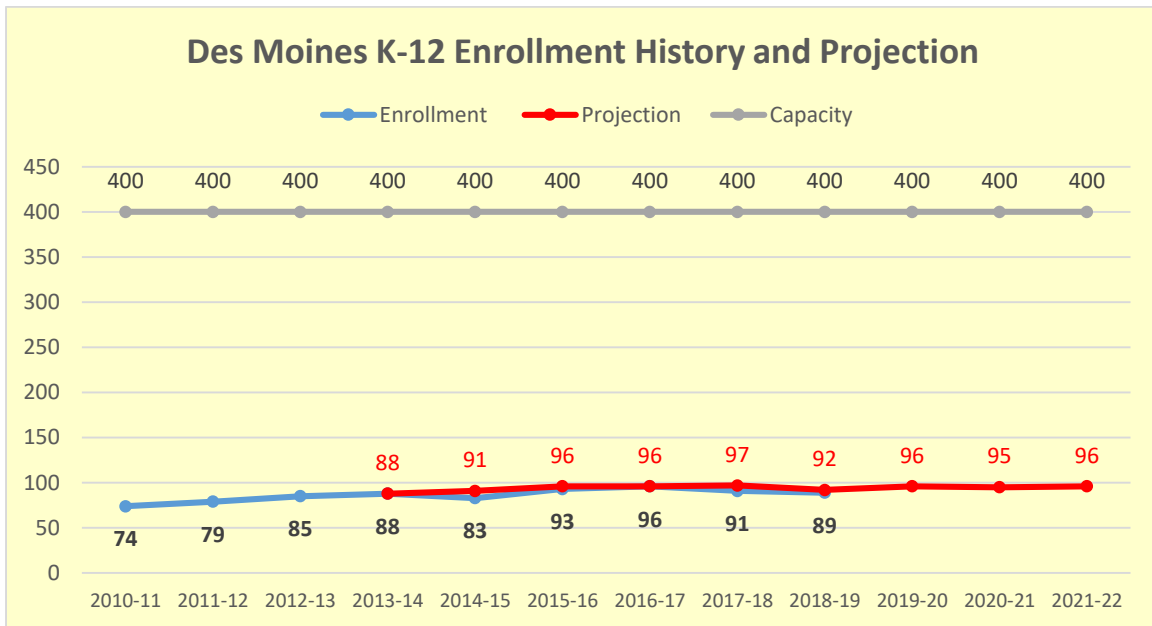
Source: US Census Bureau and US Census/American Fact Finder for 2017 estimate

The County once had a larger population, however, economic conditions in Colfax County changed, leading to a population decline. The data indicates the County grew between 2000 and 2010, possibly due to construction and operation of the Northeast New Mexico Detention facility east of the Town of Clayton.

### B. Des Moines Municipal Schools Enrollment

The following chart provides an overview of the DMMS enrollment trends dating back to the 2002-03 school year through the current 2018-19 school year.

**Chart 1: Enrollment History and Projection**



**Source: NMPED Certified 40-day Enrollment Counts**

At the beginning of the new decade, the DMMS's enrollment reached a peak of 151 students in the 2003-04 school year for grades K-12 at its combined campus. Since then, the enrollment experienced significant decline dropping to a low of 74 students in 2010-11. Since then, the enrollment has stabilized and ranged between 83-96 students. The 2014-19 FMP did not find evidence for future enrollment growth and cited several variables to support its assertion that the enrollment will most likely stay stable and not experience much growth. Some of these variables include:

- Low and declining birthrates
- Small and declining house hold size
- Stable but limited growth in Union County's industrial base
- General population decline in Colfax and Union Counties
- Limited housing and/or development opportunities due to the presence of large ranches and federal land

The FMP identified the area's potential for alternative energy development and oil/gas development but admitted there was no activity in these sectors.

Since the district adopted its FMP in 2014, the plan's projection started after that and we now have several years of actual enrollment by which we can compare. The projection has been consistent with the actual enrollment. For 2018-19, the FMP projected an enrollment of 92 while the actual enrollment totals 89. Going forward, the FMP continues to forecast stability, however, the current trend suggests the actual number of students could be slightly lower than the projection but still not regain the numbers the district enjoyed in the early 2000s. The table below shows capacity and utilization for the district's combined school.

School Name	Grade Level	2018-19 Certified 40-day Count	School Functional Capacity	Available Capacity	Classroom Occupancy Rate	School Utilization (per FMP)
Des Moines Combined School	K-12th	89	400	311	22.25%	60%
<b>Des Moines Totals</b>		<b>89</b>	<b>400</b>	<b>311</b>		

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





## 2019-2020 PSFA Summary of Applicant Campus

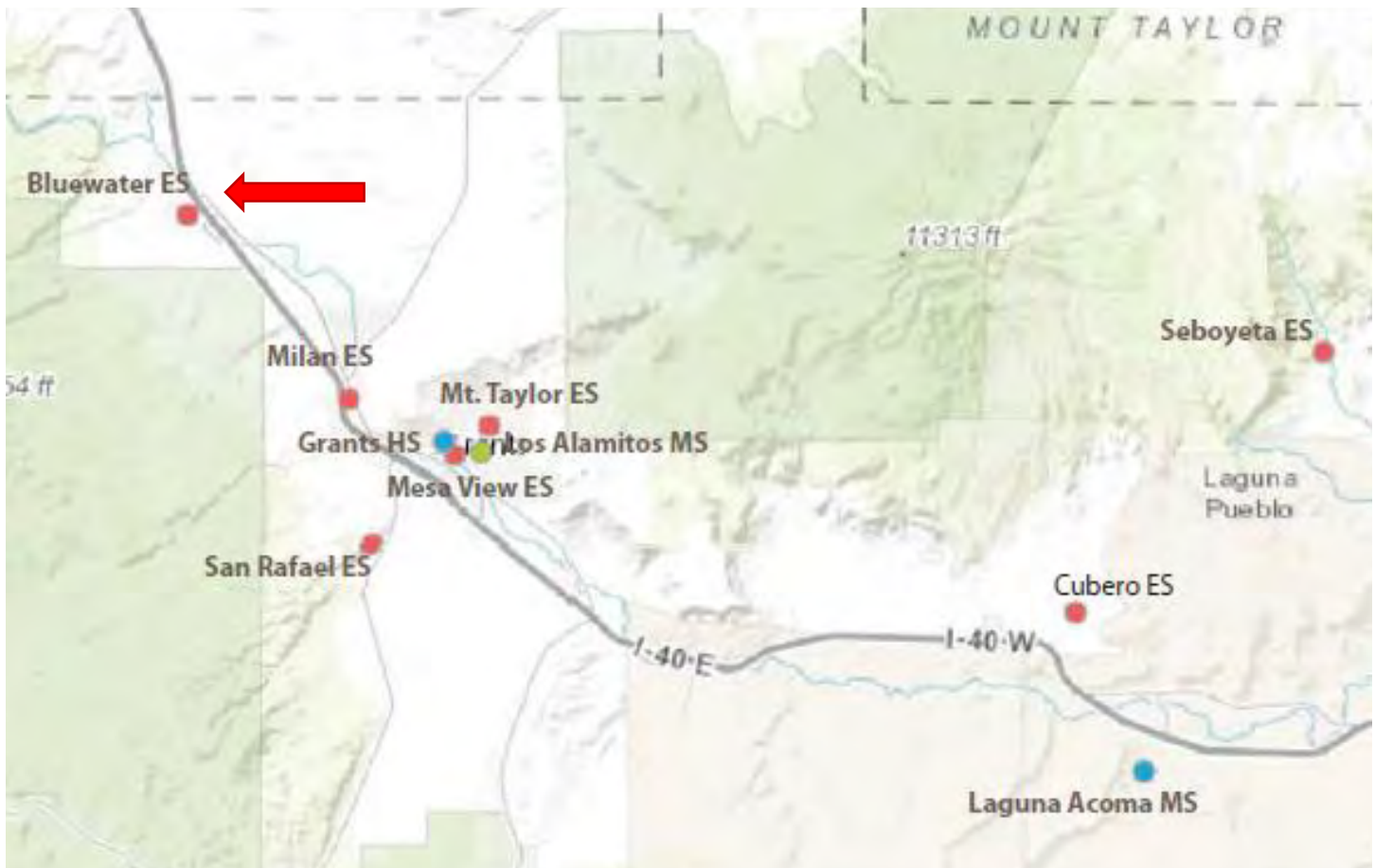
### Facility Description

**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



## **2019-2020 Staff Recommendation of Applicant Campus**

**Grants – Bluewater Elementary School**

**Rank: 52**

**wNMCI: 41.96%**

**FCI: 82.78%**

During the site visit with PSFA, 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	7,306,951	\$730,695	25%	75%	\$0	\$182,674	\$548,021	\$1,644,064	\$4,932,192

### **Award Language Recommendation**

Planning and design for renovation/replacement of the existing facility to the maximum gross square footage pursuant to the Adequacy Planning Guide, for a design capacity of 95 students, grades K-6.

### ***Breakdown of Total Estimated Project Cost Per Application***

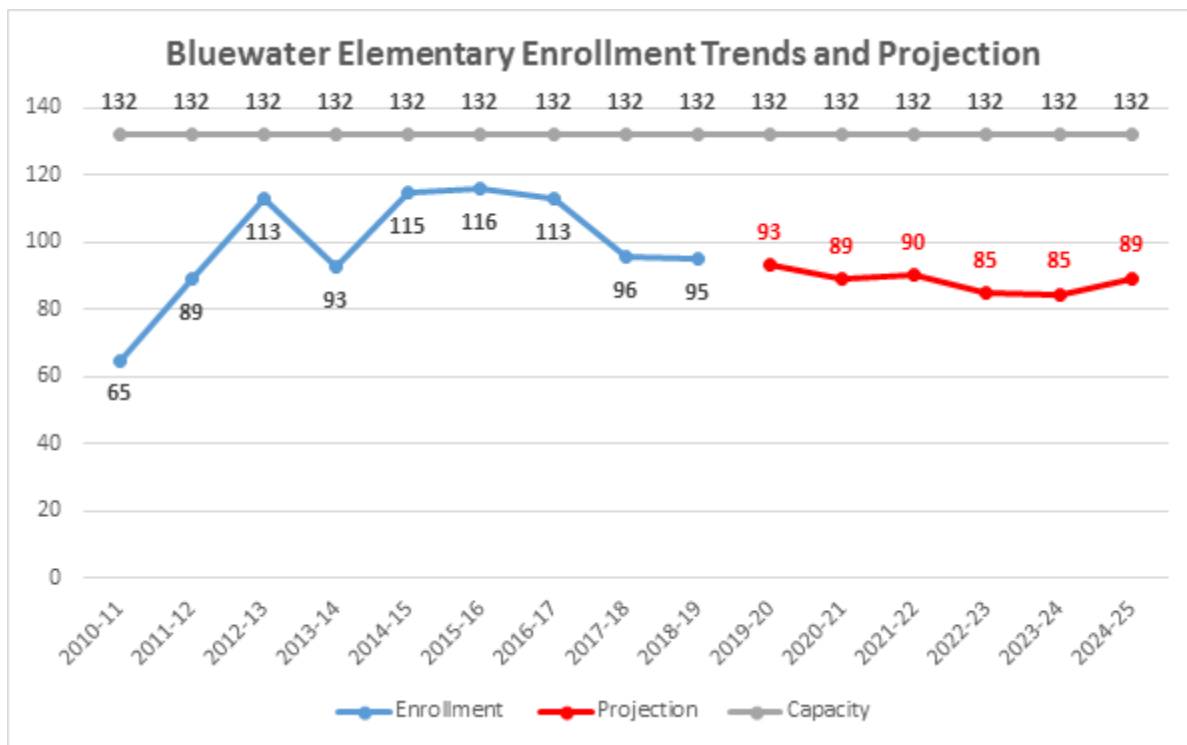
Cost Allocation	Amount	Cost Per Square Foot
New Construction	\$3,515,015	\$245
Renovation	\$1,085,840	\$245
Site Work	\$458,452	-
Demolition	\$372,580	\$20
Total Building and Site Costs	\$5,431,887	\$289
Soft Costs & Contingency	\$2,327,952	\$124
<b>Total Estimated Project Cost</b>	<b>\$7,759,839</b>	<b>\$413</b>

The district application and PSFA's original recommendation was for 110 students. However, we now recommend the school be built for 95 students instead of 110. The basis for the change between the 110 and the 95 is:

- Since the presentation, PSFA planning staff has received existing enrollment data for Bluewater showing 89 students;
- PSFA received the birth data for 2018 indicating a further drop in birth numbers for Cibola County;
- Cohort projection shows flat enrollment projections.

Projected Enrollment	Existing GSF	Maximum Allowable GSF for Projected Enrollment	Difference Between Existing and Maximum
95	23,525*	17,683	5,842 over

The following chart shows the enrollment trends and projection at Bluewater Elementary School.



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

The school's enrollment has fluctuated over the years, alternating between periods of growth and periods of decline. Between 2014 and 2016, the enrollment stabilized before dropping the past two years.

The table below shows capacity and utilization for all district schools.

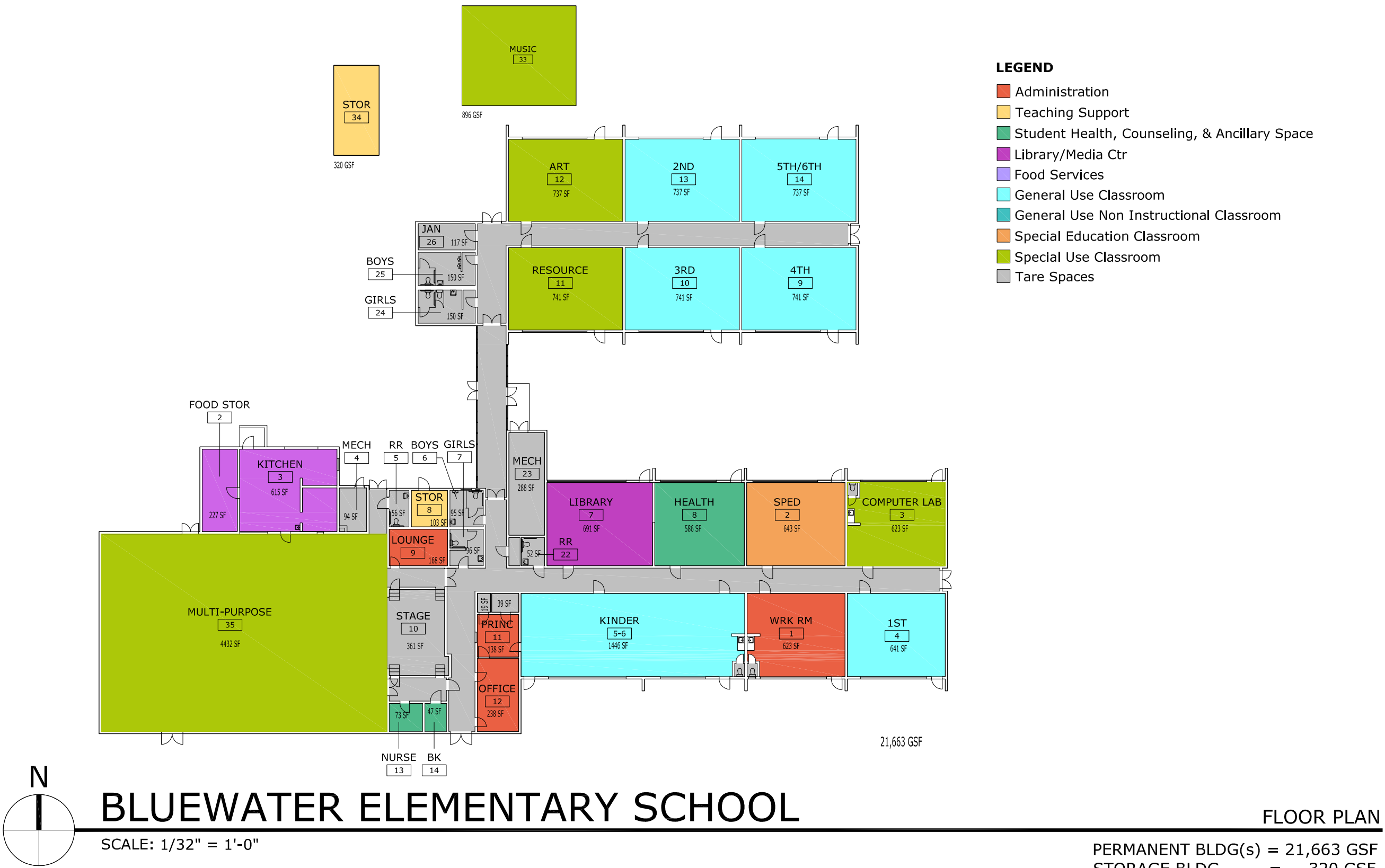
School Name	Grade Level	2018-19 Certified 40-day Count	School Functional Capacity	Available Capacity	Classroom Occupancy Rate	School Utilization (per FMP)
Bluewater ES	K-6th	95	132	37	89.00%	100%
Cubero ES	K-6th	269	344	75	78.20%	100%
Mesa View ES	Pre-K-6th	480	640	160	75.00%	100%
Milan ES	Pre-K-6th	461	605	144	76.20%	100%
Mount Taylor ES	Pre-K-6th	526	580	54	90.69%	100%
San Rafael ES	K-6th	64	89	25	71.91%	100%
Seboyeta ES	K-6th	40	87	47	45.98%	100%
Los Alamitos MS	7th-8th	435	690	255	63.04%	80%
Laguna-Acoma MS/ HS	7th-12th	203	723	520	28.08%	62%
Grants HS	9th-12th	862	1,678	816	51.37%	79%
<b>Grants Cibola Totals</b>		<b>3,435</b>	<b>5,568</b>	<b>2,133</b>		

Source: 2017-2022 Grants - Cibola County Schools FMP

	Enrollment	Capacity	Available Capacity
ES	1,935	2,477	542
MS	435	690	255
HS	1,065	2,401	1,336

## Existing Gym Conditions

- The condition of the existing gym, based on the age and condition of the systems, is not good. Several systems are beyond expected life, mitigating additional damage or degraded with potential mission impact. On the site visit, we discussed the potential need for asbestos abatement and issues with cracking in the floor. Water from the parking lot drains into the existing gym via surface runoff through the doors.
- It may be difficult to renovate and demolish around the existing gym. The design will need to address the current finish floor elevation of the gym, which is lower than the parking lot. The parking lot receives runoff from the new road, which is at a higher elevation than the parking lot. Per the district presentation materials, the gym would remain in the current spot and the new school would be built around the gym. It may be prudent to consider a new gym and PSFA staff recommends a new gym to replace the existing.



## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Clovis – Barry Elementary School**

**Rank: 72**

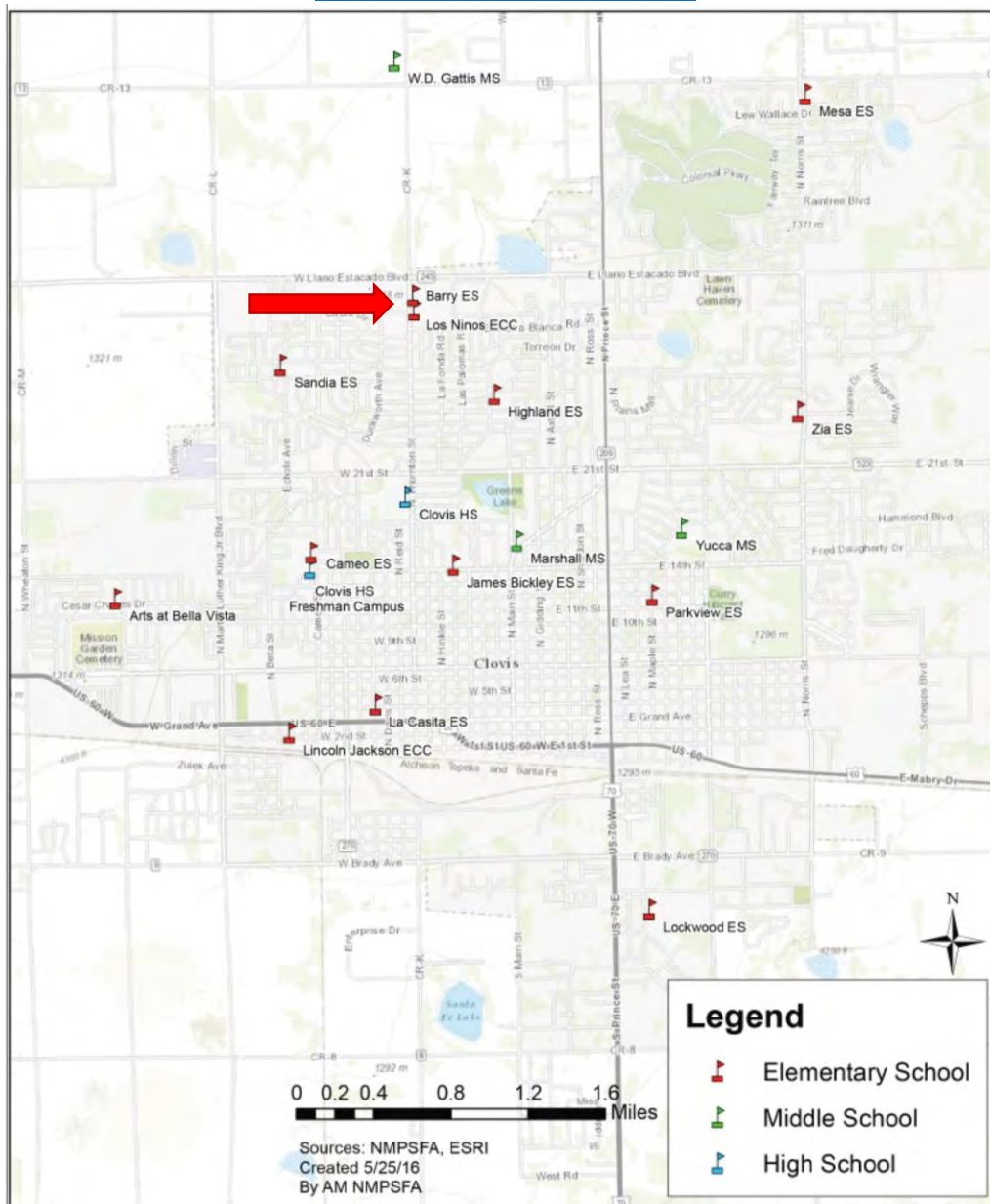
**wNMCI: 39.64%**

**FCI: 73.28%**

- Original Construction Date: 1970
- Most Recent Addition: 1973
- Total Gross Square Feet: 49,692
  - Permanent Square Feet: 44,682
  - Number of Buildings: 2
  - Portable Square Feet: 5,010
  - Number of Portables: 3
- Site Size: 10.00 Acres

### Maps

#### District-wide School Map





## School Site Map



## **District Request**

The District is requesting a standards-based award for renovation of and addition to the existing facility for a design capacity of 400 students, grades K-5. The District is requesting renovation of the existing 44,682 GSF of permanent construction, and a 5,000 GSF addition. The District has estimated \$285 per square foot for construction cost for the addition, \$105 per square foot for construction cost for renovation, and has included \$125K in site work, for a total estimated project cost of \$8,883,586.

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

	<b>Total</b>	<b>State Match 68%</b>	<b>Local Match 32%</b>
Estimated Project Cost	\$8,883,586	\$6,040,838	\$2,842,747
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$8,883,586</b>	<b>\$6,040,838</b>	<b>\$2,842,747</b>

This project would be supplemented by the existing pre-kindergarten classroom facilities award made in FY18 as follows:

	<b>Total</b>	<b>State Match 76%</b>	<b>Local Match 24%</b>
Planning, design, and construction to provide 2 new classrooms and 1 new restroom	\$878,571	\$667,714	\$210,857

The District has noted that the project is partially shovel-ready, staff would support providing credit to the district for all design work already completed for this portion of the work. Currently, the classroom addition design is 75% complete, and design is 100% complete for the replacement of the existing building roofing and HVAC. The District has proposed project phasing as follows: begin construction of new classroom addition and replacement of existing roof and HVAC immediately upon award; begin design of interior renovations and site work upon award, with construction to follow in a future phased award.

## **Planning Summary**

☒ Facilities Master Plan is Current

The Clovis Municipal School District adopted its Facilities Master Plan in 2018 but prepares and adopts updates annually. The district sent PSFA its latest update in May 2019. In the update, large scale renovation of Barry Elementary School (ES) is the district's top priority. Barry ES has experienced a significant increase in enrollment beginning in 2016-17, resulting from the district's closure of Ranchvale ES.

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>
400	49,692	52,930	-3,238 under

The district is asking for a school with the capacity for 400 students, which represents an increase from the existing 385 students the school had in 2018-19. However, this request does not represent growth. The increase of 15 students results from bringing the classrooms up to adequacy, particularly the kindergarten classrooms, which are undersized at a range of 732-772 SF. Bringing them up to adequacy allows the rooms to hold more students, hence the increase.

Based on the data in the following table Barry ES is now over capacity. Its functional capacity totals 338 while the 2018-19 enrollment totals 385, which means the school is over capacity by 47 seats, distributed throughout each classroom. As the occupancy rate shows, each classroom is loaded at slightly over-capacity. The utilization rate shows the school uses its classrooms at 100% utilization.

The following table summarizes capacity and utilization.

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	Utilization Rate
Barry ES	385	338	-47	0	113%	100%

## **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 6, 2018 with timely historical updates. The plan is rated Outstanding with no recommendations. Renewal is due October 2019.

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

- **Maintenance Direct:** Outstanding use
- **Preventive Maintenance Direct:** Outstanding use
- **Utility Direct:** Outstanding use

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

- District Average: **90.076%, Outstanding Performance (10 schools completed)**
- Previous Cycle district average: **78.61%, Satisfactory Performance**
- Applicant School Site:
  - **Barry Elementary School (8/2019): 84.565% Good Performance with pending response.**
    - **0** Minor Deficiencies
    - **0** Major Deficiencies

### **4. Recommendations**

- **Note:** The Clovis Municipal School District has advanced their maintenance programs to a very high level setting a high performance bar and recognized as one that should be emulated. They are current and previous Ben Lujan Maintenance Achievement Awards winners.
- Staff recommends the district continue their performance updating their PM Plans, using FIMS and driving 90% maintenance performance ratings.

## **Financial Summary**

The District's FY18 audit received an Unmodified opinion with 2 total findings.



## Photos – Site



## Photos – Building Exterior







**Photos – Building Interior**







### **PSFA Staff Recommendation**

Staff supports the District's request for a standards-based award to complete renovation of the existing facility and a 5,000 GSF addition to replace the existing portables, to the maximum allowable gross square foot for 400 students, grades K-5. This award, supplemented by the existing pre-kindergarten classroom facilities award, will accommodate the educational adequacy of the projected enrollment of the school to correct deficiencies in the functional capacity.

Based on the current progress of the project, staff recommends awarding planning and design for the complete project, represented as 10% of the project cost (\$888,359), construction funding to complete roofing and HVAC replacement of \$1.8 million, and construction funding to complete the classroom addition of \$1.425 million, for a phase 1 total of \$4,113,359. The district may return to the PSCOC for out-of-cycle funding for construction of the interior renovations and site work, the balance of the award.

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
\$8,883,586	\$8,883,586	\$4,113,359	32%	68%	\$0	\$1,316,275	\$2,797,084	\$1,526,473	\$3,243,755

## **2019-2020 Staff Recommendation of Applicant Campus**

**Clovis – Barry Elementary School**

**Rank: 72**

**wNMCI: 39.64%**

**FCI: 73.28%**

Staff recommends a standards-based award to complete renovation of the existing facility and a 5,000 gross square feet addition to replace the existing portables, to the maximum allowable gross square footage for 400 students, grades K-5. The District currently has an active pre-kindergarten classroom award for this school, to relocate currently-funded NM Pre-K students from other school sites to be housed at Barry ES, which was previously not an option due to lack of available space at Barry ES. A new standards-based award, supplemented by the existing pre-kindergarten classroom facilities award, will accommodate the educational adequacy of the projected enrollment of the school to correct deficiencies in the functional capacity.

Based on the current progress of the project, staff recommends awarding planning and design for the complete project, represented as 10% of the project cost (\$888,359), construction funding to complete roofing and HVAC replacement of \$1.8 million, and construction funding to complete the classroom addition of \$1.425 million, for a phase 1 total of \$4,113,359.

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
\$8,883,586	\$8,883,586	\$4,113,359	32%	68%	\$0	\$1,316,275	\$2,797,084	\$1,526,473	\$3,243,755

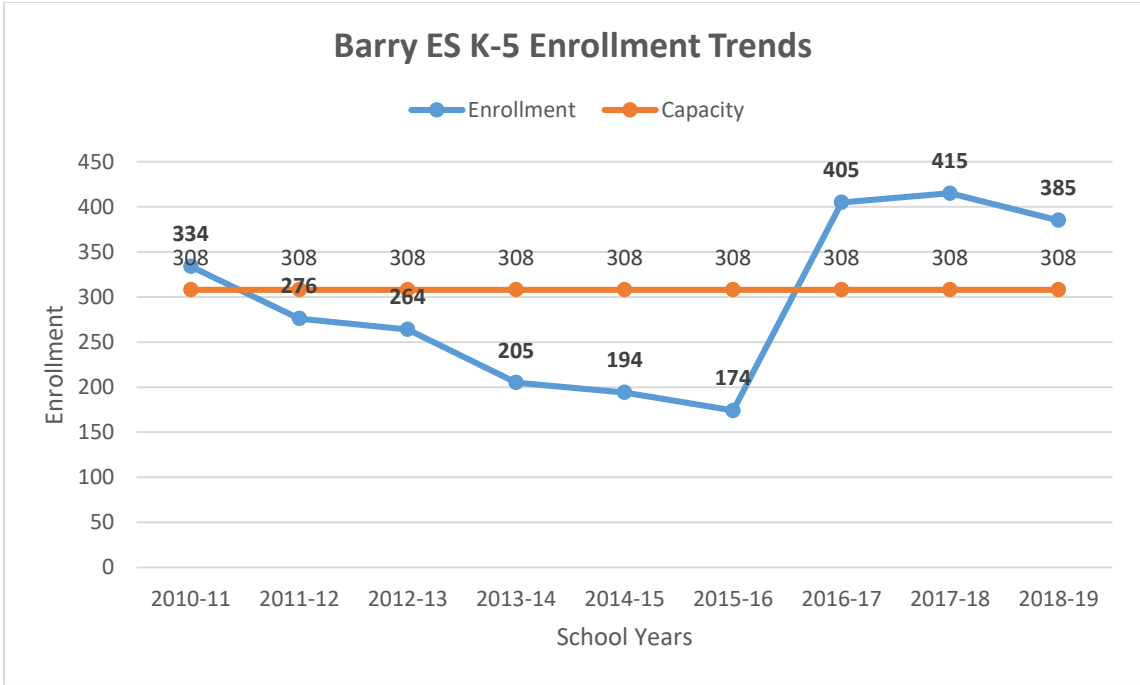
### **Award Language Recommendation**

Planning and design for the project, construction funding to complete roofing and HVAC replacement of \$1.8 million, and construction funding to complete the classroom addition for a design capacity of 400 students, grades K-5. The district may return to the PSCOC for out-of-cycle funding for the balance of the award for construction of the interior renovations and site work.

### ***Breakdown of Total Estimated Project Cost Per Application***

Cost Allocation	Amount	Cost Per Square Foot
New Construction	\$1,425,000	\$285
Renovation	\$4,668,510	\$105
Site Work	\$125,000	-
Demolition	-	-
Total Building and Site Costs	\$6,218,510	\$126
Soft Costs & Contingency	\$2,665,076	\$54
<b>Total Estimated Project Cost</b>	<b>\$8,883,586</b>	<b>\$180</b>

The school’s enrollment has stabilized since the enrollment increased significantly when the district shuttered Ranchvale ES. Curry County has also experienced an uptick in births. The district is requesting a capacity of 400 students, grades K-5, which is 15 students up from last year’s enrollment and essentially represents a flat growth scenario. For the short term, Barry ES’s enrollment seems to be stable.



Source: Enrollment: PED 40-Day Counts; Capacity – 2018-23 FMP

The table below shows capacity and utilization for all district schools.

School Name	Grade Level	2018-19 Certified 40-day Count	School Functional Capacity	Available Capacity	Classroom Occupancy Rate	School Utilization (per FMP)
Barry ES	K-5th	385	338	-47	113.91%	100%
Bella Vista ES	K-5th	371	516	145	71.90%	93%
Cameo ES	K-5th	303	423	120	71.63%	92%
Highland ES	K-5th	271	326	55	83.13%	75%
James Bickley ES	K-5th	348	359	11	96.94%	96%
La Casita ES	K-5th	262	500	238	52.40%	68%
Lincoln Jackson Arts Pre-K	Pre-K	0	193	193	0.00%	91%
Lockwood ES	K-5th	356	410	54	86.83%	96%
Los Ninos Early Intervention Center	Pre-K	124	176	52	70.45%	95%
Mesa ES	K-5th	490	518	28	94.59%	93%
Parkview ES	K-5th	443	500	57	88.60%	100%
Sandia ES	K-5th	418	408	-10	102.45%	90%
Zia ES	K-5th	464	422	-42	109.95%	93%
Marshall Junior HS	6th-8th	616	559	-57	110.20%	95%
W.D. Gattis MS	6th-8th	599	712	113	84.13%	98%
Yucca Junior HS	6th-8th	654	617	-37	106.00%	95%
Clovis Freshman Academy	9th	572	698	126	81.95%	91%
Clovis HS	10th-12th	1,525	1,958	433	77.89%	93%
<b>Clovis Total</b>		<b>8,201</b>	<b>5,089</b>	<b>1,432</b>	<b>83.50%</b>	<b>91.89%</b>

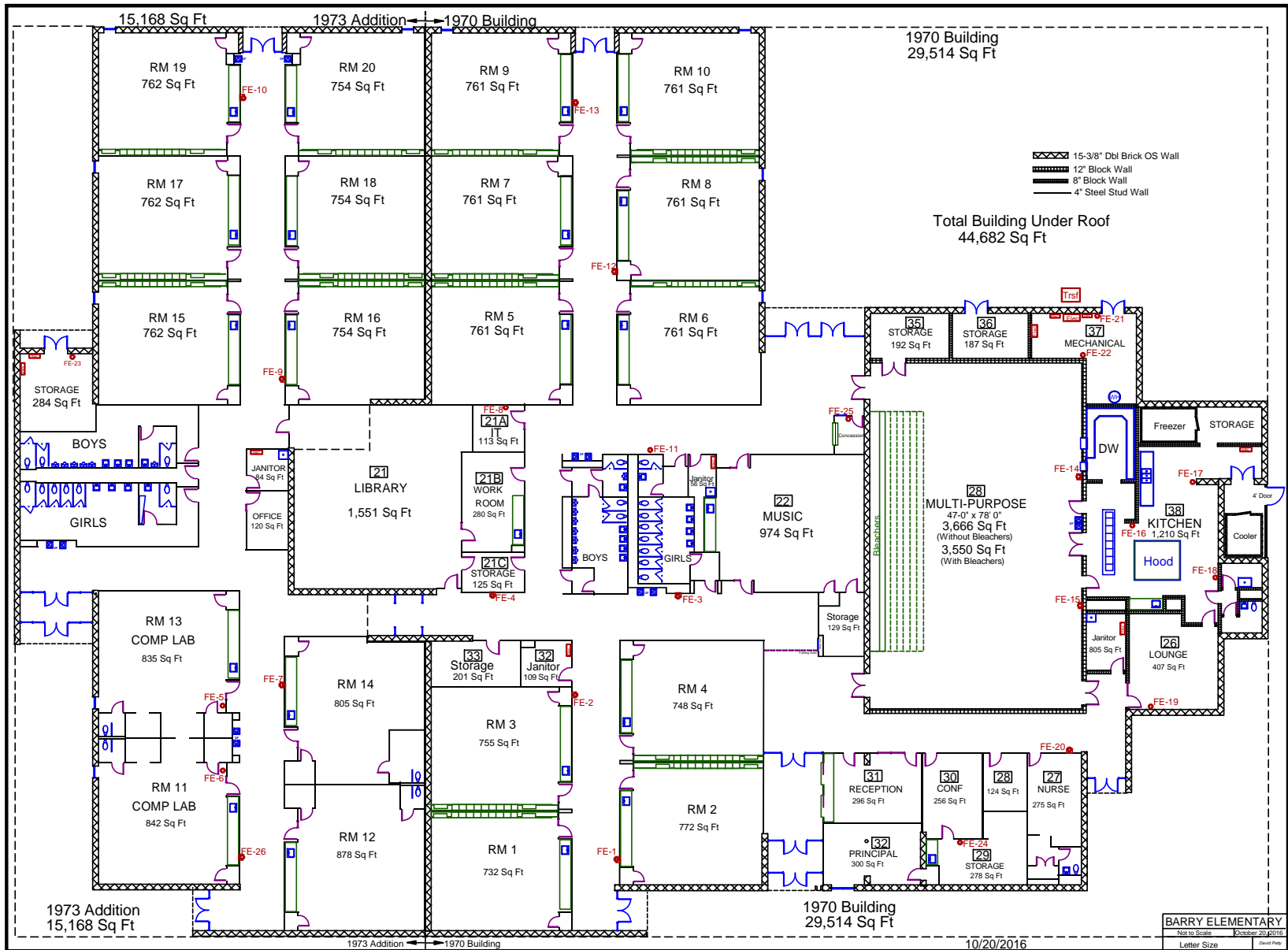
Source: District Facilities Master Plan 2017-2021 (August 2017 Update)

District is repurposing Lincoln Jackson into Cyber Academy

	Enrollment	Capacity	Available Capacity
ES	4,235	5,089	854
MS	1,869	1,888	19
HS	2,097	2,656	559



## Facility Floor Plan





**I. PSCOC Meeting Date(s):** October 18, 2019

**II. Item Title:** 2019-2020 Standards-Based Award Additional Conditions

**III. Name of Presenter(s):** Casandra Cano, Programs Support Manager

**IV. Potential Motion:**

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

**V. Executive Summary:**

In addition to the award language, the 2019-2020 awards are further subject to the Additional Conditions and are incorporated into the Memorandum of Understanding for the projects.

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)**  
**2019-2020 PSCOC Standards-Based Awards - Additional Conditions**  
**October XX, 2019**

**Standards-Based Project Awards**

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

**Standard Contingencies to All Awards**

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

- Project amounts set aside for potential out-of-cycle awards include anticipated state share amount of a project or phase which requires the district to perform specific actions set out in the project descriptions and to bring back a request for funding for further consideration by the Council. Future awards may be contingent on district audit status and other conditions which may be deemed by the Council as necessary to ensure the prudent and appropriate use of capital funds.
- All districts receiving awards must have a completed audit for ~~FY17~~FY18 submitted to the State Auditor's Office prior to expenditure of PSCOC-awarded funds, and will have a corrective action plan in place to address audit findings. PSFA may, as directed by the PSCOC, assume direct administration of all projects from districts with serious findings in regard to expenditures or management of capital outlay funds.
- The district shall execute and maintain an effective preventive maintenance (PM) program, as prescribed in its PSCOC-approved PM plan (which shall be reviewed and updated annually by the district to ensure a Facility Maintenance Assessment Report (FMAR) score of satisfactory (70.1% or better) at each school), and effectively utilize all Facility Information Management System (FIMS) modules—Maintenance Direct (MD), Preventive Maintenance Direct (PMD), and Utility Direct (UD), or otherwise provide evidence of effective use of an alternate

acceptable and equivalent maintenance management process. The district shall report to the PSFA every six months on the status of its maintenance program. Should the district fail to meet the FMAR score of satisfactory, the district may be required to report to the PSCOC.

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

to any purchase. Participation in furniture, fixtures equipment (FF&E) to adequacy will be based on the Maximum Allowable Construction Cost (MACC) as follows: elementary schools 2.5%, combined schools 1.5%, middle schools 1.5% and high schools 3.0%.

- Any legitimate project expenses expecting PSCOC/PSFA participation, reimbursement or credit shall be submitted and approved by PSFA in advance of the expenditure through the construction information management system (CIMS). Exception: Allowed project expenses made prior to award must be submitted within 90 days of the executed MOU.
- Prior to projects' final PSFA RASC approval and release to bid, all site infrastructure including roadways, utilities and water must be in place, under contract with specified completion time, or defined by other acceptable written agreements that include cost and completion time.
- All awards are exclusive of land acquisition costs and any utilities and infrastructure expenses outside the surveyed property boundary, which are the sole responsibility of the district and community and will not apply to the district's matching fund requirement.
- Any lease associated with an award shall have a 50 year or equivalent minimum available term from onset of the project.
- Portable classrooms purchased from proceeds of this or previous PSCOC awards, freed by construction of permanent facilities shall, at the option of the PSFA, become the property of the PSCOC. If freed portables were purchased with district proceeds, then at PSFA's option, portables may be purchased at a fair market price and relocated by PSFA as directed by and at the expense of the PSCOC.
- On or before the 12<sup>th</sup> month following substantial completion of the project or phase, PSFA staff will schedule a review of all project expenditures that apply to both the scope of work and to the adequacy standards to insure that the overall expenditures align with the match percentages after necessary offsets and waivers as identified in the Memorandum of Understanding (MOU) for the project. Following mutual agreement on the overall and final financial project status, project balances will be reallocated by the Council. All PSCOC awards must be fully reconciled and reallocated no later than 18 months after substantial completion.

I. **PSCOC Meeting Date(s):** October 18, 2019

II. **Item Title:** 2019-2020 Systems-Based Capital Outlay Awards

III. **Name of Presenter(s):** Casandra Cano, Programs Support Manager

IV. **Potential Motion:**

Make capital outlay project awards under the systems-based capital outlay program to the districts set out in column X of the award spreadsheet for the purposes and in the amounts specified, including any special conditions contained in the award language for each school (see attached). Each allocation is intended to fully complete the project, phase, or specified purpose. Out-of-cycle construction funding may be considered at any future regularly scheduled PSCOC meeting upon completion of early planning, construction documents or equivalent PSFA phase approval and conformance with all contingencies.

V. **Executive Summary:**

**Background**

The 2019-2020 systems-based capital outlay program, concurrently with the standards-based capital outlay program, began in April with the release of the 2019-2020 Final wNMCI Ranking and pre-applications with additional key task/dates as follows:

- June 2019-2020 Pre-Applications Reviewed; Final Funding Pool Established; Site Visits and Full Applications Released to Final Funding Pool
- June-July Site Visits of Final Funding Pool Applicants for Viability of Project
- July Site Visits Reports Shared with Districts; Full Application Released
- August 2019-2020 Full Applications Due From Districts
- Aug-Sept PSFA Staff Review/Comment on Full Applications
- September PSCOC Presentation Meeting
- September PSFA/PSCOC Staff Review/Award Recommendation Meeting

**10 Potential Awards in 7 Districts**

Phase 1 State Match (up to)	\$7,193,838
<u>Potential Out-of-Cycle State Match</u>	<u>\$4,943,910</u>
Total 2019-2020 Award State Match	\$12,137,748



PSCOC 2019-2020 SMALL PROJECT (SYSTEMS-BASED) CAPITAL OUTLAY APPLICATIONS  
Awards Subcommittee Recommendations (October 18, 2019) - Sorted by Rank

District/Rank Information							Application Information						Potential Award Information																						
A	B	C	D	E	F	G	H	I	J	K	L	M	N										O	P	Q	R	S	T	U	V	W	X	Y	Z	Y
2019-2020 w/NMCI Rank	2019-2020 w/NMCI	2019-2020 FCI	FMAR	District	School	Priority	SqFt Included in District's App.	5 Year Enrollment Projection	Max. Allowable GSF Based on 5 Year Projection	Existing GSF	% Above Max. Allowable Based on App GSF	Total Estimated Project Cost Per Application	Staff Recommendation - Award Language	Phased Award	Adjusted Project Cost to Maximum Allowable (M Reduced by L)	Phased Award	Local Match %	State Match %	Local Match \$ (Q * R)	State Match \$ (Q - T)	Offset	Net Local Match (T + V)	Net State Match (U - V)	Out-Year Local Match (P - Q) * R	Out-Year State Match (P - Q) - Y	Total Local Funds Required (O - P) + W + Y									
6	53.65%	70.96%	73.14	Roswell	Roswell HS	3	241,735	1,394	165,917	246,343	31%	\$ 500,000	Planning, design and construction funding to complete systems upgrades at the existing facilities to the maximum gross square footage pursuant to the Adequacy Planning Guide for 165,917 square feet (partial campus). <b>Systems are limited to: Fire Detection/Alarm, as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount.	1 Phase	\$ 345,000	\$ 345,000	32%	68%	\$ 110,400	\$ 234,600	\$ -	\$ 110,400	\$ 234,600	\$ -	\$ -	\$ 265,400									
29	46.29%	57.96%	17.19	Gallup-McKinley	Gallup HS	1	SITE ONLY	-	-	-	-	\$ 5,043,970	Planning, design and construction funding to complete systems upgrades at the existing site pursuant to the Adequacy Planning Guide. <b>Systems are limited to: Parking Lots and Walkways, as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount. The District must provide quarterly updates to the PSCOC on its maintenance status until an updated FMAR score to a minimum of 65% at this school is achieved. The District's request for local match reduction is deferred pending a final statement of financial position.	1 Phase	\$ 4,425,055	\$ 4,425,055	20%	80%	\$ 885,011	\$ 3,540,044	\$ 56,720	\$ 941,731	\$ 3,483,324	\$ -	\$ -	\$ 1,560,646									
102	37.11%	73.44%	70.51	Clovis	Clovis HS	2	Varies by System	1,550	177,692	324,813	Varies by System	\$ 1,114,643	Planning and design funding to complete systems upgrades at the existing facilities to the maximum gross square footage pursuant to the Adequacy Planning Guide for 177,692 square feet (partial campus). <b>Systems are limited to: Exterior Windows, Exterior Doors, and Fire Detection/Alarm, as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount. Upon completion, district may return to the PSCOC for the next out-of-cycle funding phase.	2 Phase	\$ 803,504	\$ 80,350	32%	68%	\$ 25,712	\$ 54,638	\$ -	\$ 25,712	\$ 54,638	\$ 231,409	\$ 491,744	\$ 568,260									
124	35.46%	61.63%	59.83	Gallup-McKinley	Crownpoint MS	2	32,898	149	32,234	54,677	2%	\$ 1,811,429	Planning, design and construction funding to complete systems upgrades at the existing facilities to the maximum gross square footage pursuant to the Adequacy Planning Guide for 32,234 square feet (partial campus). <b>Systems are limited to: Roof, as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount. The District must provide quarterly updates to the PSCOC on its maintenance status until an updated FMAR score to a minimum of 65% at this school is achieved. The District's request for local match reduction is deferred pending a final statement of financial position.	1 Phase	\$ 1,775,200	\$ 1,775,200	20%	80%	\$ 355,040	\$ 1,420,160	\$ -	\$ 355,040	\$ 1,420,160	\$ -	\$ -	\$ 391,269									
210	29.72%	61.14%	79.17	San Jon	San Jon Combined School	1	Varies by System	169	35,317	81,565	Varies by System	\$ 2,394,286	Planning and design funding to complete systems upgrades at the existing facilities to the maximum gross square footage pursuant to the Adequacy Planning Guide for 35,317 square feet (partial campus). <b>Systems are limited to: Fencing, Parking Lots, Playground Equipment, Site Drainage, Walkways, Roof, Ceiling Finishes, Floor Finishes, Heat Generating Systems, and Fire Detection/Alarm, as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount. Upon completion, district may return to the PSCOC for the next out-of-cycle funding phase.	2 Phase	\$ 2,394,286	\$ 239,429	31%	69%	\$ 74,223	\$ 165,206	\$ 13,200	\$ 87,423	\$ 152,006	\$ 668,006	\$ 1,486,852	\$ 755,429									
213	29.54%	45.16%	34.62	Gallup-McKinley	Tse Yi Gai HS	3	64,384	106	28,913	64,384	55%	\$ 1,170,379	Planning, design and construction funding to complete systems upgrades at the existing facilities to the maximum gross square footage pursuant to the Adequacy Planning Guide for 28,913 square feet (partial campus). <b>Systems are limited to: Roof, as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount. The District must provide quarterly updates to the PSCOC on its maintenance status until an updated FMAR score to a minimum of 65% at this school is achieved. The District's request for local match reduction is deferred pending a final statement of financial position.	1 Phase	\$ 526,671	\$ 526,671	20%	80%	\$ 105,334	\$ 421,336	\$ -	\$ 105,334	\$ 421,336	\$ -	\$ -	\$ 749,043									
215	29.48%	53.21%	90.15	Hobbs	Hobbs HS	2	24,688	1,950	201,639	358,744	60%	\$ 1,429,229	Planning and design funding to complete systems upgrades at the existing facilities to the maximum gross square footage pursuant to the Adequacy Planning Guide for 20,570 square feet (partial campus). <b>Systems are limited to: Heat Generating Systems, Cooling Generating Systems, Air Distribution Systems, Exhaust Ventilation System, and HVAC Controls, as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount. Upon completion, district may return to the PSCOC for the next out-of-cycle funding phase.	2 Phase	\$ 571,692	\$ 57,169	48%	52%	\$ 27,441	\$ 29,728	\$ -	\$ 27,441	\$ 29,728	\$ 246,971	\$ 267,552	\$ 1,131,949									
239	28.19%	61.12%	80.22	Portales	Brown Early Childhood Center	1	19,079	284	39,133	55,181	0%	\$ 4,344,223	Planning and design funding to complete systems upgrades at the existing facilities to the maximum gross square footage pursuant to the Adequacy Planning Guide for 19,079 square feet (partial campus). <b>Systems are limited to: Parking Lots, Playground Equipment, Site Lighting, Site Drainage, Site Utilities, Site Domestic Water Utility, Landscaping, Walkways, Exterior Walls, Exterior Windows, Exterior Doors, Ceiling Finishes, Floor Finishes, Wall Finishes, Foundation/Slab/Structure, Interior Doors, Interior Walls (and Partitions), Air Distribution Systems, Exhaust Ventilation System, Rooftop Unitary AC, HVAC Controls, Fire Sprinkler, Main Power/Emergency, Lighting/Branch Circuits, Plumbing Fixtures, Water Distribution, Drain, Waste, and Vent, Fire Detection/Alarm, Demolition of Portion of Occupied Building, and Security Systems (Excludes security cameras, handheld radios, automatic vehicle gates), as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount. Upon completion, district may return to the PSCOC for the next out-of-cycle funding phase.	2 Phase	\$ 4,344,223	\$ 434,422	31%	69%	\$ 134,671	\$ 299,751	\$ -	\$ 134,671	\$ 299,751	\$ 1,212,038	\$ 2,697,762	\$ 1,346,709									
246	27.84%	53.34%	84.15	Las Cruces	Valley View ES	2	63,850	394	52,248	69,226	18%	\$ 2,335,131	Planning, design and construction funding to complete systems upgrades at the existing facilities to the maximum gross square footage pursuant to the Adequacy Planning Guide for 52,248 square feet (partial campus). <b>Systems are limited to: Roof, as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount.	1 Phase	\$ 1,340,365	\$ 1,340,365	43%	57%	\$ 576,357	\$ 764,008	\$ -	\$ 576,357	\$ 764,008	\$ -	\$ -	\$ 1,571,123									
266	26.70%	67.48%	90.43	Hobbs	Mills ES	3	SITE ONLY	-	-	-	-	\$ 642,857	Planning, design and construction funding to complete systems upgrades at the existing site pursuant to the Adequacy Planning Guide. <b>Systems are limited to: Fencing, Parking Lots, Site Drainage, Landscaping, and Walkways, as identified in the district's application, including associated incidental systems directly related to the work in this award.</b> Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount.	1 Phase	\$ 642,857	\$ 642,857	48%	52%	\$ 308,571	\$ 334,286	\$ -	\$ 308,571	\$ 334,286	\$ -	\$ -	\$ 308,571									
SUBTOTAL				7	10							\$ 20,786,147			\$ 17,168,853	\$ 9,866,519			\$ 2,602,761	\$ 7,263,758	\$ 69,920	\$ 2,672,681	\$ 7,193,838	\$ 2,358,424	\$ 4,943,910	\$ 8,648,399									

NOTES:  
Yellow highlight indicates that the current FMAR score for this facility does not meet the minimum 65% required for an award. The District will need to continue efforts to increase this score.

## 2019-2020 PSFA Summary of Applicant Campus

### Facility Description

**Roswell – Roswell High School**

**Rank: 6**

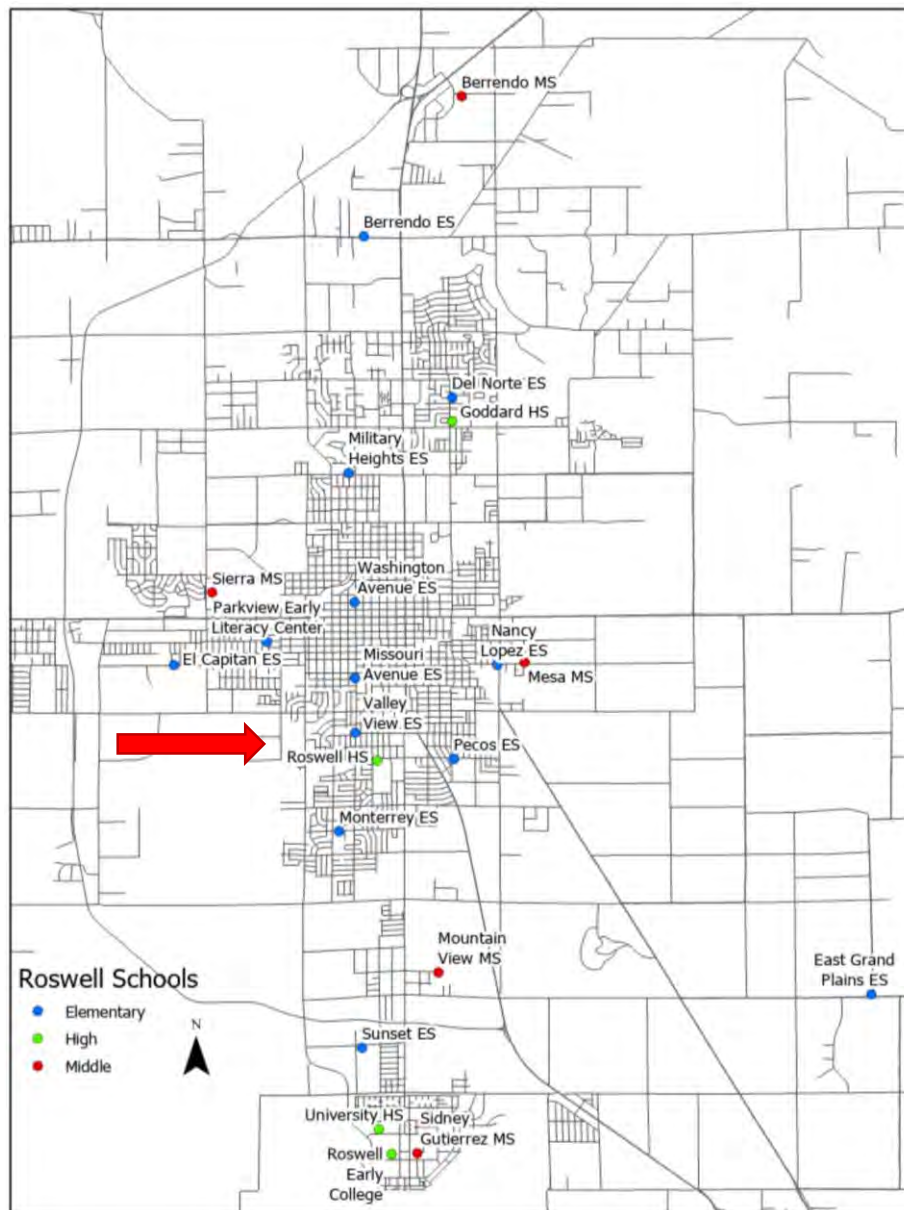
**wNMCI: 53.65%**

**FCI: 70.96%**

- Original Construction Date: 1954
- Most Recent Addition: 2010
- Total Gross Square Feet: 246,343
  - Permanent Square Feet: 241,735
  - Number of Buildings: 17
  - Portable Square Feet: 4,608
  - Number of Portables: 5
- Site Size: 42.5 Acres

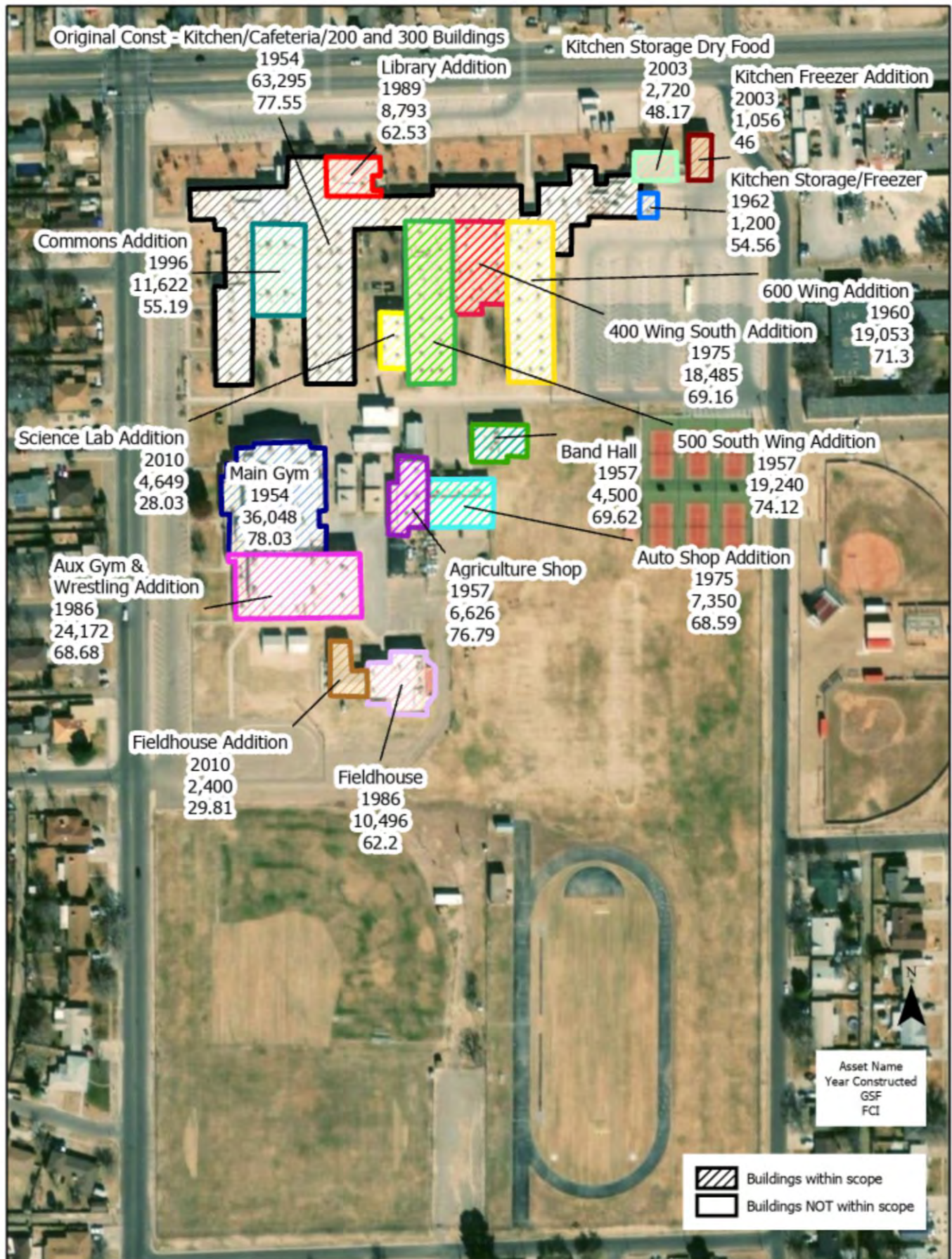
### Maps

#### District-wide School Map





## School Site Map





Application	Building 1	
Building Name	Building FCI	Building SF
400 South Wing Addition	69.16	18,485
Systems:	Fire Det./Alarm	

Application	Building 2	
Building Name	Building FCI	Building SF
500 South Wing Addition	74.12	199,240
Systems:	Fire Det./Alarm	

Application	Building 3	
Building Name	Building FCI	Building SF
600 Wing Addition	71.3	19,053
Systems:	Fire Det./Alarm	

Application	Building 4	
Building Name	Building FCI	Building SF
Agriculture Shop	76.79	6,626
Systems:	Fire Det./Alarm	

Application	Building 5	
Building Name	Building FCI	Building SF
Autoshop Addition	68.59	7,350
Systems:	Fire Det./Alarm	

Application	Building 6	
Building Name	Building FCI	Building SF
Aux Gym and Wrestling	68.68	24,172
Systems:	Fire Det./Alarm	

Application	Building 7	
Building Name	Building FCI	Building SF
Band Hall	69.62	4,500
Systems:	Fire Det./Alarm	

Application	Building 8	
Building Name	Building FCI	Building SF
Commons Addition	55.19	11,622
Systems:	Fire Det./Alarm	

Application	Building 9	
Building Name	Building FCI	Building SF
Fieldhouse	62.2	10,496
Systems:	Fire Det./Alarm	

Application	Building 10	
Building Name	Building FCI	Building SF
Fieldhouse Addition	29.81	2,400
Systems:	Fire Det./Alarm	

Application	Building 11	
Building Name	Building FCI	Building SF
Kitchen Freezer Addition	46	1,056
Systems:	Fire Det./Alarm	

Application	Building 12	
Building Name	Building FCI	Building SF
Kitchen Storage Dry	48.17	2,720
Systems:	Fire Det./Alarm	

Application	Building 13	
Building Name	Building FCI	Building SF
Kitchen Freezer	54.56	1,200
Systems:	Fire Det./Alarm	

Application	Building 14	
Building Name	Building FCI	Building SF
Library Addition	62.53	8,793
Systems:	Fire Det./Alarm	

Application	Building 15	
Building Name	Building FCI	Building SF
Main Gym	78.03	36,048
Systems:	Fire Det./Alarm	

Application	Building 16	
Building Name	Building FCI	Building SF
Original Construction	77.55	63,295
Systems:	Fire Det./Alarm	

Application	Building 17	
Building Name	Building FCI	Building SF
Science Lab Addition	28.03	4,649
Systems:	Fire Det./Alarm	

## District Request

The District is requesting a systems-based award for replacement of the existing campus fire alarm, a critical life/health/safety system. The District notes that existing network is proprietary and devices on the network are no longer manufactured; therefore, the system is not currently maintainable without the ability to buy replacement parts for the fire alarm.

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

	Total	State Match 68%	Local Match 32%
Estimated Project Cost	\$500,000	\$340,000	\$160,000
Offset	\$0	\$0	\$0
<b>Adjusted State/Local Match</b>	<b>\$500,000</b>	<b>\$340,000</b>	<b>\$160,000</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 checked="" type="checkbox"/> <b>Fire Detection/Alarm</b>
<input type="checkbox"/> Playground Equip.	<input type="checkbox"/> Exterior Doors	<input type="checkbox"/> Air Distribution Systems	
<input type="checkbox"/> Site Lighting	<input type="checkbox"/> Roof	<input 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 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

The Roswell Independent School District adopted its Facilities Master Plan in 2016 making it good through December 2021. The plan's top priority is Del Norte Elementary school, for which the district has already applied for and received Public School Capital Outlay Funding (PSCOC). Roswell High is the district's 7<sup>th</sup> ranked project

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
1,394	246,343	165,917	80,426 over

The table below summarizes capacity and utilization

School	2018-19 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	School Utilization Rate
Roswell HS	1309	1517	252	10	86.29%	71%

A comparison of functional capacity to current enrollment suggests there are 252 available seats spread throughout the school. The school is utilizing its instructional spaces at 71% utilization rate. This figure is just above the 70-85% preferred utilization rate for secondary schools. The classroom occupancy rate of 86% shows that most of the school's classrooms are loaded near capacity with each room containing a few empty seats. For example, a room with a capacity Roswell – Roswell High School



for 24 students might have 20 students in attendance for a given period. In addition, the FMP shows 10 classrooms vacant classrooms, which account for the majority of vacant seats in the building.

## **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 August 15, 2019 with 5 years of timely and historical updates. The district plan is rated Outstanding and due for update September 2020.

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

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

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

- District Average: **79.168%, recognizing Satisfactory Performance (10 schools completed)**
- Previous Cycle district average: **70.59%, Satisfactory Performance**
- Applicant School Site:
  - **Roswell High School (8/2019): 39.645% Poor performance.**
    - **3** Minor Deficiencies in the following categories: Roadway/Parking, Lighting, Equipment Rooms
    - **9** Major Deficiencies in the following categories: Site Drainage, Entry/Exterior Doors, Roof/Flashing/Gutters, Walls/Floors/Ceilings/Stairs, Electrical Distribution, Fire Protection Systems, Heating/Ventilation/Air Conditioning, Air Filters, Plumbing/Water Heaters

### **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% to 90% Good performance rating.

## **Financial Summary**

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

## **Photos – Site**



## **Photos – Building Exterior**





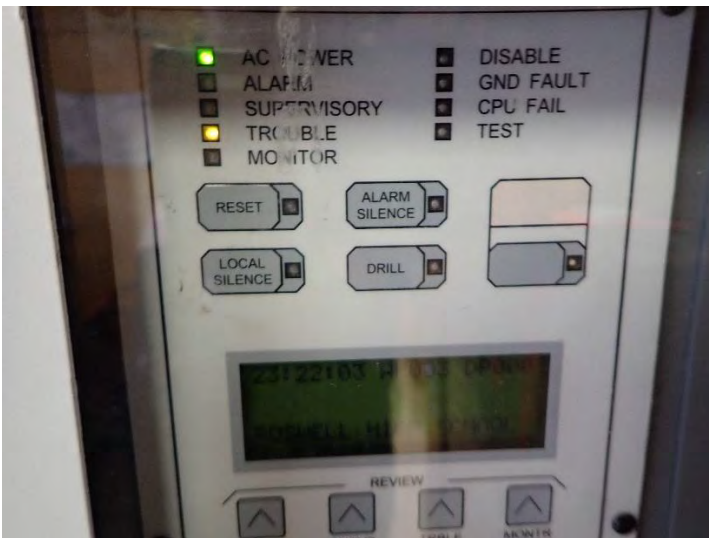
**Photos – Building Interior**







### Photos – Other Relevant Photos



### PSFA Staff Recommendation

Staff supports the District's request for a systems-based award to complete replacement of the fire alarm system, as a critical life/health/safety system for the school. Funding for these systems 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
\$500,000	\$345,000	\$345,000	32%	68%	\$0	\$110,400	\$234,600	\$0	\$0

The facility's wNMCI rank is 6, making it eligible for a standards-based award. The district should begin exploring long-term solutions for this facility.

## 2019-2020 Staff Recommendation of Applicant Campus

**Roswell – Roswell High School**

**Rank: 6**

**wNMCI: 53.65%**

**FCI: 70.96%**

Pending an updated FMAR score to a minimum of 65% as required for award eligibility, staff supports the District's request for a systems-based award to complete replacement of the fire alarm system, as a critical life/health/safety system for the school. Funding for these systems 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	Total Local Funds Required
\$500,000	\$345,000	\$345,000	32%	68%	\$0	\$110,400	\$234,600	\$0	\$0	\$265,440

### Award Language Recommendation

Planning, design and construction funding to complete systems upgrades at the existing facilities to the maximum gross square footage pursuant to the Adequacy Planning Guide for 165,917 square feet (partial campus). **Systems are limited to: Fire Detection/Alarm, as identified in the district's application, including associated incidental systems directly related to the work in this award.** Any deviation from the listed systems must receive PSFA approval and associated costs must be within the award amount.

An evaluation of recent applications and quotes received for fire alarm replacement under the school security program noted that the range for fire alarm replacement is \$1.28-\$3.60 per square foot. The District's estimated cost of \$500,000 for a 246,343 GSF facility is \$2.03 per square foot, which is within the range for this scope of work.

A review of the spaces included in the 246,343 GSF have noted that there are ineligible space types in the total gross square footage of the facility, however the maximum allowable based on the projected enrollment does not exceed the gross square footage of eligible space types in the facility.

Existing GSF	GSF of Ineligible Spaces	GSF of Eligible Spaces	Maximum Allowable GSF for Projected Enrollment	Difference Between Eligible Spaces and Maximum
246,343	37,770	208,573	165,917	42,656 over

The District indicates their intention is to extend the life of the building as long as possible. A standards-based project would require a significant planning effort as well as combining funding from two bond cycles to have a sufficient local match for a potential PSCOC project. Their recent 2019 GO Bond authorization is already earmarked for projects, including the two 2019-2020 standards-based requests.