



FISCAL YEAR

2022

ANNUAL
REPORT

STATE OF NEW MEXICO
PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
PUBLIC SCHOOL FACILITIES AUTHORITY

Public School Capital Outlay Council

Over the past twenty years, the Public School Capital Outlay Council (PSCOC) has strived to bring equitable state funding for school facilities to all New Mexico school districts. As we look forward to serving school districts for the next twenty years, we will remain diligent in our efforts to address the ever-changing and evolving needs of the school environment.

In fiscal year 2022, the Public School Facilities Authority (PSFA), with guidance and direction from the PSCOC, collaborated with stakeholders and reevaluated legacy processes, removed institutional barriers, and assessed what was working and what was not. This process improvement initiative aimed at creating a more efficient, streamlined agency to serve school districts better and grant the funding the school districts need and deserve. Although we have already made significant strides forward and seen many improvements, there is still work to be done.

As part of this initiative, the PSCOC opened the application and award cycles to allow school districts to present their needs and requests for funding throughout the year; previously, these cycles occurred only once a year. The PSFA expects an increase in the number of programs and awards over the next several years due to the expanded cycles of awards, as well as the upcoming pilot teacher-housing program, and an emphasis on future funding programs, including ongoing School Security, Pre-K, and the Statewide Education Network (SEN).

We thank Governor Michelle Lujan-Grisham, the New Mexico Legislature, and members of the PSCOC for their ongoing guidance and commitment to provide adequate funding for public schools statewide. We also thank our design and construction partners, PSFA staff, and especially all of the stakeholders, who have all given their time, talent, goodwill, and support to providing better school facilities for the children of New Mexico.

The PSCOC and PSFA pledge to continue our commitment to provide New Mexico school districts and charter schools with high-quality, sustainable school facilities to enhance student learning and support our educators for years to come.

Sincerely,



Joe Guillen

Chair, Public School Capital Outlay Council
Executive Director, New Mexico School Boards Association



Martica Casias

Executive Director,
Public School Facilities Authority



JOE GUILLEN

PSCOC Chair

New Mexico School Boards Association

DAVID ABBEY

Awards Subcommittee Chair
Legislative Finance Committee

ANTONIO ORTIZ

Public Education Department

CLAY BAILEY

Construction Industries Division

GWEN PEREA WARNIMENT (June 2022)

Legislative Education Study Committee

VANESSA HAWKER (Sept. 2021-June 2022)

RACHEL S. GUDGEL (July 2021-August 2021)

**AWARDS
SUBCOMMITTEE**

**ADMINISTRATION,
MAINTENANCE & STANDARDS
SUBCOMMITTEE**

DAVID L. ROBBINS

AMS Subcommittee Chair
Public Education Commission

MARIANA PADILLA

Governor's Office

RAUL BURCIAGA

Legislative Council Services
PSCOC Vice Chair

ASHLEY LEACH

Department of Finance and Administration

Front cover photo credit: Broadmoor Elementary School - Photo courtesy of DPS Architects

Legislative Updates

During the 2022 Legislative Session, lawmakers passed the following bills that affect the Public School Capital Outlay Act (PSCOA) and consequently, school districts throughout the state.

Lease Assistance & Charter School Facility Fund

House Bill 43 (HB-43) amended Section 22-24-4 (I) NMSA 1978, which changed the methodology for calculating lease assistance reimbursement for school districts and charter schools. HB-43 also changed the definition of eligible space from just “classroom space” to “facility,” which it now defines as space needed for school activities. This change has simplified the administration of the lease assistance program because the PSFA staff is no longer required to verify the eligible classroom square footage for each applicant annually.

Additionally, HB-43 required districts to notify charters within their boundaries of available facilities not currently used for educational purposes and of land not currently used or planned to be used for educational purposes that is available for lease, lease purchase, or purchase. The bill tasks the PSFA with ensuring the notifications occur.

HB-43 also created a charter school facility revolving fund authorizing the New Mexico Finance Authority (NMFA) to make loans to a charter school for the purchase, construction, expansion, renovation of facilities, or to pay off lease-purchase agreements.

State Equalization Guarantee

House Bill 119 (HB-119) changed the calculation of the state distribution for school districts levying the public school capital improvements tax (colloquially referred to as “Senate Bill 9,” “SB-9,” or the “two-mill levy”). HB-119 changed the formula for the program guarantee, a level of “guaranteed” funding that districts generate through a combination of local SB-9 revenues and state SB-9 funds. HB-119 also provides an additional distribution from the Public School Capital Outlay Fund (PSCOF) to districts imposing a local SB-9 levy, repeals statutory provisions requiring districts to prioritize excess SB-9 funds toward correcting serious roof repair deficiencies, and authorizes the PSCOC to reduce SB-9 state distributions if funding is insufficient.

Maintenance Distribution

Senate Bill 212 (SB-212) authorized the transfer of \$75 million from balances of the PSCOF to the PSFA for distribution to each school district in FY 2023 for the maintenance and repair of public school buildings. The distribution is not subject to any local match or offset otherwise required by the Public School Capital Outlay Act. The PSFA shall make the distribution to each school district in a manner such that each school district receives the greater of \$100,000, or a percentage of the total appropriation, equal to the percentage attributable to that school district from the total distributions made to school districts in FY 2023, pursuant to the Public School Improvement Act.



Public School Facilities Authority

MARTICA CASIAS

Executive Director

RYAN PARKS

Deputy Director

ADMINISTRATION

CONTRACTS AND LEGAL

Chief Procurement Officer / Staff Attorney

- Contracts Administrator
- Contracts Analyst

FINANCE

Chief Financial Officer

- Deputy Finance Officer
- Financial Specialists

INFORMATION TECHNOLOGY

Chief Technology Officer

- Information System Specialists

HUMAN RESOURCES

Human Resources Manager

- Administrative Assistant

OPERATIONS

FACILITIES

Facilities Assessment Database Manager

- Facilities Assessors
- Master Planner
- Planning, Design and Facilities Specialist

PROGRAMS

Programs Manager

- Programs Support Coordinator
- Research Analysts

FIELD

Senior Project Manager

- Senior Project Coordinator
- Closeout Manager
- Central Coordinators
- Regional Project Managers

MAINTENANCE

Maintenance and Operations Manager

- Maintenance Specialist
- Maintenance Intern

BROADBAND

Broadband & Technology Programs Manager

- Program Specialists
- Projects Coordinator

CONSTRUCTION INFORMATION MANAGEMENT SYSTEM (CIMS)

Construction Information Management System Manager

The PSFA's employees are the strength of the agency. The PSFA strives to provide a workplace where all staff members can achieve their best, ensure team members are supported in their roles, and recruit the most qualified candidates for available positions.

In FY 2022, the Human Resources team focused on retaining staff and recruiting of quality candidates, and implemented various measures to successfully accomplish these objectives. To retain staff, the PSFA evaluated and modified roles and responsibilities as needed and implemented compensation alignments for multiple positions to provide competitive salaries. During FY 2022, the PSFA received six additional positions through a special budget request to redistribute workloads, retain valuable team members, and serve school districts. The PSFA utilized recruitment resources to find and hire eleven staff successfully. These efforts decreased the vacancy rate from 20% to 8% by the end of the fiscal year.

Process Improvements Initiative

The PSCOC, the PSFA, school districts, design professionals, and contractors all work together to fund, design, and build educational environments for the students of New Mexico.

In October 2021, the PSFA began examining internal practices and procedures to improve the processes necessary to accomplish the wide variety of responsibilities and tasks the agency regularly executes. Each team within the agency documented and reviewed the steps required to achieve specific tasks and determined how to streamline the methods used to achieve enhanced results. This ongoing effort benefits the school districts of New Mexico and all stakeholders participating in PSCOC-funded projects by providing more efficient and effective service by the PSFA.

The PSCOC directed the PSFA to hire a consultant to provide a supplemental analysis of the agency's processes and to make recommendations for further improvements to what the agency had already implemented. The consultant focused on process workflows, internal organizational challenges, communications, and policies. The PSFA will continue to devote efforts to realize the suggestions provided.

The PSFA began to hold quarterly partnering meetings with school districts, general contractors, and design professionals with the intent to listen and learn from the stakeholders we serve and partner. The input provided the PSFA with an insightful understanding of past and current challenges. The stakeholders recommended improvements that aligned with the following themes: simplification, consistency, and expedition of projects. This feedback allows the PSFA to focus and prioritize efforts to implement the most needed improvements.

During FY 2022, the PSFA accumulated the process improvement suggestions made by internal PSFA staff, the hired consultant, design professionals, general contractors, and New Mexico school districts.

In response to the recommendations to **simplify inefficiencies**, **enhance consistency**, and **expedite projects**, the PSFA has implemented the following improvements thus far:

- Simplified the application process for PSCOC funding;
- Streamlined processes in the Construction Information Management System (CIMS);
- Reduced phasing required for PSCOC-funded projects;
- Improved consistency of documents and templates;
- Provided internal training to define processes; and
- Provided external training on Construction Information Management System, Facilities Assessment Database, and Facilities Information Management System.

The PSFA is dedicated to continued advancement to improve efficiencies, consistency, communication, training, and performance to better serve the school districts of New Mexico.



Farmington High School - Photo courtesy of FBT Architects

Programs Team

The Programs team oversees the PSCOC capital funding programs and the application and award processes. The Programs team collaborates with the PSFA's Facilities, Field, and Finance teams throughout the application and award processes. The Programs team accepts a school district's pre-application and works with internal PSFA staff to gather information and data regarding the applicant's school facilities to determine eligibility and validation for the request. The PSFA staff meets with the school district to discuss the application, request, need, and potential awards and conducts site visits for the Standards-based applications. The Programs team determines and calculates the potential project scope, gross square footage, and total project cost, and presents the recommendations for potential awards to the PSCOC for final consideration.

During FY 2022, the PSCOC approved several significant changes to the application and awards process, which the Programs team implemented:

- The application cycle was open throughout the year without a deadline. Previously, the application cycle would open briefly for a few months a year, with a deadline for submittal. By allowing districts to apply for capital funding year-round, school districts had the opportunity to fully contemplate and plan for their request and apply when they were ready to do so.
- The PSCOC capital funding awards took place on a quarterly basis to allow for applications submitted throughout the year to be awarded. Typically, awards have occurred once a year at the beginning of each fiscal year. By holding awards multiple times a year, the PSCOC was able to fund more school districts with more regularity.
- The pre-application process was simplified to consist of a letter of intent submitted by the school district detailing the funding request. Previously, the pre-application consisted of a document, which stated the basic request and calculated potential project costs; this method did not provide sufficient information regarding the justification for the request, eligibility, potential costs, and funding availability. The pre-application letter of intent is easier for school districts to complete and provides the PSFA and PSCOC with more information at the onset of the request.
- The Standards-based application was converted to a web-based format rather than an excel spreadsheet application. The web-based application provides a simpler and easier user experience.

These changes simplified and improved the application and awards processes, which benefited the PSCOC, the PSFA, and most importantly, the applicant school districts.



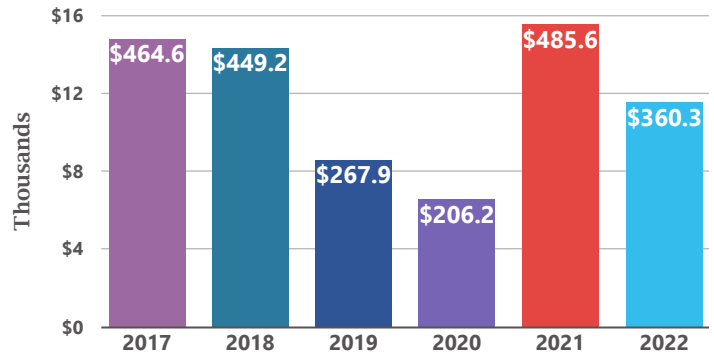
Murray Elementary School - Photo courtesy of DPS Architects

PSCOC Awards

FY 2022 FACILITIES MASTER PLAN ASSISTANCE AWARDS

Number of Awards	Total Estimated Project Cost	State Match	District Match
11	\$834,808	\$360,309	\$474,499

PSCOC Facilities Master Plan Assistance Awards
FY 2017 - FY 2022

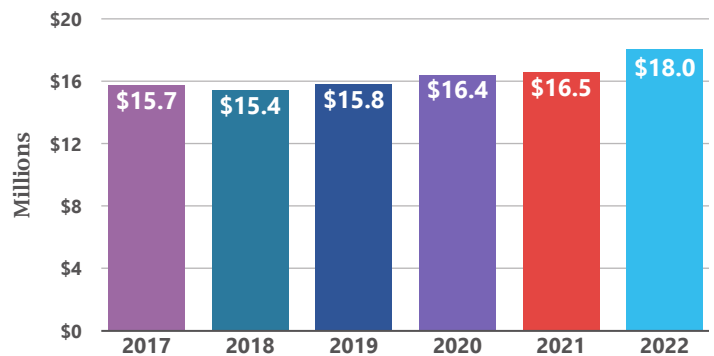


FY 2022 LEASE ASSISTANCE AWARDS

Number of Awards	Lease Assist./ Total GSF*	Lease Assist./ MEM	Total Lease Assistance
103	\$6.22	\$698.21	\$18,010,477

* GSF - Gross Square Feet, MEM - Membership

PSCOC Lease Assistance
FY 2017 - FY 2022



FY 2022 includes 103 awards

FY 2022 PREKINDERGARTEN AWARDS (5 projects in 4 districts)

The FY 2022 award cycle was announced with opportunities for funding the Pre-K program (renovation or addition of Pre-K classroom facilities, including restrooms) with the following eligibility criteria:

- All school facilities in the 2021-2022 final weighted New Mexico Condition Index (wNMCI) statewide ranking;
- Ability to provide the local share of the total cost of the project; and
- Commitment to expend funds within three years of allocation.

	District	School	Project Description	Total Estimated Project Cost	State Match	District Match
1	Deming	My Little School	Renovation of existing facility and construct classroom/multipurpose addition.	\$4,384,357	\$2,674,458	\$1,709,899
2	Gadsden	Chaparral On Track Center	Construct classroom addition to existing facility.	\$2,614,286	\$1,830,000	\$784,286
3	Gadsden	Riverside On Track Center (New)	Construct new Pre-K facility.	\$5,698,857	\$3,989,200	\$1,709,657
4	New Mexico School for the Deaf	NMSD Albuquerque Preschool	Renovate portions of existing facility and construct addition.	2,800,000	1,400,000	1,400,000
5	State Charter	School of Dreams Academy	Construct Pre-K classroom addition.	4,528,571	\$2,366,500	\$2,162,071
Total				\$20,026,071	\$12,260,158	\$7,765,913

PSCOC Standards-based Awards

FY 2022 STANDARDS-BASED AWARDS (6 projects in 4 districts)

The FY 2022 award cycle was announced with opportunities for funding under the Standards-based program with the following eligibility criteria, based on the 2021-2022 final wNMCI statewide ranking:

- All facilities within the top 100 of the statewide ranking;
- Match requirements per state/local match percentage as of July 2021, with sufficient local matching dollars available or to be available; and
- A current Facilities Master Plan, Preventive Maintenance Plan, and Facility Information Management System use.

	District	School	Project Description	Total Estimated Project Cost	State Match	District Match
1	Gadsden	Gadsden MS	Renovate or replace the existing school buildings, with demolition of excess square footage for grades 7-8.	\$47,469,936	\$33,201,755	\$14,268,181
2	Gadsden	Chaparral MS	Renovate or replace the existing school buildings, with demolition of excess square footage for grades 7-8.	\$38,729,929	\$27,110,950	\$11,618,979
3	Los Alamos	Chamisa ES	Replacement of existing facility, grades Pre-K-6.	\$20,459,743	\$4,091,949	\$16,367,794
4	Los Alamos	Pinon ES	Replacement of existing facility, grades Pre-K-6.	\$25,070,571	\$5,014,114	\$20,056,457
5	Los Lunas	Ann Parish ES	Renovate or replace the existing school buildings for the grades K-6.	\$30,845,000	\$17,273,200	\$13,571,800
6	Mosquero	Mosquero Combined	Pending planning phase work, renovate or replace the facility.	\$20,570,514	\$1,165,731	\$19,404,783
Total				\$183,145,693	\$87,857,699	\$95,287,994



Deming High School - Photo courtesy Greer Stafford Architecture

PSCOC Systems-based Awards

FY 2022 SYSTEMS-BASED AWARDS (5 projects in 4 districts)

The FY 2022 award cycle was announced with opportunities for funding under the Systems-based program with the following eligibility criteria, based on the 2021-2022 final wNMCI statewide ranking:

- All facilities within the top 300 of the statewide ranking;
- Facility Maintenance Assessment Report (FMAR) score of at least 65% for the applicant campus;
- Ability to provide the local share of the total cost of the project; and
- Commitment to expend funds within three years of allocation.

In FY 2022, the PSCOC held a second round of applications and awards. The second round of Systems-based Awards occurred in December 2021.

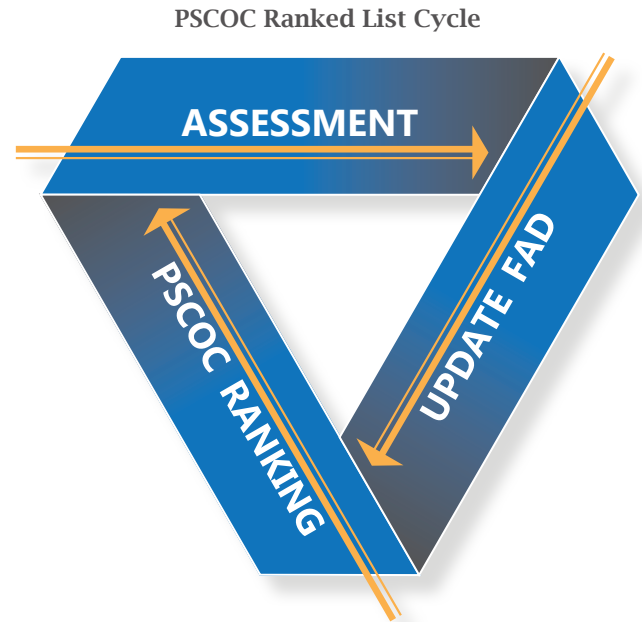
- The 2021 Legislative Session passed Senate Bill 43, which allowed the PSCOC to fully fund demolition projects, provided that the building was abandoned and would result in insurance savings to the school district. Seven districts were awarded demolition funding, at 100% state funding, except for district offsets.

		District	School	Project Description	Total Estimated Project Cost	State Match	District Match
1st Round	1	Raton	Longfellow ES	Fire alarm and HVAC	\$360,179	\$98,081	\$262,098
	2	House	House Combined	Demolition	\$142,858	\$65,661	\$77,197
	3	Portales	Portales HS	Roofing	\$365,714	\$223,086	\$142,628
	4	Floyd	Floyd Combined	HVAC	\$670,019	\$576,217	\$93,802
	5	Raton	Raton HS	Fire alarm and HVAC	\$622,976	\$280,339	\$342,637
	6	TorC	Sierra ES	Fire alarm, HVAC, roofing	\$1,780,833	\$267,125	\$1,513,708
	7	Raton	Raton IS	Fire alarm and HVAC	\$306,504	\$137,927	\$168,577
	8	Portales	James ES	Roofing and site drainage	\$1,959,517	\$1,195,305	\$764,212
	9	Tularosa	Tularosa IS	HVAC	\$588,984	\$394,619	\$194,365
	10	Raton	Columbian ES	Demolition	\$857,889	\$386,050	\$471,839
	11	Las Vegas City	Paul D. Henry ES	Demolition	\$1,100,000	\$181,160	\$918,840
2nd Round	12	Las Cruces	East Picacho ES	Roofing and HVAC	\$4,720,922	\$1,888,369	\$2,832,553
	13	Las Cruces	Zia MS	Fire alarm and HVAC	\$2,054,314	\$245,726	\$1,808,588
	14	Las Cruces	Hermosa Heights ES	Roofing and HVAC	\$3,862,670	\$1,545,068	\$2,317,602
	15	Farmington	Mesa View MS	Roofing	\$904,286	\$397,886	\$506,400
	16	Farmington	Bluffview ES	Roofing and HVAC	\$4,621,617	\$2,033,511	\$2,588,106
	17	Farmington	Apache ES	Roofing and HVAC	\$5,043,306	\$2,219,055	\$2,824,251
	18	Farmington	Esperanza ES	Roofing	\$3,229,028	\$1,420,772	\$1,808,256
	19	Farmington	Piedra Vista HS	HVAC	\$7,837,641	\$3,448,562	\$4,389,079
	20	Farmington	McCormick ES	HVAC	\$938,843	\$413,091	\$525,752
	21	Deming	Multiple facilities	Demolition	\$120,964	\$120,964	\$0
	22	Gadsden	Multiple facilities	Demolition	\$217,781	\$217,781	\$0
	23	Hatch	Multiple facilities	Demolition	\$471,141	\$471,141	\$0
	24	Quemado	Multiple facilities	Demolition	\$213,000	\$105,000	\$108,000
	25	Socorro	Closed school	Demolition	\$990,846	\$990,846	\$0
	26	Springer	Bus barn	Demolition	\$22,732	\$0	\$22,732
	27	TorC	Multiple facilities	Demolition	\$754,519	\$754,519	\$0
Total					\$44,759,083	\$20,077,861	\$24,681,222

Facilities Team

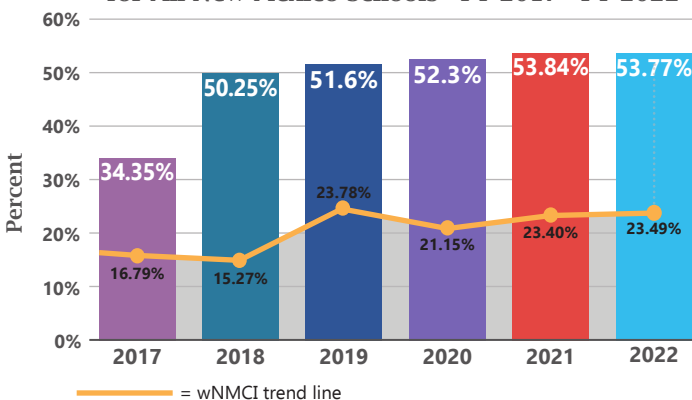
The PSFA Facilities team is responsible for a multitude of important processes affecting New Mexico school districts, including the planning, design, and evaluation of school district facilities.

The field assessors evaluate all public school facilities in the state and collect data regarding building system install dates, system conditions and the educational adequacy of a school. That data is entered into the Facilities Assessment Database (FAD), which is the PSFA tool used to inventory all schools, school buildings, and systems, and identify deficiencies based on age, condition, and educational adequacy. This database combines building repair costs and system life cycle analysis with the New Mexico Educational Adequacy Standards to create the New Mexico Condition Index (NMCI). Weight factors are then applied to create the weighted New Mexico Condition Index (wNMCI). This index compares all public schools in the state to determine the greatest need for funding to correct school deficiencies. The wNMCI scores are ultimately sorted to generate the annual ranking that identifies public schools with the greatest capital need and prioritizes funding for potential Standards-based and Systems-based awards and projects.



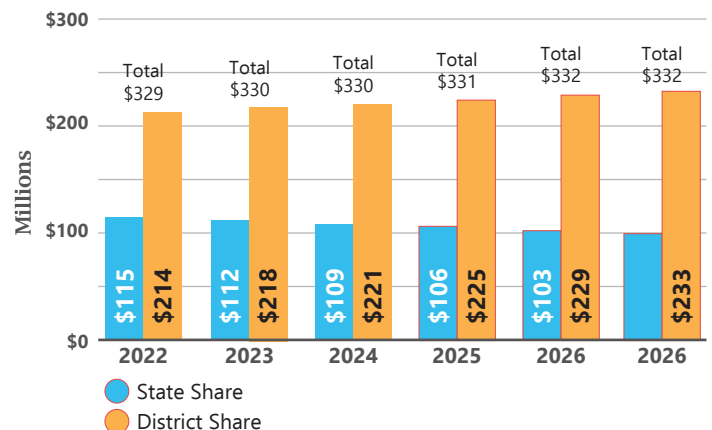
A critical process improvement the PSFA has recognized is the rate at which the PSFA assessors were able to evaluate New Mexico public school facilities. The assessment cycle rate is important in ensuring appropriate funding to all 750+ public school facilities. The PSFA has recognized that its ability to assess these facilities in a timely manner should be of the utmost importance. To meet the challenge, the PSFA has increased its facility assessment personnel and streamlined its assessment process. These changes will expedite the assessment cycle, increasing the FAD accuracy regarding the conditions of New Mexico's public schools. The increase in staffing and adjustments to the assessment procedures have made year-over-year improvements. Currently, the FAD assessment cycle is trending positive, with aspirations to maintain at least a four-year cycle rate.

**Annual Facilities Condition Index (FCI)*
and Statewide Average wNMCI Scores
for All New Mexico Schools - FY 2017 - FY 2022**



* FCI applies to brick-and-mortar facility conditions only.
The FCI calculation was improved for accuracy in FY 2018, resulting in an increased statewide FCI average.
wNMCI = FCI + the facility's ability to support educational functions

**Estimated Funds Required to Maintain the Current FCI
FY 2022 - FY 2027**



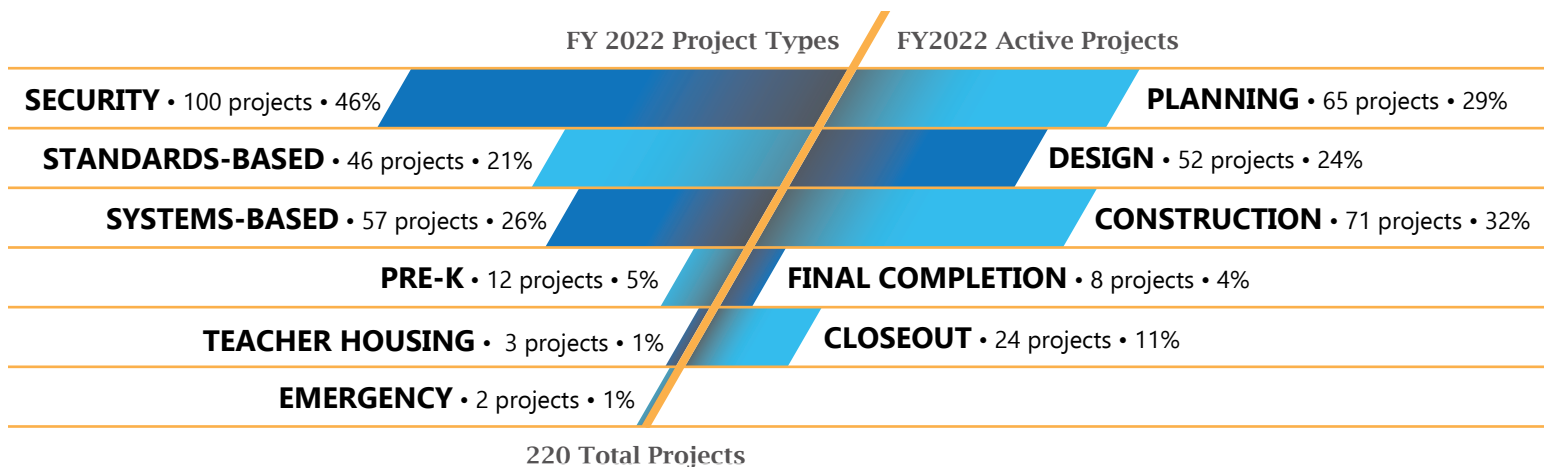
Field Team

The PSFA Field team is responsible for many crucial processes affecting all 89 New Mexico school districts' potential or current PSCOC capital projects. The Field team collaborates and co-manages PSCOC-funded projects with the school districts, throughout all phases of a project. The Field team also works collaboratively with the PSFA Facilities, Programs, and Contracts teams to successfully serve the districts.

FY 2022 has seen substantial process improvements that directly impacted the Field team and the important work we do. The PSFA teams reviewed and updated various processes, eliminated redundancies, and created more streamlined workflows. These efforts have reduced the time and effort necessary for the Field team and school district's to successfully co-manage projects to fruition.

One significant improvement has been reducing the number of steps required for owner design reviews during the design process. The PSFA modified the procedure for processing the memorandum of understanding (MOU) documents to be expeditious; the time to process the MOUs has decreased by fifty percent.

The Field team increased the amount of Regional Project Managers, from five to ten in FY 2022, resulting in a more equitable distribution of workload and projects, while also providing better service to the school districts.



CONSTRUCTION INFORMATION MANAGEMENT SYSTEM

The PSFA and New Mexico's school districts use Construction Information Management System (CIMS) to manage the PSCOC-funded projects. Once the PSCOC awards a project, the CIMS system tracks the project's funding, schedule, and required documentation throughout the project's progression. Each project type has specified processes that track the various steps required in the planning, design, and construction phases of the PSCOC-funded projects.

During FY 2022, the PSFA began a continuous process improvement program to update the CIMS. As part of this effort, the PSFA gathered stakeholders' feedback and analyzed processes to identify and remove extraneous or outdated steps. This, in turn, made the processes more user-friendly and logical and significantly reduced completion time.

Project Highlights - Construction Phase



HOBBS • SOUTHERN HEIGHTS ELEMENTARY SCHOOL

- Standards-based project
- Design phase funding: Oct. 2019
- Construction phase funding: May 2022
- 500 students • Pre-K - 5th grade
- 69,775 GSF
- Total project cost: \$30,861,491



NEW MEXICO SCHOOL FOR THE BLIND & THE VISUALLY IMPAIRED • GARRETT DORMITORY

- Standards-based project
- Design phase funding: July 2014
- Construction phase funding: June 2022
- 50 students • K - 12th grade
- 14,735 GSF
- Total project cost: \$11,088,233



ALAMOGORDO • HOLLOMAN ELEMENTARY SCHOOL

- Standards-based project
- Design phase funding: September 2018
- Construction phase funding: December 2020
- 500 students • Pre-K - 5th grade
- 72,154 GSF
- Total project cost: \$21,208,810



Project Highlights - Design Phase

Several projects started the planning and design phase in FY 2022, and will move forward to the construction phase in FY 2023. The PSFA anticipates a large number of projects to come forward for construction phase funding in the next few years.

ROSWELL • NANCY LOPEZ ELEMENTARY SCHOOL

- Standards-based project
- Design phase funding: January 2022
- 300 students • Pre-K - 5th grade
- 41,112 GSF
- Estimated total project cost: \$10,133,138



Photo courtesy of PA Architects



Photo courtesy of DPS Architects

DES MOINES • DES MOINES COMBINED SCHOOL

- Standards-based project
- Design phase funding: April 2022
- 96 students • Pre-K - 12th grade
- 43,806 GSF
- Estimated total project cost: \$10,331,490

Broadband Deficiencies Correction Program

New Mexico Schools' Participation in the E-rate Program

New Mexico public schools continue to take advantage of the E-rate program, a critical funding source for the necessary infrastructure to support all the technology requirements for modern instruction. Thanks largely to the funding and technical assistance provided by the PSCOC/PSFA Broadband Program (BDCP) during the previous five-year E-rate budget cycle that ended in 2020, New Mexico ranked top five in the country in leveraging available federal funding. This helped all the schools in the state improve connectivity for school campuses. Libraries are also eligible for E-rate funding, and the State Library is running a similar program to the schools' BDCP. The new goal is to achieve even better results during the 2021-2025 cycle, not leaving any available federal funding for eligible and necessary work unused. New Mexico public schools are on track to maximize this funding (\$36 million school budget remaining for the next three years). The PSFA is working to improve internal processes to make participation in the Broadband Program even easier.

Entity Type	Pre-discount Budget 21-25	2021 Spending	2022 Spending	C2 Remaining	Percent Used
Library	\$2,608,019.00	\$275,200.59	\$140,479.01	\$1,821,701.40	16%
Library system	\$2,301,831.50	\$0.00	\$104,932.99	\$2,409.17	5%
School	\$5,410,170.00	\$762,960.04	\$692,283.80	\$2,562,412.16	27%
School district	\$53,990,448.00	\$8,720,466.20	\$11,637,693.43	\$33,524,856.85	38%
Grand Total	\$64,310,468.50	\$9,758,626.83	\$12,575,389.23	\$37,911,379.58	35%

International School at Mesa del Sol



One example of a New Mexico school effectively using the E-rate program to meet the increased demand for connectivity is the recently completed new campus for the International School at Mesa Del Sol. The charter school has the connectivity it needs for all its students and teachers without excess expense. In collaboration with the PSFA Broadband team the school, leveraged the funding and expert support provided by the PSCOC to apply for and secure federal funding (E-rate) for broadband upgrades to the campus. The new internal network is a vast improvement over the old installation, delivering connectivity in every classroom of the beautiful new campus. The project required careful planning and execution over multiple years to maximize the impact of the federal funding.

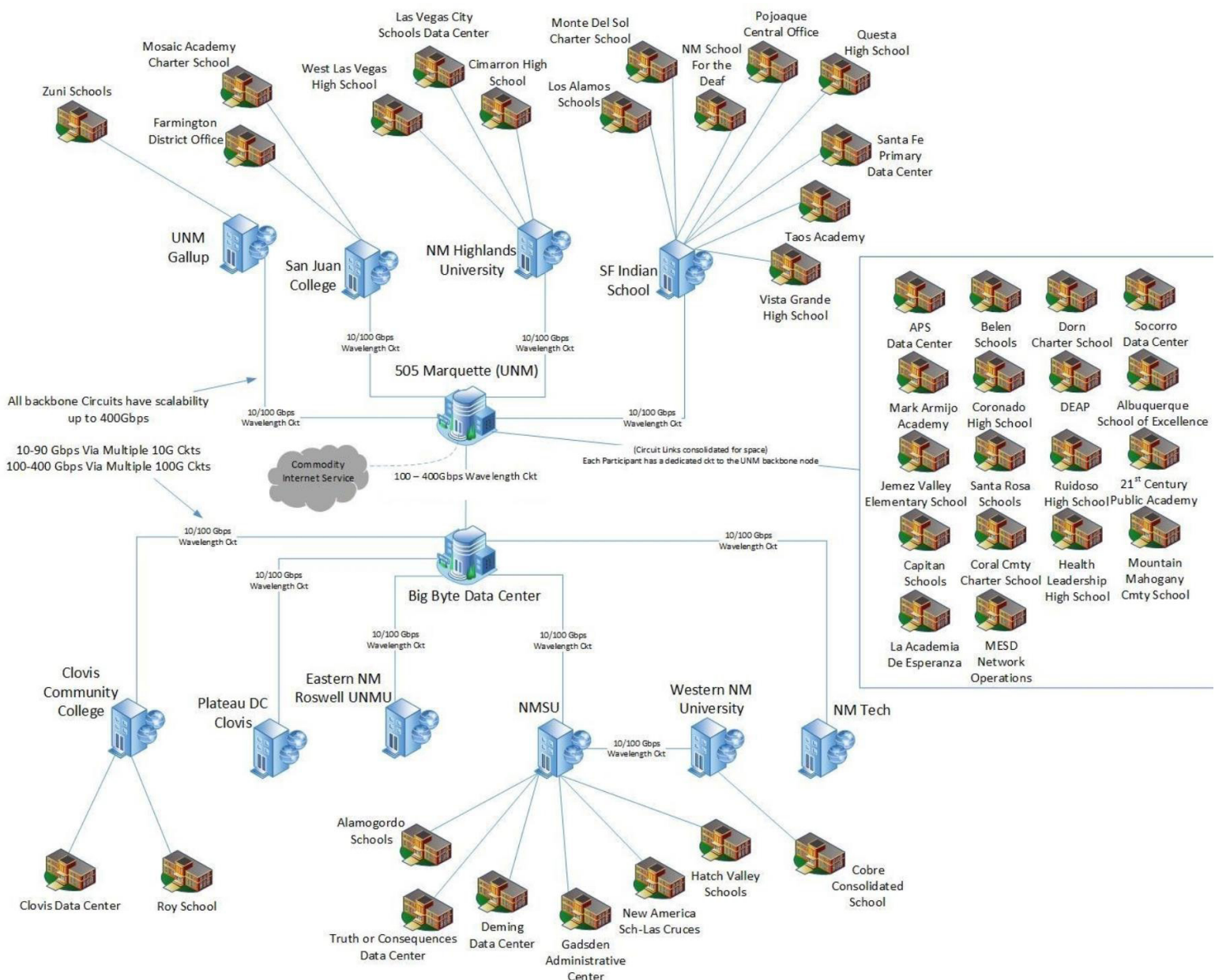


Lindsey Steiner Elementary School - Photo courtesy Greer Stafford Architecture

Statewide Education Network

New Mexico's 2021 Senate Bill 144 directed the PSCOC to approve guidelines and fund projects for a Statewide Education Network (SEN) to connect public schools to secure provide internet. Regional nodes will support secure broadband for schools and serve as launching points for connectivity for students and teachers. This statewide strategy is moving to implementation in collaboration with the New Mexico Office of Broadband Access and Expansion, the Public Education Department, Higher Education institutions, K-12 schools, and Internet Service Providers (ISPs). The multi-phase effort includes upgrades to aggregation spaces (cooling, backup power, physical security) to create neutral Meet-Me Points where different networks can interconnect to increase capacity and redundancy and reduce cost. Public schools that want to become part of the SEN can join as their existing agreements expire. The nodes will also serve as landing points for robust and high-capacity Middle Mile routes, which in turn support the deployment of Last Mile connections by regional ISPs. This will help expedite connectivity expansion statewide.

Potential Statewide Education Network Configuration



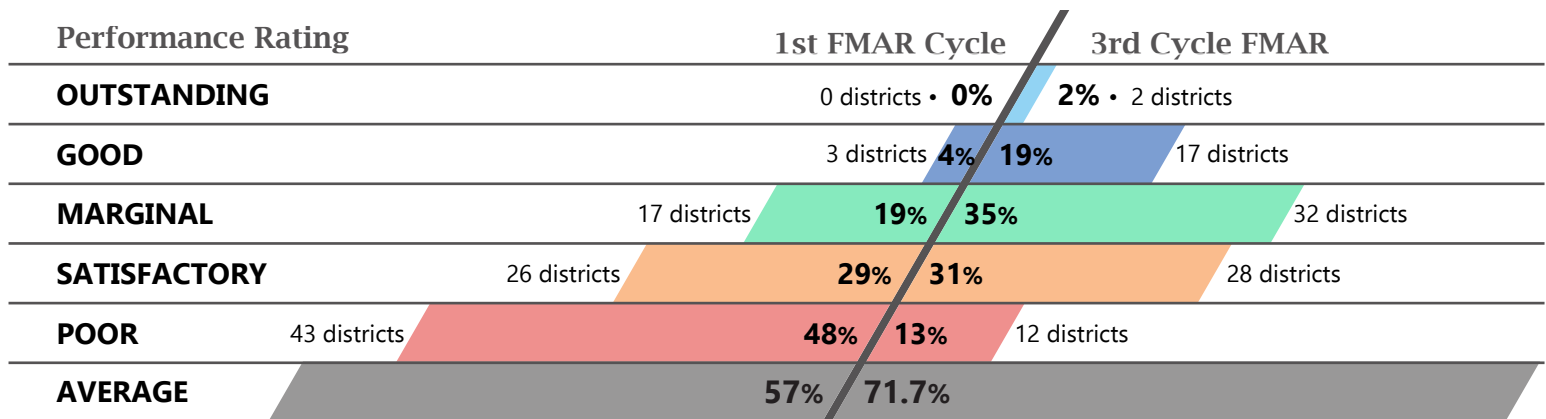
Maintenance Matters

In the past 2½ years, New Mexico public school facilities and custodial teams have faced unprecedented roadblocks, relentless difficulties, and a countless array of challenges to our state's public school maintenance infrastructure. In the aftermath of the pandemic, maintenance and custodial teams must respond to and contend with supply-chain cost increases, scarce supplies, improved indoor air quality requirements, increased cleaning schedules, and reduced staff.

Maintenance and operations staff have implemented new priorities and focused processes, utilizing many new technologies, tools, and resources to support healthy and safe educational environments proactively.

Strategies to improve indoor air quality, reduce touch points, promote social distancing, and increase cleaning frequencies have been implemented with additional opportunities to advance better facility conditions through capital renewal projects, emergency funding, and other supporting funding streams.

FACILITY MAINTENANCE ASSESSMENT REPORT (FMAR) F6 - THE POWER OF DATA



FMAR Cycle 3 - Continuing the Climb - From May 2017, spanning 60 months (a five-year milestone) of collaborative school site assessments, 840 Facilities Maintenance Assessment Reports (FMAR) were completed by the PSFA, covering 89 New Mexico school districts, two constitutional schools, and 45 state-chartered charter schools. The data indicates improvement in the statewide average maintenance performance rating compared to the prior two FMAR cycles.

Performance Ratings

Cycle 1 (2011-2015): **57%** - poor

Cycle 2 (2015-2017): **65%** - marginal

Cycle 3 (2017-2022): **71.7%** - satisfactory

For the first time, the average performance rating exceeds the recommended satisfactory performance threshold of 70%, with 51 (56%) of assessed school districts performing above the recommended threshold and two districts (2%) achieving outstanding performance ratings. New Mexico state-chartered charter schools followed suit, exceeding the recommended threshold with data indicating an average performance rating of 71.89%. Districts performing above satisfactory are dedicated to maintaining facility conditions and are driving quality educational environments. These districts have the potential for building systems to meet their manufacturer recommended life expectancy, which translates to a reduced need for unnecessary capital replacement through better maintenance.

The recent FMAR cycle also indicated the most commonly found deficiencies. By focusing on these prevalent deficiencies through preventive maintenance strategies, facilities staff can mitigate safety risk occurrences, reduce deferred maintenance, and extend building systems' life spans.

Top 5 Deficiencies

1. Life safety systems (fire protection)
2. Electrical distribution systems
3. Roof systems
4. Interior finishes
5. Housekeeping systems

FACILITY INFORMATION MANAGEMENT SYSTEM (FIMS)

Since 2005, the PSCOC has provided New Mexico public schools with a work order management system to manage building assets, track maintenance tasks (reactive and preventive), and collect basic utility bill data. Implementation of these three systems brings significant benefits to district facilities management programs. Many districts have used FIMS to significantly improve their maintenance operations by reducing reactive work orders, planning and tracking preventive maintenance processes, and reducing unnecessary expenditures via proactively inspecting and maintaining equipment. Although the pandemic has greatly affected the use of the FIMS tools due to staffing challenges, many districts across the state are rebounding and moving forward with better use.

The FIMS Maintenance and Preventive Maintenance Direct combined statewide use indicates 63% of school districts use the tools to drive maintenance efficiencies, and 47% use the Utility Direct billing system to track routine energy billing data to support energy management programs. The overall industry standard Preventive Maintenance Completion rate was 89.96% (90% is recommended).

The Missing Link – the implementation of a formal 60-day response process in which school districts could respond to unfavorable FMAR findings through the state-provided FIMS work order management system proved to be a successful benefit to the responding school districts. Those school districts gained higher performance ratings, impacted deferred maintenance, and ultimately provided improved and safer facility conditions and educational environments. In this last cycle, spanning 840 assessments, 17.5% (142 schools) responded to their FMAR findings, resulting in an average performance rating improvement of 9.44 points.

If all school districts responded to their FMAR findings, the statewide performance could be above 80%.

The PSFA staff are excited to be a part of the state's continued collaboration and successes through capital planning, energy management, and implementation of maintenance strategies.

BEN LUJAN MAINTENANCE ACHIEVEMENT AWARDS

Congratulations to the 16th (2021) annual Ben Lujan Maintenance Achievement Award recipients. The following New Mexico school districts have executed efficient and reliable facilities maintenance and custodial programs with support from district leadership through continued dedication and motivation to sustain quality educational environments.

DISTRICT PERFORMANCE AWARDS

- Alamogordo Public Schools
- Rio Rancho Public Schools

MAINTENANCE TEAM AWARDS

- Alamogordo Public Schools
- Rio Rancho Public Schools
- Farmington Municipal Schools
- Central Consolidated School District

PLANT MANAGER OF THE YEAR

- Jake Green • Mosquero Municipal Schools

INDIVIDUAL AWARDS

- William Horton • Tucumcari
- Veronica Hernandez • Tucumcari
- Chris McKinney • Tucumcari
- Patrick Gonzalez • Tucumcari
- Michael Mernin • Rio Rancho
- Nick Pina • Rio Rancho
- Andrew Alarid • Rio Rancho
- Jerrell Peralta • Rio Rancho
- Gabriel Gonzales • Rio Rancho
- Andrew Strickland • Farmington
- Rio Armijo • Wagon Mound
- Mike Arrellin • Wagon Mound
- Juan Carlos Vargas • Gadsden
- Israel Ortega • Gadsden

Information Systems and Technology Division

Information Systems and Technology (IST) operates and manages the PSFA technology, supporting the daily functions of staff, district partners, and external constituents across five operational areas:

CUSTOMER SUCCESS • The Customer Success team provides end-user support for standard technology and business systems under guidelines established by Information Technology Infrastructure Library (ITIL). ITIL is an adaptable framework for managing services within the digital realm. ITIL aids in optimizing technologies to co-create value, drive strategy, and embrace digital transformation. The team also maintains intellectual property content on the PSFA websites www.nmpsfa.org and www.mypsfa.org.

BUSINESS SYSTEMS AND PROJECT MANAGEMENT • Following project management practices established by the Project Management Institute (PMI), the Business System Development team engineers, designs, develops, and maintains the PSFA core-business systems, including PSFA.fad, F6 (FMAR), and web-based funding applications for Lease Assistance, Facility Master Planning (FMP) Assistance, and Standards-based capital funding programs, to name a few.

STANDARDS AND PRACTICES • IST identifies, examines, and tracks emerging technology to help the PSFA leadership develop new products, transform business operations, and mitigate risk. IST stewards the process using best-practice methodologies. Through life-cycle management, the PSFA controls technology investments to yield the best-value, highest performance, and lowest long-term operating costs. A standards approach allows the introduction of digital technologies while measuring effectiveness and fitness-for-use as a long-term strategy.

DATA CENTER • IST system administrators monitor daily operations, data center servers, wired and wireless networks, cable plants, distribution frames, telecommunication and telephony systems, and backup power systems.

ENGINEERING • Preservation of technology investment through maintenance of standards ensures interoperability, availability, longevity, and redundancy of technology-based assets. IST engineers design and deploy solutions that achieve interoperability, ease of use, and simplicity in an otherwise complex environment.

DIGITAL INNOVATIONS

MyPSFA.org (www.myspsfa.org) is a one-stop, web-based portal for school district use to apply for various PSCOC funding programs, including Standard-based, Lease Assistance, and FMP Assistance. As the platform develops the PSFA will add Systems-based, Pre-K, and Teacher Housing funding applications as the platform develops.

E-Signature enables the PSFA team to request electronic signatures from stakeholders, team partners, and third-party constituents. Signed documents store automatically in the cloud for preservation and research.

DIGITAL SPOTLIGHT

In FY 2022, the PSFA launched the web-based **Standards-based Application**, making funding requests more accessible, streamlined, and easy to use for school districts.

OPERATIONAL EFFICIENCIES

Promoting efficiency in day-to-day operations, IST deployed refreshed technologies, including:

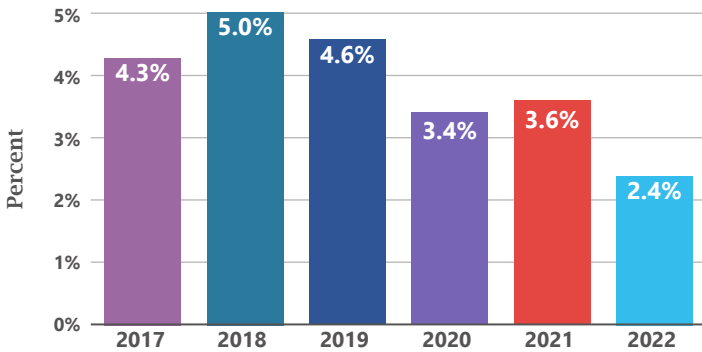
- Voice over Internet Protocol (VoIP), a modern telephone communications system with the ability to receive inbound office calls directly on a mobile device, and features a revamped automated phone directory;
- PSFADrive, a cloud-based file storage and access service enabling simple access to files from anywhere with the internet.

Finance Team

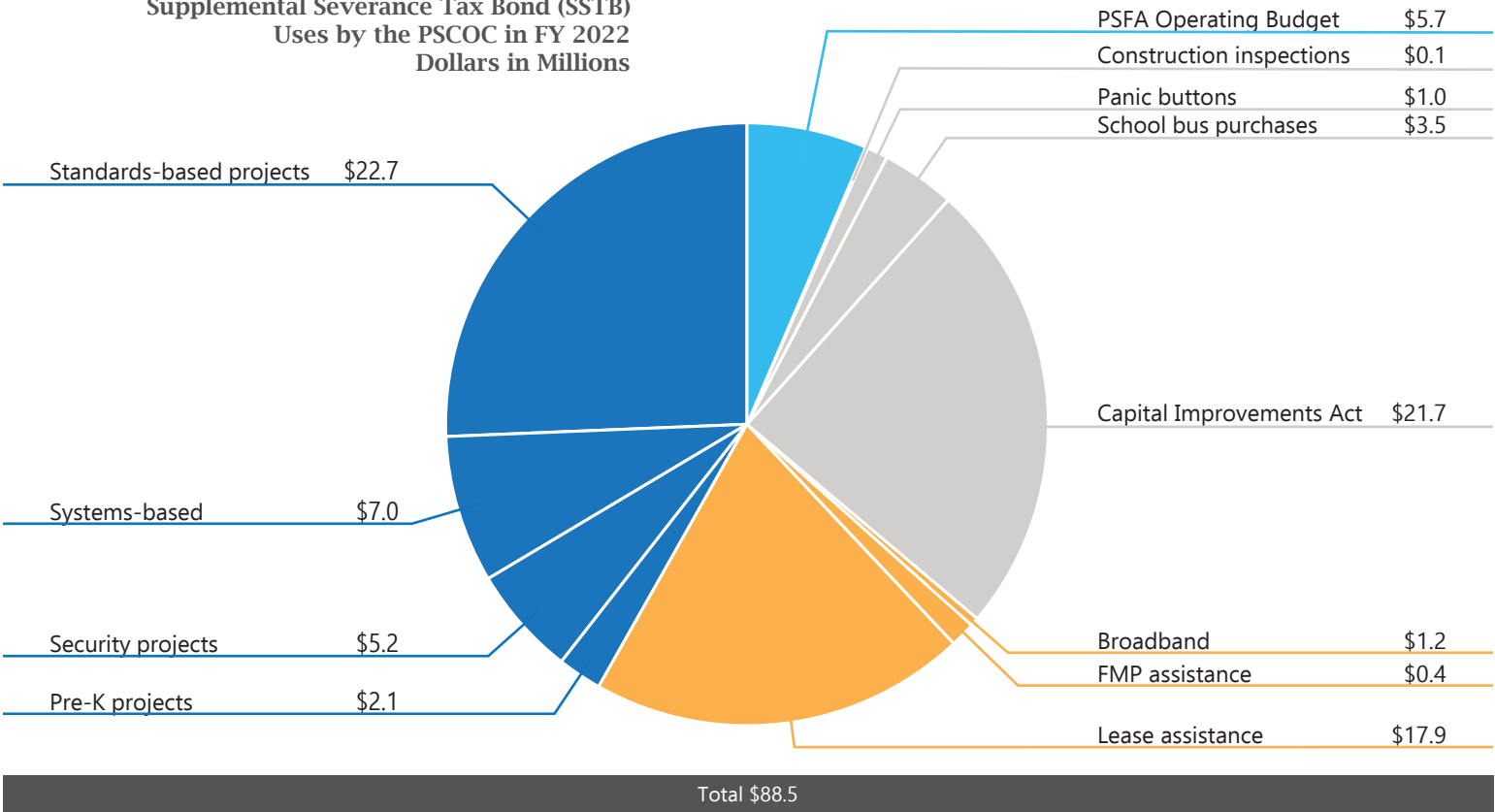
The PSFA Finance team administers all funds awarded by the PSCOC for New Mexico public schools. The team manages and oversees all funding sources, and budgets and ensures compliance with state laws, rules, and protocols.

In FY22, the Finance team focused on analyzing internal processes to identify the potential for business process improvements and documentation. They have initiated and completed funding reconciliations and decreased the time that awards are certified by six weeks, which allows projects to commence sooner. The Finance team continues to review procedures and implement improvements to simplify and expedite the funding administration to benefit all parties, especially the school districts of New Mexico.

PSFA Operational Budget
as a Percent of Total Bonds Sold
FY 2017 - FY 2022



Supplemental Severance Tax Bond (SSTB)
Uses by the PSCOC in FY 2022
Dollars in Millions



Per statute, by December 15 of each year, the council shall prepare a report summarizing its activities during the previous fiscal year and submit it to the governor, Legislative Finance Committee, Legislative Education Study Committee, and Public Education Commission.



STATE OF NEW MEXICO
PUBLIC SCHOOL FACILITIES AUTHORITY
1312 BASEHART RD SE, SUITE 200
ALBUQUERQUE, NM 87106-4365