

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL

July 23, 2024 – 9:00 AM

State Capitol Building, Room 322

Santa Fe, NM

I. Call to Order - Joe Guillen, Chair

A. Approval of Agenda*

B. Correspondence

* Denotes potential action by the PSCOC

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)

Agenda

July 23, 2024 – 9:00 am

State Capitol Building Room 322

(*Denotes potential action by the PSCOC)

- I. Call to Order – Joe Guillen, Chair**
 - A. Approval of Agenda*
 - B. Correspondence
- II. Public Comment**
- III. Finance**
 - A. PSCOC Financial Plan
- IV. Consent Agenda***
 - A. June 12, 2024 PSCOC Meeting Minutes*
- V. Out-of-Cycle Awards**
 - A. S22-009 Tularosa IS (Tularosa) – Additional Construction Funding Request*
 - B. S22-001 Longfellow ES (Raton) - Award Language Change*
 - C. P21-001 Twin Buttes HS Zuni HS Zuni MS (Zuni) – Request for Early Work Package Funding*
 - D. P22-001 Gadsden MS (Gadsden) – Construction Funding Request*
- VI. Other Business**
 - A. Recertification of SSTBs*
- VII. Next PSCOC Meeting – August 13, 2024**
- VIII. Adjourn**

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)

Agenda

July 23, 2024 – 9:00 am

State Capitol Building Room 322

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**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
SUBCOMMITTEE ASSIGNMENTS**

PSCOC

Joe Guillen, Chair

Raúl Burciaga, Vice-Chair

Awards Subcommittee

Gwen Perea-Warniment, LESC - Chair

Charles Sallee, LFC

Antonio Ortiz, PED

Clay Bailey, CID

Administration, Maintenance & Standards Subcommittee

Ashley Leach, DFA - Chair

Raúl Burciaga, LCS

Stewart Ingham, PEC

Mariana Padilla, Governor's Office

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

I. Correspondence

II. Presenter(s): Iris K. Romero, Executive Director

III. Executive Summary (Informational):

No Correspondents at this time.

II. Public Comment

III. PSCOC Financial Plan

A. PSCOC Financial Plan

I. PSCOC Financial Plan

II. Presenter(s): Matthew Schimmel, Deputy Financial Officer
Iris K. Romero, Executive Director

III. Executive Summary (Informational):**Key Points:****Awards Year-to-Date Updates (Line 36 of Financial Plan Sources & Uses Detail)**

Version	FY24	FY25	FY26	Total
June 2024	\$439.9	\$1,013.2	\$176.8	\$1,629.9
July 2024	\$439.9	\$1,011.2	\$176.8	\$1,627.9
Net Change	\$ -	\$(2.0)	\$ -	\$(2.0)

- Out of Cycle Updates:
 - S22-009 Tularosa Intermediate School - Additional Construction Funding Request
 - \$340,961
 - S22-001 Raton Longfellow ES - Award Language Change Request
 - \$2,725,138 (Converting Systems to Standards)
 - Out-Year construction updated from \$42,275,493 to \$36,205,406 (State Match Only)
 - P21-001 Zuni Combined School - Teacher Housing (Early Work Package Request)
 - \$11,951,786 (Out-Year reduced from \$95.4 to \$83.4M)
 - P22-001 Gadsden MS - Construction Funding Request
 - \$47,051,979

Additional Notes

- S22-001 Raton Longfellow ES
 - Out-Year Potential Waiver Adjusted from \$51,670,047 to \$44,251,052
 - Change Reflected on Line 35 of Sources & Uses Detail

Exhibit(s):

A – Financial Plan

PSCOC Financial Plan

Sources & Uses Detail (millions of dollars)

July 23, 2024

Exhibit A

I. SOURCES & USES							
SOURCES:		FY23 Act.	FY24 Act.	FY25 Est.	FY26 Est.		
1	Uncommitted Balance (Period Beginning)	539.2	449.7	531.2	376.8		
2	SSTB Notes (Revenue Budgeted July)	0.0	343.0	363.9	0.0		
3	SSTB Notes (Revenue Budgeted January)	339.2	393.1	756.7	733.1		
4	Project Reversions - ESTIMATE	0.6	4.5	0.6	0.6		
5	Operating Reversions	0.3	1.7	0.0	0.0		
6	Advance Repayments	0.6	29.6	0.1	1.2		
7	Subtotal Sources:	879.8	1,221.6	1,652.5	1,111.7		
USES:							
8	Capital Improvements Act (SB-9) & HB 119 (L22,C22)	31.5	45.1	45.1	45.1		
9	Panic Button (PED)	1.0					
10	Security HB306 (L18,C80,S46) & SB 239 (L18,C71)						
11	Lease Payment Assistance Awards	23.0	24.2	25.4	26.6		
12	Facilities Master Plan Assistance Awards	0.5	0.7	0.7	0.7		
13	BDCP (Includes Cat. 1 & Cat. 2)	10.0	10.0	10.0	10.0		
14	HB2 OBAE			0.7			
15	Pre-K	5.0	5.0	5.0	5.0		
16	PSFA Operating Budget	6.8	7.2	7.4	7.8		
17	GSD Solvency Appropriations	0.2					
18	CID/SFMO Inspections	0.3	0.3	0.3	0.3		
19	Emergency Reserve for Contingencies	10.0	10.0	10.0	10.0		
20	Teacher Housing	10.0	10.0	10.0	10.0		
21	SB275 School Buses (PED)	5.5	16.7	29.2	29.2		
22	SB275 School Bus Cameras (PED)		0.3	0.6			
23	Tribal Libraries (PED)		20.0				
24	HB2 School Buses (PED) HB2 (L22, S6)	7.5					
25	HB2 School Safety Summits (PED) (Ch210, S199)		0.2	0.2			
26	SB275 Fueling/Charge Stations for Buses (PED)			1.5			
27	HB2 Las Vegas City Memorial MS			1.5			
28	SB275 Higher Education Appropriation			30.0			
29	Maintenance and Repair SB 212 (L22,C53,S51)	75.0					
30	PSFA Vehicles HB2 (L23, 1S,C210,S5,I209)		0.2				
31	HB505 Security and CTE FY24		100.0				
32	Charter School Loan Fund (L22,C54,S5,I125)	10.0					
33	CIMS, FIMS, BBER, Bond Recon., M&V & eBuilder Upgrade	1.5	0.6	0.6	0.6		
34	Estimated Cost of Pre-Applications and Potential Waivers		0.0	0.0	0.0		
35	Out-of-Cycle Potential Waivers		0.0	86.4	54.4		
36	Awards YTD (per Project Awards Schedule)	232.3	439.9	1011.2	176.8		
37	Subtotal Uses:	430.2	690.4	1275.7	376.6		
38	Estimated Uncommitted Balance Period Ending	449.7	531.2	376.8	735.1		
II. PROJECT AWARD SCHEDULE SUMMARY							
	Total	FY23 Act.	FY24 Act.	FY25 Est.	FY26 Est.	Total	
39	FY12 Awards Cycle	5.4	0.0	0.4	5.0	0.0	5.4
40	FY15 Awards Cycle	3.6	0.0	0.0	3.6	0.0	3.6
41	FY16 Awards Cycle	5.8	0.3	0.0	5.8	0.0	5.8
37	FY19 Awards Cycle	191.1	52.0	118.0	73.1	0.0	191.1
38	FY20 Awards Cycle	194.3	33.1	85.5	86.4	22.4	194.3
39	FY21 Awards Cycle	378.5	13.1	106.0	272.5	0.0	378.5
40	FY22 Awards Cycle	228.9	84.7	65.4	142.4	21.2	228.9
41	FY22 Awards 2nd Cycle	2.4	0.0	2.4	0.0	0.0	2.4
42	FY 22 Awards Cycle Subtotal	231.3	84.7	67.8	142.4	21.2	231.3
43	FY23 Awards Cycle	192.5	49.2	0.0	127.9	64.7	192.5
44	FY24 Awards Cycle	425.2	0.0	62.2	294.4	68.6	425.2
45	FY25 Awards Cycle	0.0	0.0	0.0	0.0	0.0	0.0
46	FY26 Awards Cycle	0.0		0.0	0.0	0.0	0.0
47	Subtotal Uses :	1,627.9	232.3	439.9	1,011.2	176.8	1627.9

PSCOC Financial Plan

Summary of Changes Since 6/12/2024

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

	Award Amount
FY24 Standards-based Capital Outlay Award – Artesia – Roselawn ES	\$ 1,182,001
FY24 Standards-based Capital Outlay Award – Hagerman – Hagerman Combined	\$ 4,371,742
FY24 Standards-based Capital Outlay Award – Hondo – Hondo Combined	\$ 6,513,731
FY24 Standards-based Capital Outlay Award – Albuquerque – Harrison MS	\$ 989,897
FY24 Standards-based Capital Outlay Award – Albuquerque – Van Buren MS	\$ 1,195,984
FY24 Systems-based Capital Outlay Award – Melrose – Melrose Combined	\$ 2,400,000
FY24 Systems-based Capital Outlay Award – Clayton – Demolition	\$ 2,456,250
FY24 Systems-based Capital Outlay Award – Albuquerque – Demolition	\$ 376,446
FY24 Pre-Kindergarten Capital Outlay Award – Albuquerque – Duranes ES	\$ 828,611
FY24 Teacher Housing Pilot Capital Outlay Award – House	\$ 430,888
P22-004 Ann Parish ES (Los Lunas) – Design Funding Request	\$ 2,524,085
K22-003 Riverside On Track Pre-K Center (Gadsden) - Construction Funding Request	\$ 9,229,066
P19-010 Nancy Lopez ES (Roswell) – Construction Funding Request	\$ 18,807,560
P21-002 Combined School (Carrizozo) – Construction Funding Request	\$ 42,393,600
S19-014 Combined School (Magdalena) – Award Language Change	\$ 3,776,065
K22-005 School of Dreams Academy (State Charter) – Rescind Award	\$ (84,100)
Total Awards:	\$ 97,391,824
Total Reversion/Reallocation/Rescind:	\$0

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - MODIFICATIONS

Potential Council Action Projects - Agenda:	FY	Previous FP Estimate	Current FP Estimate	Change Fav (Unfav)
S22-009 Tularosa Intermediate School - Additional Construction Funding Request*	2022	\$ -	\$ 340,961	\$ (340,961)
S22-001 Longfellow ES - Award Language Change Request*	2022	\$ -	\$ 2,725,138	\$ (2,725,138)
P21-001 Zuni Combined School - Teacher Housing (Early Work Package Request)*	2021	\$ -	\$ 11,951,786	\$ (11,951,786)
P22-001 Gadsden MS - Construction Funding Request*	2022	\$ 46,075,037	\$ 47,051,979	\$ (976,942)
Subtotal		\$ 46,075,037	\$ 62,069,864	\$ (15,994,827)

FINANCIAL PLAN ASSUMPTIONS and SUMMARY:

Financial Plan Variance Between Months					
	FY22	FY23	FY24	FY25	FY26
Uncommitted Balance (June 2024)	539.2	449.7	531.2	367.3	725.7
Uncommitted Balance (July 2024)	539.2	449.7	531.2	376.8	735.1
Variance Favorable (Unfavorable)	-	-	-	9.4	9.4

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - (Representation of Uncommitted Balance in FY25)

July 23, 2024

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

			FY 2024				FY 2025				FY 2026				FY 2027			
			\$439,918,269				\$1,011,184,935				\$176,780,336				\$0			
			\$123,757,216	\$135,322,137	\$88,714,948	\$92,123,968	\$168,347,958	\$130,798,928	\$238,859,353	\$473,178,695	\$108,214,665	\$0	\$68,565,671	\$0	\$0	\$0	\$0	\$0
			2023_Q3	2023_Q4	2024_Q1	2024_Q2	2024_Q3	2024_Q4	2025_Q1	2025_Q2	2025_Q3	2025_Q4	2026_Q1	2026_Q2	2026_Q3	2026_Q4	2027_Q1	2027_Q2
FY12 AWARDS																		
P12-006	Espanola	Velarde ES	\$379,456	\$5,036,864	\$5,416,320	\$379,456	\$5,036,864											
Total			\$379,456	\$5,036,864	\$5,416,320	\$379,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$379,456				\$5,036,864				\$0				\$0			
FY15 AWARDS																		
P15-006	Gallup-McKinley	Thoreau Elementary School	\$1,867,315	\$13,647,522	\$15,514,837													
P15-006	Gallup-McKinley	Thoreau Teacher Housing	\$0	\$3,645,000	\$3,645,000					\$3,645,000								
P15-009	NMSBVI	Garrett Dormitory	\$82,483	\$5,548,243	\$5,797,501													
Total			\$1,949,798	\$22,840,765	\$24,957,338	\$0	\$0	\$0	\$0	\$3,645,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0				\$3,645,000				\$0				\$0			
FY16 AWARDS																		
P16-002	Espanola	Abiquiu Elementary School	\$570,704	\$5,817,496	\$6,388,200													
Total			\$570,704	\$5,817,496	\$6,388,200	\$0	\$0	\$0	\$0	\$5,817,496	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0				\$5,817,496				\$0				\$0			
FY19 AWARDS																		
P19-002	Belen	Jarmillo ES	\$42,750	\$103,301	\$146,051													
P19-003	Gallup-McKinley	Rocky View / Red Rock ES	\$2,467,437	\$36,943,198	\$39,410,635													
P19-004	Gallup-McKinley	Tohatchi HS	\$2,567,972	\$50,647,912	\$53,215,884		\$50,647,912											
P19-004	Gallup-McKinley	Tohatchi Teacher Housing	\$346,585	\$3,253,415	\$3,600,000							\$3,253,415						
P19-005	Las Cruces	Desert Hills ES	\$366,400	\$15,134,000	\$15,500,400													
P19-006	Las Vegas	Sierra Vista ES	\$447,398	\$18,284,012	\$18,731,410													
P19-008	Los Lunas	Peralta ES	\$2,246,400	\$21,337,093	\$23,583,493													
P19-009	Roswell	Mesa MS	\$1,158,868	\$15,547,575	\$16,706,443	\$1,034,322												
P19-010	Roswell	Nancy Lopez ES	\$1,547,738	\$18,807,560	\$20,355,298													
P19-017	Tularosa	Tularosa MS	\$2,792,788	\$36,917,164	\$39,709,952													
S19-003/P19-018	Belen	Dennis Chavez ES	\$1,457,542	\$14,887,510	\$16,345,052					\$14,887,510								
S19-007	Deming	Chaparral ES	\$0	\$2,084,250	\$2,084,250													
S19-008	Floyd	Floyd Combined School	\$0	\$426,097	\$426,097													
S19-009	Las Cruces	Fairacres ES	\$0	\$314,515	\$314,515													
S19-019	Las Cruces	Highland ES	\$0	\$229,869	\$229,869													
S19-020	Las Cruces	Hillrise ES	\$0	\$39,110	\$39,110													
S19-010	Las Cruces	Lynn MS	\$0	\$3,107,357	\$3,107,357													
S19-021	Las Cruces	Mayfield HS	\$0	\$245,368	\$245,368													
S19-022	Las Cruces	Oñate HS	\$0	\$329,147	\$329,147													
S19-023	Las Cruces	Picacho MS	\$0	\$141,238	\$141,238													
S19-012	Las Cruces	Rio Grande Preparatory Institute	\$0	\$695,031	\$695,031													
S19-024	Las Cruces	Vista MS	\$0	\$58,807	\$58,807													
S19-013	Los Lunas	Los Lunas MS	\$0	\$2,836,611	\$2,836,611													
FY19 AWARDS																		
S19-014	Magdalena	Magdalena Combined School	\$0	\$4,661,954	\$4,661,954													
S19-015/P19-015	Socorro	Sarracino MS	\$2,728,638	\$22,399,018	\$25,127,656													
Total			\$18,170,516	\$269,431,113	\$287,601,629	\$1,034,322	\$94,384,023	\$0	\$22,583,625	\$14,887,510	\$0	\$18,054,732	\$40,170,579	\$0	\$0	\$0	\$0	\$0
FY20 AWARDS																		
P20-001	Alamogordo	Chaparral MS	\$2,162,755	\$31,780,895	\$33,943,650					\$31,780,895								
P20-002	Central	Newcomb ES	\$1,087,543	\$21,298,535	\$22,386,078					\$21,298,535								
P20-003	Roswell	Mountain View MS	\$1,807,637	\$30,833,179	\$32,640,816							\$30,833,179						
P20-004	Hobbs	Southern Heights ES	\$1,354,716	\$16,047,470	\$17,402,186													
P20-005	Las Cruces	Columbia ES	\$4,105,206	\$30,327,211	\$34,432,417													
P20-006	Roswell	Washington Avenue ES	\$2,488,106	\$22,392,958	\$24,881,064													
P20-007	Des Moines	Des Moines Combined School	\$962,934	\$51,087,757	\$52,050,691	\$51,087,757												
P20-008	Grants	Bluewater ES	\$548,021	\$15,623,051	\$16,171,072													
P20-009/P20-010	Clovis	Barry ES	\$992,089	\$3,681,792	\$4,673,881													
S20-001	Roswell	Roswell HS		\$670,784	\$670,784	\$436,184												
S20-003	Clovis	Clovis HS	\$54,638	\$491,745	\$546,383													
S20-004	Gallup-McKinley	Crownpoint MS		\$1,684,658	\$1,684,658													
S20-005	San Jon	San Jon Combined School	\$152,006															
S20-006	Gallup-McKinley	Tse Yi Gai HS	\$452,937		\$452,937													
S20-007	Hobbs	Hobbs HS	\$29,728	\$267,552	\$297,280													
S20-008	Portales	Brown Early Childhood Center	\$299,751	\$2,697,762	\$2,997,513													
S20-009	Las Cruces	Valley View ES		\$1,411,207	\$1,411,207													
S20-010	Hobbs	Mills ES		\$334,286	\$334,286													
Total			\$16,648,068	\$234,408,469	\$250,904,531	\$51,523,941	\$30,327,211	\$3,681,792	\$0	\$55,567,536	\$0	\$30,833,179	\$0	\$22,392,958	\$0	\$0	\$0	\$0
											</							

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - (Representation of Uncommitted Balance in FY25)

July 23, 2024

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						FY 2024				FY 2025				FY 2026				FY 2027			
						\$439,918,269				\$1,011,184,935				\$176,780,336				\$0			
						\$123,757,216	\$135,322,137	\$88,714,948	\$92,123,968	\$168,347,958	\$130,798,928	\$238,859,353	\$473,178,695	\$108,214,665	\$0	\$68,565,671	\$0	\$0	\$0	\$0	\$0
FY21 AWARDS						2023_Q3	2023_Q4	2024_Q1	2024_Q2	2024_Q3	2024_Q4	2025_Q1	2025_Q2	2025_Q3	2025_Q4	2026_Q1	2026_Q2	2026_Q3	2026_Q4	2027_Q1	2027_Q2
P21-001	Zuni	TwinButtes HS, Zuni HS	\$9,519,621	\$92,416,393	\$101,936,014			\$8,966,688		\$11,951,786	\$83,449,705										
P21-002	Carrizozo	Combined School	\$3,571,922	\$42,393,600	\$45,965,522				\$42,393,600												
P21-003	Gallup-McKinley	Gallup HS	\$12,023,894	\$80,254,339	\$92,278,233			\$11,922,644								\$68,331,695					
P21-004	Hobbs	Heizer MS	\$2,448,034	\$29,296,250	\$31,744,284	\$2,415,034				\$29,296,250											
P21-005	Gallup-McKinley	Crownpoint HS	\$5,071,465	\$39,644,484	\$44,715,949			\$4,720,541								\$34,923,943					
P21-006	Gallup-McKinley	Navajo Pine HS	\$5,091,683	\$48,101,770	\$53,193,453			\$5,030,933								\$43,070,837					
P21-007	Grants	Mesa View ES	\$1,796,022	\$29,510,692	\$31,306,714			\$29,510,692													
S21-001	Las Cruces	Tombaugh ES	\$165,548	\$1,489,934	\$1,655,482					\$1,489,934											
S21-003	Las Cruces	Organ Mountain HS	\$139,862	\$1,068,419	\$1,208,281			\$1,068,419													
Total			\$39,828,051	\$366,141,110	\$405,969,161	\$2,415,034	\$1,068,419	\$60,151,498	\$42,393,600	\$42,737,970	\$83,449,705	\$0	\$146,326,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$106,028,551				\$272,514,151				\$0				\$0			
FY22 AWARDS						2023_Q3	2023_Q4	2024_Q1	2024_Q2	2024_Q3	2024_Q4	2025_Q1	2025_Q2	2025_Q3	2025_Q4	2026_Q1	2026_Q2	2026_Q3	2026_Q4	2027_Q1	2027_Q2
P22-001	Gadsden	Gadsden MS	\$4,518,233	\$47,051,979	\$51,570,212					\$47,051,979											
P22-006	Gadsden	Chaparral MS	\$3,144,769	\$56,054,735	\$59,199,504							\$56,054,735									
P22-003	Los Alamos	Chamisa ES	\$464,646	\$45,933,680	\$46,398,326																
P22-005	Los Alamos	Pinon ES	\$501,411	\$23,769,210	\$24,270,621																
P22-004	Los Lunas	Ann Parrish ES	\$2,566,085	\$21,161,894	\$23,727,979				\$2,524,085					\$21,161,894							
P22-002	Mosquero	Mosquero Combined School	\$2,307,631	\$54,579,657	\$56,887,288	\$45,953,268		\$5,433,189													
S22-004	Floyd	Floyd Combined School	\$50,622	\$518,595	\$569,217																
S22-002	House	House Combined		\$134,233	\$134,233																
S22-011	Las Vegas City	Demolition of unused school building		\$1,100,001	\$1,100,001																
S22-003	Portales	Portales HS		\$433,036	\$433,036	\$209,230															
S22-008	Portales	James ES	\$96,862	\$1,415,200	\$1,512,062	\$1,415,200															
S22-001	Raton	Longfellow ES	\$9,492,635	\$36,205,406	\$45,698,041			\$9,394,554		\$2,725,138			\$36,205,406								
S22-005	Raton	Raton HS		\$280,339	\$280,339																
S22-007	Raton	Raton Intermediate School		\$137,927	\$137,927																
S22-010	Raton	Columbian ES		\$857,889	\$857,889			\$471,839													
S22-006	Truth or Consequences	Sierra ES	\$26,712	\$486,135	\$512,847																
S22-009	Tularosa	Tularosa Intermediate School		\$394,619	\$394,619					\$340,961											
S22-025	Socorro	Edward Torres		\$990,846	\$990,846																
S22-026	T or C	District		\$754,519	\$754,519																
FY22 AWARDS 2nd CYCLE																					
S22-012	Las Cruces	East Picacho ES		\$1,888,369	\$1,888,369																
S22-013	Las Cruces	Zia MS		\$245,726	\$245,726																
S22-014	Las Cruces	Hermosa heights Es		\$1,545,068	\$1,545,068																
S22-015	Farmington	Mesa View MS		\$397,886	\$397,886																
S22-016	Farmington	Bluffview ES		\$2,638,368	\$2,638,368			\$604,857													
S22-017	Farmington	Apache ES		\$2,494,995	\$2,494,995			\$275,940													
S22-018	Farmington	Esperanza ES		\$1,420,772	\$1,420,772																
S22-019	Farmington	Piedra Vista HS		\$4,848,009	\$4,848,009			\$1,399,447													
S22-020	Farmington	McCormick ES		\$532,934	\$532,934			\$119,843													
S22-021	Deming	Jarvis House		\$120,964	\$120,964																
S22-022	Gadsden	District		\$217,781	\$217,781																
S22-023	Hatch	District Wide		\$471,141	\$471,141																
S22-024	Quemado	District Wide		\$105,000	\$105,000																
Total			\$23,169,606	\$309,186,913	\$332,356,519	\$47,577,698	\$0	\$17,699,669	\$2,524,085	\$50,118,078	\$0	\$56,054,735	\$36,205,406	\$21,161,894	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$67,801,452				\$142,378,219				\$21,161,894				\$0			
FY23 AWARDS SCENARIO						2023_Q3	2023_Q4	2024_Q1	2024_Q2	2024_Q3	2024_Q4	2025_Q1	2025_Q2	2025_Q3	2025_Q4	2026_Q1	2026_Q2	2026_Q3	2026_Q4	2027_Q1	2027_Q2
P23-001	Gallup-McKinley	Central HS	\$900,480	\$13,340,694	\$14,241,174							\$13,340,694									
P23-002	Gallup-McKinley	Thoreau HS	\$3,821,477	\$54,624,638	\$58,446,115							\$54,624,638									
P23-003	Gallup-McKinley	David Skeet ES	\$1,771,462	\$25,871,989	\$27,643,451							\$25,871,989									
P23-004	Farmington	Heights MS	\$4,628,052	\$38,991,338	\$43,619,390									\$38,991,338							
P23-005	Farmington	Mesa Verde ES	\$2,835,251	\$25,668,475	\$28,503,726									\$25,668,475							
P23-006	Albuquerque Sign Language	ASLA	\$0	\$28,007,571	\$28,007,571																
P23-008	Pojoaque	Pojoaque MS	\$2,090,939	\$27,238,575	\$29,329,514							\$27,238,575									
P23-007	Estancia	Estacia ES	\$662,256	\$6,776,700	\$7,438,956							\$6,776,700									
S23-001	Gallup-McKinely	Indian Hills ES		\$3,475,835	\$3,475,835																
S23-002	Moriarty	Edgewood ES & Moriarty HS		\$296,744	\$296,744																
S23-003	Gadsden	Santa Teresa MS		\$354,255	\$354,255																
S23-004	Gadsden	Sunland Park ES		\$194,491	\$194,491																
S23-005	Gadsden	Loma Linda ES		\$129,674	\$129,674																
Total			\$16,709,917	\$224,970,978	\$241,680,895	\$0	\$0	\$0	\$0	\$0	\$0	\$127,852,595	\$0	\$64,659,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$0				\$127,852,595				\$64,659,813				\$0			

PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - (Representation of Uncommitted Balance in FY25)

July 23, 2024

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

						FY 2024				FY 2025				FY 2026				FY 2027			
						\$439,918,269				\$1,011,184,935				\$176,780,336				\$0			
						\$123,757,216	\$135,322,137	\$88,714,948	\$92,123,968	\$168,347,958	\$130,798,928	\$238,859,353	\$473,178,695	\$108,214,665	\$0	\$68,565,671	\$0	\$0	\$0	\$0	
FY24 AWARDS SCENARIO			Phase 1	Phase 2	Total	2023_Q3	2023_Q4	2024_Q1	2024_Q2	2024_Q3	2024_Q4	2025_Q1	2025_Q2	2025_Q3	2025_Q4	2026_Q1	2026_Q2	2026_Q3	2026_Q4	2027_Q1	2027_Q2
P24-001	Maxwell	District	\$2,542,239	\$29,241,000	\$31,783,239	\$2,542,239							\$29,241,000								
P24-002	Central	Tse Bit Ai MS	\$2,965,145	\$31,431,696	\$34,396,841	\$2,965,145							\$31,431,696								
P24-003	Hobbs	New MS	\$2,415,034	\$29,329,250	\$31,744,284	\$2,415,034							\$29,329,250								
P24-004	Springer	Combined	\$2,620,550	\$25,568,000	\$28,188,550	\$2,620,550							\$25,568,000								
P24-005	Dexter	ES/MS	\$4,405,823	\$45,438,372	\$49,844,195	\$4,405,823							\$45,438,372								
P24-006	Gallup-McKinley	Crownpoint MS	\$2,532,111	\$19,980,503	\$22,512,614			\$2,532,111					\$19,980,503								
P24-007	San Jon	San Jon Combo	\$4,141,429	\$26,237,250	\$30,378,679			\$4,141,429					\$26,237,250								
P24-009	Penasco	Penasco Combined	\$3,757,110	\$31,995,432	\$35,752,542				\$3,757,110				\$31,995,432								
P24-008	Bernalillo	Algodones ES	\$845,526	\$7,609,733	\$8,455,259				\$845,526				\$7,609,733								
P24-010	Artesia	Roselawn ES	\$1,182,001	\$10,638,007	\$11,820,007				\$1,182,001							\$10,638,007					
P24-011	Hagerman	Hagerman Combined	\$4,371,742	\$33,724,870	\$38,096,612				\$4,371,742							\$33,724,870					
P24-012	Hondo	Hondo Combined	\$6,513,731	\$24,202,795	\$30,716,525				\$6,513,731							\$24,202,795					
P24-013	Albuquerque	Harrison MS	\$989,897	\$18,808,040	\$19,797,936				\$989,897		\$18,808,040										
P24-014	Albuquerque	Van Buren MS	\$1,195,984	\$22,723,688	\$23,919,672				\$1,195,984		\$22,723,688										
S24-001	Deming	Columbus - ES	\$2,596,200		\$2,596,200	\$2,596,200															
S24-002	Deming	Memorial ES	\$2,036,873		\$2,036,873	\$1,697,394			\$339,479												
S24-003	Gadsden	Demolition	\$1,268,992		\$1,268,992	\$1,052,094		\$216,898													
S24-004	Texico	Texico Combined	\$532,286		\$532,286	\$532,286															
S24-014	Albuquerque	Sandia HS	\$403,393		\$403,393		\$403,393														
S24-008	Albuquerque	Osuna ES	\$187,091		\$187,091		\$187,091														
S24-013	Albuquerque	Highland HS	\$878,596		\$878,596		\$878,596														
S24-009	Albuquerque	S.Y. Jackson ES	\$1,449,688		\$1,449,688	\$1,449,688															
S24-012	Albuquerque	Del Norte HS	\$350,060		\$350,060	\$350,060															
S24-011	Albuquerque	Taft MS	\$1,431,380		\$1,431,380	\$1,431,380															
S24-006	Albuquerque	Longfellow ES	\$1,803,608		\$1,803,608	\$1,803,608															
S24-015	Albuquerque	Valley HS	\$546,803		\$546,803	\$546,803															
S24-005	Albuquerque	Atrisco ES	\$237,934		\$237,934	\$237,934															
S24-010	Albuquerque	Eisenhower MS	\$714,822		\$714,822	\$714,822															
S24-007	Albuquerque	Monte Vista ES	\$479,150		\$479,150	\$479,150															
S24-018	West Las Vegas	Old Luis Armijo Building	\$386,586		\$386,586	\$386,586															
S24-016	Clovis	Marshall JHS	\$348,546	\$3,136,916	\$3,485,462				\$348,546			\$3,136,916									
S24-017	Clovis	Sandia ES	\$105,122	\$946,096	\$1,051,218				\$105,122			\$946,096									
S24-019	Los Alamos	Los Alamos HS	\$219,705		\$219,705	\$219,705															
S24-021	West Las Vegas	Luis Armijo ES	\$220,122	\$1,981,099	\$2,201,221			\$220,122				\$1,981,099									
S24-020	Espanola	Old Head Start Building	\$71,429		\$71,429			\$71,429													
S24-022	Cimarron	Cimarron ES/MS	\$194,493		\$194,493				\$194,493												
S24-023	Melrose	Melrose Combined	\$2,400,000		\$2,400,000	\$2,400,000															
S24-024	Clayton	Demolition	\$2,456,250		\$2,456,250	\$2,456,250															
S24-025	Albuquerque	Taft MS Admin Building Demolition	\$376,446		\$376,446	\$376,446															
Total			\$62,173,896	\$362,992,745	\$425,166,641	\$20,826,765	\$9,542,484	\$7,181,989	\$24,622,658	\$0	\$41,531,727	\$6,064,111	\$246,831,235	\$0	\$0	\$68,565,671	\$0	\$0	\$0	\$0	\$0
						\$62,173,896				\$294,427,073				\$68,565,671				\$0			

FY25 AWARDS SCENARIO						2023_Q3	2023_Q4	2024_Q1	2024_Q2	2024_Q3	2024_Q4	2025_Q1	2025_Q2	2025_Q3	2025_Q4	2026_Q1	2026_Q2	2026_Q3	2026_Q4	2027_Q1	2027_Q2
Various Projects																		\$0	\$0	\$0	\$0
Total			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$0				\$0				\$0				\$0			

FY26 AWARDS SCENARIO						2023_Q3	2023_Q4	2024_Q1	2024_Q2	2024_Q3	2024_Q4	2025_Q1	2025_Q2	2025_Q3	2025_Q4	2026_Q1	2026_Q2	2026_Q3	2026_Q4	2027_Q1	2027_Q2
Various Projects																		\$0	\$0	\$0	\$0
Total			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						\$0				\$0				\$0				\$0			

Cost per Square Foot Variance Analysis for Out-Year Funding																	
Standards-based Projects																	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	
Fiscal Year	Project Number	District	School	Project Type	Original Estimated State Match	Original Estimated Cost per Square Foot (SqFt) MACC	Original Estimated TPC per Square Foot (SqFt)	Updated Estimated State Match	Updated Estimated Cos per SqFt MACC	Updated TPC/ SqFt (MACC + Soft Cost)	TPC Cost per SqFt Percentage Increase	Difference (I - G)	Waiver (X)	Potential FY24 Additional Cost (Waiver)	Potential FY25 Additional Cost (Waiver)	Potential FY26 Additional Cost (Waiver)	
FY2012	P12-006	Espanola	Velarde ES	Full Renovation	\$ 3,794,560	\$ 175	\$ 228	\$ 5,416,320	\$ 300	\$ 390	71%	\$ 163					
FY2015	P15-006	Gallup-McKinley	Thoreau	Teacher Housing			\$ -	\$ 3,645,000	N/A	N/A							
FY2016	P16-002	Espanola	Abiquiu ES	Full Renovation	\$ 3,726,450	\$ 175	\$ 228	\$ 6,388,200	\$ 300	\$ 390	71%	\$ 163					
FY2019	P19-004	Gallup-McKinley	Tohatchi	Teacher Housing			\$ -	\$ 3,600,000	N/A	N/A							
FY2019	P19-006	Las Vegas City	Sierra Vista ES	Full Renovation	\$ 4,473,984	\$ 100	\$ 130	\$ 18,502,130	\$ 600	\$ 780	498%	\$ 650					
FY2019	P19-017	Tularosa	Tularosa MS	Full Replacement	\$ 27,927,879	\$ 372	\$ 484	\$ 39,709,952	\$ 700	\$ 910	88%	\$ 426					
FY2019	P19-018	Belen	Dennis Chavez ES	Partial Replacement and Renovation	\$ 11,777,849	\$ 350	\$ 455	\$ 16,345,052	\$ 450	\$ 585	29%	\$ 130					
FY2020	P20-001	Alamogordo	Chaparral MS	Full Replacement	\$ 30,959,593	\$ 415	\$ 540	\$ 33,943,650	\$ 500	\$ 650	20%	\$ 111					
FY2020	P20-002	Central	Newcomb ES	Full Replacement	\$ 15,087,253	\$ 447	\$ 580	\$ 22,386,078	\$ 900	\$ 1,170	102%	\$ 590					
FY2020	P20-003	Roswell	Mountain View MS	Full Replacement	\$ 18,076,367	\$ 225	\$ 293	\$ 32,640,816	\$ 500	\$ 650	122%	\$ 358					
FY2020	P20-006	Roswell	Washington Ave. ES	Design & Partial Replacement and Renovation	\$ 6,525,848	\$ 280	\$ 364	\$ 24,881,064	\$ 500	\$ 650	79%	\$ 286					
FY2020	P20-010	Clovis	Barry ES	Partial Replacement and Renovation	\$ 6,507,124	\$ 105	\$ 137	\$ 11,697,530	\$ 250	\$ 325	138%	\$ 189					
FY2021	P21-001	Zuni	Zuni HS/Twin Buttes HS	Full Replacement and Teacher Housing	\$ 95,196,214	\$ 475	\$ 618	\$ 113,887,800	\$ 900	\$ 1,170	89%	\$ 553					
FY2021	P21-003	Gallup-McKinley	Gallup HS	Full Replacement	\$ 58,142,391	\$ 375	\$ 488	\$ 92,278,233	\$ 650	\$ 845	73%	\$ 358					
FY2021	P21-004	Hobbs	Heizer MS	Full Replacement	\$ 21,735,309	\$ 450	\$ 585	\$ 31,744,284	\$ 650	\$ 845	44%	\$ 260					
FY2021	P21-005	Gallup-McKinley	Crownpoint HS	Full Replacement	\$ 38,033,922	\$ 401	\$ 521	\$ 44,715,949	\$ 750	\$ 975	87%	\$ 454					
FY2021	P21-006	Gallup-McKinley	Navajo Pine HS	Full Replacement	\$ 16,498,372	\$ 411	\$ 534	\$ 53,193,453	\$ 900	\$ 1,170	119%	\$ 636					
FY2022	P22-001	Gadsden	Gadsden MS	Full Replacement	\$ 45,182,331	\$ 375	\$ 488	\$ 50,593,270	\$ 500	\$ 650	33%	\$ 163					
FY2022	P22-004	Los Lunas	Ann Parish ES	Design & Partial Replacement and Renovation	\$ 17,273,200	\$ 320	\$ 416	N/A	\$ 450	\$ 585	41%	\$ 169					
FY2022	P22-006	Gadsden	Chaparral MS	Full Replacement	\$ 31,447,682	\$ 275	\$ 358	\$ 59,199,504	\$ 600	\$ 780	118%	\$ 423					
FY2023	P23-001	Gallup-McKinley	Gallup Central HS	Full Replacement	\$ 9,004,804	\$ 411	\$ 534	\$ 14,241,174	\$ 650	\$ 845	58%	\$ 311					
FY2023	P23-002	Gallup-McKinley	Thoreau HS	Full Replacement	\$ 41,994,250	\$ 425	\$ 553	\$ 58,446,115	\$ 650	\$ 845	53%	\$ 293					
FY2023	P23-003	Gallup-McKinley	David Skeet ES	Full Replacement and Teacher Housing	\$ 17,714,622	\$ 425	\$ 553	\$ 27,643,451	\$ 750	\$ 975	76%	\$ 423					
FY2023	P23-004	Farmington	Heights MS	Full Replacement	\$ 41,652,468	\$ 400	\$ 520	\$ 43,619,390	\$ 650	\$ 845	63%	\$ 325					
FY2023	P23-005	Farmington	Mesa Verde ES	Full Replacement	\$ 25,517,261	\$ 375	\$ 488	\$ 28,503,726	\$ 650	\$ 845	73%	\$ 358					
FY2023	P23-007	Estancia	Estancia ES	Full Renovation and Addition	\$ 7,258,118	\$ 313	\$ 406	\$ 6,776,700	N/A	N/A	#VALUE!	#VALUE!	PARTIAL		\$ 1,410,660		
FY2023	P23-008	Pojoaque Valley	Pojoaque MS	Partial Replacement and Renovation	\$ 26,152,091	\$ 400	\$ 520	\$ 27,238,575	\$ 600	\$ 780	50%	\$ 260	PARTIAL		\$ 2,933,385		
FY2024	P24-001	Maxwell	Combined School	Full Replacement and Teacher Housing	\$ 25,422,389	\$ 500	\$ 650	\$ 29,241,000	\$ 600	\$ 780	20%	\$ 130	100% Construction		\$ 5,859,000		
FY2024	P24-002	Central	Tse Bit Ai MS	Full Replacement and Teacher Housing	\$ 25,392,653	\$ 600	\$ 780	\$ 34,396,841	\$ 800	\$ 1,040	33%	\$ 260					
FY2024	P24-003	Hobbs	New MS	New Construction	\$ 21,735,309	\$ 450	\$ 585	\$ 31,744,284	\$ 650	\$ 845	44%	\$ 260					
FY2024	P24-004	Springer	Combined School	Full Replacement and Teacher Housing	\$ 20,627,768	\$ 458	\$ 595	\$ 25,568,000	\$ 600	\$ 780	31%	\$ 185	100% Construction		\$ 9,532,000		
FY2024	P24-005	Dexter	ES/MS	Full Replacement	\$ 39,652,408	\$ 505	\$ 657	\$ 45,438,372	\$ 550	\$ 715	9%	\$ 59	100% Construction		\$ 10,658,383		
FY2024	P24-006	Gallup-McKinley	Crownpoint MS	Full Replacement	\$ 22,789,001	\$ -	\$ -	\$ 22,512,614	\$ 750	\$ 975	#DIV/0!	\$ 975			\$ -		
FY2024	P24-008	Bernalillo	Algodones ES								#DIV/0!	\$ -	100% Construction		\$ 20,566,845		
FY2024	P24-009	Penasco	Penasco Combined								#DIV/0!	\$ -	PARTIAL		\$ 11,818,557		
FY2024	P24	Artesia	Roselawn ES								#DIV/0!	\$ -					
FY2024	P24	Hagerman	Hagerman Combined								#DIV/0!	\$ -			\$ 10,641,623		
FY2024	P24	Hondo	Hondo Combined								#DIV/0!	\$ -	PARTIAL		\$ 11,420,780		
FY2024	P24	Albuquerque	Harrison MS								#DIV/0!	\$ -					
FY2024	P24	Albuquerque	Van Buren MS								#DIV/0!	\$ -					
Total					\$ 777,279,468			\$ 1,060,138,526				Total:			\$ -	\$ 30,393,428	\$ 54,447,805

Systems-based Projects																
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
Fiscal Year	Project Number	District	School	Project Type	Original Estimated State Match	Original Estimated Cost per Square Foot (SqFt)	Original Estimated TPC per Square Foot (SqFt)	Updated Estimated State Match	Updated Estimated Cos per SqFt	Updated TPC/ SqFt (MACC + Soft Cost)	SqFt Percentage Increase	Difference (I - G)	Waiver (X)	Potential FY24 Additional Cost (Waiver)	Potential FY25 Additional Cost (Waiver)	Potential FY26 Additional Cost (Waiver)
FY2020	S20-005/P24-007	San Jon	Combined School	Construction (Convert from Systems to Standards)	\$ 74,223	\$ 68	\$ 88	\$ 26,237,250	\$ 650	\$ 845	35249%		X		\$ 11,787,750	
FY2022	S22-001	Raton	Longefellow ES	Full Replacement	\$ -	\$ -	\$ -	\$ 42,275,493	\$ 600	\$ 780			X		\$ 44,251,052	
FY2021	S21-001	Las Cruces	Tombaugh ES	Roof and HVAC Replacement	\$ 1,655,483	\$ 32	\$ 42	\$ 1,655,483	\$ 32	\$ 42					\$ -	
Total					\$ 1,729,705			\$ 70,168,226			Total:			\$ -	\$ 56,038,802	\$ -

46	Design, Full Replacement: replacement of 100% of the facility to the maximum allowable GSF per the Adequacy planning guide															48
47	Design, Partial Replacement and Renovation: design funding replace up to 50% and renovate up to 50% of the facility to the maximum allowable GSF for the per the Adequacy planning guide															49
48	Full Renovation: renovation of 100% of maximum allowable GSF per the Adequacy planning guide															50
49	Full Replacement and Teacher Housing: replacement of 100% of the facility to the maximum allowable GSF for the per the Adequacy planning guide including new construction of a varying number of teacher housing units															51
50	Partial Replacement and Renovation: design funding replace up to 50% and renovate up to 50% of the facility to the maximum allowable GSF for the per the Adequacy planning guide.															52

IV. Consent Agenda*

A. June 12, 2024 PSCOC Meeting Minutes*

* Denotes potential action by the PSCOC

I. June 12, 2024 PSCOC Meeting Minutes

II. Presenter(s): Iris K. Romero, Executive Director

III. Potential Motion:

Council approval of the June 12, 2024 PSCOC Meeting Minutes.

IV. Executive Summary:

Exhibit(s):

A – June 12, 2024 PSCOC Meeting Minutes.

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, *NMSBA – Chair*
 Raúl Burciaga, *LCS – Vice Chair*
 Sunny Liu, *LFC*
 John Sena, *LESC*
 Antonio Ortiz, *PED*
 Martin Romero, *CID*
 Stewart Ingham, *PEC*
 Mariana Padilla, *OG*
 Ashley Leach, *DFA*



Public School Facilities Authority

Iris Romero | Executive Director
 Ryan Parks | Deputy Director

MEETING MINUTES SUMMARY

PSCOC Full Council Meeting
 State Capitol Building, Room 322 – June 12, 2024

*Unofficial notes drafted for the convenience of Council members and subject to revision at member request.
 Official Transcriptions available upon request.*

I. Call to order – Joe Guillen, Chair

Chair, Mr. Joe Guillen, called the meeting to order at 9:04 A.M.

a. Approval of Agenda*

Chair Guillen asked if there were any changes to the agenda as presented; as there were no changes, Ms. Padilla moved to approve the motion and Mr. Ingham seconded the motion. **The motion was unanimously approved.**

b. Correspondence

No Correspondents.

II. Public Comment

No Public Comment occurred.

III. Finance

A. PSCOC Financial Plan

Mr. Matthew Schimmel, PSFA Deputy CFO, presented the PSCOC financial plan and executive summary, which highlighted the changes since the last meeting. In the item discussion, Mr. Schimmel outlined the key points of the Financial Plan, detailing the sources and uses of funds. The discussion then shifted to the unusual increase in awards, attributed to a combination of district readiness and proactive measures, with an anticipation of continued growth in the following fiscal year. A significant policy change was brought up regarding PED numbers, waivers, and bonding data. Questions were raised about the current policy for the upcoming months and the necessity for immediate action on awards under the current policy. The bond advisor's interest in participating was acknowledged. No further discussion occurred.

IV. Consent Agenda*

Mr. Ingham requested to remove item IV.O (P19-010 Nancy Lopez ES Roswell – Construction Funding Request) off the Consent Agenda for discussion; all other Consent Agenda items were approved in a single motion. Artesia, Hagerman, Hondo, Melrose, Los Lunas, and Gadsden thanked the Council for the newly awarded projects.

A. May 1, 2024 PSCOC Meeting Minutes*

Council approval of the May 1, 2024 PSCOC Meeting Minutes.

B. FY24 Standards-based Capital Outlay Award – Artesia – Roselawn ES*

Council approval for a Standards-based Capital Outlay Award to (Artesia) Roselawn ES:

- Phase 1: total amount of \$3,194,597, state match of \$1,182,001 (37%), and a district match of \$2,012,596 (63%).
- Planning and design phase funding for the replacement of the existing Roselawn ES facility for 354 students and 47,611 gross square feet (pursuant to the Adequacy Planning Guide).
- Each allocation is intended to fully complete the project, phase or specified purpose.

Upon completion of this awarded phase of work, including conformance with all contingencies, out-of-cycle funding for future phases of work may be considered at any upcoming regularly scheduled PSCOC meeting.

C. FY24 Standards-based Capital Outlay Award – Hagerman – Hagerman Combined*

Council approval for a Standards-based Capital Outlay Award to (Hagerman) Hagerman Combined:

- Phase 1: total amount of \$4,996,277, state match of \$4,371,742 (88%), and a district match of \$624,535(12%). This includes a local match reduction of \$624,535.
- Phase 1: planning and design phase funding for the replacement/consolidation of the existing ES/MS/HS facilities for 375 students, grades Pre-K-12, and 69,732 gross square feet (pursuant to the Adequacy Planning Guide).
- Each allocation is intended to fully complete the project, phase or specified purpose.

Upon completion of this awarded phase of work, including conformance with all contingencies, out-of-cycle funding for future phases of work may be considered at any upcoming regularly scheduled PSCOC meeting.

D. FY24 Standards-based Capital Outlay Award – Hondo – Hondo Combined*

Council approval for a Standards-based Capital Outlay Award to (Hondo Valley) Hondo Combined:

- Phase 1: total amount of \$7,013,731, state match of \$ 6,513,731 (93%), and a district match of \$500,000 (22%). This includes a local match reduction of \$1,814,531 (11%).
- Phase 1: planning and design phase funding for the replacement of the existing Hondo Valley Public School facilities for 127 students, grades Pre-K - 12, and 45,000 gross square feet (pursuant to the Adequacy Planning Guide).
- To include an early work package for new booster pump and refurbishment of the water treatment center.
- Each allocation is intended to fully complete the project, phase or specified purpose.

Upon completion of this awarded phase of work, including conformance with all contingencies, out-of-cycle funding for future phases of work may be considered at any upcoming regularly scheduled PSCOC meeting.

E. FY24 Standards-based Capital Outlay Award – Albuquerque – Harrison MS*

Council approval for a Standards-based Capital Outlay Award to (Albuquerque) Harrison MS:

- Phase 1: total amount of \$2,675,397, state match of \$989,897 (37%), and a district match of \$1,685,500 (63%).
- Phase 1: design phase funding for the replacement of the existing MS facility for 500 students, grades 6-8, and 71,120 gross square feet (pursuant to the Adequacy Planning Guide).
- Each allocation is intended to fully complete the project, phase or specified purpose.

Upon completion of this awarded phase of work, including conformance with all contingencies, out-of-cycle funding for future phases of work may be considered at any upcoming regularly scheduled PSCOC meeting.

F. FY24 Standards-based Capital Outlay Award – Albuquerque – Van Buren MS*

Council approval for a Standards-based Capital Outlay Award to (Albuquerque) Van Buren MS:

- Phase 1: total amount of \$3,232,388, state match of \$1,195,984 (37%), and a district match of \$2,036,404 (63%).
- Phase 1: design phase funding for the replacement of the existing MS facility for 650 students, grades 6-8, and 86,304 gross square feet (pursuant to the Adequacy Planning Guide).
- Each allocation is intended to fully complete the project, phase or specified purpose.

Upon completion of this awarded phase of work, including conformance with all contingencies, out-of-cycle funding for future phases of work may be considered at any upcoming regularly scheduled PSCOC meeting.

G. FY24 Systems-based Capital Outlay Award – Melrose – Melrose Combined*
<p>Council approval for a Systems-based Capital Outlay Award to the Melrose Municipal Schools:</p> <ul style="list-style-type: none"> • Total project cost of \$3,000,000, state share of \$2,400,000 (80%), and a district match of \$600,000 (20%). • Single Phase: Planning, Design and Construction funding for fire alarm and waste and water infrastructure systems, including incidental systems directly related to the work in this award, for the total GSF of the school facility (with the exclusion of the athletic locker rooms). • The allocation is intended to fully complete the project, phase or specified purpose.
H. FY24 Systems-based Capital Outlay Award – Clayton – Demolition*
<p>Council approval for a Systems-based Capital Outlay Award to Clayton Municipal Schools for the demolition of the abandoned Old Junior High Building:</p> <ul style="list-style-type: none"> • Total project cost of \$2,456,250, state share of \$2,456,250 (100%), and a district match of \$0 (0%). • Single phase: construction funding to complete site survey, abatement of hazardous materials (if needed), utility disconnection, relocation of the boiler system, demolition of facility, and final grading/drainage modifications at the abandoned Old Junior High Building. • The allocation is intended to fully complete the project, phase or specified purposes.
I. FY24 Systems-based Capital Outlay Award – Albuquerque – Demolition*
<p>Council approval for a Systems-based Capital Outlay Award to Albuquerque Public Schools for the demolition of the abandoned Taft Middle School Administration Building:</p> <ul style="list-style-type: none"> • Total project cost of \$376,446, state share of \$376,446 (100%), and a district match of \$0 (0%). • Single phase: construction funding to complete site survey, abatement of hazardous materials (if needed), utility disconnection (if needed), demolition of facility, and final grading/drainage modifications at the abandoned Taft Middle School Administration Building. • The allocation is intended to fully complete the project, phase or specified purposes.
J. FY24 Pre-Kindergarten Capital Outlay Award – Albuquerque – Duranes ES*
<p>Council approval for a Pre-K Capital Outlay Award to (Albuquerque) Duranes Elementary School:</p> <ul style="list-style-type: none"> • Phase 1: total amount of \$1,563,416, state match of \$828,610 (53%), and a district match of \$734,806 (47%). • Phase 1: design phase funding for the partial renovation and partial replacement of Duranes ES to create the Duranes Early Childhood Center, for 240 students and 50,879 gross square feet (pursuant to the Adequacy Planning Guide). • Each allocation is intended to fully complete the project, phase or specified purpose. <p>Upon completion of this awarded phase of work, including conformance with all contingencies, out-of-cycle funding for future phases of work may be considered at any upcoming regularly scheduled PSCOC meeting.</p>
K. FY25 Capital Funding Programs – Eligibility and Application Announcement*
<p>Council approval to release the FY25 Capital Funding Application Announcement, which specifies the eligibility for the funding programs follows:</p> <ul style="list-style-type: none"> • Standards-based eligibility: school facilities within the top 100, as listed in the final FY25 wNMCI ranking. • Systems-based eligibility: school facilities within the top 300, as listed in the final FY25 wNMCI ranking. <ul style="list-style-type: none"> ○ Eligible systems: exterior envelope, mechanical, electrical, plumbing, special systems, site drainage and utilities ○ or any system identified as category 1 in the Facilities Assessment Database; ○ or demolition of any district owned abandoned facility. • Pre-kindergarten facility eligibility: school districts and schools with Pre-kindergarten programs. • Pilot-Teacher Housing: rural or tribal areas only, with insufficient reasonable housing available within 10 miles. District must demonstrate the need for teacher housing and intent to recruit and retain teachers with the housing.
L. FY25 Lease Assistance Application Announcement*
<p>Council authorization to release the FY25 Lease Assistance Application announcement, FY25 PSCOC application for Lease Assistance for facilities, and applicable certification forms. Applications will be released July 1st, 2024 and are due August 15th, 2024. Awards are tentatively scheduled for the November PSCOC meeting.</p>
M. P22-004 Ann Parish ES (Los Lunas) – Design Funding Request*
<p>Council approval to amend the current Standards-based award to Los Lunas Schools for Ann Parish Elementary School. To include Design Phase funding for the renovation/partial replacement of the existing facility in order to construct a new school with a design enrollment of 540 students, grades K-6 up to the maximum allowable gross square footage of</p>

67,893 GSF, with an increase in the state match of \$2,524,085 (56%) and a local match of \$1,983,210 (44%) for the design phase up to \$4,507,295. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding.	
N. K22-003 Riverside On Track Pre-K Center (Gadsden) - Construction Funding Request*	
Council approval to amend the current 2021-2022 Pre-Kindergarten based award language to Gadsden Independent School District (GISD) for Riverside On Track Center (K22-003) to include Construction Phase funding totaling \$13,184,380 with a state match of \$9,229,066 (70%) and a local match of \$3,955,314 (30%).	
P. S19-014 Combined School (Magdalena) – Award Language Change*	
Council approval to amend the 2018-2019 Systems-based award to Magdalena Municipal Schools (MMS) for the Combined School to include: <ul style="list-style-type: none"> • Part 1: An Award language change to allow for the roof replacement over the entire facility in lieu of the originally awarded 20,228 GSF. • Part 2: Additional construction funding totaling \$4,476,065 for the replacement of the exterior windows and a partial roof replacement. • Part 3: A partial waiver of the local match totaling \$419,016 for a revised state match of \$3,776,065 and a revised local match of \$700,000. 	
Q. K22-005 School of Dreams Academy (State Charter) – Rescind Award*	
Council approval to rescind the 2021-2022 Pre-Kindergarten based award to the School of Dreams Academy (State Charter School) with a state match reversion in the amount of \$84,100.	
R. Recertification of SSTBs*	
Council approval for adoption of the Resolution, Notification, Certification and Reconciliation of unexpended bond proceeds as follows: SSTB22SD 0001 in the amount of \$6,845,585 to be used for PSCOC awarded projects. SSTB23SB 0001 in the amount of \$21,137,398 to be used for PSCOC awarded projects.	
S. June Bond Sale Certification*	
Council approval to adopt the June 2024 certification and resolution to sell supplemental severance tax bonds in the amount of \$363,851,925	
T. OBAE Inter-Governmental Agreement*	
Council approval of the Intergovernmental and/or Interagency Agreement with the Office of Broadband Access and Expansion (OBAE) to allow for the management of the Broadband Deficiencies and Correction Program (BDCP) more specifically, the State Education Network (SEN) and e-Rate programs.	
U. Strategic Plan*	
Council approval to adopt Option A of the Strategic Plan Proposal.	
MOTION: Ms. Leach moved for Council approval of the Consent Agenda. Mr. Sena seconded the motion. As there was no opposition, the motion was unanimously approved.	APPROVED

O. P19-010 Nancy Lopez ES (Roswell) – Construction Funding Request*

Mr. Ficklin, PSFA Senior Projects Manager, presented the executive summary and noted the key points. In the meeting, Mr. Ficklin presented the Elementary School project and thoroughly reviewed the design alongside the bids received. PSFA staff was advised to provide detailed justifications for future Public School Facilities Authority (PSFA) submissions. Emphasis was placed on the importance of detailed technical proposals to ensure a comprehensive evaluation process. The reviews were to be meticulously vetted, a point on which there was unanimous agreement. The discussion concluded with a consensus on the need for a balance between providing excessive and insufficient information. The item was approved and no further discussion occurred.

MOTION: Mr. Ingham moved for Council approval to amend the 2018-2019 Standards-based award to Roswell Independent School District for Nancy Lopez ES to include construction phase funding totaling \$26,489,520 with a state match of \$18,807,560 (71%) and a local match of \$7,681,960 (29%). Ms. Padilla seconded the motion. As there was no opposition, the motion was unanimously approved.	APPROVED
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V. Awards Cycle

A. FY24 Teacher Housing Pilot Capital Outlay Award – House*

Ms. Alyce Ramos, PSFA Programs Manager, reviewed the executive summary. Ms. Ramos also reviewed the PSFA recommendation report for the project. The analysis of teacher housing for the Public Education Department and the number of teachers revealed a global trend of teacher shortages coupled with housing unaffordability, emphasizing the need for teacher housing. The Council approved the item with the intention to review the Teacher Housing guidelines in the upcoming months.

MOTION: Chair Guillen moved for Council approval of a Teacher Housing Pilot Capital Outlay Award to House Municipal Schools <ul style="list-style-type: none"> • Total project cost of \$531,960, state share of \$430,888 (81%), and a district match of \$101,072 (19%). • Construction funding to complete 3 teacher housing units, located on district property. • The allocation is intended to fully complete the project, phase or specified purposes. As there was no opposition, the motion was unanimously approved.	APPROVED
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B. FY24 Capital Outlay Awards Overview

Ms. Ramos presented the item and reviewed the key points of the executive summary. The item highlighted the awards for FY24. No further discussion occurred.

VI. Out-of-Cycle Awards

A. P21-002 Combined School (Carrizozo) – Construction Funding Request*

Mr. Ficklin presented the executive summary and noted the key points. Mr. Ingham expressed concerns about the high cost and the bid amounts. No further discussion occurred.

MOTION: Mr. Guillen moved for Council approval to amend the current Standards-based award for Carrizozo Municipal Schools (CMS) for the Combined Campus to include a waiver of the local match totaling \$39,849,984 for a revised state match of \$42,393,600 and a revised local match of \$0 (0%), for the construction of a replacement Pre-K -12th grade facility totaling 55,381 GSF for 163 students. Mr. Ingham voted in opposition, the motion was approved with 8 members in favor of the motion.	APPROVED
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VII. Other Business

A. FY25 PSCOC Work Plan Timeline*

Mr. Ryan Parks, PSFA Deputy Director, presented the executive summary and noted the key points. The Council approved the motion as presented. No further discussion occurred.

MOTION: Mr. Guillen moved Council approval to adopt the proposed FY25 PSCOC work plan timeline (Scenario 1 - PSCOC and subcommittee meetings held once a month for Out of Cycle Awards, every other month for all other material). As there was no opposition, the motion was unanimously approved.	APPROVED
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B. FY25 Final wNMCI Ranking*

Mr. Andrew Martinez, PSFA Facility Assessment Database Manager, presented the executive summary and noted the key points. The Council approved the motion as presented. No further discussion occurred.

MOTION: Mr. Guillen moved Council approval to re-release the approved 2024 Final Ranking with recently awarded schools removed, for use during the FY25 application cycle. As there was no opposition, the motion was unanimously approved.	APPROVED
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VIII. Informational

A. PSCOC Proposed Legislative Session Initiatives

Ms. Iris Romero, PSFA Executive Director, briefly highlighted the key points of the informational item. Mr. Burciaga addressed drafting limitations, emphasizing the importance of clear language and avoiding common mistakes that could lead to litigation. Mr. Burciaga commented that it would be would be beneficial for all parties to collaborate on the legislative initiatives and requested the involvement of the Legislative Council Services (LCS). The Council agreed on a list of proposed legislative initiatives.

B. Measurement and Verification Procurement Violation

Ms. Iris Romero, PSFA Executive Director, briefly highlighted the key points of the informational item. Ms. Romero elaborated on PSFA's response and actions to ensure proper procurement and procedures. No further discussion occurred.

C. Maintenance Program Status Report FY24 Q1

Mr. Larry Tillotson, PSFA Deputy Director of Operations, Quality Assurance, & Outreach, presented the executive summary and noted the key points. The item was informational. No further discussion occurred.

D. Exemplary Maintenance Program

Mr. Tillotson presented the executive summary and noted the key points. The item was informational. Mr. Burciaga acknowledged the impact of the maintenance program on capital infrastructure in school districts. No further discussion occurred.

IX. Next PSCOC Meeting – July 23, 2024 (tentatively)

X. Adjourn

There being no further business to come before the Council, Mr. Sena moved to adjourn the meeting. Mr. Ingham seconded, and **the motion was unanimously approved.** The meeting adjourned at 11:20 P.M.

_____ Chair

_____ Date

Please Note: Italic in motions indicate amendments.

** Denotes Action Items on the Agenda*

V. Out-of-Cycle Awards

- A. S22-009 Tularosa IS (Tularosa) – Additional Construction Funding Request*
- B. S22-001 Longfellow ES (Raton) - Award Language Change*
- C. P21-001 Twin Buttes HS Zuni HS Zuni MS (Zuni) – Request for Early Work Package Funding*
- D. P22-001 Gadsden MS (Gadsden) – Construction Funding Request*

* Denotes potential action by the PSCOC

I. S22-009 Tularosa IS (Tularosa) – Additional Construction Funding Request

II. Presenter(s): Scott Ficklin, Senior Project Manager
Ryan Parks, Deputy Director

III. Potential Motion:

Council approval to amend the 2021-2022 Systems-based award to Tularosa Municipal Schools (TMS) for Tularosa Intermediate School to include additional Construction Phase funding totaling \$508,897, with a state match of \$340,961 (67%), and a local match of \$167,936 (33%), for the replacement of the HVAC units at the existing facilities to the maximum allowable gross square footage of 39,133.

IV. Executive Summary:**District Request:**

TMS is requesting Construction Phase funding for Tularosa IS.

Key Points:

District:	Tularosa Municipal Schools	Total Mills:	N/A
School(s):	Tularosa Intermediate School	State/Local Match:	67/33
Superintendent:	W. Todd Lindsay	Current Enrollment:	291
Principal:	Amanda Allen	Projected Enrollment:	284
District Rep.:	W. Todd Lindsay	Current # of Projects:	2
PSFA RPM:	Mike Ortiz	Total SqFt:	39,133
Design Professional:	ASA Architects	Allowable SqFt:	39,133
		Above Allow. SqFt.:	0
		Cost per SqFt (MACC):	\$22
Contractor:	Polson & Grady Inc.	Cost per SqFt (TPC):	\$27

- There were two General Contractor's, Polson & Grady and National Construction that submitted bids.
- Tularosa IS was awarded a total of \$588,984 to design and replace the HVAC units at the existing facilities.
 - The original award was based on an \$11/SF Maximum Allowable Construction Cost (MACC).
 - There is a remaining project balance of \$519,287.

Request Summary	State Match	Local Match	Above Allowable	Total
Bid Amount	\$ 574,069	\$ 282,751	\$ -	\$ 856,820
Soft Costs (20%)	\$ 114,814	\$ 56,550	\$ -	\$ 171,364
Subtotal	\$ 688,883	\$ 339,301	\$ -	\$ 1,028,184
Remaining Balance	\$ 347,922	\$ 171,365	\$ -	\$ 519,287
Requested Funding	\$ 340,961	\$ 167,936	\$ -	\$ 508,897
Funding Summary	Fund	Source	Amount	
Budgeted Source 1				
Budgeted Source 2				

SUPPLEMENTAL MATERIAL

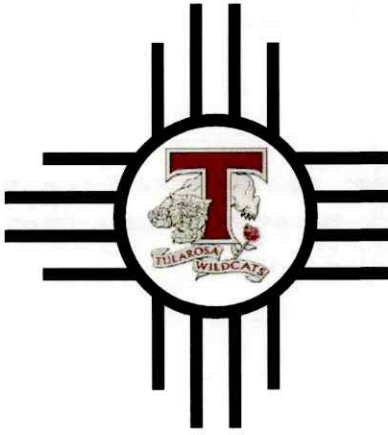
S22-009 Tularosa IS (Tularosa) – Additional Construction Funding Request

History:

- **July 2021:** *Design/construction funding to complete replacement of rooftop heating and cooling units limited to the maximum gross square footage pursuant to the Adequacy Planning Guide for 39,133 gross square feet. Systems eligible for state funding are limited to: rooftop heating and cooling units, above educational spaces as identified in the district's application. Costs for any work that may be required for other associated building systems will be the sole responsibility of the district.*

Exhibit(s):

- A – Tularosa Municipal Schools Letter dated June 20, 2024
- B – Project Description
- C – General Contractor Price Proposal Form



TULAROSA MUNICIPAL SCHOOLS

504 First Street

Tularosa, New Mexico 88352

Phone (575) 585-8800

Fax (575) 585-4439

Wesley Todd Lindsay, Superintendent

June 20, 2024

Public Schools Capital Outlay Commission

300 Don Gaspar Ave
Santa Fe, NM 87501

Dear Members of the Public Schools Capital Outlay Commission,

I am writing to request additional funding for the HVAC upgrade project at Tularosa Intermediate School, designated as PSFA Project No: S22-009 and ASA Project No: 2310L.

The scope of work for this project includes HVAC upgrades, removal of existing equipment and/or curbs, and associated minor structural, mechanical, plumbing, and electrical work as indicated in the drawings and specifications. The project also encompasses any incidentals required to complete the work.

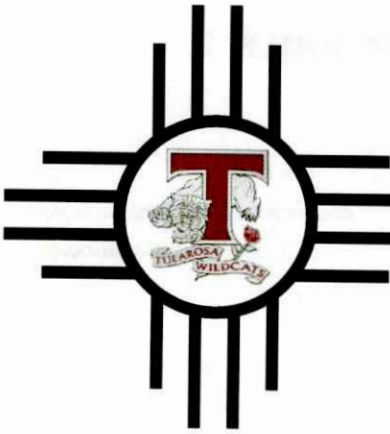
Due to unforeseen delays related to equipment availability and the RFP process, coupled with significant price increases, we are in need of additional financial support. We received an initial approval from the PSCOC for \$519,288.03. However, the current total estimated project cost is \$1,028,184.00. We are therefore requesting an additional \$508,895.97 to meet this revised budget.

The funding breakdown is as follows:

- **Current Approval from PSCOC:** \$519,288.03
- **Additional Funding Requested:** \$508,895.97
- **Total Project Cost:** \$1,028,184.00
- **Tularosa School Share (33%):** \$339,300.72
- **State Share (67%):** \$688,883.28

We believe that these upgrades are essential for providing a safe and conducive learning environment for our students and staff. We have diligently worked to manage costs and adhere to the project timeline despite the challenges we have faced.

We kindly request your favorable consideration of our request for the additional funding needed to complete this critical project. Thank you for your attention to this matter and for your continued support of our school district.



TULAROSA MUNICIPAL SCHOOLS

504 First Street

Tularosa, New Mexico 88352

Phone (575) 585-8800

Fax (575) 585-4439

Wesley Todd Lindsay, Superintendent

Sincerely,

W. Todd Lindsay

Superintendent

Tularosa Municipal School District

PROJECT DESCRIPTION



ASA ARCHITECTS

Date: June 20, 2024

Project: Tularosa Intermediate School – HVAC Upgrades
Tularosa Municipal Schools

ASA Project No: 23101L
PSFA Project No: S22-009

Project Description:

The Scope of Work for the Tularosa Intermediate School includes HVAC upgrades and removal of existing equipment and/or curbs, associated minor structural, mechanical, plumbing, and electrical work as indicated in the Drawings and Specifications including incidentals required to complete the work.

BID FORM (Lump Sum or Unit Price)**BIDDER'S Name and Address:**

Polson & Grady Inc.
1001 Zuni Drive
Alamogordo, NM 88310

Telephone: (575) 437-0492

Fax: (575) 434-6721

Federal Tax ID #: 85-0253017

New Mexico Tax ID #: 02-056-866-00-5

CID License # 27011

REQUEST FOR QUOTE NO.: **RFQ 21-22-01**

PROJECT NAME:

Tularosa Intermediate School HVAC
Replacement.

PROJECT NO: PSFA Project No. S22-009

LOCATION: Tularosa, New Mexico

This Bid is submitted to Owner:**Tularosa Municipal Schools**

504 1st Street
Tularosa, NM 88352
Phone (575) 585-4439

In collaboration with Co-Owner:

Public School Capital Outlay
PUBLIC SCHOOL FACILITIES AUTHORITY

1312 Basehart Road, SE
Suite 200
Albuquerque, NM 87106
Phone (505) 843-6272

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with the Owner in the form included in the Bidding Documents to perform and furnish all Work as specified or indicated in the Bidding Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. The Bidder accepts all of the terms and conditions of the Invitation for Bid and Instructions to Bidders, including without limitation those dealing with the disposition of bid security and other Bidding Documents. This Bid will remain subject to acceptance for forty-five (45) days after the day of Bid opening. The Bidder shall sign and submit the Agreement between Owner and Contractor (hereinafter called Agreement) with the Bonds and other documents required by the Bidding Requirements within fifteen (15) days after the date of the Owner's Notice of Award.

3. In submitting this Bid, the Bidder represents, as more fully set forth in the Agreement, that:

A. the Bidder has examined copies of all the Bidding Documents and of the following Addenda (receipt of all of which is hereby acknowledged):

No. <u>1</u>	Title: <u>Addendum #1</u>	Date: <u>May 23, 2024</u>
No. _____	Title: _____	Date: _____
No. _____	Title: _____	Date: _____
No. _____	Title: _____	Date: _____
No. _____	Title: _____	Date: _____

B. the Bidder has familiarized himself with the nature and extent of the Bidding Documents, Work, site, locality, and all local conditions, laws, and regulations that in any manner may affect cost, progress, performance, or furnishing of the Work;

BID FORM (LUMP SUM OR UNIT PRICE)

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- C. the Bidder has carefully studied all reports and drawings of subsurface conditions which are identified in the Information Available to Bidders and accepts the determination set forth in the Information Available to Bidders of the extent of the technical data contained in such reports and drawings upon which the Bidder is entitled to rely;
 - D. the Bidder has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Bidding Documents;
 - E. the Bidder has given the Design Professional written notice of all conflicts, errors, and discrepancies that he has discovered in the Bidding Documents, and the written resolution thereof by the Design Professional is acceptable to the Bidder;
 - F. this Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; the Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; the Bidder has not solicited or induced any person, firm, or corporation to refrain from bidding; and the Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over the Owner;
 - G. the Bidder acknowledges that he has attended any mandatory pre-bid conference scheduled by the Owner or the Design Professional pertaining to this project;
 - H. the Bidder agrees to show clearly on the envelope in which the Bid is submitted the Project Name and Number, and Invitation to Bid Number; and,
 - I. the Bidder will complete the Work for the following price(s) **(do not include any gross receipts tax in the price(s)).**
4. Bids shall be presented in the form of a total Base Bid proposal under a Lump Sum Contract plus additive alternates that are selected by the Owner. A bid must be submitted on all bid items and alternates; segregated bids will not be selected by the Owner.

(Design Professional to strike out subsection not applicable.)

A. LUMP SUM PRICE (please use typewriter or print legibly in ink) Base Bid (use words):

(\$ 856,820.00)

All specific cash allowances are included in the price(s) set forth above.

5. The Bidder agrees that:

A. The Work to be performed under this Contract shall be commenced not later than ten (10) consecutive days after the date of written Notice to Proceed, and that Substantial Completion shall be achieved not later than ____ days after the date of written Notice to Proceed, except as hereafter extended by valid written Change Order by the Owner.

B. Should the Contractor neglect, refuse, or otherwise fail to complete the Work within the time specified, the Contractor agrees to pay to the Owner in partial consideration for the award of this Contract the amount of Two Hundred-fifty Dollars (\$250.00) per consecutive day, not as a penalty, but as liquidated damages for such breach of the Contract.

C. The above prices shall include all labor, materials, removal, overhead, profit, insurance, taxes (**not including gross receipts tax**), etc., to cover the finished work of the several kinds called for. Changes shall be processed in accordance with the Contract Documents.

D. It is understood that the Owner reserves the right to reject any or all Bids and to waive any technical irregularities in the bidding.

6. The following documents are attached to and made a condition of this Bid:

- A.** Bid Security with Agent's Affidavit;
- B.** Subcontractors Listing; and,
- C.** Other (list):
 - Certificate of Insurance
 - Campaign Contribution Disclosure Form
 - Resident Contractor/Native American Resident Contractor Preference Certificate
 - Resident Veteran/Native American Resident Veteran Contractor Certificate

7. The terms used in this Bid and the Bidding and Contract Documents which are defined in the Conditions of the Construction Contract (General, Supplementary, and Other Conditions), included as part of the Bidding Documents, have the meanings assigned to them in those Conditions.

8. The Bidder is a(n):

A. INDIVIDUAL;

By: _____

(Individual's Signature)

Doing business as: _____

Business address: _____

BID FORM (LUMP SUM OR UNIT PRICE)

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I. S22-001 Longfellow ES (Raton) - Award Language Change

II. Presenter(s): Scott Ficklin, Senior Project Manager
Ryan Parks, Deputy Director

III. Potential Motion:

Council approval to convert the current Systems-based award to a Standards-based award to Raton Public Schools (RPS) for Longfellow ES to include Design phase funding for the consolidation of the district into a single combined facility/campus for 824 students, grades Pre-K-12 at 120,156 GSF, totaling \$6,055,862 with a state match of \$2,725,138 (45%) and a local match of \$3,330,724 (55%). Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding.

IV. Executive Summary:**District Request:**

RPS is requesting that the current Systems award be converted to a Standards-based award.

Staff Recommendation:

Staff recommends approval of the district's request.

Key Points:

- The 2023-2024 80-day enrollment Pre-K - 12th is 830 students.
- At the time of the original award, Longfellow ES was ranked 6th with a wNMCI of 59.34% and an FCI of 68.35%
- The current state-local match for Raton is 45% state match and a 55% local match.
- The total gross square footage (GSF) of the three schools that will be consolidated into the combined Pre-K -12th school is 198,394 GSF for the entire district.
 - The replacement facility is 78,238 GSF smaller than the existing three schools combined.
- Estimated Replacement Facility Costs:
 - Maximum Allowable Construction Cost (MACC) is \$72,093,600 or \$600/sf.
 - Total Project Cost (TPC) (MACC + Soft Costs) is \$86,512,320, or \$720/sf.
- The district will need a local match reduction for Construction phase funding.

Request Summary	State Match	Local Match	Total
Estimated MACC	\$ 32,442,120	\$ 39,651,480	\$ 72,093,600
Soft Costs (20%)	\$ 6,488,424	\$ 7,930,296	\$ 14,418,720
Estimated TPC	\$ 38,930,544	\$ 47,581,776	\$ 86,512,320
Requested Funding	\$ 2,725,138	\$ 3,330,724	\$ 6,055,862

SUPPLEMENTAL MATERIAL

S22-001 Longfellow ES (Raton) - Award Language Change

Planning:

- The district's enrollment trend shows significant loss during the early parts of the last decade.
- The district currently consists of the following schools and grade level configuration:
 - Longfellow Elementary School (Pre-K-2nd)
 - Raton Intermediate School (3rd -6th)
 - Raton High School (7th-12th)
- The district has completed its new facilities master plan, which identifies the consolidation as a top priority. As part of the FMP, the district has prepared educational specifications to identify spaces the combined campus needs to deliver its educational program.
- The Ed Specs propose a combined Pre-K-12th grade school that will replace;
 - That the three existing schools should be demolished in order to save maintenance/operations costs.
 - The district would like to retain the existing gym.

Background:

- The district is in the process of repairing the boilers and replacing the Fire Alarm system.
- The district consolidated its schools at the end of the 2014-15 year by:
 - Closing Columbian ES (2nd-3rd Grade) & moving the 2nd grade to Longfellow ES and the 3rd grade to the newly formed Raton IS (former Raton MS);
 - Closing Kearney ES (4th-5th) & moving both grade levels to the newly formed Raton IS;
 - The newly formed Raton IS consists of grades 3rd through 6th in the previously designated Raton MS campus. It then dropped the middle school designation all together;
 - The district relocated the 7th and 8th grade from the previously designated Raton MS to Raton HS.

History:

July 12, 2021: *Planning and design/construction funding to complete district wide planning study to determine campus consolidation options and systems upgrades at the existing elementary school to the maximum gross square footage pursuant to the Adequacy Planning Guide for 26,211 gross square feet. Systems eligible for state funding are limited to: fire alarm and boiler, as identified in the district's application. Costs for any work that may be required for other associated building systems will be the sole responsibility of the district. Upon completion of the planning phase, the district may return to the PSCOC for out-of-cycle funding, including potential conversion to a standards-based grant and update to the total project cost estimate.*

Exhibit(s):

- A – Raton Public Schools Letter dated January 25th, 2023
- B – Raton Consolidation Request Analysis June 2024
- C – Raton Ed Specs Staff Report October 2023



RATON PUBLIC SCHOOLS

1550 Tiger Circle ~ Raton, New Mexico 87740

Phone: (575) 445-9111 ~ Fax: (575) 445-5641

Kristie Medina, Superintendent of Schools
1550 Tiger Circle
Raton, NM 87740

25 January 2023

Public School Capital Outlay Council
411 State Capitol
Santa Fe, New Mexico, 87501

Dear Public School Capital Outlay Council,

Raton Public Schools is requesting to convert the Longfellow Elementary School Systems-based award to a Standards-based award to consolidate all three of our schools into one PK-12 Campus. The original language included in the Award Letter dated July 14, 2021 indicated the potential to convert to a Standards-based grant and update to the total project cost estimate.

Raton Public Schools recently completed a Facilities Master Plan (FMP) in collaboration with the State of New Mexico Public School Facilities Authority (PSFA). The FMP consisted of a comprehensive assessment of our buildings, identification of our District's goals and values through community engagement, development of a variety of Options for our facilities that were considerate of condition, educational adequacy, current and future enrollment, and community demographics, and a final recommendation to our Board of Education for the future of Raton Public Schools facilities.

Raton Public Schools (RPS) experienced a 40% decline in student enrollment over the past 15 years. In response, our portfolio of schools has been reduced from five to three. The consolidation of schools resulted in our Pre-K through 2nd grade students being consolidating into Longfellow Elementary School; our 3rd through 6th grade students were moved into Raton Junior High School, re-titled to Raton Intermediate School; and our 7th and 8th grade students were moved into Raton High School to share the campus with our 9th through 12th grade students. With this configuration, two of the three schools are being occupied by students of which the buildings were not designed for. For example, our "Intermediate School" has a wood shop, natatorium, and several science laboratories. This configuration makes it challenging to support our educational mission and vision.

In addition to our students learning in buildings that were not designed for their age groups, our schools are aged, under-utilized, in very poor condition, and beyond their useful life.

Longfellow Elementary School was constructed in 1935 and has surpassed its functional life span. The building has significant deficiencies including HVAC, fire alarm, foundation/structural, roofing, flooring, ADA, and other educational adequacy needs estimated to cost over \$5,300,000. The HVAC system is equipped with heating only and does not have the ability to provide ventilation (100% recirculated) to the spaces. The lack of fresh air poses significantly more risk to our students and staff and was evident during the pandemic. Given the age of this building, there is no fire sprinkler system to protect the occupants or facility if a fire were to occur. Although our Intermediate School and Middle/High School are underutilized, Longfellow is overcapacity. We have been forced to install portable classrooms to serve the number of students enrolled. Nearly one-third of our students are learning in portable

classrooms. There is a waiting list for Pre-K students that the District cannot support. RPS was recently awarded a Systems-based grant to address fire/life safety items; however, replacing the fire alarm and boiler will only address a fraction of the challenges our 88-year-old school is up against.

- Currently Ranked #6 on PSFA's list of New Mexico Schools
- Campus FCI is 73.45%

Raton Intermediate School was constructed in 1939 as Raton Junior High School and has surpassed its functional life span. Our consolidation effort in 2015 changed the grade configuration from 6th – 8th as originally designed to 3rd – 6th. There was no funding available to make classroom and food services area adjustments to serve the much younger students. The building has significant deficiencies including HVAC, foundational/structural, fire alarm, drainage issues where water flows into the building, roofing, windows, flooring, playground and landscaping, as well as other educational adequacy needs estimated to cost over \$7,100,000. The HVAC system is equipped with heating only and does not have the ability to provide ventilation (100% recirculated) to the spaces. This lack of fresh air poses significantly more risk to our students and staff and this was evident during the pandemic. Given the age of the building, there is no fire sprinkler system to protect the occupants or facility if a fire were to occur. The school needs right sized as the current utilization of space is 65%. RPS was recently awarded a Systems-based grant for fire/life safety items; however, replacing the fire alarm and boiler will only address a fraction of the challenges our 84-year-old school is up against.

- Currently Ranked #204 on PSFA's list of New Mexico Schools
- Campus FCI is 71.05%

Raton High School was constructed in 1952 and has surpassed its functional life span. This building has significant deficiencies including HVAC, fire alarm, doors and windows, flooring replacement and other educational adequacy needs estimated to cost over \$14,400,000. The school needs right sized as the current utilization is 48%. Many of the spaces are not conducive for the age groups being taught given the 7th and 8th grade students were consolidated into this building in 2015. RPS was recently awarded a Systems-based grant for water and fire/life safety items; however, replacing the fire alarm, boiler, and main water line will only address a fraction of the challenges our 71-year-old school is up against.

- Currently Ranked #152 on PSFA's list of New Mexico Schools
- Campus FCI is 72.52%

During the FMP process, the demographer projected a “leveling off” of student decline and forecasted a flat and stable enrollment for the next five years. With this, our Steering Committee developed a variety of options to consider for our District's path forward. It was determined that Raton Public Schools is in need of one new consolidated PK-12 school that would replace all three antiquated schools currently in use.

Demolishing the three existing schools and consolidating into one new PK-12 Campus would provide a solution to a variety of issues we are currently facing:

- The current list of deferred maintenance and capital needs amounts to \$26,992,083.
 - RPS' maximum bonding capacity is \$9,579,279, nearly three times less than our current bill of needs.
 - Replacing our schools with a PK-12 Campus eliminates 100% of the deferred maintenance.
 - Investing \$26M in buildings that are already beyond the useful life is a poor investment.
- Two-thirds of our schools are being utilized to teach students in spaces that were not designed for the appropriate age groups.
 - A new campus would provide age and grade level appropriate spaces.

- The buildings were designed and constructed in an era of the industrial educational model that is antiquated and does not support 21st Century teaching and modern learning.
 - A new PK-12 Campus would provide spaces that are conducive to next generation learning and will better equip our students to contribute to society.
- Our buildings are under-utilized at 62%, with an enrollment of 850 and a capacity of 1,376. Building a new school that is right-sized for our current and projected enrollment will redirect facilities related expenditures back into the classroom.
 - Reduces the strenuous maintenance effort and high cost associated with our antiquated facilities.
 - Allows our maintenance staff to source parts that are readily available and off-the-shelf.
 - Reduces our energy and utilities budget given 38% of our portfolio is not utilized.
- The buildings have heating only and do not have any ventilation.
 - A new school would be designed for current code compliant ventilation and would be conditioned for conducive teaching and learning year-round.
- The existing schools would be demolished to eliminate the liability and cost associated with maintaining condemned buildings.
- Challenges with bus transportation and parent drop offs would be reduced through a single PK-12 campus.
- Student drop off safety is a concern at our lower level schools. Student drop off was not a consideration in the designs in the 1930's. Traffic is congested at our student drop off locations and poses a risks for our student population.
- Teachers for our special programs (music, art, physical education, health, etc.) currently travel between schools throughout the week to deliver instruction. A new school would eliminate the need for roving teachers and support staff.
- Challenges with teacher retention would be reduced by providing our staff with a space that is comfortable to teach in and inspiring to learn in.
- Operations associated with ancillary, health care, and food services would be centrally located on one campus and would eliminate the need to transport food to the various schools.
- Technology shortfalls in buildings that were not designed for Wi-Fi would be eliminated with state-of-the-art equipment, infrastructure, network, and modern wall construction types that allow for one-to-one device usage.

In the event of a potential school replacement recommendation in the FMP, RPS and PSFA included a Phase 2 in the original FMP solicitation for Educational Specifications and a Campus Master Plan. As a result, the firm that conducted the Facilities Master Plan is under contract to develop the Educational Specifications and Campus Master Plan for the new PK-12 Campus. This project will include selecting a location for the consolidated campus and continued community participation to determine the design and layout.

The estimated cost for the project, which includes demolition of all three schools and portable buildings is \$79,722,858. This includes an estimated cost per square for the new construction at \$585.00, demolition of the existing buildings at \$45.50, and demolition of the portable buildings at \$19.50.

According to PSFA, the District's current local match is 60%; this would require a local contribution of \$47,833,715. RPS has a current offset with PSCOC of \$238,290. The current maximum G.O. Bond capacity for Raton Public Schools is \$9,579,279. The District has outstanding debt from an existing G.O. and ETN Bond in the amount of \$2,255,000, leaving \$7,324,279 remaining. RPS has no additional funding and cannot supplement the required funds to construct the new PK-12 school.

Raton Public Schools is committed to delivering the maximum amount of funding available to make this project a reality. We are prepared to go to our voters for a Bond election on November 7, 2023 to max out our Bonding capacity at 100%; this would increase our total mils to 10. Even with this additional G.O. Bond funding, Raton Public Schools cannot provide the local match required without a funding wavier from PSCOC.

This letter serves as a request for approval from PSCOC to provide a funding waiver to construct a new PK-12 Campus and demolish the existing schools and portable buildings. It is our understanding and agreement that the waiver would be contingent upon a successful G.O. Bond measure in November 2023 that maxes out Raton Public Schools' bonding capacity at 100%.

Sincerely,

Kristie Medina
Superintendent of Schools

Myra Baird
Business Manager

Jason Phillips
Board of Education, President

Ted Kamp
Board of Education, Vice President

Kathy Honeyfield
Board of Education, Secretary

Beaver Segotta
Board of Education, Member

Ryan Boone
Board of Education, Member



State of New Mexico
Public School Facilities Authority

Iris Romero | Executive Director
Ryan Parks | Deputy Director

DATE: Monday, July 1, 2024
TO: Iris Romero, Executive Director
FROM: John Valdez, AICP, Facilities Master Planner

Exhibit B

MEMORANDUM

I INTRODUCTION

This memo provides an overview of the Raton Public School request for consolidation of its three existing schools into a consolidated single Pre-K-12 campus. The district currently consists of the following schools and grade level configuration:

- Longfellow Elementary School (Pre-K-2nd)
- Raton Intermediate School (3rd -6th)
- Raton High School (7th-12th)

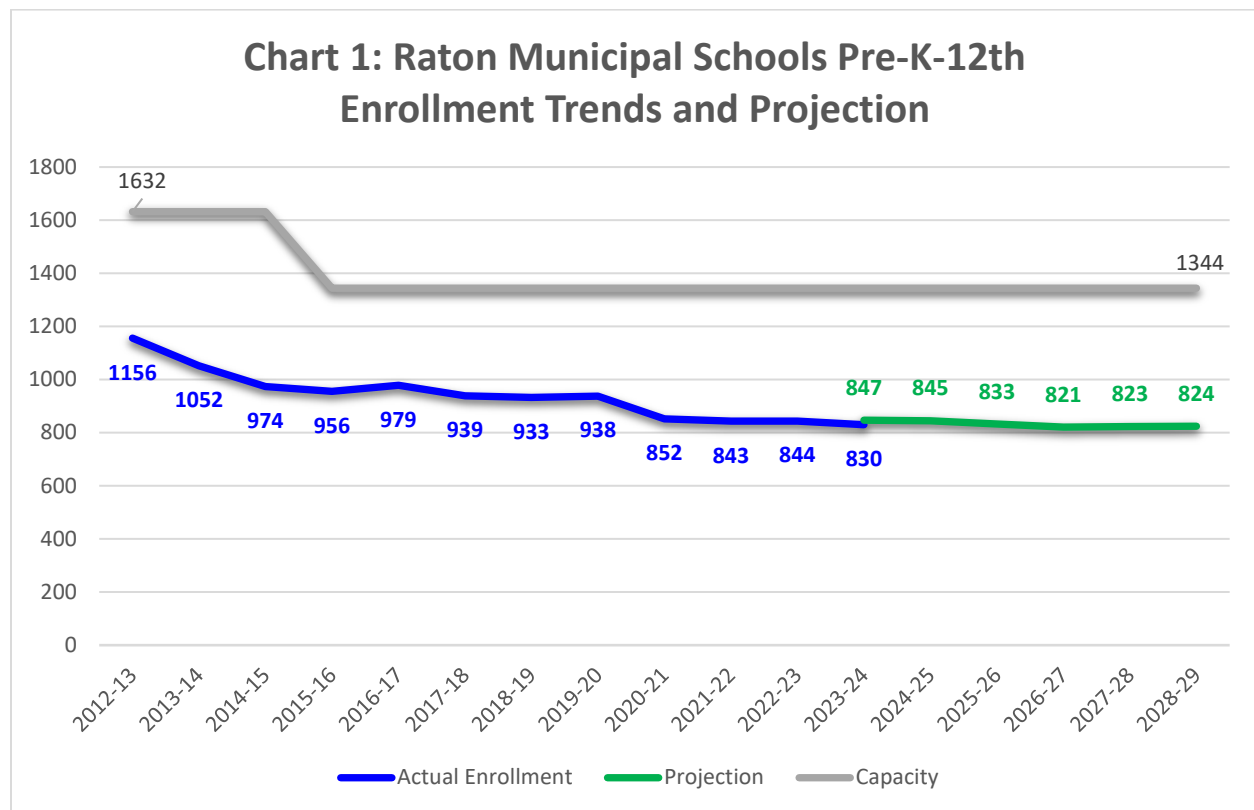
II. ISSUES AND KEY FINDINGS

- The district consolidated its schools at the end of the 2014-15 year by:
 - Closing Columbian Elementary School (2nd-3rd Grade) and moving the 2nd grade to Longfellow Elementary and the 3rd grade to the newly formed Raton Intermediate School (former Raton Middle School);
 - Closing Kearney Elementary School (4th and 5th) and moving both of its grade levels to the newly formed Raton Intermediate School;
 - The newly formed Raton Intermediate School consists of grades 3rd through 6th in the previously designated Raton Middle School campus. It then dropped the middle school designation all together;
 - The district relocated the 7th and 8th grade from the previously designated Raton Middle School to Raton High School.
- The consolidation and grade level re-organization led to better utilized facilities but led to Longfellow and Raton Intermediate to experience overcrowding with little educational flexibility. Despite the declining enrollment, in recent years, Longfellow operated over capacity and Raton Intermediate operates at capacity.
- The district is completing its new facilities master plan, which identifies the consolidation as a top priority. As part of the FMP, the district is preparing educational specifications to identify spaces the combined campus needs to deliver its educational program.
- The new FMP projects a Pre-K-12th enrollment of 824 in 2028-29. The 2023-24 80-Day enrollment totals 830.

- Consolidation of three buildings into one helps the district to address the challenges of enrollment decline, a trend that does not appear to reverse during the planning period.
- In addition to enrollment challenges, the buildings are old with structural and system issues.
- The district completed educational specifications for its combined campus, which will outline the spaces it requires to deliver its curriculum.

III. ENROLLMENT TRENDS AND PROJECTION

While the district has already consolidated its schools once before in response to declining enrollment, the district's enrollment forecast points to slight decline from the 2022-23 enrollment. The following chart shows the Pre-K-12th enrollment trends and projection from the district's new FMP.



Source: Enrollment: PED Certified 40-Day Counts. 2023-24 Counts represent 80-Day uncertified with 3&4 DD and Early Childhood Education and Care Department Numbers. Projection - 2023 Raton FMP; Capacity FMP

- The district's enrollment trend shows significant loss during the early parts of the last decade. The district is still experiencing enrollment decline but at a more incremental rate. The projection continues this decline consistent with the trend from the past three years.
- The next table shows the projection based on the current Raton school configuration.

Table 1: Raton Public School District Enrollment Projection by Existing Grade Level						
Existing Actual		Projection Years				
Grade Levels	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29
Pre-K-2nd	241	245	241	237	237	241
3 rd -6 th	244	254	263	255	250	255
7 th -12 th	345	346	329	329	336	332
TOTALS	830	845	833	821	823	824
Change from Previous Year		15	-12	-12	2	3

Source: Enrollment: PED 80-Day Counts; Projection – 2023 Raton FMP; Capacity FMP

IV. CAPACITY AND UTILIZATION

This section examines capacity and utilization in the existing Raton schools.

- The previous consolidation and disposal of Kearney and Columbian Elementary Schools resulted in better utilization in the remaining schools.
- As Chart 1 shows (above), Raton Public Schools boasted a collective capacity of 1,632 seats prior to the 2014 consolidation. With the closing of Kearney and Columbian, the capacity reduced by 476 seats. As the following table shows, the district still has excess capacity, mostly at Raton High School. Despite the decreases in enrollment, the closings have resulted in an overcapacity situation at Longfellow Elementary while Raton Intermediate is operating just under capacity.

Table 2: Capacity and Utilization Raton Public Schools							
School	Grade Level	2023-24 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	Facility Utilization Rate
Longfellow	Pre-K-2nd	204	243	39	0	111%	93%
Raton Intermediate	3rd-6th	244	359	115	0	65%	66%
Raton HS	7th-12th	345	750	405	6	55%	47%
TOTALS		782	1344	559	6	77%	69%

Source: 2023-2028 Raton FMP

V. ELIGIBLE GROSS SQUARE FOOTAGE

Table 3 provides an overview of the district's total square footage for its educational facilities over the eligible square footage based on its projected enrollment of 824.

Table 3: Raton Public Schools Gross Square Foot Data	
Enrollment Projection (Pre-K-12 th)	824
Existing GSF for LES, RIS, RHS (via FAD)	198,394
Eligible GSF based on projection	120,156
Difference between Existing and Eligible	78,238

Source: PSFA

- The table shows the district consists of 198,394 GSF for its current educational facilities. Based on the enrollment projection of 824, the district's eligible square footage totals 120,156 GSF.
- As a result, the district contains 78,238 GSF over the eligible square footage. The square footage breakdown by facility is:
 - Longfellow – 33,800 GSF
 - Raton Intermediate – 56,292 GSF
 - Raton High School – 108,302 GSF
- The district completed educational specifications that will define the space needs in a new consolidated facility.

VI. PROPOSED PROGRAM OF SPACES

- The following table provides an overview of the Ed Specs' proposed building program.

Table 4: Proposed Program of Spaces – Raton Combined School				
Area Description (Raton Combined)	# of Teaching Space	NSF	TARE	GSF
Early Childhood Community (Pre-K, K, 1st)	9	9,490	3,839	13,329
ES Community (2nd-5th) & Special Ed	12	17,550	7,811	25,361
6th-8th Community & Special Ed	5	8,095	3,603	11,698
9th-12th Community & Special Ed	5	6,035	2,686	8,721
Shared Teaching Areas	10	15,100	6,721	21,821
Physical Education	3	23,258	6,869	30,127
Dining/Food Service	1	7,930	1,958	9,888
Admiration		6,370	2,215	8,585
Building Support		2,175	344	2,519
Media & Technology		-	-	-
TOTALS	45	96,003	36,046	132,049

Source: Raton Combined School Educational Specifications 2023



State of New Mexico
Public School Facilities Authority

Martica Casias | Executive Director
Ryan Parks | Deputy Director

DATE: Wednesday, October 18, 2023

TO: Martica Casias, Executive Director

FROM: John Vsldez, AICP, Facilities Master Planner

Exhibit C

MEMORANDUM

I. EXECUTIVE SUMMARY

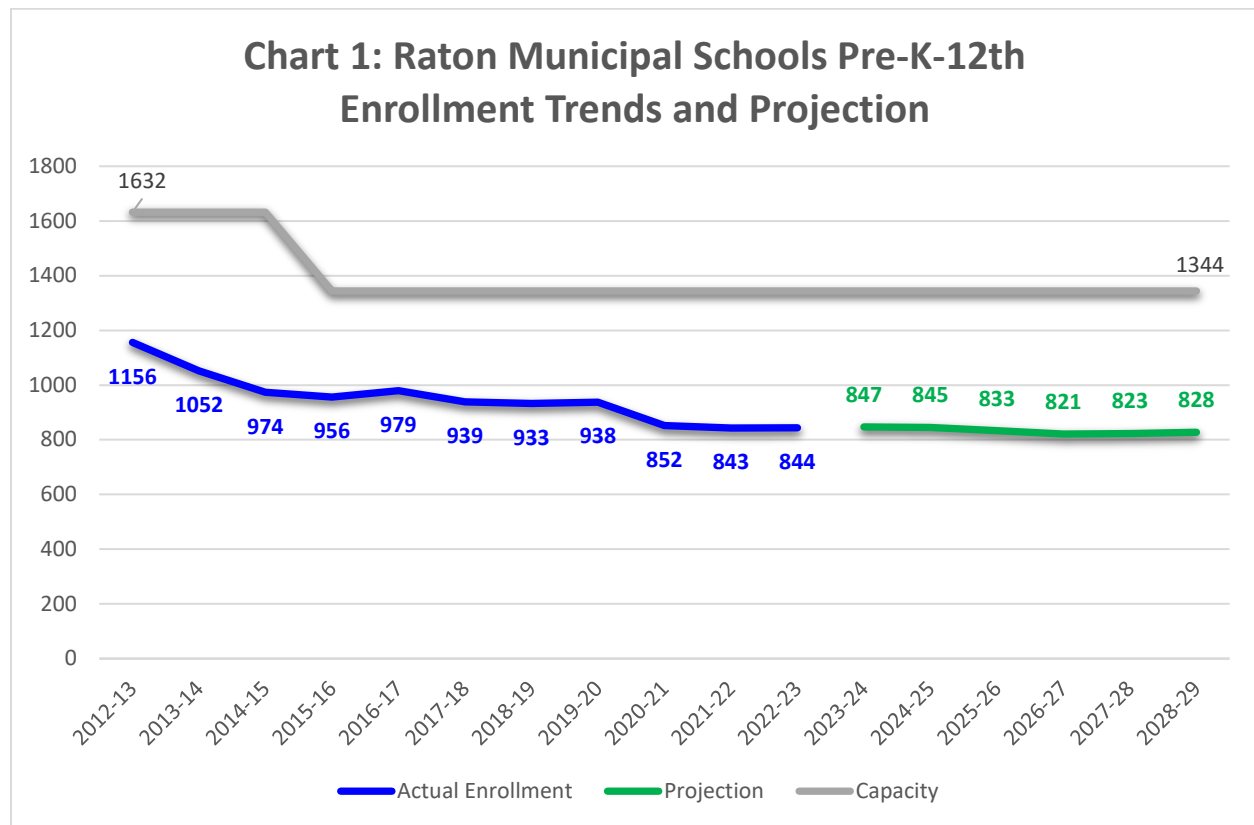
Planning and Design/Construction funding to complete district wide planning study to determine campus consolidation options and systems upgrades at the existing elementary school to the maximum gross square footage pursuant to the Adequacy Planning Guide for 26,211 gross square feet. Systems eligible for state funding are limited to: Fire Alarm and Boiler, as identified in the district's application. Costs for any work that may be required for other associated building systems will be the sole responsibility of the district.

- The district currently consists of the following schools and grade level configuration:
 - Longfellow Elementary School (Pre-K-2nd)
 - Raton Intermediate School (3rd-6th)
 - Raton High School (7th-12th)
- The Ed Specs propose a combined Pre-K-12th grade school that will replace Longfellow Elementary, Raton Intermediate, and Raton Middle/High School. The school will accommodate 828 students.
- Given the district's enrollment decline, replacing the existing schools will allow the district to right-size its facilities for projected enrollment. The district's gross square footage accommodates a student capacity of 1,369 students (without portables). The replaced facility will accommodate 828 students, which will save an estimated \$170,000/year in maintenance and operations costs.
- The Ed Specs recommend the three existing schools should be demolished in order to safe maintenance/operations costs.
- The Ed Specs subcommittee considered seven sites as potential options for the new Pre-K-12 campus. The South & West (Combined) of Raton High School scored the highest of all the evaluated sites. The primary challenge with this site is that the district does not own the property. The district currently leases the property but could potentially purchase the site.
- The district will retain the existing gym and it will not be part of the new construction. Its square footage is part of the program as it will continue to serve students and be eligible for systems replacement and minor renovation.

- The Ed Specs do not program a media center/library as it intends to deliver the functions associated with this space in an alternative manner.
- The Ed Specs estimate the project's total budget to be \$109,145,638, which includes new construction, roadways/parking site costs, demolition of existing schools, and former campus site restoration. These costs may be split between the district and the Public School Capital Outlay Council with the following breakdown:
 - PSCOC - \$101,145,638
 - District - \$8,000,000

II. ENROLLMENT TRENDS AND PROJECTION

Chart 1 show the Raton Municipal Schools enrollment trend and projection.



Source: Enrollment: PED 40-Day Counts; Projection – 2023 Raton FMP; Capacity FMP

- The table shows a gradual enrollment drop for most of the past decade with a steeper decline in the COVID-affected 2020-21 school year.
- The FMP projects a flat enrollment trend over the next five years.
- Then change in district-wide capacity occurred after the district closed Kearney and Columbian Elementary schools.

- The next table shows the projection based on the current Raton school configuration.

Table 1: Raton Public School District Enrollment Projection by Existing Grade Level							
Existing and Actual		Projection Years					
Grade Levels	2022-23 Actual	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Pre-K-2nd	251	243	245	241	237	237	241
3 rd -6 th	234	251	254	263	255	250	255
7 th -12 th	359	353	346	329	329	336	332
TOTALS	844	847	845	833	821	823	824
Change from Previous Year		3	-2	-12	-12	2	1

Source: Enrollment: PED 40-Day Counts; Projection – 2023 Raton FMP; Capacity FMP

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Admiration		6,370	2,215	8,585
Building Support		2,175	344	2,519
Media & Technology		-	-	-
TOTALS	45	96,003	36,046	132,049

Source: Raton Combined School Educational Specifications 2023

- In our review, PSFA identified some spaces that may be ineligible for PSCOC participation including:

Table 3: Potential Non-Eligible Spaces Per Ed Specs	
SPACE	Potential Non Eligible SF
After School Room	1,000
Weight Room	1,200
Athletics Secretary	200
Community Closet/Pantry	200
Platform/Stage	800
TOTAL	3,400

Source: Raton Combined School Educational Specifications 2023

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 - Raton High School – 108,302 GSF



IV. CAPACITY AND UTILIZATION

This section examines capacity and utilization in the existing Raton schools.

- The previous consolidation and disposal of Kearney and Columbian Elementary Schools resulted in better utilization in the remaining schools.
- As Chart 1 shows (above), Raton Public Schools boasted a collective capacity of 1,632 seats prior to the 2014 consolidation. With the closing of Kearney and Columbian, the capacity reduced by 476 seats. As the following table shows, the district still has excess capacity, mostly at Raton High School. Despite the decreases in enrollment, the closings have resulted in an overcapacity situation at Longfellow Elementary while Raton Intermediate is operating just under capacity.

Table 5: Capacity and Utilization Raton Public Schools							
School	Grade Level	2022-23 Enrollment	Functional Capacity	Available Capacity	Vacant Rooms	Classroom Occupancy Rate	Facility Utilization Rate
Longfellow	Pre-K-2nd	251	243	-8	0	111%	+9%
Raton Intermediate	3rd-6th	234	359	125	0	65%	66%
Raton HS	7th-12th	359	684	325	6	55%	47%
TOTALS		844	1156	312	1	77%	69%

Source: 2023-2028 Raton FMP

I. P21-001 Twin Buttes HS Zuni HS Zuni MS (Zuni) – Request for Early Work Package Funding**II. Presenter(s):** Scott Ficklin, Senior Project Manager
Ryan Parks, Deputy Director**III. Potential Motion:**

Council approval to amend the current Standards-based awards to Zuni Public Schools (ZPS) for Twin Buttes HS, Zuni HS and Zuni MS, grade levels 6th -12th to include construction phase funding (Teacher Housing, Site work for the school, early work package and demolition of the existing field) state match funding of \$11,951,786. Upon completion of the design phase, the district may return to the PSCOC for out-of-cycle construction phase funding.

IV. Executive Summary:**District Request:**

The district is requesting funding in order to perform early work (construction).

Key Points:

District:	Zuni Public Schools	Total Mills:	N/A
School(s):	Zuni MS, Zuni HS, Twin Buttes HS	State/Local Match:	100/0
Superintendent:	Randy Stickney	Current Enrollment:	615
	Ray Hartwig, Don Sparks, Dr.		
Principal:	Dominque Dosedo	Projected Enrollment:	581
District Rep.:	Martin Romine	Current # of Projects:	1
PSFA RPM:	Richard Dicks	Total SqFt:	24,262
Design		Allowable SqFt:	21,600
Professional:	Dekker Perich Sabatini Architects	Above Allow. SqFt.:	2662
		Cost per Unit (Avg.):	\$781,823
Contractor:	Jaynes Corporation	Cost per SqFt (TPC):	N/A

- Early work package will provide teacher housing and site work for the replacement school facility.
- The CMAR's early work package includes 9 teacher housing duplexes, partial site work for the school and Demolition of the existing field, totaling, \$16,124,604.
 - The total included:
 - \$9,900,000 for Teacher Housing,
 - \$1,226,394 for partial site work
 - \$825,392 for Demolition.
 - There is \$4,172,818 in above allowable costs associated with the Teacher Housing.

- PSFA staff limited PSCOC Participation at \$550,000/housing unit.
- Includes the cost of the work, contingency, fees, and General Conditions and bond fees.
- Project consists of 9 duplexes or 18 living quarters.
 - All housing units are either a 2 or 3 bedroom unit totaling 1,184 or 1,552 GSF

Request Summary	State Match	Local Match	Above Allowable	Total
Base Bid	\$ 11,951,786	\$ -	\$ 4,172,818	\$ 16,124,604
Soft Costs	\$ -	\$ -	\$ -	\$ -
Waiver	\$ -	\$ -	\$ -	\$ -
Advance	\$ -	\$ -	\$ -	\$ -
Requested Funding	\$ 11,951,786	\$ -	\$ -	\$ 11,951,786
Funding Summary	Fund	Source	Amount	
Budgeted Source 1	Impact Aid			
Budgeted Source 2				

SUPPLEMENTAL MATERIAL

P21-001 Twin Buttes HS Zuni HS Zuni MS (Zuni) – Request for Early Work Package Funding

History:

- **June 5, 2024: Tabled in Awards Subcommittee:** Subcommittee recommendation for Council approval to amend the current Standards-based awards to Zuni Public Schools (ZPS) for Twin Buttes HS, Zuni HS and Zuni MS, grade levels 6-12 to include; construction phase funding (Teacher Housing and Site work early work package) state match funding of \$9,900,000. Upon completion of the design phase, the district may return to the PSCOC for out-of-cycle construction phase funding.
- **January 11, 2024:** Council approval to amend the current Standards-based awards to Zuni Public Schools (ZPS) for Twin Buttes HS and Zuni HS, grade levels 6-12 to include partial construction phase funding (early work package) with state match funding of \$8,966,688 (100%). Upon completion of the design phase, the district may return to the PSCOC for out-of-cycle construction phase funding.
- **October 11, 2022:** Council approval to amend the current Standards-based awards to Zuni Public Schools for Twin Buttes HS and Zuni HS to include:
 - Part 1: The consolidation of Zuni MS (P19-011), Twin Buttes HS and Zuni HS (P21-001) combined into a single campus and Standards-based award.
 - Part 2: A state match of \$1,060,714 (100%) for design phase funding for 18 teacher housing units.
 - Part 3: Design phase funding for a consolidated replacement facility for Zuni MS, Zuni HS and Twin Buttes HS with a design enrollment of 581 students (grades 7-12) up to the maximum allowable gross square footage of 97,340 GSF, with an increase in the state match of \$8,458,907 (100%) for the design phase of the replacement facility. Review of proposed solution to address soil and site conditions, current enrollment and allowable GSF shall occur prior to the out-of-cycle construction phase funding request.
- **P21-001 Twin Buttes/Zuni HS:**
- **August 18, 2020:** Planning phase funding to complete a feasibility study to determine options to renovate or replace the existing high school buildings, with demolition of excess square footage, including a cost/benefit and building systems analysis, followed by a campus master plan and educational specification for the new grades 6-12 campus on the high school site, including new teacher housing units. Campus master plan will define the phasing strategy for the design and construction phases, including a sequencing plan to move students as the work progresses and an outline scope of work for each design and construction phase. Upon completion, the district may return to the PSCOC for the next out-of-cycle funding phase to include approval of the design enrollment, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total estimated project cost. PSCOC may make an award to fund a functional phase of a project without committing to funding future phases of proposed projects. The Council shall reevaluate each phase of a project and the capacity of the Public School Capital Outlay Fund before making an award for a subsequent phase of a project.

SUPPLEMENTAL MATERIAL

P21-001 Twin Buttes HS Zuni HS Zuni MS (Zuni) – Request for Early Work Package Funding

- **P19-011 Zuni MS:**
- **September 19, 2018:** *Funding to complete feasibility/structural study to determine options to maximize utilization of the current school facilities. Upon completion, district may return to the PSCOC for next out-of-cycle funding phase, approval of options and total student capacity to the GSF pursuant to the Adequacy Planning Guide, and update to the total project cost estimate.*

Exhibit(s):

A – Zuni Public Schools district Letter dated June 24, 2024

B – Project Description

C – General Contractor Cost Model

D – Rendering

ZUNI PUBLIC SCHOOL DISTRICT #89

PO DRAWER A, 10 N SANDY SPRINGS RD.

ZUNI, NM 87327 PH:505-782-5511 FAX:505-782-5870

SUPERINTENDENT

Mrs. Randy Stickney, Superintendent



BOARD OF EDUCATION

Mr. Jerome Haskie, President
Ms. Mildred Lementino, Vice President
Mr. Carleton Bowekaty, Secretary
Mr. Clayton Seoutewa, Board Member
Ms. Valarie Bellson, Board Member

June 24, 2024

Ms. Iris Romero
Executive Director New Mexico Public School Facilities Authority
1312 Basehart Drive, Suite 200
Albuquerque, NM 87106

RE: P21-001 Twin Buttes

Dear Ms. Romero

An award, P21-001 Twin Buttes, was made to Zuni Public School District for the construction of a replacement Middle/High School, an athletic complex, and additional teacher housing units. Part of the replacement process was to determine a location for the new school and associated facilities. Approximately 100 acres was set aside by the Zuni Tribe for educational facilities. The current Zuni High School is located that area and the new school and other facilities, including the teacher housing, will be located in that same area. The teacher housing project will consist of 9 duplex units.

Jaynes Corporation has been selected as the general contractor for the project. They have completed an estimate of the cost to construct the teacher housing. Those numbers are included below:

Base Bid	\$ 9,900,000
Bid Lot #2 Site Development	\$ 1,226,394
Base Bid #4 Demo Existing Football Field	<u>\$ 825,392</u>
State Funds Request to Adequacy (NIGRT)	\$11,951,786

The District requests approval of this portion of the project in order to be able to offer housing to the many out of the area teachers that it employs. Should you have any question or require additional information, do not hesitate to contact me.

Sincerely,

Martin G. Romine
Director of Finance
Zuni Public School District

Project Description

Base Bid #1

Is for the construction of the duplex units alone. It contains the cost of work within each duplex unit's footprint. It includes all the work from the four feet of over-excavation beneath the reinforced concrete foundation to address the poor soil conditions per the Geotechnical Engineering Report recommendations and has every scope needed to complete the construction of the duplex units alone. The following scopes were eliminated by the client as a cost-savings measure and are not included: exterior stone veneer and security doors.

Base Bid #2

is for the site and utility development strictly associated with the teacher housing. It includes items such as earthmoving, grading, site electricity, site communications, site water, site LP Gas, site sewer, roads, asphalt, concrete curb, gutters, and sidewalks in and around the teacher housing.

The following scopes were eliminated by the client as a cost savings measure and are **not included**: playground area, playground equipment, site furnishings (such as benches and shade structures), and landscaping beyond site stabilization (stone).

Base Bid #3

Is for the site and utility development associated with the Academics. It includes the following work, which is outside of the teacher housing area: site sewer, force main sewer, sewer lift station, lift station power, site fire main, site water main, and site fire hydrants. There are additional site utility costs associated with Academics, which will be included in the Academic work package.

Base Bid #4

Is for the total demolition of the existing track and field, bleachers, stadium lighting, concrete, asphalt, goal posts, and scoreboard. The removal of the existing track and field is necessary to prepare for the construction of the new Academic facility.

Attachment # 2



DOCUMENT TITLE:	BID SET
PROJECT NAME:	Zuni Public Schools - Teacher Housing
LOCATION:	Thunder LN, Zuni, NM
DATE:	June 21, 2024
BUILDING GSF:	24,265 Square Feet
SITE AREA:	398,178 Square Feet
SITE AREA:	9.14 Acre
CONSTRUCTION DURATION:	19 Months
2bed / 2 bath	10 Units
3 bed / 2 bath	8 Units
Total Units	18 Units
	9 Duplexes

District responsibility above adequacy

Per the attached narrative this includes: Earthmoving/Grading, Gravity sewer, Domestic water, LP gas yard lines and tanks, Electrical, Concrete, Asphalt, Traffic signs, Striping, Fencing

Per the attached narrative this includes: work associated with the future academic building: Sanitary, Sewer, Fire, Domestic Water lines including life Station and power.

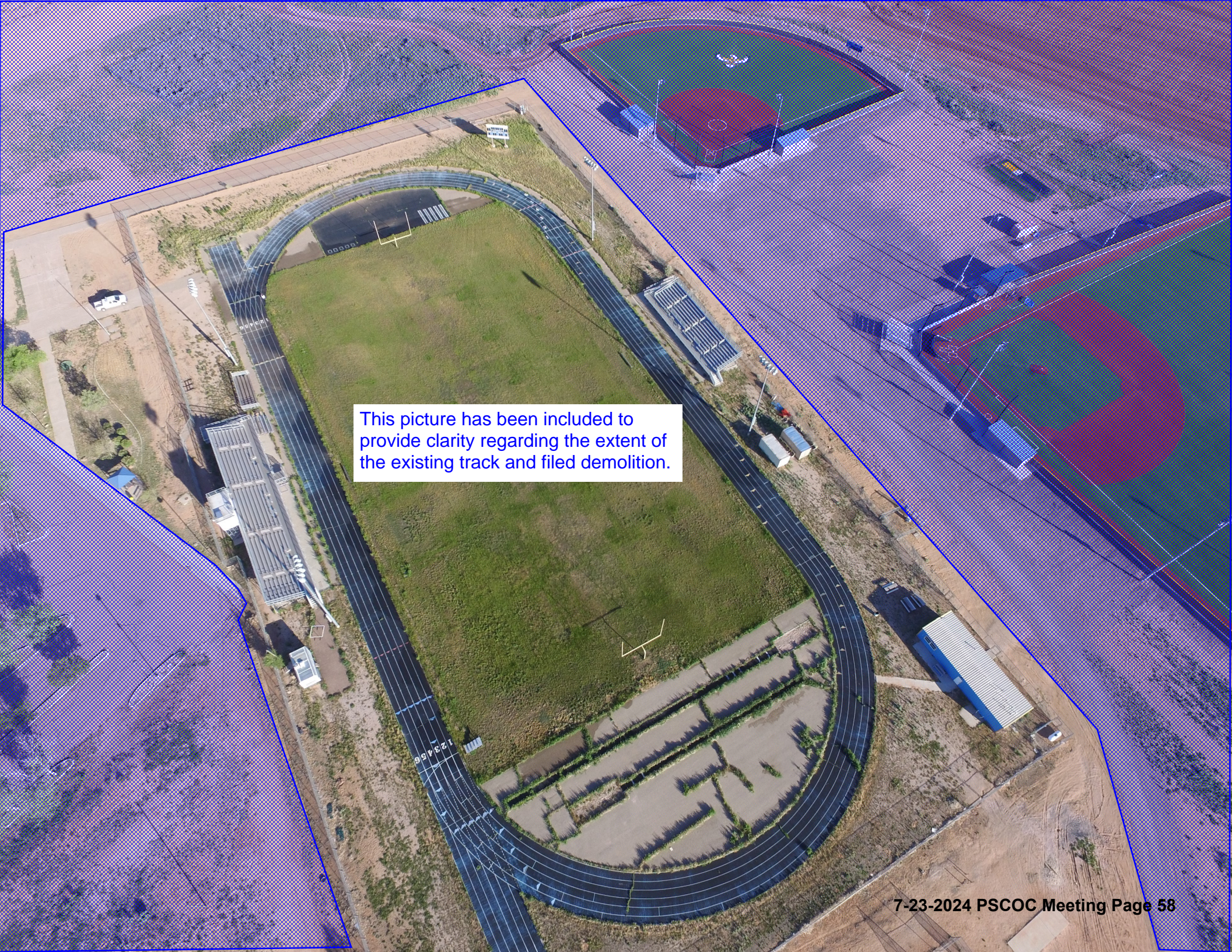
Per the attached narrative this includes: Total demo of existing track & field to include bleachers, lighting, site concrete, asphalt and goal posts.

EWP#2 Base Bid #1				EWP#2 Base Bid # 2		EWP#2 Base Bid #3		EWP#2 Base Bid # 4	
Teacherages				Site & Utility Development at Teacher Housing		Site & Utility Development (Associated with Academics)		Demolition of Existing Field (Associated with Academics)	
ITEM NO.	DESCRIPTION	ITEM NO. TOTAL	COST/UNIT	ITEM NO. TOTAL		ITEM NO. TOTAL		ITEM NO. TOTAL	
0	PRE-CONSTRUCTION - N/A	\$ -	\$ -	\$ -		\$ -		\$ -	
1	GENERAL REQUIREMENTS	\$ 523,928	\$ 29,107	\$ 349,285		\$ -		\$ 84,756	
2	EXISTING CONDITIONS - IN DIV 31	\$ -	\$ -	\$ -		\$ -		\$ -	
3	CONCRETE	\$ 1,563,129	\$ 86,841	\$ -		\$ -		\$ -	
4	MASONRY	\$ -	\$ -	\$ -		\$ -		\$ -	
5	STRUCTURAL STEEL	\$ -	\$ -	\$ 112,633		\$ -		\$ -	
6	ROUGH CARPENTRY	\$ 1,935,502	\$ 107,528	\$ -		\$ -		\$ -	
7	THERMAL & MOISTURE PROTECTION	\$ 1,243,744	\$ 69,097	\$ 29,707		\$ -		\$ -	
8	OPENINGS	\$ 432,712	\$ 24,040	\$ -		\$ -		\$ -	
9	FINISHES	\$ 1,667,190	\$ 92,622	\$ 4,666		\$ -		\$ -	
10	SPECIALTIES	\$ 95,237	\$ 5,291	\$ -		\$ -		\$ -	
11	EQUIPMENT	\$ 13,680	\$ 760	\$ -		\$ -		\$ -	
12	FURNISHINGS	\$ 22,276	\$ 1,238	\$ -		\$ -		\$ -	
13	SPECIAL CONSTRUCTION	\$ 37,608	\$ 2,089	\$ 37,608		\$ -		\$ 3,446	
14	CONVEYING EQUIPMENT - N/A	\$ -	\$ -	\$ -		\$ -		\$ -	
21	FIRE SUPPRESSION - N/A	\$ -	\$ -	\$ -		\$ -		\$ -	
22	PLUMBING	\$ 982,286	\$ 54,571	\$ -		\$ -		\$ -	
23	HEATING VENTILATING AIR CONDITIONING	\$ 1,064,801	\$ 59,156	\$ -		\$ -		\$ -	
26	ELECTRICAL	\$ 743,171	\$ 41,287	\$ 770,654		\$ 91,775		\$ 28,801	
27	COMMUNICATIONS & DATA	\$ -	\$ -	\$ -		\$ -		\$ -	
28	SAFETY AND SECURITY	\$ -	\$ -	\$ -		\$ -		\$ -	
31	EARTHWORK	\$ 1,176,918	\$ 65,384	\$ 910,648		\$ 54,780		\$ 366,577	
32	EXTERIOR IMPROVEMENTS	\$ -	\$ -	\$ 1,482,386		\$ 21,182		\$ 41,609	
33	SITE UTILITIES	\$ -	\$ -	\$ 684,889		\$ 829,005		\$ 10,000	
	SUBTOTAL	\$ 11,502,182	\$ 639,010	\$ 4,382,475		\$ 996,743		\$ 535,189	
Contingency 8.0%		\$ 920,175	\$ 51,121	\$ 350,598		\$ 149,511		\$ 42,815	
SUBTOTAL		\$ 12,422,357	\$ 690,131	\$ 4,733,074		\$ 1,146,254		\$ 578,004	
Fee 6.25%		\$ 776,397	\$ 43,133	\$ 295,817		\$ 71,641		\$ 36,125	
SUBTOTAL		\$ 13,198,754	\$ 733,264	\$ 5,028,891		\$ 1,217,895		\$ 614,130	
(Exclude) Pre-Con Fee LS		\$ -	\$ -	\$ -		\$ -		\$ -	
SUBTOTAL		\$ 13,198,754	\$ 733,264	\$ 5,028,891		\$ 1,217,895		\$ 614,130	
SPECIFIED GC'S LS		\$ 801,069	\$ 44,504	\$ 534,046		\$ -		\$ 205,449	
SUBTOTAL		\$ 13,999,823	\$ 777,768	\$ 5,562,937		\$ 1,217,895		\$ 819,579	
Bond		\$ 72,995	\$ 4,055	\$ 34,417		\$ 8,499		\$ 5,814	
TOTAL BASE (Without Tax)		\$ 14,072,818	\$ 781,823	\$ 5,597,354		\$ 1,226,394		\$ 825,392	

SCHEMATIC DESIGN DOCUMENTS

Three Bedroom Render





This picture has been included to provide clarity regarding the extent of the existing track and filed demolition.

I. P22-001 Gadsden MS (Gadsden) – Construction Funding Request

II. Presenter(s): Scott Ficklin, Senior Project Manager
Ryan Parks, Deputy Director

III. Potential Motion:

Council approval to amend the 2021-2022 Standards-based award to Gadsden Independent School District (GISD) for Gadsden MS to include construction phase funding totaling \$67,217,113 with a state match of \$47,051,979 (70%) and a local match of \$20,165,134 (30%). For a replacement facility with a design enrollment of 1005 students, grades 6th-8th, up to the maximum allowable gross square footage of 111,194 GSF.

IV. Executive Summary:**District Request:**

GISD is requesting PSCOC approve construction phase funding.

Key Points:

Gadsden Independent School			
District:	District	Total Mills:	N/A
School(s):	Gadsden MS	State/Local Match:	70/30
Superintendent:	Travis Dempsey	Current Enrollment:	1,044
Principal:	Veronica Quinonez	Projected Enrollment:	1,005
District Rep.:	Nancy Vela	Current # of Projects:	8
PSFA RPM:	Mike Ortiz	Total SqFt:	126,460
Design	Dekker/Perich/Sabatini Architects	Allowable SqFt:	111,194
Professional:		Above Allow. SqFt.:	15,266
Contractor:	Bradbury Stamm Construction	Cost per SqFt (MACC):	\$482
		Cost per SqFt (TPC):	\$605

- There were two General Contractor's, HB Construction and Bradbury Stamm Construction that submitted bids.
- The current enrollment of Gadsden Middle School is 665 for grades 7th and 8th. Once the replacement facility is opened 379, 6th grade students will be added to the enrollment, for a total of 1,044 students.
- As of December 2023, the district has an available bonding capacity of \$34,083,756, which is 46.5% of the total bonding capacity.

- There was 15,266 square footage in Above Allowable, Landscaping, Site amenities and Special systems work included in the bid that is considered an Above Allowable cost.

Request Summary	State Match	Local Match	Total	Above Allowable
Bid Amount	\$ 39,209,983	\$ 16,804,278	\$ 56,014,261	\$ 8,992,417
Soft Costs (20%)	\$ 7,841,996	\$ 3,360,856	\$ 11,202,852	\$ -
Waiver	\$ -	\$ -	\$ -	\$ -
Advance	\$ -	\$ -	\$ -	\$ -
Requested Funding	\$ 47,051,979	\$ 20,165,134	\$ 67,217,113	\$ -
Funding Summary	Fund	Source		Amount
Budgeted Source 1	GO Bond	31100		\$ 21,997,924.79
Budgeted Source 2	Operational	11000		\$ 10,171,940.91

SUPPLEMENTAL MATERIAL

UP22-001 Gadsden MS (Gadsden) – Construction Funding Request

History:

- **January 9, 2023:** Council approval to amend the current Standards-based award to Gadsden Independent School District (GISD) for Gadsden MS to include the relocation of the 6th-grade students to Gadsden MS, with a 273 student increase in enrollment for a total of 1,005 students, grades 6-8, and a maximum allowable gross square footage of 111,194 GSF, an increase in the state match of \$694,462 (70%) and in the local match of \$297,627 (30%), totaling \$992,089 for the ongoing design phase, contingent that the Gadsden Independent School District reports back to the PSCOC once the district has held their board meeting and hearing about their outreach to the community. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding to include final approval of the enrollment.
- **May 2, 2022:** Council approval to amend the current Standards-based award to Gadsden Independent Schools for Gadsden MS to include Design Phase funding for the replacement of the existing facility in order to construct a new school with a design enrollment of 732 students, grades 7-8 up to the maximum allowable gross square footage of 92,675 GSF, with an increase in the state match of \$3,823,771 (70%) and a local match of \$1,638,759 (30%) for the design phase up to \$5,462,530. Review of design enrollment shall occur during the design phase with approval of the design enrollment prior to the out-of-cycle construction phase funding request.
- **July 12, 2021:** Planning phase funding to complete a feasibility study to determine options to renovate or replace the existing middle school buildings, with demolition of excess square footage, including a cost/benefit and building systems analysis, followed by a campus master plan and educational specification for grade levels 7th and 8th. Upon completion, the district may return to the PSCOC for the next out-of-cycle funding phase to include approval of the design enrollment, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total estimated project cost. PSCOC may make an award to fund a functional phase of a project without committing to funding future phases of proposed projects. The Council shall reevaluate each phase of a project and the capacity of the Public School Capital Outlay Fund before making an award for a subsequent phase of a project.

Exhibit(s):

- A – Gadsden Independent School District Letter dated June 10, 2024.
- B – Gadsden Middle School Enrollment Update June 2024
- C – Project Description
- D – General Contractor Bid Tabulation and Scoring Form
- E – Rendering
- F – PED Certification Letter, dated June 7, 2024



Gadsden Independent School District

Construction Department

Nancy Elizabeth Vela

Director for Energy Management and Construction

nevela@gisd.k12.nm.us



Exhibit A

June 20, 2024

Iris Romero
Executive Director, PSFA
1312 Basehart Road SE Suite 200
Albuquerque, NM 87106

Re: Gadsden Middle School Replacement project P22-001

Dear Ms. Romero:

The Public School Capital Outlay Council (PSCOC) awarded Gadsden Independent School District \$6,454,619.00 for the Gadsden Middle School Replacement project from the 2021-2022 Standard-Based Program. The funding was to complete the design for the replacement of the existing middle school buildings. The new construction will serve students from 6th grade to 9th grade.

The design of the new construction has been completed and the Request for Proposals (RFP) were received June 6, 2024. Two proposals were received by Bradbury Stamm Construction and HB Construction. The Request for Proposal was advertised in Las Cruces Sun News, El Paso Times and Albuquerque Journal on May 8, 2024 and May 12, 2024 as well as being placed on our website. A mandatory pre-proposal meeting was held Tuesday May 14, 2024 at 11:00 am and had (14) contractors/companies in attendance; Crosstown Construction, HB Construction, L&J Construction, JGF Built LLC, Nine Degrees Construction, Robles Demolition, Jaynes Corp., LOI Engineers, Bradbury Stamm, Jobe Materials, Johnson Controls, Honeywell, GenCon General Contractors, Hellas. After evaluating both the technical proposals and the price proposals, the evaluation committee decided to interview both companies. After conducting the interviews, the final calculation of total points determined that Bradbury Stamm Construction was ranked first place with a difference of 17.6 points. Our evaluation committee recommended acceptance to Bradbury Stamm Construction. School Board approved our recommendation of this RFP on June 13, 2024.

At this time, we are asking PSCOC to approve the funding to hire Bradbury Stamm Construction as the General Contractor for the Gadsden Middle School Replacement project. The total construction amount is \$83,273,554.52, which with our current State/Local match (70%/30%) will equal to \$51,571,904.50 and \$22,102,244.79 respectively plus an above adequacy of \$9,599,405.23.

Thank you for your consideration. We look forward to working with PSFA to complete this project within the parameters of PSCOC requirements.

Sincerely,



Nancy Elizabeth Vela

Director for Energy Management and Construction
Gadsden Independent School District

Cc: Mike Ortiz, PSFA Region Manager
Scott Ficklin, PSFA Central Coordinator
Travis Dempsey, GISD Superintendent
Jessica Cadena, Associate Superintendent
Michael Nevarez, Coordinator for Construction

P.O. Drawer 70Anthony, N.M. 88021 - Phone 575-882-6425 - Cell 575-618-7981 - Fax 575-882-2508



State of New Mexico
Public School Facilities Authority

Iris K. Romero | Executive Director
Ryan Parks | Deputy Director

DATE: Monday, July 1, 2024
TO: Iris K. Romero, Executive Director
FROM: John M. Valdez, AICP

Exhibit B

MEMORANDUM

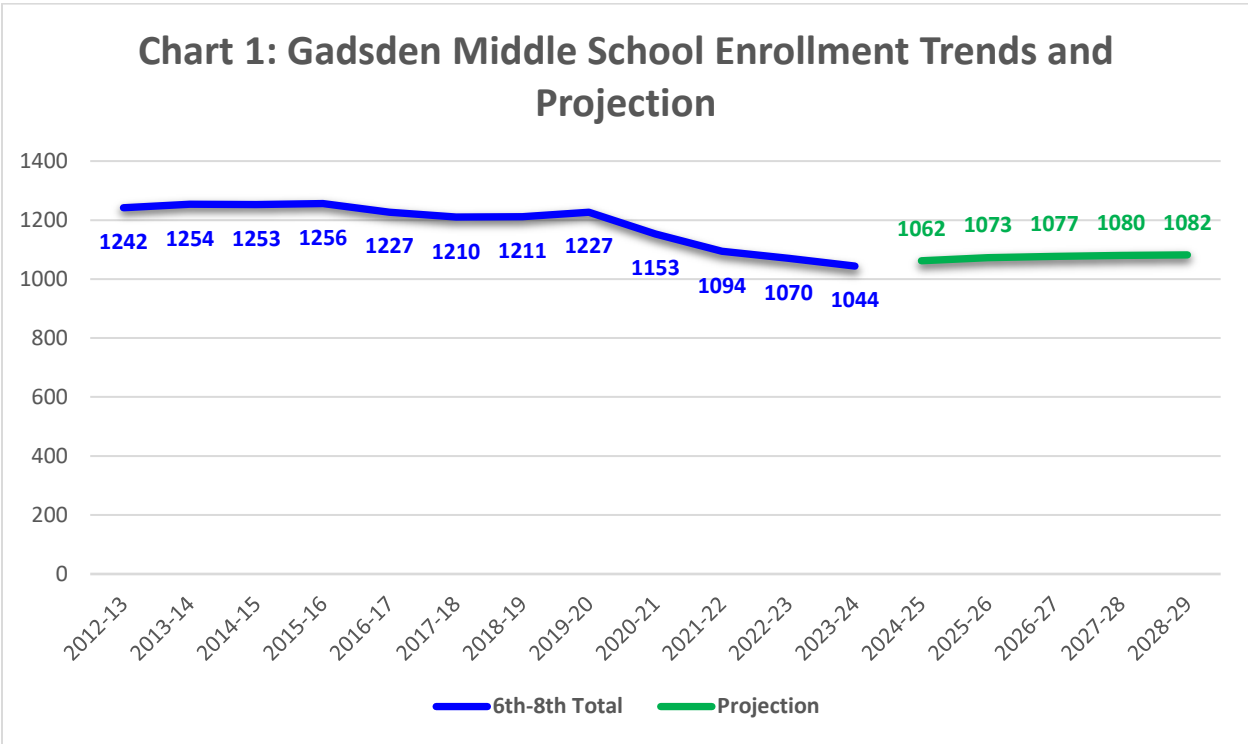
I. INTRODUCTION

This memo provides an overview of the Gadsden Middle School enrollment trends. Key facts include:

- Currently, Gadsden Middle School serves grades 7th-8th but will add the 6th grade in the new school.
- The 6th-8th grade enrollment counts for the Central and North Subareas stands at 1,044 with a projected capacity of 1,082 or 38 students below the project capacity.
- Prior to COVID-19, the district's middle school enrollment had been stable. Since then, the Gadsden Middle School 6th-8th grade has shown incremental enrollment loss.
- The district will utilize the vacated classrooms for functions currently held in portables at Berino and Loma Linda.
- The district also recently closed Mesquite Elementary and relocated its students to Vado and North Valley Elementary, increasing utilization rates at those schools.
- As a result, the number of vacant classrooms among the seven Gadsden Middle School feeders will be minimal.
- The district is also pursuing a proactive "right-sizing" initiative and will also close Sunland Park Elementary School in addition to Mesquite.

II. ENROLLMENT UPDATE

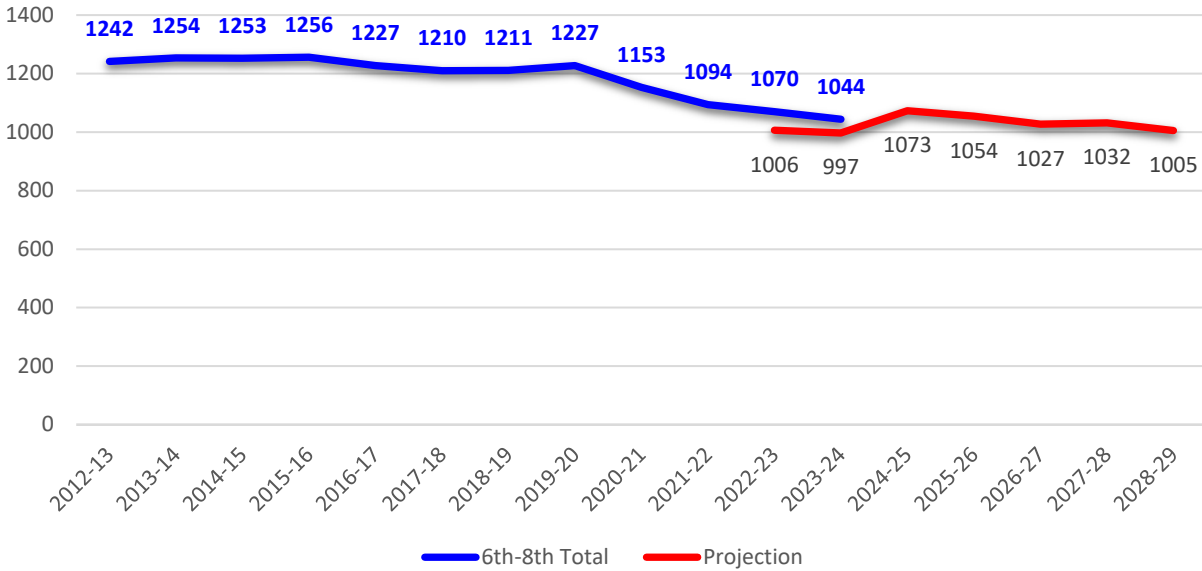
Chart 1 provides an overview of the enrollment trends for the 6th-8th grades, which includes the current 7th-8th configuration along with the 6th grade Gadsden Middle School feeders from the GISD Building Systems Analysis Report and Campus Master Plan.



Source: Enrollment – PED 40-Day 2010/11-2022/23 and 80-day for 2023/24; Projection – Gadsden Middle School BSAR and Campus Master Plan

The BSAR and Campus Master Plan also presented an alternative scenario that is more in line with the school’s actual enrolment pattern. Instead of projecting to 1,082 6th-8th grade students, the alternative scenario projects to 1,005 6th-8th graders as Chart 2 illustrates.

Chart 2: Gadsden Middle School Feeder 6th-8th Grade Enrollment Trends and Projection



Source: Enrollment – PED 40-Day 2010/11-2022/23 and 80-day for 2023/24; Projection – Gadsden Middle School BSAR and Campus Master Plan

Table 1 shows this projection by grade level.

Table 1: Gadsden Middle School Projection with 6 th -8 th Grade Model by Grade Level						
Gadsden Middle School		Projection Years				
Grade Levels	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
6 th	379	346	369	370	372	358
7 th	352	362	329	333	333	319
8 th	313	365	356	324	327	328
TOTALS	1044	1073	1054	1027	1032	1005
Change from Previous Year		29	-19	-27	5	-27

Gadsden Middle School’s feeder elementary schools are experiencing decline and the district just closed Mesquite Elementary as a result. This information supports the 1,005 projection number in Chart 2.

III. CAPACITY AND UTILIZATION UPDATE

The next table provides an overview of classroom vacancy after 6th grade relocation in the Gadsden Middle School service area.

Table 1: 6 th Grade Classroom Utilization After Relocation				
School	Existing 6 th Grade Classrooms	Portable Classrooms Currently Used for Instruction	Potential Former 6 th Grade Classrooms Vacant After Absorption	Notes
Anthony ES	2	0	2	
Berino ES	4	2	2	Portable CR used for special education and physical ed
Gadsden ES	3	0	3	
La Union ES	2	0	2	
Loma Linda ES	2	3	0	Portable CR used for special ed, music, art
Mesquite ES	CLOSED			
North Valley ES	2	0	0	
Vado ES	2	0	0	
TOTALS	19	7	9	

- There are seventeen 6th grade classrooms among the seven open elementary schools feeding Gadsden Middle School (Mesquite is closed).
 - Berino and Loma Linda elementary schools utilize portables for instruction. Activities in these portable classrooms could potentially relocate to the vacated 6th grade classrooms.
 - After the vacated classrooms absorb the portable activities, there could potentially be 9 unutilized classrooms among the GMS feeders unless the schools can repurpose these spaces.
 - The district may consider consolidating schools, which could mean utilization of its vacated classrooms may occur.

P22-001 Gadsden Middle School Replacement
Gadsden Independent School District

PROJECT DESCRIPTION:

The replacement of Gadsden Middle School is designed to serve 1,082 students in grades 6th-8th. The campus is divided into three (3) separate facilities comprised of an Academic Building, Fine Arts and Cafeteria/Gym Facility. Project will also include selective demolition of the existing facility and related site work as per the plans and specifications.

DISTRICT	Gadsden Independent School District		Date	June 6, 2024
Project	RFP for Gadsden Middle School Replacement		RFP#	23-24-130
Weighting	Technical	50	Price	50
	HB Construction	Bradbury Stamm Construction, Inc.	HB Construction	Bradbury Stamm Construction, Inc.
Offerors				
Rater #1				
Technical Proposal	42	43	Price Info	
Price	50	47.72	Low Price	\$62,040,000.00
Interview	42	50	Contractor's Price	\$62,040,000.00
Subtotal	134.00	140.72		
			Points	50.00
Rater #2				
Technical Proposal	47	47	Points for price is figured by dividing the low price by the contractor's price and multiplying by 50. So the lowest price receives 50 pts and so on.	
Price	50	47.72		
Interview	43	49		
Subtotal	140.00	143.72		
Rater #3				
Technical Proposal	46	44		
Price	50	47.72		
Interview	37	48		
Subtotal	133.00	139.72		
Rater #4				
Technical Proposal	36	34		
Price	50	47.72		
Interview	41	47		
Subtotal	127.00	128.72		
Rater #5				
Technical Proposal	47	45		
Price	50	47.72		
Interview	43	46		
Subtotal	140.00	138.72		
Total for Technical Proposal	218.00	213.00		
Total Price Points	250.00	238.60		
Total for Interviews	206.00	240.00		
Grand Total for Tech, Price & Interview	674.00	691.60		
Final Rank	2	1		

	HB Construction	Bradbury Stamm Construction, Inc.
Base Bid	\$57,505,000.00	\$60,914,000.00
Bid Lot #1	\$300,000.00	\$285,000.00
Bid Lot #2	\$824,000.00	\$785,000.00
Bid Lot #3	\$54,000.00	\$52,500.00
Bid Lot #4	\$75,000.00	\$91,000.00
Bid Lot #5	\$220,000.00	\$215,000.00
Bid Lot #6	NOT USED	NOT USED
Bid Lot #7	\$135,000.00	\$160,000.00
Bid Lot #8	\$36,000.00	\$41,000.00
Bid Lot #9	\$509,000.00	\$92,000.00
Bid Lot #10	\$19,000.00	\$23,000.00
Bid Lot #11	\$14,000.00	\$20,000.00
Bid Lot #12	\$1,384,000.00	\$1,345,000.00
Bid Lot #13	\$510,000.00	\$506,000.00
Bid Lot #14	\$35,000.00	\$20,000.00
Bid Lot #15	\$13,000.00	\$35,000.00
Bid Lot #16	\$10,000.00	\$13,000.00
Bid Lot #17	\$212,000.00	\$228,000.00
Alternate 1	\$185,000.00	\$181,178.00
Total	\$62,040,000.00	\$65,006,678.00
GRT of 6.75%	\$4,187,700.00	\$4,387,950.77
Total with GRT	\$66,227,700.00	\$69,394,628.77





STATE OF NEW MEXICO
PUBLIC EDUCATION DEPARTMENT
300 DON GASPAR AVE.
SANTA FE, NEW MEXICO 87501-2786
Telephone (505) 827-5800
www.ped.state.nm.us

ARSENIO ROMERO, PhD
SECRETARY OF PUBLIC EDUCATION

MICHELLE LUJAN GRISHAM
GOVERNOR

June 7, 2024

Sent Via Email

Charles Sallee
Director
New Mexico Legislative Finance Committee
State Capitol North
325 Don Gaspar, Suite 101
Santa Fe, NM 87501
charles.sallee@nmlegis.gov

Re: Reconstruction of Gadsden Middle School and Expending of Money from the
Operational Fund

Dear Director Sallee:

This correspondence serves as certification of Gadsden Independent School District's plans to utilize operational funds for the purposes of the demolition and complete reconstruction of Gadsden Middle School (GMS). The construction of GMS is scheduled to begin in June 2024 and will continue through July 2026.

Public School Facilities Authority (PSFA) will fund 70% of the project and this leaves the district to fund 30% of the cost. Of the remaining 30% of the cost, 22% is available in GO Bond funds. This leaves the district to cover the remaining 8% for which they have available operational cash balance, which as of June 30, 2023 was in the amount of \$66,401,759.

In accordance with NMSA 1978, §22-8-41 *Restriction on operational funds; emergency accounts; cash balances*, I have determined and certify that the expending of money from the operational fund for the reconstruction of GMS is necessary to provide an adequate education program to the 7th and 8th grade students and will not unduly hamper the school district's current operations.

Reconstruction of GMS/Expending
from Operational Fund
June 7, 2024
Page 2 of 2

Sincerely,

DocuSigned by:

140A3ED72F6C41E...

Arsenio Romero, PhD
Secretary of Public Education

AR/sc

cc: Antonio Ortiz, Director of Finance and Operations, New Mexico Public Education
Department
Denise Terrazas, Director of Policy and Legislative Affairs Division, New Mexico Public
Education Department
Sara Cordova, Director of School Budget Bureau, New Mexico Public Education
Department
Sunny Liu, Principal Fiscal Analyst, New Mexico Legislative Finance Committee
Travis Dempsey, Superintendent, Gadsden Independent School District

VI. Other Business

A. Recertification of SSTBs*

* Denotes potential action by the PSCOC

I. Recertification of SSTBs**II. Presenter(s):** Iris K. Romero, Executive Director**III. Potential Motion:**

Council approval for adoption of the Resolution, Notification, Certification and Reconciliation of unexpended bond proceeds as follows: SSTB24SB 0001 in the amount of \$1,317,903 to be used for PSCOC awarded projects.

IV. Executive Summary:**Key Points:**

The following recertifications of SSTBs are based on adjustments and awards:

- SSTB24SB 0001 in the amount of \$1,317,903 for additional funding requests.
 - P22-001 Gadsden – Gadsden MS \$ 946,942
 - S22-009 Tularosa – Intermediate School \$ 340,961
- \$1,317,903 was decertified utilizing the dollars earmarked for overages. (See worksheet)

Exhibit(s):

A – Resolution and Worksheet SSTB24SB 0001

STATE OF NEW MEXICO
Public School Capital Outlay Council

RESOLUTION, NOTIFICATION AND CERTIFICATION

WHEREAS, money from the proceeds of severance tax bonds and supplemental severance tax bonds (“Bonds”) authorized pursuant to Sections 7-27-12.2 NMSA 1978 (the “Act”), is needed for the purpose of carrying out the provisions of the Public School Capital Outlay Act;

WHEREAS, the State Secretary of Public Education has certified that proceeds from the sale of the Bonds is necessary to make the distributions in the current fiscal year pursuant to Section 22-25-9 NMSA 1978 for the purpose of carrying out the provisions of the Public School Capital Improvements Act;

WHEREAS, money from the proceeds of the sale of the Bonds authorized in the Act is needed to make awards and expenditures pursuant to Section 22-24-4 & 22-24-5 NMSA 1978 for capital project grant assistance, lease payment assistance and related uses pursuant to the Public School Capital Outlay Act and;

WHEREAS, at its meeting on **July 23, 2024** the Council adopted the resolution and certification set forth below:

NOW, THEREFORE, BE IT RESOLVED AND CERTIFIED THAT:

1. The Council certifies that **one million three hundred seventeen thousand nine hundred three dollars (\$1,317,903)** from the proceeds of Supplemental Severance Tax Note SSTB24SB 0001 are no longer needed for the projects for which they were issued.
2. Exhibit A to the Resolution, Notification and Certification dated June 28, 2024 is amended to reauthorize **one million three hundred seventeen thousand nine hundred three dollars (\$1,317,903)** per the attached SSTB24SB 0001 Reconciliation worksheet for the following projects:

a) P22-001 Gadsden – Gadsden MS	\$ 976,942
b) S22-009 Tularosa – Intermediate School	\$ 340,961
3. **Zero dollars (\$0.00)** remains uncommitted.

Dated: **July 23, 2024**

PUBLIC SCHOOL CAPITAL OUTLAY
COUNCIL

By: _____
Joe Guillen, Chair PSCOC

SSTB24SB-0001 Reconciliation Worksheet

A08 - SSTB24SB 0001

July 23, 2024

	A-Code	Description	Previously Certified	Pending Certification	Certified	Actual Budget (SHARE)	Pending Budget (SHARE)	Budgeted	
1	P22-001	Gadsden - Gadsden MS	\$ 46,075,037.00	\$ 976,942.00	\$ 47,051,979.00		\$ 47,051,979.00	\$ 47,051,979.00	1
2	P21-001	Zuni HS/Twin Buttes HS	\$ 95,401,491.00		\$ 95,401,491.00		\$ 95,401,491.00	\$ 95,401,491.00	2
3	P21-004	Hobbs - Heizer MS	\$ 29,296,250.00		\$ 29,296,250.00		\$ 29,296,250.00	\$ 29,296,250.00	3
4	P20-002	Central - Newcomb ES	\$ 21,298,535.00		\$ 21,298,535.00		\$ 21,298,535.00	\$ 21,298,535.00	4
5	P19-018	Belen - Dennis Chavez ES	\$ 14,887,510.00		\$ 14,887,510.00		\$ 14,887,510.00	\$ 14,887,510.00	5
6	S21-001	Raton - Longfellow ES	\$ 8,455,099.00		\$ 8,455,099.00		\$ 8,455,099.00	\$ 8,455,099.00	6
	S22-009	Tularosa - Intermediate School		\$ 340,961	340,961		\$ 340,961.00	\$ 340,961.00	
7		FY25 Lease Assistance	\$ 25,400,000.00		\$ 25,400,000.00		\$ 25,400,000.00	\$ 25,400,000.00	7
8		FY25 Facility Master Plans (FMP's)	\$ 800,000.00		\$ 800,000.00		\$ 800,000.00	\$ 800,000.00	8
9		FY25 Operating Budget	\$ 7,411,000.00		\$ 7,411,000.00		\$ 7,411,000.00	\$ 7,411,000.00	9
10		BDCP Broadband	\$ 10,000,000.00		\$ 10,000,000.00		\$ 10,000,000.00	\$ 10,000,000.00	10
11		Higher Education Appropriation	\$ 30,000,000.00		\$ 30,000,000.00		\$ 30,000,000.00	\$ 30,000,000.00	11
12		CIMS upgrades	\$ 50,000.00		\$ 50,000.00		\$ 50,000.00	\$ 50,000.00	12
13		CIMS	\$ 225,000.00		\$ 225,000.00		\$ 225,000.00	\$ 225,000.00	13
14		FIMS	\$ 352,000.00		\$ 352,000.00		\$ 352,000.00	\$ 352,000.00	14
15		CID	\$ 300,000.00		\$ 300,000.00		\$ 300,000.00	\$ 300,000.00	15
16		To cover FY25 3rd and 4th qtr capacity overage and new awards	\$ 73,900,000.00	\$ (1,317,903)	72,582,097		72,582,097	\$ 72,582,097.00	16
17		Subtotals	\$ 363,851,922.00	\$ -	\$ 363,851,922.00	\$ -	\$ 363,851,922.00	\$ 363,851,922.00	17
18									18
19		SSTB24SB Proceeds	\$ 363,851,922.00						19
20		SSTB24SB Proceeds Uncertified	\$ -						20
21		SSTB24SB Proceeds Unbudgeted	\$ -						21

VII. Next PSCOC Meeting – August 13, 2024

VIII. Adjourn