

*State of New Mexico*  
**Public School Capital Outlay Council**

**PSCOC Members**

Joe Guillen, *NMSBA – Chair*  
Charles Sallee, *LFC*  
John Sena, *LESC*  
Mariana Padilla, *PED*  
Martin Romero, *CID*  
Stewart Ingham, *PEC*  
Randall Cherry, *LCS*  
Ashley Leach, *DFA*  
Elizabeth Groginsky, *OG*



**Public School Facilities Authority**

Iris Romero | Executive Director  
Larry Tillotson | Deputy Director of Operations & Outreach

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## **MEETING MINUTES**

PSCOC Full Council Meeting  
State Capitol Building, Room 322 – April 14, 2025

*Unofficial notes drafted for the convenience of subcommittee members and subject to revision at member request.  
Please note that further details and information regarding the meeting can also be found in the eBook.*

### **I. Call to order – Joe Guillen, Chair**

The Public School Capital Outlay Council (PSCOC) meeting on April 14, 2025, was called to order by Chair Joe Guillen at 9:05 AM.

#### **A. Roll Call**

Roll call was conducted, and a quorum was confirmed to be present for the meeting.

#### **B. Approval of Agenda\***

Mr. Ingham requested an amendment to the agenda, indicating that items IV.D and IV.E should be removed from the Consent agenda for discussion. The Chair called for a motion and Ms. Padilla moved to approve the amended motion. Mr. Cherry seconded the motion. As there was no opposition, the motion was approved.

#### **C. Correspondence**

No Correspondence.

### **II. Public Comment**

No Public Comment occurred.

### **III. Finance**

#### **A. PSCOC Financial Plan**

Mr. Matthew Schimmel, Deputy Financial Officer at PSFA, presented the financial report, which detailed the awards year-to-date updates, construction funding requests, local match reduction requests, and waiver adjustments. The report included out of cycle updates for several projects, including Heizer Middle School in Hobbs with a total request of \$59,296,146, New Hobbs Middle School with a request of \$31,976,334, Indian Hills Elementary School in Gallup-McKinley with a request of \$1,541,128, and Anton Chico Middle School in Santa Rosa with an award language change of \$44,250. Additionally, award language changes were noted for projects in Maxwell, San Jon, Artesia, and Hagerman, along with various adjustments and appropriations across fiscal years FY25, FY26, and FY27. These included increases in capital improvements, lease payment assistance awards, facilities master plan assistance awards, and the PSFA operating budget, as well as reductions in BDCP and CIMS/FIMS funding. New appropriations were also highlighted, such as electric vehicle charging infrastructure, STEM institute construction, alternatively fueled vehicle stations, and school

district distributions for security, CTE, maintenance, and repair. Mr. Ingham inquired about the location of emergency funds within the financial plan and Mr. Schimmel responded that while it is included it was not shown. Mr. Sallee noted the necessity to account for the \$10 million that would be removed from BDCP from PSCOF following recent legislation, Ms. Romero responded that the financial plan would need to be adjusted to account for those funds. Ms. Leach posed a question regarding the Awards year to date for Standards & Systems-based projects for FY25 and Mr. Schimmel responded that he did not have an update at the time but would provide an update at the next meeting. Ms. Leach noted that the information she requested was vital for the next bond sale. Mr. Romero raised concerns regarding tariffs and asked if PSFA was still tracking the cost per square foot. Ms. Romero responded that PSFA is closely tracking the cost per square foot and analyzing the trends in the data.

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

All the Consent Agenda items were approved in a single motion. Mr. Ingham requested items IV.D and IV. E to be removed from the Consent agenda for discussion.

<b>A. January 15, 2025, PSCOC Meeting Minutes*</b>
Council approval of the January 15, 2025, PSCOC Meeting Minutes.
<b>B. FY25 Second Round of FMP Assistance Awards*</b>
Council approval of the FY25 Facilities Master Plan (FMP) assistance applications totaling a not-to-exceed state share amount of \$402,637.07 for Hobbs Municipal Schools, Tatum Public Schools, The Great Academy Charter High School, Dulce Independent Schools, Six Directions Independent School, Technology Leadership High School, Gadsden Independent Schools, Jemez Valley Public Schools, and Thrive Community School.
<b>C. S23-001 Indian Hills ES (Gallup-McKinley) - Additional Construction Funding Request*</b>
Council approval to amend the 2022-2023 Systems-based award to Gallup-McKinley County Schools (GMCS) for Indian Hills Elementary School for additional construction funding for the renovation/replacement of the exterior wall finishes, fire alarm and site drainage systems. totaling \$1,879,425 with a state match of \$1,541,128 (82%) and a corresponding local match of \$338,296 (18%).
<b>D. E18-001 Anton Chico MS/Rita Marquez ES (Santa Rosa) - Award Language Change*</b>
<p>Council approval to amend the Current 2017-2018 Emergency award to Santa Rosa Consolidated Schools for Anton Chico MS/Rita Marquez ES to include:</p> <ul style="list-style-type: none"> <li>• Convert the current 2017-2018 Emergency award to a Standards-based award.</li> <li>• Planning phase funding for educational specifications in order to determine a program of spaces for replacement of the existing facility for the projected enrollment of 95 students,</li> <li>• Planning phase funding totaling \$75,000 with a state match of \$44,250 (59%) and a local match of \$30,750 (41%).</li> </ul> <p><i>Discussion: Mr. Ingham requested clarification on the project. Superintendent Martin Madrid provided the council with a history of the project, which began in 2014, noting that the school was in disrepair and proper testing had not been conducted. The district expressed urgency with the project and frustration with the lack of support from PSFA. Mr. Guillen inquired about the next steps. The district questioned the necessity of ED Specs, as it would delay the project, but John Valdez explained that ED Specs would help define the school's needs. Ms. Padilla expressed concern over the handling of the project and the lack of updates from PSFA, citing staffing issues as part of the problem, and requested a project status report. Mr. Martinez stated that this was the first he had heard of the problem and mentioned that there is a process in CID to lodge a complaint and agreed that the council needed a project status report. Ms. Romero assured the council that a project status report would be provided soon. Ms. Leach questioned the necessity of ED Specs if it would cause delays, and Mr. Guillen requested that the ED Specs process be expedited. Mr. Sallee asked Mr. Madrid to identify vendors involved in their litigation settlement, but he declined. Mr. Sallee recommended using a design with</i></p>

*the same specifications instead of spending it on a new design. Mr. Mathew Gerken, Senior Projects Manager at PSFA, who had been involved in the project for six years, mentioned that FBT was the design team, and Franken was the geo tech team and contractor. Mr. Gerken acknowledged mistakes with the testing and suggested a collaborative effort to make the project right. The council discussed the importance of maintaining facilities and the potential for future funding requests. Ms. Padilla moved to approve the motion and Mr. Ingham seconded the motion. There being no opposition, the motion passed.*

#### **E. P24-011 Hagerman Combined School (Hagerman) – Award Language Change\***

Council approval to amend the current Standards-based award to Hagerman Municipal Schools for the Combined School to include:

- An increase in the current design capacity from 375 to 420 students, grades Pre-K –12.
- An increase to the maximum allowable gross square (GSF) from 69,732, to 89,406 (a 19,674 GSF increase) to align with the new GSF calculator.

*Discussion: Superintendent Reyes addressed concerns about the district's maintenance record and emphasized the need for improvements before construction funding could be approved. The council stressed the importance of maintaining facilities and requested a report on improvements prior to approving construction funding. Mr. Ingham inquired whether the maintenance record had been addressed in the subcommittee, noting that the FMAR report was unfavorable and asserting that it was the district's responsibility to maintain their facilities. Mr. Ingham questioned why the district had been negligent in building maintenance. The superintendent acknowledged that the department was short-staffed but assured that they were aware of the need for improvements. Larry stated that the district was actively making improvements to their maintenance. Sallee asked about school days, and Mariana approved the motion.*

#### **F. P24-010 Roselawn ES (Artesia) – Award Language Change\***

Council approval to amend the current Standards-based award to Artesia Public Schools for Roselawn Elementary School to increase the maximum allowable gross footage (GSF) from 47,611 to 58,461 (a 10,850 GSF increase).

#### **G. Lease Assistance Award Update – ABQ Charter\***

Council approval of the FY25 Lease Assistance Awards and updated Lease Assistance Award to the following:

- ABQ Charter Academy – increase existing award by \$87,167 for a new total award amount of \$299,894, to include the new Lease Purchase Arrangement (LPA) that includes two new parcels of land adjacent to the school's existing facility.

Upon acceptance of the award by the applicant charter school or district, Council authorizes PSFA staff to distribute the award amounts quarterly, on a reimbursement basis, upon receiving proof of the actual lease payments. Council authorizes PSFA staff to make reductions to award amounts subject to Public Education Department and/or Public Education Commission written certification to PSFA that a condition exists that warrants an award adjustment or suspension due to a school closure, charter revocation, financial violation or irregularities, and or adjustments to certified attendance numbers (MEM counts). Adjustments to lease amounts may also be made due to a lease termination or amendment. Reimbursements are contingent on the submittal of an E-Occupancy certificate, current facility master plan, audit report, invoices and other statutory requirements, as set forth in the application.

#### **H. BDCP Cat1 (Fiber Optics) Awards\***

Council approval to approve BDCP state matching funding awards for eligible special construction charges for application funding year 2025. The purpose of the matching funds is to ensure the state receives the full benefit of the additional matching funds from the E-rate program. The state will fund a total of 5% of the eligible special construction charges approved by USAC if the applicant receives a 90% E-rate discount and 10% of approved eligible special construction charges for applicants with a discount of 80% or lower.

#### **I. BDCP Cat2 (Network Equipment) Awards\***

Council approval for Broadband Development and Connectivity Program (BDGP) awards of actual E-rate-approved project amounts to provide the state match for application funding year 2024 for Category 2 (Network Equipment) to six schools/districts for a total of \$358,960.00 up to the amounts listed in column O of the award spreadsheet attached as Exhibit A.	
<b>J. Recertification of SSTBs*</b>	
Council approval to adopt the Resolution, Notification, Certification, and Reconciliation of unexpended bond proceeds as follows:	
<ul style="list-style-type: none"> <li>• SSTB19SD 0004 – Certifying the net amount of \$1,541,128 to be used for PSCOC awarded projects.</li> <li>• SSTB20SB E0003 – Certifying the net amount of \$44,250 to be used for other PSCOC projects.</li> <li>• SSTB22SD 0001 – Certifying the net amount of \$150,000 to be used for other PSCOC awarded projects.</li> <li>• SSTB23SB 0001 – Decertifying the net amount of (\$150,000) to be used for other PSCOC awarded projects.</li> <li>• SSTB23SD 0001 – Certifying the net amount of \$14,261,976 to be used for PSCOC awarded projects.</li> <li>• SSTB24SB 0001 – Certifying and decertifying the net amount of \$0 to be used for other PSCOC projects.</li> </ul>	
<b>K. Portable Disposition for Los Alamos*</b>	
Council approval to dispose of the PSCOC owned single-wide portable NMS020 which is currently located at Chamisa ES within the Los Alamos Public School district.	
<b>L. Budget Adjustment Request*</b>	
Council approval of the FY25 Budget Adjustment Request to budget \$200,740.00 from vacancy savings to include:	
<ul style="list-style-type: none"> <li>• \$58,007.25 to “Contractual Services” category 300</li> <li>• \$142,732.75 to “Other Costs” category 400</li> </ul>	
MOTION: The Chair called for a vote and Mr. Cherry moved to approve the consent agenda items. Ms. Leach seconded the motion, there being no opposition, the motion passed.	<b>APPROVED</b>

## V. Out-of-Cycle Awards

### A. P24-003 New Hobbs MS (Hobbs) – Award Language Change and Construction Funding Request\*

The council discussed Hobbs Middle School and Heizer Middle School projects. Superintendent Strickland provided an overview, highlighting the need for additional square footage and the challenges posed by construction cost increases. The council debated funding above-allowable square footage and the potential for shelling out portions of the project. Mr. Sallee requested Ms. Romero to review both middle school projects together. The district explained their needs and efforts, noting the cost differences due to demolition and roadwork requirements. The last middle school built in Hobbs was in 1972, and the district had toured other schools to understand current design needs. Despite low middle school enrollment, the district aimed to improve student engagement by offering more space.

Mr. Sallee inquired about the project's planning timeline, noting it was a CMAR project designed according to ED Spec recommendations. Mr. Sena expressed concern about PSFA's guidance to schools, while Ms. Romero stated that the PSFA narrative suggested adequacy standards were insufficient, putting the Council in a difficult position. Mr. Sena questioned whether the funded projects were serving the school community's needs, and Ms. Padilla voiced concerns about adequacy standards and PSFA's communication.

Mr. Sallee proposed increasing the square footage to 104,376 and adjusting the state match to cover construction inflation costs, suggesting awarding the full 126,400 square footage while removing certain over-allowable items. Ms. Padilla requested more information from PSFA and the district, proposing another meeting a few

days before voting. Ms. Padilla questioned the impact on design costs if the Council did not approve the 126,000 square footage. Mr. Gerken confirmed the importance of increased square footage for programs. Ms. Padilla expressed dissatisfaction with PSFA's presentation of the projects, feeling the information provided was unclear. The council tabled the motion for both items V.A and V.B.

<b>MOTION:</b> The Chair called for a vote and all members were in favor of tabling the item. There being no opposition, the motion was passed unanimously.	<b>TABLED</b>
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#### **B. P21-004 Heizer MS (Hobbs) – Award Language Change and Construction Funding Request\***

This item was discussed with item V.A.

<b>MOTION:</b> The Chair called for a vote and all members were in favor of tabling the item. There being no opposition, the motion was passed unanimously.	<b>TABLED</b>
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#### **C. P24-001 Combined School (Maxwell) – Award Language Change\***

The council approved the modification of the award language for Maxwell Combined School, increasing the maximum allowable square footage from 51,171 to 53,824 square feet. This change was necessitated by the addition of new curriculum to the school. The motion to approve the change was initiated by Mr. Sallee and seconded by Ms. Leach. Furthermore, the district planned to request a waiver in phase 2 to accommodate the increase of 2,653 gross square feet (GSF). Staff recommended this increase to ensure the school's expansion needs were met.

<b>MOTION:</b> The Chair called for a vote and all members were in favor of approving the motion for Council approval to amend the current Standards-based award to Maxwell Municipal Schools for the Combined School for an increase in the maximum allowable gross footage (GSF) from 51,171 to 53,824 (a 2,653 GSF increase). There being no opposition, the motion was passed unanimously.	<b>APPROVED</b>
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#### **D. P24-007 Combined School (San Jon) – Award Language Change\***

The council approved the modification of the award language for San Jon Combined School, increasing the maximum allowable square footage from 45,000 to 54,997 square feet. This change was driven by the school's efforts to consolidate their buildings. The school indicated that they would be returning to request a waiver. Mr. Sallee noted the total of 147 instructional days, advised the Council to be aware of schools increasing square footage by new standards and instructed the Public School Facilities Authority (PSFA) to inform the Council of upcoming plans.

<b>MOTION:</b> The Chair called for a vote and all members were in favor of approving the motion for Council approval to amend the current Standards-based award to San Jon Municipal Schools for the Combined School to increase in the maximum allowable gross footage (GSF) from 45,000 to 54,997 (a 9,997 GSF increase). Mr. Sallee moved to approve the motion and Mr. Cherry seconded the motion. There being no opposition, the motion was passed unanimously.	<b>APPROVED</b>
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## VI. Other Business

### A. FY26 Preliminary wNMCI Ranking\*

Mr. Andrew Martinez, FAD Manager at PSFA presented the FY26 preliminary ranking, detailing the assessment process and the criteria used to rank schools. The council approved the release of the preliminary ranking, subject to necessary technical corrections.

**MOTION:** The Chair called for a vote and all members were in favor of approving the motion for Council approval to release the FY26 Preliminary Weighted New Mexico Condition Index (wNMCI) Ranking based on criteria and Weightings previously adopted by the Council. Release of the ranking is subject to necessary technical corrections and districts are encouraged to work with PSFA staff to resolve any outstanding technical corrections to the data with the ability to make a formal appeal to the PSFA by May 15th, 2025. There being no opposition, the motion was passed unanimously.

**APPROVED**

## VI. Informational

### A. FY24 PSFA Audit Report

Mr. Matthew Schimmel, Deputy Chief Financial Officer at PSFA, presented the FY24 PSFA audit report, highlighting the unmodified opinion and the corrective actions taken for the findings. No further discussion occurred.

### B. Project Closeout Procedure Update

Ms. Leach requested this item to be presented and discussed at the next PSCOC meeting. The request was accepted, and no further discussion occurred.

### C. Legislative Session Update

Ms. Iris Romero, Executive Director at PSFA, provided an update on the legislative session, detailing the bills passed and their impact on PSCOC.

### D. Quarterly Maintenance Status Report

Mr. Jeffrey McCurdy Maintenance & Operations Manager at PSFA, presented the quarterly maintenance summary report highlighting the Preventive Maintenance completion rate and the state average FMAR rating.

## VII. Next PSCOC Meeting – May 15, 2025

## VIII. Adjourn

There being no opposition the meeting was adjourned at 12:51 PM.

ETM Chair

5/4/25 Date

*\*Please Note: Italic in motions indicate amendments.*