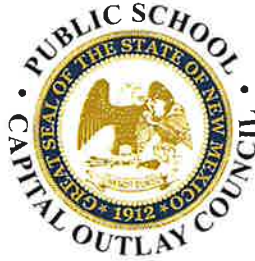


*State of New Mexico*  
**Public School Capital Outlay Council**

**PSCOC Members**

Joe Guillen, *NMSBA – Chair*  
Charles Sallee, *LFC*  
John Sena, *LESC*  
Mariana Padilla, *PED*  
Martin Romero, *CID*  
Stewart Ingham, *PEC*  
Randall Cherry II, *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 321 – April 24, 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 24, 2025, was called to order by Chair Joe Guillen at 9:03 AM.

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

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

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

Mr. Sallee moved to approve the motion to approve the April 24, 2025 PSCOC agenda and Mr. Ingham seconded the motion. As there was no opposition, the agenda was approved with no changes.

### **II. Public Comment**

No Public Comment occurred.

### **III. Out-of-Cycle Awards**

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

Mr. Charles Sallee, Awards Subcommittee Chair presented the motion and reviewed the changes. The Council reviewed the Hobbs projects and addressed concerns raised during the previous meeting. Mr. Sallee reviewed the proposed changes, while Mr. Ingham inquired whether the district had been misled regarding designs exceeding allowable standards, expressing concern about contractors and design professionals operating beyond adequacy requirements. Ms. Romero responded that protocols were being developed to improve coordination with design professionals. Ms. Padilla sought clarification on soft costs, to which Mr. Sallee explained that duplications had been identified and subsequently reduced. Ms. Padilla emphasized the importance of reviewing all future projects and expressed concern about delays, underscoring PSFA and PSCOC's responsibility to advance projects proactively. Ms. Padilla also extended her appreciation to the LFC, the district, and PSFA. Mr. Sena reiterated concerns about adequacy, while Mr. Guillen acknowledged both the proposed solutions and the lessons learned. Following discussion, the Chair called for a motion, which was introduced by Mr. Sallee and

seconded by Ms. Groginsky. With no opposition, the motion passed unanimously, approving both Hobbs Middle School projects under the revised funding and design provisions.

<p><b>MOTION:</b> The Chair called for a vote and Mr. Sallee made a motion for Council approval to amend the current Standards-based award to Hobbs Municipal Schools For the new Hobbs Middle School to include:</p> <ul style="list-style-type: none"> <li>• An increase in the maximum allowable gross square footage from 96,789 to 109,576 GSF.</li> <li>• 5% waiver for FMAR scores for both schools, resulting in a total state match of 49% And local match of 51%.</li> <li>• Advance of up to \$13 million, which can be applied towards either new Hobbs Middle School or Heizer Middle School</li> <li>• Soft costs will be calculated at 10% of both allowable and above allowable amounts with the 49%/51% split.</li> <li>• The district will certify to PED that it has sufficient operational reserves to contribute \$11 million to construction of the new Hobbs Middle School and Heizer Middle School without negatively impacting its operations. PED will approve the use of these operational funds for capital purposes.</li> <li>• Construction phase funding totaling \$63,834,543 with a state match of \$31,278,926 (49%) and local match of \$32,555,617 (51%).</li> <li>• A partial waiver of the local match totaling \$14,101,763 for a revised state match of \$45,380,689 and a revised local match of \$18,453,854.</li> </ul> <p>Ms. Groginsky seconded the motion, and there being no opposition, the motion was unanimously approved.</p>	<p style="text-align: center;"><b>APPROVED</b></p>
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## B. P21-004 Heizer MS (Hobbs) – Award Language Change and Construction Funding Request\*


This item was discussed with item III.A.

<p><b>MOTION:</b> The Chair called for a vote and Mr. Sallee made a motion for Council approval to amend the current Standards-based award to Hobbs Municipal Schools For the new Hobbs Middle School to include:</p> <ul style="list-style-type: none"> <li>• An increase in the maximum allowable gross square footage from 96,789 to 109,576 GSF.</li> <li>• 5% waiver for FMAR scores for both schools, resulting in a total state match of 49% And local match of 51%.</li> <li>• Advance of up to \$13 million, which can be applied towards either new Hobbs Middle School or Heizer Middle School</li> <li>• Soft costs will be calculated at 10% of both allowable and above allowable amounts with the 49%/51% split.</li> <li>• Construction phase funding for a replacement facility in the amount of 109,576 GSF, totaling \$68,542,922, with a state match of \$33,586,032 (49%) and a local match of \$34,956,890 (51%), which includes a 5% reduction for exemplary FMAR scores.</li> </ul> <p>Ms. Groginsky seconded the motion, and there being no opposition, the motion was unanimously approved.</p>	<p style="text-align: center;"><b>APPROVED</b></p>
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#### IV. Next PSCOC Meeting – May 14, 2025

#### V. Adjourn

The meeting was adjourned at 9:43 AM. The motion to adjourn was made by Mr. Ingham and seconded by Mr. Cherry. There was no opposition.

 Chair  
5/14/25 Date

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