

# **PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL**

**May 14, 2025 – 9:00 AM**

**State Capitol Building, Room 307**

**Santa Fe, NM**



**I. Call to Order - Joe Guillen, Chair**

A. Roll Call

B. Approval of Agenda\*

C. Correspondence

\* Denotes potential action by the PSCOC





**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)**

**Agenda**

**May 14, 2025 – 9:00 AM**

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- I. Call to Order – Joe Guillen, Chair**
  - A. Roll Call
  - B. Approval of Agenda\*
  - C. Correspondence
- II. Public Comment**
- III. Finance**
  - A. PSCOC Financial Plan
- IV. Consent Agenda\***
  - A. April 14, 2025, PSCOC Meeting Minutes\*
  - B. April 24, 2025, Special PSCOC Meeting Minutes\*
  - C. P20-007 Des Moines Teacher Housing Construction Funding Request\*
  - D. P22-004 Ann Parish (Los Lunas) - Award Language Change\*
  - E. BDCP Category 1 (Fiber Optic) Awards\*
  - F. BDCP Category 2 (Network Equipment) Award\*
  - G. Recertification of SSTBs\*
- V. Informational**
  - A. Project Status Report
- VI. Next PSCOC Meeting – June 11, 2025**
- VII. Adjourn**

**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL (PSCOC)**

**Agenda**

**May 14, 2025 – 9:00 AM**

**State Capitol Building Room 307**

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**PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL  
SUBCOMMITTEE ASSIGNMENTS**

**PSCOC**

Joe Guillen, Chair

**Awards Subcommittee**

Charles Sallee, LFC - Chair

John Sena, LESC

Mariana Padilla, PED

Martin Romero, CID

**Administration, Maintenance & Standards Subcommittee**

Ashley Leach, DFA - Chair

Randall Cherry, LCS

Stewart Ingham, PEC

Elizabeth Groginsky, 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 correspondence at this time.



## **II. Public Comment**



### **III. Finance**

#### **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 (Lines 34-36 - Financial Plan Sources & Uses Detail)**

Version	FY24	FY25	FY26	FY27	Total
April 2025	459.1	575.5	855.2	39.8	1,929.6
May 2025	459.1	589.5	855.2	39.8	1,943.6
Net Change	0.0	14.0	0.0	0.0	14.0

**Out of Cycle Updates:**

- P20-007 Des Moines Combined (Des Moines) - Teacher Housing Construction Funding Request
  - State Match: \$198,684
  - Local Match Reduction: \$1,220,488
  - Total Request: \$1,419,172

**PSCOC Special Meeting:**

- P24-003 New Hobbs MS (Hobbs) – Award Language Change & Construction Funding Request
  - State Match: \$31,278,926
  - Waiver: \$14,101,763
  - Total Approved: \$45,380,689
- P21-004 Heizer MS (Hobbs) – Award Language Change & Construction Funding Request
  - State Match: \$33,586,032

**Award Language Changes Only:**

- P22-004 Ann Parish ES (Los Lunas) - Award Language Change
  - No current fiscal impact

**Other Items (in millions):**

- Updates
  - Line 12 (FY26 & FY27)
    - BDCP (Includes Cat. 1 & Cat. 2) – Increased from \$0.0 to \$10.0

**Exhibit(s):**

A – Financial Plan

**PSCOC Financial Plan**  
Sources & Uses Detail (millions of dollars)  
May 14, 2025

I. SOURCES & USES							
SOURCES:		FY24 Act.	FY25 Est.	FY26 Est.	FY27 Est.		
1	Uncommitted Balance (Period Beginning)	446.6	536.1	187.5	6.0		
2	SSTB Notes (Revenue Budgeted July)	343.0	340.4	606.8	375.5		
3	SSTB Notes (Revenue Budgeted January)	393.1	144.2	375.5	407.4		
4	(2025) HB-002 Community Benefit Fund Transfer (SB-048) - Electric Vehicle Charging Infrastructure			60.0			
5	Project Reversions - ESTIMATE	4.5	22.5	0.6	0.6		
6	Operating Reversions	1.7	0.0	0.0	0.0		
7	Advance Repayments	29.6	0.1	1.2	0.5		
8	Subtotal Sources:	1,218.5	1,043.3	1,231.6	790.0		
USES:							
9	Capital Improvements Act (SB-9) & HB 119 (L22,C22)	45.1	45.3	45.5	45.5		
10	Lease Payment Assistance Awards	21.9	22.8	25.0	26.6		
11	Facilities Master Plan Assistance Awards	0.7	0.7	2.2	0.7		
12	BDCP (Includes Cat. 1 & Cat. 2)	10.0	10.0	10.0	10.0		
13	(2025, 2024) HB-002, Broadband Access and Expansion Program Transfer		0.7	0.7			
14	PSFA Operating Budget	7.2	7.4	7.8	14.0		
15	CID/SFMO Inspections	0.3	0.3	0.3	0.3		
16	Emergency Reserve for Contingencies	0.0	10.0	10.0	10.0		
17	SB275 School Buses (PED)	16.7	29.2	29.2	29.2		
18	SB275 School Bus Cameras (PED)	0.3	0.6				
19	Tribal Libraries (PED)	20.0					
20	HB2 School Safety Summits (PED) (Ch210, S199)	0.2	0.2				
21	SB275 Fueling/Charge Stations for Buses (PED)		1.5				
22	HB2 Las Vegas City Memorial MS		1.5				
23	SB275 Higher Education Appropriation		30.0				
24	PSFA Vehicles HB2 (L23, 1S,C210,S5,I209)	0.2					
25	HB505 Security and CTE FY24	100.0					
26	(2025) HB-450, Sec. 49, HED STEM Institute Construction (Albuquerque, Bern. County)			20.0			
27	(2025) HB-450, Sec. 50, PED Statewide Alternatively Fueled Vehicle Stations Construct			1.5			
28	(2025) HB-450, Sec. 51-1, SFIS Paolo Soleri Amp Construct (Santa Fe, Santa Fe County)			3.0			
29	(2025) HB-450, Sec. 51-2, Navajo Prep Schl Infra & Drainage Improve (Farmington, San Juan County)			3.0			
30	(2025) HB-450, Sec. 52, Statewide School Dist Distributions (Security, CTE, Maintenance/Repair)			50.0			
31	(2025) HB-002 Community Benefit Fund Transfer (SB-048) - Electric Vehicle Charging Infrastructure			60.0			
32	CIMS, FIMS, BBER, Bond Recon., M&V & eBuilder Upgrade	0.6	0.0	0.0	0.0		
33	Out-of-Cycle Potential Waivers	0.0	106.3	102.2	87.1		
34	Awards YTD - Pilot Teacher Housing (per Project Awards Schedule)	2.3	1.0	0.0	0.0		
35	Awards YTD - Pre-K (per Project Awards Schedule)	16.9	56.9	4.0	0.0		
36	Awards YTD - Standards & Systems-based (per Project Awards Schedule)	439.9	531.6	851.2	39.8		
37	Subtotal Uses:	682.4	855.8	1225.6	263.2		
38	Estimated Uncommitted Balance Period Ending	536.1	187.5	6.0	526.7		
II. PROJECT AWARD SCHEDULE SUMMARY							
	Total	FY24 Act.	FY25 Est.	FY26 Est.	FY27 Est.	Total	
39	FY12 Awards Cycle	5.4	0.4	0.0	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	5.9	0.0	0.0	5.9	0.0	5.9
37	FY19 Awards Cycle	192.7	118.0	53.4	21.3	0.0	192.7
38	FY20 Awards Cycle	195.3	85.5	53.6	56.2	0.0	195.3
39	FY21 Awards Cycle	414.9	106.0	161.0	147.8	0.0	414.9
40	FY22 Awards Cycle	190.7	65.4	48.1	77.2	0.0	190.7
41	FY22 Awards 2nd Cycle	24.8	18.1	5.5	1.3	0.0	24.8
42	FY 22 Awards Cycle Subtotal	215.5	83.5	53.6	78.5	0.0	215.5
43	FY23 Awards Cycle	265.2	0.3	109.3	155.6	0.0	265.2
44	FY24 Awards Cycle	488.0	65.4	137.9	284.6	0.0	488.0
45	FY25 Awards Cycle	157.0	0.0	20.7	96.5	39.8	157.0
46	FY26 Awards Cycle	0.0	0.0	0.0	0.0	0.0	0.0
47	Subtotal Uses :	1,943.6	459.1	589.5	855.2	39.8	1943.6



# PSCOC Financial Plan

Summary of Changes Since 4/14/2025

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

	Award Amount
P21-004 Heizer MS (Hobbs)	\$33,586,032
P24-003 New MS (Hobbs)	\$45,380,689
P25-006- Anton Chico (Santa Rosa)	\$1,541,128
S23-001 Indian Hills ES (Gallup-McKinley)	\$44,250
Total Awards: \$ 80,552,099	
Total Reversion/Reallocation/Rescind: \$0	

## PSCOC FUND PROJECT AWARD SCHEDULE DETAIL - MODIFICATIONS

Potential Council Action Projects - Agenda:	Original Award Fiscal Year (FY)	Previous FP Estimate	Current FP Award	Change Fav (Unfav)
P20-007 Des Moines Combined (Des Moines) - Teacher Housing Construction Funding Request	FY20	\$ -	\$ 1,419,172	\$ (1,419,172)
	Subtotal	\$ -	\$ 1,419,172	\$ (1,419,172)

## FINANCIAL PLAN ASSUMPTIONS and SUMMARY:

	Financial Plan Variance Between Months			
	FY24 Act.	FY25 Est.	FY26 Est.	FY27 Est.
Uncommitted Balance [FY25 - April 2025 (Q2)]	536.1	176.7	5.2	535.9
Uncommitted Balance [FY25 - May 2025 (Q2)]	536.1	187.5	6.0	526.7
Variance Favorable (Unfavorable)	-	10.9	0.9	(9.1)

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

May 14, 2025

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			
				\$459,125,575				\$589,466,035				\$855,206,317				\$39,802,091			
				\$128,115,125	\$135,926,706	\$89,008,039	\$106,075,705	\$62,648,348	\$227,573,998	\$4,313,340	\$294,930,349	\$571,265,433	\$141,876,426	\$106,054,674	\$36,009,784	\$39,802,091	\$0	\$0	\$0
FY12 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
P12-006	Espanola	Velarde ES	A01 - SSTB20BE0003 - \$379,456	\$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	\$5,036,864	\$0	\$0	\$0	\$0	\$0	\$0	
				\$379,456				\$0				\$5,036,864				\$0			
FY15 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
P15-006	Gallup-McKinley	Thoreau Teacher Housing	A32 - SSTB18SD 0001 - \$1,516,391.00 A81 - SSTB18SB 0004 - \$13,647,522 A92 - SSTB19SD 0004 - \$350,924	\$3,645,000	\$0	\$3,645,000						\$3,645,000							
Total				\$5,594,798	\$19,195,765	\$24,957,338	\$0	\$0	\$0	\$0	\$0	\$3,645,000	\$0	\$0	\$0	\$0	\$0	\$0	
				\$5,594,798				\$0				\$3,645,000				\$0			
FY16 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
P16-002	Espanola	Abiquiu Elementary School	A51 - SSTB15SB0001 - \$198,059 A92 - SSTB19SD0004 - \$255,977	\$454,036	\$5,934,164	\$6,388,200						\$5,934,164							
Total				\$454,036	\$5,934,164	\$6,388,200	\$0	\$0	\$0	\$0	\$0	\$5,934,164	\$0	\$0	\$0	\$0	\$0	\$0	
				\$0				\$0				\$5,934,164				\$0			
FY19 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
P19-004	Gallup-McKinley	Tohatchi HS	A03 - SSTB20SD 0002 - \$22,625,748 A07 - SSTB23SD 0001 - \$50,647,912 A81 - SSTB18SB 0004 - \$60,000 A82 - SSTB18SD 0001 - \$2,854,563	\$2,567,972	\$50,647,912	\$53,215,884													
P19-004	Gallup-McKinley	Tohatchi Teacher Housing	A03 - SSTB20SD 0002 - \$22,625,748 A07 - SSTB23SD 0001 - \$50,647,912 A81 - SSTB18SB 0004 - \$60,000 A82 - SSTB18SD 0001 - \$2,854,563	\$346,585	\$3,253,415	\$3,600,000						\$3,253,415							
P19-006	Las Vegas	Sierra Vista ES	A81 - SSTB18SB0004 - \$447,398	\$447,398	\$18,284,012	\$18,731,410						\$18,054,732							
P19-008	Los Lunas	Peralta ES	A05 - SSTB22SD 0001 - \$21,337,093 A92 - SSTB19SD 0004 - \$2,246,400	\$2,246,400	\$21,337,093	\$23,583,493													
P19-009	Roswell	Mesa MS	A01 - SSTB20SB E0003 - \$4,083,445 A03 - SSTB20SD 0002 - \$1,034,322 A81 - SSTB18SB 0004 - \$1,158,868 A82 - SSTB18SD 0001 - \$10,429,808	\$1,158,868	\$15,547,575	\$16,706,443	\$1,034,322												
P19-010	Roswell	Nancy Lopez ES	A03 - SSTB20SD 0002 - \$6,475,075 A07 - SSTB23SD 0001 - \$20,489,271 A81 - SSTB18SB 0004 - \$53,250	\$1,547,738	\$18,807,560	\$20,355,298													
P19-017	Tularosa	Tularosa MS	A92 - SSTB19SD 0004 - \$2,792,788	\$2,792,788	\$36,917,164	\$39,709,952						\$36,917,164							
S19-003/P19-018	Belen	Dennis Chavez ES	A81 - SSTB18SB 0004 - \$1,457,542 A08 - SSTB24SB 0001 - \$16,477,560	\$1,457,542	\$16,477,560	\$17,935,102						\$16,477,560							
S19-014	Magdalena	Magdalena Combined School	A06 - SSTB23SB 0001 - \$3,776,065 A81 - SSTB18SB 0004 - \$403,925	\$0	\$4,661,954	\$4,661,954													
S19-015/P19-015	Socorro	Sarracino MS	A81 - SSTB18SB 0004 - \$54,000 A04 - SSTB21SD 0001 - \$9,113,990 A07 - SSTB23SD 0001 - \$23,914,018 A91 - SSTB19SB 0001 - \$1,763,239	\$2,728,638	\$22,399,018	\$25,127,656													
Total				\$18,170,516	\$271,021,163	\$289,191,679	\$1,034,322	\$94,384,023	\$0	\$22,583,625	\$0	\$16,477,560	\$0	\$36,917,164	\$21,308,147	\$0	\$0	\$0	
				\$118,001,970				\$53,394,724				\$21,308,147				\$0			
FY20 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
P20-001	Alamogordo	Chaparral MS	A81 - SSTB18SB 0004 - \$774,754 A82 - SSTB18SD 0001 - \$1,388,001 A92 - SSTB19SD 0004 - \$19,464,797	\$2,162,755	\$31,332,600	\$33,495,355							\$31,332,600						
P20-002	Central	Newcomb ES	A82 - SSTB18SD 0001 - \$25,000 A92 - SSTB19SD 0004 - \$1,417,811	\$1,087,543	\$21,298,535	\$22,386,078						\$21,298,535							
P20-003	Roswell	Mountain View MS	A82 - SSTB18SD 0001 - \$1,807,637 A92 - SSTB19SD 0004 - \$5,477,761	\$1,807,637	\$30,833,179	\$32,640,816						\$30,833,179							
P20-005	Las Cruces	Columbia ES	A01 - SSTB20SB E0003 - \$2,355,446 A07 - SSTB23SD 0001 - \$30,327,211 A82 - SSTB18SD 0001 - \$42,750 A92 - SSTB19SD 0004 - \$1,707,009	\$4,105,206	\$30,327,211	\$34,432,417													
P20-006	Roswell	Washington Avenue ES	A82 - SSTB18SD 0001 - \$51,000 A92 - SSTB19SD 0004 - \$601,585	\$2,488,106	\$22,392,958	\$24,881,064						\$2,488,106		\$22,392,958					
P20-007	Des Moines	Des Moines Combined School	A04 - SSTB21SD 0001 - \$710,953 A05 - SSTB22SD 0001 - \$51,087,757 A82 - SSTB18SD 0001 - \$221,381	\$962,934	\$52,506,929	\$53,469,863	\$51,087,757					\$1,419,172							
P20-009/P20-010	Clovis	Barry ES	A82 - SSTB18SD 0001 - \$2,797,084 A92 - SSTB19SD 0004 - \$3,568,130 A05 - SSTB22SD 0001 - \$3,681,792	\$992,089	\$3,681,792	\$4,673,881													
S20-001	Roswell	Roswell HS	A82 - SSTB18SD 0001 - \$670,783	\$670,784	\$0	\$670,784	\$436,184												
Total				\$17,318,852	\$234,708,562	\$251,875,408	\$51,523,941	\$30,327,211	\$3,681,792	\$0	\$0	\$53,550,886	\$2,488,106	\$31,332,600	\$22,392,958	\$0	\$0	\$0	
				\$85,532,944				\$53,550,886				\$56,213,664				\$0			

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

May 14, 2025

Legend	
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							FY 2024				FY 2025				FY 2026				FY 2027			
							\$459,125,575				\$589,466,035				\$855,206,317				\$39,802,091			
							\$128,115,125	\$135,926,706	\$89,008,039	\$106,075,705	\$62,648,348	\$227,573,998	\$4,313,340	\$294,930,349	\$571,265,433	\$141,876,426	\$106,054,674	\$36,009,784	\$39,802,091	\$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	A04 - SSTB21SD 0001 - \$9,519,621 A07 - SSTB23SD 0001 - \$17,197,411 A08 - SSTB24SB 0001 - \$115,496,323 A92 - SSTB19SD 0004 - \$75,000	\$9,519,621	\$136,414,797	\$145,934,418			\$8,966,688		\$11,951,786	\$115,496,323										
P21-002	Carrizozo	Combined School	A01 - SSTB20SB E0003 - \$3,571,922 A07 - SSTB23SD 0001 - \$42,393,600	\$3,571,922	\$42,393,600	\$45,965,522				\$42,393,600												
P21-003	Gallup-McKinley	Gallup HS	A04 - SSTB21SD 0001 - \$11,922,644 A92 - SSTB19SD 0004 - \$101,250	\$12,023,894	\$80,254,339	\$92,278,233			\$11,922,644						\$68,331,695							
P21-004	Hobbs	Heizer MS	A01 - SSTB20SB E0003 - \$33,000 A04 - SSTB21SD 0001 - \$2,415,034	\$2,448,034	\$33,586,032	\$36,034,066	\$2,415,034							\$33,586,032								
P21-005	Gallup-McKinley	Crownpoint HS	A04 - SSTB21SD 0001 - \$4,720,541 A92 - SSTB19SD 0004 - \$411,674	\$5,071,465	\$39,644,484	\$44,715,949			\$4,720,541						\$34,923,943							
P21-006	Gallup-McKinley	Navajo Pine HS	A07 - SSTB23SD 0001 - \$5,030,993 A92 - SSTB19SD 0004 - \$60,750	\$5,091,683	\$48,101,770	\$53,193,453			\$5,030,933						\$43,070,837							
P21-007	Grants	Mesa View ES	A07 - SSTB23SD 0001 - \$49,916,766 A92 - SSTB19SD 0004 - \$1,796,022	\$1,796,022	\$29,510,692	\$31,306,714			\$29,510,692													
S21-001	Las Cruces	Tombaugh ES	A01 - SSTB20SB E0003 - \$165,548	\$165,548	\$1,489,934	\$1,655,482									\$1,489,934							
S21-003	Las Cruces	Organ Mountain HS	A01 - SSTB20SB E0003 - \$1,208,281	\$139,862	\$1,068,419	\$1,208,281		\$1,068,419														
Total				\$39,828,051	\$414,429,296	\$454,257,347	\$2,415,034		\$60,151,498	\$42,393,600	\$11,951,786	\$115,496,323	\$0	\$33,586,032	\$147,816,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0
							\$106,028,551				\$161,034,141				\$147,816,410				\$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	A02 - SSTB21SB 0001 - \$4,543,534 A08 - SSTB24SB 0001 - \$47,051,979	\$4,518,233	\$47,051,979	\$51,570,212					\$47,051,979											
P22-006	Gadsden	Chaparral MS	A02 - SSTB21SB 0001 - \$3,197,269	\$3,144,769	\$56,054,735	\$59,199,504										\$56,054,735						
P22-003	Los Alamos	Chamisa ES	A02 - SSTB21SB 0001 - \$4,091,949 A05 - SSTB22SD 0001 - \$50,078,401	\$464,646	\$45,933,680	\$46,398,326																
P22-005	Los Alamos	Pinon ES	A02 - SSTB21SB 0001 - \$12,499,660 A04 - SSTB21SD 0001 - \$16,283,664	\$501,411	\$23,769,210	\$24,270,621																
P22-004	Los Lunas	Ann Parrish ES	A02 - SSTB21SB 0001 - \$17,273,200 A06 - SSTB23SB 0001 - \$2,524,085	\$2,566,085	\$23,685,979	\$26,252,064				\$2,524,085					\$21,161,894							
P22-002	Mosquero	Mosquero Combined School	A01 - SSTB20SB E0003 - \$2,800,000 A02 - SSTB21SB 0001 - \$2,645,908 A05 - SSTB22SD 0001 - \$51,386,457	\$2,307,631	\$54,579,657	\$56,887,288	\$45,953,268		\$5,433,189													
S22-003	Portales	Portales HS	A02 - SSTB21SB 0001 - \$432,314 A92 - SSTB19SD 0004 - \$683,484	\$1,116,520	\$0	\$1,116,520	\$209,230				\$683,484											
S22-008	Portales	James ES	A02 - SSTB21SB 0001 - \$1,195,305 A03 - SSTB20SD 0002 - \$1,415,200	\$96,862	\$1,415,200	\$1,512,062	\$1,415,200															
S22-001	Raton	Longfellow ES (Now P25-001)	A02 - SSTB21SB 0001 - \$98,081	\$9,492,635	\$0	\$9,492,635			\$9,394,554													
S22-010	Raton	Columbian ES	A02 - SSTB21SB 0001 - \$386,050 A04 - SSTB21SD 0001 - \$471,839	\$857,889	\$0	\$857,889			\$471,839													
S22-009	Tularosa	Tularosa Intermediate School	A02 - SSTB21SB 0001 - \$394,619 A08 - SSTB24SB 0001 - \$340,961	\$735,580	\$0	\$735,580					\$340,961											
FY22 AWARDS 2nd CYCLE																						
S22-016	Farmington	Bluffview ES	A02 - SSTB21SB 0001 - \$2,033,511 A04 - SSTB21SD 0001 - \$604,857		\$2,638,368	\$2,638,368			\$604,857													
S22-017	Farmington	Apache ES	A02 - SSTB21SB 0001 - \$2,494,995		\$2,494,995	\$2,494,995																
S22-019	Farmington	Piedra Vista HS	A02 - SSTB21SB 0001 - \$3,448,562 A06 - SSTB23SB 0001 - \$4,788,370		\$9,636,379	\$9,636,379						\$4,788,370										
S22-020	Farmington	McCormick ES	A02 - SSTB21SB 0001 - \$532,934		\$532,934	\$532,934			\$119,843													
S22-024	Quemado	District Wide	A02 - SSTB21SB 0001 - \$0		\$0	\$0					\$105,000											
K22-001	Deming	My Little School	A05 - SSTB22SD 0001 - \$3,547,271 A82 - SSTB18SD 0001 - \$267,446	\$267,466	\$3,547,272	\$3,814,738				\$3,547,272												
K22-002	Gadsden	Chaparral On Track Center	A04 - SSTB21SD 0001 - \$2,971,909 A82 - SSTB18SD 0001 - \$183,000	\$183,000	\$2,971,909	\$3,154,909	\$2,971,909															
K22-003	Gadsden	New Riverside On Track Center	A06 - SSTB23SB 0001 - \$9,229,066 A82 - SSTB18SD 0001 - \$398,920	\$398,920	\$9,229,066	\$9,627,986				\$9,229,066												
K22-004	NMSD	Albuquerque Preschool	A04 - SSTB21SD 0001 - \$835,000 A82 - SSTB18SD 0001 - \$140,000	\$975,000	\$1,260,000	\$2,235,000						\$835,000				\$1,260,000						
K22-005	School of Dreams Academy	School of Dreams Academy		\$0	\$0	\$0				\$84,100												
Total				\$27,703,981	\$295,511,665	\$323,215,646	\$50,549,607	\$0	\$17,699,669	\$15,216,323	\$47,971,424	\$5,623,370	\$0	\$0	\$21,161,894	\$57,314,735	\$0	\$0	\$0	\$0	\$0	\$0
							\$83,465,599				\$53,594,794				\$78,476,629				\$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	A04 - SSTB21SD 0001 - \$900,480 A82 - SSTB18SD 0001 - \$3,204,031	\$900,480	\$37,841,074	\$38,741,554						\$3,204,031			\$37,841,074							
P23-002	Gallup-McKinley	Thoreau HS	A04 - SSTB21SD 0001 - \$3,821,477	\$3,821,477	\$54,624,638	\$58,446,115									\$54,624,638							
P23-003	Gallup-McKinley	David Skeet ES	A04 - SSTB21SD 0001 - \$1,771,462	\$1,771,462	\$25,871,989	\$27,643,451									\$25,871,989							
P23-004	Farmington	Heights MS	A04 - SSTB21SD 0001 - \$4,628,052	\$4,628,052	\$38,991,338	\$43,619,390									\$38,991,338							
P23-005	Farmington	Mesa Verde ES	A04 - SSTB21SD 0001 - \$2,835,251	\$2,835,251	\$25,668,475	\$28,503,726									\$25,668,475							
P23-006	Albuquerque Sign Language	ASLA	A04 - SSTB21SD 0001 - \$28,007,571 A82 - SSTB18SD 0001 - \$2,715,477	\$0	\$30,723,048	\$30,723,048						\$2,715,477										
P23-008	Pojoaque	Pojoaque ES	A92 - SSTB19SD 0004 - \$2,090,939	\$2,090,939	\$27,238,575	\$29,329,514									\$27,238,575							
P23-007	Estancia	Estancia MS	A82 - SSTB18SD 0001 - \$662,256	\$662,256	\$7,962,770	\$8,625,026									\$7,962,770							
K23-001	Farmington	Preschool Academy East	A04 - SSTB21SD 0001 - \$2,700,308 A07 - SSTB23SD 0001 - \$39,239,511	\$1,849,711	\$39,239,511	\$41,089,222						\$39,239,511										
K23-002	NMSBVI	Albuquerque Preschool	A04 - SSTB21SD 0001 - \$443,091	\$443,091	\$0	\$443,091			\$293,091													
S23-001	Gallup-McKinley	Indian Hills ES	A04 - SSTB21SD 0001 - \$3,475,836 A92 - SSTB19SD 0004 - \$1,541,128		\$5,016,963	\$5,016,963								\$1,541,128								
Total				\$19,002,719	\$294,153,545	\$313,156,264	\$0	\$0	\$293,091	\$0	\$0	\$45,159,019	\$0	\$64,128,536	\$155,611,451	\$0	\$0	\$0	\$0	\$0	\$0	\$0
							\$293,091				\$109,287,555				\$155,611,451				\$0			

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

May 14, 2025

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			
				\$459,125,575				\$589,466,035				\$855,206,317				\$39,802,091			
				\$128,115,125	\$135,926,706	\$89,008,039	\$106,075,705	\$62,648,348	\$227,573,998	\$4,313,340	\$294,930,349	\$571,265,433	\$141,876,426	\$106,054,674	\$36,009,784	\$39,802,091	\$0	\$0	\$0
FY24 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
P24-001	Maxwell	District	A05 - SSTB22SD 0001 - \$2,542,239	\$2,542,239	\$34,516,092	\$37,058,331	\$2,542,239				\$34,516,092								
P24-002	Central	Tse Bit Ai MS	A05 - SSTB22SD 0001 - \$2,965,145	\$2,965,145	\$31,431,696	\$34,396,841	\$2,965,145						\$31,431,696						
P24-003	Hobbs	New MS	A04 - SSTB21SD 0001 - \$2,415,034	\$2,415,034	\$49,694,029	\$52,109,063	\$2,415,034			\$4,313,340	\$45,380,689								
P24-004	Springer	Combined	A06 - SSTB23SB 0001 - \$4,405,823	\$2,620,550	\$29,988,634	\$32,609,184	\$2,620,550					\$29,988,634							
P24-005	Dexter	ES/MS	A05 - SSTB22SD 0001 - \$2,620,550	\$4,405,823	\$45,438,372	\$49,844,195	\$4,405,823					\$45,438,372							
P24-006	Gallup-McKinley	Crownpoint MS	A04 - SSTB21SD 0001 - \$2,532,111	\$2,532,111	\$19,980,503	\$22,512,614							\$19,980,503						
P24-007	San Jon	San Jon Combo	A05 - SSTB22SD 0001 - \$3,757,110	\$4,141,429	\$31,617,635	\$35,759,064						\$31,617,635							
P24-009	Penasco	Penasco Combined	A05 - SSTB22SD 0001 - \$3,757,110	\$3,757,110	\$31,995,432	\$35,752,542						\$31,995,432							
P24-008	Bernalillo	Algodones ES	A05 - SSTB22SD 0001 - \$845,526	\$845,526	\$7,609,733	\$8,455,259	\$845,526					\$7,609,733							
P24-010	Artesia	Roselawn ES	A05 - SSTB22SD 0001 - \$1,182,001	\$1,182,001	\$13,330,933	\$14,512,933													
P24-011	Hagerman	Hagerman Combined	A05 - SSTB22SD 0001 - \$22,796,762	\$4,371,742	\$46,127,989	\$50,499,731	\$4,371,742												
P24-012	Hondo	Hondo Combined	A06 - SSTB23SB 0001 - \$6,513,731	\$6,513,731	\$24,202,795	\$30,716,525	\$6,513,731												
P24-013	Albuquerque	Harrison MS	A06 - SSTB23SB 0001 - \$10,377,967	\$989,897	\$10,377,967	\$11,367,864	\$989,897		\$10,377,967										
P24-014	Albuquerque	Van Buren MS	A06 - SSTB23SB 0001 - \$10,087,640	\$1,195,984	\$22,723,688	\$23,919,672	\$1,195,984					\$22,723,688							
H24-001	Central	Teacher Housing Pilot	A05 - SSTB22SD 0001 - \$2,200,000	\$1,386,000	\$0	\$1,386,000	\$1,386,000												
H24-002	Cuba	Teacher Housing Pilot	A06 - SSTB23SB 0001 - \$501,309	\$501,309	\$0	\$501,309													
H24-003	House	Teacher Housing Pilot	A05 - SSTB22SD 0001 - \$430,888	\$430,888	\$0	\$430,888													
K24-001	Cuba	Cuba ES	A04 - SSTB21SD 0001 - \$124,294	\$103,260	\$929,336	\$1,032,596						\$929,336							
K24-002	Albuquerque	Duranes	A06 - SSTB23SB 0001 - \$16,532,820	\$828,611	\$16,532,820	\$17,361,431	\$828,611		\$16,532,820										
S24-001	Deming	Columbus - ES	A05 - SSTB22SD 0001 - \$2,596,200	\$2,596,200	\$0	\$2,596,200	\$2,596,200												
S24-002	Deming	Memorial ES	A05 - SSTB22SD 0001 - \$2,376,352	\$2,036,873	\$0	\$2,036,873	\$1,697,394												
S24-003	Gadsden	Demolition	A05 - SSTB22SD 0001 - \$1,000,900	\$1,268,992	\$0	\$1,268,992	\$1,052,094			\$216,898									
S24-004	Texico	Texico Combined	A05 - SSTB22SD 0001 - \$532,286	\$532,286	\$0	\$532,286	\$532,286												
S24-014	Albuquerque	Sandia HS	A05 - SSTB22SD 0001 - \$403,393	\$403,393	\$0	\$403,393													
S24-008	Albuquerque	Osuna ES	A05 - SSTB22SD 0001 - \$187,091	\$187,091	\$0	\$187,091													
S24-013	Albuquerque	Highland HS	A05 - SSTB22SD 0001 - \$878,596	\$878,596	\$0	\$878,596													
S24-009	Albuquerque	S.Y. Jackson ES	A05 - SSTB22SD 0001 - \$1,449,688	\$1,449,688	\$0	\$1,449,688	\$1,449,688												
S24-012	Albuquerque	Del Norte HS	A05 - SSTB22SD 0001 - \$350,060	\$350,060	\$0	\$350,060													
S24-011	Albuquerque	Taft MS	A05 - SSTB22SD 0001 - \$1,431,380	\$1,431,380	\$0	\$1,431,380	\$1,431,380												
S24-006	Albuquerque	Longfellow ES	A05 - SSTB22SD 0001 - \$1,803,608	\$1,803,608	\$0	\$1,803,608													
S24-015	Albuquerque	Valley HS	A05 - SSTB22SD 0001 - \$546,803	\$546,803	\$0	\$546,803													
S24-005	Albuquerque	Atrisco ES	A05 - SSTB22SD 0001 - \$237,934	\$237,934	\$0	\$237,934													
S24-010	Albuquerque	Eisenhower MS	A05 - SSTB22SD 0001 - \$714,822	\$714,822	\$0	\$714,822													
S24-007	Albuquerque	Monte Vista ES	A05 - SSTB22SD 0001 - \$479,150	\$479,150	\$0	\$479,150													
S24-018	West Las Vegas	Old Luis Armijo Building	A05 - SSTB22SD 0001 - \$386,586	\$386,586	\$0	\$386,586													
S24-016	Clovis	Marshall JHS	A05 - SSTB22SD 0001 - \$348,546	\$348,546	\$3,136,916	\$3,485,462	\$348,546						\$3,136,916						
S24-017	Clovis	Sandia ES	A05 - SSTB22SD 0001 - \$105,102	\$105,122	\$946,096	\$1,051,218	\$105,122					\$946,096							
S24-019	Los Alamos	Los Alamos HS	A05 - SSTB22SD 0001 - \$219,705	\$219,705	\$0	\$219,705													
S24-021	West Las Vegas	Luis Armijo ES	A05 - SSTB22SD 0001 - \$220,122	\$220,122	\$1,981,099	\$2,201,221	\$220,122							\$1,981,099					
S24-020	Espanola	Old Head Start Building	A05 - SSTB22SD 0001 - \$71,429	\$71,429	\$0	\$71,429													
S24-022	Cimarron	Cimarron ES/MS	A05 - SSTB22SD 0001 - \$194,493	\$194,493	\$0	\$194,493													
S24-023	Melrose	Melrose Combined	A05 - SSTB22SD 0001 - \$2,400,000	\$2,400,000	\$0	\$2,400,000													
S24-024	Clayton	Demolition	A05 - SSTB22SD 0001 - \$2,456,250	\$2,456,250	\$0	\$2,456,250													
S24-025	Albuquerque	Taft MS Admin Building Demolition	A05 - SSTB22SD 0001 - \$376,446	\$376,446	\$0	\$376,446													
Total				\$65,423,964	\$422,561,763	\$487,985,727	\$22,212,765	\$10,147,053	\$7,181,989	\$25,882,157	\$0	\$26,910,787	\$4,313,340	\$106,703,481	\$149,560,241	\$51,412,198	\$83,661,716	\$0	\$0
				\$65,423,964				\$137,927,608				\$284,634,155				\$0			

FY25 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
P25-001	Raton	Longfellow ES	A08 - SSTB24SB 0001 - \$8,455,099	\$2,725,138	\$36,205,406	\$38,930,544					\$2,725,138				\$36,205,406							
P25-002	Silver	Cliff combined School	A06 - SSTB23SB 0001 - \$2,002,003	\$2,002,003	\$18,018,031	\$20,020,034						\$2,002,003						\$18,018,031				
P25-003	Bloomfield	Central Primary School Naaba Ani Elementary School Mesa Alta Junior High School	A06 - SSTB23SB 0001 - \$4,422,455	\$4,422,455	\$39,802,091	\$44,224,546						\$4,422,455						\$39,802,091				
P25-004	Rio Rancho	Lincoln Middle School	A06 - SSTB23SB 0001 - \$2,001,668	\$1,151,483	\$2,566,733	\$3,718,216						\$1,151,483						\$2,566,733				
P25-																						



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 FY25 Additional Cost (Waiver)	Potential FY26 Additional Cost (Waiver)	Potential FY27 Additional Cost (Waiver)
FY12	P12-006	Espanola	Velarde ES	Full Renovation	\$ 3,794,560	\$ 175	\$ 228	\$ 5,416,320	\$ 300	\$ 390	71%	\$ 163				
FY15	P15-006	Gallup-McKinley	Thoreau	Teacher Housing			\$ -	\$ 3,645,000	N/A	N/A						
FY16	P16-002	Espanola	Abiquiu ES	Full Renovation	\$ 3,726,450	\$ 175	\$ 228	\$ 6,388,200	\$ 300	\$ 390	71%	\$ 163				
FY19	P19-004	Gallup-McKinley	Tohatchi	Teacher Housing			\$ -	\$ 3,600,000	N/A	N/A						
FY19	P19-006	Las Vegas City	Sierra Vista ES	Full Renovation	\$ 4,473,984	\$ 100	\$ 130	\$ 18,502,130	\$ 600	\$ 780	498%	\$ 650				
FY19	P19-017	Tularosa	Tularosa MS	Full Replacement	\$ 27,927,879	\$ 372	\$ 484	\$ 39,709,952	\$ 700	\$ 910	88%	\$ 426		\$ 16,219,558		
FY19	P19-018	Belen	Dennis Chavez ES	Partial Replacement and Renovation	\$ 11,777,849	\$ 350	\$ 455	\$ 16,345,052	\$ 450	\$ 585	29%	\$ 130				
FY20	P20-001	Alamogordo	Chaparral MS	Full Replacement	\$ 30,959,593	\$ 415	\$ 540	\$ 31,332,600	\$ 550	\$ 650	20%	\$ 111				
FY20	P20-002	Central	Newcomb ES	Full Replacement	\$ 15,087,253	\$ 447	\$ 580	\$ 22,386,078	\$ 900	\$ 1,170	102%	\$ 590				
FY20	P20-003	Roswell	Mountain View MS	Full Replacement	\$ 18,076,367	\$ 225	\$ 293	\$ 32,640,816	\$ 500	\$ 650	122%	\$ 358				
FY20	P20-006	Roswell	Washington Ave. ES	Design & Partial Replacement and Renovation	\$ 6,525,848	\$ 280	\$ 364	\$ 24,881,064	\$ 500	\$ 650	79%	\$ 286				
FY20	P20-010	Clovis	Barry ES	Partial Replacement and Renovation	\$ 6,507,124	\$ 105	\$ 137	\$ 11,697,530	\$ 250	\$ 325	138%	\$ 189				
FY21	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				
FY21	P21-003	Gallup-McKinley	Gallup HS	Full Replacement	\$ 58,142,391	\$ 375	\$ 488	\$ 92,278,233	\$ 650	\$ 845	73%	\$ 358				
FY21	P21-004	Hobbs	Heizer MS	Full Replacement	\$ 21,735,309	\$ 450	\$ 585	\$ 31,744,284	\$ 650	\$ 845	44%	\$ 260				
FY21	P21-005	Gallup-McKinley	Crownpoint HS	Full Replacement	\$ 38,033,922	\$ 401	\$ 521	\$ 44,715,949	\$ 750	\$ 975	87%	\$ 454				
FY21	P21-006	Gallup-McKinley	Navajo Pine HS	Full Replacement	\$ 16,498,372	\$ 411	\$ 534	\$ 53,193,453	\$ 900	\$ 1,170	119%	\$ 636				
FY22	P22-001	Gadsden	Gadsden MS	Full Replacement	\$ 45,182,331	\$ 375	\$ 488	\$ 50,593,270	\$ 500	\$ 650	33%	\$ 163				
FY22	P22-004	Los Lunas	Ann Parish ES	Design & Partial Replacement and Renovation	\$ 17,273,200	\$ 320	\$ 416	N/A	\$ 450	\$ 585	41%	\$ 169				
FY22	P22-006	Gadsden	Chaparral MS	Full Replacement	\$ 31,447,682	\$ 275	\$ 358	\$ 59,199,504	\$ 600	\$ 780	118%	\$ 423				
FY23	P23-001	Gallup-McKinley	Gallup Central HS	Full Replacement	\$ 9,004,804	\$ 411	\$ 534	\$ 37,841,074	\$ 650	\$ 845	58%	\$ 311				
FY23	P23-002	Gallup-McKinley	Thoreau HS	Full Replacement	\$ 41,994,250	\$ 425	\$ 553	\$ 58,446,115	\$ 650	\$ 845	53%	\$ 293				
FY23	P23-003	Gallup-McKinley	David Skeet ES	Full Replacement and Teacher Housing	\$ 17,714,622	\$ 425	\$ 553	\$ 27,643,451	\$ 750	\$ 975	76%	\$ 423				
FY23	P23-004	Farmington	Heights MS	Full Replacement	\$ 41,652,468	\$ 400	\$ 520	\$ 43,619,390	\$ 650	\$ 845	63%	\$ 325				
FY23	P23-005	Farmington	Mesa Verde ES	Full Replacement	\$ 25,517,261	\$ 375	\$ 488	\$ 28,503,726	\$ 650	\$ 845	73%	\$ 358				
FY23	P23-007	Estancia	Estancia ES	Full Renovation and Addition	\$ 7,258,118	\$ 313	\$ 406	\$ 6,776,700	N/A	N/A			PARTIAL	\$ 1,410,660		
FY23	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		
FY24	P24-001	Maxwell	Combined School	Full Replacement and Teacher Housing	\$ 25,422,389	\$ 500	\$ 650	\$ 29,241,000	\$ 600	\$ 780	20%	\$ 130	100% Construction	\$ 7,096,368		
FY24	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				
FY24	P24-003	Hobbs	New MS	New Construction	\$ 21,735,309	\$ 450	\$ 585	\$ 31,744,284	\$ 650	\$ 845	44%	\$ 260				
FY24	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		
FY24	P24-005	Dexter	ES/MS	Full Replacement	\$ 39,652,408	\$ 505	\$ 657	\$ 45,438,372	\$ 550	\$ 715	9%	\$ 59	100% Construction	\$ 10,658,383		
FY24	P24-006	Gallup-McKinley	Crownpoint MS	Full Replacement	\$ 22,789,001	\$ -	\$ -	\$ 22,512,614	\$ 750	\$ 975	0%	\$ 975				
FY20>FY24	P24-007	San Jon	Combined School										100% Construction	\$ 14,205,025		
FY24	P24-008	Bernalillo	Algodones ES	Renovation and Addition								\$ -	100% Construction		\$ 20,566,845	
FY24	P24-009	Penasco	Penasco Combined	Full Replacement								\$ -	PARTIAL		\$ 11,818,557	
FY24	P24-010	Artesia	Roselawn ES	Full Replacement								\$ -				
FY24	P24-011	Hagerman	Hagerman Combined	Full Replacement								\$ -			\$ 12,332,958	
FY24	P24-012	Hondo	Hondo Combined	Full Replacement								\$ -	PARTIAL		\$ 11,420,780	
FY24	P24-013	Albuquerque	Harrison MS	Full Replacement								\$ -				
FY24	P24-014	Albuquerque	Van Buren MS	Full Replacement								\$ -				
FY22>FY25	P25-001	Raton	Longefellow ES	Full Replacement								\$ -	100% Construction	\$ 44,251,052		
FY25	P25-002	Silver	Cliff Combined School	Facility Replacement								\$ -	PARTIAL		\$ 46,106,197	
FY25	P25-003	Bloomfield	Central Primary School Naaba Ani Elementary School Mesa Alta Junior High School	Facility Replacement & Consolidation								\$ -	PARTIAL			\$ 87,103,345
FY25	P25-004	Rio Rancho	Lincoln Middle School	Planning Study, Systems Upgrade and Renovation								\$ -				
FY25	P25-005	Rio Rancho	Rio Rancho High School	Planning Study, Systems Upgrade and Addition								\$ -				
Total					\$ 777,279,468			\$ 1,081,127,376					Total:	\$ 106,306,431	\$ 102,245,336	\$ 87,103,345
																\$ 295,655,113

49	Design, Full Replacement:	replacement of 100% of the facility to the maximum allowable GSF per the Adequacy planning guide
50	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
51	Full Renovation:	renovation of 100% of maximum allowable GSF per the Adequacy planning guide
52	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
53	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.

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

- A. April 14, 2025, PSCOC Meeting Minutes\*
- B. April 24, 2025, Special PSCOC Meeting Minutes\*
- C. P20-007 Des Moines Teacher Housing Construction Funding Request\*
- D. P22-004 Ann Parish (Los Lunas) - Award Language Change\*
- E. BDCP Category 1 (Fiber Optic) Awards\*
- F. BDCP Category 2 (Network Equipment) Award\*
- G. Recertification of SSTBs\*

\* Denotes potential action by the PSCOC



**I. April 14, 2025, PSCOC Meeting Minutes**

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

**III. Potential Motion:**

Council approval of the April 14, 2025, PSCOC Full Council meeting minutes.

**IV. Executive Summary:**

**Exhibit (s):**

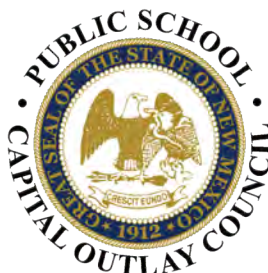
A- April 14, 2025, PSCOC Meeting Minutes.



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

## 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.

### A. January 15, 2025, PSCOC Meeting Minutes\*

Council approval of the January 15, 2025, PSCOC Meeting Minutes.

### B. FY25 Second Round of FMP Assistance Awards\*

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.

### C. S23-001 Indian Hills ES (Gallup-McKinley) - Additional Construction Funding Request\*

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%).

### D. E18-001 Anton Chico MS/Rita Marquez ES (Santa Rosa) - Award Language Change\*

Council approval to amend the Current 2017-2018 Emergency award to Santa Rosa Consolidated Schools for Anton Chico MS/Rita Marquez ES to include:

- Convert the current 2017-2018 Emergency award to a Standards-based award.
- 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,
- Planning phase funding totaling \$75,000 with a state match of \$44,250 (59%) and a local match of \$30,750 (41%).

*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*

*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.

\_\_\_\_\_ Chair

\_\_\_\_\_ Date

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



**I. April 24, 2025, PSCOC Meeting Minutes**

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

**III. Potential Motion:**

Council approval of the April 24, 2025, PSCOC Full Council meeting minutes.

**IV. Executive Summary:**

**Exhibit (s):**

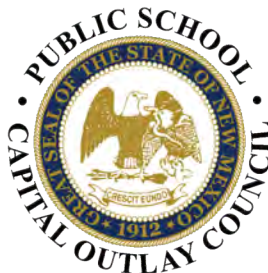
A- April 24, 2025, PSCOC Meeting Minutes.



*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

## 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><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><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

\_\_\_\_\_ Date

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



**I. P20-007 Des Moines Teacher Housing Construction Funding Request**

**II. Presenter(s):** Iris K. Romero, Executive Director  
Mathew Gerken, Senior Project Manager

**III. Potential Motion:**

Council approval to amend the current Standards-based award to Des Moines Municipal Schools (DMMS) to include:

- Construction phase funding for three teacher housing units, totaling \$1,419,172 with a state match of \$198,684 (14%) and a local match of \$1,220,488 (86%)
- A waiver of the local match totaling \$1,220,488 for a revised state match of \$1,419,172 (100%) and a revised local match of \$0 (0%), for the construction of three teacher housing units.

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

- Construction phase funding for three teacher housing units.
- A full waiver of the local match totaling \$1,220,488

**Staff Recommendation:**

- Construction phase funding for three teacher housing units.
- A full waiver of the local match totaling \$1,220,488

**Key Points:**

- The district qualifies for a local match reduction.
- The district already has two open positions for teachers for FY 25-26 school year.
- The project team decided to proceed with pre-manufactured homes.
- Below are the 3 models selected:

Model	GSF	Number of bedrooms/baths	Home Price	Sitework	Base Bid
K27523AM	1323	3 bedroom - 2 bath	\$ 175,357	\$ 209,057	\$ 384,414
KAR27443AM25	1110	2 bedroom - 2 bath	\$ 181,390	\$ 203,343	\$ 384,733
KAR27603A	1620	3 bedroom - 2 bath	\$ 192,730	\$ 220,766	\$ 413,496
Total			\$ 549,477	\$ 633,166	\$ 1,182,643
Soft Costs (20%)					\$ 236,529
Recommended Funding					\$ 1,419,172

- The receipt of only one bid for site-built homes indicated costs of over \$1000/sq foot to build in Des Moines.
- If approved, the teacher houses could be in place by mid-October 2025.

**Exhibit(s):**

A – PSFA Recommendation Report: P20-007 Des Moines Combined School

B – Des Moines Municipal Schools letter, dated April 15, 2025

C – Homespot Proposal

D – Des Moines Municipal Schools – Statement of Financial Position



# PSFA Recommendation Report

# Out-of-Cycle

**Des Moines Municipal Schools  
Des Moines Combined School**  
(P20-007)

**Construction Phase Funding**

## District Request & Information

### Construction phase funding to include:

- Construction phase funding for three teacher housing units.
- A full waiver of the local match totaling \$1,220,488
- Superintendent: Kodi Sumpter
- District Representative: Kodi Sumpter

## PSFA Staff Recommendation

### Construction phase funding to include:

- Construction phase funding for three teacher housing units.
- A full waiver of the local match totaling \$1,220,488

### Award Language

- To amend the current Standards-based award to Des Moines Municipal Schools (DMMS) to include:
  - Construction phase funding for three teacher housing units, totaling \$1,419,172 with a state match of \$198,684 (14%) and a local match of \$1,220,488 (86%)
  - A waiver of the local match totaling \$1,220,488 for a revised state match of \$1,419,172 (100%) and a revised local match of \$0 (0%), for the construction of three teacher housing units.

### Potential Award Funding

Request Summary	State Match 14%	Local Match 86%	Total	Above Allowable
Bid Amount	\$165,570	\$1,017,073	\$1,182,643	\$-
Soft Costs (20%)	\$33,114	\$203,415	\$236,529	\$-
Subtotal	\$198,684	\$1,220,488	\$1,419,172	\$-
Local Match Reduction	\$1,220,488	\$(1,220,488)	\$-	\$-
Advance	\$-	\$-	\$-	\$-
Recommended Funding	\$1,419,172	\$-	\$1,419,172	\$-

- Bid Amount:
  - \$292 / SF
  - \$1,182,643

- Total Project Cost (TPC):
  - \$351 / SF
  - \$1,419,172

## **Project Information**

### **Project Information**

- PSFA Regional Project Manager: Gabe Saavedra
- Design Professional: Dekker/Perich/Sabatini
- General Contractor: Homespot
  - Other Bids Received: (2 total) JH Homes

### **Scope of Work**

- Construction/procurement of three teacher housing units

### **Phasing**

- In Progress: Construction of replacement school facility
- Current Request: Teacher Housing Construction Phase Funding

## **Award History**

### **Original Award**

- October 2019
- Standards-based Award: Full replacement
- Ranking: 46
- wNMCI: 42.98%
- Original Award Language:
  - Award consideration is deferred pending the outcome of the structural study and planning work currently underway. Upon completion, district may return to the PSCOC for next out-of-cycle funding phase to include approval of options, design capacity, maximum gross square footage pursuant to the Adequacy Planning Guide, and an update to the total project cost estimate.
- Estimated MACC: \$385/ SF
- Estimated Total Project Cost: \$10,331,490

### **Out-of-Cycle Award**

- July 2021
- Award Language Change and Design phase funding
- Award Language:
  - Council approval to amend the 2019-2020 Standards-based award to Des Moines Municipal Schools to include design phase funding up to \$2,844,362, state share \$221,381 (14%) and district share \$2,622,981 (86%), including the \$176,830 offset balance, for a replacement school with a design enrollment of 96 students grades Pre-K through 12 in 40,512 GSF. Upon completion of the design phase, the district may return to the PSCOC for out-of-cycle funding for the construction phase of the project.

### **Out-of-Cycle Award**

- May 2022
- Award Language Change and Design phase funding
- Award Language:
  - Council approval to amend the current 2019-2020 Standards-based award to Des Moines Municipal Schools for the combined school to include three teacher housing units, beginning with Design Phase funding with an increase in the state match of \$30,600 (14%) and a corresponding increase to the local match of \$187,971 (86%), totaling \$218,571 for the Design phase. Upon completion of the design phase, the district may return to the PSCOC for out-of-cycle Construction Phase funding.

### **Out-of-Cycle Award**

- July 2022
- Award Language Change
- Award Language:
  - Council approval to amend the current Standards-based award to Des Moines Municipal Combined School to include a waiver of a portion the local match, in the amount of \$710,953, for the previously awarded Standards-based and Teacher Housing design phase funding. The revised project funding for the design phase for the current Standards-based project and Teacher Housing design phase shall be a state match of \$962,934 (31.44%) and a local match of \$2,100,000 (68.56%).

### **Out-of-Cycle Award**

- October 2023
- Construction phase funding
- Award Language:
  - Council approval to amend the current Standards-based award to Des Moines Municipal Schools (DMMS) to include a waiver of the local match totaling \$43,935,471 for a revised state match of \$51,087,757 (100%) and a revised local match of \$0 (0%). For the construction of a replacement facility for 96 students grades Pre-K through 12 in 45,161 GSF.

## **District Financial Information**

### **State / Local Match**

- Local match: 86%
- State match: 14%
- The district does not have adequate funds to accommodate the local share of this project.
  - The district requests consideration for a local match reduction.

### **Bond Information**

- |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• GO Bond: November 2021 for \$2.1 million</li><li>• Bonding Capacity: \$2,505,660</li><li>• Available Capacity: \$656,660</li><li>• Bond Sale: April 2022 for \$2.1 million</li><li>• Mill Levy: 10.50<ul style="list-style-type: none"><li>○ Source: Stifel Public Finance</li></ul></li></ul> | <ul style="list-style-type: none"><li>• SB-9: \$250,000</li><li>• HB-33: N/A</li><li>• Cash Balance: \$988,400</li><li>• Operational: \$373,350</li></ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

### **Project Funding**

- Sources: GO Bond (Source 31100)



## Local Match Reduction

- The district can not support the local match for this phase of funding.
- Des Moines Municipal Schools does meet statute requirements for a local match reduction.**

Per Section 22-24-5 (B)(9), the council may adjust the amount of local share otherwise required if it determines that a school district has made a good-faith effort to use all of its local resources. Before making any adjustment to the local share, the council shall consider whether:

Option	Requirement	District Data	Meets Eligibility
1	Insufficient Bonding Capacity	\$2,426,292	YES
	Mill Levy $\geq 10$	10.50	
2	MEM Count $\leq 800$	132	NO
	Free or Reduced Lunch $\geq 70\%$	29%	
	State Share $\leq 50\%$	34%	
	Mill Levy $\geq 7.00$	10.50	
3	Enrollment Growth Rate $\geq 2.50\%$	19%	YES
	Mill Levy $\geq 10$	10.50	

\* District must meet 1 of the 3 options. Enrollment growth is average of past two years. 2024-25 SY enrollment growth is -4%

## Maintenance Summary

**The Des Moines Municipal School District does meet all statutory requirements** (as of April 21, 2025)

- Preventive Maintenance Plan is current**
  - Last updated May 21, 2024 (Annual update required; 6.27.3.11 NMAC)
  - Plan rated Outstanding, exceeding statute criteria.
- Quarterly FIMS Proficiency Reports:** Marginal user of 2 out of 3 State provided FIMS maintenance resources.
  - PM Completion Rate:** 0% performance rating, below the 90% recommendation
- Facility Maintenance Assessment Report (FMAR):** district average is **75.17%, Satisfactory**.
  - The district is maintaining their assets and facility conditions to an overall Satisfactory level (district average), currently above the recommended 70% (FMAR 4<sup>th</sup> cycle)

### **Staff Recommends:**

- Continue their diligence towards improved core maintenance to 80% (Good) ratings;
- Continuing their use of the FIMS tools to drive district maintenance performance
- Respond to subsequent FMARs through the 60-day response process supporting quality facility conditions, addressing all deficiencies.

## Historic and Current PSCOC Funded Projects

Current active projects: 1

Historic projects: 15

Fiscal Year Funded	Facility Name	Project Type	PSCOC Funding
<b>Current Projects</b>			
2019-2020	Combined School	Standards-based	\$ 52,050,691
<b>Total Funding</b>			<b>\$ 52,050,691</b>

Historic Projects			
2023-2024	District Wide	HB505~45.1	\$ 100,000
		HB505~45.2	\$ 50,000
2022-2023	District Wide	SB212	\$ 100,000
2017-2018	Combined School	Emergency	\$ 125,000
2012-2013	District Wide	Facilities Master Plan	\$ 22,004
2007-2008	District Wide	Demolition	\$ 57,101
2006-2007	Combined School	Roof-based	\$ 695,625
	District Wide	Facilities Master Plan	\$ 30,500
2005-2006	Des Moines HS	Deficiencies Correction Program	\$ 3,217
2003-2004	Des Moines ES & HS	Deficiencies Correction Program	\$ 562,633
2002-2003	Des Moines ES & HS	Deficiencies Correction Program	\$ 34,511
		Deficiencies Correction Program	\$ 468,122
	District Wide	Deficiencies Correction Program	\$ 5,000
1998-1999	Des Moines HS	Deficiencies Correction Program	\$ 900,000
		Deficiencies Correction Program	\$ 599,000
Total Funding			\$ 3,752,713



## Des Moines Municipal Schools

PO Bx 38; 500 Des Moines Ave  
Des Moines, New Mexico 88418  
Phone: 575-278-2611 Fax: 575-278-2617

---

*Creating Success Together . . . One Student at a Time*

April 15, 2025

New Mexico Public School Facilities Authority  
1312 Basebard SE, Suite #200  
Albuquerque, NM 87106

Re: Des Moines Municipal Schools P20-007

Iris Romero and Members of PSCOC,

Des Moines Schools is respectfully requesting construction funds for the building of the Des Moines Teacher Housing project number P20-007. The district received funding for the architectural plans in 2022 and selected an architect that same year through an RFQ. After going out to bid for three stick-built teacher housing units in 2023 and 2024, which resulted in receiving only one bid each time. Both times the bids exceeded the total allowable amount of \$1, 530, 000 MACC for 4080 square feet between three units.

We participated in a redesign process with the architect between the RFP's to attempt to get a lower bid. Despite the houses being 1360 square feet built to HUD standards, contractors wanted over \$1000/ square foot to build them in Des Moines.

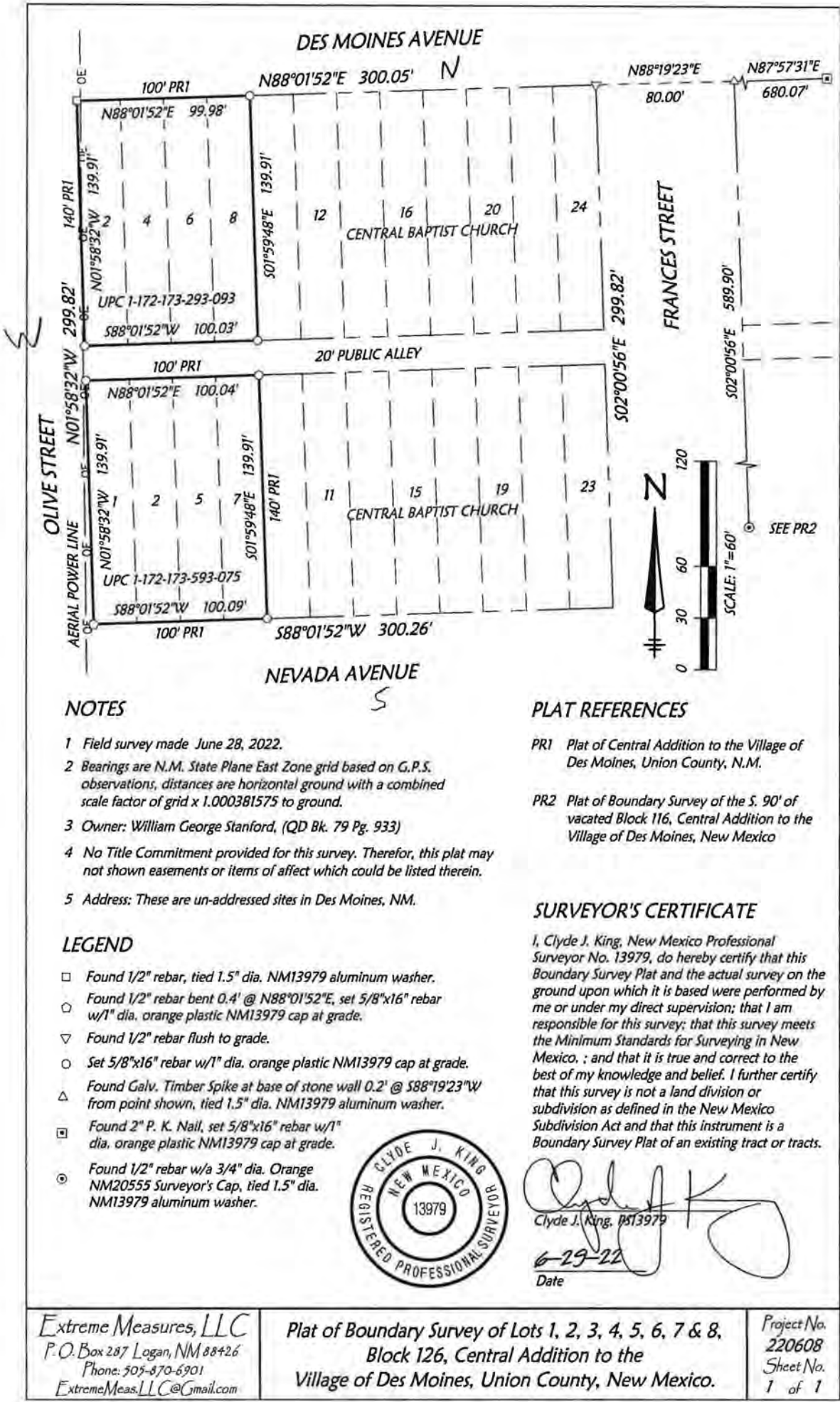
The district decided to explore modular homes. We toured the Clayton factory and met with JH homes from Roswell. Both home builders seem to meet the district needs. The district selected to proceed without architects when we went the modular route. The RFP went public in March of 2025 for modular homes. The RFP was advertised on March 16th in the Albuquerque Journal. Both Home Spot and JH homes attended the mandatory pre-proposal meeting. Ultimately, we only received a proposal from Homespot by the deadline on April 14th. The proposal from Homespot was very reasonable and we feel like it is the most cost effective option for teacher housing. The proposal from Homespot is \$1,275,498.55 to place all three teacher houses. If approved in May, the teacher houses could be in place by mid October 2025 ready for our teachers to occupy them. The district already has two teacher vacancies for FY 25-26 school year so they can not get finished fast enough.

Des Moines Municipal Schools respectfully requests PSCOC's participation in the amount of **\$1,450,000** for the total project. This would include special inspections, construction manager and a small contingency. We also are respectfully asking the waiver be officially enacted due to our qualification of the mil levy above 10.5 mils for

the next few years and the district is bonded to functional capacity. Thank you for supporting the teaching housing in rural areas.

Sincerely,

Kodi Sumpter  
Superintendent  
Des Moines Municipal Schools





## DES MOINES SCHOOL PROJECT TOTAL

	Model	Total
Des Moines Street Home	K27523AM	\$ 414,629.21
Olive St Home	KAR27443AM25	\$ 414,974.63
Nevada St Home	KAR27603A	\$ 445,894.71
Project total		\$1,275,498.55



DES MOINES SCHOOLS K27523AM

Des Moines Street home					
Vendor Contract Number		2023-21-C111-ALL			
Type of Home		sq ft		1404	
Modular		Heated sq ft		1323	
	rate	factor	Measurement	Job total	
Home price				\$175,356.42	
Per diem	\$	95.0000	Personel	5	\$ 19,000.00
			Days	40	
Mileage	\$	0.5063	Vehicles	2	\$ 3,742.57
			Trips	8	
			Miles per trip	462	
Travel Time	\$	30.00	Personel	5	\$ 9,600.00
			Trips	8	
			Hrs	8	
Design Services	\$	75.9375	Hrs	3	\$ 227.81
Project Manager	\$	65.8125	Hrs	10	\$ 658.13
State fee Modular	\$	405.00	each	1	\$ 405.00
Modular home foundation	\$	12.60	sq ft	1404	\$ 17,690.40
Based on concrete at \$150 a yard					
Concrete surcharge - \$215 a yard	\$	65.00	per yard	17	\$ 1,105.00
Solid slab under home	\$	6.50	sq ft	1323	\$ 8,599.50
Concrete surcharge - \$215 a yard	\$	65.00	per yard	23	\$ 1,495.00
Sump pump	\$	1,100.00	each	1	\$ 1,100.00
Modular set	\$	9.90	sq ft	1404	\$ 13,899.60
Rock/Metal exterior finish	\$	135.00	Linear ft	158	\$ 21,330.00
Water line	\$	67.50	Linear ft	50	\$ 3,375.00
Aerobic septic system	\$	23,400.00	each	1	\$ 23,400.00
Sewer line	\$	85.50	Linear ft	20	\$ 1,710.00
Gas line- Propane(tank not provided)	\$	3,360.00	each	1	\$ 3,360.00
200 amp electric service	\$	4,800.00	each	1	\$ 4,800.00
Mounted on house includes 100 ft of wire					
Electric based on supply source at edge of property					
Drive charge for electric	\$	600.00	each	1	\$ 600.00
Refridgerated ac/heat pump unit	\$	6,700.00	each	1	\$ 6,700.00
Drive charge for installation	\$	600.00	each	1	\$ 600.00
Concrete work	\$	6.50	sq ft	1356	\$ 8,814.00
Based on concrete at \$150 a yard					
Concrete surcharge - \$215 a yard	\$	65.00	per yard	21	\$ 1,365.00
Crusher fine or river rock landscaping	\$	3.00	sq ft	2943	\$ 8,829.00
Fence	\$	25.00	Linear ft	270	\$ 6,750.00
Gates on fence	\$	400.00	each	1	\$ 400.00
5 ft metal fence					\$ -
Carport to match home style	\$	30.00	sq ft	480	\$ 14,400.00
Generator back up for home	\$	9,780.00	each	1	\$ 9,780.00
sub total				\$369,092.43	
Bond				4.50%	\$ 16,609.16
Pre tax total				\$385,701.59	
Sales Tax				7.5000%	\$ 28,927.62
Total with Tax				\$414,629.21	
Cost per sq ft				\$ 313.40	

Client responsible for furnishing proof of tax exemption, tax will be included until proof is provided





DES MOINES SCHOOLS KAR27443AM25

Olive Street home					
Vendor Contract Number	2023-21-C111-ALL				
Type of Home		sq ft		1350	
Modular		Heated sq ft		1110	
	rate	factor	Measurement	Job total	
Home price				\$	181,389.91
Per diem	\$ 95.0000	Personel	5	\$	19,000.00
		Days	40		
Mileage	\$ 0.5063	Vehicles	2	\$	3,742.57
		Trips	8		
		Miles per trip	462		
Travel Time	\$ 30.00	Personel	5	\$	9,600.00
		Trips	8		
		Hrs	8		
Design Services	\$ 75.9375	Hrs	3	\$	227.81
Project Manager	\$ 65.8125	Hrs	10	\$	658.13
State fee Modular	\$ 405.00	each	1	\$	405.00
Modular home foundation	\$ 12.60	sq ft	1350	\$	17,010.00
Based on concrete at \$150 a yard					
Concrete surcharge - \$215 a yard	\$ 65.00	per yard	16	\$	1,040.00
Solid slab under home	\$ 6.50	sq ft	1110	\$	7,215.00
Concrete surcharge - \$215 a yard	\$ 65.00	per yard	21	\$	1,365.00
Sump pump	\$ 1,100.00	each	1	\$	1,100.00
Modular set	\$ 9.90	sq ft	1350	\$	13,365.00
Rock/Metal exterior finish	\$ 135.00	Linear ft	150	\$	20,250.00
Water line	\$ 67.50	Linear ft	50	\$	3,375.00
Aerobic septic system	\$ 23,400.00	each	1	\$	23,400.00
Sewer line	\$ 85.50	Linear ft	20	\$	1,710.00
Gas line- Propane(tank not provided)	\$ 3,360.00	each	1	\$	3,360.00
200 amp electric service	\$ 4,800.00	each	1	\$	4,800.00
Mounted on house includes 100 ft of wire					
Electric based on supply source at edge of property					
Drive charge for electric	\$ 600.00	each	1	\$	600.00
Refridgerated ac/heat pump unit	\$ 6,700.00	each	1	\$	6,700.00
Drive charge for installation	\$ 600.00	each	1	\$	600.00
Concrete work	\$ 6.50	sq ft	1425	\$	9,262.50
Based on concrete at \$150 a yard					
Concrete surcharge - \$215 a yard	\$ 65.00	per yard	22	\$	1,430.00
Crusher fine or river rock landscaping	\$ 3.00	sq ft	2988	\$	8,964.00
Fence	\$ 25.00	Linear ft	170	\$	4,250.00
Gates on fence	\$ 400.00	each	1	\$	400.00
5 ft metal fence					
				\$	-
Carport to match home style	\$ 30.00	sq ft	480	\$	14,400.00
Generator back up for home	\$ 9,780.00	each	1	\$	9,780.00
sub total				\$	369,399.91
Bond	4.50%			\$	16,623.00
Pre tax total				\$	386,022.91
Sales Tax	7.5000%			\$	28,951.72
Total with Tax				\$	414,974.63
Cost per sq ft				\$	373.85
Client responsible for furnishing proof of tax exemption, tax will be included until proof is provided					



## DES MOINES SCHOOLS KAR27603A

Nevada Street Home

Vendor Contract Number

2023-21-C111-ALL

Type of Home

sq ft

1620

Modular

Heated sq ft

1620

rate

factor

Measurement Job total

Home price

\$192,729.68

Per diem

\$

95.0000

Personel

5

\$ 19,000.00

Days

40

Mileage

\$

0.5063

Vehicles

2

\$ 3,742.57

Trips

8

Miles per trip

462

Travel Time

\$

30.00

Personel

5

\$ 9,600.00

Trips

8

Hrs

8

Design Services

\$

75.9375

Hrs

3

\$ 227.81

Project Manager

\$

65.8125

Hrs

10

\$ 658.13

State fee Modular

\$

405.00

each

1

\$ 405.00

Modular home foundation

\$

12.60

sq ft

1620

\$ 20,412.00

Based on concrete at \$150 a yard

Concrete surcharge - \$215 a yard

\$

65.00

per yard

19

\$ 1,235.00

Solid slab under home

\$

6.50

sq ft

1620

\$ 10,530.00

Concrete surcharge - \$215 a yard

\$

65.00

per yard

25

\$ 1,625.00

Sump pump

\$

1,100.00

each

1

\$ 1,100.00

Modular set

\$

9.90

sq ft

1620

\$ 16,038.00

Rock/Metal exterior finish

\$

135.00

Linear ft

174

\$ 23,490.00

Water line

\$

67.50

Linear ft

50

\$ 3,375.00

Aerobic septic system

\$

23,400.00

each

1

\$ 23,400.00

Sewer line

\$

85.50

Linear ft

20

\$ 1,710.00

Gas line- Propane(tank not provided)

\$

3,360.00

each

1

\$ 3,360.00

200 amp electric service

\$

4,800.00

each

1

\$ 4,800.00

Mounted on house includes 100 ft of wire

Electric based on supply source at edge of property

Drive charge for electric

\$

600.00

each

1

\$ 600.00

Refridgerated ac/heat pump unit

\$

6,700.00

each

1

\$ 6,700.00

Drive charge for installation

\$

600.00

each

1

\$ 600.00

Concrete work

\$

6.50

sq ft

1272

\$ 8,268.00

Based on concrete at \$150 a yard

Concrete surcharge - \$215 a yard

\$

65.00

per yard

20

\$ 1,300.00

Crusher fine or river rock landscaping

\$

3.00

sq ft

3996

\$ 11,988.00

Fence

\$

25.00

Linear ft

218

\$ 5,450.00

Gates on fence

\$

400.00

each

1

\$ 400.00

5 ft metal fence

\$

Carport to match home style

\$

30.00

sq ft

480

\$ 14,400.00

Generator back up for home

\$

9,780.00

each

1

\$ 9,780.00

sub total

\$396,924.19

Bond

4.50%

\$ 17,861.59

Pre tax total

\$414,785.78

Sales Tax

7.5000%

\$ 31,108.93

Total with Tax

\$445,894.71

Cost per sq ft

\$ 275.24

Client responsible for furnishing proof of tax exemption, tax will be included until proof is provided



DISTRICT INFORMATION	
District Name	DES MOINES MUNICIPAL SCHOOLS
Superintendent	Kodi Sumpter
District Representative	Kodi Sumpter
District Financial Officer	Debbie Martinez
Bond Advisor Company	Stifel
Bond Advisor	Brad Angst

School(s) in Project	Des Moines Teacher Housing
----------------------	----------------------------

POTENTIAL PROJECT COST	
<b>TOTAL ESTIMATED PROJECT COST FOR DISTRICT</b>	<b>\$ 1,450,000</b>

LOCAL MATCH REDUCTION (WAIVER)			
Option 1	Requirement	District Eligibility	
Available Bonding Capacity (\$)	1,450,000	345,355	✓ <sup>1</sup>
Mill Levy ≥ 10	10.00	10.50	✓ <sup>2</sup>
Option 2	Requirement	District Eligibility	
MEM Count ≤ 800	800	136	✓ <sup>3</sup>
Free or Reduced Lunch ≥ 70%	70%	29%	X <sup>4</sup>
State Share ≤ 50%	50%	67%	X <sup>5</sup>
Mill Levy ≥ 7.00	7.00	10.50	✓ <sup>2</sup>
Option 3	Requirement	District Eligibility	
Enrollment Growth Rate ≥ 2.50%	2.50%	5.43%	✓ <sup>6</sup>
New School Next 2 Years	<i>Detailed in District Facility Master Plan (FMP)</i>		
Mill Levy ≥ 10	10.00	10.50	✓ <sup>2</sup>

1. Public Education Department's Public School Bonding Indebtedness (as of 12/30/2023)

2. Public Education Department's FY24 Final Assessed Valuations and Mill Levy Rates as of 9/16/2024

3. Public Education Department's SY23-24 Enrollment 80D-120D Average (Including PreK)

4. Public Education Department's New Mexico National School Lunch Program Free, Reduced Paid Data for School Year 2023-2024

5. Public School Facilities Authority's FY25 State/Local Match Calculation

6. Enrollment Growth Rates are calculated based on current/previous years of Item 3 above

DES MOINES MUNICIPAL SCHOOLS  
FUNDING SOURCES & REVENUES DETAIL  
*(dollars in millions)*

[illegible]

	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
SOURCES TOTALS \$	4,843,137.00	\$ 5,292,352.54	\$ 4,935,641.50	\$ 5,032,847.46	\$ 4,280,473.50	\$ 3,473,250.72	\$ 3,468,433.62	\$ 3,463,002.82
USES TOTALS \$	2,128,658.66	\$ 3,133,341.87	\$ 3,260,059.30	\$ 4,009,260.35	\$ 4,124,463.58	\$ 3,357,699.10	\$ 3,327,701.90	\$ 3,289,884.80
REMAINING \$	2,714,478.34	\$ 2,159,010.67	\$ 1,675,582.20	\$ 1,023,587.11	\$ 156,009.92	\$ 115,551.62	\$ 140,731.72	\$ 173,118.02

DES MOINES MUNICIPAL SCHOOLS  
FUNDING USES DETAIL  
(dollars in millions)

[illegible]

	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
SOURCES TOTALS \$	4,843,137.00	\$ 5,292,352.54	\$ 4,935,641.50	\$ 5,032,847.46	\$ 4,280,473.50	\$ 3,473,250.72	\$ 3,468,433.62	\$ 3,463,002.82
<b>USES TOTAL \$</b>	<b>2,128,658.66</b>	<b>\$ 3,133,341.87</b>	<b>\$ 3,260,059.30</b>	<b>\$ 4,009,260.35</b>	<b>\$ 4,124,463.58</b>	<b>\$ 3,357,699.10</b>	<b>\$ 3,327,701.90</b>	<b>\$ 3,289,884.80</b>
REMAINING \$	2,714,478.34	\$ 2,159,010.67	\$ 1,675,582.20	\$ 1,023,587.11	\$ 156,009.92	\$ 115,551.62	\$ 140,731.72	\$ 173,118.02

DES MOINES MUNICIPAL SCHOOLS  
BONDING DETAIL  
(dollars in millions)

Anticipated Funding from Bond Sales

Mill Levy Rates		1/1/2024	Actual	Actual	Actual	Estimated to Date	Estimate	Estimate	Estimate	Estimate	Comments (Not Printed)
FUND	Fund Description	Current Resident Mills	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	
11000	Operational	0.272									
31701	Capital Improvement SB9 – Local	2				\$ 83,500	\$ 84,400	\$ 84,400			SB9 Mill Levy expires in 2027
31600	Capital Improvements – HB33										Currently no HB33 Mill Levy
41000	GO Bond Debt Service	5.646				\$ 221,897	\$ 222,449	\$ 214,702	\$ 176,885	\$ 178,455	Amounts based on calendar year payments
43000	Ed-Tech Debt Service	2.589				\$ 102,046	\$ 45,682	\$ 25,500			Amounts based on calendar year payments
TOTAL:		10.507	\$ -	\$ -	\$ -	\$ 407,443	\$ 352,531	\$ 324,602	\$ 176,885	\$ 178,455	

Anticipated Bonding Capacity in Out-Years

Detail	Est. Growth Rate (%)	This space intentionally left blank.	Estimated to Date	Estimate	Estimate	Estimate	Estimate	Comments (Not Printed)
			FY25	FY26	FY27	FY28	FY29	
Current & Projected Assessed Land Valuations (ALV):	1.00%		\$ 42,210,689.00	\$ 42,632,796	\$ 43,059,124	\$ 43,489,715	\$ 43,924,612	
Total Bonding Capacity (6% of ALV):	6.00%		\$ 2,532,641	\$ 2,557,968	\$ 2,583,547	\$ 2,609,383	\$ 2,635,477	
Bonds Outstanding Debt as of 6/30 of each FY Including Future Sales (GOBs & ETNs):			\$ 1,849,000	\$ 1,552,000	\$ 1,306,000	\$ 1,084,000	\$ 922,000	
Available Bonding Capacity (\$):			\$ 683,641	\$ 1,005,968	\$ 1,277,547	\$ 1,525,383	\$ 1,713,477	
Percentage Bonded to Capacity:			73%	61%	51%	42%	35%	

Previous, Current, and Future Bond Elections

Bond Election Date	Intended	Amount	Sold	Remaining to Sell	Comments
				\$ -	
11/2/2021	GO Bond- school construction project- architectual design	\$ 2,100,000	\$ 2,100,000	\$ -	GO Bond Series 2022 (dated 4/15/2022)
8/1/2023	ED Tech to purchase chromebooks, laptops, servers,firewall, technology needs	\$ 175,000	\$ 175,000	\$ -	Ed Tech Note, Series 2020. Did not require voter approval.
8/2025	ED Tech to purchase chromebooks, laptops, technology needs, firewall,			\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
TOTAL:		\$ 2,275,000	\$ 2,275,000	\$ -	

**DES MOINES MUNICIPAL SCHOOLS**  
**STATEMENT OF FINANCIAL POSITION SUMMARY**  
*for Des Moines Teacher Housing Project*  
*(dollars in millions)*

<b>Current (FY25)</b>		
Bonded Sources	\$	407,443
Non-Bonded Sources	\$	5,032,847
Uses	\$	(4,009,260)
Remaining / Current Cash Balance:		\$ 1,431,030
District Contribution to Phase 1:		\$ -

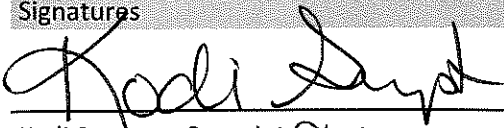
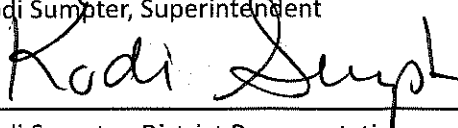
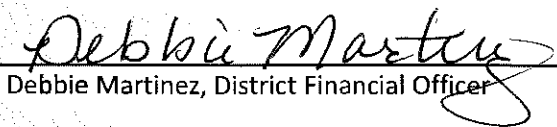
<b>Projected (FY26 - FY29)</b>		
Bonded Sources	\$	1,032,473
Non-Bonded Sources	\$	14,685,161
Uses	\$	-
Available for Phase 2:		\$ 15,717,633

<b>Local Match Reduction Eligibility</b>		
Option 1	Option 2	Option 3
Eligible	Ineligible	Eligible

**District Summary of Financial Position**

The district is bonded to our ability right now as passing the GO bond was a big lift for our community. We will continue to do the 5B-9 and Ed Tech to maintain our educational facility and student needs.

**Signatures**

 Kodi Sumpter, Superintendent	4/23/25 Date
 Kodi Sumpter, District Representative	4/23/25 Date
 Debbie Martinez, District Financial Officer	4/23/25 Date



*Brad Angst*

04/23/2025

---

Brad Angst, Bond Advisor (Stifel)

Date

**I. P22-004 Ann Parish ES (Los Lunas) - Award Language Change**

**II. Presenter(s):** Iris K. Romero, Executive Director  
Mathew Gerken, Senior Project Manager

**III. Potential Motion:**

Council approval to amend the current 2021-2022 Standards based award language to Los Lunas Public Schools (LLPS) for Ann Parish Elementary School (P22-004) to include new construction of the replacement facility in lieu of partial replacement/renovation of the existing facility.

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

- To amend the award language to include new construction of a replacement facility in lieu of partial renovation/new construction for the existing facility.

**Staff Recommendation:**

- To amend the award language to include new construction of a replacement facility in lieu of partial renovation/new construction for the existing facility.

**Key Points:****Facilities**

- Ann Parish's main building was constructed in 1988 with an addition in 2002.
- The district also fully utilizes five 2-classroom portables.
- During 2022, the Building Systems Analysis Report/Campus Master Plan/Ed Specs (BSAR/CMP/EdSpecs), which was presented in March of 2023 indicated:
  - That the existing facility consists of a main building constructed in 1988 and an addition that was constructed in 2002 and still has 30-50 years of useful life.
  - There are major building systems in need of replacement.
    - New roof, Septic system, Front entry remodel to improve security, redesign of the school's student drop off/pick up, cafeteria and gym renovation.
- As of April 25, 2025, the FCI score for this facility is at 67.81%
- PSFA recommends full replacement around 70%.
- Other issues include sewage, flooding, and ADA compliance.

**Enrollment and Boundaries**

- The district recently adopted new school attendance boundaries based on a District-Wide Elementary Enrollment and Boundary Study May 2024 Update.

## **SUPPLEMENTAL MATERIAL**

### **P22-004 Ann Parish ES (Los Lunas) - Award Language Change**

- 2024-25 enrollment totals 403 students with 437 students currently living in the Ann Parish attendance zone.
- The attendance zone adjustments will help the school reach the design capacity of 540 by incorporating pockets of the Raymond Gabaldon and Valencia Elementary attendance zones
- Incorporating these pockets will add an additional 147 students to the Ann Parish zone for approximately 584 living in the attendance zone of which 44 of them are anticipated to move to the Pre-K center at Raymond Gabaldon and Peralta campus taking the attendance to 540.

#### **Exhibit(s):**

- A – PSFA Recommendation Report: P22-004 Ann Parish ES
- B – Los Lunas Public Schools letter dated April 16, 2025
- C – Los Lunas Existing Enrollment Boundary Map
- D – Zone Changes for the 2025-26 SY
- E – Facilities Assessment



# PSFA Recommendation Report

## Out-of-Cycle

**Los Lunas Schools**  
**Ann Parish Elementary School**  
(P22-004)

**Award Language Change**

### District Request & Information

Award language change to include new construction of the replacement facility in lieu of partial replacement/renovation.

- Superintendent: Susan Chavez
- District Representative: Tiffany McMinn

### PSFA Staff Recommendation

Award language change to include new construction of the replacement facility in lieu of partial replacement/renovation.

#### Award Language

- Approval to amend the current 2021-2022 Standards based award language to Los Lunas Public Schools (LLPS) for Ann Parish Elementary School (P22-004) to include new construction of the replacement facility in lieu of partial replacement/renovation of the existing facility.

#### Potential Award Funding

Request Summary	State Match 56%	Local Match 44%	Total	Above Allowable
Estimated MACC	\$18,553,799	\$14,577,985	\$33,131,784	\$-
Soft Costs (20%)	\$3,710,760	\$2,915,597	\$6,626,357	\$-
Estimated Total Project Cost	\$22,264,559	\$17,493,582	\$39,758,141	\$-
Awarded Phase 1 Design Funding	\$(2,524,085)	\$(1,983,210)	\$(4,507,295)	\$-
Estimated Phase 2 Construction Funding Request	\$19,740,474	\$15,510,372	\$35,250,846	\$-

- |                                                                                                                                                                                         |                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Maximum Allowable Construction Cost (MACC): <ul style="list-style-type: none"> <li>• \$488 / SF</li> <li>• \$33,131,784</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Total Project Cost (TPC): <ul style="list-style-type: none"> <li>• \$586 / SF</li> <li>• \$39,758,141</li> </ul> </li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **Project Information**

### **Project Information**

- PSFA Regional Project Manager: Ricardo Munoz
- Design Professional: Dekker/Perich/Sabatini Architects
- General Contractor: N/A
  - Other Bids Received: N/A

### **Scope of Work**

- |                                                                                                                                                                             |                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Partial replacement/renovation of facility</li><li>• Design capacity: 540 students</li><li>• Current enrollment: students</li></ul> | <ul style="list-style-type: none"><li>• Maximum allowable GSF:<ul style="list-style-type: none"><li>• Old Calculator: 67,893 GSF</li><li>• New Calculator: 74,833 GSF</li></ul></li><li>• Above allowable SF: To Be Determined</li></ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **Phasing**

- In Progress: Design
- Current Request: Award Language Change

## **Award History**

### **Original Award**

- July 2021
- Standards-based Award: Partial replacement/renovation
- Ranking: 87
- wNMCI: 37.58%
- Original Award Language:
  - Planning phase funding to complete a feasibility study to determine options to renovate or replace the existing elementary school buildings, including a cost/benefit and building systems analysis, followed by a campus master plan and educational specification for grade levels K-6. 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.
- Estimated MACC: \$500 / SF
- Estimated Total Project Cost: \$45,072,950

### **Out-of-Cycle Award**

- June 2024
- Design Phase Funding
- Award Language:
  - 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 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.

## **District Financial Information**

### **State / Local Match**

- Local match: 44%
- State match: 56%
- The district does have adequate funds to accommodate the local share of this project.

### **Bond Information**

- |                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• GO Bond: November 2023 for \$24 million</li><li>• Bonding Capacity: \$82,620,311</li><li>• Available Capacity: \$38,820,310</li><li>• Bond Sale: October 2024 for \$6 million</li><li>• Mill Levy: 13.191<ul style="list-style-type: none"><li>○ Source: RBC Capital Markets</li></ul></li></ul> | <ul style="list-style-type: none"><li>• SB-9: \$2,722,188</li><li>• HB-33: \$8,467,084</li><li>• Cash Balance: \$86,820,599</li><li>• Operational: \$45,606,746</li></ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **Project Funding**

- Sources: SB-9 State Match

## **Planning Summary**

☒ Facilities Master Plan is Current

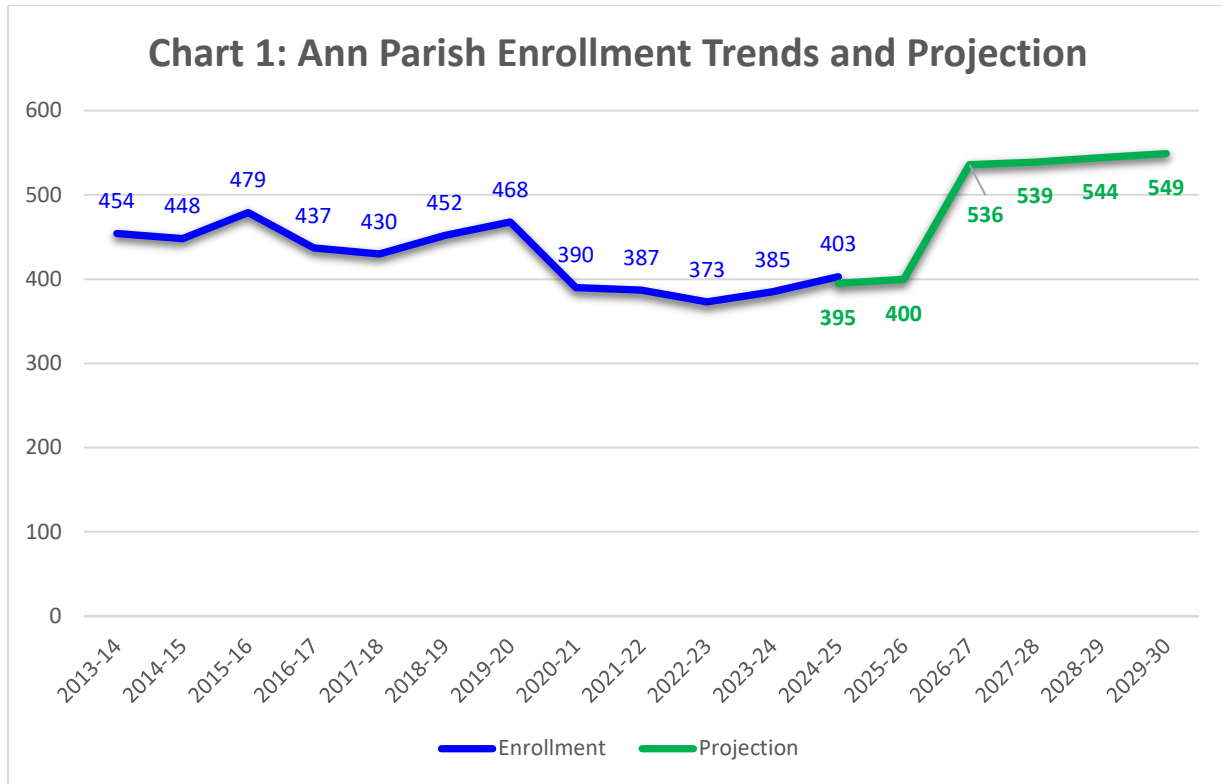
**A. FMP Dates: 2024-29. In addition, the district completed a Los Lunas District-wide Elementary Enrollment and Boundary Study in May of 2024.**

### **B. Key Facts**

- The district is planning to replace Ann Parish Elementary School for an enrollment of 540 students.
- The district recently adopted new school attendance boundaries based on a 2024 Los Lunas District-Wide Elementary Enrollment and Boundary Study May 2024 Update. This study included updated enrollment projections as well as analysis of the students living in each attendance zone.
- The school's 2024-25 enrollment totals 403 students with 437 students currently living in the Ann Parish attendance zone.
- The attendance zone adjustments will help the school reach the design capacity of 540 by incorporating pockets of the Raymond Gabaldon and Valencia Elementary attendance zones.
- Incorporating these pockets will add an additional 147 students to the Ann Parish zone for approximately 584 living in the attendance zone. These students are in the lower grade levels who will populate the replaced Ann Parish Elementary.
- The Study anticipates that 44 of these students will be Pre-K students who will move to the proposed Pre-K center and/or transfers. As a result, the district believes 540 will be an appropriate size for the replaced Ann Parish.

### C. Enrollment Update

Chart 1 provides an update of the school's enrollment.



Source: Enrollment - NMPED Certified 40-Day enrollment; Projection - Updated LLPS Boundary and Enrollment Study

For the past three years, the school's enrollment has experienced incremental growth. The increase to 536 in the 2026-27 school year results from the attendance zone adjustments.

### D. Boundary Adjustment Update

The district recently adopted new attendance boundaries in April 2025 that will go into effect for the 2025-26 school year. Some highlights of the attendance zone adjustment include:

- The Raymond Gabaldon and Valencia Elementary School zones have two non-contiguous areas surrounded by the Ann Parish Elementary attendance zone on the east, west, and south.
- The district created these pockets after the closure of Daniel Fernandez Elementary School, at which time it assigned these students to Raymond Gabaldon and Valencia.
- The proposed attendance zone adjustment proposes incorporating these zones fully into the Ann Parish zone.
- Incorporating these RG Elementary and Valencia Elementary outlier areas will add an additional 147 students into the Ann Parish zone.

## **Maintenance Summary**

The Los Lunas Public School District does meet all statutory requirements (as of April 21, 2025)

- **Preventive Maintenance Plan is current**
  - Last updated April 2, 2025 (Annual update required; 6.27.3.11 NMAC)
  - Plan rated Outstanding, exceeding statute criteria.
- **Quarterly FIMS Proficiency Reports:** Good user of all 3 State provided FIMS maintenance resources.
  - **PM Completion Rate:** 96.95% performance rating, above the 90% recommendation
- **Facility Maintenance Assessment Report (FMAR):** district average is **86.99%, Good**.
  - The district is maintaining their assets and facility conditions to an overall Good level (district average), currently above the recommended 70% (FMAR 4<sup>th</sup> cycle)

### **Staff Recommends:**

- Continue their diligence towards improved core maintenance to 90% (Outstanding) ratings;
- Continuing their use of the FIMS tools to drive district maintenance performance
- Respond to subsequent FMARs through the 60-day response process supporting quality facility conditions, addressing all deficiencies.

## **Historic and Current PSCOC Funded Projects**

Current active projects: 2

Historic projects: 49

Fiscal Year Funded	Facility Name	Project Type	PSCOC Funding
Current Projects			
2021-2022	Ann Parish ES	Standards-based	\$ 2,566,085
2018-2019	Peralta ES	Standards-based	\$ 23,583,493
Total Funding			\$ 26,149,578
Historic Total Project Funding (1997-2024)			\$ 95,311,687





Susan D. Chavez  
Acting Superintendent



**LLS BOARD OF EDUCATION**  
Michelle I. Osowski, Ph.D., President  
Sonya C'Moya, Vice President  
Bruce Bennett, Secretary  
P. David Vickers, Member  
Justin Talley, Member

Date: April 16, 2025

Public School Capital Outlay Council (PSCOC)  
c/o Public School Facilities Authority (PSFA)  
1312 Basehart Road SE, Suite 200  
Albuquerque, NM 87106

RE: Request for Language Modification to PSCOC Standard Base Award P22-004 for Ann Parish Elementary

Dear Members of the Public-School Capital Outlay Council,

On behalf of Los Lunas Schools, I respectfully submit this request to modify the language associated with the current PSCOC Standard Base Award for Ann Parish Elementary, Project Number P22-004. We are requesting a change in project scope designation from "Renovation and Partial Replacement" to "Full Replacement."

After thorough evaluation, the District has identified multiple reasons supporting this request:

1. **Cost Considerations:** Preliminary cost estimates reveal that the difference between a Renovation/Partial Replacement and a Full Replacement is relatively minimal. The current projections of a temporary probable campus and renovation with an addition show that it would be less expensive to build a new campus, saving approximately 2.5 million dollars overall. When factoring in long-term operational and maintenance costs, Full Replacement presents a more efficient use of funds

Option 1: Renovation of Existing 57,419 SF Building + 10,474 SF New Construction Addition and Temporary Modular School

\$41,830,393 cost per sf \$616.12

Option 2: New 67,893 sf Full Replacement School

\$37,695,083 cost per sf \$555.21

Existing School Demolition

\$1,678,335 cost per sf \$29.23

PO Drawer 1300

Los Lunas, New Mexico 87031

Phone: (505) 865-9636 Fax: (505) 865-7766

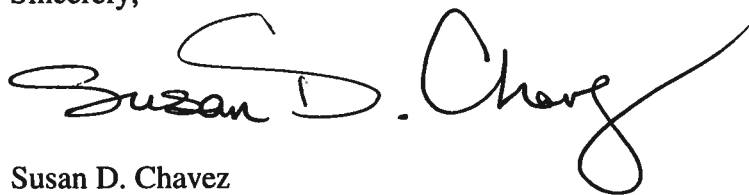
*Preparing, empowering, and inspiring all students to reach their maximum potential.*

2. **Project Phasing and Logistics:** A Renovation/Partial Replacement would require the creation of a temporary modular campus to accommodate displaced students during construction. This not only extends the project timeline significantly but also introduces additional costs and logistical challenges related to the setup, operation, and eventual demobilization of a temporary facility. Understanding that the current campus planning reports show the buildings only being 37 and 23 years old, the issues with the existing buildings are primarily all major systems: roof, HVAC, sewer lines, water lines, windows, doors, lighting, and ADA compliance. Addressing these systems through renovation will require significant student displacement. Without an available relocation site, we would need to create a portable campus, which introduces substantial timeline impacts and accelerates costs, including potential material cost escalation. Furthermore, the temporary campus would require full infrastructure planning, design, and construction before renovation efforts could begin. In contrast, a new construction project—at a comparable or even lower cost—avoids these logistical delays and provides a more streamlined path forward.
3. **Code Compliance and System Upgrades:** The building will fall under IEBC/IBC 2021 for any modifications, while the original building and subsequent additions were constructed under UBC 1997 and 1986 standards, respectively. A renovation of the existing facility would trigger requirements to bring the entire building and its systems up to current code standards, including life safety, mechanical, electrical, structural, seismic, and accessibility requirements. Based on the IEBC Alteration Levels, the anticipated scope of work will likely exceed 50% of the existing building, placing the project within **Alteration Level 3**. Initial assessments from the design team confirm the likelihood of significant building modifications. This would necessitate broader and more costly code compliance measures, introducing considerable uncertainty in both project budget and timeline. A Full Replacement, by contrast, provides a clean slate—ensuring full and predictable code compliance from the onset while minimizing the risk of unforeseen costs tied to retrofit and redesign needs.

Los Lunas Schools is committed to providing safe, high-quality learning environments for our students. A Full Replacement of Ann Parish Elementary ensures not only that we meet today's educational facility standards but that we also invest in a long-term solution that avoids interim disruptions and costly phased workarounds.

We appreciate your consideration of this request and welcome the opportunity to further discuss any technical, financial, or educational impacts.

Sincerely,













Susan D. Chavez  
Acting Superintendent  
Los Lunas Schools





**Existing Elementary Student Locations  
Attendance Zones 2023/24 SY**

LLS 2023/24 # Elementary Students (PK-6th) Residing In Each Existing Zone Vs. School Capacity	
 Ann Parish ES - 437 (Capacity - 560)	 Peralta ES - 235 (Capacity - 409)
 Bosque Farms ES - 351 (Capacity - 535)	 R. Gabaldon ES - 451 (Capacity - 541)
 Desert View ES - 370 (Capacity - 570)	 Sundance ES - 446 (Capacity - 649)
 K. Gallegos ES - 441 (Capacity - 660)	 Tome ES - 371 (Capacity - 581)
 Los Lunas ES - 347 (Capacity - 595)	 Valencia ES - 454 (Capacity - 517)

**Ann Parish Attendance Boundary Adjustment**

Isleta Pueblo  
(71 Elementary Students)

Bosque Farms ES  
Extended Zone

Sundance ES  
Extended Zone

Belen Consolidated Schools



Current # of Elementary students (PK-6th 2024/25 SY) Residing in each Attendance Zone VS School Capacity inc. portables for East side Zone Changes Effective 2028-29 SY.

- Ann Parish ES - 578 (Capacity - 560)
- Bosque Farms ES - 364 (Capacity - 546)
- Desert View ES - 371 (Capacity - 525)
- K. Gallegos ES - 390 (Capacity - 688)
- R Gabaldon ES - 395 (Capacity - 541)
- Los Lunas ES - 432 (Capacity - 504)
- Peralta ES - 243 (Capacity - 431)
- Sundance ES - 476 (Capacity - 629)
- Tome ES - 375 (Capacity - 526)
- Valencia ES - 353 (Capacity - 415)

Albuquerque Public Schools

Exhibit D



Westside Elementary  
Attendance Zone Changes  
Effective 2028/29 SY

Isleta Pueblo  
(58 Elementary  
Students)

Bosque Farms ES  
Extended Zone

SDES

KGES

LLS

RGES

VES

APES

DVES

Belen  
Consolidated  
Schools

Sundance ES  
Extended Zone



LOS LUNAS SCHOOLS  
**Ann Parish Elementary School**

FACILITIES ASSESSMENT | APRIL 17, 2025



**Dekker**  
Architecture in Progress

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**Dekker**

7601 Jefferson NE, Suite 100  
Albuquerque, NM 87109

505.761.9700 | [DekkerDesign.org](http://DekkerDesign.org)



Bohannon  Huston

Dekker

# EXECUTIVE SUMMARY

## INTRODUCTION

The following facilities assessment of Ann Parish Elementary School is intended as a general summary of observations of the current building and site conditions; it is not meant to be an all-encompassing building assessment. The assessment of Ann Parish took place on the afternoon of March 19, 2025 in sunny conditions. The assessment team included the following representatives:

- Dekker for structural, architectural, and architectural site observations
- Bridgers and Paxton for mechanical, electrical, technology, and plumbing observations
- Bohannon Huston for civil observations.

The purpose of this assessment is to breakdown and qualify the existing buildings, systems, and site of Ann Parish Elementary to assist in determining scope and costs for planned renovations and/or replacements to the school.

The assessment is broken into the disciplines of civil, architectural site, structural, architectural, MEPT (Mechanical, Electrical, Plumbing, Technology), code/accessibility, and a summary of general recommendations for upgrades and improvements based on the observed existing conditions.





# EXECUTIVE SUMMARY

## HISTORY AND INFORMATION

Ann Parish Elementary is a public school within the Los Lunas Schools district which opened in 1988 and is located at 112 Meadowlake Rd in eastern Los Lunas in Valencia County in central New Mexico.

The school is positioned within a large 54 acre site owned by Los Lunas Schools which includes land to the south and a Los Lunas Schools transportation depot. The land between the northeast parking lot between Meadowlake and Manzano Expressway is owned by the State of New Mexico.

The original building is approximately 48,800 gross square feet and is in the shape of an unclosed square with three main wings and a smaller half wing that surrounds an internal courtyard with built-up hilly grass landscaping.

In 2003, the school expanded with the addition of a metal building that extends from the eastern main corridor near the gym, adding six classrooms to the northern end of the original building, adding

approximately 8,200 sf to the existing structure. It has been assumed for this assessment that this addition will be demolished as part of the renovation and expansion as it is nearing the end of its life cycle. Its conditions have still been documented where applicable.

The campus has an additional five dual-unit portable classrooms on the southwest side of the campus to help accommodate its 500+ students, grades K-6.

The main educational facilities include: classrooms (kindergarten through 6th grade, special education), administrative suite and staff lounge, nurse's room, library/media center, cafeteria with bleachers, kitchen, and a gymnasium.



# EXECUTIVE SUMMARY

## HISTORY AND INFORMATION

The main educational facilities include: classrooms (kindergarten through 6th grade, special education, administrative suite and staff lounge, nurse's room, library/media center and innovation lab, cafeteria with bleachers, kitchen, and a gymnasium.





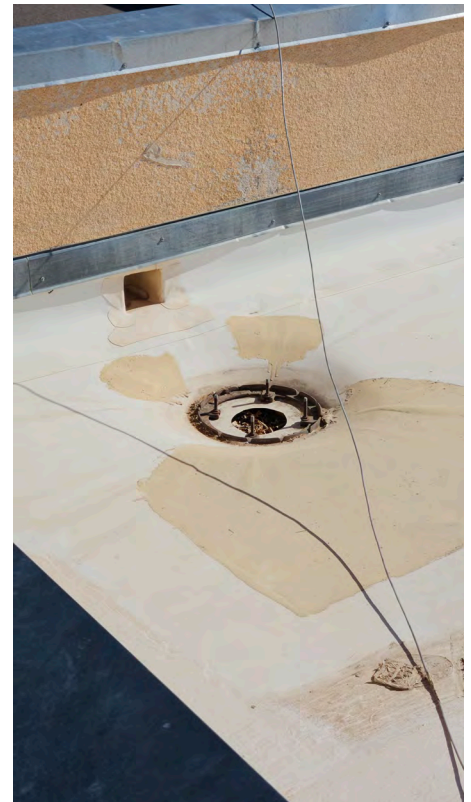
# EXECUTIVE SUMMARY

## HISTORY AND INFORMATION, CONT.

Before the assessment walk-through, school administrators and staff discussed elements of the building that have been sources of recent issues.

The main items brought to the team's attention were:

- Leaky/non-weathertight windows (the comment was that staff felt some windows were "installed backwards" due to significant leaks). During rain events, significant amounts of water permeates windows causing damage to classroom interiors, furniture, and supplies.
- Persistent sewer/septic issues that have been well documented throughout the years. Beyond what staff told the assessment team of sewage backups, and poor draining, there are noticeable sewer odors in the restrooms and many restrooms have plungers on hand and signage warning users to flush for five seconds. Since the start of this report, the school had a sewage backup and overflow event.
- Persistent roof leaks that have caused damage to both the membrane roof assembly and ceilings below.



# CIVIL

## GRADING AND DRAINAGE

While on site, it was observed that the roof drains for the existing building are currently discharging at grade directly into storm drain inlets. The vast majority of these inlets were completely clogged and filled with debris. Additionally, discharge locations for these inlets were unable to be found. Inlets will need to be cleared and further investigation is needed to determine the ultimate discharge location for this system.

The existing pond located to the northwest of the school is in need of remediation. There are currently two storm drain discharge pipes allocating water to this location. The discharge pipe located furthest to the south is in poor condition and needs to be removed and replaced. Additionally, grading at this location will need to be reworked to help support this rehabilitation.

Clear indication of ponding was observed on the west side of the existing building where the wood chip play area is located. Our recommended solution for this challenge is adding a screened inlet underneath the surfacing in this area to assist in routing storm water away from the building foundation.

There are ample ponding locations throughout the existing site; however, further analysis is needed to determine that the capacity of these ponds can support the 100 year – 24 hour storm event.

## DOMESTIC WATER

Domestic water is currently being supplied to the school by a well located directly east of the site. Analysis of this system and its adequacy for serving the building needs to be performed. If it is assumed that the existing well is not up to code for service to the school, a new connection to the public water line located to the west in the Cypress Gardens Subdivision will be required. Because the existing public line that the proposed Domestic Water system would tie into is located across private property, easement coordination is anticipated. This is anticipated to be a 6" domestic water line that will not only serve the school's water needs but will also provide service to the anticipated Fire Tank. It is also assumed that the pressure in the existing public line that would be tied into has adequate pressures to provide service to the school. In addition to this new connection, new metering, backflow prevention device with heated enclosure, and waterline will be required to support this effort.





# CIVIL

## FIRE PROTECTION

It has been observed that the existing school is not sprinkled and, therefore, not in compliance with code since not all classrooms have exterior exiting doors.

Analysis of the existing fire protection loop will be required to determine if the existing system is capable of providing necessary flow and durations as determined by the 2021 IFC. It is assumed that this existing fire protection system does not have the capacity to support a new sprinkler system, therefore, a Fire Tank and Pump system will be need to be installed.

## SANITARY SEWER

It has been communicated that the existing sanitary sewer system, which is comprised of a septic tank and leech field, is inadequate and not functioning properly as it stands currently. Existing Septic tank to be abandoned in place and filled with gravel, sand, or other self-compacting material. Leech fields will need to be abandoned in place and a new sanitary sewer lift station will need to be installed to connect to the public system located to the southwest in Milton Loop.

As the existing public line that the proposed Sanitary Sewer system would tie into is located across private property, easement coordination is anticipated

*Image source: homes.com*



# ARCHITECTURAL SITE

## SUMMARY

The school sits on a large site with perimeter fencing with two keycard accessible gates- one on Meadowlake and the other on Manzano Expressway, the latter appears to be left open during school hours. Once inside the perimeter, there are no notable secondary barriers within the school campus; it is possible to walk from the parking lot to the portables and the play areas; there are no barriers to prevent students from leaving the immediate school premises.

The play areas have several shade structures, some with metal roofs and others fabric, the latter appear newer and are in good condition. The play area ground covering is largely wood mulch and the cover underneath the swing sets is dirt with pea gravel.

The various play equipment is in fair condition although the amount provided may not be sufficient for 500+ students; it is unclear if there are designated areas for different age groups. A continuous, accessible path or accessible surface at play equipment currently does not exist.

There is a large grass field to the north with a paved track around the perimeter; the grass appears to be well maintained and in good condition when the assessment occurred.

The central courtyard has a built-up grass landscaping feature, this area also appears well maintained and in good condition.

Around the campus, there are trees in various states of maturity and size, and many are in stucco planters, some of these trees have outgrown these housings.





# STRUCTURAL

## Original Ann Parish Elementary School

### DESCRIPTION OF STRUCTURE

Built around 1986-1988 according to the UBC 1986 code, the original Ann Parish Elementary School is a single-story building. Most of the structure, including exterior and interior walls, is framed with cold-formed steel bearing walls. The gymnasium is an exception, constructed with a masonry load-bearing wall system. The building includes three primary areas (see Structural Framing Plans):

- Area 1 (educational use): 26,600 square feet
  - › Cafeteria (assembly use): 2,800 square feet
- Area 2 (educational use): 18,400 square feet

### FOUNDATION:

The foundation system consists mainly of continuous, reinforced concrete footings with a few isolated column footings located in the middle of the building. The

ground slab is 4" is thick bearing on grade.

### ROOF FRAMING:

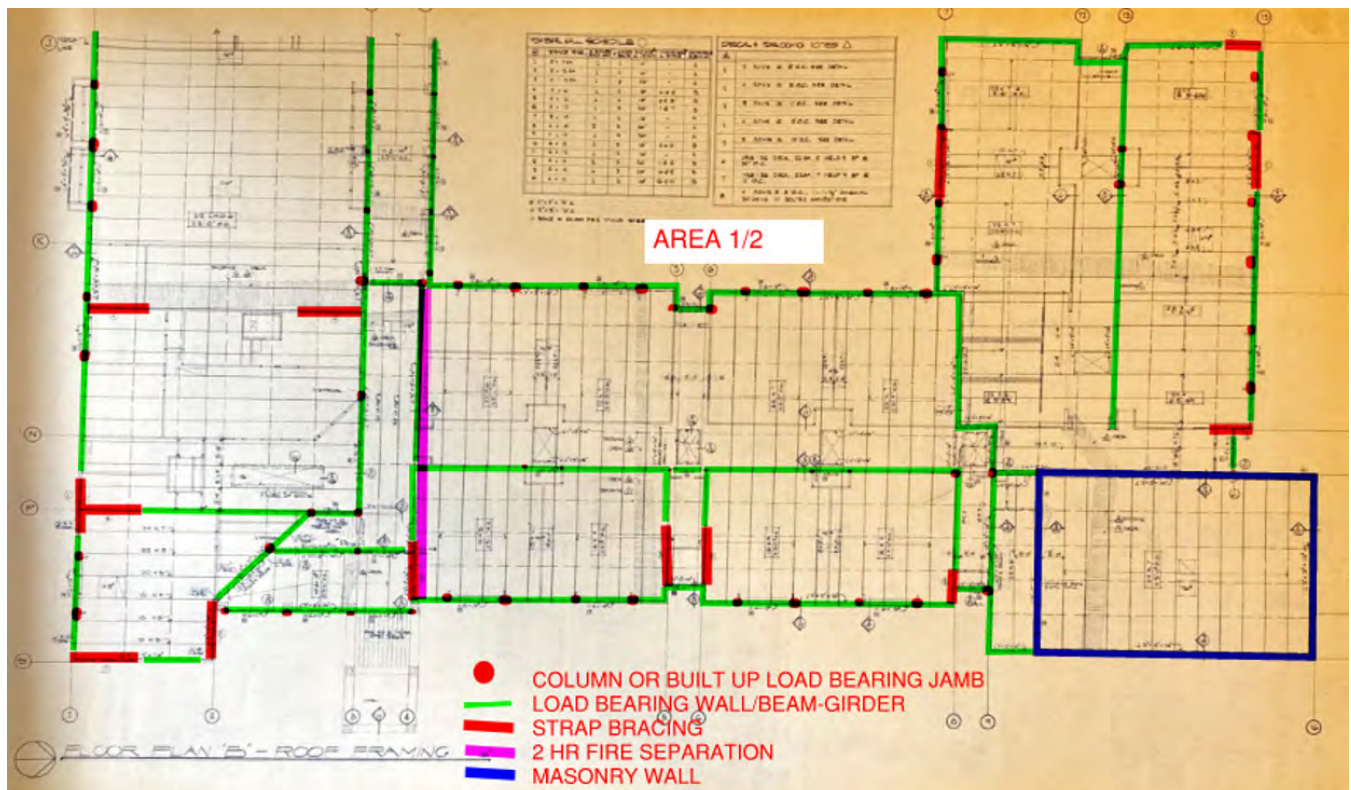
The roof framing consists of 1.5" x 22-gauge steel deck over open-web steel joists. The joists slope from north to south at approximately 1/8" per foot to facilitate drainage of the roof. The spacing of roof joists varies from approximately 3'-0" to 6'-0" on center.

The roof framing throughout the majority of the building is supported by cold-formed steel stud bearing walls with supplementary steel beams & columns as required. No expansion joints were found in the drawings, nor in the field. However, there is a 2 hour area separation between Area 1 and Area 2 (See images 2 and 3).





## STRUCTURAL FRAMING PLANS





# STRUCTURAL

## Original Ann Parish Elementary School

### DESCRIPTION OF STRUCTURE

#### LATERAL LOAD-RESISTING SYSTEMS ("LLRS"):

Lateral Load-Resisting Systems (LLRS) are essential for collecting loads generated by wind, earthquakes, earth pressure, and other forces, and efficiently transferring them through the building structure to the foundations and ultimately to the ground. The LLRS in this building comprises a metal roof deck acting as a diaphragm and strap-bracing stud wall panels serving as shear walls, with the exception of the gymnasium, where sturdy masonry bearing walls are used. The connections between the diaphragm and shear panels, as detailed in the existing drawings, have detailed load transfer across various structural elements.

#### CURRENT CONDITION OF STRUCTURE:

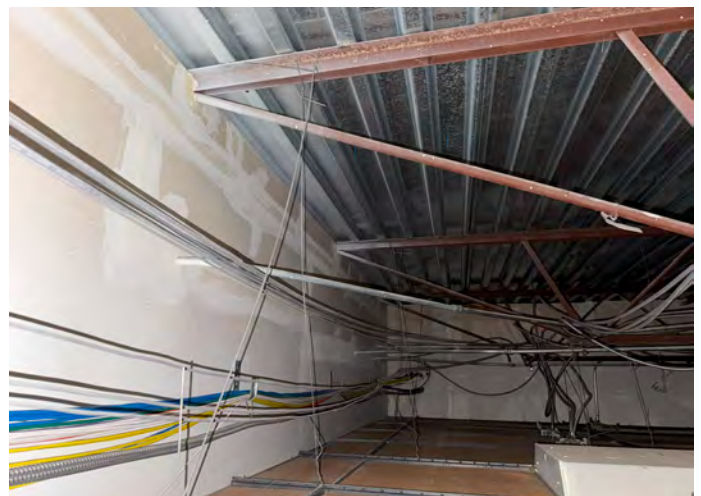
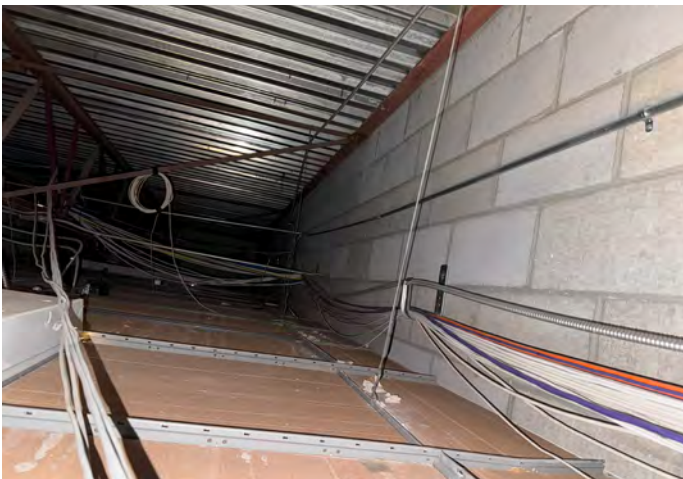
Overall, the building appeared to be structurally sound and generally in good condition. Minor cracks were observed in various locations, likely resulting from minor differential settlement of the foundation, lack of wall joints, shrinkage of the block during construction, or inadequate reinforcement. The visible sections of the steel roof deck appeared free of significant water damage and rot. However, these issues may arise as more sections of the roof become accessible for observation.

*Top Left: Image 1 - Bar joints at original building*

*Bottom Left: Image 2 - Bar joists/masonry wall*

*Top Right: Image 3 - Roof framing at gym*

*Bottom Right: Image 4 - Bar joints bearing on cold formed walls*



# STRUCTURAL

## Addition at Ann Parish Elementary School

### DESCRIPTION OF STRUCTURE

Constructed in 2002-2003 under the 1997 Uniform Building Code (UBC), the single-story addition to the Ann Parish Elementary School building consists primarily of a Pre-Engineered Metal Building (PEMB). It includes an attached hallway framed with cold-formed steel bearing walls. The total area of the addition is around 8,100 square feet.

#### FOUNDATION:

The foundation system primarily consists of continuous reinforced concrete footings supporting walls, integrated with isolated footings at columns. These footings typically feature turndowns, and specific configurations, including any eccentric spot footings, are detailed in the drawings. Critical to this Pre-Engineered Metal Building (PEMB), the slab-on-grade (SOG) provides essential lateral support for the main frame columns. These columns, part of the PEMB's primary moment-resisting frames, transmit both vertical (gravity) and significant horizontal (lateral) forces to the foundation level. Consequently, the SOG must be designed and detailed to function as a concrete diaphragm, establishing a clear load path to transfer these horizontal forces from the columns to resisting elements. Evidence in the drawings, such as the inclusion of hairpin reinforcement, indicates the SOG is reinforced to resist the resulting in-plane shear and flexural stresses associated with this diaphragm action.

#### ROOF FRAMING:

The framing system for a pre-engineered metal building typically includes primary framing composed of built-up structural steel members, secondary members that are cold-formed steel, a metal panel roof system, and exterior wall cladding. The roof framing consists of non-structural standing seam roof over Z-purlins, supported by large bents. This building has Z-purlins that slope at approximately 1:12 to facilitate drainage of the roof. Typical spacing of purlins is approximately 48" on center. The roof framing is then supported by large steel custom welded steel bents at roughly 30' on center. The roof framing for the hallway is supported by cold-formed steel stud bearing walls with supporting cold formed joists. No expansion joints were found in the drawings, nor in the field between existing construction and the newer addition. However, the addition will be treated as a separate structure. (See Structural Framing Plans)

#### LATERAL LOAD-RESISTING SYSTEMS ("LLRS"):

The purpose of Lateral Load-Resisting Systems (LLRS) is to gather lateral loads—caused by factors like wind, seismic activity, or soil pressure—and channel them safely down through the building structure into the foundations and the ground below. For this Pre-Engineered Metal Building (PEMBs), the LLRS is comprised of steel bents forming the main structural frames in the east – west direction and portal moment frames in the north-south direction. This building utilizes the concrete slab-on-grade (SOG) to provide lateral bracing for the columns at their base. A common feature of PEMBs is the use of primary moment-resisting gable frames, which not only support secondary roof and wall components but also transfer both vertical (gravity) and horizontal (lateral) loads from their columns into the foundation system.

#### CURRENT CONDITION OF STRUCTURE:

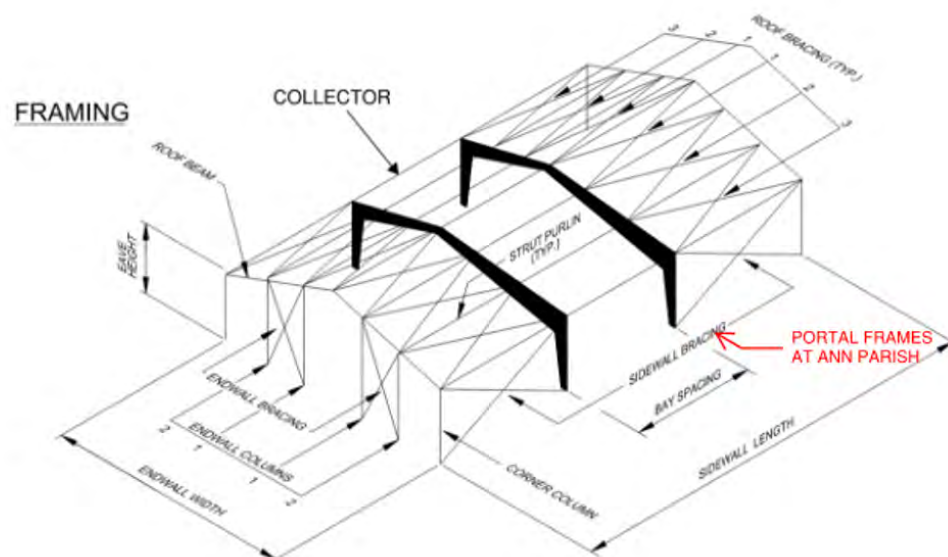
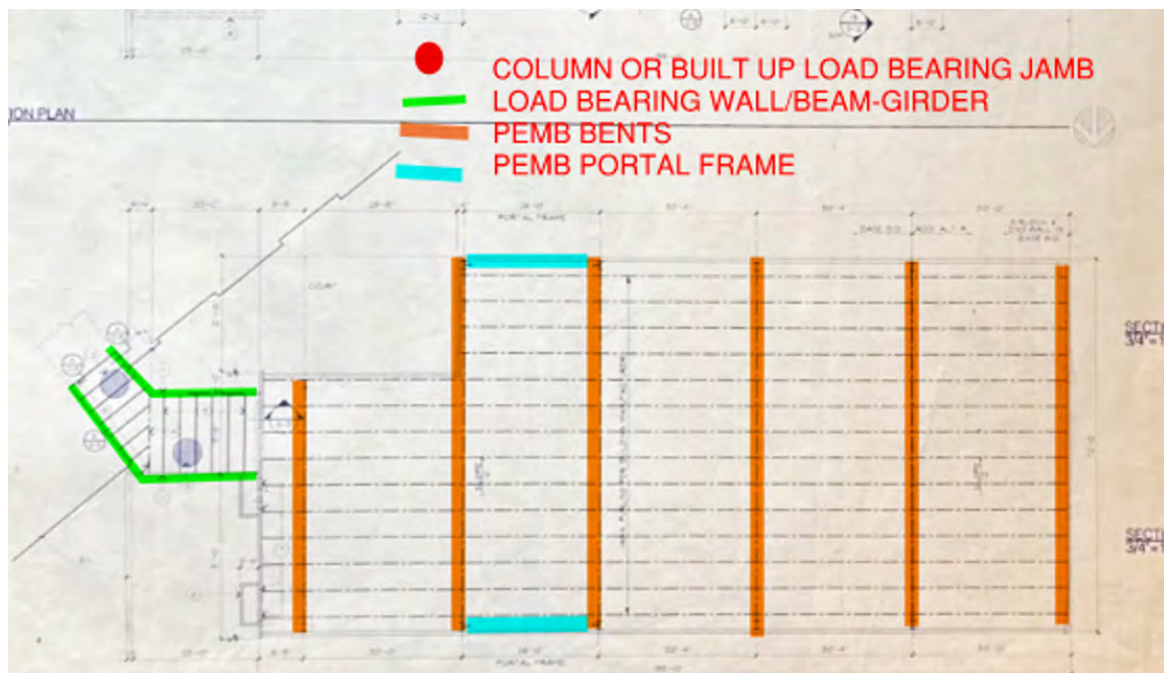
For the most part, the overall building appeared to be structurally sound and generally in good condition, similar to the original building. Minor cracks were observed in various locations and are likely to be the result of minor differential settlement of the foundation and/or lack of wall joints. The exterior stucco had cracking that could be due to either installation of the stucco or a wall/building system that is too flexible.

# STRUCTURAL

## Addition at Ann Parish Elementary School

### DESCRIPTION OF STRUCTURE:

STRUCTURAL FRAMING PLANS- ADDITION





# STRUCTURAL

## STRUCTURAL IMPLICATIONS OF ADDITIONS AND ALTERATIONS

The building will fall under IEBC/IBC 2021 for any modifications, and the original/addition were built under UBC 1997/1986. One of the major differences between the codes is that the UBC and IBC represent completely different approaches to seismic design. UBC 1997/1986, using a zone system, broadly defined seismic risk, while IEBC/IBC 2021 employs a more refined system with Seismic Design Categories (SDCs) that consider factors like spectral response accelerations (site-specific ground motion) and occupancy, leading to potentially more stringent and nuanced design requirements for Category C compared to Zone 2 or 2B.

Upgrading existing buildings to meet current seismic codes involves understanding these key differences. The latest code, IBC 2021, which IEBC 2021 references, reflects the most up-to-date knowledge about earthquakes and provides site-specific assessments to gauge seismic risks more accurately. This means buildings will be designed with stronger safety measures to handle seismic activity. IBC 2021 has stricter requirements to ensure buildings can withstand shaking better, emphasizing stronger construction and detailed guidelines for various materials. In contrast, the older UBC 1997 (or 1986) code used outdated maps and principles, which might not fully account for recent insights into earthquake behavior.

When upgrading to IBC 2021, assessment of how a building handles seismic loads, consideration of reinforcement or retrofitting, and detailed site-specific seismic studies are crucial. This process ensures buildings meet modern safety standards and offer better protection against earthquakes. Also, the differences in snow loading and code changes within steel, cold formed steel, concrete, and masonry are stricter.

The International Existing Building Code (IEBC) provides guidelines regarding additions and alterations of existing buildings. Specific to this project, it provides clear criteria for the extent of allowable modifications that can be made before significant structural upgrades are required.

### DEMOLITION, ACCESS AND CONSTRUCTABILITY CONCERNS

As is the case with any existing building, careful planning is required to effectively demolish/modify existing construction without damaging the building or creating unsafe working conditions.

**The specific structural requirements at the three IEBC Alteration Levels are summarized as follows:**

#### ALTERATION LEVEL 1:

Removal and replacement of existing materials, elements or equipment with new products that serve the same purpose. At Alteration Level One, any existing gravity load-carrying structural element where the modification results in an increase in design loads of more than 5 percent must be strengthened as required to support the increased loading.

No seismic improvements are required although voluntary upgrades are allowed without the need to strictly adhere to specific code requirements for force levels and connection detailing. A voluntary lateral-force-resisting system improvement may be implemented so long as it does not create a hazard or in any way reduces the current strength or safety of the building.

#### ALTERATION LEVEL 2:

The addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment where the work area is less than or equal to 50 percent of the building area. Any alteration categorized as Level 2 must meet all requirements under Alteration Level 1, including the provision that any existing gravity load-carrying structural element where the modification results in an increase in design loads of more than 5 percent must be strengthened as required to support the increased loading. In addition, any existing gravity load-carrying structural element whose capacity is decreased by the alterations (for example, a new opening through the floor) shall be strengthened as required to support the current loads required by the International Building Code ("IBC").

For individual lateral load-resisting elements, if the alterations do not increase the element's demand-capacity ratio by more than 10% then the element can remain unaltered. Load combinations in accordance with the 2021 IBC are required but reduced seismic forces in accordance with the 2021 IEBC are permitted. All additions and alterations since the original construction was completed must be considered. If the alterations do increase demand-capacity ratios by more than 10% then the element must be strengthened to meet current IBC requirements, although reduced seismic forces are permitted.

As with Level 1, voluntary upgrades are permitted.

# STRUCTURAL

## Alteration Levels, Continued...

### ALTERATION LEVEL 3:

Level 3 alterations apply where the work area exceeds 50 percent of the building area. Any alteration categorized as Level 3 must meet all requirements under Alteration Levels 1 and 2. In addition, if the gravity load-carrying structural elements altered within a 5 year period (these would include joists, deck, tees, beams, columns, walls and foundations) support more than 30 percent of the total floor and roof area of the building, then the lateral load-resisting system of the altered building must be adequate to support current IBC requirements. Reduced seismic forces are permitted. As mentioned in Alteration Level 2, any individual element whose demand/capacity ratio is increased by more than 5 percent for gravity or 10 percent for lateral shall be upgraded to comply with current IBC Code forces, using reduced seismic loads.

Given the anticipated scope of work, which likely exceeds 50% of the building, this project is expected to fall under Alteration Level 3 of the 2021 IEBC. Initial assessments from the architects confirm the possibility of significant building modifications

### PARTIAL DEMOLITION:

- For the original building, it is recommended to limit structural demolition/modifications to no more than 30% of the total roof area, including supporting elements like columns and walls.
- Exceeding this 30% threshold will necessitate upgrading the lateral load resisting system to meet current IBC requirements. This involves a comprehensive structural analysis and the addition of new gravity elements (framing and foundations), as well as upgrading or adding lateral elements to comply with code.
- While the existing strap bracing and light building construction make this feasible, the associated upgrade costs must be factored into the budget.
- Regarding the addition, due to the nature of Pre-Engineered Metal Buildings (PEMBs), modifying the existing PEMB is strongly discouraged. The cold-formed hallway can be removed or modified, but PEMB modifications should be avoided

### UNDERGROUND UTILITIES AND FOUNDATIONS:

- As slab removal is required for new foundations, conduits, and piping, thorough location of any underground tunnels or elevated structures is essential before design to minimize foundation disturbance.

- Cutting the slab at the PEMB should be avoided. If slab cutting is required, since the slab is a structural element resisting thrust from the PEMB, it will be necessary to minimize and locate them carefully.

### RTU REPLACEMENT:

- To minimize reinforcement costs, maintain existing RTU locations and ensure new RTUs are equal to or lighter than the existing units.
- Avoid placing any new or heavier RTUs on the PEMB.

### ROOF REPLACEMENT:

- If a new roof is planned, remove the existing roof to ensure the new roof does not exceed a 5% load increase, which would trigger roof framing upgrades. The new roof should be equal to or less than the existing weight of the roof.

### MOISTURE BARRIER

- Since it's unknown if a vapor retarder exists beneath the slab-on-grade, applying a topical moisture barrier directly to the slab is recommended before installing any moisture-sensitive flooring.

### LOAD BEARING WALLS (COLD-FORMED STEEL)

- The cold-formed steel load-bearing walls, found in the original building and the hallway connecting to the addition, present challenges for modifications such as removal, creating new openings, or altering existing openings.
- While such modifications are feasible, they are generally discouraged due to their difficulty and the structural work required.
- Specific Considerations:
  - Creating New Openings: This requires shoring the existing structure above, followed by installing new jambs, lintels, and potentially new foundations.
  - Modifying Existing Openings: This also involves a fair amount of work, and the existing jambs and lintels would likely need to be completely rebuilt. This would require shoring as well.
  - Removing Walls: This necessitates shoring the roof structure during removal and installing new support elements (girders, columns, and foundations) to carry the load previously supported by the wall.

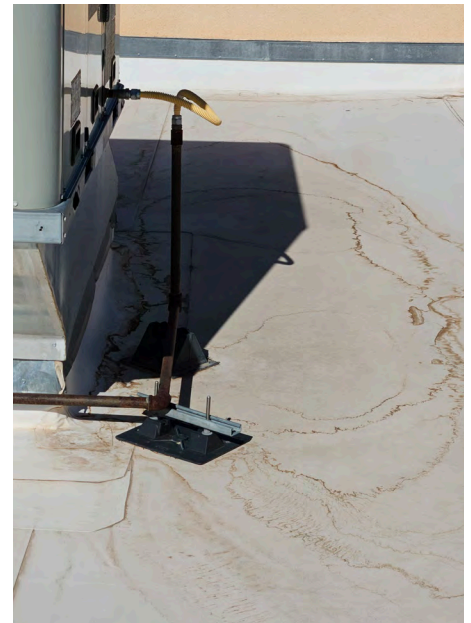
# ARCHITECTURE

## Exterior Enclosure

### ROOF:

The original building has a low-slope roof with a membrane system; this roof is overall in poor to fair condition.

The membrane itself has evidence of tension- the material has numerous micro-tears across all roofs. Water appears to pond in several areas- near clogged roof drains, equipment, and perimeters. There are also significant instances of soft spots and areas where the roof membrane has separated from the roof assembly. Numerous repairs are present and it is inferred the repairs were to address persistent leaks as there are large swaths of fluid applied patching. Water damage was seen in the ceiling tiles of the original building (see "ceilings" in Architectural Interiors), so it is assumed the roof has had numerous leaks historically through the present. This assumption was verified correct by the Owner.

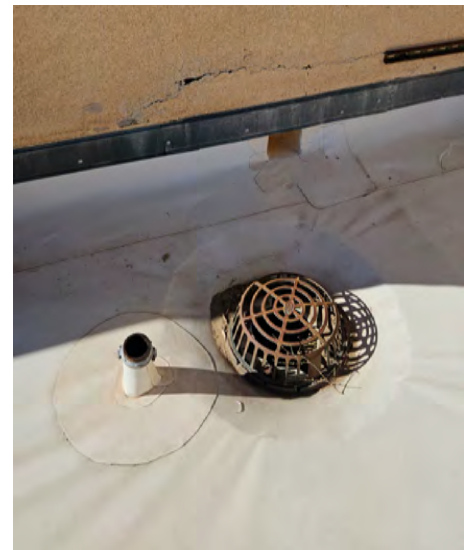


*Top Right: Ponding and clogged roof drains*

*Right: Ponding near rooftop units*

*Bottom Left: Roof with patching, parapet cracking*

*Bottom Right: Soft spot at roof drain and parapet damage*





# ARCHITECTURE

## Exterior Enclosure

### ROOF, CONTINUED:

There are through-wall penetrations for secondary drainage, but there are no scuppers or downpipes present to direct water away from the vertical wall face (significant amount of sealant can be seen at these locations).

The stucco on the back of the parapets displays some cracking and damage- there are no crossover spots for maintenance personnel so the tops of some of the parapets are worn. Walk pads are not present, and neither are roof crickets.



*Top Right: Through-wall drain with no scupper*

*Middle: Roof with patching, no walkpads or crickets*

*Bottom: Parapet damage, no crossover spots*





# ARCHITECTURE

## Exterior Enclosure

### EXTERIOR WALLS:

Exterior walls at the original building are stucco over gypsum sheathing with 6" metal stud frames, with a couple instances of EIFS which appear to have been added in the years after construction.

There is evidence of water intrusion at wall bases, with noticeable damage seen to the stucco system. Cracking and rippling has occurred on the stucco surfaces- this is most notable at the building addition and class wing directly south of the addition and north of the courtyard. Cracking is also seen at the heads of openings. In some areas the decorative tile accents' grout has worn away and sealant is present.

CMU construction is used at the gymnasium.

*Top Right: Surface cracking at wall and opening head*

*Right: Damage at wall base*

*Bottom Right: Decorative tile*

*Bottom Center: EIFS*

*Bottom Left: Exterior elevation with rippling*





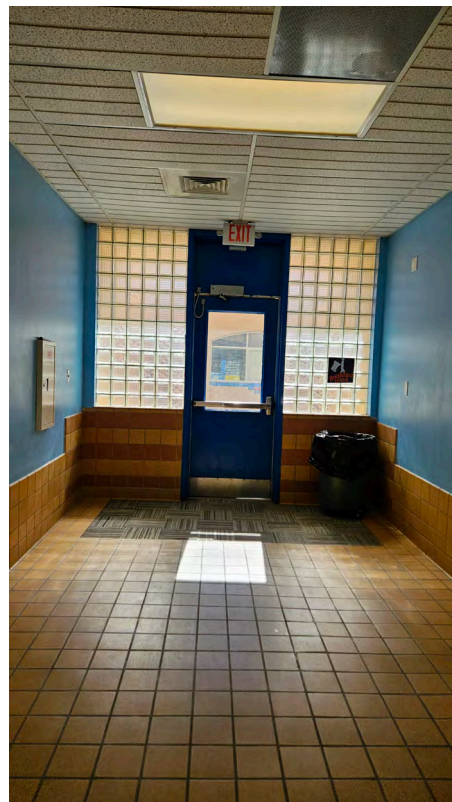
# ARCHITECTURE

## Exterior Enclosure

### EXTERIOR DOORS:

Overall, the doors appear to be in good to fair condition. The exterior doors are hollow metal frames with half-lite hollow metal doors. Accessible hardware and automatic closers are present.

There are several layers of paint on the doors and frames which obscures their rating tags (see code section). There is a noticeable amount of sand and debris in hinges which gives the doors a “crunchy” feel; dirt is also present underfoot and daylight can be seen around some perimeters.





# ARCHITECTURE

## Exterior Enclosure

### EXTERIOR WINDOWS:

In the original building, the majority of windows are aluminum frame storefront units with insulated glazing. The design of the windows features an eyebrow arch above the rectangular glazing- the arch portion of the window is not covered with blinds or shades, and all arches have a black tinted film applied to them.

Some of the storefront windows have their original integral operable windows while others have had the operable window replaced with a residential style vinyl horizontal slider. There is significant evidence of leaks in both instances, with dirt present on sills and tracks.

Some of the glazing is heavily stained and pitted, and is in poor condition as well as their seals. The aluminum frames are in good condition, and the vinyl windows are in fair condition.

Glass block windows are also present around some exiting doors; the glass block is in mostly good condition, with a couple blocks damaged.

Skylights are present throughout the corridors of the original building and these units appear to be in good condition; they have not yellowed and there does not appear to be noticeable leaks.

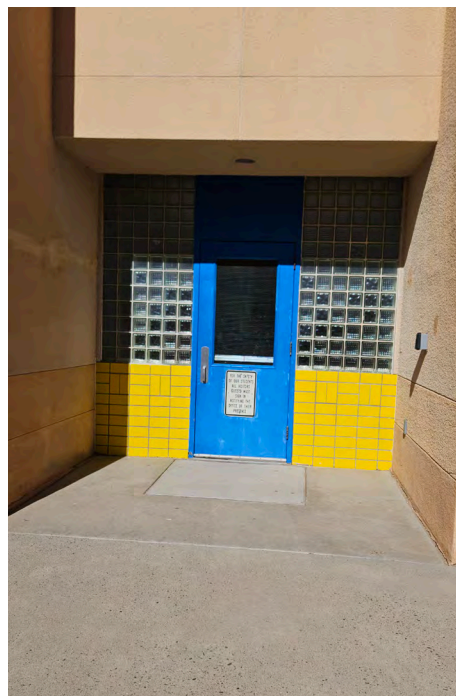
*Top Right: Typical storefront unit with blacked out glazing and original center pane*

*Right: Dirt accumulation*

*Bottom Right: Skylight*

*Bottom Center: Vinyl replacement window*

*Bottom Left: Glass block*



# ARCHITECTURE

## Exterior Enclosure

### EXTERIOR WINDOWS AT ADDITION:

At the addition, there are hollow metal window units with insulated glazing units which are designed with the same look as the aluminum storefront at the original building.

These windows have been installed in a manner that the glazing stops are flush with the frame on the exterior side and are poorly sealed- significant sealant is seen at the addition's windows. These units are in exceptionally poor condition and are the windows the assessment team was told by school administration leak heavily during precipitation events.

*Right: Hollow metal storefronts*

*Bottom Left: Frame and glazing stops with sealant*





# ARCHITECTURE

## Interiors

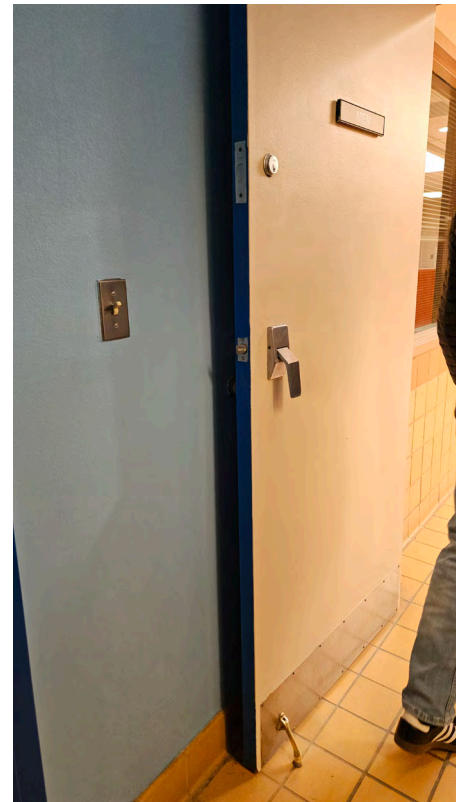
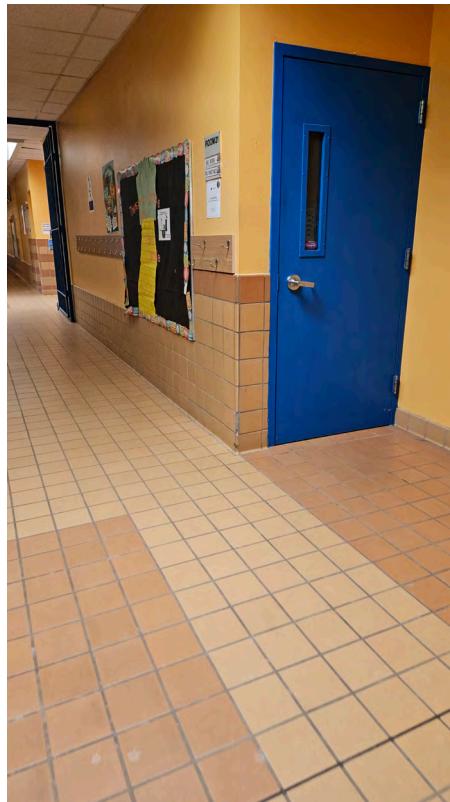
### INTERIOR DOORS:

In the original building, the majority of doors are wood in hollow metal frames.

- Doors into classrooms have vision panels with wired glass
- Doors have been repainted several times and the paint is in poor condition
- Door hardware is mostly accessible but outdated and is in fair condition- some hardware is loose and some locks are difficult to operate. Wall stops are damaged and no longer pliable, the restrooms have deadbolts, and paddle style hardware is seen in a few locations, as well as one or two residential knobs. Doors to corridors have hold opens.
- Doors appear to be fire rated units, but the identifying tags have been painted over.
- The vision panels in many classroom doors have been covered by the teachers.
- Some doors do not have accessibility clearances (example at the Innovation Lab below)

*Right: Hold opens for corridor double doors, and painted over rating tag*

*Bottom: Doors at Innovation Lab, classroom, and restroom*



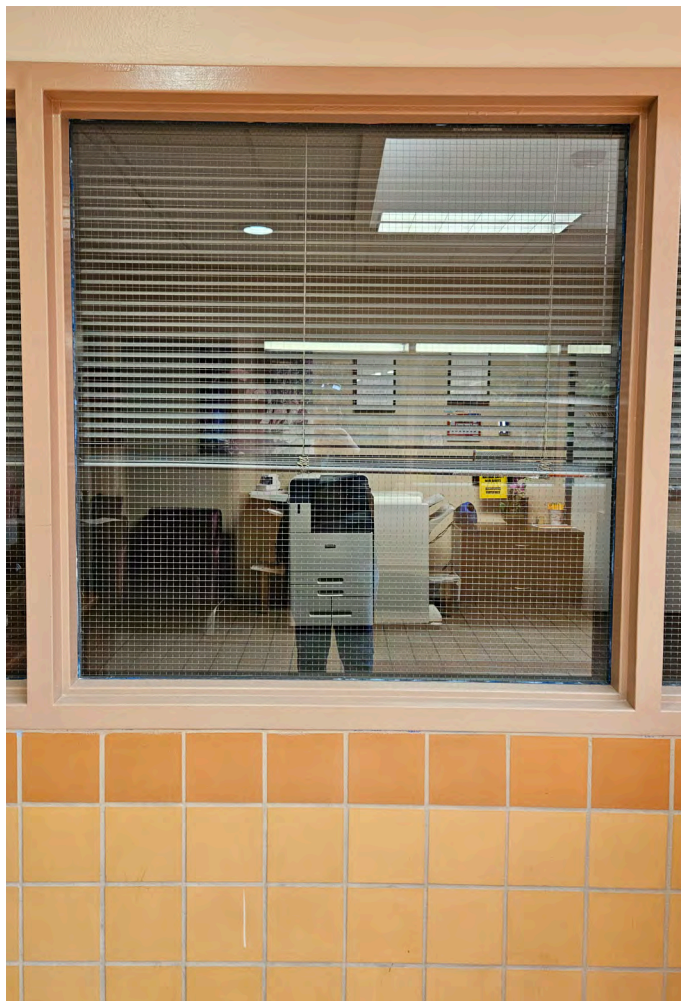


# ARCHITECTURE

## Interiors

### INTERIOR WINDOWS:

All interior glazing is in hollow metal frames whose paint is in fair condition. The glass is wired glazing units. Per changes to the IBC, wired glass has not been used in schools since the mid 2000s; replacing any wired glazing units would be a general recommendation.





# ARCHITECTURE

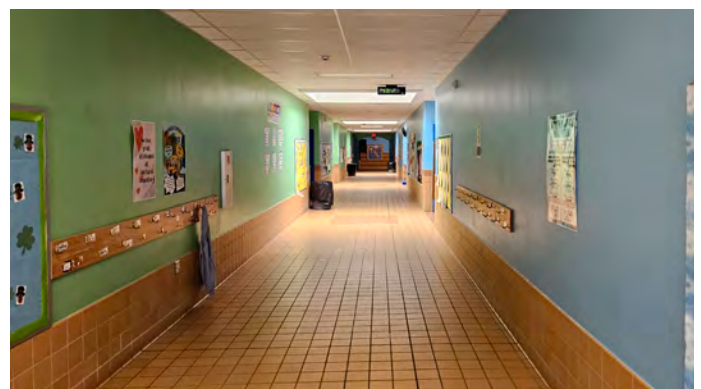
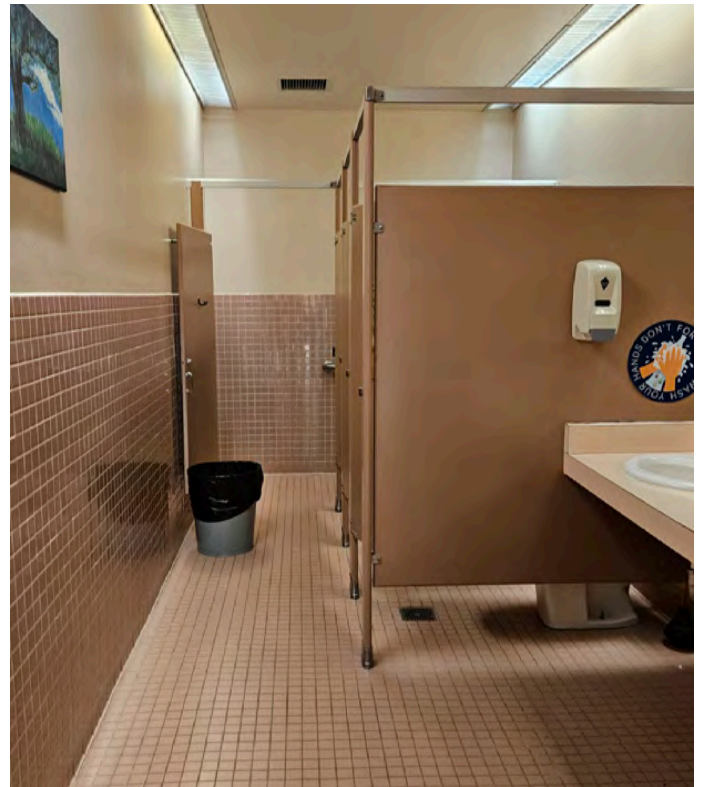
## Interiors

### INTERIOR PARTITIONS:

Within the elementary school, the interior partitions are in fair to good condition. The partitions are gypsum board on frame, some of which are load bearing as mentioned in the structural report. There is light cracking throughout on the interior walls, but they appeared to have been painted semi-recently as the paint is in good condition, but it appears that in general there is not adequate sound attenuation between classrooms.

The corridors are painted gypsum with tile wainscot of varying heights. This tile is dated, but in good condition- the grout however exhibits typical wear for its age and looks dingy and cracked. There are tiled walls in the restrooms- this tile is also looking worn and aged, some tiles are broken and the grout is in poor condition.

The gymnasium walls are painted CMU with acoustic panel wall treatment 12' above finish floor to roof deck.





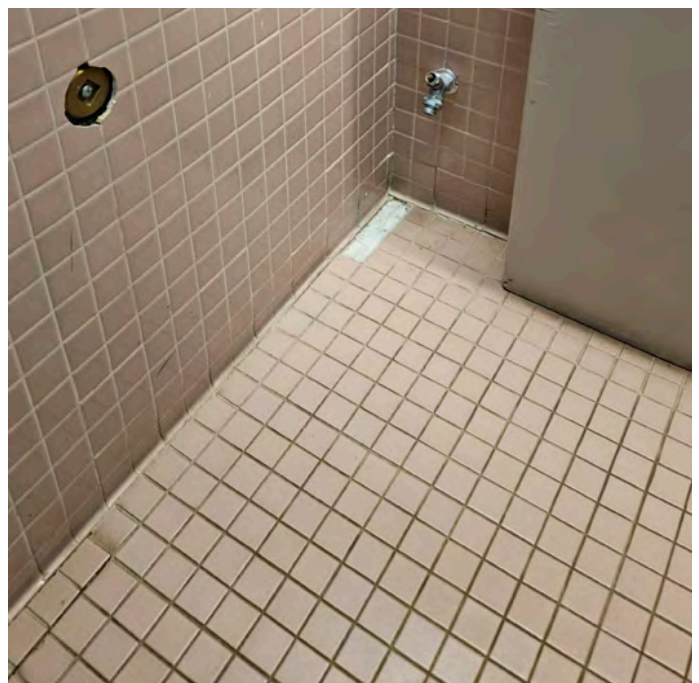
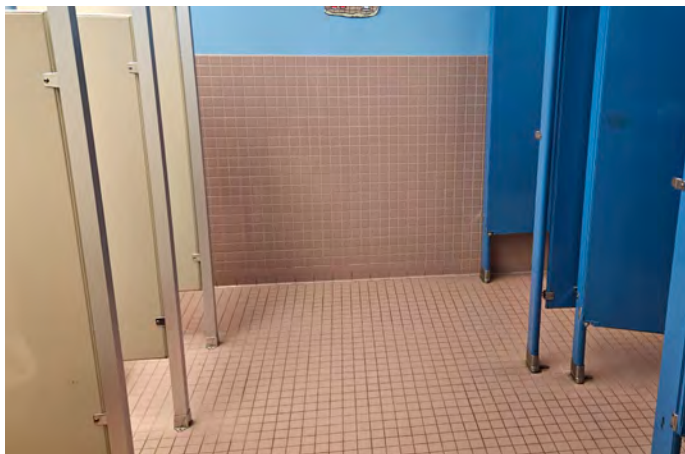
# ARCHITECTURE

## Interiors

### FLOORING:

The main corridors in the buildings are tile with a tile cove base; these are generally in good condition with evidence of replacement in some areas. There are a couple instances where the tile is not level, possibly due to repairs or settling over the years; the grout is aged.

Restroom flooring is a smaller format tile. This tile is in fair condition, showing age and areas of replacement. The restroom grout is in poor condition- showing wear and discoloration.





# ARCHITECTURE

## Interiors

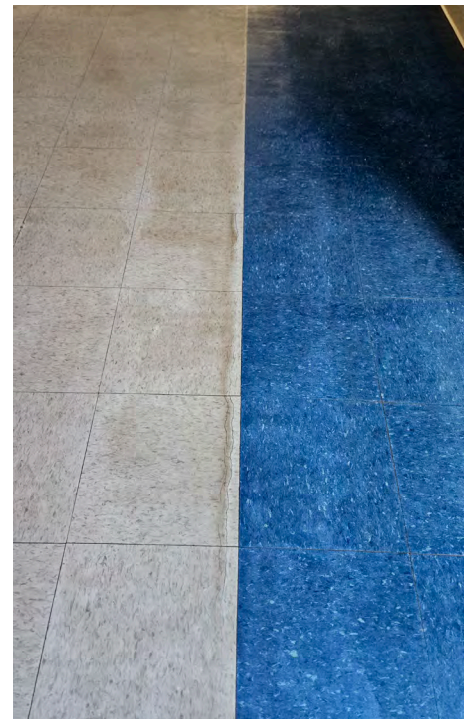
### FLOORING, CONTINUED:

Within classrooms, admin suite, and the staff lounge, half of a given room is VCT which is worn and scuffed and shows replacements in some areas. The other half of these spaces are carpet. There appears to not be a uniform strategy with the carpet due to replacement and repairs; some classrooms have sheet carpet, others have carpet tile, and there are differing color/patterns.

Rubberized flooring is seen in the gym where it is peeling up and coming apart; this flooring is in poor condition.

Flooring in the cafeteria is VCT and is showing wear, and is in fair to poor condition.

Vinyl base is present on all other walls besides corridors and restrooms. These bases are in poor condition; they are aged and show significant wear.





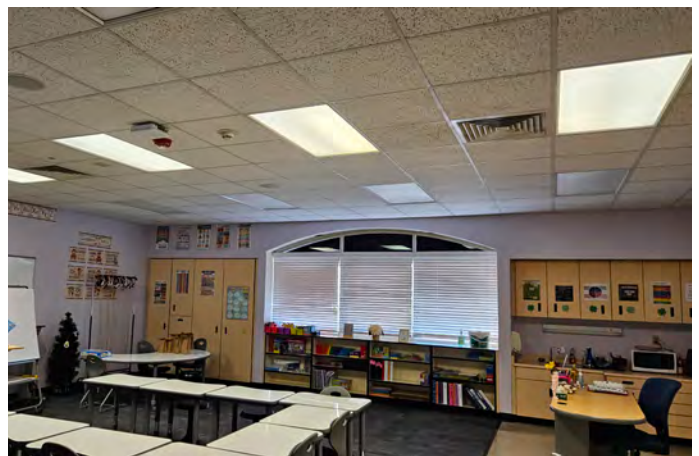
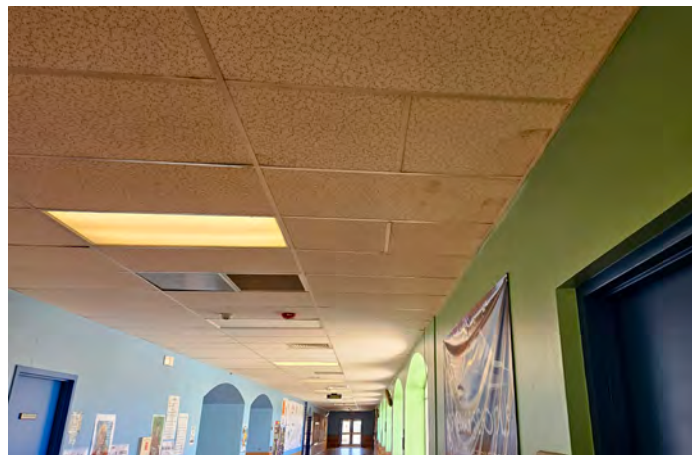
# ARCHITECTURE

## Interiors

### CEILINGS:

In-grid suspended ACT (Acoustic Ceiling Tile) is present throughout the school. Most are 2'x2' with the corridor being 2'x4'. Some ACT is grooved while other is medium fissure. There is evidence of water damage/roof leaks throughout the building as seen by stained and bloated tiles (see following page). Where damaged tiles have been replaced, they do not always match the originals. Overall, while outdated, the non-damaged ACT system is in fair condition with areas of poor condition; the grids are in good condition.

The restrooms have hard-lid gypsumsum ceilings and looked to be in good condition.





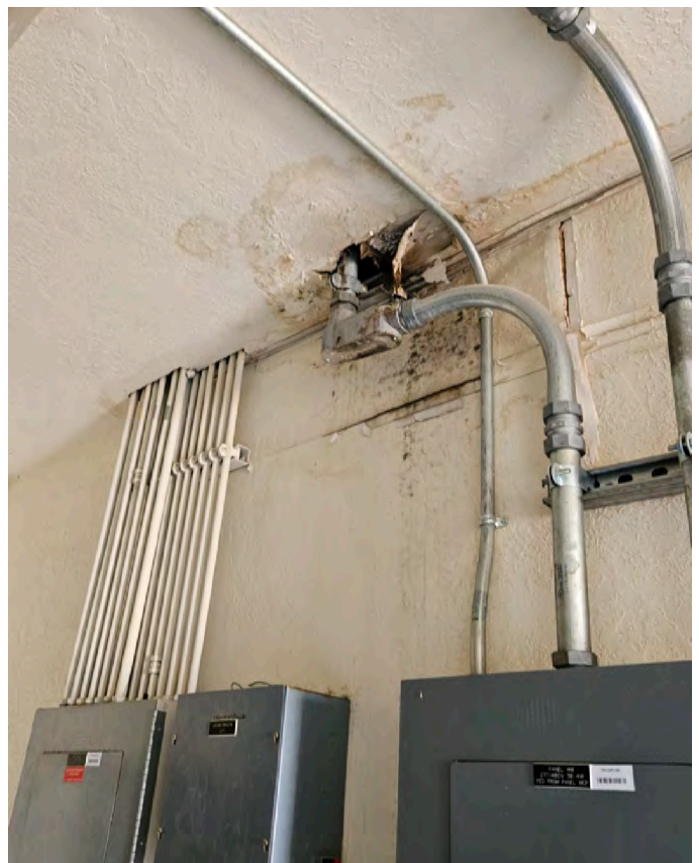
# ARCHITECTURE

## Interiors

### DAMAGED CEILINGS:

As mentioned, Ann Parish has a history of persistent roof leaks. These leaks have caused damage to areas of many of the ceilings and is most easily seen in swollen and/or discolored acoustic ceiling tiles.

Of particular note, the damage to the hard-lid ceiling at the exterior-accessed electrical room is extensive and is above water-sensitive equipment.





# ARCHITECTURE

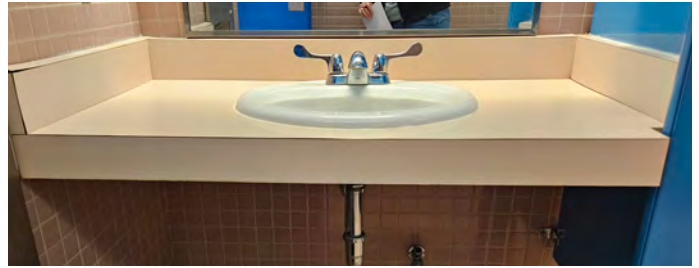
## Interiors

### MILLWORK & CASEWORK:

The majority of casework is particle board with vinyl edging and plastic hand pulls and barrel style hinges; overall it is in fair condition.

The counters are laminate and show age and damage; these are in poor condition.

The restrooms have solid surface counters that are in good condition but they are set on wood that is sealed but waterlogged and is in poor condition.





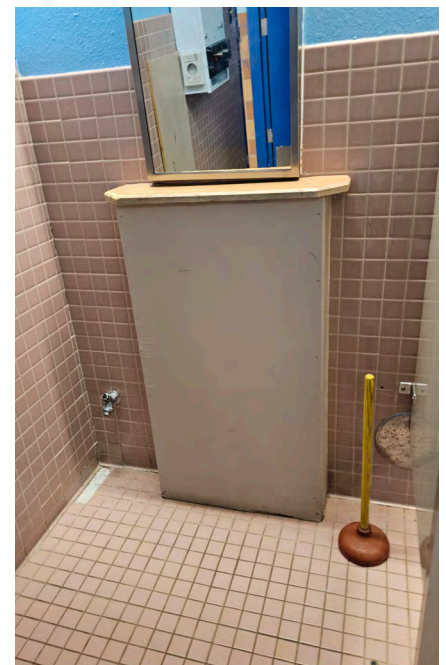
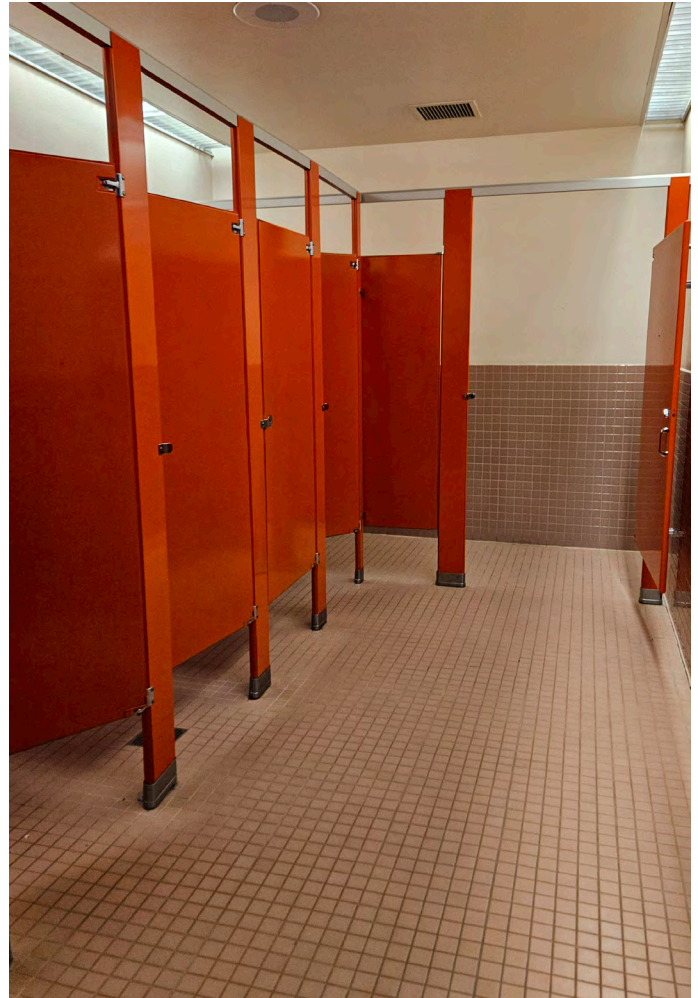
# ARCHITECTURE

## Interiors

### TOILETS, LAVATORIES, AND ACCESSORIES:

The gang restrooms have metal top-braced, floor mounted partitions which appear to have had the original finish painted over; these partitions are in fair to poor condition.

There are overall significant and persistent plumbing issues at the school (see Civil, Plumbing, and Recommendations). One gang restroom has tank-style toilets which had signage about prolonged flushing being necessary, and some restrooms also had plungers on hand.



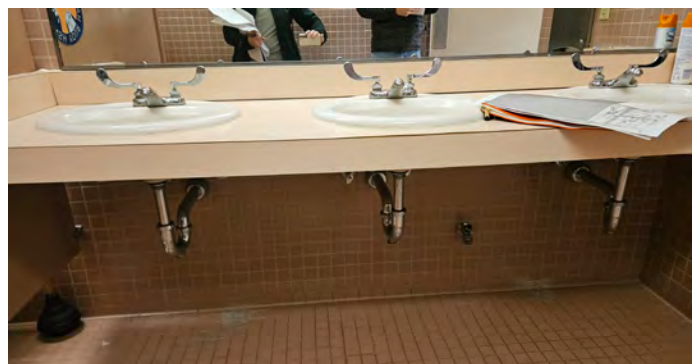
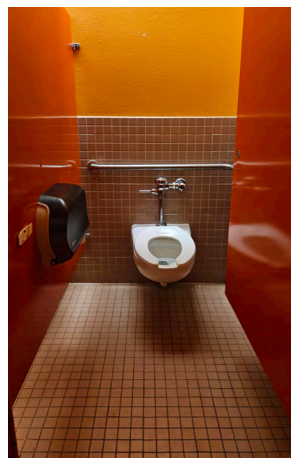
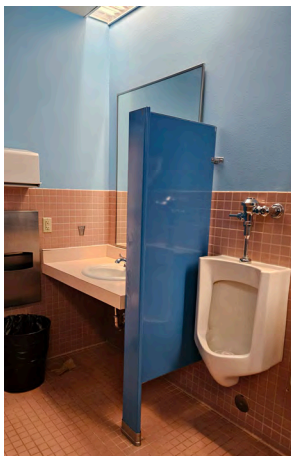


# ARCHITECTURE

## Interiors

### TOILETS, LAVATORIES, AND ACCESSORIES, CONTINUED:

The restrooms have mismatched dispensers and areas where wall mounted accessories appear to have been boarded over. The feminine napkin dispensers protrude into the circulation area. There are no accessible stalls in the gang restrooms (see Code section).





# ARCHITECTURE

## Interiors

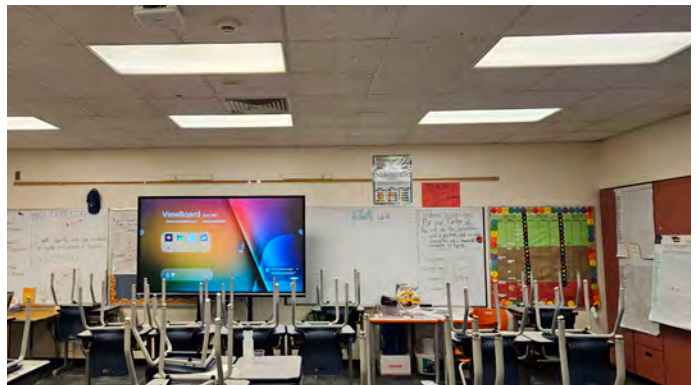
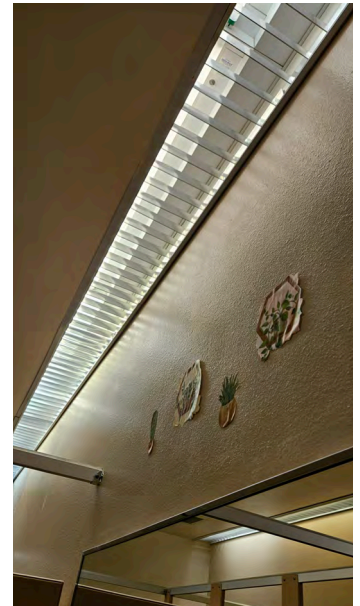
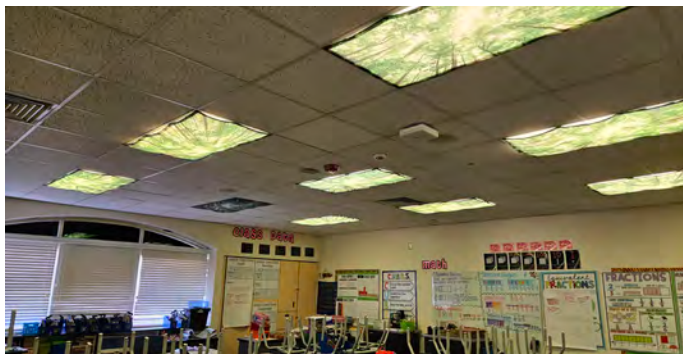
### LIGHTING:

Lighting conditions at the school overall are in fair to poor condition.

The majority of lighting is fluorescent lay-in troffers. Some of the troffers have lenses that are sagging, cracked, or discolored. There are a few instances of incandescent recessed can lighting and in some areas, like the gang restrooms and door alcoves, there are reflective grids. These reflective grids and their light fixtures are in poor condition.

Overall, the lighting conditions in the school are poor—both in terms of condition of fixtures and quality/quantity of output; the color/strength of light was neither uniform nor adjustable. For example, corridors not receiving light from skylights were dim and many classrooms had colored fabric over the troffers to diffuse and change light color. Lighting controls are manual switches with dual zones. (See Electrical)

The amount of daylight for classrooms may be somewhat limited by each classroom having one storefront unit each.



# M.E.P.T.

## Mechanical

### AIR HANDLING SYSTEMS:

#### GENERAL

The building is served by DX/gas fire furnace packaged rooftop units. In the original building the units are located on the roof and are generally 5 to 8.5 ton units installed between 2014 and 2016, although two appear to be original and installed in 1987.

The units are in good condition although some either do not have hail guards or have lost them leaving the condenser coils susceptible to hail or weather damage. There are no documented issues with their ability to heat and cool the spaces and based on area served appear to be reasonably sized for their loads. The biggest area of concern is operation in that there are multiple classrooms served by a single rooftop unit or thermostat. In the addition the entire north side and south side classrooms are served by a single thermostat per side. This can create comfort issues between classrooms.

Most of the units appear to be within their normal ASHRAE service life of 15 years, although the two original units should be considered for replacement, and the two classroom units might be starting to be planned for replacement depending on how reliable the units have been.

#### GYMNASIUM

The gymnasium is provided cooling by a single evaporative, high efficiency cooler located on the roof of the gym. The unit has no identifiable information related to age or capacity, but appears in reasonable condition. Evaporative air is relieved from the gym by four large rooftop exhaust fans. Heating is provided by three infrared natural gas fired heaters mounted high below the roof of the gym.

While this system may provide reasonable heating and cooling for the space, it is likely not comfortable for larger occupancies or gatherings.



*Above: Typical Rooftop Unit*

*Below: Gymnasium Evaporative Cooler*



*Below: Gymnasium Gas Fired IR Heaters and Evaporative Cooler Distribution*





# M.E.P.T

## Mechanical

### AIR HANDLING SYSTEMS, CONTINUED:

#### KITCHEN

The kitchen is exhausted by a typical stainless steel Type 1 grease hood with fire protection and seems appropriately sized for the equipment below. The grease exhaust fan above is upblast but does not have a ventilated roof curb. Makeup air is provided to the kitchen through an un-tempered makeup air fan located on the roof. By using un-tempered air for make-up there is the potential for comfort issues in the kitchen during outdoor temperature extremes.

#### IT SPACES

The IT space in the original building is served by a split system unit that was identified as non-functional.

### AIR DISTRIBUTION:

As noted above, there are typically more than one classroom served by a rooftop unit. The ductwork serving the spaces is low pressure insulated rectangular galvanized ductwork. Spin in balancing dampers and flex ducts connect the supply ductwork to the conventional ceiling supply diffusers.

Air is returned to the rooftop units through ceiling return grilles to an open plenum. The plenum appears to have been intended to be of non-flammable construction.

The ductwork appears to be in good condition. Ductwork has a normal service life of 30 years per ASHRAE standards but can remain serviceable for much longer periods. Much of the ductwork would need to be modified or replaced if it is desired to provide zoning for one rooftop unit per classroom.

The ductwork appears to be sized within industry standards for the airflows indicated on the plans although some of the terminal units appeared to be oversized based on the spaces they were serving.

The operation and any noise associated with the HVAC distribution system was not noted as the systems were running during the assessment visit.

### CONTROLS:

The controls system for the building is a Trane Tracer building management system. The system appears to be original to the building and is likely no longer supported by Trane. As the school is largely served by packaged rooftop units, it is assumed that the control system provides status, setpoints, and space temperature information for the units. A computer front end was not located during the visit.

*Kitchen Exhaust Fan*





# M.E.P.T

## Plumbing

### DOMESTIC WATER SYSTEM:

The water entrance is located on the south side of the building at the mechanical room and is sized at 3". Available instrumentation at the water meter, located in the mechanical room indicates an inlet pressure of 43 psig. The domestic water system appears to be copper with soldered joints. No evidence of a proper backflow preventor was noted either within the building or on the site. The domestic water piping appears to be insulated in the ceiling plenums.

Two natural gas domestic tank type 100 gallon water heaters with recirculation pumps are located in the mechanical room. One water heater serves the regular plumbing fixtures and the other is intended to serve the kitchen at 140°F. The two water heaters appear to be installed in 2003 and 2013 and appear in good condition. Both are 80% efficient with gravity type venting. The flues appear to be appropriate for this type of appliance and are Type B venting. The water heaters are lacking an expansion tank for expansion control and a thermostatic mixing valve for Legionella and scald control. Combustion air louvers for the water heaters are located in the doors. The combustion opening sizes and location do not appear to meet the requirements of current Code but may have been appropriate when installed. As the water heaters are approaching 22 and 12 years old respectively, their replacement may be planned for in the future.

Ventilation of the space is provided by a rooftop exhaust fan and heating for freeze protection is provided by a gas fired unit heater. Neither was operating during the visit so it is unclear if they are in working order. This should be confirmed by the owner.

Plumbing fixtures throughout the building are commercial quality with flush valves and trim. The bathroom lavatories are integral to the countertops with manual faucets. The wall mounted urinals and water closets are flush valve type with manual valves. The large restroom groups have floor drains to facilitate maintenance. Service sinks in custodial closets are floor mounted with wall mounted manual faucets. Bi-level water coolers provide drinking water for the building occupants and freeze proof hose bibs are located on the exterior of the building for maintenance functions.



Above: Domestic Water Entrance  
Below: Typical Domestic Hot Water Heater



# M.E.P.T

## Plumbing

### SANITARY SYSTEM:

While the assessment team was not on site during a known sanitary system event, the school and district staff expressed that there are persistent and systemic issues. Work orders from the last few years describe problems ranging from sinks not draining to frequent toilet clogs to sewage back ups. There are ongoing problems with the grinder pump and the sanitary system as a whole is not able to adequately support the amount of waste generated from the building.

During the assessment, the vent and sanitary drain systems were not visible and their age is unknown. There were spaces that had a strong sewer odor. The system is connected to a septic system and it is unclear if this odor comes from this system or perhaps dry sewer traps. Installation of proper trap guards should be investigated by the owner. The existing plans indicate a grease trap is provided for the kitchen waste stream but it's sizing, condition, and frequency of cleaning is unknown.

### STORM SYSTEM:

The building storm drain systems consist of a piped primary rooftop system with conventional domed roof drains located along the roof edges. Storm drain leader are piped down the exterior walls and terminate at grade with a cow's tongue. A secondary, overflow, drainage system is provided by slots cut through the building parapets. The drains are largely not visible and their condition and age are unknown.

### NATURAL GAS:

The building systems and equipment are heated by natural gas with the meters located on the exterior of the building outside of the mechanical room. Piping throughout the building appears to be welded steel with the rooftop units served by a piping system on the roof. Gas is distributed on site, downstream of the utility meter at 5 psig and within the building at 11"wc by a two stage pressure regulator assembly at the meter. The distribution system above grade is welded steel piping and supported by wooden blocks on the roof. Many of the wooden block supports are damaged or in bad condition and should be replaced with proper supports to avoid unnecessary stress in the piping.

### FIRE PROTECTION:

The building is not protected by a full coverage fire protection system



Above: Typical primary and secondary roof drain system  
Below: Natural gas meter and regulator assembly





# M.E.P.T

## Electrical

### POWER SYSTEMS:

The existing facility is fed from a pad-mounted transformer (tag P850V) provided by the Public Service Company of New Mexico (PNM). The service size is 600A at 277/480V. Several code violations are associated with the electrical service equipment, including improper working clearances. The service capacity is limited relative to the building size and existing electrical loads, which will constrain any future renovations or expansions. The outdoor service transformer and CT enclosure show signs of rusting over time.

The existing secondary service is routed underground, running northeast into the main electrical room, which has exterior door access. The facility's secondary electrical distribution equipment operates at 480V/277V, 3-phase, 4-wire.

The existing Main Distribution Panel (MDP) is rated at 500A and consists of I-T-E Switchboard equipment installed in 1987. The MDP includes fused "bucket"-type overcurrent protection devices, which have been discontinued, making replacement parts unavailable. Additionally, a transient voltage surge suppressor (TVSS or SPD) is not present in this panel. Surge suppression is critical for minimizing damage from internal and external electrical transients that could affect electronic equipment. There is also no available space for new bucket-type fuse switches. The switchboard and panelboard have exceeded their service life, and no records indicate prior testing or maintenance of the equipment and overcurrent protection devices. The facility does not have a customer-owned meter; only the utility meter located at the transformer is present.

Several NEC code compliance issues were identified, including inadequate working space around electrical equipment, which impacts safe operation and maintenance. Additionally, secondary disconnects are missing downstream of transformers serving remote panelboards. Although the current NEC requirements differ from the facility's existing conditions, the installations were likely code-compliant at the time of installation and should remain acceptable unless significantly modified. Electrical rooms are also being used to house foreign systems such as telecom and fire alarms. In some instances, these rooms are used for storage, which limits access to electrical panels.

While the current electrical system remains operational, its age, noncompliance with modern NEC standards, and limited capacity present challenges for future modifications. Any significant renovations or expansions will likely require electrical upgrades, including a new main distribution panel, updated switchgear, and

additional capacity planning. The presence of obsolete equipment further complicates ongoing maintenance and repair efforts. Addressing these concerns proactively will enhance the facility's electrical reliability and safety.



Above: Main Electrical Room  
Below: PNM Service Transformer and CT Cabinet



# M.E.P.T

## Electrical

### POWER SYSTEMS, CONTINUED:

The following voltages exist in the building:

- 277/480V electrical panels will be located in the main electrical room and sub-electrical room built as part of the 2003 addition. Systems to be served with this voltage are lighting, mechanical, some lab, and special loads as needed.
- 120/208V electrical panels will be located in the main electrical room and sub-electrical room built as part of the 2003 addition. This voltage will be derived from local dry type transformers and is being used for general power receptacle loads, specialty type receptacles, miscellaneous lighting and HVAC equipment, and IT loads.
- 240/120V electrical panel is present outside for the portable building classrooms, along with a dry type transformer and disconnect. These piece of equipment show signs of degradation. There is also no housekeeping pad for the transformer and has been subject to water and elements over time.

### CONDITIONS SUMMARY

The existing electrical gear and associated sub-panels appear to be in generally good condition but are significantly aged at 38 years old. Finding replacement components for modifications or maintenance will be increasingly difficult. Some panelboards, including those manufactured by I-T-E, are now obsolete, making it challenging to source compatible parts.

A few NEC violations were identified, including inadequate working space around electrical equipment and the absence of required secondary disconnects.

The MDP has limited capacity, restricting the feasibility of heavy renovations or expansions without upgrading the existing electrical infrastructure





# M.E.P.T

## Electrical

### LIGHTING:

It was noted that the existing lighting and controls are original to the building. The lighting consists of fluorescent and incandescent sources, while exterior lighting appears to be HID. Significant energy savings could be achieved by replacing all existing lighting with LED sources and upgrading the lighting controls to comply with the IECC.

There is no existing generator in this facility. Emergency egress illumination in some areas of the building is provided by bug-eye fixtures and exit signs. However, emergency illumination does not appear to be adequate along existing egress paths, and additional emergency lighting will be required.

Lighting levels in some areas do not seem to meet the recommended IES standards. This is particularly evident in classrooms, where teachers have been covering lights to reduce excessive brightness, as mentioned in the Architectural report. There are no dimming capabilities in the classrooms, nor are there occupancy or daylight sensors present.



# M.E.P.T

## Electrical

### GENERAL POWER:

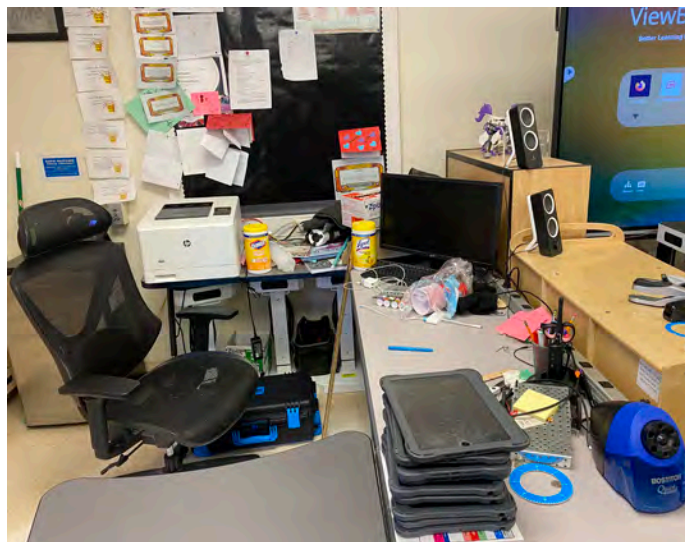
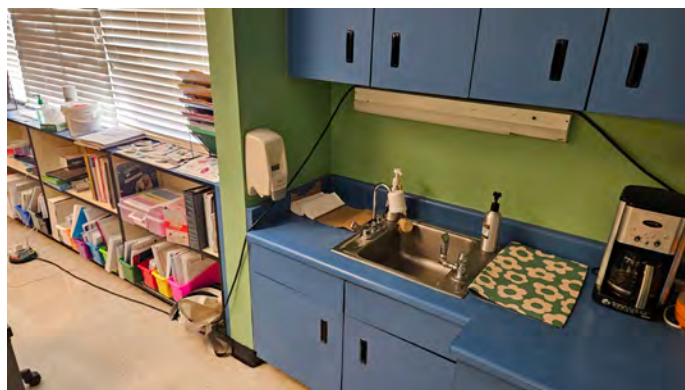
Receptacles throughout the building are not tamper-proof, which is now a code requirement in all educational facilities to prevent electrocution hazards caused by children inserting objects into outlets. The lack of tamper-proof receptacles poses a safety risk and does not comply with current NEC (National Electrical Code) standards for educational environments.

Additionally, there are an insufficient number of receptacles throughout the building to meet user needs, and those that are present are not conveniently located for practical use. As a result, multiple power strips and extension cords with numerous devices plugged in were observed, creating potential tripping hazards, fire risks, and electrical overload conditions. Teachers and staff rely on various electronic devices, including printers, computers, virtual reality equipment, projectors, fans, TVs, speakers, and iPads, many of which require continuous power. The increasing demand for technology in classrooms has outpaced the electrical infrastructure, leading to overloaded circuits and an inconvenient reliance on temporary solutions.

Digital touch displays are present in several spaces but are often disconnected, likely due to receptacle placement issues or circuit capacity limitations. The lack of sufficient power outlets in classrooms and learning spaces disrupts the intended functionality of educational technology and can negatively impact instruction and learning experiences.

GFCI (Ground Fault Circuit Interrupter) receptacles were observed near water features; however, some did not appear to have proper GFCI protection. This presents a serious electrical safety concern, as GFCI outlets are required to protect users from electrical shock in areas where water is present. The absence of GFCI protection increases the risk of electrocution and does not comply with modern electrical safety codes.

Burned-out receptacles were found in restrooms, indicating possible short circuits or overloaded conditions. These should be replaced immediately to prevent potential electrical fires or further damage to the electrical system. Additionally, the presence of malfunctioning or damaged outlets suggests a lack of routine maintenance and inspection, which is critical for ensuring the long-term reliability and safety of the facility's electrical infrastructure.





# M.E.P.T

## Electrical & Technology

### FIRE ALARM SYSTEM:

The building includes two different fire alarm systems: a Hochiki FireNet cabinet and a Siemens fire alarm cabinet located in the 2002 addition. The system is addressable and includes smoke detectors in the corridors and heat detectors in the cafeteria and gymnasium. A fire alarm annunciator is installed at the main building entrance.

The fire alarm system does not include voice evacuation capabilities (speakers), which are now a code requirement per the 2021 International Fire Code (IFC). Duct detection is present for air handling units exceeding 2,000 CFM, in compliance with code requirements.

Overall, the fire alarm system appears to be in good working condition; however, the absence of voice evacuation may necessitate an upgrade to meet current code requirements for renovations and/or building expansion.

### TECHNOLOGY SYSTEMS:

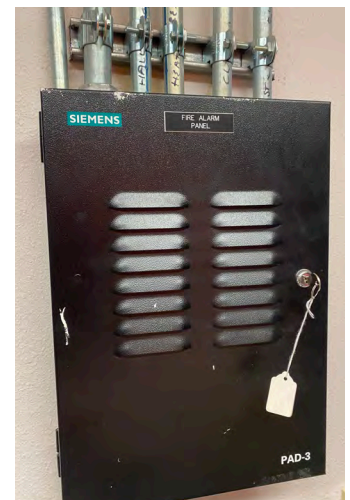
The telecommunication systems are in good condition and appear to have been recently upgraded. The primary cabling solution consists of Category 6 and Category 6A cabling, which is properly bundled at the racks in accordance with BICSI recommendations. The cabling is color-coded and routed throughout the building using J-hooks. While BICSI now recommends Category 6A cable for new installations, Category 6 can support speeds up to 10 Gbps, making it an adequate solution for the building's current needs.

However, the existing telecommunication spaces are undersized for modern equipment and emerging technologies, limiting the facility's ability to support renovations or future expansion. Data racks have been installed in spaces originally intended for storage or workrooms. Additionally, these spaces lack dedicated power, and no dedicated cooling is provided. If cooling is present, it is being supplied by the building's general HVAC system, which may not adequately control temperature and humidity levels for sensitive networking equipment.

The existing low-voltage pathways do not appear to be adequately sized to accommodate new Category 6A cabling or allow for future growth. Regardless of the renovation approach, installing dedicated and properly sized cable trays and conduits with appropriate working clearances is recommended to support long-term infrastructure needs.

Video surveillance cameras and access control systems are present and appear to provide adequate coverage, particularly for the building's interior. However, there is no camera coverage for the field or main vehicle entry, which could be a security concern.

Audio-visual systems were observed throughout classrooms and lecture spaces, with most equipment appearing to be up to date with current technology standards.

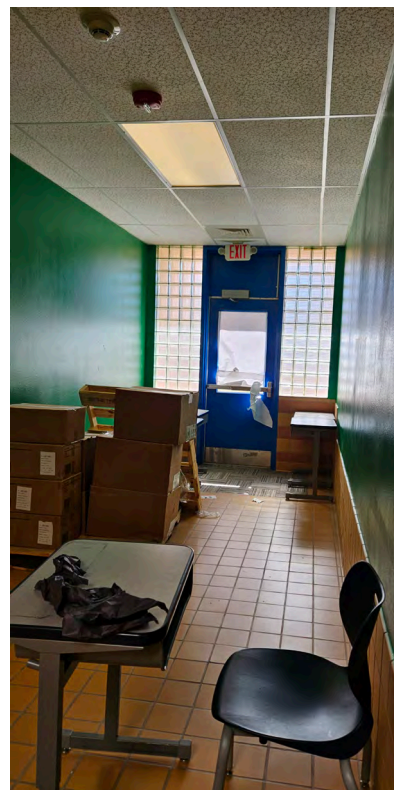
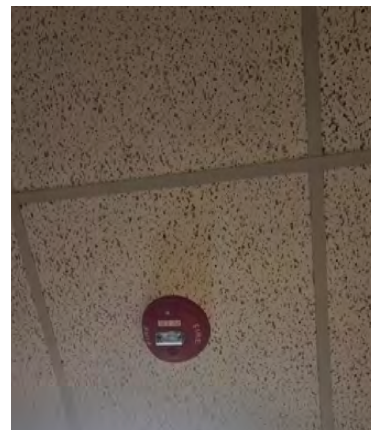


Left: Telecommunications Equipment  
Middle: Main Fire Alarm Cabinet (FireNET)  
Right: Secondary Fire Alarm Cabinet (Siemens)

# CODE & ACCESSIBILITY

## CONSTRUCTION AND FIRE SAFETY:

- The original building and addition are Type II construction of unprotected non-combustible materials primarily steel and concrete block.
- A building alarm system is present as mentioned by MEP, but it is an antiquated system which may be an obsolete version. It is a standard system, not an evacuation alert system.
- There are no fire sprinklers in the building.
  - Classrooms in the 2003 addition have exiting doors to the exterior; it is assumed this was implemented in place of installing a sprinkler system. However, not all classrooms in the original building have exterior exiting doors which would be required if the area of the building is beyond the maximum allowable area without fire sprinklers
- Walls in the main corridors are fire rated.
- Corridors have adequate width for exiting.
  - Some exiting doors/corridors were obstructed by stored items.
- Exiting signage is in working condition.
- There is smoke detection throughout the building.
- Panic hardware is present.
- Fire extinguishers are present.





# CODE & ACCESSIBILITY

## ACCESSIBILITY:

- Gang restrooms are not accessible.
  - Stalls are not wide enough to be classified as accessible even though grab bars are present.
  - Not all gang restrooms have a compliant turnaround space for a wheelchair
  - Protruding items in the circulation path
- Drinking fountains are obstructed and one is non-functional.
- There is limited to no accessible signage in the original building; there is accessible signage in the addition.
- Roof access ladders are not OSHA compliant
- Some doors to not have adequate clearances.



## OTHER:

- There are no kitchen hoods above ranges in the staff lounge or cooking classroom
- There appears to be inadequate outlets and electrical power to spaces.
- Use of extension cords and power strips was seen throughout the school and signage in the staff lounge indicated an issue with power loads in that space.



# RECOMMENDATIONS

The following recommendations are based on current conditions of Ann Parish Elementary School. It is the assumption of the assessment team that the metal building addition will be demolished as it has reached the near end of its life cycle. Bearing this in mind, more notable recommendations include but are not limited to:

## SITE AND CIVIL:

- Decommission the current septic tank and leach field sanitary sewer system, and connect to the public sewer system
- Ameliorate ponding and drainage conditions across the site
- Decommission and fill current well and connect to adjacent public utility water service

## STRUCTURAL AND ARCHITECTURAL:

- If the building addition is not demolished or additional area is added to the school, either add exterior exiting doors to all classrooms or install a sprinkler system.
- A sprinkler system likely will require the installation of a fire tank and pump
- Install fencing and gates around the school campus to increase separation from the school and parking lots and greater site.
- Limit structural modifications in the original building to under 30% to avoid lateral load upgrades.
- Refinish exterior stucco and add additional control joints
- Replace the original building roof with a new membrane assembly; the condition of the roof substructure is unknown but it is expected it has damage due to soft spots felt on the roof
- Clear main drains, install crickets, and add scuppers or downpipes from the secondary roof drains
- Replace exterior and interior windows
- Replace majority of interior finishes including: flooring, gypsum finishes where necessary, wall base, casework, and ACT ceilings.
- Add sound attenuation batts and additional gypsum to classroom partitions to decrease sound transmission
- Reconfigure restrooms to meet accessibility minimums
- Add kitchen hoods to ranges

## M.E.P.T.:

Based on the observations of the MEPT assessment team, it is recommended the owner consider the following to bring the existing systems up to code compliance and to replace equipment that is significantly past its service life:

### PLUMBING

- Addition of BFP and hotbox for domestic water supply.
- Addition of expansion tanks, recirculation pumps and mixing valves on existing domestic hot water system.
- Replace damaged natural gas piping rooftop supports.
- Verify floor drains have trap guards installed.
- New full coverage fire protection system (include a Fire Tank and Pump if necessary)

### HVAC

- Replacement of (2) original to building RTUs
- Add 24 new RTUs, new supply diffusers and ductwork modifications to provide a single control zone to each classroom. (this will add more than the 5% allowable load increase as detailed by the Structural Report and additional roof framing will be needed)
- Provide a new DDC Control System to improve control and operation of the existing equipment.
- Provide a new DX/gas-fired RTU to serve existing Gymnasium and improve comfort.
- Provide new Kitchen Exhaust Fan and tempered Make-up Air Unit to improve operation and comfort in the kitchen.

### ELECTRICAL & TECHNOLOGY:

- New 480/277V, 800 Amp Service and Gear
- New branch circuits and material for outlet boxes and receptacles
- New Tamper-proof receptacles
- New Fire Alarm System
- New Interior Lighting
- New Lighting Controls
- New raceways for Voice/Data

# OPINION OF PROBABLE COST

The following cost estimates consider two options based on renovation and addition to the existing facility which includes plans to relocate students to a temporary portable campus.

The new replacement estimate considers complete replacement of the existing facility to the south of the current campus, allowing students to remain in the existing school until the completion of construction.

Soft cost estimates for project expenses outside of the construction cost are estimated at 25% of total project budget/

## RENOVATION AND ADDITION OPTION:

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	1,181,652		27,332.815 hrs			17.405 /sf	2.82%
Material	671,879					9.896 /sf	1.61%
Subcontract	32,395,723					477.159 /sf	77.45%
Equipment	217,366		920.000 hrs			3.202 /sf	0.52%
Other							
	<b>34,466,620</b>	<b>34,466,620</b>				<b>507.661 /sf</b>	<b>82.40%</b>
Estimating Contingency	5,169,993			15.000 %	T	76.149 /sf	12.36%
	<b>5,169,993</b>	<b>39,636,613</b>				<b>583.810 /sf</b>	<b>12.36%</b>
Markup	1,387,281			3.500 %	T	20.433 /sf	3.32%
	<b>1,387,281</b>	<b>41,023,894</b>				<b>604.243 /sf</b>	<b>3.32%</b>
Builders Risk	125,491			0.300 %	T	1.848 /sf	0.30%
	<b>125,491</b>	<b>41,149,385</b>				<b>606.092 /sf</b>	<b>0.30%</b>
Subcontractor Bonds	485,936			1.500 %	C	7.157 /sf	1.16%
	<b>485,936</b>	<b>41,635,321</b>				<b>613.249 /sf</b>	<b>1.16%</b>
P & P Bond	195,072				B	2.873 /sf	0.47%
	<b>195,072</b>	<b>41,830,393</b>				<b>616.122 /sf</b>	<b>0.47%</b>
<b>Total</b>		<b>41,830,393</b>				<b>616.122 /sf</b>	<b>100.00%</b>

CONSTRUCTION COST = \$ 41,830,393

DEMOLITION COST = \$ (included for selective demolitions)

TOTAL = \$ 41,830,393

SOFT COST @ 25% = \$ 13,943,464

TOTAL PROJECT BUDGET = \$ 55,773,857

## NEW REPLACEMENT OPTION:

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	1,074,161		26,984.815 hrs			15.821 /sf	2.85%
Material	317,379					4.675 /sf	0.84%
Subcontract	30,877,563					454.797 /sf	81.91%
Equipment	177,366		920.000 hrs			2.612 /sf	0.47%
Other							
	<b>32,446,469</b>	<b>32,446,469</b>				<b>477.906 /sf</b>	<b>86.08%</b>
Estimating Contingency	3,244,647			10.000 %	T	47.791 /sf	8.61%
	<b>3,244,647</b>	<b>35,691,116</b>				<b>525.697 /sf</b>	<b>8.61%</b>
Markup	1,249,189			3.500 %	T	18.399 /sf	3.31%
	<b>1,249,189</b>	<b>36,940,305</b>				<b>544.096 /sf</b>	<b>3.31%</b>
Builders Risk	113,085			0.300 %	T	1.668 /sf	0.30%
	<b>113,085</b>	<b>37,053,390</b>				<b>545.762 /sf</b>	<b>0.30%</b>
Subcontractor Bonds	463,163			1.500 %	C	6.822 /sf	1.23%
	<b>463,163</b>	<b>37,516,553</b>				<b>552.584 /sf</b>	<b>1.23%</b>
P & P Bond	178,530				B	2.630 /sf	0.47%
	<b>178,530</b>	<b>37,695,083</b>				<b>555.213 /sf</b>	<b>0.47%</b>
<b>Total</b>		<b>37,695,083</b>				<b>555.213 /sf</b>	<b>100.00%</b>

CONSTRUCTION COST = \$ 37,695,083

DEMOLITION COST = \$ 1,678,335

TOTAL = \$ 39,373,418

SOFT COST @ 25% = \$ 13,124,473

TOTAL PROJECT BUDGET = \$ 52,497,891

# APPENDIX

## Opinion of Probable Cost Documentation





Project name	Ann Parish Elementary School Option IA Preliminary OPC
Client	Delker Alb NM
Architect	Delker
Estimator	Rick Murphy
Labor rate table	NM PW
Equipment rate table	Standard Equip.
Job size	67893 sf
Bid date	4/1/2025 05:00 PM
Report format	Sorted by Group phase/Phase Detail summary

Group	Phase	Phase	Description	Takeoff Quantity	Labor Base Productivity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Cost/Unit	Total Amount	Location
01000.000			GENERAL CONDITIONS													
		01005.000	Gen. Cond. Medium Job by Month	4.00 mo		24,000.00 /mo	96,000	9,000.00 /mo	36,000	4,000.00 /mo	16,000	5,000.00 /mo	20,000	42,000.00 /mo	168,000	GCS Temporary Modular School
						/sf	96,000	/sf	36,000	/sf	16,000	/sf	20,000	/sf	168,000	
4		01310.000	PROJECT MANAGEMENT													
5			Project Manager	180.00 mo	180.206 mh / mo	11,479.00 /mo	206,622	-	-	-	-	-	-	11,479.00 /mo	206,622	GCS
6		01312.000	FIELD PERSONNEL													
7			Project Engineer	18.00 mo	173.300 mh / mo	5,954.62 /mo	107,183	-	-	-	-	-	-	5,954.62 /mo	107,183	GCS
8		01312.000	Project Administrator	76.00 wk	40,000 mh / wk	1,200.00 /wk	93,600	-	-	-	-	-	-	1,200.00 /wk	93,600	GCS
9		01312.000	Project Superintendent	76.00 wk	40,000 mh / wk	2,400.00 /wk	187,200	-	-	-	-	-	-	2,400.00 /wk	187,200	GCS
10		01312.000	Assistant Superintendent	76.00 wk	40,000 mh / wk	1,160.00 /wk	90,480	-	-	-	-	-	-	1,160.00 /wk	90,480	GCS
11		01312.000	Labor Foreman(working)	76.00 wk	40,000 mh / wk	1,145.36 /wk	89,338	-	-	-	-	-	-	1,145.36 /wk	89,338	GCS
12		01312.000	Substance	76.00 wk		-	567,801	3,750.00 /wk	282,500	-	-	-	-	3,750.00 /wk	282,500	GC Field Staff
13			FIELD PERSONNEL			/sf		/sf	292,500	/sf				/sf	860,301	
01320.000			CONSTRUCTION DOCUMENTS													
		01320.000	C.P.M. Schedule	76.00 wk	4,000 hr / wk	110.40 /wk	8,611	15.00 /wk	1,170	-	-	-	-	125.40 /wk	9,781	GCS
		01320.000	Extra Plans	25.00 ea		-	-	200.00 /ea	5,000	-	-	-	-	200.00 /ea	5,000	GCS
15			CONSTRUCTION DOCUMENTS			/sf	8,611	/sf	6,170	/sf				/sf	14,781	
01330.000			SUBMITTALS													
		01330.000	Submittal Cost	1.00 ls		-	-	2,500.00 /ls	2,500	-	-	-	-	2,500.00 /ls	2,500	GCS
			SUBMITTALS			/sf		/sf	2,500	/sf				/sf	2,500	
01450.000			QUALITY CONTROL													
		01450.000	Drug Testing	67,893.00 sf		-	-	0.02 /sf	1,358	-	-	-	-	0.02 /sf	1,358	GCS
		01450.000	Safety Supervisor	18.00 mo	22,000 mh / mo	1,320.00 /mo	23,760	-	-	-	-	-	-	1,320.00 /mo	23,760	GCS
20			Personal Safety Equipment	67,893.00 sf		-	-	-	-	0.04 /sf	-	-	2,716	0.04 /sf	2,716	GCS
22		01460.000	First Aid	67,893.00 sf		-	23,760	0.02 /sf	1,358	-	-	-	-	0.02 /sf	1,358	GCS
01510.000			QUALITY CONTROL			/sf		/sf	2,716	/sf				/sf	29,191	
		01510.000	TEMPORARY UTILITIES													
23			Temporary Power/Lighting	67,893.00 sf		-	-	0.05 /sf	3,396	-	-	-	-	0.15 /sf	10,184	GCS
24		01510.000	Temporary Water Services	1.00 ea		-	-	750.00 /ea	750	-	-	-	-	750.00 /ea	750	GCS
25			Final Month Gas Equip. Check Out	67,893.00 sf		-	-	0.05 /sf	3,396	-	-	-	-	0.05 /sf	3,396	GCS
26		01510.000	Temp. Phone Service	1.00 ea		-	-	450.00 /ea	450	-	-	-	-	450.00 /ea	450	GCS
27			Additional Phone Line	1.00 ea		-	-	95.00 /ea	95	-	-	-	-	95.00 /ea	95	GCS
28		01510.000	Monthly Electric Costs	18.00 mo		-	-	1,150.00 /mo	20,700	-	-	-	-	1,150.00 /mo	20,700	GCS
29			Monthly Electric Costs	67,893.00 sf		-	-	0.06 /sf	4,074	-	-	-	-	0.06 /sf	4,074	GCS
30		01510.000	Final Month Checkout Power	18.00 mo		-	-	250.00 /mo	4,500	-	-	-	-	250.00 /mo	4,500	GCS
31			Monthly Water Costs	18.00 mo		-	-	-	-	-	-	-	-	-	-	
32		01510.000	Monthly Telephone Costs	18.00 mo		-	-	250.00 /mo	4,500	-	-	-	-	250.00 /mo	4,500	GCS
33		01510.000	Space Heaters/Temp. Building Heat	10.00 mo		2,491.16 /mo	24,912	8,000.00 /mo	80,000	-	8,084	6,000.00 /mo	60,000	16,491.16 /mo	164,912	GCS
34		01520.000	TEMPORARY UTILITIES			/sf	24,912	/sf	120,563	/sf				/sf	213,859	
01520.000			CONSTRUCTION FACILITIES													
		01520.000	Project Office	18.00 mo		-	-	2,500.00 /mo	45,000	-	-	-	-	2,500.00 /mo	45,000	GCS
		01520.000	Storage Sheds	18.00 mo		-	-	1,000.00 /mo	18,000	-	-	-	-	1,000.00 /mo	18,000	GCS
36			Temporary Toilet	76.00 wk		-	-	400.00 /wk	31,200	-	-	-	-	400.00 /wk	31,200	GCS
37		01520.000	Ice Cups Water	76.00 wk		-	-	60.00 /wk	4,680	-	-	-	-	60.00 /wk	4,680	GCS
38			Wireless Alarm System	1.00 ls		-	-	2,500.00 /ls	2,500	-	-	-	-	2,500.00 /ls	2,500	GCS
39		01520.000	Office Supplies	18.00 mo		-	-	100.00 /mo	1,800	-	-	-	-	100.00 /mo	1,800	GCS
40		01520.000	Office Equipment	18.00 mo		-	-	250.00 /mo	4,500	-	-	-	-	250.00 /mo	4,500	GCS
41			Postage/Express	18.00 mo		-	-	100.00 /mo	1,800	-	-	-	-	100.00 /mo	1,800	GCS
42		01520.000	Mobilization	2.00 wk	40,000 hr / wk	1,486.12 /wk	2,992	-	-	750.00 /wk	-	750.00 /wk	1,500	2,246.12 /wk	4,492	GCS
43		01520.000	Demobilization	3.00 wk	40,000 hr / wk	1,486.12 /wk	4,488	50.00 /wk	150	-	-	-	2,250	2,286.12 /wk	6,888	GCS
44			JobSite Cell Phones/Sea	18.00 mo		-	-	600.00 /mo	10,800	-	-	-	-	600.00 /mo	10,800	GCS
45		01520.000	CONSTRUCTION FACILITIES			/sf	7,481	/sf	120,430	/sf			3,750	/sf	131,681	
01530.000			TEMPORARY CONSTRUCTION													
		01530.000	Construction Fence Rental	2,000.00 lf		-	-	-	-	3.00 /lf	6,000	-	-	3.00 /lf	6,000	GCS
		01530.000	Misc. Scaffolding	2.00 mo	20,000 hr / mo	588.70 /mo	1,177	400.00 /mo	800	-	-	-	-	988.70 /mo	1,977	GCS
47			Temporary Inside Finish Protection	19,815	173,000 hr / mo	4,953.68 /mo	20,992	150.00 /mo	600	-	-	-	-	5,103.68 /mo	20,419	GCS
49		01530.000	TEMPORARY CONSTRUCTION			/sf	20,992	/sf	1,400	/sf	6,000	/sf		/sf	28,392	
01535.000			WINTER PROTECTION													
		01535.000	Subcontractor's Weather Protection	8.00 mo	87,000 hr / mo	3,254.06 /mo	28,032	5,000.00 /mo	40,000	-	-	4,000.00 /mo	32,000	12,254.06 /mo	98,032	GCS
			WINTER PROTECTION			/sf	28,032	/sf	40,000	/sf				/sf	98,032	
01540.000			CONSTRUCTION EQUIPMENT													
		01540.000	Pickup Truck's ea.	18.00 mo		-	-	-	-	-	-	-	-	3,150.00 /mo	56,700	GCS
		01540.000	Truck With Driver	18.00 wk	40,000 hr / wk	1,996.00 /wk	36,928	-	-	-	-	-	-	2,221.00 /wk	36,976	GCS
54			Wrecker Truck With Operator	3.00 mo	40,000 hr / mo	1,996.00 /mo	5,988	-	-	255.00 /wk	-	-	5,400	3,736.00 /mo	11,386	GCS
55		01540.000	Forklift With Operator	5.00 mo	173,000 hr / mo	6,032.70 /mo	43,164	-	-	1,800.00 /mo	-	-	10,000	10,632.70 /mo	53,164	GCS
56			Skidsteer With Operator	5.00 mo	40,000 hr / mo	1,996.00 /mo	9,980	-	-	2,000.00 /mo	-	-	6,000	3,196.00 /mo	15,980	GCS
57		01540.000	Portable Generators 25 kW	5.00 mo	40,000 mh / mo	1,145.36 /mo	5,727	624.00 /mo	3,130	-	-	-	3,250	2,421.36 /mo	12,107	GCS
58			Misc. Small Tools	18.00 mo		-	-	-	-	750.00 /mo	-	-	13,500	750.00 /mo	13,500	GCS
59		01540.000	Fuel	18.00 mo		-	-	1,500.00 /mo	9,000	-	-	-	-	1,500.00 /mo	9,000	GCS
60			Vehicle & Equipment Maintenance	18.00 mo		-	-	500.00 /mo	9,000	-	-	-	-	500.00 /mo	9,000	GCS
61		01540.000	CONSTRUCTION EQUIPMENT			/sf	100,786	/sf	38,130	/sf				/sf	238,816	
01560.000			TEMP BARRICADES/ENCLOSURES													
		01560.000	Barricades at Street	4.00 wk	40,000 hr / wk	1,177.40 /wk	4,710	95.00 /wk	380	-	-	-	-	1,272.40 /wk	5,090	GCS
		01560.000	Perimeter Fall Protection	1,550.00 lf	0.100 hr / lf	3.74 /lf	5,797	5.00 /lf	7,750	-	-	-	-	8.74 /lf	13,547	GCS
64			Fire Extinguishers	12.00 ea	0.500 hr / ea	14.32 /ea	172	50.00 /ea	600	-	-	-	-	64.32 /ea	772	GCS
65		01560.000	TEMP BARRICADES/ENCLOSURES			/sf	10,679	/sf	8,730	/sf				/sf	19,409	
01580.000			PROJECT IDENTIFICATION													
		01580.000	Project Sign	1.00 ea	2,400 hr / ea	98.51 /ea	94	-	-	750.00 /ea	750	-	-	843.51 /ea	844	GCS
		01580.000	Project Directional Signs	4.00 ea	1,500 hr / ea	56.11 /ea	224	-	-	150.00 /ea	600	-	-	206.11 /ea	824	GCS
69		01580.000	Project Bulletin Board Weatherlight	2.00 ea	1,500 hr / ea	56.11 /ea	112	-	-	750.00 /ea	1,500	-	-	806.11 /ea	1,612	GCS



Group	Phase	Phase	Description	Takeoff Quantity	Labor Base Productivity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Cost/Unit	Total Amount	Location
12000.000		11410.000	LAUNDRY EQUIPMENT			/sf		/sf		2,297		/sf			2,297	
			Food Service Equipment by sf	1,500.00 sf		-	-	-		375.00 /sf	562,500	-	-	375.00 /sf	562,500	
		11450.000	FOOD SERVICE EQUIPMENT			/sf		/sf			562,500	/sf			562,500	
			RESIDENTIAL EQUIPMENT													
		11450.000	Residential Equipment Bld	57,410.00 sf		-	-	-		0.40 /sf	22,968	-	-	0.40 /sf	22,968	
			RESIDENTIAL EQUIPMENT			/sf		/sf			22,968	/sf			22,968	
		11480.000	ATHLETIC-RECREATIONAL EQP													
			ATHLETIC-RECREATIONAL EQP													
		11480.000	Athletic Equip. Bld	57,410.00 sf		-	-	-		3.50 /sf	200,967	-	-	3.50 /sf	200,967	
			ATHLETIC-RECREATIONAL EQP			/sf		/sf			200,967	/sf			200,967	
		11610.000	LABORATORY EQUIPMENT													
12000.000			LABORATORY EQUIPMENT													
			Lab Equipment & Casework Bld by sf	700.00 sf		-	-	-		130.00 /sf	91,000	-	-	130.00 /sf	91,000	
			LABORATORY EQUIPMENT			/sf		/sf			91,000	/sf			91,000	
			EQUIPMENT	67,893.00 sf		/sf		/sf		12.96 /sf	879,731	/sf		12.96 /sf	879,731	
		12002.000	FURNISHINGS													
			Furnishings by the sf	57,410.00 sf		-	-	-		3.50 /sf	200,967	-	-	3.50 /sf	200,967	
		12002.000	Furnishings by the sf	10,474.00 sf		-	-	-		3.50 /sf	36,659	-	-	3.50 /sf	36,659	
			Furnishings by the sf								237,626				237,626	
			FURNISHINGS	67,893.00 sf		/sf		/sf		3.50 /sf	237,626	/sf		3.50 /sf	237,626	
			SPECIAL CONSTRUCTION													
		13124.000	PORTABLE/MODULAR BUILDING													
13000.000			PORTABLE/MODULAR BUILDING													
			Modular Buildings Building/Classrooms	20,000.00 sf		-	-	-		238.00 /sf	4,760,000	-	-	238.00 /sf	4,760,000	
		13124.000	Modular Buildings Building/ Admin/Restrooms	10,000.00 sf		-	-	-		238.00 /sf	2,380,000	-	-	238.00 /sf	2,380,000	
			Modular Buildings Building/ Admin/Restrooms													
		13124.000	Portable Building Delivery and Install	30.00 ea		-	-	-		16,000.00 /ea	480,000	-	-	16,000.00 /ea	480,000	
			Portable Building Delivery and Install													
		13124.000	Portable Building Dismantel & Remove	30.00 ea		-	-	-		14,000.00 /ea	420,000	-	-	14,000.00 /ea	420,000	
			Portable Building Dismantel & Remove													
		13124.000	Portable Building Ramp and Stair Set up	30.00 ea		-	-	-		4,000.00 /ea	120,000	-	-	4,000.00 /ea	120,000	
			PORTABLE/MODULAR BUILDING			/sf		/sf			8,160,000	/sf			8,160,000	
			SPECIAL CONSTRUCTION	67,893.00 sf		/sf		/sf		120.19 /sf	8,160,000	/sf		120.19 /sf	8,160,000	
15000.000			MECHANICAL													
		15082.000	MECHANICAL INSULATION													
			Mechanical Insulation by sf	10,474.00 sf		-	-	-		4.76 /sf	49,856	-	-	4.76 /sf	49,856	
			MECHANICAL INSULATION			/sf		/sf			49,856	/sf			49,856	
		15100.000	PLUMBING													
			Plumbing Sub /sf	57,410.00 sf		-	-	-		24.00 /sf	1,376,066	-	-	24.00 /sf	1,376,066	
		15100.000	Plumbing Sub /sf	10,474.00 sf		-	-	-		24.00 /sf	251,376	-	-	24.00 /sf	251,376	
			PLUMBING			/sf		/sf			1,629,432	/sf			1,629,432	
		15200.000	FIRE PROTECTION													
			FIRE PROTECTION													
			Fire Protection by sf	57,410.00 sf		-	-	-		9.40 /sf	539,600	-	-	9.40 /sf	539,600	
		15200.000	Fire Protection by sf	10,474.00 sf		-	-	-		8.00 /sf	83,762	-	-	8.00 /sf	83,762	
15510.000			FIRE PROTECTION			/sf		/sf			623,392	/sf			623,392	
		15510.000	HVAC													
			Controls by the sf	10,474.00 sf		-	-	-		5.00 /sf	52,370	-	-	5.00 /sf	52,370	
		15510.000	HVAC Per sf	57,410.00 sf		-	-	-		34.00 /sf	1,952,246	-	-	34.00 /sf	1,952,246	
			HVAC Per sf													
		15510.000	HVAC	10,474.00 sf		-	-	-		34.00 /sf	356,116	-	-	34.00 /sf	356,116	
			HVAC			/sf		/sf			2,360,732	/sf			2,360,732	
		15950.000	TEST & BALANCE													
			Test & Balance by the sf	57,410.00 sf		-	-	-		1.78 /sf	102,206	-	-	1.78 /sf	102,206	
		15950.000	Test & Balance by the sf	10,474.00 sf		-	-	-		1.78 /sf	18,644	-	-	1.78 /sf	18,644	
			TEST & BALANCE			/sf		/sf			120,850	/sf			120,850	
			MECHANICAL	67,893.00 sf		/sf		/sf		70.47 /sf	4,784,262	/sf		70.47 /sf	4,784,262	
16000.000			ELECTRICAL													
		16010.000	ELECTRICAL													
			Electrical By sf	57,410.00 sf		-	-	-		46.80 /sf	2,675,708	-	-	46.80 /sf	2,675,708	
		16010.000	Electrical By sf	10,474.00 sf		-	-	-		48.00 /sf	502,762	-	-	48.00 /sf	502,762	
			ELECTRICAL			/sf		/sf			3,178,460	/sf			3,178,460	
		16705.000	FIRE ALARM SYSTEM													
			Fire Alarm System / sf	10,474.00 sf		-	-	-		3.00 /sf	31,422	-	-	3.00 /sf	31,422	
		16705.000	FIRE ALARM SYSTEM			/sf		/sf			31,422	/sf			31,422	
		16740.000	DATA COMMUNICATION SYSTEM													
			DATA COMMUNICATION SYSTEM													
		16740.000	IT/Technology sf	57,410.00 sf		-	-	-		24.00 /sf	1,376,056	-	-	24.00 /sf	1,376,056	
		16740.000	IT/Technology sf	10,474.00 sf		-	-	-		24.00 /sf	251,376	-	-	24.00 /sf	251,376	
16000.000			DATA COMMUNICATION SYSTEM			/sf		/sf			1,629,432	/sf			1,629,432	
			ELECTRICAL	67,893.00 sf		/sf		/sf		71.28 /sf	4,839,314	/sf		71.28 /sf	4,839,314	



Spreadsheet Report

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	1,181,652		27,332.815	hrs		17,405 /sf	2.52%
Material	671,879					9,896 /sf	1.61%
Subcontract	32,395,723					477,159 /sf	77.45%
Equipment	217,366		920.000	hrs		3,202 /sf	0.52%
Other							
	34,466,620	34,466,620				507,661 /sf	82.40%
Estimating Contingency	5,169,993			15.000 %	T	76,149 /sf	12.36%
	5,169,993	39,636,613				583,810 /sf	94.76%
Markup	1,387,281			3.500 %	T	20,433 /sf	3.32%
	1,387,281	41,023,894				604,243 /sf	98.07%
Bulkers Risk	125,491			0.300 %	T	1,848 /sf	0.30%
	125,491	41,149,385				606,092 /sf	98.37%
Subcontractor Bonds	485,936			1.500 %	C	7,157 /sf	1.16%
	485,936	41,635,321				613,249 /sf	99.53%
P & P Bond	195,072				B	2,873 /sf	0.47%
	195,072	41,830,393				616,122 /sf	100.00%
Total		41,830,393				616,122 /sf	

Spreadsheet Report

Project name	Ann Parish Elementary School Option II Preliminary OPC
Client	Delker Alt NM
Architect	Delker
Estimator	Rick Murphy
Labor rate table	NM PW
Equipment rate table	Standard Equip.
Job size	67893 sf
Duration	18 mos
Bid date	4/1/2025 05:00 PM
Report format	Sorted by Group phase/Phase Detail summary

Group	Phase	Phase	Description	Takeoff Quantity	Labor Base Productivity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Cost/Unit	Total Amount	Location
01000.000			GENERAL CONDITIONS													
		01310.000	PROJECT MANAGEMENT	18.00 mo	182.206 mh / mo	11,479.00 /mo	206,622	-	-	-		-		11,479.00 /mo	206,622	GCS
			Project Manager			/sf	206,622	/sf				/sf		/sf	206,622	
01312.000			FIELD PERSONNEL													
		01312.000	Project Engineer	18.00 mo	173.200 mh / mo	5,954.62 /mo	107,183	-	-	-		-		5,954.62 /mo	107,183	GCS
		01312.000	Project Administrator	78.00 wk	40,000 mh / wk	1,200.00 /wk	93,600	-	-	-		-		1,200.00 /wk	93,600	GCS
		01312.000	Project Superintendent	70.00 wk	40,000 mh / wk	2,400.00 /wk	187,200	-	-	-		-		2,400.00 /wk	187,200	GCS
		01312.000	Assistant Superintendent	78.00 wk	40,000 mh / wk	1,160.00 /wk	90,480	-	-	-		-		1,160.00 /wk	90,480	GCS
01320.000			FIELD PERSONNEL	78.00 wk	40,000 mh / wk	1,145.36 /wk	89,336	-	-	-		-		1,145.36 /wk	89,336	GCS
			Labor Foreman/working			/sf	587,601	/sf				/sf		/sf	587,601	
			CONSTRUCTION DOCUMENTS													
01320.000			C2-M Schedule	78.00 wk	4,000 hr / wk	110.40 /wk	8,611	15.00 /wk	1,170	-		-		125.40 /wk	9,781	GCS
		01320.000	Extra Plans	25.00 ea		-		200.00 /ea	5,000	-		-		200.00 /ea	5,000	GCS
			CONSTRUCTION DOCUMENTS			/sf	8,611	/sf	6,170	/sf		/sf		/sf	14,781	
01330.000			SUBMITTALS													
		01330.000	Submittal Coat	1.00 ls		-	-	2,500.00 /ls	2,500	-		-		2,500.00 /ls	2,500	GCS
			QUALITY CONTROL			/sf		/sf	2,500	/sf		/sf		/sf	2,500	
01450.000			QUALITY CONTROL													
		01450.000	Drug Testing	67,886.00 sf		-		0.02 /sf	1,358	-		-		0.02 /sf	1,358	GCS
		01450.000	Safety Supervisor	18.00 mo	22,000 mh / mo	1,320.00 /mo	23,760	-	-	-		-		1,320.00 /mo	23,760	GCS
		01450.000	Personal Safety Equipment	67,886.00 sf		-		-	-	-		-		0.04 /sf	2,716	GCS
		01450.000	First Aid	67,886.00 sf		-		0.02 /sf	1,358	-		-		0.02 /sf	1,358	GCS
01510.000			QUALITY CONTROL			/sf	23,760	/sf	2,716	/sf		/sf	2,716	/sf	29,192	
			TEMPORARY UTILITIES													
		01510.000	Temporary Power/Lighting	67,886.00 sf		-		0.05 /sf	3,395	-	6,790	-	-	0.15 /sf	10,184	GCS
		01510.000	Temporary Water Service	1.00 ea		-		-	-	750.00 /ea	750	-		750.00 /mo	750	GCS
		01510.000	Final Month Gas Equip. Check Out	67,886.00 sf		-		0.05 /sf	3,395	-	-	-		0.05 /sf	3,395	GCS
01520.000			CONSTRUCTION FACILITIES													
		01520.000	Temp. Phone Services	1.00 ea		-		-	-	450.00 /ea	450	-		450.00 /ea	450	GCS
		01520.000	Additional Phone Line	1.00 ea		-		-	-	80.00 /ea	80	-		80.00 /ea	80	GCS
		01520.000	Monthly Electric Calls	18.00 mo		-		1,150.00 /mo	20,700	-		-		1,150.00 /mo	20,700	GCS
		01520.000	Final Month Checkout Power	67,886.00 sf		-		0.06 /sf	4,074	-	-	-		0.06 /sf	4,074	GCS
01530.000			TEMPORARY UTILITIES													
		01530.000	Monthly Water Costs	18.00 mo		-		250.00 /mo	4,500	-		-		250.00 /mo	4,500	GCS
		01530.000	Monthly Telephone Costs	18.00 mo		-		8,000.00 /mo	64,000	-		-		8,000.00 /mo	64,000	GCS
		01530.000	Space Heaters/Temp. Building Heat	8.00 mo	87,000 mh / mo	2,481.16 /mo	19,828	-	-	-		-		16,491.16 /mo	131,928	GCS
			TEMPORARY UTILITIES			/sf	19,828	/sf	104,563	/sf	8,085	/sf	48,000	/sf	180,577	
01520.000			CONSTRUCTION FACILITIES													
		01520.000	Project Office	18.00 mo		-		2,500.00 /mo	45,000	-		-		2,500.00 /mo	45,000	GCS
		01520.000	Storage Sheds	18.00 mo		-		1,000.00 /mo	18,000	-		-		1,000.00 /mo	18,000	GCS
		01520.000	Temporary Toilet	78.00 wk		-		400.00 /wk	31,200	-		-		400.00 /wk	31,200	GCS
		01520.000	Ice-Cups Water	78.00 wk		-		60.00 /wk	4,680	-		-		60.00 /wk	4,680	GCS
01520.000			CONSTRUCTION FACILITIES													
		01520.000	Wireless Alarm System	1.00 ls		-		2,800.00 /ls	2,800	-		-		2,800.00 /ls	2,800	GCS
		01520.000	Office Supplies	18.00 mo		-		100.00 /mo	1,800	-		-		100.00 /mo	1,800	GCS
		01520.000	Office Equipment	18.00 mo		-		250.00 /mo	4,500	-		-		250.00 /mo	4,500	GCS
		01520.000	Postlight/Signs	18.00 mo		-		100.00 /mo	1,800	-		-		100.00 /mo	1,800	GCS
01530.000			TEMPORARY CONSTRUCTION													
		01530.000	Construction Fence Rental	2,000.00 lf		-		-	-	3.00 /lf		-		3.00 /lf	6,000	GCS
		01530.000	Misc. Scaffolding	1,177	20,000 hr / mo	588.70 /mo	1,177	400.00 /mo	800	-		-		988.70 /mo	1,977	GCS
		01530.000	Temporary Inside Finish Protection	19,815	173,000 hr / mo	4,953.68 /mo	19,815	150.00 /mo	600	-		-		5,103.68 /mo	20,415	GCS
			TEMPORARY CONSTRUCTION			/sf	20,992	/sf	1,400	/sf	6,000	/sf		/sf	28,392	
01535.000			WINTER PROTECTION													
		01535.000	Subcontractor's Weather Protection	19,524	87,000 hr / mo	3,254.06 /mo	19,524	5,000.00 /mo	30,000	-		-		12,254.06 /mo	73,524	GCS
			WINTER PROTECTION			/sf	19,524	/sf	30,000	/sf		/sf	24,000	/sf	73,524	
01540.000			CONSTRUCTION EQUIPMENT													
		01540.000	Pickup Truck/S ea.	18.00 mo		-		-	-	-		-		3,150.00 /mo	56,700	GCS
		01540.000	Truck With Driver	18.00 wk		-		-	-	225.00 /wk		-		2,221.00 /wk	4,050	GCS
		01540.000	Water Truck With Win. Queuebr.	3.00 mo	40,000 hr / mo	1,986.00 /mo	35,928	-	-	1,800.00 /mo		-		3,786.00 /mo	5,400	GCS
		01540.000	Forklift With Operator	5.00 mo	173,000 hr / mo	8,632.70 /mo	43,164	-	-	2,000.00 /mo		-		10,632.70 /mo	10,000	GCS
01540.000			CONSTRUCTION EQUIPMENT													
		01540.000	Skidsteer With Operator	8.00 mo	40,000 mh / mo	1,986.00 /mo	9,980	-	-	1,200.00 /mo		-		3,186.00 /mo	5,080	GCS
		01540.000	Portable Generators 25 KW	5.00 mo		-		626.00 /mo	3,130	-		-		2,421.36 /mo	3,250	GCS
		01540.000	Misc. Small Tools	18.00 mo		-		1,500.00 /mo	27,000	-		-		750.00 /mo	13,500	GCS
			CONSTRUCTION EQUIPMENT			-		500.00 /mo	9,000	-		-		900.00 /mo	9,000	GCS
01560.000			TEMP BARRICADES/ENCLOSURES													
		01560.000	Barricades at Street	4.00 wk	40,000 hr / wk	1,177.40 /wk	4,710	95.00 /wk	380	-		-		1,272.40 /wk	5,090	GCS
		01560.000	Perimeter Fall Protection	1,550.00 lf	0.100 hr / lf	3.74 /lf	5,797	50.00 /ea	7,750	-		-		8.74 /lf	13,547	GCS
		01560.000	Fire Extinguishers	12.00 ea	0.500 hr / ea	14.32 /ea	172	50.00 /ea	600	-		-		64.32 /ea	772	GCS
			TEMP BARRICADES/ENCLOSURES			/sf	10,679	/sf	8,730	/sf		/sf		/sf	19,409	
01580.000			PROJECT IDENTIFICATION													
		01580.000	Project Sign	1.00 ea	2,500 hr / ea	93.51 /ea	94	-	-	750.00 /ea	750	-		843.51 /ea	844	GCS
		01580.000	Project/Directional Signs	4.00 ea	1,500 hr / ea	56.11 /ea	224	-	-	150.00 /ea	600	-		206.11 /ea	824	GCS
01720.000			BUILDING LAYOUT													
		01720.000	Project Bulletin Board Weatheright	2.00 ea	1,500 hr / ea	56.11 /ea	112	-	-	750.00 /ea	1,500	-		806.11 /ea	1,612	GCS
			PROJECT IDENTIFICATION			/sf	430	/sf		/sf	2,850	/sf		/sf	3,280	
01740.000			BUILDING LAYOUT													
		01740.000	Building Lay-Out	4.00 wk	40,000 hr / wk	1,406.12 /wk	5,984	60.00 /wk	240	-		-		1,506.12 /wk	6,224	GCS
			BUILDING LAYOUT			/sf	5,984	/sf	240	/sf		/sf		/sf	6,224	
PROJECT CLEANING																

Group	Phase	Phase	Description	Takeoff Quantity	Labor Base Productivity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Cost/Unit	Total Amount	Location
		01740.000	PROJECT CLEANING													
70			Final Clean/Janitor	67,893.00 sf		-		-		0.50 /sf	33,948	-		0.50 /sf	33,948	GCS
71		01740.000	Daily Clean-up Labor	75.00 wk	24.000 hr / wk	687.22 /wk	53,603	-		-		-		687.22 /wk	53,603	GCS
72		01740.000	Dumpsters	108.00 ea		-		-		450.00 /ea	48,600	-		450.00 /ea	48,600	GCS
73		01740.000	Clean-up Supplies	18.00 mo		-		50.00 /mo	900	-		-		50.00 /mo	900	GCS
74		01740.000	Clean Glass	7,357.50 sf		-	2,395	-		0.50 /sf	3,679	-		0.50 /sf	3,679	GCS
75		01740.000	Clean Site	80.00 hr		-		-		29.44 /hr		-		29.44 /hr	2,395	GCS
76		01740.000	Clean Streets	60.00 hr		-	1716	-		28.63 /hr		-		28.63 /hr	1,716	GCS
			PROJECT CLEANING				57,676		900		86,227				144,902	
77	01750.000		STARTING & ADJUSTING			-	-	-		1,500.00 /ls	1,500	-		1,500.00 /ls	1,500	GCS
78		01750.000	Start-Up Costs	1.00 ls		-		-				-				
79	01780.000		STARTING & ADJUSTING			-	-	-				-				
80		01780.000	Close-Out Costs	1.00 ls		-		-		50,000.00 /ls	50,000	-		50,000.00 /ls	50,000	GCS
81		01780.000	Punch List	4.00 wk	180.000 hr / wk	5,971.20 /wk	23,885	150.00 /wk	600	-		-		6,121.20 /wk	24,485	GCS
			PROJECT CLOSE-OUT				23,885		600		50,000				74,485	
82	02000.000		GENERAL CONDITIONS	18.00 mo		59,675.61 /mo	1,074,161	17,632.18 /mo	317,379	8,592.30 /mo	154,661	9,853.66 /mo	177,366	95,753.75 /mo	1,723,567	
83		02100.000	SITWORK													
84			SITWORK ALLOWANCE/SF of Building	67,893.00 sf		-		-		90.00 /sf	6,110,370	-		90.00 /sf	6,110,370	
			SITWORK ALLOWANCES/F								6,110,370				6,110,370	
85	03000.000		CONCRETE													
86		03310.000	CAST IN PLACE CONCRETE			-	-	-		15.00 /sf	1,018,395	-		15.00 /sf	1,018,395	
87			SOG Foundation Complete/sf	67,893.00 sf							1,018,395				1,018,395	
			CONCRETE								1,018,395				1,018,395	
88	04000.000		MASONRY													
89		04220.000	CONCRETE MASONRY UNITS			-		-		16.00 /sf	1,086,288	-		16.00 /sf	1,086,288	
90			Block Masonry of	67,893.00 sf							1,086,288				1,086,288	
			CONCRETE MASONRY UNITS								1,086,288				1,086,288	
91	05000.000		METALS													
92		05120.000	STRUCTURAL STEEL			-		-		46.00 /sf	3,055,185	-		46.00 /sf	3,055,185	
93			Structural Steel Material & Erection by sf	67,893.00 sf							3,055,185				3,055,185	
			METALS								3,055,185				3,055,185	
94	06000.000		WOOD & PLASTICS													
95		06100.000	WOODS & PLASTICS BY SF			-		-		11.00 /sf	746,823	-		11.00 /sf	746,823	
96			Woods & Plastics by sf	67,893.00 sf							746,823				746,823	
			WOODS & PLASTICS BY SF								746,823				746,823	
97	07000.000		THERMAL/MOISTURE PROTECT													
98		07100.000	THERMAL/MOISTURE BY SF			-		-		35.00 /sf	2,376,255	-		35.00 /sf	2,376,255	
99			Thermal & Moisture by sf	67,893.00 sf							2,376,255				2,376,255	
			THERMAL/MOISTURE BY SF								2,376,255				2,376,255	
100	08000.000		DOORS & WINDOWS													
101		08002.000	DOORS & WINDOWS BY SF			-		-		16.00 /sf	1,086,288	-		16.00 /sf	1,086,288	
102			Door & Wdowes by sf	67,893.00 sf							1,086,288				1,086,288	
			DOORS & WINDOWS BY SF								1,086,288				1,086,288	
103	09000.000		FINISHES													
104		09010.000	INTERIOR FINISH ALLOWANCE			-		-		54.00 /sf	3,666,222	-		54.00 /sf	3,666,222	
105			Interior Finish By sf	67,893.00 sf							3,666,222				3,666,222	
			INTERIOR FINISH ALLOWANCE								3,666,222				3,666,222	
106	10000.000		SPECIALTIES													
107		10100.000	SPECIALTIES OFCI & MISC			-		-		3.00 /sf	203,679	-		3.00 /sf	203,679	
108			Specialties by sf	67,893.00 sf							203,679				203,679	
			SPECIALTIES OFCI & MISC								203,679				203,679	
109	11000.000		EQUIPMENT													
110		11110.000	LAUNDRY EQUIPMENT			-		-		0.04 /sf	2,716	-		0.04 /sf	2,716	
111			Laundry Equipment Bld	67,893.00 sf							2,716				2,716	
			LAUNDRY EQUIPMENT								2,716				2,716	
112	11410.000		FOOD SERVICE EQUIPMENT			-		-		375.00 /sf	600,000	-		375.00 /sf	600,000	
113		11410.000	Food Service Equipment by sf	1,600.00 sf							600,000				600,000	
			FOOD SERVICE EQUIPMENT								600,000				600,000	
114	11450.000		RESIDENTIAL EQUIPMENT			-		-		0.40 /sf	27,157	-		0.40 /sf	27,157	
115		11450.000	Residential Equipment Bld	67,893.00 sf							27,157				27,157	
			RESIDENTIAL EQUIPMENT								27,157				27,157	
116	11480.000		ATHLETIC-RECREATIONAL EQP			-		-		2.50 /sf	169,733	-		2.50 /sf	169,733	
117		11480.000	Athletic Equip. Bld	67,893.00 sf							169,733				169,733	
			ATHLETIC-RECREATIONAL EQP								169,733				169,733	
118	11610.000		LABORATORY EQUIPMENT			-		-		130.00 /sf	91,000	-		130.00 /sf	91,000	
119			Lab Equipment & Casework Bld by sf	700.00 sf							91,000				91,000	
			LABORATORY EQUIPMENT								91,000				91,000	



Group	Phase	Phase	Description	Takeoff Quantity	Labor Base Productivity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Cost/Unit	Total Amount	Location
12000.000			EQUIPMENT			/sf		/sf		13.12 /sf	890,605			13.12 /sf	890,605	
			FURNISHINGS													
	12002.000		Furnishings by the sf													
		1202.000	Furnishings by the sf	67,893.00 sf		-		-		3.00 /sf	203,679	-		3.00 /sf	203,679	
			Furnishings by the sf													
			FURNISHINGS	67,893.00 sf		/sf		/sf		3.00 /sf	203,679			3.00 /sf	203,679	
15000.000			MECHANICAL													
	15082.000		MECHANICAL INSULATION													
		15082.000	Mechanical Insulation by sf	67,893.00 sf		-		-		4.76 /sf	323,171	-		4.76 /sf	323,171	
			MECHANICAL INSULATION			/sf		/sf								
	15100.000		PLUMBING													
		15100.000	Plumbing Sub /sf	67,893.00 sf		-		-		24.00 /sf	1,629,432	-		24.00 /sf	1,629,432	
			PLUMBING			/sf		/sf								
	15300.000		FIRE PROTECTION													
		15300.000	Fire Protection by sf	67,893.00 sf		-		-		8.00 /sf	543,144	-		8.00 /sf	543,144	
			FIRE PROTECTION			/sf		/sf								
	15510.000		HVAC													
		15510.000	Controls by the sf	67,893.00 sf		-		-		5.00 /sf	339,465	-		5.00 /sf	339,465	
		15510.000	HVAC Per sf	67,893.00 sf		-		-		32.00 /sf	2,172,976	-		32.00 /sf	2,172,976	
			HVAC			/sf		/sf								
	15950.000		TEST & BALANCE													
		15950.000	Test & Balance by the sf	67,893.00 sf		-		-		1.78 /sf	120,850	-		1.78 /sf	120,850	
			TEST & BALANCE			/sf		/sf								
			MECHANICAL	67,893.00 sf		/sf		/sf		75.54 /sf	5,128,637			75.54 /sf	5,128,637	
16000.000			ELECTRICAL													
	16010.000		ELECTRICAL													
		16010.000	Electrical By sf	67,893.00 sf		-		-		48.00 /sf	3,258,864	-		48.00 /sf	3,258,864	
			ELECTRICAL			/sf		/sf								
	16520.000		EXTERIOR LIGHT FIXTURES													
		16520.000	Light Pole Concrete Base	30.00 ea		-		-		1,500.00 /ea	56,500	-		1,500.00 /ea	56,500	
			EXTERIOR LIGHT FIXTURES			/ea		/ea								
	16705.000		FIRE ALARM SYSTEM													
		16705.000	Fire Alarm System / sf	67,893.00 sf		-		-		3.00 /sf	203,679	-		3.00 /sf	203,679	
			FIRE ALARM SYSTEM			/sf		/sf								
	16740.000		DATA COMMUNICATION SYSTEM													
		16740.000	IT/technology sf	67,893.00 sf		-		-		24.00 /sf	1,629,432	-		24.00 /sf	1,629,432	
			DATA COMMUNICATION SYSTEM			/sf		/sf								
			ELECTRICAL	67,893.00 sf		/sf		/sf		75.86 /sf	5,150,475			75.86 /sf	5,150,475	

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	1,074,161		26,984.815 hrs			15.821 /sf	2.85%
Material	317,379					4.675 /sf	0.84%
Subcontract	30,877,563					454,797 /sf	81.91%
Equipment	177,366		920,000 hrs			2,612 /sf	0.47%
Other							
	32,446,469	32,446,469				477,906 /sf	86.08%
Estimating Contingency	3,244,647			10,000 %	T	47,781 /sf	8.61%
	3,244,647	35,691,116				525,687 /sf	94.68%
Markup	1,249,189			3,500 %	T	18,399 /sf	3.31%
	1,249,189	36,940,305				544,086 /sf	98.00%
Builders Risk	113,085			0.300 %	T	1,666 /sf	0.30%
	113,085	37,053,390				545,762 /sf	98.30%
Subcontractor Bonds	463,163			1,500 %	C	6,822 /sf	1.23%
	463,163	37,516,553				552,584 /sf	99.53%
P & P Bond	178,530				B	2,630 /sf	0.47%
	178,530	37,695,083				555,213 /sf	100.00%
Total		37,695,083				555,213 /sf	

Spreadsheet Report

Project name	Ann Parish Elementary School Existing Bldg Demolition Preliminary OPC
Client	Delker Alb NM
Architect	Delker
Estimator	Rick Murphy
Labor rate table	NM PW
Equipment rate table	Standard Equip.
Job size	57419 sf
Bid date	4/1/2025 05:00 PM
Report format	Sorted by Group phase/Phase Detail summary

Group	Phase	Phase	Description	Takeoff Quantity	Labor Base Productivity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Equip Cost/Unit	Equip Amount	Total Cost/Unit	Total Amount	Location
02000.000			SITework													
		02220.000	SITE DEMOLITION													
			Demo Structures Sub	57,419.00 sf		- /sf	-	- /sf	1,148,380	20.00 /sf	1,148,380	-	-	20.00 /sf	1,148,380	
			SITE DEMOLITION			/sf		/sf	1,148,380	/sf	1,148,380	/sf		/sf	1,148,380	
13000.000			SITework			/sf		/sf			1,148,380				1,148,380	
			SPECIAL CONSTRUCTION													
		13124.000	PORTABLE/MODULAR BUILDING													
			Portable Building Dismantel & Remove	6.00 ea		- /sf	-	- /sf		14,000.00 /ea	84,000	-	-	14,000.00 /ea	84,000	
			PORTABLE/MODULAR BUILDING			/sf		/sf		/sf	84,000	/sf		/sf	84,000	
			SPECIAL CONSTRUCTION								84,000				84,000	



Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor							
Material	1,232,380					21.463 /sf	73.43%
Subcontract							
Equipment							
Other							
	<u>1,232,380</u>	<u>1,232,380</u>			T	<u>21.463 /sf</u>	<u>73.43%</u>
General Conditions By %	<u>123,238</u>		10,000 %		T	<u>2,116 /sf</u>	<u>7.34%</u>
	<u>123,238</u>	<u>1,355,618</u>			T	<u>23,609 /sf</u>	<u>80.77%</u>
Estimating Contingency	<u>135,562</u>		10,000 %		T	<u>2,361 /sf</u>	<u>8.08%</u>
	<u>135,562</u>	<u>1,491,180</u>			T	<u>25,970 /sf</u>	<u>88.85%</u>
Markup	<u>149,118</u>		10,000 %		T	<u>2,597 /sf</u>	<u>8.88%</u>
	<u>149,118</u>	<u>1,640,298</u>			T	<u>28,567 /sf</u>	<u>97.73%</u>
Builders Risk	<u>5,035</u>		0.300 %		T	<u>0.089 /sf</u>	<u>0.30%</u>
	<u>5,035</u>	<u>1,645,333</u>			T	<u>28,655 /sf</u>	<u>98.03%</u>
Subcontractor Bonds	<u>18,486</u>		1,500 %		C	<u>0.322 /sf</u>	<u>1.10%</u>
	<u>18,486</u>	<u>1,663,819</u>			C	<u>28,977 /sf</u>	<u>99.14%</u>
P & I Bond	<u>14,516</u>				B	<u>0.253 /sf</u>	<u>0.86%</u>
	<u>14,516</u>	<u>1,678,335</u>			B	<u>29,230 /sf</u>	<u>100.00%</u>
Total		<u>1,678,335</u>				<u>29,230 /sf</u>	



## Dekker

7601 Jefferson NE, Suite 100  
Albuquerque, NM 87109

505.761.9700 | [DekkerDesign.org](http://DekkerDesign.org)



**I. BDCP Category 1 (Fiber Optic) Awards****II. Presenter(s):** Ovidiu Viorica, Broadband Program Manager**III. Potential Motion:**

Council approval for the renewal of state match of up to \$187,738.00 to Gallup McKinley (Tse' Yi' Gai HS) and up to \$103,687.93 to Jemez Mountain (Lybrook ES) for E-rate funded projects to upgrade the internet infrastructure serving the schools to fiberoptic.

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

The PSCOC to renew state share awards to two schools/districts who have funded projects from the E-rate program that are currently in progress.

**Staff Recommendation:**

Fund the state share (by renewing already approved funding) to assist the schools to complete upgrades to the broadband infrastructure and leverage additional federal funding match.

**Key Points:**

- The state awards leverage additional federal funding match (dollar to dollar, up to 10%), and help the schools with the upgrade of the broadband infrastructure.
- Tse' Yi' Gai HS and Lybrook ES are the last two public/district schools in the state without a fiberoptic connection.
- Fiberoptic is the only reliable, cost-effective and scalable broadband technology that can serve schools at the current FCC connectivity goal for anchor institutions of minimum 1Gigabit per second (Gbps) symmetrical broadband capacity.
- The Statewide Education Network (SEN) provides broadband capacity of minimum 1Gbps, to 100Gbps (and beyond) to participating schools.
- The two projects have been funded for several years and are expected to be completed by June 30, 2025. However, current changes in administration and potential policy changes at the federal level might delay the projects beyond that date.
- Tse' Yi' Gai HS – PSCOC funding was approved on 9/10/2019 (\$187,738.00) for a total project cost of \$3,754,762 (E-rate participation ~\$3.6M).
- Lybrook ES ( North-Central Consortium ) – PSCOC funding was approved on 4/12/2021(\$103,687.93) for a total project cost of \$ 2,073,758.68 (E-rate participation ~\$2M).
- While upon completion of these two projects all public/district schools in the state will be connected to fiberoptic, we expect a limited number of schools to require Cat1 fiberoptic projects in the future.





**I. BDCP Category 2 (Network Equipment) Award****II. Presenter(s):** Ovidiu Viorica, Broadband Program Manager**III. Potential Motion:**

Council approval for Broadband Development and Connectivity Program (BDCP) award of an actual E-rate-approved project amount to provide the state match for application funding year 2024 for Category 2 (Network Equipment) to Clayton Schools for a total of \$412.23.

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

The PSCOC to make a state share award to Clayton Schools, who received the funding commitment decision letter (FCDL) from the E-rate program. This is a correction of the April BDCP award by the Council, where the Clayton Schools award was not included.

**Staff Recommendation:**

Fund the state share to assist the school to complete upgrades to their network equipment.

**Key Points:**

- The PSCOC award will assist the school in providing network equipment upgrades of \$5,570.70. Clayton Schools applied for 100% of their E-rate Category2 budget for the current cycle.
- The funding, technical, administrative (E-rate consultants) and project management support provided by this program under the Council's leadership has significant positive consequences. The program facilitated close to **\$60M** in applications and **New Mexico ranking second in the nation** in leveraging E-rate funding available to eligible entities. This follows a fifth in the nation rank for the last cycle.
- The state share reflects the new state-local share percentages approved by the legislature. This new state-local share is extremely helpful in having more participation into the program and assisting more schools with upgrades to their internal broadband networks.
- We expect between eighty and ninety Category2 projects for the 2025 E-rate cycle, as the five-year budget cycle has ended. The available budgets represent approximately twice the typical funding year work volume.

**Exhibit(s):**

A – E-rate Category2 Funding Summary - National Ranking 2025



## E-rate Category2 Funding - National Ranking 2025

Row Labels	Sum of C2 Budget	Sum of Funded C2 Budget Amount	Sum of Pending C2 Budget Amount	Sum of Total Requested	Utilization
1 NY	\$ 617,424,743.50	\$ 379,757,294.51	\$ 245,307,088.46	\$ 625,064,382.97	101.24%
2 NM	\$ 67,416,490.00	\$ 41,509,496.92	\$ 17,630,252.36	\$ 59,197,377.73	87.81%
3 AZ	\$ 245,021,469.00	\$ 148,592,595.52	\$ 64,364,047.23	\$ 212,956,642.75	86.91%
4 NC	\$ 306,045,114.50	\$ 220,033,635.31	\$ 45,405,092.21	\$ 265,438,727.52	86.73%
5 SC	\$ 153,233,355.00	\$ 110,181,980.23	\$ 22,196,355.91	\$ 132,378,336.14	86.39%
6 MS	\$ 90,632,131.00	\$ 55,590,749.31	\$ 22,395,569.97	\$ 77,986,319.28	86.05%
7 KY	\$ 132,495,711.50	\$ 89,837,728.45	\$ 21,799,237.39	\$ 111,636,965.84	84.26%
8 HI	\$ 37,005,063.00	\$ 29,077,678.78	\$ 1,961,413.71	\$ 31,039,092.49	83.88%
9 TX	\$ 1,109,329,552.00	\$ 704,245,804.72	\$ 216,292,213.46	\$ 920,538,018.18	82.98%
10 TN	\$ 191,324,510.50	\$ 121,370,866.90	\$ 34,895,464.86	\$ 156,266,331.76	81.68%





**I. Recertification of SSTBs****II. Presenter(s):** Matthew Schimmel, Deputy Financial Officer**III. Potential Motion:**

Council approval to adopt the Resolution, Notification, Certification, and Reconciliation of unexpended bond proceeds as follows:

- **SSTB22SD 0001** – Certifying the net amount of **\$1,419,172** to be used for other PSCOC awarded projects.
- **SSTB23SD 0001** – Certifying the net amount of **\$5,547,355** to be used for other PSCOC awarded projects.
- **SSTB24SB 0001** – Certifying the net amount of **\$293,577** to be used for other PSCOC projects.

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

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

**SSTB22SD 0001 – Certifying the net amount of \$1,419,172**

Row Labels	Sum of Certifying	Sum of Decertifying
P20-007 Des Moines Combined	\$ 1,419,172	
Grand Total	\$ 1,419,172	

**SSTB23SD 0001 – Certifying the net amount of \$5,547,355**

Row Labels	Sum of Certifying	Sum of Decertifying
P24-003 Hobbs - New MS	\$ 13,404,355	
S21-001 - Las Cruces - Tombaugh ES		\$ (7,857,000)
Grand Total	\$ 13,404,355	\$ (7,857,000)

**SSTB24SB 0001 – Certifying the net amount of \$293,577**

Row Labels	Sum of Certifying	Sum of Decertifying
(2024) HB-2 Broadband Access and Expansion Program Transfer	\$ 650,000	
P21-004 Hobbs - Heizer MS	\$ 4,289,782	
To cover FY25 3rd and 4th qtr capacity overage and new awards		\$ (4,646,205)
Grand Total	\$ 4,939,782	\$ (4,646,205)

**Exhibit(s):**

A – Resolution and Worksheet SSTB22SD 0001  
 B – Resolution and Worksheet SSTB23SD 0001  
 C – 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 **May 14, 2025**, the Council adopted the resolution and certification set forth below:

NOW, THEREFORE, BE IT RESOLVED AND CERTIFIED THAT:

1. Exhibit A to the Resolution, Notification and Certification dated November 21, 2022 is amended to reauthorize **one million four hundred nineteen thousand one hundred seventy two dollars (\$1,419,172)** per the attached SSTB22SD 0001 Reconciliation worksheet for the following projects:
  - a) P20-007 Des Moines Combined \$ 1,419,172
2. **Seven million six hundred ninety four thousand one hundred thirty three dollars (\$7,694,133)** remains unexpended.

Dated: **May 14, 2025**

PUBLIC SCHOOL CAPITAL OUTLAY  
COUNCIL

By: \_\_\_\_\_  
Joe Guillen, Chair PSCOC



## SSTB22SD- 0001 Reconciliation Worksheet

## A05 - SSTB22SD 0001

May 14, 2025

	A-Code	Description	Previously Certified	Pending Certification	Certified	Actual Budget (SHARE)	Pending Budget (SHARE)	Budgeted
1		Penasco - Penasco ES	\$ -		\$ -	\$ -		\$ -
2		Mountainair - Mountainair ES	\$ -		\$ -	\$ -		\$ -
3		Jemez Mountain - Gallinas ES	\$ -		\$ -	\$ -		\$ -
4		Pojoaque Valley - Pojoaque MS	\$ -		\$ -	\$ -		\$ -
5		Penasco - Penasco HS	\$ -		\$ -	\$ -		\$ -
6		Springer - Springer ES	\$ 3,612,681.00		\$ 3,612,681.00	\$ -		\$ -
7		Maxwell - Maxwell Combined	\$ 2,542,239.00		\$ 2,542,239.00	\$ 2,542,239.00		\$ 2,542,239.00
8		Central Consolidated - Tse'bit'ai MS	\$ 2,965,145.00		\$ 2,965,145.00	\$ 2,965,145.00		\$ 2,965,145.00
9		Pojoaque Valley - 6th Grade Academy	\$ -		\$ -	\$ -		\$ -
10		Penasco - Penasco MS	\$ -		\$ -	\$ -		\$ -
11		Silver - 6th Street ES	\$ -		\$ -	\$ -		\$ -
12		Bloomfield - Central Primary School	\$ -		\$ -	\$ -		\$ -
13		Mesa Vista - Mesa Vista Combo MS/HS	\$ -		\$ -	\$ -		\$ -
14		Jemez Mountain - Coronado Combo MS/HS	\$ -		\$ -	\$ -		\$ -
15		Quemado - Datil ES	\$ -		\$ -	\$ -		\$ -
16		Bloomfield - Naaba Ani ES	\$ -		\$ -	\$ -		\$ -
17		Melrose - Melrose Combined	\$ -		\$ -	\$ -		\$ -
18		Pecos - Pecos Combo MS/HS	\$ -		\$ -	\$ -		\$ -
19		Corona - Corona Combo	\$ -		\$ -	\$ -		\$ -
20		Chama Valley - Chama ES/MS	\$ -		\$ -	\$ -		\$ -
21		Cobre - Cobre HS	\$ -		\$ -	\$ -		\$ -
22		Hagerman - Hagerman Combo	\$ 22,796,762.00		\$ 22,796,762.00	\$ -		\$ -
23		Cobre - Snell MS	\$ -		\$ -	\$ -		\$ -
24		Tucumcari - Tucumcari MS	\$ -		\$ -	\$ -		\$ -
25		Cimarron - Cimarron HS	\$ -		\$ -	\$ -		\$ -
26		Rio Rancho - Mountain View MS	\$ -		\$ -	\$ -		\$ -
27		Gallup McKinley - Chee Didge ES	\$ -		\$ -	\$ -		\$ -
28		Lake Arthur - Lake Arthur Combo	\$ -		\$ -	\$ -		\$ -
29		Rio Rancho - Eagle Ridge MS	\$ -		\$ -	\$ -		\$ -
30		Clayton - Clayton HS	\$ -		\$ -	\$ -		\$ -
31		Hobbs - Stone ES	\$ -		\$ -	\$ -		\$ -
32		Cimarron - Eagle Nest ES/MS	\$ -		\$ -	\$ -		\$ -
33		Mora - Mora Combo	\$ -		\$ -	\$ -		\$ -
34		Mora - Holman ES	\$ -		\$ -	\$ -		\$ -
35		Vaughn - Vaughn Combo	\$ -		\$ -	\$ -		\$ -
36		Systems @7.5161% of TPC	\$ 2,893,095.00		\$ 2,893,095.00	\$ -		\$ -
37		S24-001 Deming - Columbus ES	\$ 2,596,200.00		\$ 2,596,200.00	\$ 2,596,200.00		\$ 2,596,200.00
38		S24-002 Deming - Memorial ES	\$ 2,036,873.00		\$ 2,036,873.00	\$ 2,036,783.00		\$ 2,036,783.00
39		S24-003 Gadsden - Alamo Building/Portables	\$ 1,000,900.00		\$ 1,000,900.00	\$ 1,000,900.00		\$ 1,000,900.00
40		S24 Albuquerque - Sandia HS	\$ 403,393.00		\$ 403,393.00	\$ 403,393.00		\$ 403,393.00
41		S24 Albuquerque - Osuna ES	\$ 187,091.00		\$ 187,091.00	\$ 187,091.00		\$ 187,091.00
42		S24 Albuquerque - Highland HS	\$ 878,596.00		\$ 878,596.00	\$ 878,596.00		\$ 878,596.00
43		S24 Albuquerque - S.Y. Jackson HS	\$ 1,449,688.00		\$ 1,449,688.00	\$ 1,449,688.00		\$ 1,449,688.00
44		S24 Albuquerque - Del Norte HS	\$ 350,060.00		\$ 350,060.00	\$ 350,060.00		\$ 350,060.00
45		S24 Albuquerque - Taft MS	\$ 1,431,380.00		\$ 1,431,380.00	\$ 1,431,380.00		\$ 1,431,380.00
46		S24 Albuquerque - Longfellow ES	\$ 1,803,608.00		\$ 1,803,608.00	\$ 1,803,608.00		\$ 1,803,608.00
47		S24 Albuquerque - Valley HS	\$ 546,803.00		\$ 546,803.00	\$ 546,803.00		\$ 546,803.00
48		S24 Albuquerque - Atrisco ES	\$ 237,934.00		\$ 237,934.00	\$ 237,934.00		\$ 237,934.00
49		S24 Albuquerque - Eisenhower MS	\$ 714,822.00		\$ 714,822.00	\$ 714,822.00		\$ 714,822.00
50		S24 Albuquerque - Monte Vista ES	\$ 479,150.00		\$ 479,150.00	\$ 479,150.00		\$ 479,150.00
51		S24 West Las Vegas Old Armijo Building	\$ 386,586.00		\$ 386,586.00	\$ 386,586.00		\$ 386,586.00
52		S24 Clovis - Marshall JHS	\$ 348,546.00		\$ 348,546.00	\$ 348,546.00		\$ 348,546.00
53		S24 Clovis - Sandia ES	\$ 105,102.00		\$ 105,102.00	\$ 105,102.00		\$ 105,102.00
54		S24 Los Alamos - Los Alamos HS	\$ 219,705.00		\$ 219,705.00	\$ 219,705.00		\$ 219,705.00
55		S24 Espanola - Demolition	\$ 71,429.00		\$ 71,429.00	\$ 71,429.00		\$ 71,429.00
56		S24 West Las Vegas - Luis Armijo ES	\$ 220,122.00		\$ 220,122.00	\$ 220,122.00		\$ 220,122.00
57		S24 Cimarron ES/MS	\$ 194,493.00		\$ 194,493.00	\$ 194,493.00		\$ 194,493.00
58		P24 Bernalillo - Algodones ES	\$ 845,526.00		\$ 845,526.00	\$ 845,526.00		\$ 845,526.00
59		H24-001 Central - Teacher Housing	\$ 2,200,000.00		\$ 2,200,000.00	\$ 2,200,000.00		\$ 2,200,000.00
60		P22-003 Los Alamos - Chamisa ES	\$ 50,078,401.00		\$ 50,078,401.00	\$ 50,078,401.00		\$ 50,078,401.00
61		S24-004 Texico Combined	\$ 532,286.00		\$ 532,286.00	\$ 532,286.00		\$ 532,286.00
62		P22-002 Mosquero Combined	\$ 51,386,457.00		\$ 51,386,457.00	\$ 51,386,457.00		\$ 51,386,457.00
63		P20-007 Des Moines Combined	\$ 51,087,757.00	\$ 1,419,172.00	\$ 52,506,929.00	\$ 51,087,757.00	\$ 1,419,172.00	\$ 52,506,929.00
64		FY24 CIMS eBuilder	\$ 224,638.00		\$ 224,638.00	\$ 224,638.00		\$ 224,638.00
65		FY24 FIMS Dude Solutions	\$ 352,000.00		\$ 352,000.00	\$ 352,000.00		\$ 352,000.00
66		P19-008 Los Lunas - Peralta ES	\$ 21,337,093.00		\$ 21,337,093.00	\$ 21,337,093.00		\$ 21,337,093.00
67		S20-005 San Jon - Combined	\$ 4,141,429.00		\$ 4,141,429.00	\$ 4,141,429.00		\$ 4,141,429.00
68		S22-019 Farmington - Piedra Vista HS	\$ 1,399,447.00		\$ 1,399,447.00	\$ 1,399,447.00		\$ 1,399,447.00
69		P20-010 Clovis - Barry ES	\$ 3,681,792.00		\$ 3,681,792.00	\$ 3,681,792.00		\$ 3,681,792.00
70		K22-001 Deming - My Little School	\$ 3,547,271.00		\$ 3,547,271.00	\$ 3,547,271.00		\$ 3,547,271.00
71		P24 Penasco Combined	\$ 3,757,110.00		\$ 3,757,110.00	\$ 3,757,109.00		\$ 3,757,109.00
72		S24 Melrose	\$ 2,400,000.00		\$ 2,400,000.00	\$ 2,400,000.00		\$ 2,400,000.00
73		S24 Clayton - Demolition	\$ 2,456,250.00		\$ 2,456,250.00	\$ 2,456,250.00		\$ 2,456,250.00
74		S24 Albuquerque - Demolition	\$ 376,446.00		\$ 376,446.00	\$ 376,446.00		\$ 376,446.00
75		P24 Artesia	\$ 1,182,001.00		\$ 1,182,001.00	\$ 1,182,001.00		\$ 1,182,001.00
76		House - Teacher Housing	\$ 430,888.00		\$ 430,888.00	\$ 430,888.00		\$ 430,888.00
77	PED	FY25 SB-9	\$ 45,250,000.00		\$ 45,250,000.00	\$ 45,100,000.00		\$ 45,100,000.00
78	PED	FY25 School Buses	\$ 29,200,000.00		\$ 29,200,000.00	\$ 29,200,000.00		\$ 29,200,000.00
79		FY25 LVCS - Memorial Middle School	\$ 1,500,000.00		\$ 1,500,000.00	\$ 1,500,000.00		\$ 1,500,000.00
80	PED	FY25 Safety Summits	\$ 200,000.00		\$ 200,000.00	\$ 200,000.00		\$ 200,000.00
81	PED	FY25 School Bus Cameras	\$ 547,500.00		\$ 547,500.00	\$ 547,500.00		\$ 547,500.00
82	PED	Fueling Charging Stations for buses	\$ 1,500,000.00		\$ 1,500,000.00	\$ 1,500,000.00		\$ 1,500,000.00
83		<b>Subtotals</b>	<b>\$ 330,086,695.00</b>	<b>\$ 1,419,172.00</b>	<b>\$ 331,505,867.00</b>	<b>\$ 300,634,066.00</b>	<b>\$ 1,419,172.00</b>	<b>\$ 302,053,238.00</b>
84								
85		STB22SD Proceeds	\$ 339,200,000.00					
86		STB22SD Proceeds Uncertified	\$ 7,694,133.00					
87		STB22SD Proceeds Unbudgeted	\$ 37,146,762.00					

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 **May 14, 2025**, the Council adopted the resolution and certification set forth below:

NOW, THEREFORE, BE IT RESOLVED AND CERTIFIED THAT:

1. The Council certifies that **seven million eight hundred fifty seven thousand dollars (\$7,857,000)** from the proceeds of Supplemental Severance Tax Note SSTB23SD 0001 are no longer needed for the projects for which they were issued.
2. Exhibit A to the Resolution, Notification and Certification dated December 6, 2023, is amended to reauthorize **thirteen million four hundred four thousand three hundred fifty five dollars (\$13,404,355)** per the attached SSTB23SD 0001 Reconciliation worksheet for the following projects:
  - a) P24-003 Hobbs – New MS \$ 13,404,355
3. **One million two hundred seventy two thousand one hundred sixty one dollars (\$1,272,161)** remains unexpended.

Dated: **May 14, 2025**

PUBLIC SCHOOL CAPITAL OUTLAY  
COUNCIL

By: \_\_\_\_\_  
Joe Guillen, Chair PSCOC

# SSTB23SD- 0001 Reconciliation Worksheet

## A07 - SSTB23SD 0001

May 14, 2025

	A-Code	Description	Previously Certified	Pending Certification	Certified	Actual Budget (SHARE)	Pending Budget (SHARE)	Budgeted	
1	-	P19-003 - Gallup-McKinley - Rocky View	\$ -		\$ -			\$ -	1
2	A07P19004	P19-004 - Gallup-McKinley - Tohatchi HS	\$ 50,647,912.00		\$ 50,647,912.00	\$ 50,647,912.00		\$ 50,647,912.00	2
3	-	P19-004 - Gallup-McKinley - Tohatchi HS	\$ -		\$ -			\$ -	3
4	A07P19010	P19-010 - Roswell - Nancy Lopez	\$ 20,489,271.00		\$ 20,489,271.00	\$ 20,489,271.00		\$ 20,489,271.00	4
5	A07P19015	P19-015 - Socorro - Sarracino MS	\$ 23,914,018.00		\$ 23,914,018.00	\$ 23,914,018.00		\$ 23,914,018.00	5
6	A07P20005	P20-005 - Las Cruces - Columbus ES	\$ 30,327,211.00		\$ 30,327,211.00	\$ 30,327,211.00		\$ 30,327,211.00	6
7		S20-005 - San Jon - Combined	\$ 2,258,462.00		\$ 2,258,462.00			\$ -	7
8	A07P21001	P21-001 - Zuni - HS/Twin Buttes HS	\$ 17,197,410.71		\$ 17,197,410.71	\$ 17,197,411.00		\$ 17,197,411.00	8
9		P20-010 - Clovis - Barry ES	\$ 10,684,500.00		\$ 10,684,500.00			\$ -	9
10	A07P21002	P21-002 - Carrizozo - Combined	\$ 42,393,600.00		\$ 42,393,600.00	\$ 102,714,603.00	\$ (60,321,003.00)	\$ 42,393,600.00	10
11	A07P21007	P21-007 - Grants-Cibola - Mesa View ES	\$ 49,916,766.00		\$ 49,916,766.00	\$ 49,916,766.00		\$ 49,916,766.00	11
12	A07P21006	P21-006 Gallup-McKinley - Navajo Pine HS	\$ 5,030,993.00		\$ 5,030,993.00	\$ 5,030,993.00		\$ 5,030,993.00	12
13	-	S21-001 - Las Cruces - Tombaugh ES	\$ 7,857,000.00	\$ (7,857,000.00)	\$ -			\$ -	13
14	-	Systems @ 10% of TPC	\$ -		\$ -			\$ -	14
15	A07K23001	K23-001 Farmington - Pre-School Academy East	\$ 39,239,511.00		\$ 39,239,511.00	\$ 39,239,510.71		\$ 39,239,510.71	15
	PED	FY26 SB-9	\$ 50,000,000.00		\$ 50,000,000.00	\$ -		\$ -	
16	A07P24003	P24-003 Hobbs - New MS	\$ 36,289,674.00	\$ 13,404,355.00	\$ 49,694,029.00	\$ -	\$ 36,289,674.00	\$ 36,289,674.00	16
17		<b>Subtotals</b>	<b>\$ 386,246,328.71</b>	<b>\$ 5,547,355.00</b>	<b>\$ 391,793,683.71</b>	<b>\$ 339,477,695.71</b>	<b>\$ (24,031,329.00)</b>	<b>\$ 315,446,366.71</b>	17
18									18
19		SSTB23SD Proceeds	\$ 393,065,845.00						19
20		<b>SSTB23SD Proceeds Uncertified</b>	<b>\$ 1,272,161.29</b>						20
21		<b>SSTB23SD Proceeds Unbudgeted</b>	<b>\$ 77,619,478.29</b>						21

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 **May 14, 2025** the Council adopted the resolution and certification set forth below:

NOW, THEREFORE, BE IT RESOLVED AND CERTIFIED THAT:

1. The Council certifies that **four million six hundred forty six thousand two hundred five dollars (\$4,646,205)** 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 **four million nine hundred thirty nine thousand seven hundred eight two dollars (\$4,939,782)** per the attached SSTB24SB 0001 Reconciliation worksheet for the following projects:
  - a. P21-004 Hobbs - Heizer MS \$ 4,289,782
  - b. (2024) HB-2 OBAE Program Transfer \$ 650,000
3. **Zero dollars (\$0)** remains uncommitted.

Dated: **May 14, 2025**

PUBLIC SCHOOL CAPITAL OUTLAY  
COUNCIL

By: \_\_\_\_\_  
Joe Guillen, Chair PSCOC

# SSTB24SB-0001 Reconciliation Worksheet

## A08 - SSTB24SB 0001

April 14, 2025

A-Code	Description	Previously Certified	Pending Certification	Certified	Actual Budget (SHARE)	Pending Budget (SHARE)	Budgeted
A08P22001	P22-001 Gadsden - Gadsden MS	\$ 47,051,979.00	\$ -	\$ 47,051,979.00	\$ 47,051,979.00	\$ -	\$ 47,051,979.00
A08P21001	P21-001 Zuni HS/Twin Buttes HS	\$ 115,496,323.00	\$ -	\$ 115,496,323.00	\$ 115,496,323.00	\$ -	\$ 115,496,323.00
A08P21004	P21-004 Hobbs - Heizer MS	\$ 29,296,250.00	\$ 4,289,782.00	\$ 33,586,032.00	\$ 29,296,250.00	\$ 4,289,782.00	\$ 33,586,032.00
	P20-002 Central - Newcomb ES	\$ 21,298,535.00		\$ 21,298,535.00	\$ -	\$ -	\$ -
A08P19018	P19-018 Belen - Dennis Chavez ES	\$ 16,477,560.00	\$ -	\$ 16,477,560.00	\$ 16,477,560.00	\$ -	\$ 16,477,560.00
A08P25001	P25-001 Raton - Longfellow ES	\$ 8,455,099.00	\$ -	\$ 8,455,099.00	\$ 8,455,099.00	\$ -	\$ 8,455,099.00
	S22-009 Tularosa - Intermediate School	\$ 340,961.00	\$ -	\$ 340,961.00	\$ 340,961.00	\$ -	\$ 340,961.00
A08P11018	P11-018 Roswell - Military Heights ES	\$ 283,423.00	\$ -	\$ 283,423.00	\$ 283,423.00		\$ 283,423.00
A08L25001	FY25 Lease Assistance	\$ 25,400,000.00	\$ -	\$ 25,400,000.00	\$ 25,400,000.00	\$ -	\$ 25,400,000.00
A08M25001	FY25 Facility Master Plans (FMP's)	\$ 800,000.00	\$ -	\$ 800,000.00	\$ 800,000.00	\$ -	\$ 800,000.00
A08OPBUD25	FY25 Operating Budget	\$ 7,411,000.00	\$ -	\$ 7,411,000.00	\$ 7,411,000.00	\$ -	\$ 7,411,000.00
A08B25001	BDCP Broadband	\$ 10,000,000.00	\$ -	\$ 10,000,000.00	\$ 10,000,000.00	\$ -	\$ 10,000,000.00
	Higher Education Appropriation	\$ 30,000,000.00	\$ -	\$ 30,000,000.00	\$ -	\$ -	\$ -
A08EBUPGRD	CIMS upgrades	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -	\$ 50,000.00
A08CIMS25	CIMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A08FIMS25	FIMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A08CID25	CID	\$ 300,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ 300,000.00
	2024 HB-2 OBAE Program Transfer	\$ -	\$ 650,000.00	\$ 650,000.00		\$ 650,000.00	\$ 650,000.00
-	To cover FY25 3rd and 4th qtr capacity overage and new awards	\$ 27,405,111.00	\$ (4,646,205.00)	\$ 22,758,906.00	\$ -	\$ -	\$ -
<b>Subtotals</b>		<b>\$ 340,066,241.00</b>	<b>\$ 293,577.00</b>	<b>\$ 340,359,818.00</b>	<b>\$ 261,362,595.00</b>	<b>\$ 4,939,782.00</b>	<b>\$ 266,302,377.00</b>
STB24SB Proceeds		\$ 340,359,818.00					
STB24SB Proceeds Uncertified		\$ -					
STB24SB Proceeds Unbudgeted		\$ 74,057,441.00					



## **V. Informational**

### **A. Project Status Report**



**I. Project Status Report**

**II. Presenter(s):** Larry Tillotson, Deputy Director of Operations, Outreach, and Quality Assurance  
Jason Gauna, CIMS Program Manager

**III. Executive Summary (Informational):****Key Points:**

- **Total Active PSCOC funded Projects as of May 1, 2025: 160**
  - Standards-based projects: 64
  - Systems-based projects: 72
  - Pre-Kindergarten-based projects: 11
  - Teacher Housing projects: 8
    - Pilot Program and Teacher Housing added to Standards-based projects
  - Measurement & Verification (Pilot program): 5 districts – Bernalillo, Gallup McKinley, Los Lunas, Hobbs & Farmington school districts.
    - All M&V Phase I projects are complete and actively reporting data to cufflink (software dashboard).
- Initially, the PSR was created as a custom report by the eBuilder Development Department, which meant PSFA staff couldn't modify the report as needed.
- The updated PSR was created in the BI (Business Intelligence) Module, allowing the PSFA CIMS team to make modifications as needed.
- Initial baseline schedule established by the Regional Projects Managers (RPM) utilizing the scope of work and timeline within the Memorandum of Understanding (MOU).
- Once the design professional is contracted, the timeline is adjusted based on their scope of work and schedule.

Note: The following is a sample set of 10 projects currently managed in CIMS associated with the Project Status Report (PSR).

- **S25-011 Corona (Corona) – Systems based: Demolition**
  - Awarded: December 2024 Demolition funding (Single Phase)
  - Procurement of demolition contractor is in progress
- **H24-002 Cuba (Cuba) – Teacher Housing Pilot Program**
  - Awarded: October 2023 – Design and Construction (Single Phase)
  - Construction in progress
- **K24-001 Cuba ES (Cuba) – Pre-Kindergarten-based**
  - Awarded: October 2023 – Planning and Design Phase funding (Phase 1)



## Project Status Report Definitions 2025 (Exhibit A)

**PROJECT STATUS REPORT (PSR. 11" x 17"):** A high-level data driven performance summary of NM school districts funded projects managed by the PSFA Field division, through the Construction Information Management System (CIMS, current vendor: Trimble, Unity Construct; formerly e-builder) using Key Performance Indicators (KPIs) and industry standard timelines and project status criteria. This is a living document subject to continual changes as progress timelines are modified and adjusted.

The Project Status Report is a process tool used to manage all project activities across the phases of the PSCOC funded projects. This process begins at the start of the project design, through construction and runs through the final stages of closeout and includes:

**PSCOC Funding Requests/approval > Pre-Design > Design Stages > Construction Stages > Closeout Stages**

The PSR is a comprehensive tool used:

- to manage project statuses across the spectrum of PSCOC funded projects in NM public-schools including:
  - o **Standards:** New, replacement, renovation or addition of school facilities;
  - o **Systems:** Replacement or upgrade of select building systems;
  - o **Pre-kindergarten:** New, replacement, renovation or addition of Pre-kindergarten facilities;
  - o **Teacher Housing (pilot):** New or replacement teacher housing units;
  - o **Facility Master Plans:** Five Year Facilities Master Plan (FMP) – Identifies and prioritizes capital and systems projects for each educational facility in a district and state-chartered charter schools.
  - o **Measurement & Verification (pilot):** the process of planning, measuring, collecting and analyzing data for the purpose of verifying and reporting energy savings with an individual facility resulting from the implementation of energy conservation measures (ECMs).
- to provide high level report of projects statuses to the PSCOC and includes financial information to make informed decisions.

**CONSTRUCTION INFORMATION MANAGEMENT SYSTEM (CIMS, current vendor: Trimble, Unity Construct; formerly e-builder):** A Construction Management Software System repository used to manage public school capital outlay projects, timelines, statuses.

References: (New Mexico Administrative Code: Title 6, Chapter 27, Part 2 - [6.27.2 NMAC](#))





PSCOC Project Status Report  
Report Date: 05.08.2025

#



PD = Project Development - MOU, Developing RFP/Contracts for Ed Spec Writer, Development and Approval of Ed Spec. Develop RFP for DP.  
DD = Design Development - Project design from Programming thru Construction Documents. Development RFP for GC Selection  
C = Construction - Project Under Construction (from NTP thru Substantial Completion)  
CC = Construction Completion - All closeout documentation submitted and approved. Final payment approved.  
PC = Project Closeout - 11 month correction period completed. All construction invoicing complete. Begin Financial closeout.

District Name	Project Name	PD	DD	C	CC	PC	Manager Report	State Award	Committed	Expended	Balance
Corona Public Schools	S25-011 Corona Demo (Corona)	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>1 mo.</div>	<div>0%</div> <div>23 mo.</div>	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>35 mo.</div>	Procuring demolition contractor.	\$104,000.00	\$0.00	\$0.00	\$104,000.00
Cuba Independent School District	H24-002 Teacher Housing (Cuba)	<div>0%</div> <div>0 mo.</div>	<div>100%</div> <div>5 mo.</div>	<div>30%</div> <div>30 mo.</div>	<div>0%</div> <div>28 mo.</div>	<div>0%</div> <div>39 mo.</div>	District proceeding with construction.	\$501,309.00	\$501,309.00	\$501,309.00	\$0.00
Cuba Independent School District	K24-001 Cuba ES (Cuba)	<div>0%</div> <div>0 mo.</div>	<div>75%</div> <div>5 mo.</div>	<div>0%</div> <div>27 mo.</div>	<div>0%</div> <div>29 mo.</div>	<div>0%</div> <div>39 mo.</div>	Design nears completion. Design team is behind schedule. Expect RFP for construction in June, 2025.	\$124,294.00	\$57,428.84	\$37,332.50	\$86,961.50
Gadsden Independent School District	P22-001 Gadsden MS (Gadsden)	<div>100%</div> <div>0 mo.</div>	<div>100%</div> <div>6 mo.</div>	<div>28%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	Construction contract is approximately 28% complete.	\$51,595,512.00	\$45,804,214.71	\$14,574,448.35	\$37,021,063.65
Gallup-McKinley County Schools	P19-004 Tohatchi HS (Gallup-McKinley)	<div>100%</div> <div>0 mo.</div>	<div>100%</div> <div>0 mo.</div>	<div>53%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	Construction nears 53% complete.	\$53,215,884.00	\$47,091,137.92	\$20,785,192.19	\$32,430,691.81
Las Cruces Public Schools	P19-005 Desert Hills ES (Las Cruces)	<div>100%</div> <div>0 mo.</div>	<div>100%</div> <div>0 mo.</div>	<div>100%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	Construction complete. In 11 month correction period.	\$12,202,800.00	\$11,905,699.86	\$11,879,899.65	\$322,900.35
Las Cruces Public Schools	P20-005 Columbia ES (Las Cruces)	<div>100%</div> <div>0 mo.</div>	<div>100%</div> <div>0 mo.</div>	<div>78%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	Construction is about 78% complete.	\$34,432,417.00	\$30,154,763.84	\$21,158,121.47	\$13,274,295.53
Los Alamos Public Schools	P22-005 Pinon Elementary (Los Alamos)	<div>100%</div> <div>0 mo.</div>	<div>100%</div> <div>0 mo.</div>	<div>80%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	Construction nears 80% complete.	\$24,270,621.00	\$19,426,425.54	\$15,066,002.32	\$9,204,618.68
Tularosa Municipal Schools	P19-017 Tularosa MS (Orig. S19-017)	<div>100%</div> <div>0 mo.</div>	<div>47%</div> <div>1 mo.</div>	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	In Design (CD)	\$2,846,038.00	\$1,787,105.89	\$733,764.65	\$2,112,273.35
Tularosa Municipal Schools	S22-009 Tularosa Intermediate (Tularosa)	<div>100%</div> <div>0 mo.</div>	<div>100%</div> <div>0 mo.</div>	<div>92%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	<div>0%</div> <div>0 mo.</div>	Construction nears completion.	\$735,580.00	\$664,897.29	\$646,316.91	\$89,263.09
Grand Totals:								\$180,028,455.00	\$157,392,982.89	\$85,382,387.04	\$94,646,067.96

**VI. Next PSCOC Meeting – June 11, 2025**

**VII. Adjourn**