

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, *NMSBA – Chair*
Charles Sallee, *LFC*
John Sena, *LESC*
Amanda Lupardus, *PED*
Martin Romero, *CID*
Stewart Ingham, *PEC*
Randall Cherry II, *LCS*
Ashley Leach, *DFA*

Absent Members

Elizabeth Groginsky, *OG*

Public School Facilities Authority

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



MEETING MINUTES

Special PSCOC Full Council Meeting
State Capitol Building, Room 322 – July 31, 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 July 31, 2025, was called to order by Chair Joe Guillen at 1:35 PM.

A. Roll Call

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

B. Approval of Agenda*

Mr. Cherry moved to approve the motion to approve the July 31, 2025 PSCOC agenda and Ms. Leach seconded the motion. As there was no opposition, the agenda was approved with no changes.

II. Public Comment

No Public Comment occurred.

III. Other Business

A. Policy for Gross Square Foot Calculator for Existing Projects in Design*

Ms. Romero opened the policy discussion by presenting the background, executive summary, and key points related to the proposed Gross Square Foot (GSF) Calculator policy. Ms. Romero emphasized the need for a standardized approach to address projects that were in design or recently funded prior to the adoption of the updated calculator. Awards Subcommittee Chair Sallee then reviewed the proposed policy options, outlining the rationale behind each and highlighting the implications for both older and newer projects.

Mr. Sena expressed concerns about the fairness of retroactively applying new standards to projects that had already been awarded under previous guidelines. Mr. Sena questioned whether the Council was adequately considering the financial and logistical impacts on districts. Ms. Leach inquired about the number of projects that had expended funds before 2023, seeking clarity on how many would be affected by the proposed policy. Ms. Leach also raised questions regarding the waiver provision for Policy Option 1, specifically whether districts would lose eligibility for waivers if they requested additional square footage for gym or community spaces.

Mr. Ingham echoed concerns about the policy’s implications, particularly the lack of detailed analysis on how the changes would affect project budgets and timelines. Mr. Sena followed up with additional questions, prompting Mr. John Valdez, Planning Manager at PSFA, to respond with clarifications on how the policy would be implemented and how requests would be evaluated. Ms. Romero cautioned the Council against further delaying action, warning that continued delays of the item would stall critical school construction projects and increase costs due to inflation.

Awards Subcommittee Chair Saltee emphasized the importance of establishing a clear cutoff date, suggesting that projects awarded prior to 2023 should not be allowed to benefit from the new standards unless they assumed full financial responsibility for any additional space. Ms. Leach expressed support for adjusting all projects for gym space only, stating that Policy Option 1 made sense but required revision to the waiver language. Ms. Leach argued that districts should not be penalized for aligning with updated standards, especially if they were still in the design phase.

Ms. Romero clarified the amendment she proposed, which would remove the requirement for districts to certify their ability to fully fund the local share of expanded scope costs. Ms. Leach then moved to adopt Policy Option 1 with the proposed amendment, and Mr. Romero seconded the motion. However, Mr. Sena expressed confusion about the motion’s implications, particularly regarding waiver eligibility for 2023 and 2024 projects that sought to increase gym space. Mr. Sena questioned whether such projects would still qualify for state support under the revised policy.

Following further deliberation, a new motion was introduced to adopt Policy Option 1 without the amendment. During the discussion, both Mr. Sena and Ms. Leach reiterated that the Council had not consistently held districts accountable for project progress and emphasized the need for stronger oversight. Despite this, Ms. Leach chose to retain her original motion, arguing that the waiver requirement unfairly burdened districts that were acting in good faith under evolving standards.

Mr. Ingham stated that he could not support the motion due to what he perceived as a lack of comprehensive analysis and concern over unintended consequences. The Council proceeded with a vote on the amended motion. Although the initial vote failed, a request for reconsideration was made. After further clarification and discussion, the Council held a roll call vote and ultimately approved Policy Option 1 with the amendment to remove the waiver certification requirement.

The Council concluded by agreeing to continue reviewing individual project requests under the new policy and committed to revisiting gym space standards during the upcoming Adequacy Planning Guide (APG) update. A special training session was proposed to further explore gym space needs and to develop clearer policies for project accountability and readiness. The Chair called for an official Roll Call Vote.

Initial Roll Call Vote: Moved by Ms. Leach; Seconded by Mr. Romero.

<i>Charles Saltee - No</i>	<i>Elizabeth Groginsky – Absent</i>
<i>Randall Cherry - No</i>	<i>Amanda Lupardus - No</i>
<i>John Sena - Yes</i>	<i>Stewart Ingham - No</i>
<i>Ashley Leach - Yes</i>	<i>Martin Romero - Yes</i>
<i>Joe Guillen – Yes</i>	<i>MOTION: Failed</i>

Reconsideration of Motion Roll Call Vote: Moved by Ms. Leach; Seconded by Mr. Romero.

Charles Sallee - No	Elizabeth Groginsky – Absent
Randall Cherry - No	Amanda Lupardus - Yes
John Sena - Yes	Stewart Ingham - No
Ashley Leach - Yes	Martin Romero - Yes
Joe Guillen – Yes	MOTION: Carried

AMENDED MOTION: Ms. Leach moved for Council to approve the policy outlining how previously awarded projects should be evaluated and managed under the updated Statewide Adequacy Standards and Maximum Allowable Gross Square Foot Calculator.

Option #1 – Policy #1 to Align Previously Awarded Projects to update GSF Calculator; amendment to the waiver language.


Ms. Groginsky seconded the motion, and there being no opposition, the motion was unanimously approved.

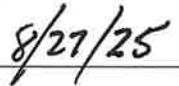
**AMENDED
APPROVED**

IV. Next PSCOC Meeting – August 27, 2025

V. Adjourn

The meeting was adjourned at 3:05 PM. The motion to adjourn was made by Mr. Cherry and seconded by Mr. Sena. There was no opposition.


Chair


Date

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