

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, *NMSBA – Chair*
Cally Carswell, *LFC*
John Sena, *LESC*
Amanda Lupardus, *PED*
Martin Romero, *CID*
Stewart Ingham, *PEC*
Ashley Leach, *DFA*
Elizabeth Groginsky, *OG*
Randall Cherry, *LCS*



Public School Facilities Authority

Marcos Trujillo | Executive Director
Larry Tillotson | Deputy Director of Operations & Outreach
Sean Murray | Deputy Director of Capital Operations

MEETING MINUTES

PSCOC Full Council Meeting
State Capitol Building, Room 321 – January 14, 2026

*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 or recording.*

I. Call to order – Joe Guillen, Chair

The Public School Capital Outlay Council (PSCOC) meeting on January 14, 2026, was called to order by Chair Joe Guillen at 9:02 AM.

A. Roll Call

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

B. Approval of Agenda*

Mr. Trujillo proposed two amendments to the agenda. First, Item 7A—Other Business—was moved to immediately follow the consent items. Second, the Zuni lawsuit update, to be provided by outside counsel, was advanced on the agenda to align with counsel’s availability between approximately 9:45 and 10:00 a.m. A motion to approve the agenda as amended was made by Ms. Ashley Leach and seconded by Ms. Mariana Padilla. The motion passed by voice vote, with all present voting in favor and no objections stated.

C. Correspondence

No Correspondence.

II. Public Comment

No other public comment was made.

III. Finance

A. PSCOC Financial Plan

The Chief Financial Officer, Mr. Schimmel, presented the financial report, providing an overview of the Executive Summary and highlighting key points for the Council. Mr. Schimmel highlighted the sources and uses detail—specifically referencing lines 34 and 36—and the award schedule pages included in the Council materials. Mr. Schimmel reported a net positive change of approximately \$2.5 million, reflecting out-of-cycle activity and associated adjustments.

Mr. Schimmel further noted that the out-of-cycle requests on the day’s agenda were incorporated into the updated plan. These included the construction funding request for Tularosa Middle School (P19-017), with an estimated state match of approximately \$30.1 million and a requested local match reduction of roughly \$7.8 million, for a total request of approximately \$37.9 million. Additionally, staff outlined the Mosquero Combined School (P22-002) request for

additional construction funding, with an estimated state contribution of approximately \$90,000 within a combined recommendation totaling about \$1.5 million, which included a partial local match reduction and an advance of local match.

Mr. Schimmel also reviewed a prior favorable variance related to the Mosquero project, noting that while the Council had earlier estimated the local match reduction at approximately \$53 million, the final approved reduction was closer to \$37–38 million. This resulted in an estimated favorable change of roughly \$15 million and a related bond decertification. The current agenda reflected additional Mosquero funding needs that were not anticipated in earlier financial plan projections. Mr. Schimmel concluded the report with an overview of the Award Schedule Detail, highlighting FY19 and FY22 entries associated with the Tularosa and Mosquero projects. Council members thanked staff for clearly tracking financial changes and for the comprehensive presentation. There were no questions or objections raised, and the report was accepted. No formal action was required as the item was informational.

IV. Consent Agenda*

Mr. Trujillo provided an overview of each item. All the Consent Agenda items were approved in a single motion.

A. December 11, 2025, PSCOC Meeting Minutes*	
Council approval of the December 11, 2025, PSCOC Meeting Minutes.	
B. P23-004 Heights MS (Farmington) – Award Language Change*	
Council approval to amend the current 2022-2023 Standards-based award language to Farmington Municipal Schools (FMS) for Heights Middle School (P23-004) to include an increase in the maximum allowable gross footage (GSF) from 89,001 to 96,173 (a 7,172 GSF increase).	
<ul style="list-style-type: none"> • Contingent on: <ul style="list-style-type: none"> o The program of spaces falls within the new calculator value of 96,173 GSF. Should the program contain space over that amount, the overage will fully be district financial responsibility. o The program contains academic spaces sized to the Adequacy minimums or over (as long as the total program does not exceed 96,173 GSF). o If the program contains ineligible space as defined by the Adequacy Planning Guide, this space will fully be district financial responsibility. 	
C. P23-005 Mesa Verde ES (Farmington) – Award Language Change*	
Council approval to amend the current 2022-2023 Standards-based award language to Farmington Municipal Schools (FMS) for Mesa Verde Elementary School (P23-005) to include an increase in the maximum allowable gross square footage (GSF) from 58,159 to; 67,003 (a 8,844 GSF increase).	
<ul style="list-style-type: none"> • Contingent on: <ul style="list-style-type: none"> o The program of spaces falls within the new calculator value of 67,003 GSF. Should the program contain space over that amount, the overage will fully be district financial responsibility. o The program contains academic spaces sized to the Adequacy minimums or over (as long as the total program does not exceed 67,003 GSF). o If the program contains ineligible space as defined by the Adequacy Planning Guide, this space will fully be district financial responsibility. 	
D. P24-008 Algodones ES (Bernalillo) – Award Language Change*	
Council approval to amend the current 2023-2024 Standards based award language to Bernalillo Public Schools (BPS) for Algodones Elementary School (P24-008) to include:	
<ul style="list-style-type: none"> • An increase in the maximum allowable area from 48,081 to 58,820 (a 10,739 GSF increase). • New construction of 58,820 GSF replacement facility in lieu of renovation/addition of the existing facility. • Contingent on the approval of the reorganization request by the Public Education Department. 	
E. Recertification of SSTBs*	
Council approval to adopt the Resolution, Notification, Certification, and Reconciliation of unexpended bond proceeds as follows:	
<ul style="list-style-type: none"> • SSTB25SB 0001 – Decertifying the net amount of (\$12,718,701.00) to be used for other the PSCOC projects. 	
MOTION: The Chair called for a vote to approve the consent agenda items. There being no opposition, the motion passed.	APPROVED

V. Awards Cycle

A. FY26 Lease Assistance Award Update*

Mr. Trujillo presented an update to the FY26 Lease Assistance items previously approved in December, noting that the New Mexico Military Institute (NMMI) middle school lease application had been held pending clarification of several issues. The requested award totaled \$92,318 for the NMMI middle school lease, which would increase the overall FY26 lease assistance allocation from \$23,967,383 to \$24,059,070.

During the presentation, Mr. Trujillo outlined key conditions associated with the lease. The NMMI Foundation served as the lessor, and the lease rate exceeded the local fair market value. Mr. Trujillo explained that the higher rate was attributed to retrofit improvements made to adapt the facility for educational use, and they committed to obtaining an itemized list of those improvements. Mr. Trujillo also noted that maintenance responsibilities appeared to be excluded from the lease—an arrangement that is atypical for leases supported through PSCOC programs. Mr. Trujillo indicated that they would further review the terms to confirm compliance with PSFA/PSCOC lease assistance requirements and provide additional clarification.

Mr. Guillen and Mr. Ingham each asked questions regarding the request, and Ms. Padilla raised a specific question regarding maintenance responsibilities within the lease. Mr. Trujillo additionally clarified that the request pertained solely to the middle school and did not involve any higher-education facilities or components.

Following discussion, the Council advanced to approve the NMMI lease assistance request. The vote was conducted by voice, and the item was approved with ayes recorded and no opposition stated.

<p>MOTION: The Chair called for a vote for Council approval of the FY26 Lease Assistance Award to the following:</p> <ul style="list-style-type: none">• New Mexico Military Institute (NMMI) – new award of \$92,318. <p>Total increase of \$92,318 to the Lease Assistance Funding Program.</p> <p>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.</p> <p>There being no opposition, the motion passed.</p>	<p style="text-align: center;">APPROVED</p>
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VI. Out-of-Cycle Awards

A. P19-017 Tularosa Middle School (Tularosa) - Construction Funding Request*

Mr. Matthew Gerken, Senior Facilities Manager at PSFA, presented the motion and key points associated with the Tularosa Middle School project request. Mr. Schimmel reviewed the project's status, including the project management plan and the anticipated construction timeline. Mr. Gerken summarized the request to amend the 2018–2019 standards-based award to include construction funding for a replacement middle school serving 240 students in grades 6–8. The proposed facility totaled 71,465 gross square feet, with an estimated total project cost of approximately

\$42,387,507. Under the original funding structure, the state match equaled \$30,095,130 (71%), and the local match equaled \$12,292,377 (29%). Staff recommended approval of a partial local match reduction of \$7,822,891, which would revise the match distribution to a state contribution of \$37,918,021 (89.46%) and a local contribution of \$4,469,486 (10.54%).

The funding package included the base bid plus three alternates: demolition of the existing middle school; repaving and ADA improvements to existing parking; and establishing an accessible route to the football field. Staff noted that six alternates exceeding allowable scope—such as landscaping and irrigation, additional card readers and CCTV, site furnishings, outdoor learning area lighting, and shade structures—would remain the district’s responsibility.

Regarding readiness and compliance, staff reported that three general contractor bids had been received and accepted, and that the district was prepared to execute the memorandum of understanding and contract immediately upon Council approval to initiate construction. Staff confirmed that the district’s preventive maintenance plan had been updated and was satisfactory, though the completion rate remained lower than preferred but was showing improvement.

During the Council’s discussion, members expressed support for the project’s momentum and emphasized the importance of maintaining close owner-representative oversight to manage change orders and ensure ongoing reporting to PSFA and PSCOC. The district confirmed that an active construction manager/owner’s representative was engaged and would continue to support the project. The motion was approved by voice vote, with ayes recorded and no nays stated. The district was congratulated on its progress.

<p>MOTION: Mr. Sallee moved to approve the Council approval to amend the current 2018-2019 Standards-based award language to Tularosa Municipal Schools (MMS) for Tularosa Middle School (P19-017) to include:</p> <ul style="list-style-type: none">• Construction phase funding for the replacement facility for 240 students grades 6th through 8th in 61,455 gross square foot (GSF), totaling \$42,387,507 with a state match of \$30,095,130 (71%) and a local match of \$12,292,377 (29%)• A partial local match reduction totaling \$7,822,891 for a revised state match of \$37,918,021 (89.46%) and a revised local match of \$4,469,486 (10.54%), for the construction of the combined replacement facility. <p>Ms. Leach seconded the motion. There being no opposition, the motion passed.</p>	APPROVED
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B. P22-002 Combined School (Mosquero) – Additional Construction Funding Request*

Mr. Gerken presented the executive summary key points and provided context noting that, between July 2024 and March 2024, the PSCOC had awarded approximately \$56.887 million across planning, design, and construction for the combined school and associated teacher housing. The district’s baseline match requirement was 94% State / 6% Local, and the Council had previously granted significant local match reductions. Staff further explained that the project had experienced numerous unforeseen conditions, scope management challenges, and design-related errors and omissions that necessitated the use of contingencies and soft-cost reallocations.

The request before the Council consisted of \$1,500,000 in additional construction funding. A revised framing from the December Subcommittee meeting combined this request with a partial local match reduction and an advance of \$660,000 in local match, structured to be repaid through sixteen annual payments of \$100,000 and a final payment of \$60,000. Staff noted that this advance could later be converted to a waiver upon additional Council action following further analysis and negotiations. After further due diligence, the District requested a full waiver of repayment, citing significant financial risks to a micro-district, the volatility of SB 9 and online enrollment revenue streams, and the need to preserve resources for maintenance and operations of the new facility.

Staff reviewed key cost drivers contributing to the need for additional funding. These included the use of award funds—by prior staff—for an approximately 10.8-mile, three-phase power extension, contrary to MU §1.5, which prohibits the use of award funds for off-site infrastructure. This decision consumed a substantial portion of the project’s contingency, limiting the capacity to address later legitimate unforeseen needs. In addition, the project required the creation of temporary instructional accommodations and Career Technical Education (CTE) meat-processing spaces within the existing rodeo arena. These modifications involved specialized finishes, drainage work, and planned cooler/freezer

installation and exceeded what would have been required for standard temporary classrooms. Staff estimated the incremental cost of the full meat-processing build-out at approximately \$500,000 to \$750,000.

The teacher housing component also evolved from an initial plan involving stick-built units to a Council-directed shift toward pre-manufactured units at a significantly lower cost. However, this change required redesign of site infrastructure, including sewer slope adjustments, added secondary electrical service, curb and gutter requirements, water meter adjustments, and a crawlspace sump/pad to protect against gophers and prairie dogs. The project further experienced major unforeseen site conditions, including two catastrophic flood events of approximately 500-year intensity within a two-week period, which required the redesign and relocation of the stormwater retention pond. Additional hidden conditions emerged during renovations to the existing gym, including mold and hazardous materials. Roof system integration challenges also required corrective design and construction coordination.

Staff reported ongoing efforts to catalog design-related errors and omissions, estimating approximately \$1.42 million currently attributable to design shortcomings. The design professional had preliminarily agreed to provide approximately \$80,000 in concessions. Staff stated that negotiations with both the design professional and the contractor were active and aimed at recovering costs where contractually feasible.

Mr. Trujillo acknowledged several governance and process concerns, noting that prior approvals for significant scope modifications had been made administratively rather than brought before the Council. Mr. Trujillo committed to strengthening internal governance controls, ensuring that material scope changes would be submitted to the Council for review, and conducting a thorough retrospective review of active projects.

Council deliberation reflected shared frustration with the project's scope evolution and the optics of a high cost per student in a small district. Members balanced these concerns against the extraordinary site conditions and prior administrative decisions that contributed to the situation. The Council emphasized the importance of pursuing cost recovery for errors, omissions, and improper infrastructure expenditures wherever permissible. Members also recognized that imposing repayment obligations on the district could jeopardize the project's closeout and the financial stability of the small district, particularly given the relatively small amount of the local match component compared to the total investment and the uniqueness of the circumstances.

Following deliberation, the Council approved a motion to award the additional \$1,500,000 in construction funding for the Mosquero Combined School and to grant a full waiver of the local match/advance component, eliminating any repayment obligation for the \$660,000 amount. The approval was conditioned on PSFA staff and the district actively pursuing cost recovery with the design professional and contractor and reporting outcomes back to the Council. Any recovered funds could offset State expenditures. The motion was approved by voice vote, with ayes recorded and one "no" voiced by Mr. Sallee.

<p>MOTION: The Chair called for a vote to approve the Council approval to amend the current 2021-2022 Standards-based award language to Mosquero Municipal Schools (MMS) for the Combined School (P22-022) to include:</p> <ul style="list-style-type: none">• Additional construction funding totaling \$1,500,000 with a partial local match reduction (waiver) totaling \$750,000 for a revised state match of \$840,000 (56%) and a local match of \$660,000 (44%).• An advance of the revised local match totaling \$660,000 with a repayment plan of 6 annual payments of \$100,000 and a final payment of \$60,000 with an option to convert the advance to a waiver based on PSCOC approval for a revised state match of \$1,500,000 and a local match of \$0 (0%). <p>Mr. Sallee opposed; the motion passed.</p>	APPROVED
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VII. Other Business

A. FY26 Capital Outlay Awards Cycle Adjustment/Update*

Mr. Trujillo presented the executive summary and exhibits outlining the significant staffing capacity constraints affecting the PSFA/PSCOC field operations. Mr. Trujillo reported that the agency's ten regional project managers were each

managing approximately double the recommended workload, noting that industry guidance identified five to six projects per project manager as the standard, while many PSFA managers were overseeing ten or more. These conditions created risks related to insufficient project oversight, slower response times, and potential long-term impacts to facility quality, with concerns expressed that inadequate supervision could result in buildings failing within ten to fifteen years.

Mr. Trujillo also described the immediate steps the agency had undertaken in response to these challenges. These included intensified engagement with the Legislative Finance Committee (LFC), the Department of Finance and Administration (DFA), and the Board of Finance to pursue additional budget resources and interim contracted support. In addition, PSFA initiated a cross-departmental process review—across field operations, finance, and related functions—to better balance workloads and avoid overcommitting until minimum staffing capacity could be restored.

Based on these constraints, the agency submitted two formal requests. The first request sought to delay the FY26 awards-cycle schedule by shifting district presentations to May and Council awards to June, instead of the previous March timeline. The second request asked the Council to authorize contingent awards based on budget availability for essential staffing hires, allowing projects to continue progressing while ensuring the agency could provide the oversight necessary to support them effectively.

During the Council’s discussion, several members expressed strong support for the proposed actions, describing them as the missing link needed to improve schedules, status tracking, and policy backlogs. Members emphasized the importance of clearly defining PSFA’s scope of work and responsibilities in contrast to district-level duties, noting that over-reliance on PSFA for owner-representative and project management functions had contributed to current strains. The Council members further stressed that balanced roles and adequate staffing were essential to maintaining the integrity of state investments and ensuring high-quality educational facilities for students.

Mr. Ingham emphasized the need to define PSFA’s responsibilities more clearly. Ms. Leach supported the motion and acknowledged that although delaying awards was not ideal, maintaining quality was more important. Ms. Padilla expressed support for both the motion and the overall solution. Mr. Romero valued the leadership demonstrated and the commitment to safeguarding state investments. Additionally, Chair Joe Guillen thanked Marcos for his analysis.

The Subcommittee ultimately approved the motion to amend the FY26 awards-cycle schedule to May for district presentations and June for Council awards. The motion also authorized the use of contingent awards dependent on the availability of budget resources for necessary staffing. The vote passed by voice vote, with no stated opposition. As a subcommittee action, no second was required.

MOTION: Ms. Leach moved to approve the Council approval of an Amendment to the FY26 Capital Outlay Awards Cycle schedule, postponing district presentations and approval of awards until May and June and approval of awards contingent on budget availability to hire contract support. There being no opposition, the motion passed.	APPROVED
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VIII. Informational

A. PSFA HR Staffing Report

Mr. Nick Lourenco, Human Resources Manager at PSFA, presented the staffing report and executive summary. He provided a current snapshot of agency staffing levels as of December 31, 2025. The agency was authorized for 56 full-time equivalent positions, of which 47 were filled, reflecting an overall staffing level of 83.9%. He noted that recent hires included the Executive Director, two Regional Project Managers, a Staff Attorney, and a Design and Planning Manager. Recruitment outcomes had improved following expanded use of platforms such as LinkedIn and ZipRecruiter.

Mr. Lourenco also reported on vacancy trends. He explained that FY25 experienced significant volatility, with vacancies peaking at approximately 24.4% between September and November, and an overall FY25 average of approximately 12.5%. In contrast, FY26 to date showed signs of improving stability, with a reduced vacancy rate of approximately 10.62%. Over the preceding six months, the agency had seven employee separations, all of which were resignations; there were no retirements or terminations during that period. No action was taken; the item was informational.

B. Zuni Lawsuit Update

Ms. Ellen Venegas, Assistant Solicitor General with the New Mexico Department of Justice, presented the litigation status update on the Zuni/Gallup-McKinley funding lawsuit on behalf of the Department of Justice. Ms. Venegas explained that in December 2024 the New Mexico Supreme Court dismissed the State's appeal as moot due to substantial statutory changes enacted after the underlying issues were briefed. The Court remanded the case to the district court and noted that no controversy remained regarding the constitutionality of the current statutory framework. The Court further indicated that if the plaintiffs wished to challenge the current statutory scheme, they were free to pursue such review in district court.

Ms. Venegas reported that the case remained open at the district court level; however, the plaintiffs had taken no action for approximately one year since remand. Ms. Venegas stated that the State's position was that the PSCOC and the State were in compliance under the current law. She added that if inactivity continued, the State could consider filing a motion to dismiss for lack of prosecution under the applicable procedural rules. Such a motion would require formal notice to the plaintiffs and could prompt them to take action.

During the question-and-answer period, Council members inquired about procedural deadlines, the steps necessary to advance a dismissal motion, and the notice requirements. Counsel confirmed that the rules provide mechanisms permitting dismissal after defined periods of inactivity, though such decisions are ultimately within the discretion of the district judge. No action was taken; the item was informational.

C. NMMI SB280 Update

Mr. Andrew Martinez, FAD Manager at PSFA, presented an overview of Senate Bill 280 and summarized PSFA's planned two-phase approach for integrating the New Mexico Military Institute (NMMI) into PSCOC systems and frameworks. Staff explained that SB 280 designated NMMI as a constitutional special school, making it eligible to seek PSCOC capital funding. As with all eligible entities, NMMI would be subject to standard PSCOC processes, prioritization requirements, local match rules, and statewide adequacy standards.

Staff reviewed findings from the initial assessment completed on September 22, 2025, which catalogued more than 1,000,000 gross square feet across 16 buildings on the NMMI campus. The preliminary assessment reported a weighted Major Capital Improvement (MCI) score of 39.45%, which would have placed the campus at approximately Rank 103 on the FY26 systems list prior to the application of educational adequacy adjustments. The campus Facility Condition Index (FCI) was reported at 64.10%, indicating substantial capital needs. Noted deficiencies included issues with the campus HVAC loop, roof replacements, fire detection systems in trouble mode, and transformers exhibiting oil leaks requiring abatement. Staff emphasized that educational adequacy standards specific to NMMI had not yet been defined and would be addressed under Phase 2 of the project.

Staff outlined the two-phase plan. Phase 1, covering the current and upcoming fiscal year, focused on confirming existing funding sources, developing a stakeholder engagement plan, outlining preliminary concepts for cost apportionment between the junior college and secondary school components, and preparing the scope of work and RFP for a Phase 2 consultant. Staff noted that if NMMI's ranking met eligibility thresholds, the campus could be included in next year's statewide systems ranking.

Phase 2, scheduled for the next fiscal year, would involve procuring a consultant to develop NMMI-specific educational adequacy standards. This phase would draw from national comparators, including other military academies, and would address unique funding or operational considerations such as tuition-based enrollment, junior college overlap, and shared-facility usage. The consultant would also be tasked with producing alternatives for integrating NMMI into PSCOC standards and systems frameworks, outlining advantages and disadvantages, and defining an implementation timeline informed by internal and external stakeholder engagement.

Council members provided input and recommended close coordination with the Higher Education Department (HED) and the Public Education Department (PED), including working through enrollment verification processes. Members also advised consideration of Land Grant Permanent Fund implications, tuition-based revenue, community-college capital eligibility rules, and higher-education models for apportioning shared facilities between instructional and non-instructional uses. Council members also noted that the 8th-grade cohort at NMMI consisted of local day students,

whereas grades 9–12 and the junior college population were largely residential and included out-of-state and international students. This mixture underscored the need for clear eligibility guidance and consistent application of PSCOC participation rules. No action was taken; the item was informational.

D. Adequacy Planning Guide Update

Mr. John Valdez, Facilities Master Planner at PSFA, presented the executive summary for the Adequacy Planning Guide (APG) Phase 3 revision effort, and Mr. Claude Morelli, Planning and Design Manager at PSFA, elaborated on the planned future work. Staff provided an overview of the APG revision process to date and summarized feedback collected during the statewide fall roundtables. They reported that districts conveyed several consistent themes regarding evolving instructional needs and the usability of the current standards.

Staff explained that Career Technical Education (CTE) programming varied significantly by pathway and that a “one-size-fits-all” approach was insufficient. Districts requested clearer guidance and eligibility criteria to account for these differences. Elementary gymnasiums were also highlighted as multifunctional spaces that supported large-group learning and community use, even in districts without varsity athletics. Districts emphasized the importance of right-sizing Pre-K classrooms to align with early childhood pedagogy, which prioritizes movement and learning centers. Outdoor learning was identified as increasingly integral to programming, and districts expressed interest in clarifying eligibility for outdoor learning structures, shade elements, and landscaping. Stakeholders also commented on the user-experience of the existing APG, noting that it was text-heavy and would benefit from more graphics, clearer formulas, simplified language, and stronger educator voice in design guidance.

Staff then outlined the next steps in the APG revision. The agency planned to develop a multidisciplinary consulting scope that would include robust stakeholder engagement across teachers, parents, students, and the PSCOC. The consultant would evaluate new and emerging school spaces—such as central kitchens, student wellness areas, community spaces, and joint-use facilities—and refine eligibility definitions. The scope would also include development of recommended metrics for CTE, Special Education, gym, and Pre-K spaces, as well as the creation of scaled typical layouts to illustrate concepts without producing construction drawings. Staff noted that the consultant would also revisit standards and the GSF calculator to assess cost and benefit impacts. Training materials for districts and design teams would be developed as part of implementation. The RFP was targeted for release in the spring, with consultant onboarding anticipated early in the next fiscal year. No action was taken; the item was informational.

E. Executive Director Evaluation Process

Ms. Leach opened the item by sharing her input on the Executive Director evaluation framework, and Mr. Lourenco presented the purpose and structure of the proposed refresh. Ms. Leach explained that the intent was to replace the legacy evaluation model with a clearer, evidence-based framework aligned to PSCOC policy objectives and measurable outcomes. The proposed evaluation areas included agency leadership and management, facilities and project oversight, and stakeholder and policy engagement. Ms. Leach noted that the framework was designed to minimize subjectivity and administrative burden by emphasizing objective artifacts such as documents, performance metrics, and existing reporting tools. It could also incorporate surveys—potentially including district feedback—and align evaluation criteria with the agency’s strategic plan and state performance measures.

Staff confirmed that Council feedback would be incorporated into the next draft, including recommendations to keep the framework simple, utilize existing LFC and executive performance indicators, and clearly connect evaluation components to measurable outcomes. The refined draft and a proposed implementation timeline would be brought back to the Council, roughly aligned with the Executive Director’s tenure start.

During discussion, Council members emphasized the importance of maintaining concise documentation that was practical and easy to use. Members advised leveraging existing agency performance reporting and strategic plan milestones to avoid duplication of effort and to anchor the evaluation in established metrics. They also recommended including open comment fields and clearly defined goals for the upcoming evaluation period. Several Council members supported the idea of deploying a district stakeholder survey to capture field-level experiences with PSFA support, noting that such information would provide valuable insight into agency performance. No action was taken; the item was informational.

IX. Next PSCOC Meeting – March 11, 2026

Staff indicated that the next PSCOC meeting was tentatively scheduled for March 11, 2026, with additional scheduling details to be confirmed.

X. Adjourn

There being no further business, the meeting was adjourned at 11:55 a.m.

 Chair

3/11/26 Date

**Please Note: Italic motions indicate amendments.*