

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*
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 311 – March 11, 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 March 11, 2026, 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*

The Chair requested approval of the agenda as presented. A motion to approve the agenda was made by Ms. Leach and seconded by Mr. Cherry. The agenda was approved without objection.

C. Correspondence

No Correspondence.

II. Public Comment

No other public comment was made.

III. Finance

A. PSCOC Financial Plan

The Chief Financial Officer at PSFA, Mr. Schimmel, presented the executive summary of the PSCOC financial plan and provided award year-to-date updates. The presentation reflected a net reduction of \$7.4 million attributable to out-of-cycle award activity, adjustments to project schedules, and the rescission of previously awarded projects. Mr. Schimmel reviewed proposed funding actions, including teacher housing in Springer, a design funding request for the combined Las Vegas Elementary and Middle School project, and the rescission of two long-standing Española Municipal School District projects. The rescissions were proposed to allow the district to reprioritize available funding toward the development of a new high school project. Mr. Schimmel also reported on a \$2.5 million supplemental appropriation, which was pending the Governor's signature at the time of the meeting. Mr. Schimmel outlined the anticipated allocation and use of the supplemental funding across fiscal years 2026 and 2027. No questions or comments were raised by the members.

IV. Consent Agenda*

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

A. January 14, 2026, PSCOC Meeting Minutes*	
Council approval of the January 14, 2026, PSCOC Meeting Minutes.	
B. P25-007 Las Vegas ES/MS Combined (Las Vegas City) – Design Funding Request*	
Council approval to amend the current 2024-2025 Standards-based award language to Las Vegas City Schools (LVCS) for the Combined School Elementary and Middle School (P25- 007) to include design phase funding for a replacement facility up to the maximum allowable 80,360 Gross Square Foot (GSF) for 407 students, grades 4-8, with a state match of \$2,614,819.75 (53%) and a local match of \$2,318,803.47 (47%) for the design phase total of \$4,933,623.22. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding.	
C. P16-002 Abiquiu ES (Espanola) – Rescind Award*	
Council approval to rescind the 2015-2016 Standards-based award to Espanola Public Schools for Abiquiu Elementary School (P16-002) with a reversion of the state match in the amount of \$372,645.31.	
D. P12-006 Velarde ES (Espanola) – Rescind Award*	
Council approval to rescind the 2011-2012 Standards-based award to Espanola Public Schools for Velarde Elementary School (P12-006) with a reversion of the state match in the amount of \$379,456.	
E. P24-005 Teacher Housing (Springer) - Construction Funding Request*	
Council approval to amend the current 2023-2024 Standards-based award language to Springer Municipal Schools (SMS) to include:	
<ul style="list-style-type: none"> • Construction phase funding for five teacher housing units, totaling \$2,136,189 with a state match of \$1,452,609 (68%) and a local match of \$683,580 (32%) • A local match reduction (waiver) \$683,580 for a revised state match of \$2,136,189 (100%) and a revised local match of \$0 (0%), for the construction of five teacher housing units. 	
<i>Discussion: Council discussed the Springer teacher housing project, including questions regarding construction options, cost components, and the need for future policy guidance. Staff provided clarification regarding project design decisions, cost justification, and program intent, and confirmed that updates to the teacher housing policy were forthcoming. Following discussion, the consent agenda was approved, with one opposing vote from Mr. Ingham.</i>	
F. Community Benefit Fund*	
Council approval of the first round of funding applications under the Community Benefit Fund, totaling \$10,250,000.	
G. 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"> • SSTB24SD 0001 –Certifying the net amount of \$6,857,485 to be used for other the PSCOC projects. 	
MOTION: The Chair called for a vote, Ms. Leach moved to approve the consent agenda items. Mr. Cherry seconded the motion. There being no opposition, the motion passed.	APPROVED

V. Informational

A. FY25 PSFA Audit Report

Mr. Schimmel presented the executive summary and highlighted key points from the Fiscal Year 2025 PSFA audit report, which was completed by Cordova CPAs, LLC. The audit resulted in an unmodified opinion. The presentation summarized audit findings related to internal controls, including deficiencies in bond reconciliation practices, delayed internal transfers, untimely drawdowns, and an outstanding liability owed to the State Board of Finance. Mr. Schimmel outlined a comprehensive corrective action plan to address the identified findings. The plan included enhanced monthly reconciliation processes, improvements to drawdown procedures, system upgrades, engagement of professional support services, and coordination with the State Board of Finance to resolve legacy bond issues. Council members expressed appreciation for the corrective actions presented and emphasized the importance of resolving repeat findings. No action was taken; the item was informational.

B. Legislative Session Update

Mr. Trujillo presented the executive summary and provided an update on the 2026 legislative session, reporting that no new legislation was enacted that directly impacted PSFA programs. Mr. Trujillo reviewed legislative actions affecting PSFA operations, including an increase to the Fiscal Year 2027 operating budget and a \$2.5 million special appropriation designated for contractual services, information technology improvements, and enhancements to administrative capacity. The presentation also addressed transfers from the Public School Capital Outlay Fund to support statewide initiatives, as well as the authorization of supplemental severance tax bonds for higher education and medical capital projects. Council members requested clarification regarding specific fund transfers and emphasized the importance of continued coordination as implementation progresses. No action was taken; the item was informational.

C. Budget and Contract Support Update

Mr. Trujillo presented the executive summary and provided an update on planned process improvement initiatives supported by recent appropriations. Mr. Trujillo outlined ongoing and anticipated requests for proposals to support field operations, bond reconciliation activities, information technology system enhancements, and revisions to the adequacy standards planning guide, including stakeholder engagement efforts associated with those revisions. The Chair requested that staff provide periodic updates to the Council regarding project timelines and budget expenditures related to the initiatives. Staff agreed to provide regular reporting to the Council as the work progresses. No action was taken; the item was informational.

D. P22—002 Combined School (Mosquero) – Project Update

Mr. Mathew Gerken, Senior Facilities Manager at PSFA, presented the executive summary and key points. Mr. Gerken reviewed the Mosquero school project, reporting that construction continued to make steady progress toward substantial completion. Mr. Gerken indicated that punch list items were actively being addressed and that the overall functionality and quality of finishes were progressing satisfactorily. A follow-up inspection conducted by the Fire Marshal identified a limited number of outstanding items related to access control and camera systems, most of which had been resolved by the contractor.

Mr. Gerken further reported that ongoing coordination among the contractor, design professional, and the school district continued to support the identification and resolution of remaining issues. It was noted that no additional funding requests had been submitted to date and that challenges encountered during construction had been addressed collaboratively. Mr. Gerken emphasized that efforts were underway to fairly reconcile final project costs for all parties as the project approached an anticipated substantial completion in August.

Council members engaged in discussion regarding contract clarifications, technical corrections, and project accounting adjustments. Staff explained that certain corrective items addressed discrepancies between drawings and specifications and did not result in additional project costs or reimbursements. Additional discussion addressed broader considerations related to enrollment trends, the impacts of virtual learning, and the long-term

utilization of facilities in small rural districts, noting that these topics may warrant future policy discussion. Staff indicated that a more detailed update, including refined cost information and completion timelines, would be provided at a future meeting as the project neared completion. No action was taken; the item was informational. No action was taken; the item was informational.

E. Maintenance Status Program Report

Mr. Jeffery McCurdy, Maintenance & Operations Manager, at PSFA presented an update on the maintenance program, reporting a significant improvement in preventative maintenance plan currency, which has increased to 85.71 percent. Additional updates were provided on Facility Information Management System (FIMS) metrics and Functional Maintenance Assessment Report (FMAR) compliance rates. Council members commended staff for the notable progress in preventative maintenance compliance, with particular recognition given to improvements achieved by smaller and rural school districts. Members emphasized the continued importance of building maintenance capacity and providing ongoing training to sustain these improvements. No action was taken; the item was informational.

VI. Next PSCOC Meeting – April 22, 2026

Staff indicated that the next PSCOC meeting was tentatively scheduled for April 22, 2026, with additional scheduling details to be confirmed.

VII. Adjourn

There being no further business, the meeting was adjourned at 10:18 a.m.



Chair



Date

**Please Note: Italic motions indicate amendments.*