

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

**PSCOC Members**

Joe Guillen, *NMSBA – Chair*  
Cally Carswell, *LFC*  
John Sena, *LESC*  
Mariana Padilla, *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

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## **MEETING MINUTES**

PSCOC Full Council Meeting  
State Capitol Building, Room 309 – April 22, 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 April 22, 2026, was called to order by Chair Joe Guillen at 9:00 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. 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. Matthew Schimmel, presented the PSCOC Financial Plan, including the executive summary, sources and uses updates, technical corrections, and out of cycle funding impacts. Updates reflected revised bond capacity projections, technical corrections to previously approved awards, and adjustments to the project award schedule based on project readiness and district timing. Discussion included clarification of bond capacity assumptions, technical corrections related to prior motions, project schedule realignments, and the movement of several projects into later fiscal years. Council members expressed appreciation for the detailed presentation. No action was taken.

## IV. District Items

### A. Gallup-McKinley County Schools Project Status Report

Mr. Daniel Juarez, Projects Coordinator at PSFA and district representatives provided a detailed status update on Gallup McKinley County Schools' active standards based, teacher housing, and systems projects. The district reported on design progress, construction timelines, delays related to staffing changes, pandemic impacts, and consultant turnover. The district advised that several teacher housing projects would be rescinded due to cost feasibility and existing housing availability, while continuing to advance projects where housing shortages existed.

Council discussion focused on project sequencing, local match reduction requests, bonding capacity constraints, and the need for clearer prioritization and scheduling. Council requested that the district provide an updated master schedule with project prioritization and anticipated timelines. Staff and the district committed to providing updated project schedules and prioritization materials to the Council. No action was taken as it was an informational item only.

### B. Albuquerque Public Schools Presentation

Albuquerque Public Schools (APS) staff presented on their capital master planning methodology, emphasizing phased project delivery, funding flow constraints, on call procurement strategies, and construction sequencing necessary to keep schools operational during phased rebuilds. APS also discussed factors contributing to design delays, including inflation, utility upgrades, energy code changes, and long lead times for materials. Council discussion addressed project readiness, cost escalation, sequencing of nonacademic versus academic space, and bonding mechanics. APS responded to questions regarding bond authorization, cash flow constraints, and market capacity. No action was taken.

## IV. Consent Agenda\*

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

<b>A. March 11, 2026, PSCOC Meeting Minutes*</b>
Council approval of the March 11, 2026, PSCOC Meeting Minutes.
<b>B. P21-006 Navajo Pine HS (Gallup-McKinley) - Award Language Change*</b>
Council approval to amend the current 2020-2021 Standards-based award language to Gallup-McKinley County Schools (GMCS) for Gallup High School (P21-006) to include. <ul style="list-style-type: none"><li>• A reduction in the awarded design capacity from the current 290 to 170 students (decrease of 120), grades 9-12.</li><li>• A decrease in the maximum allowable GSF from 56,129 GSF to 49,906 per the new GSF calculator (a 6,223 GSF decrease).</li><li>• A campus wide drainage study utilizing previously awarded Design phase funding.</li><li>• A reduced estimated total project cost of \$49,406,940 or \$900/sf for 49,906 GSF with a state match of 81% and local match of 19%.</li></ul>
<b>C. S22-013 Zia MS (Las Cruces) - Award Language Change*</b>
Council approval to amend the current 2021-2022 Systems-based award to Las Cruces Public Schools (LCPS) for Zia Middle School to include: <ul style="list-style-type: none"><li>• Additional area for Fire Alarm and HVAC replacement totaling 109,666 SF (an 13,798 SF increase).</li><li>• Ceiling finishes and Lighting throughout the facility to allow for replacement of the ductwork and structural upgrades for the larger HVAC units.</li></ul>
<b>D. S22-012 East Picacho ES (Las Cruces) - Additional Construction Funding Request*</b>

<p>Council approval to amend the current 2021-2022 Systems-based award to Las Cruces Public Schools (LCPS) for East Picacho Elementary School to include:</p> <ul style="list-style-type: none"> <li>• Lighting, Ceiling and Wall finishes throughout the facility.</li> <li>• Additional construction funding for the replacement of the Roof, HVAC, Lighting, Ceiling and Wall finishes, totaling \$7,102,853 with a state match of \$2,841,142 (40%) and a local match of \$4,261,711 (60%).</li> </ul>	
<p><b>E. FY26 Budget Adjustment Request*</b></p>	
<p>Council approval of the FY26 Budget Adjustment Request to allocate \$150,000 in vacancy savings to Category 400 (Other Costs).</p>	
<p><b>F. 2026 PSCOC Annual Resolution*</b></p>	
<p>Council approval of the 2026 PSCOC Annual Resolution.</p>	
<p><b>MOTION:</b> The Chair called for a vote, Mr. Sallee moved to approve the consent agenda items. Mr. Cherry seconded the motion. There being no opposition, the motion passed.</p>	<p><b>APPROVED</b></p>

**VI. Out-of-Cycle Awards**

**A. P24-014 Van Buren MS (Albuquerque) – Construction Funding Request\***

Mr. Juarez presented the out of cycle construction funding request for Van Buren Middle School, including a revised recommendation reflecting current enrollment, rescission of previously awarded design funds, and conditions requiring APS to commit future academic space funding to a subsequent bond election. Council discussed enrollment projections, program phasing, state participation limits, and consistency with prior Council practice. A motion was made by Mr. Sallee and seconded by Mr. Sena to approve the staff recommendation, including revised participation levels, rescission of prior design funding, and conditions related to future phases. The motion passed unanimously.

<p><b>MOTION:</b> Mr. Sallee moved to approve the Council approval to amend the current 2023-2024 Standards-based award language to Albuquerque Public Schools (APS) for the Van Buren Middle School to include;</p> <ul style="list-style-type: none"> <li>• Construction Phase funding totaling \$14,783,726 for a partial replacement facility totaling 24,153 gross square feet (GSF) for 324 students, for a state match of \$5,469,979 (37%) and a corresponding local match of \$9,313,747 (63%).</li> <li>• The district may return to the PSCOC for design and construction funding for the final phase upon completion of the current phase.</li> <li>• A district commitment that the funding for the design/construction of the traditional classroom space is included in the district’s 2027 bond election.</li> <li>• That the design for the traditional classroom space will be limited to the maximum allowed space for the current 2025-2026 school year enrollment of 324 students.</li> <li>• The remaining allowable gross square footage for the final construction phase will be limited to 36,316 GSF; any additional square footage will be considered above allowable.</li> <li>• Rescind the previously awarded design phase funding totaling \$3,232,388, with a state match of \$1,195,984 (37%), and a local match of \$2,036,404 (63%). Mr. Sena seconded the motion. There being no opposition, the motion passed.</li> </ul>	<p><b>APPROVED</b></p>
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**B. P24-009 Combined School (Penasco) – Award Language Change\***

Mr. Juarez presented an award language change request to utilize the updated gross square footage calculator and increase allowable square footage. Discussion addressed district bonding efforts, match capacity, and waiver eligibility. A motion was made and seconded to approve the amended award language and require staff confirmation of the district’s financial participation for the construction phase. The motion passed.

<p><b>MOTION:</b> The Chair called for a vote for Council approval to amend the current 2023-2024 Standards-based award language to Penasco Independent School District (PISD) for the Combined School (P24-009) to include:</p> <ul style="list-style-type: none"><li>• An increase in the maximum allowable gross footage (GSF) from 56,129 to 71,755 (a 15,626 GSF increase).</li><li>• Staff will confirm the district’s actual financial contribution to the phase 2 construction funding request.</li></ul> <p>There being no opposition, the motion passed.</p>	<p><b>APPROVED</b></p>
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**C. P23-007 Estancia ES (Estancia) – Construction Funding Request\***

Mr. Juarez presented a construction funding request with a partial local match reduction. Council discussion addressed bond usage, facility prioritization, and parity with other districts’ contribution expectations. An amended motion was made to approve construction funding while returning the local match reduction request to subcommittee for further review. The amended motion passed. Staff will work with the district to reassess the local match reduction and return the item to the subcommittee.

<p><b>AMENDED MOTION:</b> The Chair called for a vote to approve the Council approval to amend the current 2022-2023 Standards based award language to Estancia Municipal School District (EMSD) for Estancia Elementary School (P23-007) to include:</p> <ul style="list-style-type: none"><li>• Construction phase funding for the Elementary school for 301 students grades Pre-Kindergarten through 6th in 50,064 gross square foot (GSF), totaling \$22,363,451 with a state match of \$10,958,091 (49%) and a local match of \$11,405,360 (51%).</li><li>• <i>The local match reduction request was reassessed and subsequently returned to the subcommittee for further review.</i></li></ul> <p>There being no opposition, the motion, as amended, passed.</p>	<p><b>AMEDNED APPROVED</b></p>
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**D. H25-002 Teacher Housing (Hatch Valley) – Additional Construction Funding Request\***

Mr. Juarez presented a revised teacher housing proposal using modular housing with expanded site components. Council discussed cost control, durability, and the district’s ability to maintain an existing local contribution. The motion was amended to maintain the previously approved district match amount while approving additional construction funding. The amended motion passed.

<p><b>AMENDED MOTION:</b> The Chair called for a vote to approve the Council approval to amend the current 2024-2025 Teacher Housing Pilot Program award language to Hatch Valley Public Schools (HVPS) for Teacher Housing (H25-002) to include:</p> <ul style="list-style-type: none"><li>• <i>A partial local match reduction (waiver) totaling \$51,932.</i></li><li>• <i>Additional construction phase funding for five teacher housing units, totaling \$1,147,776.</i></li></ul>	<p><b>AMENDED APPROVED</b></p>
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- Utilization of the previously awarded state match of \$629,200 and local match of \$85,800 to offset the current request for additional construction funding request totaling \$1,147,776, for a revised state match of \$432,776 (100%) and a revised local match of \$0 (0.00%), for the construction of five teacher housing units.

Mr. Ingham opposed the motion. The motion, as amended, passed.

## VII. Awards Cycle

### A. FY26 Award Cycle Update

Mr. Claude Morelli, Planning and Design Manager at PSFA, provided an overview of the FY26 award cycle, application volumes, readiness concerns, cost per square foot trends, and proposed changes to a three phase project delivery approach. Council discussion focused on readiness criteria, cost containment, staffing limitations, and phased planning. No action was taken; the item was informational.

## VIII. Other Business

### A. Recertification of SSTBs\*

Mr. Schimmel presented the executive summary and highlighted key points from Recertification of SSTBs. A motion was made and seconded to approve the resolution as presented. The motion passed.

**MOTION:** The Chair called for a vote for Council approval to adopt the Resolution, Notification, Certification, and Reconciliation of unexpended bond proceeds as follows:

- SSTB23SB 0001 – Decertifying the net amount of (\$9,569,064) to be used for other the PSCOC projects.
- SSTB24SD 0001 – Decertifying the net amount of (\$2,151,674) to be used for other the PSCOC projects.

There being no opposition, the motion passed.

**APPROVED**

### B. FY27 Preliminary wNMCI Ranking\*

Mr. Andrew Martinez, FAD Manager at PSFA, presented the FY27 preliminary weighted NMCI ranking and methodology, including timelines for district review and correction. A motion was made and seconded to release the preliminary FY27 weighted NMCI ranking, subject to technical corrections. The motion passed.

**MOTION:** The Chair called for a vote for Council approval to release the FY27 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 6, 2026. There being no opposition, the motion passed.

**APPROVED**

## **IX. Informational**

### **A. P22-002 Combined School (Mosquero) – Project Update**

Staff provided an update regarding newly identified structural issues discovered during renovation work. Council was informed that contingency funding had anticipated this risk and that further cost evaluation was underway. No action was taken; the item was informational.

### **B. Community Benefit Fund (Round Two)**

Ms. Jillian Pappan, Programs Manager at PSFA, presented the executive summary and key points. Ms. Pappan reviewed the proposed timeline for round two of the Community Benefit Fund awards. No action was taken; the item was informational.

### **C. PSFA Internal Control Review Update**

Mr. Schimmel presented the executive summary and key points. Mr. Schimmel reviewed the summary of findings and the next steps for corrective action. No action was taken; the item was informational.

### **D. Adequacy Planning Guide Update**

Mr. Morelli presented the executive summary and key points, explaining that PSFA continued to update the Adequacy Planning Guide (APG) to reflect evolving educational program needs and to improve alignment with the Statewide Adequacy Standards and related tools, including the Gross Square Footage (GSF) Calculator. He noted that the APG remained a critical resource for managing the Public School Capital Outlay Fund and that the updates were intended to ensure the guide remained practical, scalable, and responsive to current educational practices. He further explained that the revisions would incorporate emerging program areas such as Career Technical Education (CTE), early childhood education, student wellness, and shared-use facilities, while also enhancing clarity, usability, and transparency in how school facility needs are defined and funded.

Mr. Morelli stated that PSFA planned to release a Request for Proposals (RFP) in April to procure a multi-disciplinary consultant team with expertise in educational facilities planning, design, stakeholder engagement, and cost analysis. In response to a question from Ms. Carswell regarding the project timeline, Mr. Morelli estimated that the effort would take approximately 18 months. Mr. Trujillo added that the agency would aim to complete the work within a 12-month timeframe. Ms. Leach further noted the importance of considering the role of a task force as part of the overall effort to support the initiative.

### **E. Review of Lease Purchase Agreement**

Ms. Rankin presented the executive summary and key points regarding issues associated with the Lease Purchase Agreement (LPA) for School of Dreams Academy (SODA). She explained that the agreement involved multiple parties, including the Village of Los Lunas as the landowner, the SODA Foundation, which held an LPA with the Village, and SODA, which in turn held an LPA through the Foundation. The agreement covered approximately 20.461 acres with a 25.5-year term and a total lease value of \$8.8 million, based on the Village's valuation under the Metropolitan Redevelopment Act and inclusive of the Foundation's administrative costs. She further clarified that the LPA pertained solely to the land and did not include any provisions for the construction or ownership of facilities.

Ms. Rankin noted that the Academy had submitted a request under the Full Standards Program, and staff had been coordinating with the New Mexico Department of Justice to obtain additional legal analysis regarding the agreement and its implications. During the discussion, Mr. Ingham questioned whether the school would be required to provide a local match and whether lease reimbursement funds could be used toward that requirement. Legal counsel indicated that a definitive determination had not yet been made, noting that the applicable statute did not clearly address this issue.

## **F. PSFA Strategic Plan Update**

Mr. Larry Tillotson presented the executive summary and key points of the PSFA Strategic Plan update. He noted that staffing challenges in FY26 had impacted operations and delayed certain initiatives; however, leadership actions taken in late 2025, including the hiring of a Human Resources Manager, improved staffing levels and recruitment efforts across the agency.

He reported that additional funding authorized under House Bill 2 would support contractual services to advance strategic initiatives. Ongoing efforts included updates to the Adequacy Planning Guide and Adequacy Standards, as well as new legislative responsibilities under SB280 and Senate Bill 48. Mr. Tillotson also highlighted completed initiatives, including the agency website redesign and the distribution of \$50 million in HB-450 funding for school improvements.

He concluded that the Strategic Plan remains a continuously monitored and adaptive framework. Mr. Romero expressed agreement, noting the agency was moving in a positive direction. No action was taken, as the item was informational.

## **G. Zuni Lawsuit Update**

Legal counsel provided an update on the Zuni school litigation, noting that Gallup-McKinley County Schools had filed a motion to reinstate the case, while Zuni did not join the motion. A ruling is pending. No action was taken.

## **H. Project Status Report**

Mr. Murray presented the executive summary and key points, providing an update on improvements to the Project Status Report and the Field Department. Mr. Trujillo added that the agency was evaluating additional support for Regional Managers to strengthen project management and improve oversight. Ms. Carswell emphasized the need for further analysis regarding committed project funds reflected in the financial plan. Staff acknowledged the request and noted that this analysis was already part of an ongoing effort. Ms. Leach concurred, stating that enhanced financial visibility would support more effective management of the Public School Capital Outlay Fund.

## **X. Next PSCOC Meeting – May 7, 2026**

Staff indicated that the next PSCOC meeting was tentatively scheduled for May 7, 2026, with additional scheduling details to be confirmed.

## **XI. Adjourn**

There being no further business, the meeting was adjourned at 12:28 p.m.



Chair



Date

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