

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*
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 307 – May 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 May 14, 2026, 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*

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

C. Correspondence

No Correspondence.

II. Public Comment

No other public comment was made.

III. Awards Cycle

A. FY26 Capital Outlay Awards Overview/District Presentations

Mr. Claude Morelli, Planning and Design Manager at PSFA, provided an overview of the FY26 Capital Outlay Awards and outlined the district presentations for Standards-Based and Pre-K award applications. Presentations were to address project scope, facility condition, alignment with Facilities Master Plans, enrollment trends, prior funding performance, and district financial capacity.

Mr. Morelli reported receiving 26 Standards-Based, 50 Systems-Based, 10 demolition-only, one Pre-K, and six teacher housing pre-applications, with four Standards-Based and seven Systems-Based applications screened out. Mr. Morelli noted the order of presentations by district, with strict time limits enforced: eight minutes for the first school, plus four and three additional minutes for subsequent schools, if applicable. Additional time was allowed for Council questions and district responses.

○ *Reserve – Pre-Kindergarten Program Facility*

The Council received a presentation from the acting superintendent of Reserve Independent School District regarding a request for funding to construct a new pre-kindergarten facility. The presenter explained that the district's pre-K program was the only early childhood option within a significant geographic radius and had experienced steady growth since its inception. Despite a relatively new school building constructed in 2016, the omission of dedicated pre-K space had forced the district to reallocate classrooms, resulting in multiple adequacy and compliance issues impacting students across grade levels.

The superintendent outlined the proposed project scope and associated costs, noting that the request was structured to meet adequacy standards and included classroom space, support areas, and contingency funding. It was further explained that the district intended to pursue a local bond election to meet the required match and had already initiated planning activities to update its Facilities Master Plan accordingly.

Additional discussion emphasized the broader educational and community impact of the program, including increased enrollment in early grades and improved access to early childhood education in a rural area lacking comparable services. Council members asked clarifying questions regarding calendar structure, cost estimates, and election timing before concluding discussion.

○ *Roy – Roy Combined*

The superintendent of Roy Municipal Schools presented a proposal requesting full funding for a comprehensive facilities improvement project addressing critical life-safety, infrastructure, and instructional deficiencies. The project included renovations to an aging combined Pre-K–12 school facility, originally constructed in 1980, along with the replacement of an outdated vocational education building dating back to the 1960s.

The presenter described the district's unique rural context, including low enrollment and limited tax base, and emphasized the need for modernization to support career and technical education programs aligned with workforce demands. The proposed plan included the construction of a new vocational facility, infrastructure upgrades, and improvements to educational and recreational spaces.

Council discussion focused on funding limitations, including the district's request for a waiver due to insufficient local capacity, as well as concerns regarding project components such as teacher housing and CTE program delivery. Questions were also raised regarding maintenance practices and facility condition scores, to which the district responded by outlining recent repair efforts and ongoing improvements.

○ *Mesa Vista – Mesa Vista Combined School*

The superintendent of Mesa Vista Consolidated School District presented a proposal for the demolition, replacement, and renovation of middle and high school facilities. The request focused on addressing aging infrastructure, significant maintenance challenges, and inefficiencies associated with underutilized buildings originally constructed in the late 1960s.

The presentation highlighted critical infrastructure issues, including water system failures, aging mechanical systems, and hazardous conditions requiring costly interim solutions such as the daily transport of potable water. The district also noted ongoing operational strain caused by maintaining unused facilities and emphasized the importance of right-sizing infrastructure to match enrollment levels. Enrollment trends indicated growth contrary to earlier projections, with increased student movement into the district. The financial plan included a combination of local bonding and state participation, though the district noted continued pressure on operational budgets due to infrastructure deficiencies. Council members engaged in discussion regarding water system solutions, project timelines, and capacity to manage concurrent capital projects.

○ *Truth or Consequences – Truth or Consequences Combined School*

The superintendent of Truth or Consequences Municipal Schools presented a request for funding to replace the district's middle school and associated JROTC facility. The presentation emphasized significant deficiencies within the existing building, including structural deterioration, outdated systems, and inadequate instructional spaces.

The superintendent detailed numerous life-safety concerns, including collapsed plumbing systems resulting in sewage backups, outdated fire protection systems, and failing mechanical infrastructure. These conditions were reported to have disrupted daily operations and compromised the educational environment. The proposal aligned with the district's Facilities Master Plan and included a phased funding strategy that incorporated bond proceeds and a requested waiver for the local match. Council discussion focused on project prioritization, additional facility needs across the district, and impacts related to citywide infrastructure issues such as water system instability.

○ *Mountainair – Mountainair Elementary School*

The superintendent of Mountaineer Public Schools presented a request for funding to replace an aging elementary school facility approximately 60 years old. The presentation emphasized the urgency of the request, citing severe deterioration of critical systems and the inability of the current building to meet safety, health, and adequacy standards.

The proposed solution included constructing a new elementary facility adjacent to the existing secondary campus to improve operational efficiency by consolidating services such as food, maintenance, and transportation. The district also outlined progress toward securing property and funding through a previously approved bond.

The superintendent described numerous infrastructure failures, including HVAC inefficiencies, electrical capacity limitations, roof leaks, and water quality concerns, all of which were impacting instructional delivery. Council members discussed construction cost estimates, enrollment stability, and long-term financial planning.

○ *Mora – Mora Combined School*

The superintendent of Mora Independent School District presented a request for funding to replace and renovate multiple core instructional facilities, including elementary and middle school buildings. The presentation emphasized that many structures dated back several decades and had exceeded their useful life despite ongoing maintenance efforts.

Significant deficiencies were identified, including structural damage, outdated electrical and plumbing systems, and inadequate HVAC performance. The district also described broader community impacts following natural disasters that had strained local economic conditions and limited its financial capacity to meet required local match obligations.

The proposal aligned with long-term planning priorities to modernize facilities and support stable enrollment. Council members inquired about project scope, funding allocation, and facility utilization, particularly regarding existing buildings not currently in service.

○ *Questa – Alta Vista Combined School*

The superintendent of Questa Independent School District presented a proposal to construct a new combined school facility consolidating separate elementary and secondary campuses. The presentation highlighted aging infrastructure challenges, including failing boiler systems, outdated piping, and significant electrical hazards that posed operational risks.

The district emphasized safety concerns related to facility layout and access control, noting that current buildings lacked secure entry points and adequate supervision capabilities. The proposal aimed to improve safety, reduce maintenance costs, and achieve operational efficiencies through consolidation.

Financial considerations included a recently approved bond and a request for additional state funding support. Council members focused on district capacity to manage large-scale projects and strategies to improve maintenance tracking and reporting.

○ *Corona – Corona Combined School*

The acting superintendent of Corona Public Schools presented a request to construct a new combined K–12 campus to replace multiple aging buildings across a dispersed rural site. The proposal addressed widespread infrastructure failures, including structural deterioration, plumbing issues, water quality concerns, and safety hazards such as sinkholes and fire suppression failures.

The presentation emphasized the inefficiencies associated with maintaining multiple outdated facilities and the need for a centralized, modern campus to support both educational and community functions. Enrollment remained small but stable, reinforcing the need for a right-sized facility tailored to district demographics.

The district reported limited local financial capacity and requested a partial waiver of the local match requirement. Council members raised questions regarding voter support, prior funding attempts, and community engagement strategies related to failed levy initiatives.

○ *Jemez Mountain – Coronado Combined School*

The superintendent of Jemez Mountain Public Schools presented a request for funding to address significant facility deficiencies across the district's campuses. The presentation emphasized the rural and geographically dispersed nature of the district, which serves both local communities and students residing on the Navajo Nation. The superintendent noted that the district had experienced recent enrollment growth, partially attributed to improved outreach efforts and expanded transportation services.

The superintendent explained that existing facilities, particularly at the main campus in Gallina, consisted of aging structures originally constructed in the 1960s with subsequent additions in later decades. These facilities were experiencing substantial deterioration, including foundation issues, water intrusion, and failing building systems. He highlighted that the campus was located in a low-lying area prone to moisture accumulation, which contributed to persistent structural and maintenance challenges.

Additional concerns included deficiencies in mechanical systems, unreliable water infrastructure, and outdated HVAC equipment that affected both instructional spaces and auxiliary facilities. The superintendent noted that these issues had resulted in repeated service interruptions, increased maintenance costs, and limitations on the district's ability to provide appropriate educational environments. He further explained that the district had recently identified failures within its water system, including non-operational pumps that resulted in temporary school closures.

The proposal outlined plans for demolition of deteriorating structures and construction of new facilities designed to meet adequacy standards and support current educational programming. The superintendent emphasized the importance of accommodating the district's strong career and technical education programming, which had expanded to include partnerships with higher education institutions and specialized instructional offerings. He indicated that current CTE programs were operating in inadequate spaces without proper heating or modern infrastructure.

The superintendent also highlighted the role of district facilities as critical community hubs, noting that school buildings regularly served as locations for public meetings, emergency response coordination, and community events. Given the limited availability of alternative facilities in the region, he emphasized that improvements would benefit not only students but the broader community as well.

Financially, the district reported securing local voter approval for a bond for the first time in district history, representing a significant milestone and demonstrating strong community support. However, the superintendent explained that available bonding capacity remained insufficient to fully address the district's extensive capital needs. As a result, the district requested a waiver of the local match requirement to enable project advancement.

Council members asked questions regarding maintenance capacity and prior facility management practices. The superintendent acknowledged previous challenges, including staffing limitations and insufficient tracking systems, but outlined corrective actions taken to improve maintenance oversight. These included restructuring personnel responsibilities, contracting additional support, and implementing updated reporting systems. The Council recognized the district's efforts to improve operational practices and its commitment to long-term planning. Discussion concluded with acknowledgment of the district's demonstrated need for facility replacement and the importance of continued coordination with the Public School Facilities Authority.

○ *House – House Combined School*

The superintendent of House Municipal Schools presented a comprehensive proposal for full facility replacement, citing a significant decline in building conditions and a high Facility Condition Index exceeding thresholds typically used to justify replacement. The superintendent noted that aging infrastructure, including structural failures and outdated systems, had reached a point where repairs were no longer cost-effective.

The presentation highlighted critical safety concerns, including a sinkhole beneath athletic facilities, deteriorating structural components, and non-functional systems affecting instructional spaces. The superintendent emphasized that the district's small enrollment should not diminish the importance of providing equitable access to safe and modern facilities.

In response to Council questions, the superintendent addressed challenges related to leadership continuity and maintenance capacity, noting that the district was actively building internal expertise and considering the use of external project management resources. Discussion also included clarification regarding student attendance patterns and the extent to which alternative or flexible learning arrangements affected facility utilization.

○ *Taos – Taos Middle School*

The superintendent of Taos Municipal Schools presented a proposal for the replacement of the district's middle school facility. The presentation highlighted the building's age, infrastructure limitations, and inability to support modern instructional practices. The proposed project aimed to right-size the facility to align with enrollment trends while improving instructional spaces and reducing long-term operational costs. The district also outlined efforts to ensure transparency through community oversight committees and emphasized its financial commitment through a recently approved bond. Council members requested clarification on cost estimates and project design considerations prior to further evaluation.

○ *SODA – School of Dreams Academy*

The superintendent of School of Dreams Academy presented a request for funding to replace an extensive campus composed of aging portable structures. He explained that while the school had achieved strong academic outcomes and sustained enrollment, its facilities no longer met adequacy standards and required significant annual expenditures for maintenance and repairs.

The proposal included construction of a new permanent facility and a request for a full waiver of the local match requirement. The superintendent noted that, as a state-authorized charter school, the district lacked access to traditional bonding mechanisms, making it difficult to generate local funding for capital improvements. He also described ongoing financial commitments related to a lease-purchase agreement for land and infrastructure.

Council members engaged in extensive discussion regarding the broader implications of funding charter school facilities, including concerns about precedent, funding equity, and long-term financial sustainability. Questions focused on the structure of the lease-purchase agreement, the role of local government support, and the potential for alternative funding strategies. The Council emphasized the need to balance immediate facility needs with policy considerations affecting future charter school requests.

**** Meeting Recessed and Reconvened***

The meeting was then recessed to allow for a lunch break, with the Council indicating it would resume in the afternoon to continue reviewing remaining presentations. The Chair formally called the meeting back to order, with a quorum present, and noted that the afternoon session would proceed with the remaining scheduled presentations.

○ *Santa Rosa – Santa Rosa Combined School*

The superintendent of Santa Rosa Consolidated Schools presented a proposal to construct a new combined pre-K–12 facility, consolidating multiple aging school buildings into a single, centralized campus. He explained that current facilities, some of which dated back to the 1950s, were experiencing significant infrastructure failures, including roof leaks, plumbing deficiencies, and outdated mechanical systems.

The superintendent emphasized that the district had proactively updated its Facilities Master Plan in collaboration with the community, which ultimately supported the concept of a consolidated campus. He noted that maintaining multiple aging facilities was no longer sustainable, particularly given declining enrollment trends.

A unique aspect of the proposal included plans to repurpose an existing gymnasium by transferring ownership or responsibility to the municipality through a partnership agreement. This approach was intended to preserve community recreational space while maximizing available square footage for instructional purposes in the new facility. Council members asked questions regarding cost estimates, enrollment projections, and facility utilization. Additional discussion focused on how non-instructional spaces, such as early childhood programs and community health services, would be accommodated within or alongside the proposed facility.

○ *Espanola – Espanola Valley High School*

The superintendent of Española Public Schools presented a request for funding to address significant facility deficiencies and modernize aging infrastructure across the district. The presentation focused on ongoing structural deterioration, including failing building systems, water infiltration, and outdated utilities that no longer supported instructional needs.

The superintendent emphasized that deferred maintenance and aging infrastructure had created escalating operational challenges, requiring frequent repairs and resulting in inefficient use of district resources. The proposal aimed to replace or significantly renovate facilities to ensure safe learning environments and improve operational efficiency. During the discussion, Council members raised questions regarding historical enrollment trends, facility utilization, and long-term planning strategies. The superintendent responded by outlining the district's efforts to stabilize enrollment and optimize existing resources while pursuing capital improvements aligned with its Facilities Master Plan. Additional questions focused on cost projections and prioritization of projects within the district's overall capital improvement strategy.

○ *Clovis – Clovis High School*

The superintendent of Clovis Municipal Schools presented a proposal focused on addressing facility modernization needs and supporting long-term educational programming within the district. The presentation emphasized that existing facilities, while functional, no longer fully supported modern instructional models or evolving programmatic needs.

The superintendent explained that the district sought to enhance learning environments through updated instructional spaces, improved building systems, and expanded capacity to support specialized programs. Particular attention was given to ensuring that facilities could accommodate current and future student populations while aligning with evolving educational standards.

Council members engaged in discussion regarding enrollment trends and facility utilization, recognizing Clovis as a district with relatively stable enrollment compared to other rural districts experiencing decline. Additional questions focused on cost projections and prioritization of facility improvements within the district's overall capital plan. The district affirmed its commitment to responsible financial planning and alignment with its Facilities Master Plan.

○ *Roswell – Roswell High School/Goddard High School*

The superintendent of Roswell Independent School District presented a request addressing multiple facility needs across the district, with an emphasis on safety, infrastructure reliability, and instructional adequacy. The presentation highlighted ongoing challenges associated with aging buildings, including mechanical system failures, structural concerns, and increased maintenance costs.

The district emphasized the importance of modernizing facilities to support academic programming and student safety. The superintendent noted that outdated infrastructure had resulted in recurring operational disruptions and limited the district's ability to efficiently deliver educational services.

Council members inquired about the district's long-term strategy for managing aging infrastructure, including whether facility replacement or phased renovation was the preferred approach. The superintendent explained that the district was evaluating both options within its Facilities Master Plan, prioritizing projects based on urgency, cost-effectiveness, and impact on student learning. Additional discussion focused on financial capacity and local funding commitments, with the district outlining its efforts to leverage bond funding and state support to address critical needs.

○ *Las Cruces – White Sands Combined School, Highland Elementary School, & Mayfield High School*

The superintendent of Las Cruces Public Schools presented a proposal focused on large-scale facility improvements and modernization efforts across the district. The presentation emphasized the size and complexity of the district, noting that infrastructure demands were significant due to both enrollment levels and the number of facilities in operation.

The superintendent highlighted the need to address aging building systems, improve instructional spaces, and ensure compliance with current safety and accessibility standards. Particular emphasis was placed on aligning facility improvements with programmatic goals, including expanded career and technical education offerings and enhanced instructional delivery models.

Council members asked questions regarding enrollment growth and facility capacity, recognizing Las Cruces as one of the larger districts in the state. The superintendent noted that while growth remained a factor, strategic planning efforts were focused on balancing expansion with modernization of existing facilities.

Discussion also included cost estimates and project prioritization, with Council members emphasizing the importance of ensuring accurate and consistent cost projections across statewide projects. The district affirmed its commitment to ongoing collaboration with the Public School Facilities Authority to refine project scopes and develop realistic cost estimates.

o *Albuquerque – Mary Ann Binford Elementary School, Highland High School, & Eldorado High School*

Representatives from Albuquerque Public Schools presented requests related to facility improvements within the state’s largest school district. The presentation emphasized the scale of infrastructure needs across APS, including both aging facilities and the complexity of maintaining and upgrading a large and diverse portfolio of school buildings.

APS representatives highlighted challenges associated with maintaining older facilities, including system failures, deferred maintenance, and the need to align buildings with modern educational standards. The district emphasized that despite ongoing efforts to address maintenance needs, the scope of infrastructure demands required continued investment and prioritization.

The presentation also addressed efforts to improve efficiency through strategic planning, including identification of high-priority projects and alignment with the district’s Facilities Master Plan. Representatives noted that the district had made progress in addressing some deficiencies but continued to face significant needs.

Council members engaged in discussion regarding project prioritization within a large district context, asking how APS determined which facilities to address first. The district explained that prioritization was based on a combination of facility condition data, educational impact, and safety considerations.



Additional questions focused on cost estimates and funding strategies, with APS outlining its use of local bond funding in conjunction with state support to finance large-scale capital projects. The Council acknowledged the unique challenges faced by APS due to its size and emphasized the importance of continued coordination to ensure effective use of resources.

IV. Next PSCOC Meeting – June 3, 2026

Staff indicated that the next PSCOC meeting was tentatively scheduled for June 3, 2026, with additional scheduling details to be confirmed.

V. Adjourn

There being no further business, the meeting was adjourned at 3:57 p.m.

 Chair
 Date

**Please Note: Italic motions indicate amendments.*