

Public School Maintenance Performance Update

New Mexico Public School Facilities Authority
July 2025

Public School Capital Outlay Oversight Task Force (PSCOOTF)

State of Our Schools

62,706,266 sq. ft. of public-school assets

- 89 Public School Districts | 2 Constitutional Schools | 105 Charter Schools
- Elementary, Middle, High Schools, Combo Schools, Pre-K

Public School Capital Outlay Impact

- 23 Years - \$ Billions
- Facility Information Management System (FIMS): 6M+

Maintaining our investments \$\$:

Roadways, utilities, playgrounds, restrooms, lighting fire protection, HVAC, security windows, doors, roof systems

PSFA Maintenance

The Maintenance Division serves as consultants and trainers to all NM public school districts providing guidance and recommendations and other services towards maintaining the states and public-school investments and improving facility conditions where our students and educators can thrive.

Through best practices, performance measures facility assessments and maintenance management software systems our goal is supporting NM School Districts with developing methods to support quality educational environments and drive excellent stewardship of taxpayer dollars.

PSFA Maintenance Core Functions

Roles defined by NM Administrative Code

PM Planning: (22-24-5.3.NMSA 1978, Preventive Maintenance Plans; Guidelines; Approval and 6.27.3.11 NMAC):

FIMS: Section 22-24-5.5 NMSA 1978).

Exemplary Maintenance

Preventive Maintenance Plans

(22-24-5.3.NMSA 1978, Preventive Maintenance Plans; Guidelines; Approval and 6.27.3.11 NMAC):

All public and charter school districts must have a current and PSCOC approved preventive maintenance plan

- Performance Measures
- Templates & resources
- Training

Facility Information Management System (FIMS)

(NMSA 22-24-5.5)

a Computerized Maintenance Management Software (CMMS) System. Aids in maintaining schools current and new investments / assets.

- Maintenance Direct
- Preventive Maintenance Direct
- Utility Direct
- Reports
- Performance Measures and Goals

Energy Management

Energy Management Plans

Utility Bill Management

Measurement and Verification (pilot)

Assist districts in monitoring and improving maintenance, energy efficiency, reducing costs.

Services provided to school districts

Maintenance in New Mexico Public Schools

Preventive Maintenance Planning

Facility Information Management System (FIMS)

Facility Maintenance Assessment Report (FMAR)

Exemplary Maintenance

Preventive Maintenance Plan

22-24-5.3.NMSA 1978, Preventive Maintenance Plans; Guidelines; Approval and 6.27.3.11 NMAC

- A statute A statute driven (annually updated) written plan on how districts manage districts Maintenance & Operations. [NM State Statute \(22-24-5.3.NMSA 1978, Preventive Maintenance Plans; Guidelines; Approval and 6.27.3.11 NMAC\)](#): - All public and charter school districts must have a current and PSCOC approved preventive maintenance plan.

A Best practice template is available supporting NM Districts success in PM Planning efforts.

The PM Plan includes:

- Maintenance Mission Statement & Goals
- Organization & Staffing infrastructure
- Priorities, Procedures & Training
- Inspection Schedules & Tasks
- Reduction of Life, Health & Safety Issues
- Planned Capital Maintenance & System Renewal Projects.

PM Plan Benefits:

- Improved Building System Reliability
- System Life Cycles are met or extended
- Quality Educational Environments
- Reduced and Streamlined Costs

Facility Information Management System (FIMS)

22-24-5.5. Preventive maintenance plans; participation in Facility Information Management System

- **A Computerized Maintenance Management System.** [NM State Statute \(NMSA 22-24-5.5 NMSA 1978\)](#): - Since 2005 the Public School Capital Outlay Council (PSCOC) has required districts to use the Facility Information Management System (FIMS) as a prerequisite for awarding capital outlay funding. The PSCOC has subsidized FIMS licensing costs for all districts—districts have access to FIMS at no cost.

Unlimited training and technical support is available

- **Maintenance Direct (MD)** - documents and manages the entire maintenance work order process from request to completion, to include expenditures, and provides for data analysis and reports.
- **Preventive Maintenance Direct (PMD)** - assists in creating, scheduling, assigning, and managing recurring preventive maintenance (PM) tasks for all district facility equipment.
- **Utility Direct (UD)** - tracks and analyzes utility types, consumption and costs to identify savings opportunities leading to the development of energy management programs.
- **Advanced Modules: Asset Essentials**

FIMS brings significant benefits to facility management:

- Reduces reactive work orders
- Plans, tracks preventive maintenance processes extending system life cycles
- Reduces unnecessary expenditures through better planning
- Generates actionable facility data for decisions

Facility Maintenance Assessment Report (FMAR)

- Started in 2011: Baseline
- Best Practice
- 4th Cycle (2022 to 2026)

The **FMAR** is a process tool used to evaluate NM school facilities conditions / appearance and determine and verify the implementation level of an effective maintenance management program. **Combines the (1) PM Plan, (2) FIMS use and (3) a Facility Assessment** to determine how well districts are maintaining the assets within the schools environment.

School Districts have access to the FMAR database to review historical and current performance for each of the district's schools assessed. Districts are encouraged to review the data and respond to unfavorable conditions to improve performance ratings within 60 days.

During the FMAR assessments:

- **22 Building Categories are reviewed.**
- **Deficiencies:** life, safety, health or property damage is identified.
- FMAR findings can be used to determine deferred maintenance and/or capital renewal needs. These identifiers should be considered for inclusion into the districts long range capital planning (FMP).

Training available to school districts:

- Facility Manager and Operational Certificate Program
- Preventive Maintenance Planning
- Facility Information Management System

FMAR Goals

FMAR Intent & Goals

- To determine a general level of maintenance performance and effectiveness through physical building observations.
- To identify areas for improvement and provide feedback to the district to develop strategies up to a “satisfactory” or above, maintenance program;
- To support districts long range capital planning efforts in identifying potential capital renewal needs; and
- To support activities and manage review findings, the district should have a systematic maintenance (PM) plan implemented.

FMAR Performance Ratings

FMAR Performance Ratings: Developed to measure the level of maintenance efficiency equally.



OUTSTANDING: Maintenance Rating: 90.1% to 100% - Maintenance activities demonstrate a highly focused and goal driven supported maintenance culture. Facility conditions are *exceptionally good and clearly noticeable* (Source: Merriam-Webster).

GOOD: Maintenance Rating: 80.1% to 90% (minors): - Maintenance activities demonstrate a focused and supported maintenance program. Facility conditions *are found to be of high quality, performing well, but not excellent or outstanding in quality.* (Source: Merriam-Webster).

SATISFACTORY: Maintenance Rating: 70.1% to 80% (minors): - Maintenance activities demonstrate a maintenance program which is sufficient to meet the demand or requirement; adequate or suitable; acceptable (Source: Dictionary.com) but with room for improvements.

MARGINAL: Maintenance Rating: 60.1% to 70% (minors / majors): - Maintenance activities demonstrate a need for improvement and barely meet minimal acceptable standards to support the process. Activities are *close to the lower limit of qualification, acceptability, or function; barely exceeding the minimum requirements.* (Source: Merriam-Webster).

POOR: Maintenance Rating: 60% and below (minors / majors): - Maintenance activities are poor and demonstrate a need for immediate improvement as systems, safety and the environment are at risk for failure. Activities are *less than adequate; inferior in quality or value* (Source: Merriam-Webster).

FMAR

Deficiency Factors

DEFICIENCY FACTORS: Life, Safety, Health, or Property Loss exposure multipliers.

Minor Deficiency (x 1.5): **Potential** threat to life, health, safety, or property.

Major Deficiency (x 3.5): **Immediate** threat to life, health, safety, or property.

FMAR

4th cycle Performance
statistics

307 FMAR's completed spanning **61** NM school districts and **20** State Charters

- Elementary Schools
- Middle Schools
- High Schools
- District & State Charter Schools
- Pre-K's
- Academy's

Highest rating this cycle:

97.438%, 21st Century Public Academy (Jan. 2024)

Highest district Average: 94.68%, Hobbs

Lowest school rating this cycle:

39.324%, Albuquerque, Highland High School.

Lowest District Average: 44.592%, Pojoaque-Valley

FMAR

4th Cycle Performance Ratings and Deficiencies

F6 Cycle Performance Rating Summary: 307 Assessments

- **23 (24) Poor performance ratings** – focus area through district outreach and education.
- **32 (33) Marginal performance ratings** – focus area through district outreach and education.
- **102 (82) Satisfactory performance ratings**
- **124 (84) Good performance ratings**
- **26 Outstanding performance ratings**

Deficiencies (Life, Health, Safety-18 months): 692: 2.77 per assessment (3rd Cycle: 3.66) <

Minor Deficiencies: 370 (53.5%) (**1,913**): **1.48 per assessment (3rd Cycle: 2.27) <**

Major Deficiencies: 322 (46.5%) (**913**): **1.29 per assessment (3rd cycle: 1.08) >**

Performance Rating 3 rd cycle	OUTSTANDING: Rating: 90.1% to 100% (2 - 2%)	GOOD: Rating: 80.1% to 90% (17 - 19%)	SATISFACTORY: Rating: 70.1% to 80% (32 - 35%)	MARGINAL: Rating: 60.1% to 70% (28 - 31%)	POOR: Rating: 60% below (12 - 13%)
District Name	Aztec: 91.067% Tucumcari: 90.608%	Clovis: 89.10% Hobbs: 88.63% Farmington: 87.48% NMSBVI (CS): 87.192% Floyd: 86.16% Central Consolidated: 85.27% Lovington: 85.17% Los Lunas: 85.08% Los Alamos: 83.83% Roswell: 83.55% Elida: 82.581% Magdalena: 82.27% Cuba: 81.85% Deming: 81.52% Moriarty-Edgewood: 81.23% Belen: 81.14% Socorro: 80.61%	Grady: 79.565% Portales: 79.08% Bernalillo: 77.98% Alamogordo: 77.88% Gadsden: 77.05% Santa Fe: 76.27% Raton: 76.13% Hondo: 76.05% Las Cruces: 75.75% Truth or Consequences: 75.61% Mesa Vista: 75.23% Des Moines: 75.171% Estancia: 75.03% Animas: 74.44% Reserve: 74.295% Texico: 74.11% Rio Rancho: 73.79% West Las Vegas: 72.93% Bloomfield: 72.64% Albuquerque: 72.58% Logan: 72.217% Santa Rosa: 71.92 Clayton: 71.74% Tatum: 71.71% Quemado: 71.47% Questa: 71.43% Dexter: 71.28% NMSD (CS): 70.81% Ruidoso: 70.42% Tularosa: 70.38% Lordsburg: 70.17% Maxwell: 70.062%	Silver City: 69.76% Dora: 69.46% Jal: 69.393% Artesia: 69.304% Zuni: 69.26% Hatch Valley: 69.16% Grants: 68.76% Penasco: 68.5% Lake Arthur: 68.164% Roy: 67.982% Wagon Mound: 67.975% Corona: 67.94% Loving: 67.79% Taos: 67.53% Pojoaque-Valley: 67.45% House: 67.37% Carlsbad: 67.00% Mosquero: 66.77% Las Vegas City: 66.31% Eunice: 64.88% Gallup: 64.66% Ft. Sumner: 64.32% Springer: 63.965% Jemez Valley: 63.628% Capitan: 63.525% Cimarron: 63.50% Cloudcroft: 63.29% Chama: 60.01%	Cobre: 57.39% Dulce: 57.45% Espanola: 53.77% Hagerman: 54.369% Jemez Mountain: 56.42% Melrose: 57.134% Mora: 48.99% Mountainair: 49.205% Pecos: 59.942% San Jon: 55.90% Vaughn: 53.72% Carrizozo: -4.34%

Performance Rating 4 th Cycle	OUTSTANDING: Rating: 90.1% to 100% (4 - 6%)	GOOD: Rating: 80.1% to 90% (18 - 30%)	SATISFACTORY: Rating: 70.1% to 80% (26 - 43%)	MARGINAL: Rating: 60.1% to 70% (9 - 15%)	POOR: Rating: 60% below (3 - 5%)
District Name	<p>Hobbs: 93.39% (88.63%)</p> <p>Farmington: 92.79% (87.48%)</p> <p>Clovis: 91.503% (89.10%)</p> <p>Central Consolidated: 90.54% (85.27%)</p>	<p>Portales: 88.515% (79.08%)</p> <p>Los Alamos: 87.07% (83.83%)</p> <p>Gallup: 87.04% (64.66%)</p> <p>Los Lunas: 86.98% (85.08%)</p> <p>Clayton: 86.208% (71.74%)</p> <p>Aztec: 85.098% (91.607%)</p> <p>Bloomfield: 84.32% (72.64%)</p> <p>Lovington: 83.821% (85.17%)</p> <p>Moriarty-Edgewood: 83.78% (81.23%)</p> <p>Logan: 83.441% (72.217%)</p> <p>Hatch Valley: 82.86% (69.16%)</p> <p>Tucumcari: 82.39% (90.608%)</p> <p>Deming: 82.057% (81.52%)</p> <p>West Las Vegas: 81.48% (72.93%)</p> <p>Estancia: 81.38% (75.03%)</p> <p>Cobre: 80.896% (57.39%)</p> <p>Gadsden: 80.45% (77.05%)</p> <p>Rio Rancho: 80.20% (73.79%)</p>	<p>Socorro: 79.891% (80.61%)</p> <p>Lordsburg: 79.32% (70.17%)</p> <p>Truth or Consequences: 78.524% (75.61%)</p> <p>Roswell: 77.66% (83.55%)</p> <p>Eunice: 77.023% (64.88%)</p> <p>Espanola: 76.76% (53.77%)</p> <p>Bernalillo: 76.61% (77.98%)</p> <p>Artesia: 76.56% (69.304%)</p> <p>Cuba: 76.53% (81.85%)</p> <p>Tatum: 76.142% (71.71%)</p> <p>Cimarron: 76.11% (63.5%)</p> <p>Belen: 75.96% (81.14%)</p> <p>Mesa Vista: 75.96% (75.23%)</p> <p>Cloudcroft: 75.807% (63.29%)</p> <p>Las Vegas City: 75.79% (66.31%)</p> <p>Penasco: 75.215% (68.5%)</p> <p>Las Cruces: 74.72% (75.75%)</p> <p>Santa Fe: 74.42% (76.27%)</p> <p>Carlsbad: 74.4% (67%)</p> <p>Ft. Sumner: 74.28% (64.32%)</p> <p>Silver City: 73.57% (69.76%)</p> <p>Alamogordo: 73.458% (77.88%)</p> <p>Jemez Valley: 72.64% (63.628%)</p> <p>Mountainair: 72.491% (49.205%)</p> <p>Albuquerque: 72.028% (72.58%)</p> <p>Grants: 71.30% (68.76%)</p>	<p>Loving: 69.79 (67.79%)</p> <p>Dulce: 69.69% (57.45%)</p> <p>Reserve: 68.266% (74.295%)</p> <p>Santa Rosa: 67.06% (71.92%)</p> <p>Wagon Mound: 67.041% (67.975%)</p> <p>Taos: 66.783% (67.53%)</p> <p>Tularosa: 66.04% (70.38%)</p> <p>Jemez Mountain: 62.42% (56.42%)</p> <p>Chama: 60.021% (60.01%)</p>	<p>Questa: 48.03% (71.43%)</p> <p>Hagerman: 45.46% (54.369%)</p> <p>Pojoaque-Valley: 44.592% (67.45%)</p>

FMAR

Districts responding
to FMAR within 60
days

Goal: 25% Response Rate

74 of 307 schools

24.10% (previous 24.49%)

response rate

FMAR 4th Cycle Performance Statistics

Public School Districts:

- **Alamogordo** – Albuquerque – **Aztec** – Belen – **Bernalillo** – Bloomfield – **Carlsbad** – Central Consolidated – **Clovis** – Cobre – **Deming** – Dexter – **Espanola** – Estancia – **Farmington** – Floyd – **Gadsden** – Gallup McKinley – **Grady** – Hagerman – **Hobbs** – Hondo Valley – **House** – Las Cruces – **Las Vegas City** – Los Alamos – **Los Lunas** – Lovington – **Mesa Vista** – Mosquero – **Pojoaque Valley** – Portales – **Rio Rancho** – Roswell – **San Jon** – Santa Fe – **Santa Rosa** – Socorro – **Taos** – Tucumcari – **Tularosa**

Charters School respondents:

- **NM School for the Arts** – Cesar Chavez Community School – **Dream Dine** – Altura Prep – **21st Century Academy**

FMAR 4th Cycle Performance Statistics

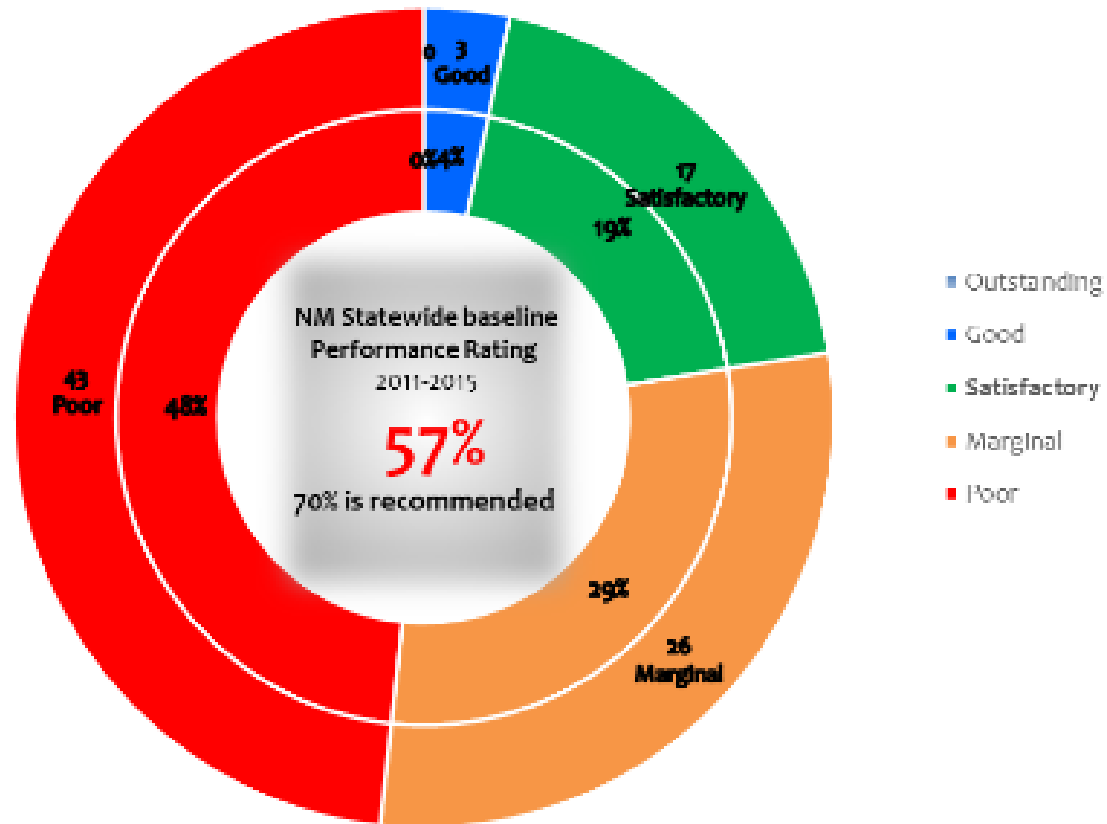
- **Goal:** 70% Satisfactory Performance
- **Statewide FMAR F6 Average Performance Rating:** 76.656% Satisfactory Overall Performance
- **State Charter School FMAR F6 Average Performance Rating:** 77.23% Satisfactory Overall Performance 20 State Charters.
- **Cycle History:**
 - FMAR Cycle 1(2011-2015): 57% - recognized Poor Statewide performance (2015 Annual Report)
 - FMAR Cycle 2: (2015-2017): 65% - recognized Marginal Statewide performance
 - FMAR Cycle 3: (2017-2022): 71% - recognized Satisfactory Statewide performance
 - FMAR Cycle 4: (2023-2027): 76.656% - recognized Satisfactory Statewide performance

New Mexico School Districts continue to make improvements in their respective maintenance programs, our States educational environments are getting better, and building system life cycles are lasting longer.

FMAR Baseline Statistics 2011-2015

NM Public Schools FMAR / Statewide Maintenance Performance

Time period: Baseline Cycle 2011-2015



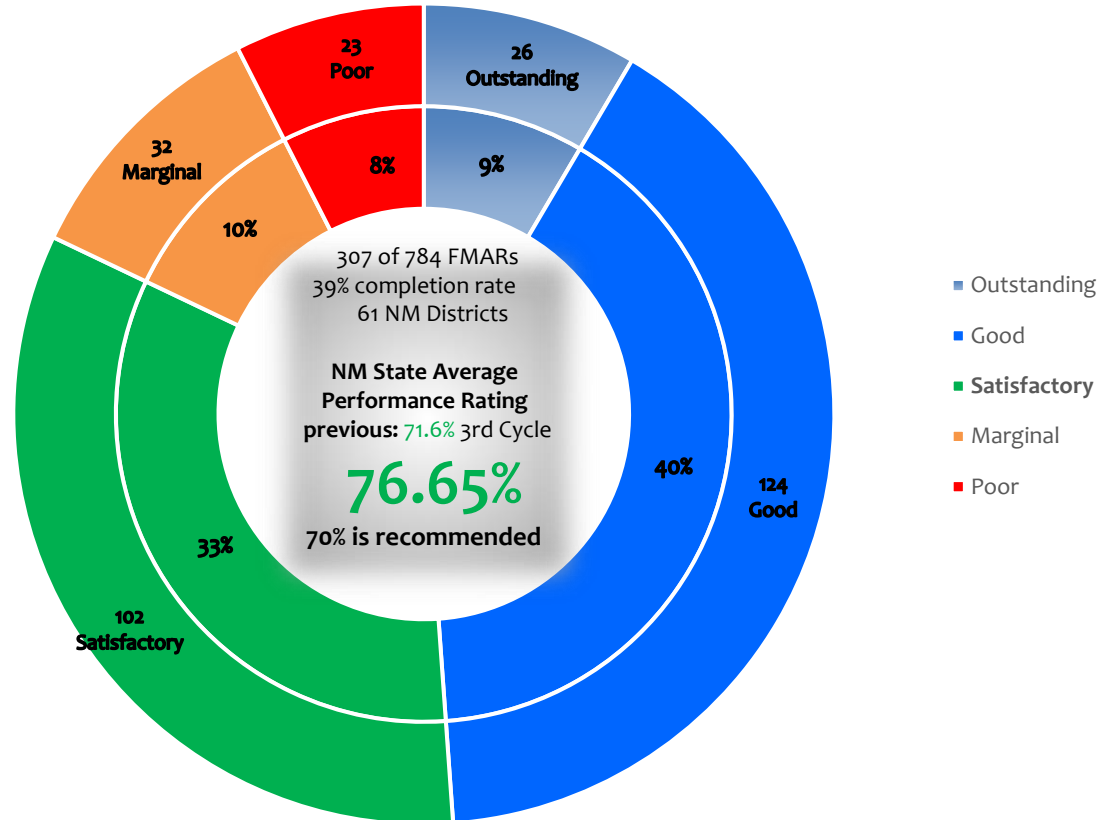
2011-2015 Statewide Baseline performance levels: indicates a statewide overall average performance rating of 57%, indicating Poor maintenance, with a few pockets of quality.

Outstanding-0%; Good-3% (3); Satisfactory-19% (17); Marginal-29% (26); Poor-48% (43).

FMAR Baseline Statistics 2011-2015

NM Public Schools FMAR F6 / Statewide Maintenance Performance

reflecting 1st Qtr. 2025 data (Starting FMAR F6 4th Cycle Jan. 1, 2023 to May 31, 2025)



Current and active 4th Cycle Statewide performance levels: indicates a statewide average performance rating of 76%, indicating Satisfactory maintenance, with significant improvements.

Outstanding-9%(26); Good-40%(124); Satisfactory-33%(102); Marginal-10% (32); Poor-8% (23).

FMAR

More Work to be Done

- Emphasis in the value of establishing preventive versus reactive
- Reduction in unnecessary capital expenditures due to improved maintenance
- Reduction in deferred maintenance
- FCI is reduced – better maintenance
 - Facility conditions improved
- Life, Health and Safety issues reduced or resolved
- Efficiencies and Morale is improved
- Continued Success for NM Public Schools

FMAR

More Work to be Done

- Establish the Goal: 80% Statewide Performance Rating
- Tools and methods to progress this:
 - Additional “Outreach” after the FMAR is provided to the district
 - 1 Week after FMAR is sent, Monthly (30 days), 45 day reminder
 - Site visit and or quarterly regional meetings with districts
 - Leverage the NMPFMA providing reports, expressing the value of response – higher expectations
 - Advance instruction sets, educational tools and resources
 - Share performance rating improvements - competition

FMAR

Continuous Process
Improvement

In 2011, PSFA implemented the **Facility Maintenance Assessment Report (FMAR)** tool to measure maintenance effectiveness and facility conditions of school properties in New Mexico.

- **1st Cycle 2015:** recognized **Poor, 57%**, maintenance efforts in NM (2015 PSFA Annual Report)
- **2nd Cycle 2017:** recognized **Marginal, 65%**, maintenance efforts in NM
- **3rd Cycle 2022:** recognized **Satisfactory, 71.6%**, maintenance efforts in NM;
- **4th Cycle** – so far so good... **76.6%**

This is an indicator that NM schools are performing facilities-maintenance to a much improved level, which is a great increase from previous cycles; building systems will reach their minimal manufacturer recommended life cycles.

Exemplary Maintenance

NM Administrative Code (NMAC) 6.27.3.11, Preventive
Maintenance Program

- **NM Administrative Code (NMAC) 6.27.3.11, Preventive Maintenance Program:** Updated July 2010 to include an incentive for public schools to develop exemplary preventive maintenance programs which may provide up to a 5% reduction in local match on capital outlay award.

Exemplary maintenance is demonstrated by achieving and sustaining optimum performance of all building systems expected useful life anticipated to be met or exceeded through highly efficient use of resources.

Eligibility and Criteria:

- FMAR district average performance rating better than 90.1% (Outstanding)
- Current & approved PM Plan on file with PSFA (PMP)
- Use of all 3 Facility Information Management System (FIMS) modules to a 2.0 performance level or greater
- Ten (10) types of equipment being maintained within the FIMS preventive maintenance program
- Preventive maintenance work order completion rate of 90% or greater
- Transaction rate of above 100%
- Meaningful Maintenance Metrics (M³) or other data driven report implemented and shared with district Superintendent and School Board.
- Candidates must show 2-year historical performance

Summary

- **Reduced capital dollars make the efforts necessary to sustain school facilities conditions more critical than ever.**
- Billions have been put into the Infrastructure in the past 23 years. Good maintenance efforts are critical:
 - to ensure the delivery of necessary support to guard school's conditions and protect the investments we have made.
 - to provide safe and functional learning and teaching environments.
- Tools and resources are available to support schools infrastructure, maintenance & capital renewal programs to reduce and streamline costs.
 - The Facility Assessment Database (FAD),
 - Construction Information Management System (CIMS),
 - Facility Information Management System (FIMS),
 - Facility Maintenance Assessment Report (FMAR),
 - Facility Master Planning (FMP), Project and Maintenance Management.



Jeff McCurdy
Maintenance and Operations
Manager
jmccurdy@nmpsfa.org

James Kneeland
Maintenance Specialist
jkneeland@nmpsfa.org

Chris Stewart
Maintenance specialist
cstewart@nmpsfa.org

PSFA's Measurement and Verification (M&V)

New Mexico Public School Facilities Authority

July 2025

Public School Capital Outlay Task Force (PSCOOTF)

**“You Can’t Manage
What You Don’t
Measure”**

Measurement & Verification

Success Story

“M & V is the process of planning, measuring, collecting and analyzing data for the purpose of verifying and reporting energy savings with an individual facility resulting from the implementation of energy conservation measures(ECMs).”

- K–12 schools spend over \$8B annually on energy; 30% is wasted.
- In New Mexico, \$95M spent on utilities in 2024.
- Since 2006, PSFA has partnered with districts through FIMS-Utility Direct.
 - Basic utility billing energy management
- PSFA launched pilot initiatives to improve energy and water efficiency.
 - 2014 Pilot 1
 - 2023/2024 Pilot 4
- 2024 Pilot 4 Program progressed with real-time tracking and analytics platform.

“Vision into Reality” > Goals

166 buildings, 5 districts, 8,468,290 SF, 71
Meters, 1,580 accounts

Measurement & Verification School Districts

Success Story

“M & V is the process of planning, measuring, collecting and analyzing data for the purpose of verifying and reporting energy savings with an individual facility resulting from the implementation of energy conservation measures(ECMs).”



GALLUP-McKINLEY
COUNTY SCHOOLS



LOS LUNAS SCHOOLS



FARMINGTON
MUNICIPAL SCHOOLS



MOUNTAIN VECTOR ENERGY

Measurement & Verification

Success Story

“M & V is the process of planning, measuring, collecting and analyzing data for the purpose of verifying and reporting energy savings with an individual facility resulting from the implementation of energy conservation measures(ECMs).”

Billions of \$ are wasted nationwide annually because of undetected faults in building sub-systems.

In New Mexico, \$95M spent on utilities in 2024.

“If you don’t have control of your utilities, you’re utilities have control of you”

Access to real time metered utility data by staff and management can result in a 5-15% reduction in energy and water expenses.

PSFA’s goal is to garner value from the advanced energy management system, develop proof of concept and cost savings opportunities.

Measurement & Verification

District Testimonials

Testimonials - Shawn Drake, Director of Energy, Hobbs Municipal Schools

Hobbs School District has been actively involved with the PSFA M&V Program as it dovetails with the district's energy and water management reporting and conservation initiatives. As a leader with the Facility Manager Association of New Mexico, Shawn is known for sharing and promoting "best known methods" amongst his peers.

"We are appreciative of the PSFA's support to of the M&V Program as it informs us on energy and water waste. It allows us to perform short-term corrective action quickly and integrate those learning cycles with more strategic initiatives. For example, a recent PSFA M&V Program peak demand alert is helping us adjust our HVAC equipment sequences of operations to reduce peak demand charges district wide.

Measurement & Verification

District Testimonials

Testimonials - Aaron Cook, Director of Facilities, Gallup-McKinley County Schools

Gallup-McKinley County Schools, with the Operations Leadership of Aaron Cook and his Team, has been actively involved with the PSFA M&V Program data, issue identification and issue resolution. Most recently Aaron has taken steps to include the PSFA M&V Program in Gallup's new construction projects.

“As a pilot program GMCS, NMPSFA are working to get real time energy reporting to include usage along with cost data through their application. GMCS wants to ensure we plan to integrate the necessary sensors into our projects to achieve real time reporting going forward.

Program Goals and Scope

NM Administrative Code (NMAC) 6.27.3.11, Preventive
Maintenance Program

“M & V is the process of planning, measuring, collecting and analyzing data for the purpose of verifying and reporting energy savings with an individual facility resulting from the implementation of energy conservation measures(ECMs).”

- Goals:
 - Energy conservation and cost savings
 - STEM education integration
 - International benchmarking and research
 - Maintaining Capital Investments
- Scope:
 - 166 buildings across 5 districts
 - Gallup, Farmington, Los Lunas, Hobbs, Bernalillo
 - 8.5M sq. ft., 71 meters, 1,580 utility accounts

Key Results & Impact

NM Administrative Code (NMAC) 6.27.3.11, Preventive Maintenance Program

“M & V is the process of planning, measuring, collecting and analyzing data for the purpose of verifying and reporting energy savings with an individual facility resulting from the implementation of energy conservation measures(ECMs).”

- Utility Bill Performance:
 - Mixed results; overall water usage down 5.42%
- Interval Data Alerts:
 - Real-time alerts saved up to \$378K annually
 - Examples: water leaks, gas overuse, peak demand reduction
- Operational Efficiency:
 - Faster issue resolution
 - Reduced manual data entry
 - Opportunities to take action

Education & Research Integration

NM Administrative Code (NMAC) 6.27.3.11, Preventive Maintenance Program

“M & V is the process of planning, measuring, collecting and analyzing data for the purpose of verifying and reporting energy savings with an individual facility resulting from the implementation of energy conservation measures(ECMs).”

- STEM Infrastructure Classrooms
 - Real-time dashboards and quizzes for students

Public Transparency

- Custom dashboards for district & community engagement
- Advanced Benchmarking
- Automated data uploads and utility audits
 - Informed decisions
- Comparisons to historical data
- Knowledge of building systems

Conclusion & Future Outlook

NM Administrative Code (NMAC) 6.27.3.11, Preventive Maintenance Program

“M & V is the process of planning, measuring, collecting and analyzing data for the purpose of verifying and reporting energy savings with an individual facility resulting from the implementation of energy conservation measures(ECMs).”

Early Success:

- Strong foundation for long-term impact.
Proof of concept:
 - Albuquerque Public Schools – Santa Fe Public Schools
 - 5 additional districts active
- Phase II implementation moving forward:
 - Expand number of users and data input:
 - 20 districts in Phase II
 - Deepen educational integration
 - Continue benchmarking and optimization
 - Develop methods to better maintain the states investments



Larry Tillotson

Deputy Director of Operations &
Quality Assurance
ltillotson@nmpsfa.org

Jeff McCurdy

Maintenance Operations Manager
jmccurdy@nmpsfa.org

www.nmpsfa.org