

Public School Capital Outlay Council Update

Public School Capital Outlay Taskforce

August 13, 2026

STATE OF NEW MEXICO  PUBLIC SCHOOL FACILITIES AUTHORITY

Partnering with New Mexico's communities to provide quality, sustainable school facilities for our students and educators.

Agenda

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- II. PSCOC Membership
- III. FY26 Award Cycle
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- V. Other PSCOC Announcements
- VI. Project Delivery 3- Step Process
- VII. Project Timeline Accountability
- VIII. Positive Project Outcomes
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- XI. Process Refinement Working Group
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- XIII. Adequacy Planning Guide RFP
- XIV. Strategic Workforce and Resource Development
- XV. Salary Study



PSCOC's Role

Public School Capital Outlay Structure

Public School Capital Outlay Task force (PSCOOTF)

Oversees the work of the Public School Capital Outlay Council.

Public School Capital Outlay Council (PSCOC)

Manages the allocation of the Public School Capital Outlay Act Fund (PSCOF) to the public school facilities.

Public School Facilities Authority (PSFA)

Staff to the PSCOC. Distributes state funding, partners with districts and charter schools to manage PSCOC awarded projects, collect and organize public school facility data.

Pursuant to 22-24-9 NMSA 1978, PSFA reports to and operates as staff to the Public School Capital Outlay Council (PSCOC). The PSCOC manages the allocation of state funding to public school facilities in New Mexico's 89 school districts, state-chartered schools and 3 constitutional schools.

PSCOC Membership

Joe Guillen

Chair

New Mexico School Boards Association

Awards Subcommittee

Charles Sallee

Chair

Legislative Finance Committee

John Sena

Legislative Education Committee

Mariana Padilla

Public Education Department

Clay Bailey

Construction Industries Division

Administration, Maintenance, & Standards Subcommittee

Ashley Leach

Chair

Department of Finance and Administration

Randall Cherry

Legislative Council Service

Stewart Ingham

Public Education Commission

Elizabeth Groginsky

Office of the Governor

PSCOC Structure

The PSCOC consists of nine council members from the Governor’s Office (GO), the Department of Finance & Administration (DFA), The Public Education Commission (PEC), the Legislative Education Study Committee (LESC), the Public Education Department (PED), the New Mexico School Boards Association (NMSBA), the Construction Industry Division (CID), the Legislative Finance Committee (LFC), and the Legislative Council Service (LSC). The Council reports to the Public School Capital Outlay Oversight Task Force (PSCOOTF), which is made up of legislators, senior leaders from school districts and charters, and members of the public.

PSCOC Membership

Subcommittee Structure

Awards Subcommittee

Charles Sallee

Chair
Legislative Finance Committee

John Sena

Legislative Education Committee

Mariana Padilla

Public Education Department

Clay Bailey

Construction Industries Division

The Awards Subcommittee is responsible for identifying and recommending funding for critical capital outlay needs in public schools. This includes reviewing PSFA financials, evaluating Awards Cycle applications, considering Out-of-Cycle Awards, and assessing other informational items relevant to the Public School Capital Outlay Act.

Administration, Maintenance, & Standards (AMS) Subcommittee

Ashley Leach

Chair
Department of Finance and Administration

Randall Cherry

Legislative Council Service

Stewart Ingham

Public Education Commission

Elizabeth Groginsky

Office of the Governor

The Administration, Maintenance & Standards (AMS) Subcommittee oversees the development and implementation of policies related to the administration, maintenance, and adequacy standards of public school facilities.

Construction Projects Awarded in FY26

Project Number	District	School	PSCOC Funding	Local Match Reduction
P24-001	Maxwell	Teacher Housing	\$802,366	100% local match reduction
S22-014	Las Cruces	Hermosa Heights ES	\$1,037,137	
S22-008	Portales	James ES	\$252,759	
S22-012	Las Cruces	East Picacho	\$2,841,142	
P24-014	Albuquerque	Van Buren MS	\$5,469,979	
P22-002	Mosquero	Combined School	\$1,500,000	100% local match reduction
P24-001	Maxwell	Combined School	\$50,882,869	100% local match reduction
P19-017	Tularosa	Tularosa MS	\$37,918,021	Partial local match reduction
P24-005	Springer	Teacher Housing	\$2,136,189	100% local match reduction
P23-007	Estancia	Estancia ES	\$16,644,069	Partial local match reduction
H25-002	Hatch Valley	Teacher Housing	\$432,776	Partial local match reduction
S25-006	Silver	Harrison Schmitt ES	\$1,262,319	
P23-002	Gallup-McKinley	Thoreau HS	\$66,295,936	
P24-007	San Jon	Combined School	\$51,901,556	100% local match reduction
P24-005	Springer	Combined School	\$49,891,839	Partial local match reduction
Total			\$289,268,957	

FY26 Award Cycle

For FY26, the PSCOC received applications for project funding across five key programs to support school facility needs statewide. See Appendix A for a district-level breakdown of project amounts. Project amounts are based on district estimates and remain subject to technical review and correction.

Standards-Based: \$1.32 Billion

Systems-Based: \$72.1 Million

Systems-Based (Demolition): \$4.7 Million

Pre-Kindergarten: \$1.4 Million

Teacher Housing*: \$15 Million

*Teacher Housing Pilot is on hold.

FY27 Application Cycles

For FY27, PSCOC paused standards awards and narrowed eligibility to projects with critical need:

FY27 Funding Eligibility – Summary

Standards-Based: Temporarily on hold for FY27 while PSFA completes operational evaluations, including cost controls, APG revisions, prototyping/regionalization policies, and other Council priorities.

Pre-Kindergarten: Eligible for districts and schools operating pre-kindergarten programs.

Systems-Based: Limited to **Category 1 (life, health, and safety)** needs, considered in two semi-annual funding rounds to support summer and winter construction.

Eligible Systems: Exterior envelope, mechanical, electrical, plumbing, special systems, site drainage, and utilities, regardless of their ranked position in the Facilities Assessment Database.

See Appendix B: FY27 Eligibility Criteria for further detail.



Other PSCOC Updates

FY27 wNMCI Rankings

- The Council approved the FY27 wNMCI rankings at its June meeting.
- The complete [FY27 wNMCI rankings](#) are available on the PSFA website.

Lease Assistance Awards

- The FY27 Lease Assistance Award application cycle was opened on July 1, 2026.
- For FY26 \$26.1 million was awarded to public schools across the state.

Teacher Housing Study

- The PSFA Teacher Housing Pilot Program was placed on hold in July 2025.
- PSFA staff is conducting a study to evaluate the program's outcomes, identify lessons learned, and explore potential paths forward.
- PSFA staff will present the study's findings and recommendations to the PSCOC in December 2026.

Community Benefit Fund

- PSFA is administering the CBF to support school bus electrification and charging infrastructure.
- FY27's Round 2 - Cycle 2 expanded participation among school districts statewide.
- PSFA is coordinating with state agencies to leverage complementary funding and resources.
- Round 2 Cycle 2 opened on July 20, with applications due on August 19.

Continued Stewardship & Cost Management

Strong project delivery and cost performance demonstrate meaningful progress, but there is still an opportunity to strengthen how PSCOC plan, manage, and deliver capital projects.

The focus moving forward should be building on what is working, addressing recurring challenges, and using data and lessons learned to continuously improve good project delivery. This includes strengthening early planning, improving project accountability, identifying risk sooner, and ensuring resources are directed where they can have the greatest impact.

The pathway forward:

- **Build on successful practices** and expand what works across projects and districts.
- **Address recurring challenges** that contribute to delays, cost pressures, and inefficient use of resources.
- **Strengthen early intervention** so potential issues are identified and addressed before they affect project outcomes.
- **Use data and lessons learned** to inform planning, policy, and resource allocation.
- **Continue improving collaboration and accountability** among PSFA, PSCOC, districts, and project partners.
- **Maximize the impact of available capital** by continually looking for opportunities to improve efficiency, accelerate delivery, and meet more facility needs.



Tohatchi Highschool (GMCS), Completed July 2026



Tohatchi Highschool (GMCS), Groundbreaking January 2024

Project Delivery: 3-Phase Process

1. PLANNING

Define the Need & Establish the Project

- Identify and validate the facility need.
- Determine project feasibility.
- Develop project scope using the Adequacy Planning Guide, facility conditions, enrollment, and educational needs.
- Establish project size, priorities, preliminary budget, and funding strategy.
- PSFA works with the district to develop the project and prepare it for the next phase.

2. DESIGN

Develop the Solution & Control the Scope

- Procure the design professional and develop educational specifications and design.
- Refine project scope, budget, schedule, and site requirements.
- PSFA provides technical review and oversight to keep the project consistent with standards, approved scope, and available funding.
- Design must establish a project that can be responsibly delivered within available resources before construction.

3. CONSTRUCTION

Deliver, Monitor & Close Out

- Procure the construction team and move the project into construction.
- PSFA provides project management, monitoring, technical assistance, and financial oversight.
- Track schedule, budget, change orders, quality, and compliance with the approved project.
- Complete inspections, commissioning, closeout, and final documentation before formal completion.

Each phase is an opportunity to strengthen the project before additional public resources are committed. PSFA and PSCOC work with districts throughout the process to validate needs, manage scope, adhere to timeline, control costs, address challenges, and ensure projects are positioned for successful delivery.

Project Timeline Accountability

Three-step timeline notification and rescission process for Planning and Design awards, incorporated into the FY26 and future MOUs, to promote timely project initiation, accountability, and active use of awarded funds.

Reporting: Beginning in 2026, staff will provide PSCOC semiannual reports each June and December identifying projects with significant delays or missed MOU timelines.

STEP 1: Initial Notification

- 45 days after MOU execution: submit RFP for PSFA review, or initiate contract/commitment with a design or planning professional and encumber funds; or
- 90 days after contract execution in eBuilder: submit related invoicing to PSFA for approval.
- If not met, PSFA Executive Staff issues a formal notification letter citing MOU obligations and the risk of rescission.

STEP 2: PSCOC Review

- Recipient has 30 additional days to demonstrate activity on the same requirements.
- If no action and no acceptable explanation, the recipient must appear before PSCOC at its next regular meeting with a plan to advance the project.
- PSCOC may rescind the award or allow a final 30-day compliance period.

STEP 3: Award Rescission

- If requirements remain unmet 30 days after the PSCOC meeting, the award is rescinded.
- Certified bond funds are decertified and reallocated to active projects.
- The facility returns to the NMCI ranking list; the district must reapply in a future cycle, with no guarantee of funding.

Extensions: Recipients may request an extension at any point, subject to PSFA or PSCOC discretion, upon showing good-faith effort or delays beyond their control. Extensions are granted for a defined period only, never open-ended.

PSFA staff will be in communication and available for technical assistance through out the process.

Positive Project Outcomes

Projects delivered under budget demonstrate PSFA and PSCOC's commitment to responsible stewardship of public funds, allowing available capital to go further and address more facility needs.

These results reflect the **collective efforts of PSFA, PSCOC, school districts, and project partners** to plan strategically, manage resources effectively, and deliver quality facilities.

Key Contributing Factors:

- **Clear Planning & Scope:** Aligning projects with identified facility needs and managing scope effectively.
- **PSFA Oversight:** Regional Manager engagement, technical assistance, and ongoing project monitoring.
- **District Stewardship:** Identifying efficiencies, managing resources, and resolving challenges collaboratively.
- **Design & Construction Collaboration:** Developing cost-effective solutions while maintaining quality, safety, and functionality.
- **Financial Accountability and Oversight:** Continuous monitoring to keep resources aligned with approved project needs.



Peralta Elementary (Los Lunas), Broke Ground in 2024



Peralta Elementary (Los Lunas), Ribbon Cutting
August 3, 2026

Projects Delivered Under Budget (1 of 2)

Project	Award	Under Budget / Contingency Left Over
P20-010 Barry ES (Clovis)	\$5,891,423.00	\$399,349.85
H24-003 House Municipal Teacher Housing (House)	\$531,960.00	\$101,072.00
S25-014 Tucumcari (Demo)	\$1,043,950.00	\$386,727.03
S22-003 Portales HS	\$1,463,466.00	\$472,276.24
S22-008 James ES (Portales)	\$2,893,148.00	\$54,524.60
K23-004 Farmington	\$42,203,819.00	\$3,540,904.22
P19-008 Peralta (Los Lunas)	\$38,495,235.72	\$1,794,292.61
P19-004 Tohatchi HS	\$77,808,774.93	\$5,852,564.74
P20-005 Columbia ES (Las Cruces)	\$64,829,995.38	\$5,281,496.27
K22-001 My Little School (Deming – Completed this month)	\$6,424,266.67	\$161,735.13

Projects Delivered Under Budget (2 of 2)

Project	Award	Under Budget / Contingency Left Over
P22-001 Gadsden MS (Gadsden – Completed this month)	\$79,058,046.69	\$5,883,077.15
P19-003 Red Rock/Rocky View ES (Gallup)	\$52,639,339.62	\$5,066,100.00
S25-001 Corona (Demo)	\$104,000.00	\$31,216.87
P20-008 Bluewater ES	\$22,502,745.53	\$1,518,385.71
K23-001 Preschool Academy East (Farmington)	\$42,203,819.00	\$3,590,061.48
P19-015 Sarracino MS (Socorro)	\$46,305,165.22	\$15,268,206.33
K24-002 Duranes (APS)	\$32,943,587.54	\$3,084,457.93
Harrison MS (APS)	\$30,978,480.00	\$4,692,010.31
Albuquerque Sign Language Academy – ASLA	\$34,283,479.15	\$472,425.13
Total		\$57,650,883.60

Process Refinement Working Group

A working group representing all PSFA departments is conducting a comprehensive review of the project delivery process and governing documents, including the MOU, carried out within the new Planning, Design, and Construction three-phase model.

CLARITY & ACCOUNTABILITY

- Establish clearer milestones, timelines, and performance expectations.
- Identify and address project risks earlier in the process.
- Establish a transparent and consistent award process.

COORDINATION & EFFICIENCY

- Improve coordination among districts, charter schools, design professionals, contractors, and PSFA staff.
- Reduce project delays and cost escalation from prolonged schedules.
- Ensure awarded funds are advancing projects in a timely, efficient manner.

STEWARDSHIP & OUTCOMES

- Increase the number of projects reaching completion and delivering facilities to students.
- Prevent State participation in costs outside PSCOC authorization and the Adequacy Standards.
- Reduce opportunity costs of stagnant projects and sustain the capital outlay system.

Together these improvements strengthen oversight, clarify expectations, and move projects more efficiently through each phase, improving stewardship of public funds and delivering facilities to students sooner.

Bond Reconciliation Update

PSFA awarded a professional services contract to address outstanding bond reconciliation needs, strengthen financial controls, and support accurate tracking of bond proceeds, expenditures, commitments, and available balances.

SCOPE OF WORK

- Bond-by-bond reconciliation of 34 Supplemental Severance Tax Bond (SSTB) issuances: proceeds, expenditures, Board of Finance (BOF) draws, encumbrances, close-out status.
- Error identification: misapplied draws, incorrect funding sources, timing differences, misclassified transactions.
- Project-level validation against accounting codes, MOUs, and bond authorizations.
- Three-way comparison across SHARE, Trimble (eBuilder), and BOF; review of invoices, vouchers, drawdowns, and MOUs.

DELIVERABLES: DUE August 31, 2026

- Comprehensive report of findings, variances, and corrective actions.
- Corrective Action Log by severity and system.
- Updated reconciliation templates,.
- Final presentation of results to PSFA leadership and PSCOC, with interim updates provided as needed.

Timeline



Vendor is in the fact gathering phase and deliverables are expected by the end of August 2026. Results will be presented to PSFA leadership and PSCOC.

Adequacy Planning Guide RFP

PSFA has issued an RFP and is seeking proposals from qualified consulting teams for Phase 1 of a multi-phase initiative to comprehensively update New Mexico's Adequacy Planning Guide (APG) for public schools.

Key Dates

July 28

Acknowledgement of Receipt Form due

July 30

Non-Mandatory Pre-Proposal Meeting

September 10

Proposal Submissions Due

PHASE 1 SCOPE

- Comprehensive review of the existing APG, Statewide Adequacy Standards, and Maximum Allowable GSF Calculator.
- Synthesis of national best practices in facility planning, programming, resilience, sustainability, cost control, and campus design.
- Evaluation of current and future facility and campus space types across New Mexico's districts.

DELIVERABLES & ENGAGEMENT

- Technical reports, reference materials, and stakeholder support materials informing future phases.
- PSFA leads stakeholder engagement; the consultant prepares presentations, visual aids, and requested information.
- Consultant participates in engagement activities at the direction of the PSFA Project Manager.

REQUIRED EXPERTISE

- Educational facility planning, planning guidance and technical standards, and space type evaluation.
- Research and analysis of national best practices, project management, and quality control.
- Experience across CTE, early childhood, special education, prototype schools, cost control, resilience, renewable energy, school safety, and multimodal access.

Phase 1 establishes the technical foundation for later phases which include recommended revisions to the APG and GSF Calculator, updated policies and update cycles, and training and implementation support.

Strategic Workforce and Resource Development

PSFA is conducting a **comprehensive review of each division and department** to assess staffing, processes, systems, and resource needs. The goal is to ensure the agency has the **capacity, expertise, and resources necessary to successfully meet its operational and strategic objectives.**

This effort will identify opportunities to:

- **Strengthen staffing and organizational capacity** by aligning resources with workload, responsibilities, and agency priorities.
- **Evaluate job classifications and compensation** to ensure positions appropriately reflect duties, responsibilities, experience, and organizational needs.
- **Modernize systems and technology** to improve efficiency, data management, communication, and decision-making.
- **Leverage specialized consultants and technical expertise** where additional capacity or expertise is needed.
- **Improve processes and internal controls** to reduce inefficiencies and strengthen accountability.
- **Address resource gaps proactively** to support sustainable growth and improve the agency's ability to deliver on its mission.

The objective is to build a stronger, more capable PSFA, equipped with the people, systems, resources, and expertise needed to effectively serve New Mexico's schools and deliver on the agency's strategic priorities.



Salary Study

PSFA is conducting a **division-by-division review of job classifications and compensation** to ensure employees are appropriately classified based on the duties, responsibilities, and scope of work they perform.

The review will focus on:

- **Aligning classifications** with actual job duties, responsibilities, and organizational needs.
- **Identifying and addressing internal discrepancies** in classifications and compensation.
- **Ensuring equitable and consistent pay alignment** based on education, relevant experience, responsibilities, and qualifications.
- **Establishing greater consistency and transparency** across divisions and positions.

The goal is to ensure PSFA's classification and compensation structure **accurately reflects the work being performed**, supports internal equity, and provides a sound foundation for future staffing and workforce planning.



Q&A

Joe Guillen

Chairman

Public School Capital Outlay
Council

Marcos B. Trujillo

Executive Director

Public School Facilities Authority

mtrujillo@nmpsfa.org



Appendix A: Potential FY26 Awards

Standards-Based (in millions)*

Project Type	District	School	Local Match	State Match	Budget Estimate
Standards-based	Albuquerque	Eldorado HS	63%	37%	\$ 77.30
	Albuquerque	Highland HS	63%	37%	\$ 52.30
	Albuquerque	Mary Ann Binford ES	63%	37%	\$ 19.90
	Clovis	Clovis HS	36%	64%	\$ 158.00
	Corona	Corona ES/MS/HS Combined School	32%	68%	\$ 54.00
	Espanola	Espanola Valley HS	55%	45%	\$ 104.20
	House	House ES/MS/HS Combined School	5%	95%	\$ 57.40
	Jemez Mtn	Coronado ES/MS/HS Combined School	47%	53%	\$ 57.20
	Las Cruces	Mayfield HS	57%	43%	\$ 269.40
	Las Cruces	White Sands ES/MS	57%	43%	\$ 92.70
	Las Cruces	Highland ES	57%	43%	\$ 4.40
	Mesa Vista	Mesa Vista Combined MS/HS	36%	64%	\$ 33.00
	Mora	Mora ES/MS/HS Combined School	43%	57%	\$ 45.00
	Mountainair	Mountainair Elementary School	29%	71%	\$ 42.00
	Questa	Questa ES/MS/HS Combined School	63%	37%	\$ 45.00
	Roswell	Roswell HS	32%	68%	\$ 0.75
	Roswell	Goddard HS	32%	68%	\$ 0.75
	Roy	Roy PreK-12 Combined School	0%	100%	TBD
	Santa Rosa	Santa Rosa Combined ES/MS/HS School	26%	74%	\$ 93.60
	State Charter	School of Dreams Academy	41%	59%	TBD
	Taos	Taos Middle School	63%	37%	\$ 70.00
	Truth or Consequences	Truth or Consequences Middle School	61%	39%	\$ 40.40
Total					\$1.32 billion

*Preliminary amounts provided by school districts and charter schools based on Facility Master Plans.

Pre-Kindergarten

Project Type	District	School	Local Match	State Match	Budget Estimate
Pre-K	Reserve	Reserve Combined School	26%	74%	\$ 1.40
Total					\$1.4 million

*Preliminary amounts provided by school districts and charter schools based on Facility Master Plans.

Teacher Housing (on hold)

Project Type	District	School	Local Match	State Match	Budget Estimate
Teacher Housing	Animas	Districtwide	11%	89%	TBD
	Bernalillo	Districtwide	63%	37%	\$ 6.00
	Clayton	Districtwide	40%	60%	\$ 2.00
	Grady	Districtwide	0%	100%	\$ 1.50
	Jemez Mountain	Districtwide	47%	53%	\$ 2.00
	Roy	Districtwide	0%	100%	\$ 1.30
	Santa Rosa	Districtwide	26%	74%	\$ 2.20
Total					\$15.0 million

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	Roy	Districtwide	0%	100%	\$ 1.30
	Santa Rosa	Districtwide	26%	74%	\$ 2.20
Total					\$15.0 million

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Appendix B: FY27 Eligibility Criteria

SYSTEMS-BASED CAPITAL OUTLAY

Replacement or upgrade of select building systems.

Eligibility for Systems-based capital outlay awards:

- School facilities with any system identified in the FAD as a category 1 (indicating critical issues that pose immediate threats to life, health or safety within the facility), *regardless of the current ranking*.
 - Eligible systems:
 - Exterior Envelope: roof, walls, windows, doors
 - Mechanical
 - Electrical
 - Plumbing
 - Special Systems: fire detection, fire suppression, communications
 - Site Drainage and Utilities

Systems-based awards must have a minimum total project cost of \$200,000.

PRE-KINDERGARTEN

New, replacement, renovation or addition of Pre-kindergarten facilities

- School districts and schools with Pre-kindergarten programs

REQUIREMENTS FOR ALL CAPITAL FUNDING PROGRAMS

- Match requirements per the state/local match percentage at the time of the award.
 - The district/charter is willing and able to fund the local match of the project's total cost.
 - Contingent on available state funding, the PSCOC may consider requests for local match reductions or advances, pursuant to statute criteria.
- Prerequisites:
 - Planning
 - Current Facility Master Plan (FMP).
 - FMP includes and prioritizes the requested capital improvement project.
 - Maintenance
 - Current Preventive Maintenance (PM) plan.
 - Consistent use of Facility Information Management System (FIMS).
 - Recommended facility maintenance assessment report (FMAR) minimal score of 70%, satisfactory.