Public School Maintenance Performance 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.

Emerging Maintenance Concerns

As we continue to evaluate operational improvements for PSFA one growing area of concern is ensuring the state is protecting the significate investments made by the PSCOC and the local school districts.

- Based off the increase in local match reduction requests, there is concern around local participation and ensuring revenue is sufficient to support or address maintenance needs.
- It has come to our attention during our due diligence working along side school districts, hiring adequate maintenance support staff across the state has become more challenging, especially in the rural communities.
- PSCOC, PSFA and our legislative partners will continue to partner in addressing some of key issues around funding maintenance to ensure facilities being constructed are meeting the expected useful life of 40+ years.

Maintenance Deficiencies

State of Our Schools

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

- 89 Public School Districts | 3 Constitutional Schools | 105 Charter Schools
- Elementary, Middle, High Schools, Combo Schools, Pre-K
- 24,781 Teachers | 307,110 students

Public School Capital Outlay Impact

- 24 Years – State Capital investments is in $Billions
- Facility Information Management System (FIMS): $8M+

Maintaining our investments $$:

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

PSFA Maintenance

Jeff McCurdy – M&O Manager
James Kneeland – Maintenance Specialist
Chris Stewart – Maintenance Specialist

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.

NM Public Facility Managers Association NMPFMA continues to provide training programs to bolster knowledge and skillset.

PSFA Maintenance Core Functions

Services Provided to School Districts

Roles defined by NM Administrative Code	Preventive Maintenance Plans (22-24-5.3.NMSA 1978, Preventive Maintenance Plans; Guidelines; Approval and 6.27.3.11 NMAC):	Facility Information Management System (FIMS) (NMSA 22-24-5.5)	Energy Management
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:** (NMAC 6.27.3.11)	All public and charter school districts must have a current and PSCOC approved preventive maintenance plan • Performance Measures • Templates & resources • Training	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 Plans Utility Bill Management Measurement and Verification (pilot) Assist districts in monitoring and improving maintenance, energy efficiency, reducing costs.

ASCE 2025 Report Card – Public Schools

D+

- American Society of Civil Engineers (ASCE) report, released every four years, assigned a “D+” to the nation’s school facilities, unchanged from the grade it assigned four years earlier.
- The report identifies priority recommendations to improve facilities:
  - including alternative funding models for both school maintenance and construction.
  - Update studies on school facility conditions.
  - Create district-level capital plans to improve resilience and ensure schools meet modern codes and standards.
  - More accurate life-cycle cost estimates for future budgeting and project expenses.
- The PSCOC in many respects has implemented infrastructure to support Public Schools with “Total Cost of Ownership” from pre-planning to maintenance.

Maintaining our Investments

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.

Facility Conditions Matter.

Since 2002, The Public School Capital Outlay Council (PSCOC) / PSFA have equitably and proactively funded:

- 340 New/replacement/renovations projects spanning 72 NM districts, for a total of $2.8B in State funding.
- 295 systems projects (replacements or upgrades of select building systems), spanning 67 NM districts, for a total of $201M in State funding.
- 34 Pre-kindergarten projects. (New/replacement/renovations or additions of pre-kindergarten facilities) spanning 20 NM districts, for a total of $29M in State funding.
- $10M in funding for Pilot Teacher Housing programs, Lease reimbursements for Charter Schools and over $8.4M in State funding for Facility Master Plans.

Students receiving education in buildings with good conditions earn test scores that are 5-17% higher than those in substandard buildings.

Preventive Maintenance Plan

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 statute A statute driven (annually updated) written plan on how districts manage districts Maintenance & Operations. A Best practice template is available supporting NM Districts success in PM Planning efforts.

PM Plan Status in New Mexico: 91% of NM Districts have a current PM Plan. An improvement from 72% in 2025.

Facility Information Management System (FIMS)

A web-based work order management system (22-24-5.5 NMSA 1978. Preventive maintenance plans; participation in Facility Information Management System.

Asset Essentials (2026) – assists districts in creating reactive & preventive work order processes from request to completion, creating, scheduling, assigning & managing preventive maintenance tasks on district facility equipment including expenditures, and provides for data analysis and reports.

- **2026 Advanced Modules:** Statewide implementation launched July 2026. Training occurring across the State.
- Statewide Use: 71%

Facility Maintenance Assessment Report (FMAR)

The FMAR is a process tool used to evaluate NM school facilities conditions & determine/verify the implementation level of a districts 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/environment.

Current Performance Rating: 76.8%, Satisfactory

FMAR History

- **2010 – PSCOC, are NM public school districts maintaining the states investments?**
- **In 2011,** PSFA developed & implemented the **F**acility **M**aintenance **A**ssessment **R**eport (FMAR) to measure maintenance effectiveness and facility conditions of school properties in New Mexico. **(PM Plan, FIMS use and a Facility Assessment)**
- **1st Cycle 2011 - 2015:** recognized **Poor (57%)** maintenance efforts in NM (2015 PSFA Annual Report)
- **2nd Cycle 2015 - 2017:** recognized **Marginal (65%)** maintenance efforts in NM
- **3rd Cycle 2017 - 2022:** recognized **Satisfactory, (71.6%)** maintenance efforts in NM;
- **4th Cycle 2023-2027 (integrated security review)** – so far so good… **76.8%**
- NM schools are maintaining the states investments & educational environments to a much improved level, cycle to cycle. Building systems will reach their minimal manufacturer recommended life cycles and educational environments are improving.

FMAR

4th cycle Performance statistics

413 FMAR's completed spanning 68 NM school districts and 25 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

More Work to be Done

- Emphasis in the value of establishing preventive versus reactive
- Reduce unnecessary capital expenditures by doing better maintenance
  - Reducing 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

Exemplary Maintenance

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.

Preventive Maintenance Program: 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 (M^3) 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 24 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 including 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)

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
  - 2025/2026 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

Program Goals and Scope

NM Administrative Code (NMAC) 6.27.3.11, Preventive Maintenance Program

- Goals:
  - Energy conservation and cost savings
  - STEM education integration
  - International benchmarking and research
  - Maintaining Capital Investments
- Scope: Pilot Program 4
  - Phase I: 5 NM School districts - Active
  - Phase II: 20 NM School districts – In progress
- Status: 24 districts active with M&V
  - Opportunities for districts to advance this tool into STEM: Science, Technology, Engineering and Mathematics

Measurement & Verification School Districts

Success Story

- Phase II Implementation:
  - August 2025 added 20 Additional School districts into the M&V Program

• Belen	• Los Alamos
• Bernalillo	• Lovington
• Capitan	• Lordsburg
• Central Consolidated	• Mesa Vista
• Clovis	• Reserve
• Deming	• Ruidoso
• Espanola	• Socorro
• Estancia	• T or C
• Gadsden	• Zuni
• Las Cruces	

MOUNTAIN VECTOR ENERGY

Key Results & Impact

NM Administrative Code (NMAC) 6.27.3.11, Preventive Maintenance Program

- Utility Bill Performance/Data Alerts:
  - Electric, gas & water usage
  - 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

- Public Transparency
  - Custom dashboards for district & community engagement
  - Advanced Benchmarking
  - Automated data uploads and utility audits
  - Informed decisions

Conclusion & Future Outlook

NM Administrative Code (NMAC) 6.27.3.11, Preventive Maintenance Program

Early Success:

- Strong foundation for long-term impact. Proof of concept:
  - Albuquerque Public Schools – Santa Fe Public Schools
  - 5 districts active Phase I Pilot
- 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

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Appendix

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

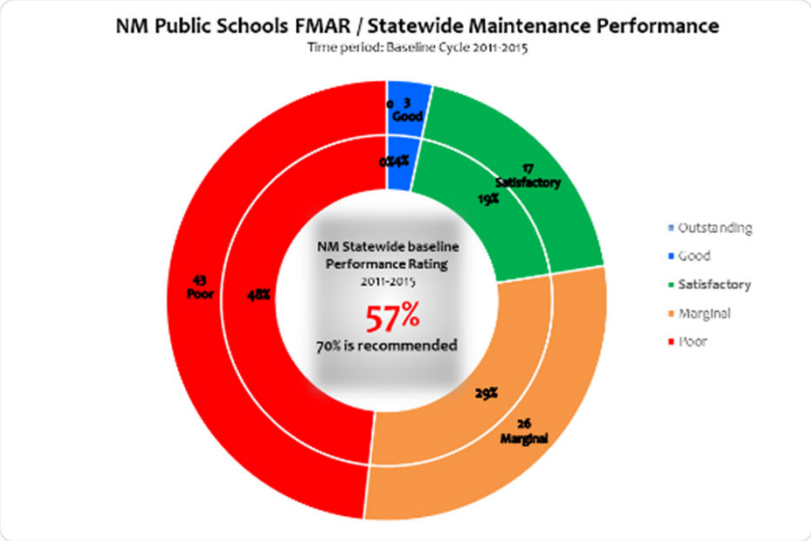
District Testimonials

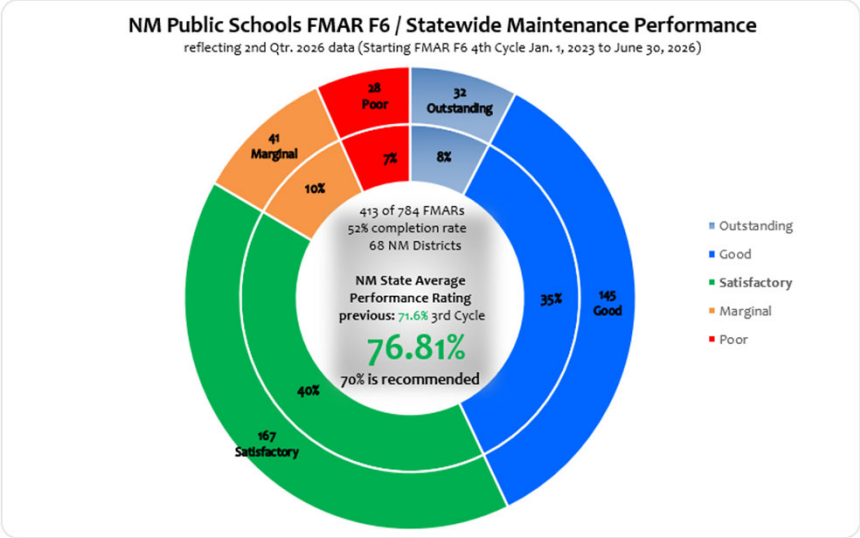
Testimonials - Aaron Cook, Director of Facilities, Gallup-McKinley County Schools

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.

FMAR Statistics Then (2015) vs. Now (2026)





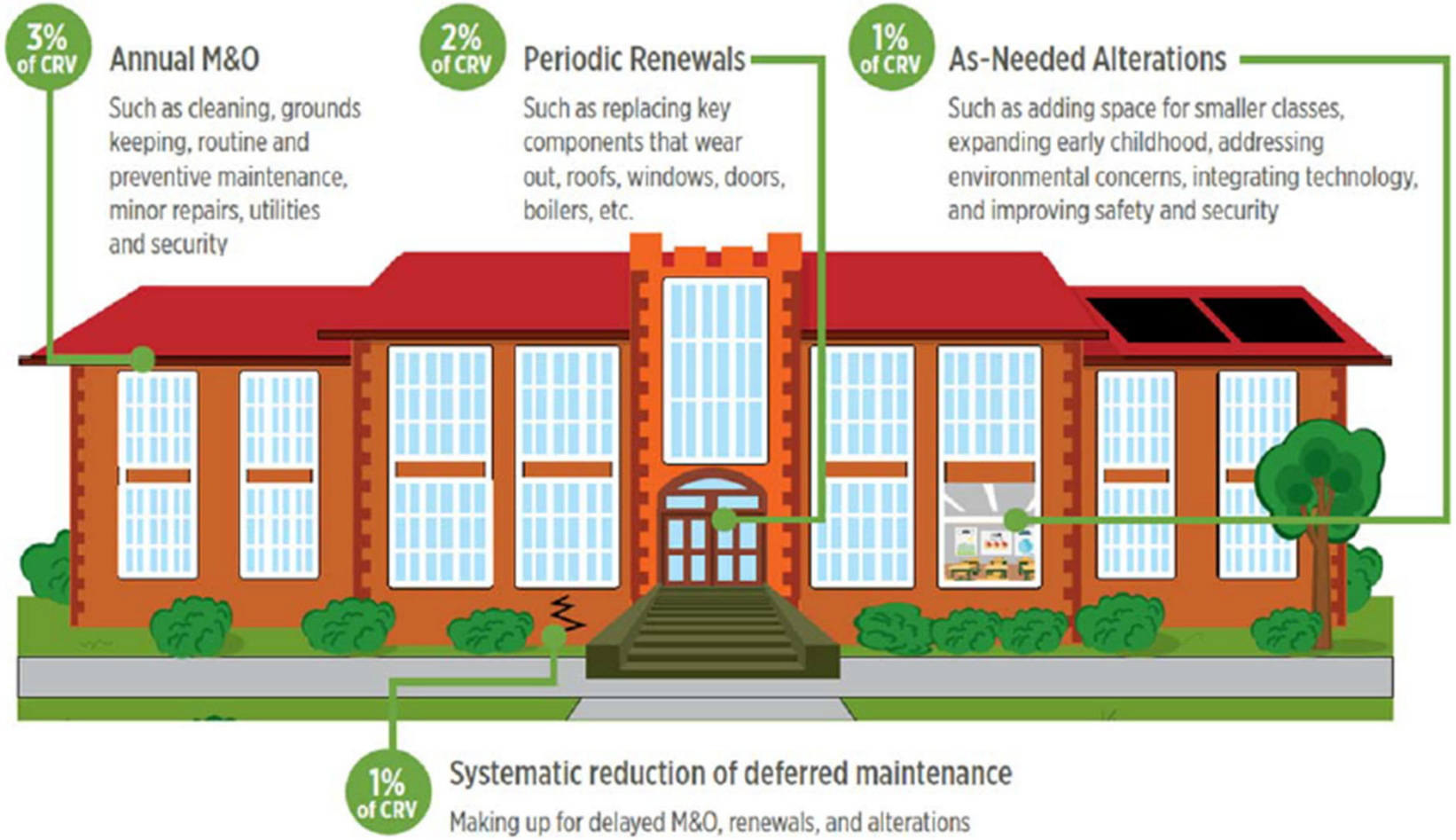
2015 Statewide Baseline performance levels versus 2026 performance: *indicates marked improvements with average performance rating from 57% (2015) to 76% (2026).*

Outstanding*-8% (32); Good-35% (145); Satisfactory-40% (167); Marginal-10% (41); Poor-7% (28).*

This is in 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.

Modern Standards for Maintaining and Upgrading Current K–12 Public School Facilities

The following proposed national standards for school facilities are based on building industry best practice. The percentages refer to the percentage of facilities' current replacement value that should be invested annually to maintain school buildings in good condition. Local conditions will vary. For example, school facilities in very poor condition will need more than 1 percent a year toward their deferred maintenance. But in general, if communities have stable funding at these levels, they should be able to deliver healthy, safe, educationally appropriate, and environmentally sustainable school facilities.



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).*

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.