

# Public School Capital Outlay Oversight Task Force

## Public School Capital Outlay Council Update

July 21, 2023

### Presenters:

Joe Guillen – *PSCOC Chair*

Dr. Gwen Perea Warniment - *PSCOC Awards Subcommittee Chair*

Ashley Leach – *PSCOC Administration, Maintenance and Standards Subcommittee Chair*

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.*



# July 2023 PSCOOTF Agenda

- Pre Applications Received
- Potential Awards (August 2023)
- Construction Funding Requests
- Teacher Housing Guidelines

# Pre-Applications Received

## Award Cycle:

- The application cycle will remain open throughout calendar year 2023.
- Awards may occur at any PSCOC meeting.
- Awards will be made at the August 2023 PSCOC meeting and subsequent FY24 meetings to apply the SB131 local match reductions and removal of offsets.

## 2023 Eligibility:

- Standards-based: Top 175, or campus Facility Index Condition (FCI) greater than 70%.
- Systems-based: Top 350, campus FCI greater than 70%, or systems identified as Category 1, 2, or 3 in the Facilities Assessment Database (FAD).
  - Demolition: abandoned district facilities.
- Pre-kindergarten: all school facilities with a pre-kindergarten program.
- Pilot Teacher Housing: no available housing within 10 miles from the school(s) served.
- Applicant schools' eligibility is determined by ranking at the time of application.

**2023 Pre-Applications (as of June 16, 2023)**

Within the Preliminary Funding Pool, Sorted by Rank

**SB131  
Local Match Reduction Scenario**

	A	B	C	D	E	F	G	H	I	J	K	
	District	School	2023 Rank	2023 wNMCI	2023 FCI	Project Type	Total Estimated Project Cost	Local Match %	FY24 Local Match	State Match %	FY24 State Match	
Standards-based	1	Penasco	Penasco Combined	3 11 32	74.13% 58.42% 49.06%	67.53% 71.35% 57.21%	Replacement	\$35,000,000	27%	\$9,450,000	73%	\$25,550,000
	2	Bernalillo	Algodones ES	7	67.78%	79.78%	Replacement	\$5,600,000	61%	\$3,416,000	39%	\$2,184,000
	3	Springer	Springer Combined	14 19	55.32% 53.10%	79.99% 82.04%	Replacement	\$25,000,000	35%	\$8,750,000	65%	\$16,250,000
	4	Maxwell	Maxwell Combined	17	53.98%	72.98%	Replacement	\$16,532,009	18%	\$2,975,762	82%	\$13,556,247
	5	Central	Tse Bit Ai MS	24	51.12%	70.07%	Replacement	\$45,000,000	35%	\$15,750,000	65%	\$29,250,000
	6	T or C	TorC Middle School	30	49.39%	68.46%	Reno / Replacement	\$3,011,459	61%	\$1,836,990	39%	\$1,174,469
	7	Santa Rosa	Santa Rosa Elementary School	37	47.62%	68.29%	Replacement	\$15,750,000	36%	\$5,670,000	64%	\$10,080,000
	8	Santa Rosa	Santa Rosa High School	45	45.96%	85.42%	Replacement	\$15,750,000	36%	\$5,670,000	64%	\$10,080,000
	9	Hobbs	Highland Middle School	61	41.92%	60.91%	Replacement	\$31,754,400	53%	\$16,829,832	47%	\$14,924,568
	10	Dexter	Dexter Middle School	81	39.19%	63.50%	Replacement	\$20,000,000	18%	\$3,600,000	82%	\$16,400,000
	11	Cobre	Cobre HS	88	38.29%	75.41%	Replacement	\$30,000,000	55%	\$16,500,000	45%	\$13,500,000
	12	Hagerman	Hagerman Combined	100	37.17%	67.19%	Replacement	\$45,564,000	20%	\$9,112,800	80%	\$36,451,200
	13	Hobbs	Houston Middle School	120	34.99%	54.82%	Replacement	\$31,468,800	53%	\$16,678,464	47%	\$14,790,336
	14	Dexter	Dexter Elementary School	134	33.67%	57.29%	Upgrade	\$20,000,000	18%	\$3,600,000	82%	\$16,400,000
	10	14				Subtotal	\$320,430,668		\$116,239,848		\$204,190,820	
Systems-based	15	Melrose	Melrose Combined	62	41.90%	76.51%	Plumbing, fire alarm, intercom, doors, structural	\$13,000,000	24%	\$3,120,000	76%	\$9,880,000
	16	Tularosa	Tularosa ES	227	27.97%	76.62%	HVAC	\$1,245,857	23%	\$286,547	77%	\$959,310
	17	Deming	Columbus ES	336	22.44%	37.62%	HVAC	\$3,042,000	29%	\$882,180	71%	\$2,159,820
	18	Deming	Memorial ES	343	22.13%	47.72%	Roof	\$988,000	29%	\$286,520	71%	\$701,480
	19	Gadsden	Alamo Building & Portables	N/A	N/A	N/A	Demolition	\$862,942	24%	\$207,106	76%	\$655,836
	5	5				Subtotal	\$19,138,799		\$4,782,353		\$14,356,446	
Pre-K	20	Socorro	Zimmerly ES (closed)	N/A	N/A	N/A	Pre-K center	\$1,903,500	19%	\$361,665	81%	\$1,541,835
	21	Cuba	Cuba Elementary School	N/A	N/A	N/A	Pre-K classrooms	\$480,163	33%	\$158,454	67%	\$321,709
	2	2				Subtotal	\$1,903,500		\$361,665		\$1,541,835	
Teacher Housing	22	Central	District	N/A	N/A	N/A	Teacher Housing	\$2,000,000	35%	\$700,000	65%	\$1,300,000
	23	Cuba	District	N/A	N/A	N/A		\$928,350	44%	\$408,474	56%	\$519,876
	24	Roy	District	N/A	N/A	N/A		\$410,000	9%	\$36,900	91%	\$373,100
	3	3				Subtotal	\$3,338,350		\$1,145,374		\$2,192,976	
All Programs	20	24				TOTAL	\$344,811,317		\$122,529,240		\$222,282,077	

NOTES:

\* School is in not eligible for an award based on eligibility requirements for programs.

District requests a local match reduction.

New submitted Pre-Application, since previous PSCOC meeting.

1/3 Local Match Reduction

1/2 Local Match Reduction

# Potential Awards 2023 (August)

## **Central Consolidated Schools**

- School: Tse' Bit A'i Middle School
- Project Type: Standards-based for the replacement of the Tse' Bit A'I Middle School.
- Potential Estimated Cost: \$51,480,000

## **Maxwell Public Schools**

School: Maxwell Combined

- Project Type: Standards-based Award for the full replacement of the Maxwell Combined School.
- Potential Estimated Cost: \$34,545,666

# Potential Awards 2023 (August)

## **Springer Municipal Schools**

- School: Springer Combined
- Project Type: Standards-based Award for the full replacement and consolidation of the Springer Elementary and Middle/High School and Teacher Housing
- Potential Estimated Cost: \$31,250,000

# Potential Awards 2023 (August)

## **Dexter Consolidated Schools**

- School: Dexter Elementary School
- Project Type: Standards-based Award for the Repair/upgrade of the Dexter Elementary School.
- Potential Estimated Cost: \$20,000,000
  
- School: Dexter Middle School
- Project Type: Replacement School
- Potential Estimated Cost: \$20,000,000

# Approved Construction Funding Requests

## **Construction Phase Funding**

- Los Alamos Chamisa ES - \$45,933,680
- Mosquero Combined - \$2,800,000 (early work package)

## **Additional Construction Phase Funding**

- Las Cruces – Lynn MS, \$388,471
- Las Cruces – Valley View ES, \$647,199
- T or C – Sierra ES, \$486,135



# Teacher Housing Guidelines Update

## History

Beginning with the 2020/2021 application cycle, PSCOC began funding teacher housing projects through the standards-based award program.

April 12, 2021 – PSFA staff presented a potential motion to adopt proposed maximum allowable gross square footage for teacher housing projects. PSCOC tabled the motion and directed PSFA staff to gather further analysis.

October 2021 – PSFA staff completed seven teacher housing workshops throughout the state and distributed surveys to school district administration and teachers living in teacher housing.

July 18, 2022 – PSCOC approved the release of the Pilot Teacher Housing Program: *Council approval of Teacher Housing Pilot Program and rules, to include rural areas only where there is no available housing within ten miles or 30 minutes. Pilot program is limited to \$10M; with waivers allowable.*

# Teacher Housing Guidelines Update

**Update includes new/revised policy items and clarifies that teacher housing applies to rural/tribal areas only, where there is insufficient reasonable housing available within ten miles.**

## **Key New/Revised Policy Provisions**

- PSCOC will distribute teacher housing award funding as a one-phase award, distributed directly to the district for use on teacher housing *design and construction*.
- The state/local match applies to the funding for this program.
- Awards will fund up to the maximum allowable GSF for each unit; district must fund overage if units are larger.
- PSFA will review bid documents and completed work for verification of minimum gross square footage, code compliance, etc.
- PSCOC funding cannot be used to purchase manufactured housing.
- Additional funding needed above the original awarded amount will be district responsibility.
- The maximum total project cost per unit will be \$500,000 (may include site utilities, site work, and soft costs); district must fund overage if costs exceed this maximum amount. Funds must be spent within three years of award date.
- Teacher housing units must be built on district owned property.

# Teacher Housing Guidelines Update

## **Process:**

- PSFA will review pre-application letters and questionnaires once submitted.
- PSFA will evaluate potential project: viability, scope, costs, etc.
- PSFA will research local housing availability on a case-by-case basis upon district application.
- District will complete final application.
- PSFA will recommend potential awards to PSCOC.

## **Prioritization Method:**

- Ranking system based on district teacher housing needs, community type, existing local housing options, and potential teacher housing type.

Districts that need teacher housing units and have no teacher housing units, in rural/tribal communities with no/insufficient housing options will be prioritized.

**Presenters:**

Joe Guillen, Executive Director New Mexico School Board Association  
PSCOC Chair

Dr. Gwen Perea Warniment, Director Legislative Education Study Committee  
PSCOC Awards Subcommittee Chair

Ashley Leach, Director State Board of Finance  
PSCOC Administration, Maintenance and Standards Subcommittee Chair



# Thank you!



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