

# Public School Capitol Outlay Oversight Taskforce (PSCOOTF)

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PSCOC | PSFA Status Report

October 10, 2025

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



- Teacher Housing Update
- Adequacy Planning Guide Update
- Pre-Kindergarten Update





# Teacher Housing

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Follow up from September 2025

- **July**
  - PSCOC put the Teacher Housing Program on Hold to review the Pilot.
  - No active Teacher Housing awards were affected.
  - Teacher Housing infrastructure is unstable
    - Housing Market
    - Construction Costs
  - \$320K to \$1M per (unit) home
- **August**
  - Staff reviewed the history of the program providing a “The Evolution of Teacher Housing”. Handout
  - 4<sup>th</sup> Qtr. 2025: Formal PSCOC Work Group is scheduled to discuss the milestones, data, funding and opportunities to improve.



# Teacher Housing

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## Milestones – Standards-based funding

- 2020/2021: 11 Standards-based projects have included teacher housing.
  - Districts could apply for teacher housing funded through the Standards based application process.
  - District had to demonstrate the need for recruitment & retention of teachers.
  - The districts had to be ranked (top 100).
  - State and Local Match applied
  - Local Match Reductions considered

# Teacher Housing

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## Milestones - Standards-based funding

- Gallup-McKinley County Schools (4):
  - Thoreau ES
  - Tohatchi HS
  - Crownpoint HS
  - David Skeet ES
- Mosquero School District Combined Campus
- Des Moines School District Combined Campus
- Central Consolidated:
  - Newcomb ES and
  - Tse Bit Ai MS
- Maxwell School District
- Springer School District
- Zuni Public Schools:
  - Twin Buttes & Zuni HS

# Teacher Housing

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## Pilot Program Milestones

### **FY24 PSCOC awarded 3 Teacher Housing projects**

- Central Consolidated School District
- Cuba Independent School district
- House Municipal School district

### **FY25 PSCOC Awarded 2 Teacher Housing projects**

- Corona Public School District
- Hatch Valley School District

# Teacher Housing Pilot Program

District	Pilot Project Description	Housing Type	Total Estimated Project Cost	Local Match \$	State Match \$
H24-001 - Central Consolidated School District Date awarded: 8.21.23 (23/24)	4 Teacher Housing Units Status: Complete	Site Build	\$2,200,000	\$814,000	\$1,386,000
H24-002 - Cuba Independent School District Date Awarded: 10.10.23 (23/24)	2 Teacher Housing Units Status: Complete	Site Build	\$928,350	\$427,041	\$501,309
H24-003 - House Municipal Schools Date Awarded: 6.12.24 (23/24)	3 Teacher Housing Units Status: Complete	Manufactured	\$531,960	\$101,072	\$430,888
H25-001 - Corona Public Schools Date Awarded: 12/16.24 (24/25)	2 Teacher Housing Units Status: Procurement in process	Manufactured	\$744,000	\$349,680	\$394,320
H25-002 - Hatch Valley Public Schools Date Awarded: 12/16/24 (24/25)	5 Teacher Housing Units Status: Procurement in process	Manufactured	\$715,000	\$85,800	\$629,200
<b>Total Pilot Teacher Housing Investment</b>	<b>16 Teacher Housing Units</b>	<b>6 Site Built 10 manufactured</b>	<b>\$5,119,310</b>	<b>\$1,777,593</b>	<b>\$3,341,717</b>



# Teacher Housing

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## Impact

### Teacher Housing Pilot Program Impact to NM Public Schools

Since July of 2022, through the Teacher Housing Pilot Program, 5 New Mexico School Districts benefited increasing the capacity of teacher housing by 16 units.

- Central Consolidated, Cuba Independent Schools, House Municipal Schools, Corona School District, Hatch Valley School District
- 6 - Site Built Teacher Housing units
- 10 - Manufactured Housing units

#### Total Investment: \$5,119,310

- State Match: \$3,341,717
- District: \$1,777,593
- **Average cost per unit: \$319,956.87**

# Teacher Housing

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## A Path Forward

1. Develop a detailed policy and reinforce developed guidelines equitably.

**Considerations:** Attached Policy and criteria

2. Define a funding cap or criteria to limit exorbitant costs and balance state funding in this category.

**Considerations:** based on current market conditions and home costs. Recommend \$500,500 per unit maximum.

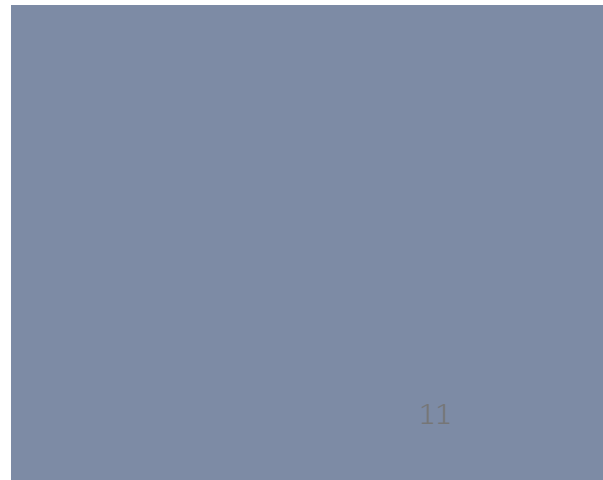
3. Should the Teacher Housing Pilot Program allow for the renovation of existing district owned housing units?

**Considerations:** This is not recommended as pre-determined conditions are not a part of the assessment process currently and additional staff resources are necessary. Renovations could be considered, if a conditional assessment is done (much like the public-school FAD assessments).

4. Program sustainability. Building and improving infrastructure for teacher housing is needed to support influx of teachers supporting the States educational needs.

**Considerations:** include teacher housing in districts preventive maintenance plan, maintenance funding and staffing resources supporting care of the States investments. Consider 1 additional SME on PSFA staff for this unique program as it moves forward.







# Adequacy Planning Guide Update

[www.nmpsfa.org](http://www.nmpsfa.org)

The Adequacy Planning Guide (APG) is a key document used to assist in ensuring that school facilities meet specific standards and guidelines. It is intended for the design and construction of new schools and provides best practices based on national and local school planning criteria.

## Key Points:

- On September 11, 2024, the PSCOC approved the request to publish the revised Adequacy Standards with approval for PSFA to make minor technical changes after the approval.
- Updates were made to the APG on April 14th, 2025, which reflect the approved changes to the adequacy standards. These updates also include revisions to terminology and structure to enhance the clarity and flow of information.
- In addition to incorporating the new adequacy standards:
  - Section III. Policies and Procedures were added:
    - Facility Master Planning Requirements including required sections and state-chartered charter schools FMP requirements.
    - Added the occasional need for additional planning studies based on certain circumstances such as the BSAR, ed specs, capacity/utilization studies, and enrollment studies.
- On May 28, 2025, PSFA Staff did a quick review and included the following updates:
  - Added some facilities not eligible for PSCOC funding such as:
    - Buses as some districts have asked particularly for those that served as Wi-Fi stations during COVID.
    - Online schools where the students are exclusively online and do not access the facilities for large group instruction.
- Updating the APG includes initiating statewide round tables to engage with our partners, which include the school districts, design professionals and other stakeholders (currently in progress).



# Adequacy Planning Guide

Follow up from September 2025

The APG is a tool used to provide guidance to NM School Districts as they build new facilities. It is a companion document to the NM Adequacy Standards for programming and design of new schools.

- Defines maximum size of school buildings
- Max gross square footage
- Best Practice Goals
- Defines the limits of state funding participation
- For programming & design of new schools

## Roundtable Team:

- L. Tillotson, Executive Director, (Interim)
- Matthew Schimmel, Chief Financial Officer
- Sean Murray, Deputy Director of Capital
- Claude Morelli, Planning & Design Manager
- Matt Gerken, Sr. Facilities Manager
- John Valdez, FMP Manager

Formal Work Group is being scheduled to discuss the milestones, data, funding and opportunities to improve.

# Adequacy Standards, Planning Guide & GSFC

## Statewide Roundtable Meetings

### Strategic Plan: Adequacy Planning Guide

July 1, 2025 - June 30, 2026

**Phase I:** Adequacy Standards updates

**Phase II:** Gross Square Foot Calculator

**Phase III:** Update the Adequacy Planning Guide. Conduct Statewide Roundtables.

Between August 28 to September 30, 2025, staff conducted 6 statewide roundtable meetings.

#### Objectives & Goals:

- To update the Adequacy Planning Guide.
- Improve processes, tools, resources, input & outcomes.
- Engage stakeholders fostering open dialogue and diverse perspectives.

#### Roundtable Meetings: Completed

- August 28, 2025 – Artesia District
- September 4, 2025 – Las Vegas City District
- September 11, 2025 – Deming District
- September 25, 2025 – Farmington District
- September 29, 2025 – Rio Rancho District
- September 30, 2025 – PSFA Albuquerque
  - **Presentation:** Adequacy Standards and Adequacy Planning Guide purpose, design and use in building and funding new schools.
  - **Survey Tool**

# Adequacy Planning Guide Statewide Roundtables

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## Preliminary Results

- **Districts total:** 11 (12%) - Hobbs, Artesia, Dexter, Roswell, LVC, Deming, Las Cruces, Silver Consolidated, Farmington, Rio Rancho, Los Lunas
- **Participants:** Superintendents, Board Members, Architects, Design Professionals, PSCOC, FMP Vendors, Project Managers.
- **Total Attendees:** 42
- **Surveys Received:** 23
- **Next Steps:**
  - **October 1, 2025 - October 30, 2025:** Vet the information, minutes, feedback, surveys providing a formal debrief to the PSCOC for review and additional analysis and recommendations for potential implementation in FY 2026.
  - Formal Work Group is being scheduled to discuss the milestones, data, funding and opportunities to make improvements.









# Pre-Kindergarten Projects Active

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Planning & Design: 4  
Construction: 5

## FY25 Pre-Kindergarten (1) \$255K

- K24-001 Rio Rancho, Shining Stars: Planning

## FY24 Pre-Kindergarten (2) \$17.4M

- K24-001 Cuba, Elementary School: In Design
- K24-002 Albuquerque, Duranes Elementary: In Construction

## FY23 Pre-Kindergarten (2) \$41.5M

- K23-001 Farmington, Pre School Academy East: In Construction
- K23-002 NMSBVI (Abq. Pre-School): In Design

## FY22 Pre-Kindergarten (4) \$17.6M

- K22-001 Deming, My Little School: In Construction
- Gasden,
  - K22-002 Chaparral On Track Center: In Construction
  - K22-003 New Riverside On Track Center: In Design
- K22-004 NMMSD, Abq. Preschool: In Construction



# Pre-Kindergarten Projects Completed

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## Pre-Kindergarten FY21 Prior

- Hatch Valley, Garfield Elementary
- Los Lunas, Peralta Elementary
- Belen, Rio Grande Elementary
- Clovis, Barry Elementary
- Gadsden, La Mesa Pre-K Center
- Gadsden, On Track Center
- GMCS, Lincoln, ES
- GMCS, Thoreau ES
- Hagerman Elementary
- Los Alamos, Barranca Mesa ES
- Portales, Brown Early Childhood Center
- Roswell, Monterrey ES
- Roswell, Sunset ES
- Silver Consolidated, Opportunity HS
- Farmington CATE Center
- Gadsden Anthony ES









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