

Public School Capital Outlay Council Update

Public School Capital Outlay Oversight Task Force (PSCOOTF)

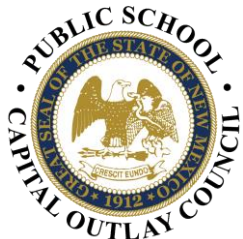
September 20, 2022

Presenter(s):

Joe Guillen, PSCOC Chair

David Abbey, Awards Subcommittee Chair

David Robbins, Administration, Maintenance and Standards Subcommittee Chair



Agenda

- Public School Capital Outlay Council Members
- Purpose and Responsibilities
- New and Existing Funding Programs
- PSCOC Information
- Public School Facilities Authority Process Improvements
- Adequacy Standards

Public School Capital Outlay Council

Joe Guillen, Executive Director, New Mexico School Board Association

- **Chair, Public School Capital Outlay Council**
 - PSCOC Member since 2007
 - Oversees the Public School Capital Outlay Council
 - Former Espanola school board member
 - Former State Planning Director
 - Former DFA Local Government Director

David Abbey, Director, Legislative Finance Committee

- **Chair, Awards Subcommittee**
 - PSCOC Member since 2003
 - Oversees the Awards Subcommittee
 - Director of the Legislative Finance Committee
 - Former State Treasurer Chief Investment Officer
 - Former Board of Finance Director
 - Former DFA Economist

David Robbins, District 2 Commissioner, New Mexico Public Education Commission

- **Chair, Administration, Maintenance and Standards (AMS) Subcommittee**
 - PSCOC Member since 2019
 - Oversees the AMS Subcommittee
 - Former APS School Board Member
 - Former Director of Administrative Services
 - Former CFO NM Department of Workforce Solutions
 - Former CFO NM Taxation and Revenue
 - 35+ Years in private sector

Public School Capital Outlay Council

PSCOC Current Members:

- Joe Guillen, PSCOC Chair – NM School Boards Association
- Raul Búrciaga, PSCOC Vice-Chair – Legislative Council Service
- David Abbey – Legislative Finance Committee
- David Robbins – Public Education Commission
- Gwen Perea Warniment – Legislative Education Study Committee
- Mariana Padilla – Governor's Office
- Antonio Ortiz – Public Education Department
- Clay Bailey – Construction Industries Division
- Ashley Leach – Department of Finance & Administration

PSCOC Subcommittees

Purpose and Responsibilities

Public School Capital Outlay Council Purpose and Responsibilities

Public School Capital Outlay Council (PSCOC) manages the allocation of the Public School Capital Outlay Act Fund (PSCOF) to public school facilities in New Mexico's 89 school districts and 2 special schools (School for the Deaf and School for the Blind and Visually Impaired).



Awards Subcommittee Purpose and Responsibilities

The Awards Subcommittee has general responsibility of identifying critical capital outlay needs by reviewing PSFA Financials, Awards Cycle applications, Out-of-Cycle Awards, and other informational items in relation to the Public School Capital Outlay Act.

Members:

David Abbey – Awards Chair, Legislative Finance Committee
Gwen Perea Warniment – Legislative Education Study Committee
Antonio Ortiz – Public Education Department
Clay Bailey – Construction Industries Division



AMS Subcommittee Purpose and Responsibilities

The AMS Subcommittee has general responsibility of reviewing policies related to the PSCOC administration, maintenance and standards along with defined criteria considering the Public School Capital Outlay Act.

Members:

David Robbins – AMS Chair, Public Education Commission
Raul Búrciaga – Legislative Council Service
Mariana Padilla – Governor's Office
Ashley Leach – Department of Finance & Administration

PSCOC Programs

New Programs:

- **Teacher Housing Pilot Program (2022)**
 - Teacher housing program will allow the PSCOC to provide funding to design and construct school district teacher housing.
- **Pre-K facilities (2021)**
 - Participation in facilities to house Pre-K
- **Other Programs/Distributions:**
 - Facilities Master Plan Assistance (2003)
 - Standards (2004) – renovation, additions or new construction
 - Lease Assistance (2005)
 - Broadband (2014) – fiber and network equipment
 - Systems (2017) – HVAC, roofing, windows etc.
 - Demolition 100% state funded
 - Pre-K (2018) – Pre-K classrooms
 - Teacher Housing -\$10M for existing teacher housing debt (2019)
 - Outside of Adequacy - \$24M (2019)
 - Impact Aid \$ 18.8M facility maintenance/repairs and other infrastructure needs for school districts with federal impact aid for tribal lands (2019)
 - SB212 - \$75M – maintenance and repair of school facilities (2022)

PSCOC Information

Exhibit A

- Public School Capital Outlay Council Financial Plan
 - Sources & Uses, Project Award Schedule Summary

Exhibit B

- PSCOC 2022-2023 Standards-Based Capital Funding Awards

Exhibit C

- 2022 Senate Bill 212 - Appropriation from the Public School Capital Outlay Fund
 - Distributions to Districts for maintenance or repair of their facilities

Exhibit D

- 2022-2023 Final weighted New Mexico Condition Index (wNMCI) Ranking – top 150

Exhibit E

- Statewide Average wNMCI & Statewide Average FCI (2011-2023)

Exhibit F

- PSFA Project Status Report

PSFA Process Improvements

Based on input from school districts, design professionals and contractors and direction from the PSCOC, PSFA began working on process improvement. With the goal of simplification, and efficiency for districts and the PSCOC.

District and other Stakeholder recommendations for improvement:

- Simplicity
- Consistency
- Expedition of projects
- RFP processes
- PSFA staff training
- District training

Implemented improvements:

- Combined planning & design phases; reduction of 6 to 9 months
- Simplification of award process; initial application is a letter of intent
- Web based applications; standards, systems, FMP, lease assistance, pre-k, teacher housing
- Streamlining of internal processes; reduction of 3 to 6 months in various areas
- Enhanced training; creates consistency
- Partnering meetings with districts; allows action and improvement based on their concerns as well as understanding from each side

Adequacy Standards

- **Developed in response to Zuni lawsuit (1999)**
 - District Court ruled that public school capital outlay funding was violating the State Constitution that guarantees establishment and maintenance of a “uniform system of free public schools sufficient for the education of all children of school age”
 - Court ordered the State to “establish and implement a uniform funding system for capital improvements and for correcting past inequities”
- **1999 – 2001 PSCOC develops draft “New Mexico Public Schools Facility Adequacy Standards”**
- **2002 - PSCOC adopts first version of the Adequacy Standards**
 - Establish the **minimum** acceptable level of physical condition and enrollment capacity of school buildings
 - Provide a **measuring stick** to evaluate any existing or proposed public school building
 - Defined **minimum** sizes of select space types, based on PED Standards for Excellence
- **2002 – 2004 Statewide Assessments and Ranking of Schools**
- **2004 – First Standards-Based funding awards, based on the statewide ranking**

Adequacy Standards Updates

**“The New Mexico public school statewide adequacy standards are *dynamic* and the council plans to review them regularly and change them as time and circumstances require.”
(6.27.30.2 NMAC)**

Year	Site Features	Building Spaces
2002	Parking, Play Area/Playground for ES, Hard Surface Play Area and Play Field for MS and HS, Fencing for K-6 only	Special Ed not included, 3000 and 5000 NSF minimum Career Ed at MS and HS, cafeteria minimum 10-15 NSF per student
2005	Minor technical changes	Special Ed classroom requirement added, Career Ed reduced to 3 and 4 NSF per student, Cafeteria minimum set at 15 NSF per student, Student health minimum and maximum size defined
2007	Added Hard Surface Play Area and Play Field for ES, MS and HS, Fencing for All Grade Levels	Classroom storage minimum NSF added to minimum classroom NSF, Art classroom minimum NSF increased from 2.5 to 4 NSF per student, Career Ed minimum size reduced to 650 NSF, Cafeteria sized for no more than 3 turns, Student health maximum size eliminated
2010	Minor technical changes	Special Ed kitchenette requirement added
2012	Minor technical changes	Minor technical changes
2019	Minor technical changes	Minor technical changes

Adequacy Planning Guide

The Adequacy Planning Guide is intended for NEW schools

- Best practices guide for the design of new schools
- Based on national and local school planning criteria
- Performance criteria, estimated project size and cost
- Defines the limit of state funding participation
- Maximum Allowable Gross Square Feet Calculator
- Adequacy Standards Minimum + 30% tare + 20-40% Unassigned GSF



Final Summary

- Excellent working relationship on the PSCOC.
- Trying to maximize use and benefits of the funds for local districts.
- Seeking to endorse legislation to help improve the program.

Thank You



Joe Guillen
Executive Director, NMSBA
Chair, Public School Capital Outlay Council

David Abbey
Director, LFC
Chair, Awards Subcommittee

David Robbins
District 2 Commissioner, NMPEC
Chair, AMS Subcommittee