

State of New Mexico Public School Capital Outlay Council

Chair:
James Jimenez, DFA

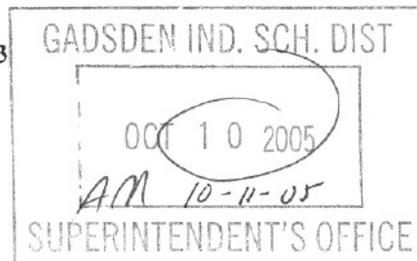


Robert Gorrell, Director

Members:
David Abbey, LFC
Veronica Garcia, PED
Dr. Elizabeth Gutierrez, Governor's Office
Catherine Smith, PEC

Members:
Lisa Martinez, CID
Vicki Smith, NMSBA
Pauline Rindone, LESC
Paula Tackett, LCS

2019 Galisteo, Suite B-1
Santa Fe, NM 87505
(505) 988-5989 Fax: (505) 988-5933



October 4, 2005

Agueda Mora, Superintendent
Gadsden Independent Schools
P.O. Drawer 70
Anthony, NM 88021

Dear Superintendent Mora,

We are pleased to inform you that the Public School Capital Outlay Council (PSCOC) has approved a total net award of **\$9,761,647** from the 2005-2006 Standards-based Capital Outlay Awards to **Gadsden Independent Schools** for the following project:

School:

Short Description:

Gadsden Middle School *PSCOC*

Renovation, Upgrades and New Additions. This award will be held in abeyance pending resolution of previous PSCOC award issues and completion of a Master Plan and will be revisited at a later PSCOC meeting.

Detail:

Project is to renovate and upgrade existing facility to adequacy standards as identified in the PSFA facility assessment data base for a design capacity of 1100 students grades 7&8. Project to include demolition and rebuilding existing portion of the gym that is currently barracks. Also a classroom addition will be added for overcrowding. There are several old buildings that must be demolished. The release of constructions funds for this project is contingent upon District passing a bond election within two years to meet their entire match and upon the conditions that the new northern elementary school has started construction on land purchased by the district and has adequate utility services provided to the property. Also included in the conditions is that all utility services to Vado Elementary and Chaparral high school have been resolved.

Please note that the award can be used *only* for the project(s) and purpose(s) specified.

Funding of all Capital Outlay Awards for the 2005-2006 award cycle are financed through supplemental severance tax bonds, and availability of these funds are contingent upon several bond sales throughout the fiscal year by the State Board of Finance.

Prior to the expenditure or draw down of any state awarded funds, the district must submit building plans and a Request for Approval of School Construction Form (beginning with the program statement) to the Public School Facilities Authority for approval, as well as meet all other contingencies for the project. The PSCOC directs the districts to involve the PSFA staff early on in the planning process in order to resolve issues well in advance of the completion of construction drawings. All projects shall utilize standard contracts, procedures, and reporting requirements as defined by the PSFA. The details of the project must be agreed to mutually in writing between the

District and the PSFA through MOUs, which shall be drafted following acceptance of the award by the District. The signed MOU shall be returned to your PSFA Regional Manager no later than January 6, 2006.

Please submit this letter accepting the award by signature of both the Board of Education and the Superintendent to: Mr. Robert Gorrell, Director, Public School Facilities Authority, 2019 Galisteo, Suite B-1, Santa Fe, New Mexico 87505. **Deadline for the acceptance of this grant is November 4, 2005.**

In addition to project specific contingencies or other requirements specified in the award language, additional conditions were adopted by the PSCOC (please see the attached list).

All districts are advised to expend these awarded funds, as well as past award balances, in a timely manner. If you have questions concerning the award, please contact Mr. Tim Berry at 505-988-5989 x109.

Once more, we would like to extend our congratulations. We look forward to working with you in our common purpose of providing better school facilities for the children of New Mexico.

Sincerely,



James Jimenez, Chair
Public School Capital Outlay Council

cc: Robert Gorrell, Director, PSFA
Brent Flenniken, PSFA Regional Manager

Attachment: PSCOC Contingent Award Language 2005-2006 Awards

DECLARATION OF AWARD ACCEPTANCE

The undersigned below hereby certifies that the 2005-2006 Standards-based Capital Outlay Award to the Gadsden Independent Schools for the project at Gadsden Middle School is accepted by the district and all project specific contingencies and additional conditions that were adopted by the PSCOC at the meeting on September 21, 2005 are understood and accepted. The awarded funds will be expended only for the stated uses and all contingencies will be met.

ACCEPTED BY:

School Board President
Gadsden Independent Schools

DATE: _____

Agueda Mora
Superintendent, Gadsden Independent Schools

DATE: _____

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
2005-2006 PROJECT AWARDS

NMCI Rank	School District	Name of School	Project Label	Total Project Amount	Approved Project to Adequacy	DCP Overlap	Adjusted Project to Adequacy	Local Match	State Match	Direct Appropriation Offset	Allowed Waiver	Total Local Project Funding *	Total State Net Award	2005-06 Phase Amount	Outyear(s) Phase Amount
STANDARDS-BASED PROJECTS															
2	Albuquerque	New South West High School	Construct a New Southwest High School.	\$ 100,314,008	\$ 85,375,266	\$ -	\$ 85,375,266	53%	47%	\$ 14,451,162	\$ -	\$ 74,638,796	\$ 25,675,213	\$ 7,400,000	\$ 18,275,213
2.1	Albuquerque	West Mesa High School	Renovation and Upgrades	\$ 11,900,000	\$ 11,900,000	\$ -	\$ 11,900,000	53%	47%	\$ -	\$ -	\$ 6,307,000	\$ 5,593,000	\$ 5,593,000	\$ -
1 & 31	Animas	Animas Elementary and Middle Schools	Renovation and Upgrades	\$ 11,000,000	\$ 11,000,000	\$ 303,778	\$ 10,696,222	46%	54%	\$ -	\$ 4,124,040	\$ 2,496,222	\$ 8,200,000	\$ 1,000,000	\$ 7,200,000
95	Bernalillo	Placitas Elementary School	Renovation, Upgrades and New Additions	\$ 4,478,996	\$ 4,478,996	\$ 240,136	\$ 4,238,860	47%	53%	\$ 40,776	\$ 2,232,400	\$ 2,033,040	\$ 2,205,820	\$ 500,000	\$ 1,705,820
11 & 77	Chama Valley	Tierra Amarilla Middle School / Escalante HS	Construct a New Combination Middle School/High School	\$ 13,841,255	\$ 13,841,255	\$ 804,601	\$ 13,036,654	90%	10%	\$ 90,000	\$ 10,638,515	\$ 3,784,474	\$ 9,252,180	\$ 1,273,000	\$ 7,979,180
52	Cobre	Snell Middle School	Renovation and Upgrades	\$ 10,807,828	\$ 10,807,828	\$ -	\$ 10,807,828	45%	55%	\$ 84,501	\$ -	\$ 4,948,024	\$ 5,859,804	\$ 1,000,000	\$ 4,859,804
50	Cuba	Cuba Elementary School	Renovation, Upgrades and New Additions	\$ 5,216,481	\$ 5,216,481	\$ -	\$ 5,216,481	21%	79%	\$ -	\$ -	\$ 1,095,461	\$ 4,121,020	\$ 500,000	\$ 3,621,020
16	Deming	Columbus Elementary School	Construct a New Elementary School	\$ 12,442,557	\$ 11,042,557	\$ -	\$ 11,042,557	24%	76%	\$ -	\$ -	\$ 4,050,214	\$ 8,392,343	\$ 8,392,343	\$ -
64 & 118	Deming	Smith Elementary School and Martin Elementary School	Construct a New Elementary School	\$ 11,023,073	\$ 11,023,073	\$ -	\$ 11,023,073	24%	76%	\$ -	\$ -	\$ 2,645,538	\$ 8,377,535	\$ 8,377,535	\$ -
37	Espanola	Alcalde Elementary School	Construct a New Elementary School	\$ 7,358,457	\$ 7,358,457	\$ -	\$ 7,358,457	41%	59%	\$ 211,150	\$ -	\$ 3,228,117	\$ 4,130,340	\$ 1,000,000	\$ 3,130,340
48	Gadsden	Gadsden Middle School	Renovation, Upgrades and New Additions. This award will be held in abeyance pending resolution of previous PSCOC award issues and completion of a Master Plan and will be revisited at a later PSCOC meeting.	\$ 11,879,948	\$ 11,879,948	\$ 533,400	\$ 11,346,548	13%	87%	\$ 109,850	\$ -	\$ 1,584,901	\$ 9,761,647	\$ -	\$ 9,761,647
30 & 83	Gallup	New West Gallup Middle	Construct New Middle School	\$ 27,204,409	\$ 27,204,409	\$ -	\$ 27,204,409	18%	82%	\$ -	\$ -	\$ 4,896,794	\$ 22,307,615	\$ 14,520,489	\$ 7,787,126
30.1	Gallup	John F. Kennedy Middle School	Renovation, Upgrades and New Addition	\$ 17,148,847	\$ 17,148,847	\$ -	\$ 17,148,847	18%	82%	\$ -	\$ -	\$ 3,086,792	\$ 14,062,055	\$ 14,062,055	\$ -
63.1	Gallup	Gallup Middle School	Renovation and Upgrades	\$ 5,836,846	\$ 5,836,846	\$ -	\$ 5,836,846	18%	82%	\$ -	\$ -	\$ 1,050,632	\$ 4,786,214	\$ 4,786,214	\$ -
12 & 26	Las Cruces	New Elementary School	Construct New Elementary School	\$ 14,236,949	\$ 14,236,949	\$ -	\$ 14,236,949	33%	67%	\$ 31,728	\$ -	\$ 4,729,921	\$ 9,507,028	\$ 9,507,028	\$ -
12.1	Las Cruces	Desert Hills Elementary School	Renovations and Upgrades	\$ 2,787,839	\$ 2,787,839	\$ -	\$ 2,787,839	33%	67%	\$ -	\$ -	\$ 919,987	\$ 1,867,852	\$ 1,867,852	\$ -
26.1	Las Cruces	Hillrise Elementary School	Renovations and Upgrades	\$ 1,152,089	\$ 1,152,089	\$ -	\$ 1,152,089	33%	67%	\$ -	\$ -	\$ 380,189	\$ 771,900	\$ 771,900	\$ -
32	Las Cruces	Central Elementary	Renovations and Upgrades	\$ 1,872,134	\$ 1,872,134	\$ -	\$ 1,872,134	33%	67%	\$ -	\$ -	\$ 617,804	\$ 1,254,330	\$ 1,254,330	\$ -
45	Las Cruces	Hermosa Heights Elementary	Renovation, Upgrades and New Addition	\$ 4,056,138	\$ 4,056,138	\$ -	\$ 4,056,138	33%	67%	\$ -	\$ -	\$ 1,338,526	\$ 2,717,612	\$ 2,717,612	\$ -
85	Las Cruces	New High School	Programming and Planning of New High School	\$ 4,000,000	\$ 4,000,000	\$ -	\$ 4,000,000	33%	67%	\$ -	\$ -	\$ 1,320,000	\$ 2,680,000	\$ 2,680,000	\$ -
85.1	Las Cruces	Mayfield High School	Renovations and Upgrades	\$ 7,700,000	\$ 7,700,000	\$ 718,584	\$ 6,981,416	33%	67%	\$ -	\$ -	\$ 2,303,867	\$ 4,677,549	\$ 4,677,549	\$ -
92	Rio Rancho	Rio Rancho Mid High	Construct a New High School	\$ 73,372,898	\$ 73,372,898	\$ -	\$ 73,372,898	35%	65%	\$ 814,100	\$ -	\$ 26,494,614	\$ 46,878,284	\$ 7,000,000	\$ 39,878,284
43	Roswell	Sierra Middle School	Renovation, Upgrades and New Addition	\$ 9,269,294	\$ 9,034,758	\$ 112,474	\$ 8,922,284	31%	69%	\$ 467,313	\$ -	\$ 3,467,757	\$ 5,689,063	\$ 5,689,063	\$ -
90	Ruidoso	Ruidoso Middle School	Construct a New Middle School	\$ 20,652,106	\$ 18,321,216	\$ 205,200	\$ 18,116,016	69%	31%	\$ 83,100	\$ -	\$ 14,914,041	\$ 5,632,865	\$ 2,000,000	\$ 3,532,865

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
2005-2006 PROJECT AWARDS

NMCI Rank	School District	Name of School	Project Label	Total Project Amount	Approved Project to Adequacy	DCP Overlap	Adjusted Project to Adequacy	Local Match	State Match	Direct Appropriation Offset	Allowed Waiver	Total Local Project Funding *	Total State Net Award	2005-06 Phase Amount	Outyear(s) Phase Amount
20	Silver	Cliff School	Renovation and Upgrades This award is approved contingent upon the District submitting a cost and time schedule to the PSCOC that reflects how the District will bring the school to adequacy before the release of the construction funds.	\$ 2,067,622	\$ 2,067,622	\$ 191,551	\$ 1,876,071	50%	50%	\$ 116,500	\$ -	\$ 1,054,535	\$ 821,536	\$ 821,536	\$ -
70	Silver	La Plata Middle School	Renovation and Upgrades This award is approved contingent upon the District submitting a cost and time schedule to the PSCOC that reflects how the District will bring the school to adequacy before the release of the construction funds.	\$ 1,708,513	\$ 1,708,513	\$ -	\$ 1,708,513	50%	50%	\$ -	\$ -	\$ 854,258	\$ 854,257	\$ 854,257	\$ -
98	Silver	Silver High School	Renovation and Upgrades This award is approved contingent upon the District submitting a cost and time schedule to the PSCOC that reflects how the District will bring the school to adequacy before the release of the construction funds.	\$ 9,318,268	\$ 9,318,268	\$ -	\$ 9,318,268	50%	50%	\$ -	\$ -	\$ 4,659,134	\$ 4,659,134	\$ 4,659,134	\$ -
Total Standards Based Projects:				\$ 402,646,555	\$ 383,742,387	\$ 3,109,724	\$ 380,632,663			\$ 16,500,180	\$ 16,994,955	\$ 178,900,635	\$ 220,636,196	\$ 112,904,897	\$ 107,731,299

PUBLIC SCHOOL CAPITAL OUTLAY COUNCIL
2005-2006 PROJECT AWARDS

NMCI Rank	School District	Name of School	Project Label	Total Project Amount	Approved Project to Adequacy	DCP Overlap	Adjusted Project to Adequacy	Local Match	State Match	Direct Appropriation Offset	Allowed Waiver	Total Local Project Funding *	Total State Net Award	2005-06 Phase Amount	Outyear(s) Phase Amount
CONTINUATION PROJECTS															
CPA	Alamogordo	Alamogordo High School	Continuation Project to Complete HVAC Renovation of 2003-2004 Award. State to share in 50% of the remaining project contingent upon passage of local bond. This completes the project.	\$ 6,654,359	\$ 6,654,359	\$ -	\$ -	50%	50%	\$ -	\$ -	\$ -	\$ 3,327,180	\$ 3,327,180	\$ -
CPA	Bernalillo	Cochiti Elementary School	Continuation Project to Complete Renovation of 2003-2004 PSCOC Award	\$ 805,641	\$ 805,641	\$ -	\$ -	0%	100%	\$ -	\$ -	\$ -	\$ 805,641	\$ 805,641	\$ -
CPA	Hagerman	Hagerman Middle & Elementary School	Continuation Project to Complete Renovation of 2003-2004 PSCOC Award	\$ 454,995	\$ 454,995	\$ -	\$ -	0%	100%	\$ -	\$ -	\$ -	\$ 454,995	\$ 454,995	\$ -
CPA	Jemez Mt.	Lybrook Elementary	Continuation Project to Complete New Additions per 2003-2004 PSCOC Award	\$ 2,406,218	\$ 2,406,218	\$ -	\$ -	0%	100%	\$ -	\$ -	\$ -	\$ 2,406,218	\$ 2,406,218	\$ -
CPA	Pojoaque	Pojoaque Intermediate	Continuation Project to Complete New School per the 2003-2004 PSCOC Award.	\$ 7,000,000	\$ 5,000,000	\$ 2,724,429	\$ 2,275,571	0%	100%	\$ -	\$ -	\$ -	\$ 1,725,571	\$ 1,725,571	\$ -
Total Continuation Project Awards:				\$ 17,321,213	\$ 15,321,213	\$ 2,724,429	\$ 2,275,571			\$ -	\$ -	\$ -	\$ 8,719,605	\$ 8,719,605	\$ -
Total Standards-Based and Continuation Awards:				\$ 419,967,768	\$ 399,063,600	\$ 5,834,153	\$ 382,908,234			\$ 16,500,180	\$ 16,994,955	\$ 178,900,635	\$ 229,355,801	\$ 121,624,502	\$ 107,731,299

* Total Local Project Funding includes District match percentage participation to Adjusted Project to Adequacy, plus project funding above adequacy, plus Direct Appropriation Offset, minus any Allowed Waiver

PSCOC 2005-2006 Contingent Award Language

September 21, 2005

Continuation Projects

PSCOC Continuation Projects Awards are for continuation of projects from the 2003-2004 allocation cycle to the districts, for the purposes and in the amounts specified. All allocations are assumed to fully complete the projects as requested, and will not require further allocations from the PSCOC, except as these schools may be prioritized through the standards-based capital outlay process.

Standards-Based Projects

PSCOC Standards-Based Projects are for capital outlay projects under the standards-based capital process to the districts, for the purposes and in the amounts specified. All allocations are assumed to fully complete the projects to the New Mexico Statewide Adequacy Standards. The awards are contingent upon the district meeting its local match through current funds, passage of future bond issues or mil levies and other means as may be required. Local match requirements may be produced at each phase of the project, but not later than July 1, 2008.

Standard Contingencies to All Awards

All awards are contingent upon acceptance by the districts through execution of the required documents between the Public School Facilities Authority (PSFA) and the district, which contain the detailed project description set before the Council, the roles and responsibilities of the parties, phasing schedules and direct payment options. These awards are further contingent on the following:

- The districts' execution of their preventive maintenance plans, and their participation in the planned Facility Information Management System (FIMS).
- Projects must comply with the design capacity outlined in the awarded project.
- If existing facility disposal is required, an approved commitment including schedule from the district to PSCOC will be required prior to release of construction funding. Disposal may include demolition of the facilities, or written agreement changing ownership of property and/or facilities.
- Any Deficiency Correction Project (DCP) funds previously allocated to correct deficiencies to a facility that no longer requires correction to meet adequacy, due to replacement of those facilities per this PSCOC award, shall not be expended for the purpose as outlined in the original DCP Memorandum of Understanding (MOU).
- The district will provide and deliver to the PSFA within 60 days of the acceptance of the award, a project schedule outlined in the MOU that includes the projects' start of construction date that shall be no later than two years from the date of the award acceptance and shall include a completion deadline.

- Prior to occupancy, the district must provide an amendment to their approved maintenance plan defining how they will provide appropriate maintenance for any added facility space.
- The MOU shall identify those specific portions of the project above adequacy, the cost of those portions and that they will be funded in their entirety by the district.
- Prior to projects' final approval and release to bid, all site infrastructure including roadways, utilities and water must be in place, under contract or defined by other acceptable written agreements that include cost.
- All associated site costs for projects must be identified prior to or within the district's PSFA Request for Approval of School Construction (RASC) schematic phase submittal, and must receive PSFA approval prior to projects continuing to subsequent phases.
- Portable classrooms freed by construction of permanent facilities shall, at the option of the PSFA, become the property of the PSCOC if purchased from proceeds of this or previous awards. If purchased with district proceeds, portables freed by the project may, at PSFA's option, be purchased by PSCOC at a fair market price.