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**Capital Projects Committee Meeting**

**January 11, 2023**

**Held via TEAMS**

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**9:30 a.m. to TBD**

**Minutes**

**1. Call Meeting to Order**

Chairman Burke called meeting to order at 9:30am

**2. Roll Call of Committee Members**

Member Hoehne called the roll. Chairman Burke present, Member Billingsley present, Member Trujillo present, Member Chavez present, Member Rommel absent, quorum present

**3. Approval of Agenda**

Agenda item 9 to be adjusted from \$5,000,000 to \$6,000,000, Approved

**4. Announcements:**

a. Next Capital Projects Committee Meeting will be held on April 12, 2023.

b. The Capital Projects Division Calendar of Events for 2023 has been posted on the NMHED website.

**5. Approval of 2023 Open Meetings Act Resolution**

Requirement of the Open Meetings Act, no changes, Approved

**6. Approval of Minutes from December 15, 2022, Capital Projects Committee Meeting**

Approved

**Projects to be reviewed**

**7. Diné College – \$700,000**

**South Campus – Construct New Fire/Safety Lane**

*Presenters: Dr. Charles M. Roessel, President, Diné College; Leon Jackson, Director of Capital Projects, Diné College*

Leon Jackson presenting. Completed the college's procurement process and drafted the AIA contract and uploaded the budget for this project. Any questions on the documentation from the portal. Mr. Jackson was asked to provide an overview of the project due to changes since the committee had heard this project before. This is the second time that this project has been submitted as Dine did not fulfill and draw down this project so they reapplied. He believes this is a severance tax bond and it has a



reversion date of June 30, 2025. Buffalo Design designed this project. This will be on the south campus of Dine College. The fire lane will be on the west side of the three buildings on the south campus and will be constructed in a circular fashion. A screenshot of fire lane was shared, and Mr. Jackson then explained the design. Project was estimated at \$700,000. The procurement process has a proposal of \$698,000, within the \$700,000 grant. Based on that the budget documentation was uploaded as well as submitted the AIA standard contract drafted and submitted as well. Member Hoehne moved for approval and Chairman Burke called attention to Form 1a that said total headcount was 60 and FTE enrollment is 4. Chairman Burke moved for approval contingent on correcting Form 1a. Member Trujillo seconded the motion. No objections so project approved contingent on correcting enrollment on Form 1a.

**8. New Mexico Junior College – ~~\$5,000,000~~ \$4,259,861**

**Vestibule and Safety Improvements Campus Wide**

*Presenters: Dr. Derek Moore, President, NMJC; Dr. Steve McCleery, President Emeritus, NMJC; Charly Carroll, Vice President for Operations and Special Projects, NMJC; Josh Morgan, Vice President for Finance*

Dr. Derek Moore introduced the project for NMJC. He introduced the others from NMJC on the call, Dr. Steve McCleery, President Emeritus, Dr. Charly Carroll, VP for Operations and Special Projects, Mr. Josh Morgan, VP of Finance, and Mr. Matt McKim, Principal and Architect for Dekker, Perich, and Sabatini. Dr. McCleery will be conducting their presentation. Dr. McCleery provided background information on how NMJC plans projects. Enrollment is up. Always more than the 25% match threshold. Continued with background information. Chairman Burked asked Dr. McCleery to move to the project as there is a very long agenda. Project is \$4,259,861, approximately 400 residential students, 2000 commuting students, and 1500-2500 workforce training students, very important to look at safety. Each vestibule on campus is different and poses different safety concerns. All vestibules can be locked down electronically, monitored electronically, have touchless entries, and all vestibules are engineered to slow down live shooters. All glass installed is tempered, not bullet proof but tempered to slow them down allowing time for response. There are eight buildings highlighted on the campus that they intend to work on. The funding sources are GOB 2020 E5308 for \$2,000,000, STB 2021 for \$1,750,000 and Mill levy funds for \$1,250,000 for a total budget of \$5,000,000. They stand for questions.

Member Hoehne stated that on Form 4 the amount presented was shown but on Form 5 NMJC listed \$5,000,000 of funding. He stated that there is already a contingency built in to the \$4,259,861 amount and they need to know which number, so they approve the project for the correct amount. Mr. Morgan responded that on



Form 4 that is the estimates that came in and they anticipate that is the amount that it will come in at. They are asking for the \$4,259,861 and they will revise Form 5. Member Hoehne stated that is the clarification that was needed. Chairman Burke called for any other questions and hearing none moved to approve the project. Member Hoehne wanted to clarify that the approval was for the \$4,259,861 and contingent on submission of revised Form 5 addressing the funding sources to match the total project cost on Form 4. Member Trujillo seconded the motion. No objections, project approved with contingency.

**9. New Mexico Junior College – ~~\$5,000,000~~ \$6,156,874**

**Watson Hall Renovation - REVISION**

*Presenters: Dr. Derek Moore, President, NMJC; Dr. Steve McCleery, President Emeritus, NMJC; Charly Carroll, Vice President for Operations and Special Projects, NMJC; Josh Morgan, Vice President for Finance*

Dr. McCleery presenting. Asking for \$6,156,874 for Watson Hall Renovation. This is a revision back to the original intent. There were concerns about losing their performing arts facility so discussions with NMHED and submissions of information they were given verbal approval to proceed but bring this project back to the capital outlay committee. There will be updates for LED/Sound/Acoustics. Some slides were presented showing the building layout and parking lot configuration including a drop off loop up to the building. Funding sources are GOB 2020, E5309 for \$2,000,000, GF 2019, D3427 for \$400,000 and Mill Levy funds for \$4,100,000 for a total budget of \$6,500,00. They stand for questions.

Member Hoehne clarified this is a change of scope for renovation of this facility. NMHED analyzed and verified that any changes to the facility were not going to impact the programmatic needs or use of the existing facility, what is was intended to be used for based on the request during the summer hearings and also how it impacted other facilities on campus. This was accomplished with the NMJC personnel. What he did not see was the information that was actually provided to the NMHED, the letter requesting the project change, the backup documentation that was requested as part of that change as well as the NMHED response and approval to proceed using these funds for the change of scope. If NMJC could provide that for the project file, then the committee members would have the historical information involved in this transaction. NMJC said they will provide that information as part of the packet. The amount being acted upon is 6.5 million. Chairman Burke moved for approval with the conditions that were outlined by member Hoehne. Member Billingsley wanted to verify the amount prior to seconding the motion. The amount shows \$6,156,874, do we want to approve for 6.5 million or that amount? Mr. Morgan



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stated that Mr. Billingsley was correct and form 5 will be revised. Member Billingsley then seconded the motion. There were no objections, so the motion was approved contingent on revising Form 5 to match the total project cost on Form 4.

**10. Central New Mexico Community College – ~~\$500,000~~ \$593,500**

**Installation of Water Sub-Meters on Multiple Campuses**

*Presenters: Andrew Jacobson, Associate Vice President of Budget and Finance, CNM; Marvin Martinez, Executive Director of Physical Plant, CNM; Martin Olea, Policy Liaison, CNM*

Andrew Jacobson introduced himself and turned over the presentation to Marvin Martinez. This request is a revision, it was originally submitted in October 2021. The project was put out for bid and no contractors submitted any proposals. They looked at the scope and put it out again. They had a few contractors submit and went through the awarding phase and when they were about to sign the contract the contractor backed out because they could not keep the pricing. Now they have pricing, contracts ready to be signed, guarantees on the budget. The original budget was \$500,000, now looking at \$593,500. That is the revision is the increase in cost for the project. They are looking at installing the water meters to be able to monitor usage and how to better manage the facilities. They stand for questions. Chairman Burked asked if there are any questions. Member Hoehne stated that the committee has heard this project before and it was approved in October of 2021. Question is CNM ready to sign contracts and move on this project? Mr. Martinez stated they are ready to proceed. The goal is to have this project completed by June 1, 2023. Member Hoehne asked if there was a backlog on ordering the meters, were the meters ordered off the original approval? Mr. Martinez stated that they did order the meters off the original approval, everything is ready to go, just waiting for this approval to release the contractor. Member Hoehne moved for approval of this project at a revised cost of \$593,500. Chairman Burke stated he would second and were there any objections. Member Billingsley had a comment and a question. In CPMS there is a balance of 1.6 million, going to be using about \$489,500 and it does revert June 30 so please make sure to use the remaining by June 30 or get it reauthorized. CNM had reviewed that this morning and they are set. The project was approved.

**11. Central New Mexico Community College – \$3,500,000**

**Programmatic Space Reorganization Campus Wide – Phase I**

*Presenters: Andrew Jacobson, Associate Vice President of Budget and Finance, CNM; Marvin Martinez, Executive Director of Physical Plant, CNM; Martin Olea, Policy Liaison, CNM*

Mr. Martinez stated that in 2021 they did some reorganization within their structure, divisions created, groups combined, it was a large reorganization which came with about 20 different moves on the campus. This project is phase one of those moves. It is going to be about a 3-year process to get everybody moved and reorganized in the



right places. This phase is create a permanent location for the workforce and community success division, relocate the events department, relocate the presidents office and they will be bringing a project forward to renovate that administration building completely. This phase is to move people out the first floor of that building to make room for different moves, to relocate the marketing and communication office, relocate internal audit, relocate audio visual services, relocate parking services, and create a new center for innovative and instructional support services and create drop in spaces for people who are working 60% on campus and 40% from home have a place to go so they are better utilizing their space on campus. There are a lot of moves and a lot of motion with this. This is just phase one and they will be coming forward for the other phases as they get those tied down and funding allocated for those phases. He then stood for questions.

Chairman Burked asked for any questions. Member Hoehne said that the submission that has a breakout of all the different moves associated with this project, the total for all those phases is \$3,522,964 and the requested amount is 3.5 million, was wondering if CNM is anticipating the 22,964 as part of the 10% or if there needs to be an adjustment to the submission. Mr. Martinez stated they are looking at the 3.5 million right now and the 22,964 would become part of phase two as that comes forward and there are other things that need to happen to be rolled into the next phase. Member Hoehne stated that CNM had scheduled some time to visit with Member Hoehne to discuss this as it is not something they typically see for this committee. This project is several moving pieces that are necessary in order for the institution to prepare for larger projects and larger renovations. This is work being done to do some space reallocation and prioritization within their facilities so he applauds CNM for doing this work and for coming forward early on to strategize on how to best approach this project. Member Hoehne moved for project approval for 3.5 million dollars. Member Trujillo seconded the motion. No objections, project approved.

## **12. Central New Mexico Community College – \$58,720,000**

### **Construction of New Trades/Applied Technologies Facility**

*Presenters: Andrew Jacobson, Associate Vice President of Budget and Finance, CNM; Marvin Martinez, Executive Director of Physical Plant, CNM; Martin Olea, Policy Liaison, CNM*

Chairman Burke noted the importance of executive level participation especially for very large projects such as this one. Mr. Jacobson stated that he would relay Chairman Burke's comments back to CNM. Mr. Martinez stated CNM roots are in vocational training. CNM is now bringing forward projects for their master plan. This project is slated to be built on property purchased a few years ago from UNM where the married student housing used to be. It is a 60,000 square foot building, new trades



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facility. It will house mechatronics, HVAC, carpentry, electrical, plumbing. These programs are in the existing Ted Chavez buildings. Those buildings according to the facility condition assessment are in very poor condition. It was more economical to build a new building than to remodel the existing building. The total square footage of the programs that we have today are in 123,000 square feet, we are reducing that down to 60,000 square feet but what they are doing is moving these programs to other facilities on campus and better utilizing the existing space. This is the largest project CNM has brought forward, they are excited about it and looking to break ground in April. He then stood for questions.

Member Hoehne stated the committee is familiar with this project as they had heard it at the summer hearings. CNM has provided more detailed information that the committee hasn't seen as of yet and it will be sent out to the committee members. This project was intended to replace the existing programs but due to costs there has been a need to reduce the size, so some facilities will be razed but some will stay in place until there is the ability to do some additional phase work.

Mr. Martinez stated that the reduced size is due to costs. In 2020 CNM completed an 80,000 square foot building from the ground up at \$311 per square foot. The prices they are getting today is \$749 per square foot, over double the price from when this project was being planned. So they have worked hard to reduce the size of the building but due to the needs of the programs could only reduce the size of the building so much. So they have had to come back and ask for supplemental funding as mentioned. But they have looked at places to move programs and partnerships with other entities such as Rio Rancho Public Schools, the New Mexico State Film Office and how they are pulling together to offer these services and leverage their funding. This project is not in phases but still determining relationships with the other organizations and bring those projects forward when appropriate.

Member Hoehne advised that projects are only approved that have approved funding sources. The G.O. bonds are deemed approved funding source as the voters have already approved that source of funding. So if the committee approves this project it will be contingent on passage of the bond and is typical of what the committee does. Form 5 has been revised and will be provided to the committee members showing that CNM is committing 13.9 million of existing funding that is earmarked for projects and are using it for this project until they are able to secure any funding through the session.

Mr. Jacobson stated that this project is a high priority for CNM and they intend to



complete it so they have requested 13.9 million from the legislature to help with the cost increases that have been experienced but they are hopeful and confident that money will be approved. If it is not, they will not stop pursuing the project as they have internal resources they are dedicating to the project until such time as that legislative funding is secured.

Chairman Burke asked that if the committee approves the project, it will allow CNM to sign the contracts and the response was yes.

Member Billingsley stated that the 15 million has an appropriation ID of G5378 and he knows the bond hasn't been sold yet but they have assigned the appropriation ID.

Member Trujillo stated he noticed the target finder information was there, but he didn't see the LEED checklist. Mr. Martinez stated that is some of the documentation that Member Hoehne has, and the LEED checklist is with it.

Member Trujillo made a motion to approve this project for \$58,720,000. Member Billingsley seconded the motion. There were no objections, so the project was approved contingent on the sale of the state G.O. bonds.

### **13. University of New Mexico Gallup – \$6,405,300**

#### **Renovation to Gurley Hall – Career Technical Education Facility**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Lisa Marbury, Associate Vice President of Institutional Support Services, UNM; Dr. Sabrina Ezzell, Chancellor, UNM Gallup; Robert Griego, Director Business Operations, UNM Gallup*

President Stokes opened the UNM presentation stating they are presenting multiple projects. If approved, these will improve campus safety, student learning environments, clinical services, faculty and staff retention and provide necessary infrastructure renewal. She then turned it over to her team.

Ms. Marbury is presenting this project. This will include renovations to the north portion of Gurley Hall and will be approximately 27,000 square feet of renovated space to accommodate changes in academic programs, shared facilities for all the technical programs and updated building systems. There will be substantial site work that is included in the project to address elevation changes from Gurley Hall to the construction tech building, improve circulation, addition of a large mechanical yard and expanded parking. There will be upgrades to major building systems. Total budget for this project is \$6,405,300 funded as \$3,000,000 from 2021 general obligation bond



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and \$2,655,300 is coming from branch I & G funds and another \$750,000 is coming from branch reserve funds. There is an error on form 2 on the square footage and they are correcting it as this meeting is going and will be resent. Chancellor Ezell from the branch is also here and they stand for questions.

Member Hoehne stated there is a supplemental ask for this project and if they would speak to that. Chancellor Ezell stated that they did have to remove the construction tech portion of the original plan because of increased costs with construction. If they are able to receive the supplemental funding they are requesting, then they can put the construction tech portion back into the plan. Construction technology is very important for their CTE students and that is why they are asking for the 1.8 million dollar supplemental funding to add that back.

Member Trujillo stated he didn't see the LEED checklist for this facility and asked if they had developed one. Ms. Marbury stated that Form 3 has a list of the items they will be using to be sure they are following LEED standards. She will check to see if what they submitted and what she is looking at needs to be adjusted. Member Trujillo stated he did see that list attempting to keep that facility efficient.

Member Hoehne asked what is the square footage of the renovation. Ms. Marbury stated approximately 27,162 and that is what will be on the revised form also.

Chairman Burke asked for any further questions and upon hearing none he moved for approval of the project for \$6,405,300 with the conditions presented. Member Trujillo seconded the motion. No objections, project approved contingent on revising the gross square footage on Form 4 as well as submission of LEED documentation.

#### **14. University of New Mexico Health Science Center – \$221,488**

##### **Property Lease - 5400 Gibson Blvd. SE, Suite 2B-200**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Thomas Neale, Director of Real Estate, UNM; Dr. Arthur Kaufman, Vice President for Community Health, UNM HSC*

Mr. Neale stated that they are requesting approval to enter into a five year lease with the City of Albuquerque for 13, 843 square feet at a gateway center which is the City of Albuquerque, Bernalillo County and UNM's collaborative efforts to help curb some of the homeless issues that we are having. The program going into the space is our community health worker initiative program and they run a host of programs that are aligned with the communities efforts to serve some of the most at risk folks in the community in terms of medical outcomes and behavioral health issues. The total annual payment for this is \$221,000. It is a full-service lease, the City of Albuquerque



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will pay all the operating expenses with the exception of data and telecommunication costs. The funding for this is HSC initiative fund. Joining Mr. Neale is Virginia Sedore who is the program administrator for the community health worker program who can answer specific questions about the program. The vast majority of programs they operate are funded through federal, state, and local contracts and grants. He stands for questions.

Member Hoehne wanted to better understand a couple of items. What type of research has UNM done or information gathering to understand this need and to show that this particular lease is going to address it. Mr. Neale stated that many administrators at the university participate in the homeless coordinating council, and they are exposed to a lot of efforts and research done from a variety of sources to try to solve some of the issues that our communities face with homelessness and behavioral health issues. President Stokes has lead this effort along with Mayor Keller and officials from the county so UNM participates on a regular monthly basis in those meetings. They are very much engaged in those issues. President Stokes then stated that they have been very involved and have included the VA along with the city, county and the university. Member Hoehne asked what drove this decision for this lease. Mr. Neale stated that they operate a number of programs that are closely aligned with the gateway center initiatives and those programs are experiencing rapid growth in terms of contracts and funding so this will provide space to expand those programs and in a location that allows collaboration with other entities that are doing similar work. He asked Ms. Sedore to comment on the programs. They have 10 programs and counting. Over the last 13-14 months, they have gone from about 15 staff to 45 currently with plans to hire 16 more within the next few months. The majority of those programs are direct service programs where the community health workers work directly with clients and many come from the international district where this center is located. About half of the programs have been funded through the City of Albuquerque Family Community Services. This has created the need for space for those programs that are funded directly.

Member Hoehne stated that the agreement is for a 5-year term and was verified. He asked if there is an opportunity to expand further into the facility should they find the need to grow or is this a way to get them what they need immediately until they figure out further down the line what they are doing. Mr. Neale stated there is a lot of opportunity for expansion. Member Hoehne asked if improvements are going to be made by the city. Mr. Neale stated that is correct. The facility is turnkey, it has been carpeted and painted and is in great shape and are very anxious for UNM's occupancy.

There were no other questions so Member Hoehne moved for approval of UNM's request to lease property for the initial annual lease amount of \$221,488 for the 5 year term contingent on submission of documentation supporting the programmatic need for the facility and overall community benefit. Chairman Burke seconded the



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motion and there were no objections, the request was approved.

**15. University of New Mexico Health Science Center – \$0.00**

**Property Donation – 1613 University Blvd. NE**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Thomas Neale, Director of Real Estate, UNM; Ryan Reynolds, Associate Director, Capital Projects, UNM HSC*

Mr. Neale stated that this is a proposed donation of a building at 1613 University, it is a 9500 square foot building on 1.9 acres. It was built in 1970 and it was most recently used by Campfire USA which used to provide after school programs for youth in the community. They have terminated operation in New Mexico and have asked if UNM would accept donation of the building. The value of the building through appraisal was 1.6 million dollars. It needs a fair amount of work, they did a building condition assessment, it needs a new roof, mechanical systems, electrical and plumbing upgrades and does have a little bit of asbestos, about \$135,000 for abatement. The proposed use of this building is for a day care facility in support of their health care workers. The renovation costs are 3.2 million dollars and would be brought back before this committee for approval and that includes the abatement of the asbestos. That is a little over \$300 per square foot. There has been an identified need for facilities to operate 24/7. Most if not all child care facilities in Albuquerque do not offer evening services and overnight services as needed for health care workers. Mr. Neale stands for questions.

Member Trujillo asked that since this will be a childcare facility and there are many microwave towers there, do they think it would be a concern taking their children there. Mr. Neale stated that is an item that they will be assessing prior to meeting with the state board of finance as part of their due diligence. If that does affect the proposed use, then that could trigger an adaptive use for the facility for some other program.

Member Hoehne addressed discussions with all HEIs that is this worth it. Even though it is a donation is the cost worth it for the renovation and how is the renovation going to be funded. How has UNM determined that this is a good property to take on. Mr. Neale stated that if this was determined to not be a good use for the child care facility it could be repurposed for other uses. North campus and the area aligned with the health care system there typically is an acute need for space and they did a fairly thorough evaluation of the structural elements of this and think that it has significant value going forward. How that project is funded he would ask Ryan Reynolds or Joe Wrobel to speak to that. Mr. Reynolds stated that they have the HSC capital initiatives



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fund that they don't have anything encumbered for that they are planning on using for the renovation of this project. Mr. Wrobel stated it would be a joint effort with the hospital as well as the health sciences center as it would be funding those health care workers. Funds have not specifically set aside for it but that is the intent, but they are going through the process of accepting the donation first before encumbering funds or designating specific funds for it.

Ms. Constantinidis stated she wanted to point out the location of the land and that the land is almost more important than the facility and how it is ultimately used. The location is on University Avenue close to our other facilities just below Indian School Road and we have a lot of activity there. And over the long term, even if they don't reuse that building right away, that land location will be of value to UNM long term and they would be sorry if they didn't take advantage of the donation at this point.

Member Hoehne stated that the land and the location may be the important factors for this donation more so than the building and he knows that there is need for expansion and that UNM is landlocked. This donation plays into UNM's master plan long term. He would like to see a write-up on how this property will play into the institution's strategic vision.

Chairman Burke asked what is the timeline for accepting this donation. Mr. Neale responded there is a sense of urgency on the part of Campfire USA to move this forward as they are spending money they don't really have to maintain and hold it so time is of the essence but they will work with whatever timeline is dictated by HED.

Member Trujillo asked if there was a chance to move the tower that would provide more flexibility in dealing with the land as it might be easier to raze the building. Mr. Neale stated the tower lease goes through 2044 and the cost to relocate the tower would probably not be feasible given the value of the overall property.

Chairman Burked asked Member Hoehne if he would be willing to approve with a contingency. Member Hoehne agreed. Chairman Burke then moved for approval of the donation with the contingency as outlined by Member Hoehne. Member Hoehne then seconded the motion with the contingency of a submittal on the strategic vision on how that land can be used and the multiple options available to the university that makes that land so important.

Approved contingent on submittal of information on how the property fits into UNM's strategic plan.



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**16. University of New Mexico Hospital – \$1,346,853**

**Property Acquisition – SE Corner of University Blvd. and Eastern Ave. SE**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Thomas Neale, Director of Real Estate, UNM; Dr. A. Robb McLean, President and CEO, UNM Medical Group*

Mr. Neale made a correction to the title, it shows UNM Hospital, this is the UNM Medical Group, it is the regents taking title on behalf of the UNM Medical Group. This is an acquisition of a vacant site that contains 2.74 acres. The use would be the construction of the Truman Clinic, which is a long-standing clinic operated by the medical group since 1999. They currently lease about 23,000 square feet of space at 801 Encino in an older medical office complex built in the 1950s. UNM had looked for opportunities to lease space in the area. The building has reached the end of its economic life. Criteria was close proximity to the UNM Health Sciences Center, public transportation and ease of access from the interstate system, folks visit this facility from all over. The primary mission is to serve those folks infected with HIV. They started in 1999 with about 3600 square feet and by 2019 had expanded to 23,000 square feet in their existing location. They currently see about 15,000 patients per year and the total revenue for this program is about 46 million dollars. The acquisition price is \$11.25 per square foot. You will likely see a discrepancy between the application and the proposed plat they sent. This will require a re-plat of the property, it is currently a 30 plus acre site, the portion on the corner is what is being sold to UNM. With approval they will initiate a re-plat of the property. It will be purchased at \$11.25 times the square footage. UNM will receive a credit of about \$55,000 to remove what was a mobile home and the above ground infrastructure for that mobile home site. The proposed use again is for a primary care and specialty clinic of about 25,000 square feet. If this acquisition is approved, title will be held by the regents, the transaction will be funded by the UNM Medical Group and then construction of the medical clinic will be the responsibility of the UNM Medical Group, so it will not be a UNM procurement for construction of that clinic. He then stood for questions.

Chairman Burke asked about the oil patches on the property and was it going to be a big problem. Mr. Neale responded that their phase one did identify some oil staining consistent with cars parking on the site but did not identify any further study needed relative to any unseen or recognized environmental conditions on site.

Member Hoehne then asked if the land is vacant right now and Mr. Neale said it is. Member Hoehne then asked what the timeframe is getting something placed on this piece of land. Mr. Neale responded that they have a little window to secure the re-plat and if approved by HED and SBOF they would start design work immediately,



probably a 6-month period for design work, 3 month period for procurement and financing and a 12-18 month period for construction.

Chairman Burke asked if this is a UNM facility. Mr. Neale responded the site will be held in title by the regents, the regents would then lease the site to the medical group for \$1 per year to give them site control and then the medical group would be responsible for financing and building the improvements on the site. So the medical group would have what's defined as a lease hold interest in the improvements and the regents would own the fee interest and the land.

Hearing no other questions, Chairman Burke moved for approval of UNM's request to purchase the property and Mr. Neale asked that the approval be for \$11.25 per square foot so specific land area will be determined by the re-plat. Chairman Burke then restated the approval for \$11.25 per square foot. Member Hoehne clarified that it should be approved at the \$11.25 per square foot and this became the motion. It was then seconded by Chairman Burke. The purchase was approved.

#### **17. University of New Mexico – \$800,000**

##### **Renovation of Football Practice Field**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Ed Manzanares, Associate Director of Athletic Events Management, UNM*

Mr. Manzanares presented this project to the committee. Funding was received during the last legislative session to replace two of their natural grass practice fields at the south athletic complex at UNM. The plan is to remove and resod existing turf, upgrade irrigation and drainage. This facility has not been upgraded since about 2004. It is a project that is long overdue. He stands for questions.

Chairman Burke asked for any questions, hearing none he made a motion to approve and Member Hoehne seconded the motion. The project was approved.

#### **18. University of New Mexico – \$2,000,000**

##### **Electrical Infrastructure Upgrades Campus Wide**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Lisa Marbury, Associate Vice President of Institutional Support Services, UNM*

Ms. Marbury presented this project. It includes electrical panel replacements and circuit boards. It is for \$2,000,000 and they did get money for in the 2020 general



obligation bond. It covers around 8 buildings on central campus and 6 buildings on north campus. It is estimated that the project as a whole will take about a year and a half to complete, to be completed by June 2024 before the money reverts. She then stands for questions.

Member Hoehne moved for approval of the project in the amount of \$2,000,000. Project was approved.

#### **19. University of New Mexico – \$3,500,000**

##### **EDGE Switch Equipment Refresh**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Duane Arruti, Chief Information Officer, UNM; Brian Pietrewicz, Deputy Chief Information Officer, UNM; Kirsten Martinez, Fiscal Operations Director, UNM*

Mr. Duane Arruti started the presentation. He was joined by others on the UNM IT leadership team. The next 3 projects were originally approved in the 2020 G.O. bonds funded in the fall of 2021. This project EDGE switch is replacement of network equipment required for connectivity within a building. 800 out of 1000 of their current EDGE switches are seven years beyond their useful life, this means that the current equipment is about 12 years old. They are seeing failure rates more than 10 times that which is expected with newer hardware. Also, the newer standard they will be implementing is going to provide increased functionality through power over ethernet plus allowing them to expand wi-fi, voice over IP, security cameras, and other tools to help in their learning and research environments.

Chairman Burke asked for any questions and heard none so he moved for approval of the project. Member Hoehne seconded the motion. Hearing none the project was approved.

#### **20. University of New Mexico – \$2,500,000**

##### **Campus Fiber Renewal**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Duane Arruti, Chief Information Officer, UNM; Brian Pietrewicz, Deputy Chief Information Officer, UNM; Kirsten Martinez, Fiscal Operations Director, UNM*

Mr. Arruti stated that fiber has a typical useful life of 20 years, this project is to replace fiber that is 30 plus years old as well as to consolidate 6 network zone hubs to 4. This will address continued reliability but also allows for higher bandwidth support as well as included redesign for more energy efficient operations. Specifically, our new



fiber optic technology with advanced support hardware is going to allow for up to a thousand times the speed. Modern fiber also allows for much easier repair and improves the overall integrity of the network environment.

Chairman Burke asked for any questions, hearing none he made a motion to approve the project. Member Trujillo seconded the motion. There were no objections, so the project was approved.

## **21. University of New Mexico – \$2,098,000**

### **Learning Environments Technology Infrastructure and Network Upgrades**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Duane Arruti, Chief Information Officer, UNM; Brian Pietrewicz, Deputy Chief Information Officer, UNM; Kirsten Martinez, Fiscal Operations Director, UNM*

Mr Arruti stated that this is for wi-fi upgrades and expansion to meet the increased demand for secure wireless access. It includes access point and fiber optic installation in the STEM heavy academic areas to allow connections back to other areas of campus, upgrades of existing wireless access points to move to the latest technology to support more secure connections at higher bandwidths and increased licensing to cover monitoring and management of the wi-fi environment. Full coverage in 20 additional facilities in upgrades to 1500 wireless access points are key components of this effort.

Member Hoehne commented that there is a lead time for ordering the materials for these projects.

Member Billingsley asked how far the range was for the wireless is. They added wireless access points in the parking lots. The distance of the wi-fi is based on the location and they are using 5G technology, so the coverage covers most of the campus.

There were no other questions and Chairman Burke made a motion to approve the project. Member Hoehne seconded the motion. There were no objections, so the project was approved.



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## **22. University of New Mexico – Not to Exceed \$61,750,000**

### **System Improvement Revenue Bonds, Series 2023**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance and Administration, UNM; Vahid Staples, Associate Director, Budget Office, UNM; George Williford, Financial Advisor, Hilltop Securities; Katherine McKinney, Bond Counsel, Modrall Sperling*

Ms. Costantinidis presented that UNM is seeking approval for issuance of 56 million in system revenue bonds to fund multiple capital projects on the Albuquerque campus. These projects include 20 million dollars of supplemental funding for the center for collaborative arts and technology. A general obligation bond approved by voters in 2022 will be supplemented by these funds. An additional 20 million will be used to improve student housing facilities, 9 million will construct a new facility for the police department, and 4 million will support ecological and landscape and grounds improvements in and around the duck pond and finally 3 million will be used to complete their welcome center project in the old ROTC building. They believe these project will have a direct impact on their ongoing efforts related to campus safety, recruitment and retention of students, and improvement and maintenance of their learning environment. She then turned it over to Vahid Staples and he is joined by George Williford and Katherine McKinney.

Mr. Staples stated that they are requesting approval to move forward with issuing a UNM 2023 bond. The approval is specific to the projects listed in the application packet with an upper limit of \$61,750,000. UNM continually evaluates potential capital outlay projects that will further the mission of the university, enhances student experience and modernizes facilities. Originally, they were looking at a larger bond issuance but proposing to split it up into 2 bond issuances for 2023 and 2024. He then turned it over to Mr. Williford to talk about the financing.

Mr. Williford stated that the bond issuance is planned to be on parity with all of the university's existing system revenue debt, currently there is about 333 million in principal outstanding. The not to exceed amount is in case they cannot get a surety bond.

Chairman Burke asked if this has any impact on student fees. Mr Staples responded that it does have. There are 2 sources of repayment for this debt service, one is housing revenue but this would require a student fee increase in order to fund this new debt. For a full time undergraduate student, it would be approximately \$185 per year which is a 1.83% increase and for a full time graduate student it is approximately \$166 per year which is 1.70% increase.



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Chairman Burke then asked about student engagement on this. Ms. Marbury then took over as that group was involved in the student engagement. Since they knew it would involve a fee increase they reached out to student leadership and worked with them on several meetings and they in turn hosted an open forum event on November 18 at the student union building where they talked about the projects specifically and provided the details and answer any questions that they might have about what this bond issuance would cover. The students did signal support for the projects that they are addressing in this bond issue.

Member Hoehne stated he had some comments. It would be helpful to see something like surveys that show that the students support the bond. He believes that the projects are important. He also spoke about UNM's 20 million dollar match to the issuance of the bond as well. Member Hoehne then made the motion to approve the issuance of the bond. Chairman Burke then seconded the motion but Member Hoehne stated he forgot the contingency. He then added the contingency and hearing no objections the project was approved contingent upon submission of documentation outlining UNMs outreach and engagement with the student body verifying acceptance of the increase in student fees.

Adjourned at 11:46am