



**New Mexico Higher Education Department
Capital Projects Committee Meeting
Animas Conference Room
2044 Galisteo Street, Suite 4
Santa Fe, NM 87505**

**Wednesday, April 8, 2026
9:30 a.m.**

MINUTES

1. Call Meeting to Order

Meeting called to order at 9:31 am

2. Roll Call of Committee Members

Present were Chairman Campos, Member Jorgensen, Member Trujillo arrived at 9:42am, Member Martinez, Member Guillen, and Member Brown

3. Approval of Agenda

Approved including removal of item 18

4. Approval of Minutes from March 11, 2026, Capital Projects Committee Meeting

Approved

5. Announcements:

- a. Next Capital Projects Committee Meeting will be held on May 13, 2026.



Projects to be reviewed

**6. Clovis Community College – \$ 3,547,544
CCC System Improvement Revenue Bonds Series 2026**

Presenters: Dr. Jonathan Fuentes, President, CCC; Bob Dart, VP IT & Operations, CCC

Clovis Community College presented a request to approve system revenue bonds to finance the acquisition of an existing facility previously approved for purchase. The project supports expansion of instructional space, including workforce and technical training programs, with initial funding focused on technology, classroom setup, and connectivity.

Discussion focused on the adequacy of startup funding for furniture, equipment, and instructional needs. The committee recommended exploring opportunities to supplement resources through reuse of existing assets, including potential coordination with another institution to acquire surplus furniture. Additional discussion addressed the phased approach to program buildout and use of supplemental funding sources to support future expansion. The committee also reviewed the institution's financing structure and noted that the bonds would be the only outstanding system revenue obligation.

Approved



7. Dine College – \$ 6,991,766.98
Student Services Facility

Presenters: Leon Jackson, Director of Project Operations, Dine; Dyron Murphy, Architect, Dyron Murphy Architects

Diné College presented a project to construct a new academic facility, noting significant delays in project advancement and a recent shift to a design-build delivery method to accelerate completion. The institution reported progress to approximately 50% design, with plans to finalize design and begin construction within the year to meet critical funding deadlines.

Discussion focused extensively on procurement approach, including concerns regarding selection of a contractor without a formal competitive process and reliance on an architectural contract to facilitate design-build delivery. Committee members questioned compliance with state procurement requirements, lack of documented sole-source justification, and absence of supporting documentation outlining the procurement method. Additional concerns included project readiness, cost estimates based on non-competitive pricing, incomplete quarterly reporting tied to funding, and risk associated with expiring bond funds. The institution acknowledged timeline constraints, staffing challenges, and the need to expedite the project to avoid reversion of funds June 30, 2026.

Approved contingent upon the following:

- Provide the division a completed Target Finder
- Provide the division a letter from Leon Jackson confirming institution's commitment to completing DFA CAPS quarterly reports on time (Per DFA, complete the Q4 quarterly report by adding notes about Q2 and Q3 progress)
- Provide the division documentation of the sole source services



8. Eastern New Mexico University-Ruidoso – \$ 10,006,982.22
Workforce Training Building

Presenters: Ryan Trosper, President, ENMU-RU; Dr. Karen Massey, Chief Business Officer, ENMU-RU; Melissa Walker, Project Manager/Architect, Parkhill; Tony Major, CFO, ENMU

Eastern New Mexico University–Ruidoso presented a project to redevelop a previously acquired facility into a workforce training center to support trades and technical education programs. The project follows prior acquisition, demolition activities, and local and state bond funding, with construction anticipated to begin following approval.

Discussion focused on project scope, including phased development and flexible design to accommodate evolving workforce training needs. The institution emphasized the facility’s role in supporting regional workforce demand, increasing community engagement, and expanding instructional capacity. Additional discussion addressed future use of unfinished space, including potential expansion for student support services. The committee also discussed the relationship between facility improvements and enrollment growth, as well as broader impacts on community use and campus activity.

Approved

9. Northern New Mexico College – \$ 881,681.54
NNMC SERPA and High Tech HVAC Replacement

Presenters: Hector Balderas, President, NNMC; Theresa Storey, Chief Financial Officer, NNMC; Shawn Madrid, Director of Facilities, NNMC

Northern New Mexico College presented a project to replace aging and inefficient HVAC systems across multiple campus buildings to improve energy efficiency, reduce maintenance costs, and support safe and functional learning environments.

Discussion focused on procurement approach, including use of cooperative purchasing agreements and vendor selection, as well as coordination of construction work to minimize disruption to campus operations. Additional discussion addressed system integration, including compatibility with existing building automation and fire systems, and the institution’s transition from proprietary to open systems to improve long-term maintainability. The institution also discussed project phasing and use of temporary systems to maintain operations during installation.

Approved contingent upon the following:

- Updating CPTSS entry



10. Northern New Mexico College – \$ 1,336,235.50
NNMC Main Campus - Fire Monitoring Upgrade

Presenters: Hector Balderas, President, NNMC; Theresa Storey, Chief Financial Officer, NNMC; Shawn Madrid, Director of Facilities, NNMC

Northern New Mexico College presented a project to replace an aging and unreliable fire monitoring system with a modern, more efficient system to improve campus safety and reduce ongoing maintenance costs.

Discussion focused on the high cost of maintaining the existing proprietary system, including repeated repair expenses, and the anticipated benefits of transitioning to a more reliable and cost-effective solution. The institution emphasized that the replacement would address operational inefficiencies and improve long-term system performance. The committee reviewed the project scope and necessity, noting the importance of maintaining functional life-safety systems across campus facilities.

Approved contingent upon the following:

- Updating CPTSS entry

11. Northern New Mexico College – \$ 4,281,332.34
NNMC Infrastructure Upgrades to Safety and Accessibility

Presenters: Hector Balderas, President, NNMC; Theresa Storey, Chief Financial Officer, NNMC; Shawn Madrid, Director of Facilities, NNMC

Northern New Mexico College presented a project to enhance campus safety, accessibility, and overall campus entry through a series of infrastructure improvements, including new signage, entryway redesign, security enhancements, and development of outdoor student spaces such as an amphitheater.

Discussion focused on improving campus access control, wayfinding, and community engagement, as well as the integration of cultural and community elements into the campus design. Additional discussion addressed the role of outdoor spaces in supporting student engagement and instructional use, along with opportunities to better track utilization of these spaces. The committee also provided recommendations related to signage functionality and visibility, including maximizing opportunities for student recognition and engagement.

Approved contingent upon the following:

- Updating CPTSS entry
-



12. New Mexico State University-Dona Ana – \$ 1,475,000
DACC Electric Boilers Conversion

Presenters: Berta Zubiata, University Architect, NMSU; Jose Loera, Executive Director, NMSU

New Mexico State University presented a project to replace an aging steam heating system at a community college campus with an electric boiler system to improve reliability and reduce greenhouse gas emissions. The project includes removal of existing steam infrastructure, installation of new electric heating systems, and upgrades to electrical components.

Discussion focused on the impact of the conversion on campus electrical demand and capacity, including concerns about exceeding demand limits and long-term utility costs. Additional discussion addressed system integration within the broader campus utility network and whether electrification represents a broader institutional strategy or a case-by-case approach. The committee also reviewed funding structure, prior expenditures for long-lead equipment, and accuracy of reporting documentation.

Approved contingent upon the following:

- Provide the division results of a power grid analysis capacity to receive the additional new power utilization

13. New Mexico State University – \$ 1,420,000
Piñon Hall Roof Replacement

Presenters: Berta Zubiata, University Architect, NMSU; Jose Loera, Executive Director, NMSU

New Mexico State University presented a project to replace a failing roof system at a residential facility due to significant water intrusion, structural damage, and end-of-life conditions. The project includes full roof replacement, repair of damaged decking, and associated improvements to drainage and building envelope systems.

Discussion focused on the extent of interior damage caused by prolonged roof failure, potential insurance recovery, and accountability related to prior maintenance contracts. Additional discussion addressed long-term facility viability, comparison to other campus buildings in poor condition, and alignment with broader facility planning efforts. The institution noted ongoing assessments of facility conditions and efforts to improve long-term construction standards.

Approved



14. New Mexico State University – \$ 2,574,000

Farmington Agricultural Science Center (ASC)-Shop Replacement

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director, NMSU

New Mexico State University presented a project to renovate an existing shop facility at the Farmington Agricultural Science Center to address poor building condition and deferred maintenance. The project includes full interior renovation and major system upgrades while retaining the existing structural frame, including replacement of roofing, windows, insulation, HVAC systems, and site infrastructure improvements.

Discussion focused on procurement approach and cost efficiency, including comparison between competitive bidding and use of a state pricing agreement. The institution reported limited contractor response through the bid process and noted that pricing through the state agreement was more favorable. Additional discussion addressed project scope, including inclusion of furniture, fixtures, and equipment, and overall cost per square foot. The committee reviewed facility condition data supporting the need for renovation and emphasized the importance of addressing long-term infrastructure needs through comprehensive upgrades.

Approved

15. New Mexico State University – \$ 3,960,000

Artesia Agricultural Science Center (ASC)-Office Replacement

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director, NMSU

New Mexico State University presented a project to replace an aging office facility at the Artesia Agricultural Science Center due to significant structural issues, including foundation settlement, water intrusion, and non-compliance with current building and accessibility standards. The project includes demolition of the existing building, site grading improvements, and construction of a new, code-compliant facility.

Discussion focused on clarity of construction documents, particularly specification details that could impact contractor bidding and potential change orders. The institution confirmed that identified issues had been addressed through addenda during the bidding process. Additional discussion addressed facility utilization, including current and anticipated staffing levels and use of office space for both permanent and visiting researchers. The committee also reviewed prior presentations tied to the same funding source and requested continued visibility into related projects within the broader appropriation.

Approved



16. New Mexico Highlands University – \$ 837,401.56

Revision - NMHU Connor C Bathroom Upgrades

Presenters: Dr. Kimberly Blea, Vice President of Student Affairs, NMHU; Joseph Dominguez, AVP of Student Affairs, NMHU; Aaron Flure, AVP of Finance and Administration, NMHU

New Mexico Highlands University presented Phase 2 of a renovation project for Connor Hall C-Wing to restore housing capacity and address aging infrastructure. The project will bring 70 additional student beds online through upgrades to windows, flooring, storefront systems, and furniture, building on Phase 1 infrastructure improvements.

Discussion focused on housing demand, with the institution reporting full occupancy and a student waitlist in prior terms. The project was positioned as critical to supporting enrollment growth, accommodating partner institutions, and providing contingency housing for other facilities requiring maintenance or future demolition. Additional discussion addressed funding sources, including use of housing reserves and deferred maintenance funds, as well as long-term housing strategy and future demolition planning for older facilities.

Approved

17. New Mexico Highlands University – \$ 4,360,000

NMHU Ivan Hilton Sci Bldg Improvement

Presenters: Aaron Flure, AVP of Finance and Administration, NMHU; Mark Fafard, Account Manager, Trane

New Mexico Highlands University presented a project to replace aging HVAC systems in a science facility to improve reliability, increase heating capacity, and enhance energy efficiency. The project includes upgrades to rooftop units, chillers, boilers, unit heaters, and building control systems.

Discussion focused on system performance in lab environments, including ventilation demands and the role of operational practices in maintaining efficiency. Additional discussion addressed building-wide impacts, sustainability considerations, and alignment with energy efficiency goals. The committee also raised requirements related to compliance documentation, including sustainability benchmarks and allocation of required funding set-asides.

Approved contingent upon the following:

- Provide the division a completed Target Finder
- Resubmit budget budgets form to include AIPP
- Provide the division LEED Silver checklist



18. New Mexico Highlands University – \$ 8,485,712.47

Track Facilities Renovation

Presenters: Scott Noble, Athletic Director, NMHU; Aaron Flure, AVP for Finance and Administration, NMHU; Matt Keys, Ampere Design; Trent Gareis, Principal Director of Project Delivery

Removed from agenda

19. University of New Mexico-Los Alamos – \$ 3,162,247

Los Alamos Open Space Infrastructure Improvements Phase II

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director, Facilities Design & Construction, UNM

The University of New Mexico presented Phase 2 of an infrastructure improvement project at the Los Alamos campus to address safety, accessibility, and utility infrastructure within the central courtyard. The project includes replacement of paving, upgrades to subsurface utilities, and improvements to pedestrian circulation and ADA compliance.

Discussion focused on prior phase completion and overall campus improvements, with confirmation that this phase completes the central courtyard work.

Approved contingent upon the following:

- Provide the division State Board of Finance documentation
- Provide the division Funding encumbrance documentation

20. University of New Mexico – \$ 615,000

Harwood Security Cameras

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director, Facilities Design & Construction, UNM

The University of New Mexico presented a project to replace and modernize the security camera system at the Harwood Museum to improve coverage, reliability, and system performance. The project includes removal of obsolete equipment and installation of new surveillance infrastructure across interior and exterior spaces. Discussion was limited, with the committee focusing on system upgrades and operational continuity

Approved



21. University of New Mexico – \$ 762,775

Campus Elevator Modernization

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director, Facilities Design & Construction, UNM

The University of New Mexico presented a project to modernize elevator systems in multiple campus buildings, including upgrades to cab finishes, control systems, and mechanical components. Work will be phased to maintain building access during construction. Discussion focused on permitting requirements, system scope, and ensuring continued building functionality during upgrades. The committee also noted missing funding documentation.

Approved contingent upon the following:

- Provide the division funding screenshot

22. University of New Mexico – \$ 1,989,790

Parking Lot Improvements Re-Approval

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director, Facilities Design & Construction, UNM

The University of New Mexico presented a reapproval request for parking lot improvements due to a budget increase associated with installation of automated access gates. The project includes roadway and parking upgrades, improved circulation, and access control enhancements. Discussion focused on funding sources and project scope adjustments.

Approved

23. University of New Mexico – \$ 1,434,000

Central Campus Access Gates

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director, Facilities Design & Construction, UNM

The University of New Mexico presented a project to install automated vehicle access gates at key entry points along Central Avenue to improve campus security. The system will restrict vehicle access during nighttime hours while maintaining pedestrian and bicycle access. Discussion focused on operational impacts, including visitor access and coordination with campus programming. The institution clarified that gates will remain open during daytime hours and operate on a timed schedule.

Approved



24. University of New Mexico – \$ 1,204,298

Las Lomas Roadway Renewal

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director, Facilities Design & Construction, UNM

The University of New Mexico presented a project to rehabilitate Las Lomas Road on central campus to address deteriorated pavement, improve pedestrian infrastructure, and enhance overall roadway safety. The project includes replacement of roadway surfaces, repair of curbs and gutters, upgrades to sidewalks and ADA ramps, and implementation of bike boulevard features.

Discussion focused on coordination with the City of Albuquerque, including shared ownership of the roadway and planned transfer of ownership to the university upon project completion. Additional discussion addressed integration with utility work being completed by the local water authority and alignment with broader campus mobility and safety improvements.

Approved contingent upon the following:

- Provide the division funding screenshot

25. University of New Mexico – \$1,200,000

Starbucks in the Student Union Building

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director, Facilities Design & Construction, UNM

The University of New Mexico presented a project to renovate and expand a food service space within the Student Union Building to accommodate a new Starbucks location. The project includes demolition of an existing café space and installation of new casework, equipment, and infrastructure to meet vendor specifications.

Discussion focused on project cost relative to square footage and the long-term financial return on investment, including how internal food service reserves are replenished through operations. Additional discussion addressed the contractual relationship between the food service provider and vendor requirements for periodic renovation.

Approved contingent upon the following:

- Provide the division funding screenshot
 - Provide the division a cost recovery model report
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26. University of New Mexico – \$4,000,000
Devargas Hall Dormitory Plumbing Upgrade

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director, Facilities Design & Construction, UNM

The University of New Mexico presented a project to renovate deteriorated restroom and plumbing infrastructure in De Vargas Hall dormitories to maintain safe and functional housing conditions. The project includes full demolition and reconstruction of restroom facilities, replacement of associated plumbing systems, and abatement of hazardous materials.

Discussion focused on building age, presence of hazardous materials, and long-term maintenance needs. Additional discussion addressed housing rate structures and their ability to support ongoing deferred maintenance, as well as minor reconfiguration within the existing footprint.

Approved contingent upon the following:

- Provide the division funding screenshot

27. University of New Mexico – \$ 5,500,000
Gurley Hall Student Experience

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director, Facilities Design & Construction, UNM

The University of New Mexico presented a project to renovate student-centered spaces within Gurley Hall and improve adjacent parking and drop-off areas to enhance safety and functionality. The project includes modernization of student support spaces, including study areas, resource centers, and academic support services, along with exterior circulation improvements.

Discussion focused on project phasing, prior expenditures under the same appropriation, and reconfiguration of interior space. The committee also noted missing quarterly reporting and confirmed that the project would require State Board of Finance review due to scope.

Approved



28. University of New Mexico Health Sciences Center – \$ 19,617,601
UNMCCC Phase III Tenant Improvements and cGMP Laboratory Expansion
Segment

Presenters: Dr. Garnett Stokes, President, UNM; Joseph Wrobel, Chief Budget & Facilities Officer, UNM Health Sciences; Stewart Livsie, Director HSC Capital Projects, UNM Health Sciences

The University of New Mexico presented a project to complete tenant improvements for a laboratory expansion supporting advanced cancer treatment and research. The project includes buildout of specialized laboratory space, clinical support areas, and infrastructure to support cellular therapy and transplant programs. Discussion focused on project scope, specialized equipment requirements, and long-term operational capacity, including expansion of patient treatment capability. Additional discussion addressed construction timeline and funding structure.

Approved contingent upon the following:

- Updating CPTSS entry

29. University of New Mexico Hospital – \$ 150,000,000
Medicine Facility Site Preparation (Partial Approval)

Presenters: Dr. Garnett Stokes, President, UNM; Dr. Michael Richards, Executive Vice President, UNM Health Sciences; Rebecca Napier, Vice President Finance & Administration, UNM Health Sciences; Stewart Livsie, Director HSC Capital Projects, UNM Health Sciences; Joseph Wrobel, Chief Budget & Facilities Officer, UNM Health Sciences

The University of New Mexico presented a project for site preparation supporting construction of a new School of Medicine facility. The project includes demolition, grading, utility installation, and early procurement of structural and long-lead components to reduce cost risk and support project timeline. Discussion focused on project sequencing, funding sources, and long-term construction strategy, including sustainability goals and design considerations. The committee also reviewed timeline alignment with future construction phases and coordination with state funding mechanisms.

Approved contingent upon the following:

- Provide the division funding screenshot
- Provide the division LEED Silver checklist

30. Adjourn

Adjourned 1:17pm