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**Capital Projects Committee Meeting**

**April 12, 2023**

**Held via TEAMS**

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**9:30 a.m. to 11:38 a.m.**

**Minutes**

**1. Call Meeting to Order**

Meeting called to order at 9:31am

**2. Roll Call of Committee Members**

Member Brown called the roll. Chairman Hoehne present, Member Roybal present, Member Chavez present, Member Rommel absent, Member Trujillo present, quorum present

**3. Approval of Agenda**

Agenda item #13, NMSU Construction of Aggie Memorial Stadium Operations Center will not be presented. Motion to approve as amended by Member Trujillo, seconded by Member Chavez, Approved

**4. Announcements:**

- a. **Next Capital Projects Committee Meeting will be held on May 10, 2023.**
- b. **Summer Hearings have been scheduled – Information on [HED website](#)**
- c. **Retirement of Dr. Gerald Burke**

Chairman Hoehne read the Governor's proclamation for Dr. Gerald Burke Day

**i. Public Comments**

Dr. Steve Gamble and Ms. Ronnie Birdsong were the first commenters. Dr. Gamble stated they worked with Dr. Burke for about 16 years on the executive committee for G.O. Bond. Upon Dr. Burke stepping down they took over for a couple of years. They found Dr. Burke to be a man of complete integrity who knew what he was talking about. Dr. Gamble is glad he served as long as he did and will be a difficult person to replace. Dr. Gamble has the highest respect for Dr. Burke and know him as a man of great ability and integrity.

Ms. Birdsong stated that she feels the same way as Dr. Gamble, and he has had a huge impact on her life and has taught her so much. They will miss him, and she hopes he sees this and wished good luck to Dr. Burke. Chairman Hoehne thanked Dr. Gamble and Ms. Birdsong for their comments.

Dr. Shawn Powell spoke next. Dr. Powell stated it is an honor to speak on behalf of ENMU-Roswell and it is great to follow the comments of Dr. Gamble and Ms. Birdsong. They appreciate all the support Dr. Burke has provided to their campus in the past and have had many interesting conversations but as Dr. Gamble pointed out always lead to positive



outcomes on our campus and they appreciate all the work that has gone forward and that he has been involved with to help higher education across the State of New Mexico for so long. Thank you Dr. Burke for all of your years of service.

The next commenter was Ruth Johnston from NMSU. Ms. Johnston introduced the new chancellor, Jay Gogue. Dr. Gogue stated that he has only been there for a couple of days, but he worked with Dr. Burke for over 20 years. He met Dr. Burke when he first came to NMSU in 2000 and he is an icon at NMSU, we revere him greatly. Dr. Gogue always enjoyed talking to him not only about higher ed and have talked to him about higher ed even when he was not in New Mexico, for his advice and guidance, but he also liked to talk to him about his big fancy cars he used to always have, and he looks forward to seeing him again. A couple of weeks ago Dr. Gogue was with a colleague of his from college and they wanted to know all about Dr. Burke, just his background and what all he's been doing. But he is just revered and an icon in higher education and certainly in our state and thank you for the opportunity and he hopes he gets a chance to visit with Dr. Burke in the future.

The next commenter was Lisa Marbury from UNM. She stated that Dr. Stokes had some comments as well but was tied up and will be getting on about 10 o'clock and she will have her comments for Dr. Burke. Ms. Marbury wanted to express her appreciation for Dr. Burke and his guidance as she came on and worked through the capital outlay process, it was invaluable. Ms. Marbury was asked to provide appreciation for somebody else who is not at this meeting, and that is Susie Marbury, who Dr. Burke referred to as Susie Greenjeans and sat on that committee for many years so wanted to share appreciation for her as well.

There were no others listed on the roster for public comment at this time so Chairman Hoehne wanted to turn it over to the committee members to provide an opportunity for comment if they would like.

Member Chavez stated in her short time of being involved in the committee for capital outlay for higher education from the LFC standpoint it has been a pleasure getting to know Dr. Burke and it's been a pleasure to get to learn everything that higher education does to serve its students and the community and Dr. Burke has shown that passion and dedication. For the short time she has had to know him so on behalf of herself and LFC these are her thank you's and appreciations and well wishes to Dr. Burke.

Member Trujillo spoke next. He wanted to share his appreciation; Dr. Burke has been a guiding star through this whole process throughout the many years. It was amazing to listen to him and his depth of knowledge about the facilities and all the different universities and colleges, so thank you Dr. Burke for your service.

Chairman Hoehne wanted to make one last comment on behalf of the Secretary. She wanted to be here today in order to honor Dr. Burke as well. She is at a SHEEO conference in Denver today, but she also wanted Chairman Hoehne to express her appreciation for Dr. Burke's guidance of the committee, guidance of capital outlay as a whole, and the ability to bounce questions off him and know that he would be able to give an answer, a very straight and direct answer nonetheless but it was always a true answer of what really needed to be done as it related to capital outlay. She wanted to express that and to note that he would truly be missed.



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**5. Approval of Minutes from January 11, 2023, Capital Projects Committee Meeting**

Member Trujillo made a motion to approve the minutes, Member Chavez seconded the motion, Approved.

**6. Consent Agenda** – Chairman Hoehne stated this is the first time the Higher Education Department has introduced consent agenda items. He then turned it over to Mr. Brown to read the consent agenda items.

**a. University of New Mexico – \$400,000**

**NM PBS KNME-TV – Building # 217 Chiller Addition**

Addition of a 90-ton air cooled chiller for the KNME-TV broadcast studios and offices. Funded using Facility Management Energy Sustainability Surcharge Funds. Requires State Board of Finance (SBOF) approval.

**b. University of New Mexico – \$496,000**

**933 Bradbury Dr. SE – HVAC Replacement Project**

Replacement of existing Air Handling Unit with eleven new high efficiency gas fired D/X packaged roof top units, and one split system unit to provide 12 independent thermostat-controlled zones for climate control in multiple spaces. Funded using Real Estate Capital Fund revenues from Science and Technology Park Operation. Requires SBOF approval.

**c. University of New Mexico – \$560,476**

**Bratton Hall – Forum Renovations**

Remodel of 8,192 SF within Bratton Hall at the UNM School of Law. Funded with I&G funding. No SBOF approval required.

**d. University of New Mexico – \$499,998**

**Farris Engineering Center – Renovation of Computer Science Collaborative Space**

Renovation of unused shell space in the basement level of Farris Engineering Center for computer science students to study class projects and coursework. Funded with I&G funding. No SBOF approval required.

**e. San Juan College – \$921,318.46**

**Welding Facility Upgrades**

Renovation and upgrade of mechanical, electrical and code deficiency updates within the welding shop and support spaces. Funded with Severance Tax Bond F3211 and San Juan College fund balances. No SBOF approval required.

Member Trujillo moved to approve the group of projects on the consent agenda. Member Chavez seconded the motion. Approved



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**Projects to be reviewed**

**7. Clovis Community College – \$1,050,000**

**Fire Alarm & Sprinkler System Upgrade - Campuswide**

*Presenters: Robin Jones, Interim President, CCC; Norman Kia, Vice President of IT and Operations, CCC; Bob Dart, Project Manager, CCC; Billy Garcia, Manager of Facilities, CCC*

Interim President Jones stated that attending for Clovis Community College (CCC) in addition to herself was Norman Kia, Bob Dart, Kevin Bryant who is with Firetrol, and Randy Kamradt with DAVTEK.

CCC is independent since 1990, and the first phase of building construction was completed in 1980 with continued construction in phases over the next 20 plus years. President Jones then provided the Fall 2022 student statistics. President Jones then turned it over to Mr. Kia to present the project.

This project is out of the 2015 master plan and this project should complete that master plan. This project provides for upgrades to their fire detection and notification systems across the campus to bring them up to code. They do have the particular experts with them if there are questions for them. The next area is the scope of work that was in the documents provided. Phase 1-6 is the main building, but his project looks across the campus, including the Cosmetology building, the Petty Performing Arts building which is a theater that they own downtown, Storage building, Welding building, and Maintenance buildings. Some work has been done but this project will allow them to finish and get everything up to code. Some pulls and fire alarm panels have been upgraded. Needing attention are items such as pressure valve to activate the external bell and the external bell. There are issues with the sprinkler systems including the sprinklers which are getting corroded and damaged, the control valve units are corroded and outdated, and other areas that don't have fire suppression units but need to be up to date on the other types of fire alerts through sound. The budget is \$1,050,000. The scope of work was engineered by BG Building Works, went to bid and DAVTEK Corporation was awarded the bid and they are working with Firetrol to help do this project and was taken to the Board of Trustees for approval on March 6, 2023. They showed the breakdown of the costs as Mechanical/Plumbing as \$974,500, Construction Contingency as \$10,500, and Architectural/Engineering as \$65,000. They then stood for questions.

Chairman Hoehne asked the committee if there were any questions. Hearing none he opened it up for a motion. Member Roybal then moved for approval. Member Trujillo seconded the motion. Approved



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**8. New Mexico School for the Blind and Visually Impaired – \$1,410,053**  
**Renovation of the Paul and Lois Tapia Building**

*Presenters: Patricia Beecher, Superintendent, NMSBVI; Margie Macias, Director of Institutional Support Services, NMSBVI*

Ms. Margie Macias presented as Superintendent Beecher was unable to join today due to being in Louisville, KY for a meeting. She sends her regrets.

This building is their oldest building on campus at this time as they have been there since 1903, and many other buildings have been demolished. The Tapia building is on the historical register, it was built in 1918 and is in dire need of the repairs being presented today. It is named after a couple that met there, both blind teachers that met at the school and lived in the cottage, which was the teacher's cottage back in those days, and together gave over 90 years to the school. For the past 18 months they have been working with the historical preservation division, the most alarming piece of this historical building is the historical windows that are single pane, steel cased windows. There are two options to go with this project, one is to refurbish the existing windows in place and add some storm windows in the interior of the building to make it more energy efficient. The second option approved by the historical preservation division is to replace with in-kind windows. These will be steel cased windows and there is a company that does these, but it is a long lead time so it will take a while to do this project if that is the direction that is taken. When they send out the proposals, they will offer the two options for the windows. Other than that, the rest of the renovations to be done don't seem to be a problem, it is the windows that will probably hold this project up a little bit. She then stood for questions.

Chairman Hoehne thanked Ms. Macias for all the work they have done in collaboration with the higher education department and the state historic preservation office, he knows it has been a struggle, it has been a slow process specifically due to the windows. But he is excited to see it moving in the right direction and hopefully be able to put these funds to good use in renovating this important facility for the school. He did have a question about the funding sources. One source is general obligation bond and the second is related to an increase in costs, can you speak to that so the committee can understand what that funding is.

Ms. Macias stated that they were very concerned about doing the windows in the beginning and what that was going to do to the project. With the windows the cost could run up to \$350,00-\$400,000. That includes all of the windows and any additional construction. They were able to obtain some additional funding through DFA to cover the additional costs to move the project forward.



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Chairman Hoehne asked Member Roybal from DFA to comment on the funding. Member Roybal stated that this is ARPA funding meant for COVID relief and was awarded to NMSBVI as they are a statewide facility and the only facility that serves the blind and visually impaired students in the state.

Chairman Hoehne asked that the funding has been awarded and secured. It was confirmed that it is.

Member Chavez noted that the reversion date is 2024 but wanted to hear, due to the lead time for the windows, the plan for reauthorization if needed, and any concerns they have due to the potential issues with the windows.

Ms. Macias stated that in the 18 months that they have been putting this project together, they also worked on finding someone who could refurbish the windows. About five to six years ago they had a building similar to this one and the contractor was unable to locate anyone to refurbish the windows in the state of New Mexico. They finally located someone who would do the work from New York state. They asked that they remove the windows from the building, board up the windows and send the windows to New York state. They were apprehensive about doing that. It was a concern, so they tried to find someone again for this project and they found a couple of people willing to do it in Missouri. They didn't know if the historical preservation division wanted them to keep the windows in place or board up the building. The building does sit on two main thoroughfares of Alamogordo so it will be quite noticeable. They believe that is why the historical preservation division has agreed to let them be replaced if they cannot find someone to do the refurbishment. They did find a company called Hope, but the cost moved up very high. There is at least a nine-month lead time for the windows. They won't know the total until it actually goes out for proposals with a general contractor and see their responses.

Chairman Hoehne asked if they would be able to expend the general obligation bond funding by the deadline and they would be able to do the renovation of the building except for the windows potentially if there are issues with lead time. He then asked Member Roybal about rolling over the emergency funding if necessary. Member Roybal stated that funding reverts 6/30/2025 and that is a hard deadline and cannot be extended. Chairman Hoehne asked if they felt they can complete the project by those deadlines. Ms. Macias responded they could probably have the bond funding expended but expressed concern if the emergency funding has to have a certain amount expended by a certain time. They could concentrate on the general obligation since that is coming up earlier and was sure that they could complete this project before the 2025 reversion





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date for the emergency funding.

Member Trujillo made a motion to approve this project. Member Roybal seconded the motion. Approved

**9. New Mexico Military Institute – \$312,000 Per Annum**

**Lease of 402 West Country Club Road for NMMI Intermediate Prep Academy**

*Presenters: COL David West, Chief of Staff, NMMI; COL Deana Curnutt, Chief Financial Officer, NMMI; Judy Scharmer, Financial Advisor, NMMI*

Colonel (COL) David West introduced the presenters, COL Deana Curnutt and Judy Scharmer, former CFO. General Griswold is not there today as he is at a conference in North Carolina. COL West spoke about Dr. Burke; he met him in 2007 and he learned how projects should be submitted. He stated that Dr. Burke was a member of the military, which is important for them coming from a military school for his service, not only 50 years of public service but that he also served the country. To him, for that especially, they thank Dr. Burke.

COL West introduced the academy project. In fall 2019 they submitted an initiative for consideration withing the framework of NMMI annual Strategic Planning and Assessment program. This initiative was to develop a non-boarding academy on the basis of military structure and academic rigor of NMMI. An initial academy could be located on NMMI property. A permanent fund revenue coupled with a day rate tuition is anticipated as well as scholarship development as an option to consider. This would lead to an opportunity for direct admission to NMMI. This was conceptual at the time.

NMMI acceptance rate is about 30% with 70% being rejected for various reasons with over 50% rejected over academic prowess and readiness. Presented this initiative to the board of regents in 2019 and COVID delayed the whole project. The outcome was to develop this project and submit it to the board which was done July 2022. Upon approval they moved forward with opportunity of facility, they came up with several options at the time. One option that came about was the facility they present today. It is located at 402 W. Country Club Rd. in Roswell. That address is adjacent to NMMI property about ¾ mile north of NMMI proper, the quadrangle itself. The NMMI Foundation owns a number of properties around the institute itself and coordinates and manages those properties. They do have a covenant in regard to what is built there and what it looks like. This building was built on property that was formerly NMMI Foundation property and sold to a health management group. That building had to be maintained to that some covenant level. This is a fairly modern building with dual pane glass, zone HVAC, fire suppression, etc. and is about 28,00 square feet. This provided a great framework to start in the facility. Working



with the foundation they were able to procure the building at about \$145 per square foot and that included the improved property around such as parking lots, lights, those sorts of things as well. They verified that the building was sound, no hazardous materials etc. There were a few items identified like a couple of HVAC units not working on top. They submitted a schematic design report to show what the phases might look like and what the building might look like for its eventual use for 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade. They are looking for a potential total of 225-240 students for these grade levels. The first phase would be 6<sup>th</sup> graders. Target date to open is August of this year and the first phase of construction is already underway through the foundation. The foundation procured the building and fronted about \$500,000 in renovation opportunities for the building. COL West then stood for questions.

Chairman Hoehne advised that the reason this is coming before the committee is the administrative code requirement for higher education approval of the expansion of square footage. The renovation is being undertaken by the foundation and not NMMI as an institution, so we are not considering the renovation, just the addition of square footage and the inclusion of this property onto the NMMI campus footprint. Chairman Hoehne asked about the curriculum and standards requirements, how they are establishing that, what channels they are going through and what that timeline looks like.

COL West stated that in January of last year part of the process they went through in developing the program was the development of the curriculum. It is an immersive curriculum, called block scheduling, which creates a very unique curriculum. The curriculum was developed internally by Dr. Lindsay Mayo Fincher, along with a couple of people with extensive knowledge of schools such as NMMI. One is a former dean of Bosque out of Albuquerque, Dr. Leacock, and the other with experience with over 50 schools out of Colorado Springs, Dr. Neal.

Member Trujillo made a motion to approve the project. Member Chavez seconded the motion. Approved

#### **10. New Mexico State University – \$2,365,000**

##### **Aggie Memorial Stadium Artificial Turf Replacement - REVISION**

*Presenters: Raghu Raghavan, Associate Vice President of Facilities, NMSU; Heather Watenpaugh, University Architect, NMSU; Robert Herrera, Executive Director of Project Development and Engineering, NMSU*

Chancellor Gogue introduced University Architect Heather Watenpaugh who presented the project. This is a revision to a project seen last fall. Changes include an increase in the budget to \$2,365,000 and to include the Aggie Memorial Stadium field turf area. As they





moved through the project with the CES contractor they received real world prices and were able to afford to add some additional funding and to afford to not only replace the turf for the memorial stadium but also for the practice field. They have completed the turf project for the stadium, and they are looking for approvals for the practice field today. She then stood for questions.

Chairman Hoehne asked them to present all three projects then the committee would then act on them individually.

#### **11. New Mexico State University – \$3,300,000**

##### **Pan American Center Seating and Facility Upgrades**

*Presenters: Raghu Raghavan, Associate Vice President of Facilities, NMSU; Heather Watenpaugh, University Architect, NMSU; Robert Herrera, Executive Director of Project Development and Engineering, NMSU*

This project is \$3,300,000 and will be replacing the retractable seating and lower bowl seating at Pan Am arena. They will also be doing some upgrades for lighting, new speakers, and the sequencing of construction will be around Pan Am events. The building was built in 1968 and is in need of upgrades. It is used for sporting events, concerts, graduation ceremonies, and other special events for the Las Cruces area. They plan to start construction for the seating replacement in May and complete it by August. Funding was seen for this project with the system revenue bonds last September.

#### **12. New Mexico State University – \$2,151,500**

##### **Nursing Skills and Simulation Labs Renovation**

*Presenters: Raghu Raghavan, Associate Vice President of Facilities, NMSU; Heather Watenpaugh, University Architect, NMSU; Robert Herrera, Executive Director of Project Development and Engineering, NMSU*

Project scope expands Nursing Skills and Simulation Center Lab on the first floor of the Health and Social Sciences building. They will be reconfiguring the nursing skills lab and will add a conference room, debriefing room and the total project budget is \$2,151,500. The Health and Social Sciences building was built in 2003 and last expanded in 2010 and the area they are talking about is the first floor of the north wing. This project is part of a larger general obligation bond that will be funded from the 2022 G.O. bond. They are moving the nursing expansion program along further. They received some funding for design from Severance Tax Bond and they will be including the \$2,000,000 from the 2022 G.O. bond when that is received when the bonds are sold in April. She then stood for questions.

Chairman Hoehne asked if any committee members had any questions regarding agenda



item number ten. Hearing none he asked for a motion for approval. Member Trujillo made a motion to approve this project. Member Chavez seconded the motion. Approved

Chairman Hoehne then asked if there were any comments or questions regarding agenda item number eleven. Hearing none he asked for a motion for approval. Member Roybal made a motion to approve this project. Member Chavez seconded the motion. Approved

Chairman Hoehne then asked if there were any comments or questions regarding agenda item number twelve. He then added a comment that this project does have 2022 G.O. bond funding on it so if approved would require a contingency on the sale of the bonds, and with that said he asked for a motion for approval. Member Trujillo made a motion to approve this project. Member Chavez seconded the motion. Approved contingent on the sale of the 2022 general obligation bond.

**13. New Mexico State University – \$15,000,000**

**Construction of New Aggie Memorial Stadium Operations Center**

*Presenters: Raghu Raghavan, Associate Vice President of Facilities, NMSU; Heather Watenpaugh, University Architect, NMSU; Robert Herrera, Executive Director of Project Development and Engineering, NMSU*

Agenda item not presented.

**14. San Juan College – \$5,301,166**

**Infrastructure Improvements Campus Wide (Parking, Roads, and Lighting)**

*Presenters: Edward M. DesPlas, Executive Vice President of Finance, SJC; Chris Harrelson, Senior Director of Physical Plant, SJC; Shelley R. Pickett, Director of Risk Management, SJC*

Mr. DesPlas introduced his team then stated this is for E5313 which is a project for parking, roads, lighting, and way finding (signage). This project was first requested in summer of 2019. The funding was approved in the spring of 2020 during the legislative session, funding was approved and came to them in FY21. They had state funding of \$3.5 million dollars and initially San Juan College had committed \$1.3 million dollars. FBT Architects designed this project, and it was put out as a hopeful \$4.8 million dollar project. When they received their proposals and the pricing the cost was well in excess of \$4.8 million dollars, so that they could carry off the project and cover all the priorities within that project, the SJC board a couple of months ago approved another \$500,000 of institutional funds for it, so it is now a \$5.3 million dollar project. Jaynes Corporation has been selected as their contractor. This is to resurface and improve surfaces across the campus, improves lighting with energy efficient LED lighting both on the main campus and the roadway that leads to the west campus. The way finding portion of it is important to



them, due to the size of the campus emergency vehicles sometimes find themselves a little bit lost as they enter the parking lots and try to find where they have an issue, so the way finding is going to improve safety for the college. Emergency responders are eagerly awaiting better way finding. Mr. DesPlas said that he was going to stop to see if there were any questions. They are ready to move forward and they are aware that they have a very short timeline to get this done and believe they should be at 85% completion in November and they feel like while the schedule is tight, they feel like they have adequately planned for it and the contractor is ready to meet that deadline.

Chairman Hoehne commented about SJC addressing the tight timeline and the need to meet the 85% threshold within three years as required under the grant is an important deadline. He knows this project is important to the college and looks forward to seeing the funding expended and seeing the improvements that it does on the campus. He then asked if any committee members had any questions. Hearing none he then asked for a motion.

Member Roybal made a motion to approve the project. Member Trujillo seconded the motion. Approved

#### **15. New Mexico Institute of Mining and Technology – \$1,055,211.51**

##### **Institute for Complex Additive Systems Analysis – Secure Facility Upgrade**

*Presenters: Dr. Stephen Wells, President, NMIMT; Dr. Cleve McDaniel, Vice President of Administration and Finance, NMIMT; Carlos Romero, Associate Vice President of Research, NMIMT; Alex Garcia, Director of Capital Projects, NMIMT*

Alex Garcia spoke for New Mexico Tech (NMT) and stated that Dr. Wells and Dr. McDaniel were called away to another meeting so Mr. Carlos Romero will be giving the presentation.

Mr. Romero stated that this is an interior upgrade to meet the requirements of the ICD705, so they are putting shielding in that building and they estimate that is going to be a little over \$1 million dollars. This project is funded 100% by the Department of Defense (DOD) and is meeting the ICD requirements from the DOD for this particular space. There are no other types of improvements being put into there, this is stopping electromagnetic radio frequencies from emanating from that facility.

Chairman Hoehne asked if the committee had any questions. Member Trujillo asked if other measures had been taken such as sound attenuation through the duct work or other measures to protect from people crawling in through the duct work or something like that. Mr. Romero responded that this facility when previously built does have sound



attenuation through duct work, it is solid concrete walls with vault doors, it is alarmed and has intrusion detection systems and has countermeasures related to attenuation through any fiber optic cable or anything that leaves the facility. It is within a controlled space in their research facilities, so you have to get past several countermeasures before you actually get to the front door of this facility and at the front door there are also countermeasures.

Chairman Hoehne stated that many of the projects that come from NMT have been heavy research-based upgrades and we are really appreciative of all the work that NMT has done in their collaboration with the DOD and Air Force Research Lab in bringing in a lot of this research into New Mexico and providing that support that is necessary in building the research capabilities of New Mexico, specifically everything that is being done through NMT. These projects give us the ability to understand the level of research and the level of involvement, specifically the funding that is funneled into NMT for supporting these projects because they have not just a state impact but a national impact. Hearing no other questions or comments, called for a motion to approve this project.

Member Trujillo made a motion to approve the project. Member Chavez seconded the motion. Approved

#### **16. New Mexico Institute of Mining and Technology – \$2,145,550**

##### **Playas Research and Training Center (PRTC) – Phase IV Roadway and Draining Improve**

*Presenters: Dr. Stephen Wells, President, NMIMT; Dr. Cleve McDaniel, Vice President of Administration and Finance, NMIMT; Carlos Romero, Associate Vice President of Research, NMIMT; Alex Garcia, Director of Capital Projects, NMIMT*

Carlos Romero presented this project. This is an upgrade at the Playas Research and Training Center (PRTC), and this is their phase four of their reconstruction down in Playas. As they have been doing upgrades to their research facilities, they have been doing a lot of infrastructure improvements, so you have seen power, fiber optics, cellular systems, and now they have a roadway project, and you have seen a secure warehouse, so you have seen these different projects they have been building out. All of those have been funded with 100% Air Force Research Lab funding. Now they are working on some of the physical areas that are related to the other parts of Playas that need to be upgraded and one of those is deteriorating roads that have some life safety issues at the facility right now. They have gone beyond their life expectancy, so they are starting projects to fund and construct those particular road re-pavements. The scope is to repave about one third of the roads that they have but the ones that are used most heavily, like Chaparral, north and south, and Mesilla, east to west, the next one Palo Verde and on the east side, part of Montana Street. Those are the areas that are heavily trafficked and those are occupied by



the first responders when they come to train. They also host the National Guard, currently hosting the Puerto Rican National Guard as they've been on their border mission, so they do occupy the houses on Montana and Palo Verde. The road to the south is Laguna and is also heavily utilized street for housing first responders and when they have training related to the peace project, so this would be to rehab those roads. This is 100% funded by the New Mexico Department of Transportation and the project is \$2,145,550.

Chairman Hoehne asked if the first three phases were completed or close to being completed. Mr. Romero responded that the power and fiber they have finished the first increments of upgrades to that, for those not familiar with that, they built an experimental power grid at Playas and put a fiber network. They have expended about seven million dollars so far on that project and they are commencing on the next area of improvements for power and fiber. They have faced pretty severe shortages in the supply chain though they have defense production act authority (DPAA), so they have used that to get in the front of the line on all fiber and power. Actually, the fiber has been fairly easy to obtain using the DPAA, on the power side there just not some of these power system switches that are required for our system. Our system can run off multiple sources, so it requires a high level of complexity as you're looking at that, so that has been their biggest struggle. Their optical network is working, their engineers are there testing it right now and they will go live on those pieces beyond their experimental piece related to that. They have done about seven miles of fiber around the town all the way out to their airport facility and other areas within the town site. That is not a traditional type of fiber optic system you would see at your home, theirs is a 40-gigabit backbone research network. They received another thirty million dollars from congress this last year, so they are expecting about twenty-six million dollars additional being put on their contract, so they have about fifty-six million dollars from the Air Force Research Lab so far on contract for these projects. They expect full utilization of their ninety-three-million-dollar contract ceiling in the next two years. The other project that we talked about was power and fiber, the project related to the warehouse, their warehouse has been ordered and they have a delivery date June for that warehouse to be delivered on site. That is a pre-engineered metal building structure, and their engineers/architects are completing the design on the site preparations so they will be putting that project out to bid in the next month or so to do site preparation. They expect that project to be completed in early 2024 in terms of the first phase of that project and then have to wait on additional funding to complete the build out of the interior. They have done a lot of value engineering on that project to make sure they can fit within the available funds they have from AFRL.

Chairman Hoehne stated back to his earlier comments about appreciating the work that NMT does on the research side and the amount of money that is being infused into that



area, probably one of the best funded, non-occupied towns in New Mexico. Mr. Romero stated that in the last census they actually do have permanent occupants of Playas now. Mr. Romero added that they get the question about how they are getting involved in the local community, that they have doubled their staff in the last year, they have twenty-three staff members, and they have ten postings, so they expect to grow their staff by another ten this year and that is just their own staff. With staff and contractors there are typically about forty people on site every day on the facility doing work. They are looking at just the Gross Receipts Tax (GRT) infusion in Hidalgo County of about seven hundred thousand dollars just from the fiber project alone. So, as they do these projects in Hidalgo County there is a good infusion of GRT, there is a large infusion of lodger's tax, and making that significant impact into both Luna and Hidalgo County from their efforts in Playas.

Chairman Hoehne then asked as they are building, the number of people both working and living there, initially there were concerns about lack of housing, lack of accommodations, how has NMT worked on addressing that and is that becoming easier or more difficult as they are building up staff.

Mr. Romero stated that it is a struggle, the closest incorporated town is forty miles away, the closest community is about 20 miles away. They have seven of their staff living on site right now augmented by about forty National Guard troops, so they have a presence of about 50 residents on site currently. Then there are about one hundred fifty that come any given week to Playas and stay on site. Since last year when NMT last met with the committee, they have rehabilitated some of the houses including power, currently there are fifty-eight three-bedroom houses on site available for occupancy. Up until December they were at an occupancy rate of 90%. They also have thirteen apartments online, so they moved the offices out of the apartments and made those livable. They are one bedroom one-bathroom apartments. The researchers who come down from Socorro stay in those apartments, so they have six dedicated apartments for the researchers traveling back and forth. They are going to be hosting students from across the country with the national security agency program, ROTC students who will spend at least a month in Playas and a month in Socorro. They are able to do more student-based research projects because of the housing they have brought online and these upgrades both in Socorro and Playas allow them to collaborate much easier.

Chairman Hoehne asked for any other questions or comments from the committee members. Member Trujillo stated that they mentioned about power and asked if they were looking at some type of microgrid or some kind of emergency kind of response interconnection with the utilities. Mr. Romero stated that what they have built is a model power grid from the transmission line all the way down to the distribution system and





they take shore power from the local coop, but they can add in any renewable source, add in generators, wind, solar, all those pieces and model that as any power system in the world. They have built-in systems that allow for automatic switching. When they go to the experimentation side, they have to disconnect from the coop. They have built in safeguards to allow for power not to flow the other way when it is not intended and when they do experimentation that can possibly take down their grid, they want that to not affect the commercial grid so they have a gap in place and can actually disconnect from the utility when doing those types of experimentations. This is a research facility, there are few places in the U.S. that can do this, Idaho National Laboratories has an experimental power grid similar to theirs, another one at Pacific Northwestern Laboratory and there is one that the Air Force has in Texas related to this. But there is very few experimental grids the way theirs is setup and theirs is now setup with smart meters and other types of things so now they can go in and test, whether it is cybersecurity or its any type of detection system or research across those pieces, instead of just modeling something like they do now in met lab or something else to test something their researchers and operators from the military can come and test and target against a power system that they have. This allows for more in-depth training, allows real world research, so taking things off the bench from the theoretical perspective and bring it into a real-world situation.

Member Trujillo commented that there are other microgrid projects that are on hold for about a year with all the interconnection devices that take a long time to get ordered and produced, so they are experiencing that lag time on other microgrid projects.

Member Trujillo made a motion to approve the project. Member Chavez seconded the motion. Approved

## **17. University of New Mexico – \$1,119,545**

### **Learning Environment & Technology Support – Classroom Upgrades**

*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*

President Stokes stated that normally she would talk about the projects and the impacts to their mission and campuses, but since she was not able to be in the meeting earlier, she wanted to take a moment and recognize Dr. Gerald Burke and his lifelong contributions to New Mexico. Dr Burke, a distinguished faculty member of New Mexico State University is an exemplary public servant as well as a valued colleague and she can fairly that this state would not be the same, will not be the same without him. His decades as an unwavering advocate for responsible stewardship of public funds has been instrumental in developing



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successful capital outlay projects that have benefitted, not only UNM, but other universities and institutions across the state which also benefits all of their surrounding communities. Dr. Burke's solution-oriented approach has advanced education, research, health, workforce, and economic development initiatives across the state as well. His leadership has consistently guided New Mexico higher education institutions in making wise decisions and has maximized the impact of limited resources ensuring that students, faculty, and staff excel. We also know that we shall miss him and his indelible contributions, his guidance, his innovative ideas, and his commitment to excellence and there will certainly be a void as we move forward in his absence, however his legacy will continue to inspire us as we strive to uphold the standards of excellence that he has set. So, on behalf of the University of New Mexico I want to congratulate Dr. Gerald Burke on his retirement and express our deepest respect and appreciation for his outstanding contributions to higher education in New Mexico. So, thank you for giving me a moment to say that and again I want to say thank you for your support of the consent items and would like to now turn it over to their team, Teresa Costantinidis and Lisa Marbury.

Ms. Costantinidis stated she wanted to add her thanks and say how much they appreciate all the support from Dr. Burke and the entire committee, they really do appreciate it. They have three projects to talk about today and she turned it over to Lisa Marbury to present.

This project renews, replaces, and updates the interiors of approximately 9,440 net square feet of classroom space and computer labs in Dane Smith Hall, Science and Math Learning Center and Woodward Hall, all located on the central campus of UNM. The spaces will generally be reconfigured and upgraded for accessibility and outfitted with updated A/V technology and equipment to facilitate in person as well as remote learning. The scope of work also includes the installation of some new teaching walls, new electrical and data pathways and equipment, new LED lighting, new and relocated ceiling registers for diffusers and existing HVAC equipment, and some new furniture. Upgrading the technology and equipment in these spaces to the current university standards will ensure consistency in their teaching methods and accessibility for all students based on programs demands. The budget for this is one million one hundred thousand dollars and is funded from their 2020 G.O. bonds and she would like to make a correction on the forms submitted. They are phasing these three projects and each of these buildings based on availability of the classrooms, so they have Woodward Hall starting in May, the Science and Math Learning Center starting in August and starting Dane Smith Hall in January and that is going to be completed by May of 2024 not August of 2024, as they know these funds revert in June 2024, so they will be spending these funds prior to reversion. They will send corrected forms. She then stood for questions.



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Chairman Hoehne said that she can present projects 18 and 19 as well and then the committee will act on them individually.

**18. University of New Mexico – \$1,295,927**

**Student Residence Center (SRC) – Commons Renovation**

*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*

This project is about 15,552 square feet of area and it includes several areas of renovation on the first and second floors of the facility. The restrooms will be brought up to code and to university standards, the mailroom will be remodeled for the efficiency and functionality of this space, and includes new carpet, new furniture, and is going to be designed to promote gathering and improve learning atmosphere creating reconfigurable spaces for meetings and student tours and the like. The project also adds a new vestibule space on the first-floor entrance to create a weather buffer as it can be kind of a little wind tunnel in that little area and come to find out their students love Amazon so the atrium will have a new Amazon package locker system which will allow for 24-hour access to these lockers so they can get their deliveries. There have been piecemeal improvements in the building over the last fifteen years, but it was designed thirty years ago so they are bringing it up to today's standards. Estimated project budget is one million, two hundred ninety-five thousand, nine hundred twenty-seven dollars, and just for Dr. Burke, three cents, and this will be funded from the resident life student housing plan funds.

**19. University of New Mexico Taos – \$1,116,853**

**Klauer Campus South Parking Lot and STEM Landscape Improvements**

*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; Mary Gutierrez, Chancellor, UNM Taos*

This project will reconstruct the south parking lot as well as landscape the area around the STEM building at the UNM Taos branch Klauer campus. It will include new parking lot lighting with rough in for security cameras, storm water infrastructure and erosion control, pedestrian and traffic safety enhancements, landscape beautification, way finding, and site furnishings. The total budget for this project is one million, one hundred sixteen thousand, eight hundred fifty-three dollars with one million, thirty-two thousand, eight hundred sixteen expended from the Taos County education gross receipts tax and eighty-four thousand, thirty-seven dollars is funded from Taos BR&R. With that she will now stand for questions and has Chancellor Gutierrez from Taos for any questions on the



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last project for Taos.

Chairman Hoehne asked if any committee members had any questions regarding project number seventeen. Member Chavez asked for clarification on the strategy for the general obligation funds seeing as they will revert, you said something about May, and any contingency plans or how tight that schedule is. Ms. Marbury responded they discovered an error in their completion date. They are phasing these three classroom spaces based on where they have the students and how they can relocate those classrooms while the construction is happening. Originally, they had Dane Smith Hall starting in January, ending in August, they have modified that schedule and there is no problem modifying that schedule to end in May, so they will have those funds expended in May 2024 before the June 2024 reversion date.

Chairman Hoehne asked if here were any other questions, hearing none asked for a motion to include the contingency that the completion dates for Dane Smith Hall are resubmitted on the NMHED forms.

Member Trujillo made a motion to approve the project with that contingency. Member Chavez seconded the motion. Approved

Chairman Hoehne then moved on to item number eighteen and opened it up to committee members for any questions. There were no questions from the committee members, but Chairman Hoehne then asked about the status of the staircases as there was some work done on those. Ms. Marbury stated the outside stairs to the apartments were completed and everyone is very happy with them. Chairman Hoehne stated that is his only comment and asked for a motion for approval.

Member Trujillo made a motion to approve the project. Member Chavez seconded the motion. Approved

The next item is number nineteen in Taos. Chairman Hoehne stated that he was excited to visit the Taos campus to see all the work that had been done there. There were no questions from the committee.

Member Trujillo made a motion to approve the project. Member Chavez seconded the motion. Approved



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**20. Western New Mexico University – \$10,342,159**

**Construction of Deming Learning Center – Phase II – REVISION**

*Presenters: Dr. Joseph Shepard, President, WNMU; Kevin Matthes, AVP of Facilities and Operation, WNMU; Joseph Holguin, Capital Projects Director, WNMU*

Kelly Riddle stated that Dr. Shepard was unable to make this meeting. This is a revision of \$2,000,000 putting the final and complete budget for this project at \$10,342,159. She then turned it over to Joseph Holguin to discuss the scope for the additional two million dollars and answer any questions about the project.

Mr. Holguin stated that this project is located in Deming, NM and this is a revised submission of phase two. The project is currently under construction, it is on time and in budget. They will be adding the \$2,000,000 of G.O. bond funding to the project. Adding these funds will allow WNMU to complete this project to make it a usable facility. These funds will allow them to complete the necessary site improvements such as emergency responder access, ADA compliance, parking, landscaping, purchase furniture, fixtures, and equipment, and install communications cabling. This facility will be built to LEED silver standards and meet all applicable energy standards. This facility will have general instruction space for the growing nursing and health services programs. They are aiming to complete this project by the end of November 2023 and plan to host classes January 2024. He then asked for any questions.

Chairman Hoehne wanted to clarify that they had severance tax bond money as well, verify that they have \$2,000,000 of the G.O. bond and \$1,700,000 of 2022 severance tax. That was confirmed as correct. He then asked them to speak to the status of the construction. Mr. Holguin said they timed the project to allow for the timing of items to come in. They are currently at the 40% mark, they have all of the site grading completed, the first floor built, they have walls up and they poured the second floor slab a few weeks ago. They are right at the end of the curing time now and within the next week they should be starting to erect walls for the second floor and then start building up to top it out.

Chairman Hoehne asked if any committee members had any questions. Hearing none he asked for a motion.

Member Roybal made a motion to approve the project. Member Trujillo seconded the motion. Approved



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## **21. Northern New Mexico College – \$3,000,000**

### **Roofing and Infrastructure Improvements Campus Wide**

*Presenters: Theresa Storey, Chief Financial Officer, NNMC; Shawn Madrid, Director of Facilities, NNMC; Denise Montoya, Chief of Staff/VP of Finance and Administration, NNMC*

Dr. Montoya presented this project. President Balderas intent was to be part of this meeting; however, he was called away for another meeting he wasn't able to get out of. Joining Dr. Montoya was Theresa Storey and Shawn Madrid to answer any questions. They are asking for approval for \$3,000,000 to launch two important efforts for NNMC, roofing and infrastructure. They have four buildings that they are trying to improve the roofs as they are causing internal infrastructure damage and they want to start this project as soon as possible. The buildings they are requesting funding for are between twenty-five and fifty-three years old. The buildings are the Joseph Montoya Administration building, the Center for the Arts building, the General Education building, and the High Technology Building. The Joseph Montoya Administration Building was built in 1970 and the estimated cost is \$535,000. It is on the Espanola campus. They are also anticipating costs for the repairs of the damage caused by the leaking roof. The next building is the Center for the Arts Building which will cost about \$775,000. It was built in 1986 and is located on the Espanola campus. The third building is the General Education Building. The estimated cost is \$460,000 and it was built in 1978 and is located on the Espanola campus. The fourth building is the High Technology Building. It was built in 1998 and the estimated cost is \$700,000 and is located on the Espanola campus. They then showed some pictures of some of the damage that has occurred due to the leaking roofs. They then stood for questions.

Chairman Hoehne wanted to turn it over to see if any committee members had questions, then he has a couple of comments. Member Trujillo had a question regarding the insulation value because there is a new building energy code which requires an R-30 in the roof so he wanted to remind them that this is the new requirement that should be met which is probably about 4 inches of what is being used. Chairman Hoehne wanted clarification if there was anything in the packet to make sure that standard is met. Mr. Madrid stated that the evaluation done by J3 Systems did that was a consideration for most of the buildings before they do a complete teardown so the Center for the Arts will come up to code. Chairman Hoehne asked if there were any other comments from the committee. Hearing none he had a couple of comments. He wanted to welcome the NNMC group to their first higher education capital hearing as we have not seen Northern at a hearing for quite some time, so we are excited that they are starting their projects and strategizing on bringing them forward. We understand there has been an administration change at the college and want them to know that we are here as a higher education department and as a committee to assist and support as they are working on





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bringing their project forward. He also wanted to note that they do have some appropriations that have been appropriated during this last session so we urge them to look at those projects and get them brought forward soon so they can ensure those funds are moving. Chairman Hoehne then asked for a motion to approve the project.

Member Trujillo made a motion to approve the project with the contingency on the verification that the project meets the new energy code. Member Roybal seconded the motion. Approved

**22. Adjourn**

11:38am