



Capital Projects Committee Meeting

April 13, 2022

Held via TEAMS

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9:30 a.m. to TBD

Minutes

1. Call Meeting to Order

Chairman Burke called the meeting to order at 9:30 a.m.

2. Roll Call of Committee Members

Roll call of members was taken. Committee members joining via phone/webinar were Chairman Gerald Burke, Gerald Hoehne, Wesley Billingsley, Harrison Rommel, and Daren Zigich (on behalf of Harold Trujillo). Nina Chavez was not present at roll call, but she joined the meeting during approval of the minutes.

3. Approval of Agenda

Chairman Burke asked for comments on the agenda. No comments were made.

Chairman Burke moved approval of the agenda as submitted.

Motion passed. (5-0)

4. Announcements:

- a. **Next Capital Projects Committee Meeting will be held on May 11, 2022**

5. Approval of Minutes from April 13, 2022 Capital Projects Committee Meeting

Chairman Burke asked for comments on the minutes. No comments made.

Gerald Hoehne made a motion to approve the minutes as presented.

Motion seconded by Chairman Burke. Gerald Hoehne noted that Nina Chavez had joined the meeting

Motion passed. (5-0)

Projects to be reviewed

6. Western New Mexico University –\$2,600,000

Harlan/Fleming Commons Renovation

Presenters: Kevin Matthes, AVP Facilities and Operations, WNMU; Joseph Holguin, Capital Projects Director, WNMU; Sam Sterling, Architect, Sam Sterling Architects



Joseph Holguin joined the meeting and informed us that Dr. Shepherd is not available for today's meeting. He presented the project as outlined in the submittal. He noted that this project will address a long-neglected area of campus, increasing both the aesthetics and usefulness of this area. Mr. Holguin then turned the meeting over to the architect, Sam Sterling, who elaborated on the finer points of the plan.

Chairman Burke questioned that they are just replacing the railroad tie retaining wall with rocks. Mr. Sterling explained that the current wall is too tall and dangerous, both from the top and the bottom and that this project will create terraces out across the site that can be used for classroom and other activities. Chairman Burke also asked if the charter school was paying rent for use of this space. Joseph Holguin confirmed that they do have a lease with the school.

Member Hoehne questioned if this project is the most appropriate use of these funds considering the other needs that Western has in terms of maintaining infrastructure. Mr. Sterling acknowledged that this project was addressing infrastructure but at the same time, making the space more useful for students and the university.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary and then to the State Board of Finance. Member Hoehne moved to second the motion, with the addition of the following contingencies:

1. Western New Mexico University provide the agreement between them and Freeport for the donation of the boulders for the project.
2. Western New Mexico University provide 95% construction documents. (Mr. Sterling noted that they are moving from 50% to 95% and this is appropriate now.)
3. Western New Mexico University will submit the law language for the GOB18 Bond.
4. Western New Mexico University will provide an itemized cost breakdown of the cost for the project.

Member Hoehne asked that this documentation be submitted by no later than next Friday, the 22nd of April 2022.

Motion passed. (5-0)

7. University of New Mexico – \$679,916

Clinical Translational Science Center Roof Replacement - REVISED

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

President Stokes provided a brief description of the five (5) projects under consideration at tonight's meeting and introduced the presenters for each project.

Ms. Marbury presented the project as outlined in the re-submittal, noting that this new submission has an increased budget of \$350,000 due to asbestos mitigation that the original project of \$329,000 did not include, bringing the total cost of the project to \$679,000.



Chairman Burke noted that this project was straight forward and did not need to go to the Board of Finance but if there is a cost overrun that may have to be approved by the Board of Finance.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary.

Motion seconded by Member Hoehne.

Motion passed. (5-0)

**8. University of New Mexico – \$598,302
Biomedical Research Facility (BSL-2, Labs 120 & 127) - Airflow Modifications**

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

Ms. Marbury presented the project as outlined in the submittal noting that it was recently discovered that there were open air flow paths between laboratories and other spaces on the same floor that need to be isolated.

Mr. Daren Zigich questioned how they would take advantage with energy savings in the HVAC system without a new fan unit. Ms. Marbury was unsure if that was part of the project but said there were control valves and other changes that would provide benefits. She also agreed to ask the project manager for more details.

Mr. Rommel asked for clarification about the number of BL2's in the building and are these the only ones needing to be isolated. Ms. Marbury confirmed that there are other BL2's in the lab, but these are the only ones needing to be isolated.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary.

Motion seconded by Member Rommel.

Motion passed. (5-0)

**9. University of New Mexico – \$2,151,536.59 (Lease Term)
Lease – 4400 Alameda Blvd. NE, Suites A & B**

Presenters: Thomas M. Neale, Director of Real Estate, UNM; Malisa Kasparian, Strategic Project Director, UNM

Mr. Neal presented the project as outlined in the submittal noting that this will consolidate operations into a more efficient and in compliance space. He noted that the primary funding is by contracts with the state of New Mexico for a wide variety of programs that they operate in the early childhood learning care arena. The annual revenue for this program through those contracts is approximately \$10,000,000 which is sufficient to pay the lease payments and



support the operations of the program. Mr. Neal also introduced Ms. Kasparian.

Member Chavez asked for more historical context around the facility they are leaving relation to the new facility, specifically square footage. Mr. Neal explained that although it is a few thousand square feet less than what they currently occupy, this is a move really designed to create efficiencies for the program and better enable them to serve the northern part of the metro area and Northern New Mexico.

Member Hoehne noted that within section 13 of the agreement there is correction that needs to be made to the reference to the exhibits. Tom is aware and working on getting that addressed.

Member Hoehne asked about the tenant finish allowance to better understanding of how that will work. Mr. Neal explained how the agreement works with the landlord, noting that there is no out-of-pocket expense. The landlord is turning the space over to them turnkey with those \$220,000 in improvements in place. The only liability UNM would have is in the event for whatever reason they terminate the lease agreement early.

Member Hoehne also asked about the revenue stream to maintain the lease agreement, both from commitments through 2027 and additional sources. Mr. Neal stated that funding levels will continue especially with the emphasis on early childhood development and care both in the state of New Mexico and throughout the country. It is likely that other contracts and grant opportunities will present themselves to further expand the programs over the terms of the lease. Ms. Kasparian added that the current contracts have been in existence for some time, and they've continually grown with the initiatives of early childhood education. They fully anticipate all these contracts continue to be renewed at the end of those terms for the additional four to five years. Funding is totally stable, being well-structured and having all their systems in place in a well-established Early Childhood Services Center. They are also looking at expansion through private foundations.

Member Billingsley asked why New Mexico Early Childhood Education and Care Department, CYFD, and NMDOT are listed as funding sources. Ms. Kasparian explained that they have contracts with these agencies.

Mr. Connor Jorgenson asked about the facilities being vacated if they are leased or UNM property. Mr. Neal responded that most of those spaces are UNM properties, primarily Continuing Education space.

Member Hoehne requested that the following contingencies be placed on the project:

1. Documentation outlining each of the spaces that the program currently occupies
2. What the square footage is of those spaces
3. What programs those spaces will occupy once this project is completed
4. What facilities currently occupied by UNM ECSC programs are listed as I&G space, eligible for O&M, or self-supporting
5. Detail of cost reductions or savings realized as a result of consolidating multiple facilities into this single facility



Member Hoehne made a motion to approve the project for submittal with the contingencies cited above to the NMHED Cabinet Secretary.

Motion seconded by Chairman Burke.

Motion passed. (5-0)

10. University of New Mexico Health Sciences Center – \$43,239,665
Construction of New College of Nursing and Population Health Facility

Presenters: Dr. Doug Ziedonis, Executive Vice President, UNM HSC; Ava Lovell, Senior Executive Officer for Finance and Administration, UNM HSC; Ryan Reynolds, Group Manager of Capital Projects, UNM HSC

Ms. Lovell discussed the project as outlined in the submittal explaining in detail the need for this project in terms of school growth, demand for nurses, and the ranking of UNM's nursing program.

Ms. Chavez asked about contingency plans for rising costs of steel and other materials. Mr. Reynolds explained that these contingencies are planned into the contract. Conner asked for clarification, noting 1% per month inflation. Mr. Reynolds expressed confidence in their contingency plans of 5%.

Chairman Burke asked about the space creep as it relates to this project. Ms. Chavez explained that they absolutely understand the issue of space utilization and that they are constantly paying attention to this issue. Mr. Hoehne also expressed concern about the increase in square footage this project has.

Mr. Connor Jorgensen asked about the carbon neutrality component of the project and proposed the contractor go for a Sustainable Building tax credit. Ms. Chavez assured that they are aware of the need for carbon neutrality moving forward.

Mr. Hoehne asked where the new PhD for Health Equity science program will be housed while the new building is going up. Ms. Chavez they are working on a lease for the College of Population Health, and it is on Los Lomas which will go to the Regents in May. That will house a not only that program but also the expansion of their Tree Program, a federally sponsored research program in public health and population health.

Mr. Hoehne also inquired about the space the College of Nursing occupies at 1600 University; how many square feet it was and whether it would remain with ING or not. Ms. Chavez noted that the space the College of Nursing occupies is at 1650 University. She believed it will stay with ING. It is about 8000 sq. ft.

Lastly, Mr. Hoehne asked about the expected growth of students and the impact they will be having with the expanded footprint from this project. Ms. Chavez responded that everyone really looked at what we needed to do because of the pandemic and that was to double the size of our advanced practice nurses. They want an increase in both undergraduate programs, and when she speaks with the College of Nursing Dean, the Dean would like an even bigger facility to expand more. Ms. Chavez offered to get Mr. Hoehne the numbers on the growth



and projected growth from the CUP Deans who presented that during the legislative session.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary and the Board of Finance.

Motion seconded by Member Rommel.

Member Hoehne requested a contingency to provide enrollment data and projected enrollment data as discussed previously to be provided by next Friday.

Motion passed. (5-0)

11. University of New Mexico Hospital – \$40,000,000 Construction of New Behavioral Health Crisis-Care System Center

Presenters: Dr. Garnett Stokes, President, UNM; Dr. Douglas Ziedonis, Executive Vice President, UNM HSC; Dr. Michael Chicarelli, Chief Operating Officer, UNM Hospital; Enrico Volpato, Executive Director of UNMH Facilities Services, UNM Hospital; Jeremy Jerge, Director, UNMH Planning & Construction, UNM Hospital; Rodney McNeese, Executive Director of the Hospital Behavioral Health

Dr. Stokes introduced two new attendees, Julian Morris Baka, Bernalillo County manager, and Margarita Travis, Director of Behavioral Health for Bernalillo County

Mr. Volpato presented the project as outlined in the submittal.

Chairman Burke asked how many more patients they will be able to serve with this new facility. Mr. McNeese responded this facility helps this facility will help to shift some of the volume of Intermediate Care. It also resolves a long-standing issue with challenges and bottlenecks with law enforcement and first responders are bringing in patients. Ms. Chavez reiterated Mr. McNeese's comments.

Member Hoehne asked about the cold shell, why they are building it, what it does. Mr. Volpato explained that this creates an additional space for future clinical care outpatient, clinical care, or business occupancy, but the long-term opportunity for it is swing space for future construction on this land locks site. Funding is being driven by Bernalillo County. Member Hoehne wanted clarification that this would not be an issue for the things that was described by UNM. Ms. Baca expressed that there is no issue at all with Bernalillo County.

Mr. Connor Jorgensen of LFC asked about staff support areas. Mr. McNeese replied that it is to allow for some cross utilization of Support Services. Support areas would mainly be things to support nursing such as conference space, office space, and space for meeting in addition to the actual clinical space. There would not be a gym, but a break room.

Mr. Connor Jorgensen of LFC also asked why the cost per square foot for construction was so high, \$707, compared to the New College of Nursing and Population Health Facility which is \$384. Mr. Volpato explained that behavioral health is a unique construction requiring specific materials and details not associated with other facilities other than surgical units.



Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary and the Board of Finance.

Motion seconded by Member Hoehne with a request for documentation from UNM of which facilities will be razed because of this project.

Motion passed. (5-0)

12. Adjourn

Chairman Burke asked if there is any other business to come before the committee.

Chairman Burke adjourned the meeting at 11:55 a.m.