



Capital Projects Committee Meeting

December 8, 2021

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 member joining via phone/webinar were Chairman Gerald Burke, Gerald Hoehne, Wesley Billingsley, Steve Olson, and Harold Trujillo. Harrison Rommel was not present. Quorum noted.

3. Approval of Agenda

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

Member Hoehne made a motion to approve the agenda.

Motion seconded by Member Olson.

Motion passed. (5-0)

4. Announcements:

a. Next Capital Projects Committee Meeting will be held on January 12, 2022

b. 2022 Capital Projects Meeting Calendar has been posted to NMHED website

5. Approval of Minutes from November 10, 2021 Capital Projects Committee Meeting

Chairman Burke asked for comments on the minutes.

Member Hoehne made a motion to approve the meeting minutes.

Motion seconded by Chairman Burke.

Motion passed. (5-0)

Projects to be reviewed

6. Eastern New Mexico University Ruidoso – \$500,000

HVAC Replacement

Presenters: Ryan Trosper, President, ENMU Ruidoso; Scott Smart, Chief Financial Officer, ENMU; Karen Massey, Chief Business Officer, ENMU Ruidoso

President Ryan Trosper introduced himself, Dr. Karen Massey, Scott Smart, and Tony



Major. He the presented the project as outlined in the submittal, noting that this HVAC upgrade would utilize MERV 13 filters which are recommended by the Department of Education for COVID-19 filtration improvement on campuses.

Chairman Burke asked if these units are on a centralized control system.

Dr. Massey noted that these units are not centrally controlled however they are set up in zones.

Chairman Burke asked how many units are on each zone.

Dr. Massey noted that she was not completely sure however she could provide the committee with this information at a later date.

Chairman Burke asked if they anticipated any issues with having the new units zoned with the older units.

Dr. Karen Massey noted that once the bids are in they will work with Bridgers and Paxton to strategically replace the units that are most critical and to make sure the design addresses having the older units synced with the newer ones.

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

Motion seconded by Member Olson.

Motion passed. (5-0)

7. Central New Mexico Community College – \$1,750,000

Lighting Controls for Westside and Rio Rancho Campuses - REVISED

Presenters: Olivia Padilla-Jackson, Vice President of Finance and Operations, CNM; Andrew Jacobson, Associate Vice President of Finance and Operations, CNM; Marvin Martinez, Executive Director of Physical Plant, CNM

Mr. Andrew Jacobson introduced himself and Mr. Marvin Martinez. He then turned it over to Mr. Martinez to present the project.

Mr. Martinez presented the project as outlined in the submittal. He noted that this project was a revision to the budget which resulted from additional funding received during last years legislative session. CNM has evaluated the project and were able to add an additional the additional scope of work being presented today.



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

The motion was seconded by Member Olson.

Motion passed. (5-0)

**8. Central New Mexico Community College – \$1,625,000
Infrastructure and Safety Improvements Campus Wide**

Presenters: Olivia Padilla-Jackson, Vice President of Finance and Operations, CNM; Andrew Jacobson, Associate Vice President of Finance and Operations, CNM; Marvin Martinez, Executive Director of Physical Plant, CNM

Mr. Martinez presented the project as outlined in the submittal. He noted that the project is being funded using CARES Act funding and the project would provide and create outdoor spaces for students, staff, and faculty to meet, gather, and have classes.

Chairman Burke asked if the Department of Education has approved the use of these funds for this purpose.

Mr. Martinez noted that they have approved the funds.

Member Olson noted that as outdoor classrooms have become more important during the pandemic, how is the NMHED thinking about square footage, I&G space, and BRR as it relates to these spaces.

Mr. Martinez informed the committee that CNM already maintains these spaces using their grounds and custodial staff.

Member Hoehne informed the committee that this is not the first time that this conversation has come up. In the past year there have been a few institutions who have brought similar projects forward and the position of the NMHED is that these spaces are important to allow for social distancing and air circulation however the decision on each of these projects is made on a case-by-case basis. There is no formal policy decision by the agency which allows these spaces to be construction using state funding at this time. He then noted that he had requested a formal legal opinion from CNM's General Counsel on the ability to use HEERF funding for this particular scope of work and it was not seen in the packet. He also noted that this request is consistent with how the agency has handled previous HEERF funding requests as well. He asked CNM to provide additional information on this, specifically since the NMHED nor this committee has seen a request for use of HEERF funding for this type of space.



Approved contingent on receipt of a legal opinion from CNM on the use of HEERF funds for the scope of work outlined in the project submittal.

Mr. Martinez informed the committee that CNM has a committee in their business office that monitors and manages this funding in conjunction with the Department of Education. This funding is being used to create outdoor spaces that will serve an educational purpose which is the key to CNM being approved to use this funding for the project.

Member Hoehne asked if CNM could provide any documentation from the Department of Education that specifically approved the use of these funds for this project. He noted that sooner or later there will be an audit on these funds and it is important to have documentation in place to support proper use of these funds, both for CNM and for this committee.

Mr. Martinez noted that he does not have a formal approval however he will work with his budget office to get something for the committee.

Member Trujillo asked if this outdoor space would reduce the need for indoor classroom space on campus.

Mr. Martinez noted that the outdoor space will not reduce the need for indoor classrooms because the use of the outdoor space is subject to weather conditions. Faculty will still need to schedule space in classrooms however they will now also have an opportunity to utilize the outdoor spaces when they can, weather permitting. Also, the outdoor space will be added to their Ad Astra space system to ensure there is not a double booking of the same space.

Mr. Jacobson informed the committee that this project is not being built as a replacement to indoor space. It was designed as a way to address the needs of the campus in a creative way to allow for instruction during the current pandemic. He also noted that the guidance from the Department of Education is not always explicit however they are relying on the connection to the pandemic and how the project makes the campus safer for instruction.

Member Billingsley concurred that the guidance and language is vague however he agreed with Member Hoehne that a legal determination is important to have to support use of the funds for this project.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary contingent upon receipt of a legal opinion from CNM on the use of the



HEERF funds for this project.

The motion was seconded by Member Trujillo.

Motion passed. (5-0)

**Central New Mexico Community College – \$1,125,000
Student Resource Center Site Improvements - REVISED**

Presenters: Olivia Padilla-Jackson, Vice President of Finance and Operations, CNM; Andrew Jacobson, Associate Vice President of Finance and Operations, CNM; Marvin Martinez, Executive Director of Physical Plant, CNM

Mr. Marvin Martinez presented the project as outlined in the project submittal.

Member Trujillo asked if CNM intended on using the runoff from the areas on campus to irrigate.

Mr. Martinez noted that CNM will be using the runoff for irrigation.

Member Olson asked for clarification on what is being done differently from initial approval to now.

Mr. Martinez noted that when they pulled the old lawn out of the site they fixed drainage by putting a drainage retaining pond underground with an overflow into the storm drain system. This revision will allow them to now make the site functional for use.

Member Hoehne asked CNM to clarify how they will bid and construct the two separate projects that are site improvement and infrastructure on the campus. He noted that it was important to clearly understand which funding sources would be used for what scope of work, especially when it comes to the draw down requests for the state funded portion.

Mr. Martinez informed the committee that one vendor did get awarded both projects however CNM will be separating each project into two PO's and managing using two separate schedule of values to ensure auditability of the projects.

Member Hoehne made a motion to approve the project for submittal to the NMHED Cabinet Secretary.

Motion seconded by Chairman Burke.

Motion passed. (5-0)



Member Olson informed the committee that he would be signing off of the meeting and he requested that Mikaela Fischer represent the LFC for the remainder of the agenda.

Chairman Burke asked that the record reflect this change.

**9. University of New Mexico Health Science Center/Hospital – \$575,000
Renovation of Interventional Radiology Room 4**

Presenters: Dr. Michael Chicarelli, Chief Operating Officer, UNMH; Enrico Volpato, Executive Director of Facility Services, UNMH; Jeremy Jerge, Director of Planning and Construction, UNMH

President Garnett Stokes introduced herself, Dr. Doug Ziedonis, and the other members of the UNM team who would be presenting their respective projects. She then gave a brief overview of all projects before turning it over to the UNMH team for presentation of this project.

Mr. Enrico Volpato introduced himself and presented the project as outlined in the submittal.

Member Hoehne made a motion to approve the project for submittal to the NMHED Cabinet Secretary and then to the State Board of Finance contingent upon receipt of signed Form 6 showing approval of the project by the Board of Regents at their meeting on December 7, 2021.

Motion seconded by Member Trujillo.

Motion passed. (5-0)

**10. University of New Mexico Health Science Center/Hospital – \$3,750,000
Real Property Acquisition – 1301 Lambertson Place NE**

Presenters: Dr. Garnett Stokes, President, UNM; Dr. Douglas Ziedonis, Executive Vice President, UNM HSC; Dr. Michael Chicarelli, Chief Operating Officer, UNMH; Thomas Neale, Director of Real Estate, UNM

Mr. Tom Neale introduced himself and presented the project as outlined in the submittal. He emphasized that this acquisition is important in that it will allow UNMH to relocate programs for Children's Adolescents and Physician Access Line Service out of their current location so that the new Crisis Triage Center can be built. He also noted that the environmental survey did not show any adverse environmental conditions and the title work and survey did not note any adverse covenants or conditions that would prohibit use by UNM for their intended purposes.



Ms. Fischer asked if UNM had looked at any other opportunities for leased or purchased space to move these programs other than the Lamberton facility.

Mr. Neale noted that they engaged a local commercial broker to cast a wide net in the market and this was the best fit for their programmatic needs. It is difficult to find a building of this size with adequate parking and in a configuration that works for our programs. Many of the potential buyers would have a difficult time with the high density of interior space however for UNM the space worked quite well. Other spaces would have taken a large capital renovation project just to get the interior space to fit their needs.

Ms. Fischer asked if the individuals who work in the dispatch program are working in the office or are they teleworking. She noted that this seems like it would be a program that would work well in a telework environment.

Dr. Chicarelli noted that the individuals who work in that space would not be able to telework because they are medically trained, such as paramedics, nurses, and physicians, so having close proximity to the hospital is key. There is also very sophisticated IT equipment in that space to assist them with monitoring and controlling air traffic for UNM's flight service.

Chairman Burke asked if the location has to do with the fact that the price per square foot is not higher.

Mr. Neale informed the committee that the price is impacted by the current environment and the high density of partitioned offices. The location has been well received by the market. He also noted that the market for office space of this size and configuration is also keeping the cost down however for UNM it was a needle in the haystack since it is configured and sized appropriately for their programmatic needs and use.

Member Hoehne noted that this committee has discussed a master plan with UNMH for quite some time and he wondered how far along they are in putting together the plan. He also asked how these facilities play into that plan and for this particular project, is it part of the plan or is it an opportunity that just now presented itself. He noted how important it is for this committee and the agency to see a Master Plan so that these types of projects can be anticipated.

Ms. Kate Becker informed the committee that they do have a Facilities Master Plan for the hospital that has focused on the new hospital tower and thinking about other spaces such as the movement disorder center and senior health clinic and other opportunities for clinic care space. There was a need in the Physician Access Line service program as noted earlier in the presentation where nursing and physician staff were added and now work



alongside the individuals answering the phones. However, as they looked at what they could do with the County for the Crisis Triage Center they thought about how they co-locate services for behavioral health and identified the location where Physician Access Line and Children's Adolescents programs is as the best space for the new center. She then introduced Julie Morgas Baca the County Manager for Bernalillo County to join the meeting if there are any questions related to the Crisis Triage Center since this was a collaboration with the County and not independently as part of the hospital's facility master plan.

Member Hoehne noted that as many of these projects start to materialize and come forward it is important to know what the strategy is in developing them. He asked that UNM create a snap shot document which lists the projects that are in development and submit that to the NMHED so we are aware of what projects are coming down the pipe and so we can have an opportunity to discuss them prior to them coming forward to the committee for formal review and approval. This would assist in the review of these types of projects, especially since there are lots of moving pieces, funding requests, and projects that are interrelated and require a more detailed review. He also acknowledged the hospital tower project as a perfect example of the forethought and planning done by UNMH and how smoothly that project went by bringing in the NMHED and other stakeholders early on.

Chairman Burke also noted that UNMH and UNM HSC is slowly running out of space in that area so it is important to have a good plan in place for moving forward.

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

Motion seconded by Member Hoehne.

Motion passed. (5-0)

**11. University of New Mexico Health Science Center/Hospital – \$3,000,000
Renovation of 1301 Lamberton Place NE**

Presenters: Dr. Garnett Stokes, President, UNM; Dr. Douglas Ziedonis, Executive Vice President, UNM HSC; Dr. Michael Chicarelli, Chief Operating Officer, UNMH; Thomas Neale, Director of Real Estate, UNM

Mr. Enrico Volpato presented the project as outlined in the submittal. He noted that the majority of the renovation and costs were dependent on the programmatic needs of each program.

Chairman Burke asked if UNM had an idea of the amount of funding it would take to



complete renovations on the remainder of the building.

Mr. Volpato noted that they will look at that space in the future and it will be dependent on what programs go into that space.

Member Billingsley noted that there is a project that will be moving forward during the upcoming legislation session for the Child Psychiatric Center and he asked for more information on the role the County will play in the transaction.

Ms. Becker noted that there could be some confusion between the Child Psychiatric Center and the Crisis Triage Center. The Child Psychiatric Center will be constructed in the current location north of Tucker and will be new space for children's inpatient behavioral health hospitalizations. The Crisis Triage Center, which is the Bernalillo County collaborative project, is space south of Marble and are two different spaces. Bernalillo County passed a tax for behavioral health initiatives a few years ago and one of the many initiatives was the Crisis Triage Center. In partnering with the County there has been a variety of efforts that have gone on in terms of managing other services to create a structure around outpatient services in the community. The crisis triage center will serve as the central intake for families who are experiencing a family member in crisis or individuals who are themselves in crisis and be able to get the services that they need, or be referred to, services that are available in the county. The agreement is that each contributes to the building 50/50 and UNMH would operate it going forward.

Ms. Julie Morgas Baca thanked the committee for the opportunity to present. She then informed the committee that the county has a substantial investment in this project, specifically the agreement to pay up to \$20M in capital outlay for the construction of the Crisis Triage Center, and in addition, the Children's Psychiatric Center will be a part of this initiative as well.

Member Hoehne made a motion to approve the project for submittal to the NMHED Cabinet Secretary and then to the State Board of Finance contingent upon receipt of signed Form 6 showing approval of the project by the Board of Regents at their meeting on December 7, 2021.

Motion seconded by Member Trujillo.

Motion passed. (5-0)

12. Adjourn

Chairman Burke adjourned the meeting at 10:38 a.m.