



Capital Projects Committee Meeting

January 12, 2022

Held via TEAMS

[Click here to join the meeting](#)

9:30 a.m. to TBD

Minutes

1. Call Meeting to Order

Chairman Burke called the meeting to order at 9:32 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, Daren Zigich for Harold Trujillo, and Micaela Fischer. Quorum noted.

3. Approval of Agenda

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

Chairman Burke made a motion to approve the agenda.

Motion seconded by Member Hoehne.

Motion passed. (6-0)

4. Announcements:

a. Next Capital Projects Committee Meeting will be held on March 9, 2022

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

5. Approval of Minutes from December 8, 2021 Capital Projects Committee Meeting

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

Chairman Burke made a motion to approve the agenda.

Motion seconded by Member Hoehne.

Motion passed. (6-0)

6. Approval of Open Meetings Act Resolution

Chairman Burke asked for comments on the Open Meetings Act. No comments made.

Member Rommel made a motion to approve the agenda.

Motion seconded by Member Billingsley.

Motion passed. (6-0)

Projects to be reviewed



**7. Central New Mexico Community College – \$11,750,000
Catering and Brewing Facility - 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; Martin Olea, Policy Liaison, CNM

Mr. Andrew Jacobson introduced himself, Mr. Marvin Martinez, and Mr. Martin Olea. 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 several factors contributed to the change in the dollar amount of the project. COVID-19 had an impact on the cost of materials and shipping as well as an increase in shipping delays. CNM also decided to include the addition of a new distilled spirits program to this facility.

Member Zigich asked what the capacity for barrels of beer or spirits is for this facility.

Mr. Martinez noted that he did not have this information however he would gather and submit it to the committee.

Member Rommel noted that he would abstain from voting on this action item.

Chairman Burke acknowledged Member Rommel's abstention from the vote.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary contingent upon receipt of documentation from CNM on the production capacity of the new brewing facility.

Motion seconded by Member Hoehne.

Motion passed. (5-0)

**8. Mesalands Community College – \$1,200,000
Building A Renovation - New Student Services HUB**

Presenters: Dr. Gregory T. Busch, President, MCC; Jim Morgan, Vice President of Campus Affairs & External Communications, MCC

Dr. Gregory Busch introduced himself and Mr. Jim Morgan. He thanked the committee for hearing this project and turned it over to Mr. Morgan to present the project.

Mr. Jim Morgan presented the project as outlined in the submittal. He provided renderings and other information to the committee using a PowerPoint presentation. He



noted that the project was developed using their most recently developed and approved campus master plan, making the campus much more appealing.

Dr. Busch also noted that the new vision and master plan shifts student services to the side of the building where main campus drive is located. This makes more sense and will expand the need for resources for student support on campus while also ensuring all building main entrances face the main campus drive.

Member Rommel asked for clarification on the plan for the automotive technology programs which are currently listed as inactive on the institution's website.

Mr. Morgan noted that the student load within the automotive and diesel programs has been so small that the college was not able to justify keeping the programs active.

Member Billingsley asked what the start and completion dates are for the project.

Mr. Morgan noted that they plan on using CES and will start the project in about a month, pending approval of a notice of obligation by the NMHED. He also noted that the project will take no longer than 6 months to complete.

Member Billingsley informed Mr. Morgan that the reversion date for the appropriation is June 30, 2023 so he is glad to hear that it will be completed in time.

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

Member Hoehne thanked Mesalands Community College for the work they have done over the last year in bring on a vendor to do an assessment of all of their facilities and more importantly to develop a campus wide master plan. This master plan is the driving force behind the changes in this particular project and it will also drive the strategic development of capital outlay needs for the college in the future. The NMHED has asked all HEI's to update or complete a master plan and Mesalands is applauded for making it happen. Member Hoehne seconded the motion.

Motion passed. (6-0)

New Mexico State University – \$934,743

Implement Crime Prevention through Environmental Design Projects Campus Wide

Presenters: Luis Campus, Associate Vice President of Facilities and Services, NMSU; Heather Z. Watenpugh, University Architect and Campus Planning Officer, NMSU; Robert Herrera, Executive Director, Project Development and Engineering, NMSU



Mr. Luis Campos introduced himself, Ms. Heather Watenpaugh, and Mr. Robert Herrera. He then turned it over to Ms. Watenpaugh to present the projects.

Ms. Watenpaugh presented the project as outlined in the submittal. She noted that the Crime Prevention through Environmental Design program is something that students at NMSU are advocating for to address upgrades and student safety initiatives campus wide.

Member Billingsley noted the reversion date for the 2018 appropriation of June 30, 2022 and he asked in NMSU would be able to draw down those monies prior to the reversion date.

Ms. Watenpaugh informed the committee that they always use their funds that have the closest reversion date first so these funds would be fully expended.

Member Fischer asked NMSU to discuss crime issues on the NMSU campus and what is being done to address.

Ms. Watenpaugh noted that NMSU does have a police department on campus and for the most part it is a very safe campus. NMSU is always looking for ways to improve safety and security on campus by addressing lighting and ADA issues as well. Much of this work is not necessarily to address issues with violent crime or other criminal activity.

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 Fischer.

Motion passed. (6-0)

**9. New Mexico State University – \$3,000,000
Campus Wide Tunnel System Repair – Phase VII**

Presenters: Luis Campus, Associate Vice President of Facilities and Services, NMSU; Heather Z. Watenpaugh, University Architect and Campus Planning Officer, NMSU; Robert Herrera, Executive Director, Project Development and Engineering, NMSU

Ms. Heather Watenpaugh presented the project as outlined in the submittal. She noted that this project is a continuation of the six other projects that have been brought forward to this committee in the past.

Chairman Burke asked if this is the final phase of the tunnel repair project.

Ms. Watenpaugh informed the committee that after this project is completed all of the



most critical sections of the tunnels will have been completed. Future phases of work may be needed however they are not listed on NMSU's five-year capital plan.

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 Billingsley.

Motion passed. (6-0)

Approved

10. New Mexico State University – \$1,650,000

Arrowhead Park Roadway and Utility Infrastructure Build-Out

Presenters: Luis Campus, Associate Vice President of Facilities and Services, NMSU; Heather Z. Watenpaugh, University Architect and Campus Planning Officer, NMSU; Robert Herrera, Executive Director, Project Development and Engineering, NMSU

Ms. Heather Watenpaugh presented the project as outlined in the submittal. She noted that a new master plan update for Arrowhead Park was completed in September of 2020 and this project focuses on two roadways, Park Street and Film Street. Film street is being developed in preparation for the NMSU DACC Creative Media Facility which is fully funded and currently in design.

Member Zigich asked NMSU to explain how the installation of the gas lines will be affected by Las Cruces' initiative to transition from natural gas to renewable energy sources.

Mr. Campus noted that NMSU is working on a master plan to try and electrify the entire campus. The installation of gas lines is a back-up however electrification of the entire campus, including the buildings, is the ultimate goal.

Member Zigich asked what the price is to install the gas lines for this project.

Mr. Robert Herrera informed the committee that he does not have the specific break out of costs for the gas line however he can submit it at a later date. He also noted that NMSU is partnering with the City of Las Cruces in order to accommodate facilities that may need gas in the future, such as restaurants, and that is why these lines are being installed.

Member Rommel asked if Arrowhead Park is currently tied into the NMSU electric system or if it is on its own.



Mr. Herrera noted that El Paso electric and NMSU both have lines in that area and this particular project expansion will be serviced by NMSU.

Mr. Campos also noted that NMSU is currently undertaking an infrastructure master plan study that is looking at all of their energy on campus, particularly with Arrowhead and Aggie Development, that should be done within the next couple of months.

Chairman Burke asked how much electricity is being provided by the solar array at the NMSU campus.

Mr. Campos noted that the array is a partnership with El Paso Electric but it is not yet energized. He is unaware of how much energy it will generate for NMSU but he can get the information and provide to the committee.

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 Rommel.

Motion passed. (6-0)

11. University of New Mexico – \$897,671

University Libraries – Turnstiles Installation

Presenters: Dr. Garnett Stokes, President, UNM; Lisa Marbury, Vice President of Institutional Support Services, UNM

President Stokes introduced herself and the members of her team. She then gave a brief overview of all of the projects being presented by UNM, turning the University Libraries project over to Ms. Lisa Marbury to present.

Ms. Marbury presented the project as outlined in the submittal. She noted the scope of work that would be done in Zimmerman, Centennial, and the Fine Arts Libraries at the UNM campus.

Chairman Burke asked if the system being installed would trigger if someone was trying to take a book out of the library without checking it out.

Ms. Marbury confirmed that the system does have asset protection and inventory tracking mechanisms in place.

Member Rommel asked UNM if this project was also to ensure safety on the campus as



well.

Ms. Marbury noted that the security of the staff, students, and faculty within the library is the primary reason for this project.

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 Rommel.

Motion passed. (6-0)

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

Center for High Tech Materials (CHTM) Roof Replacement and Upgrade

Presenters: Dr. Garnett Stokes, President, UNM; Lisa Marbury, Vice President of Institutional Support Services, UNM

Ms. Lisa Marbury presented the project as outlined in the submittal.

Chairman Burke asked what type of warranty the new roof would have. He noted that in the past this committee has seen roofs be brought before the committee where the roof did not last more than 10 years and there was no warranty in place.

Ms. Marbury informed the committee that she did not have the exact warranty for this project however other roofs have been warrantied for 20 years. She also noted that all roofing projects at UNM have a warranty period in place.

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

Motion seconded by Member Hoehne.

Motion passed. (6-0)

13. University of New Mexico Health Science Center/Hospital – \$19,400,000

Comprehensive Movement Disorders Center & Senior Health Clinic - REVISION

Presenters: Dr. Garnett Stokes, President, UNM; Dr. Michael Chicarelli, Chief Operating Officer, UNMH; Enrico Volpato, Executive Director of Facilities Services, UNMH; Michael (Rocky) Kearney, Director of Facilities Planning & Construction, UNMH; Jeremy Jerge, Facilities Planner, UNMH

Dr. Douglas Ziedonis introduced himself and then gave a brief overview of all of the



projects being presented by UNM HSC/Hospital. He noted that the revision for the Comprehensive Movement Disorders Center and Senior Health Clinic is due to project challenges with the engineering design and material costs associated with the pandemic. No change in the original size or project scope is being requested. He also informed the committee that they are approximately halfway through the construction of the project.

Member Rommel asked if there are any delays in the project schedule as a result of this increase in costs.

Mr. Enrico Volpato informed the committee that they have experienced some delays related to casework and steel however they were able to work through these challenges to minimize the impact to the project schedule. At this point the project is scheduled for substantial completion of June 30th.

Member Rommel asked how soon after substantial completion they would be serving patients.

Mr. Volpato noted that there is a lot of equipment needed for this facility and they have ordered it ahead of time to reduce the impact of long-lead times associated with supply chain issues. If all of the equipment is in place they hope to be providing services to patients shortly after June 30th.

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 Rommel.

Motion passed. (6-0)

14. University of New Mexico Health Science Center/Hospital – \$1,290,000

2nd Floor Sterile Processing Department – Decontamination Renovation - REVISION

Presenters: Dr. Garnett Stokes, President, UNM; Enrico Volpato, Executive Director of Facilities Services, UNMH; Michael (Rocky) Kearney, Director of Facilities Planning & Construction, UNMH; Jeremy Jerge, Facilities Planner, UNMH

Dr. Douglas Ziedonis presented the project as outlined in the submittal. He informed the committee that as the project was progressing they encountered an unforeseen aging infrastructure problem with the sanitary sewer line that required remediation. The scope of project was modified to include the replacement of the sanitary sewer lines.

Member Rommel asked for more information on what work is done in the Sterile Processing Laboratory.



Mr. Enrico Volpato informed the committee that all of UNM Hospitals surgical equipment is decontaminated within that space. The facility is separated into a dirty side where all equipment is brought in and a clean side where all equipment is packaged and delivered to surgical rooms. It is a critical component of their operation and if the sewer line were to fail, it could bring the entire surgical operation to a halt. A mobile unit will be brought in to allow continuation of services during the sewer line replacement. A portion of the increased costs is to bring utilities to the mobile unit.

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. (6-0)

**15. University of New Mexico Health Science Center/Hospital – \$488,582,948
UNM Hospital New Hospital Tower Phase III – Vertical Expansion - REVISION**

Presenters: Dr. Garnett Stokes, President, UNM; Dr. Douglas Ziedonis, Executive Vice President, UNM HSC; Dr. Michael Richards, Senior Vice Chancellor of Clinical Affairs, UNMH; Kate Becker, Chief Executive Officer, UNMH; Dr. Michael Chicarelli, Chief Operating Officer, UNMH

Dr. Douglas Ziedonis presented the project as outlined in the submittal. He informed the committee that this revision comes as a result of the need to add two additional floors to the new hospital tower. He noted that New Mexico is currently about 2,000 beds short in capacity for hospital beds and in lieu of waiting the hospital is now in a position financially to move forward with this addition. From a construction standpoint it made more sense to add the additional floors as shell space now to take advantage of the tower construction project.

Chairman Burke asked for a status of the parking garage.

Dr. Michael Chicarelli noted that the parking garage is approximately 50% complete and completion is targeted for July of this year. He then discussed the expansion of the hospital tower, outlining the pandemic and the expanded need for hospital capacity across the state. As an organization, UNM is having to refuse care to individuals outside of the Bernalillo county area because they do not have the capacity. Also, in the past when this project was brought forward the foundation was designed to add on additional floors at a later date. Doing the additional floors as shell space now has several advantages. One is having the contractor and subcontractor already there so the cost to re-mobilize is non-existent. Secondly if the two floors were added at a later date, the top floor of the tower would need to be shut down during construction, reducing the capacity and patient services provided which is just not an option. Lastly having the same contractor and



subcontractor, materials, and equipment installed allows for consistency and ease of operation. Trying to find like-for-like equipment several years down the road can sometimes lead to issues with efficiency so doing this now would prevent any of that from happening. He also noted that the project timeline will not be impacted by adding these two additional floors. The anticipated completion date is still October of 2024. He then turned it over to Ms. Bonney White.

Ms. White informed the committee that UNM will be funding this addition out of their reserves and no additional HUD financing or state support is being requested.

Chairman Burke asked if the additional floors will have heating and cooling.

Dr. Chicarelli noted that they will have HVAC units wired for the floors but otherwise it will just be an exterior shell.

Member Rommel asked what percentage the \$86.7M being used towards this project represents of their reserves.

Ms. White noted that she did not have that percentage readily available. She informed the committee that UNM Hospital has estimated that they will have approximately \$250M in non-committed cash reserves available after this project is completed.

Member Rommel asked how many additional beds the two floors will provide once completed.

Dr. Chicarelli informed the committee that they anticipate an additional 83 to 96 bed capacity depending on how they orient the space.

Member Hoehne informed the committee that UNM had requested that the renovation to the Parking Structure and Central Utility Plant project be included on the agenda for this meeting however there was some outstanding information that had not yet been received when the agenda went out. He asked UNM to provide the committee with information on the revision to that project so the tie in between the current project being heard and the parking structure can be well understood.

Dr. Chicarelli asked Mr. Michael "Rocky" Kearney to provide an overview of the Parking Structure and Central Utility Plant project revision and its relation to the project being heard by the committee today.

Mr. Kearney informed the committee that the original schedule for the parking structure was to bring it online right before the new hospital tower. The central utility plant portion



of the new parking structure would be shelled out with minimal conduit work and the majority of the equipment and work needed to bring it online would then be done during the Phase III hospital tower construction. Because HUD was not going to finance any portion of the Parking Structure or Central Utility Plant they asked UNM Hospital to remove that portion of work from Phase III. Because of this UNM Hospital moved \$23M from Phase III over to the Phase II. Instead of shelling out the central utility plant UNM Hospital has decided to finish it out, fully commission all of the equipment, and have their maintenance departments maintain and keep all equipment running up until the time that the new hospital tower is constructed. They also have extended warranties on all of the equipment to cover it so once the tower opens all of the equipment will still be under warranty.

Member Fischer asked if UNM has an anticipated cost associated with expanding the residency programs to staff up the new hospital.

Ms. Kate Becker informed the committee that the hospital will cover that as part of their regular graduate medical education program.

Member Fischer asked what kind of other staffing needs the hospital will need to add the additional beds to the hospital.

Dr. Chicarelli noted that the 96 beds coming online in 2024 UNM Hospital has started working with a company who works closely with academic health centers across the country who is running workforce estimate of what they will need to staff up the new hospital. They are also working closely with their HR folks to start preparing and looking to start hiring since now for some of those positions. They will have some time between the opening of the original 96 beds to bringing the additional 96 beds online and they will have a good idea of staffing needs and to complete the hiring and bring on the necessary workforce.

Member Fischer asked if there are any plans to increase the nursing program at the HSC to staff this new facility.

Dr. Ziedonis noted that this is a very high priority for the HSC. They have plenty of applicants however they are restricted by the amount of funds that they have to expand the program. He also informed the committee that he hopes to be able to expand the nursing program exponentially after the upcoming legislative session so they can support the high need for nurses in the state.

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. (6-0)

16. Adjourn

Chairman Burke adjourned the meeting at 10:45 a.m.