



Capital Projects Committee Meeting

July 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, Harold Trujillo, and Nina Chavez.

3. Approval of Agenda

Member Hoehne moved to approve the agenda, and Member Trujillo seconded the motion, and the agenda was approved.

4. Announcements:

a. No Capital Projects Committee Meeting in August due to summer hearings

b. Next Capital Projects Committee Meeting will be held on September 14, 2022

Chairman Burke asked for comments on the minutes. No comments were made. Member Chavez made a motion to approve the minutes as presented. The motion was seconded by Member Billingsley.

Motion passed. (5-0)

5. Approval of Minutes from June 8, 2022, Capital Projects Committee Meeting

Chairman Burke asked for comments on the minutes. No comments were made. Member Trujillo made a motion to approve the minutes as presented. The motion was seconded by Member Billingsley.

Motion passed. (5-0)

Projects to be reviewed

**6. New Mexico Military Institute – \$825,000 Repair
and Replacement of Campus Plumbing**

Presenters: COL David West, Chief of Staff, NMMI; Deana Curnutt, Chief Financial Officer, NMMI; Kent Taylor, Director of Facilities, NMMI; Larry Hopkins, Assistant Director of Facilities, NMMI

Col. West of NMMI was introduced by Chairman Burke. Col. West presented the project to the committee as outlined in the submittal and asked for questions. Member Chavez asked about the entire maintenance schedule for the recurring needs of the entire system and the percentage that they will repair with this project. Mr. Taylor discussed the many valves on this campus, that they're all underground and the difficulty in knowing every valve. He said that this project will address the supply line to every building and imagines maybe seventy 75% of everything in the ground. He doesn't know what they're going to get into with these lines underground and that's why this project is so hard predict. Member Chavez wanted to know if he felt comfortable with the contingency they have. Mr. Taylor said he does feel good that the \$825,000 will address everything they need and that there's a good cushion built into this. Col. West added that other factors they have found in the past including asbestos wrapped pipe, lead piping, and clay tile sewer pipe that can impact the project. Member Trujillo asked about water quality issues with the project. Col. West acknowledged that Roswell is notorious for hard water, citing numerous facts and examples of problems that have arisen because of that. He noted they are in pretty good shape when they get water quality reports. Mr. Taylor talked about corroded copper lines, as well. Member Chavez had one more question about if any of this work will impact the day-to-day Campus Life in any significant way. Mr. Taylor acknowledged that it will, however that's one of the main reasons for this project is to replace corroded isolation valves so they can limit disturbances to a smaller area of campus. Chairman Burke asked for questions; there were none.

Chairman Burke asked for a motion to approve the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Chairman Burke moved for approval; Member Trujillo seconded.

The motion passed (5-0).

7. New Mexico Highlands University – \$7,095,035 Sininger Hall Renovations

Presenters: Dr. Sam Minner, President, NMHU; Max Baca, Vice President of Finance and Administration, NMHU; Dr. Denise Montoya, Associate Vice President of Finance and Administration, NMHU; Sylvia Baca, Director of Facilities and Planning, NMHU, Tomas Sanchez, Principal Architect

President Minner gave a high-level overview of the project before introducing Ms. Baca who presented the project to the committee as outlined in the submittal. Mr. Sanchez then discussed the budget of the project. Ms. Baca asked if there were any questions. President Minner noted the concerns of added costs due to the high demand for rebuilding supplies and labor following the fires from this past summer. Chairman Burke asked for questions. Member Hoehne asked if Highlands was asking for an updated budget from the \$7,095,035 in the proposal to the \$7,282,330 that was discussed in the presentation. Ms. Baca replied that, yes, Highlands would like the committee to consider the \$7,282,330 as an estimate for today. Member Hoehne asked Chairman Burke for a revised Form 4/Form 5 submitted for the new budget as outlined. Member Hoehne also noted that once Highlands receives their 100% construction documents, Ms. Baca can send them to Member Hoehne for submission to the State Board of Finance. Chairman Burke noted that Form 4 and Form 5 both needed to be revised. Chairman Burke asked for additional questions; there were none.

Chairman Burke asked for a motion to approve the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Member Hoehne moved for approval of the project in the amount of \$7,282,330 with the contingency that Form 4 is submitted reflecting

the change in money requested and an updated Form 5 showing funding sources for these changes. Chairman Burke asked for a deadline to be set for this contingency. Member Hoehne Member set a date of no later than the July 22nd. Chairman Burke seconded the motion.

The motion passed (5-0).

8. Santa Fe Community College – \$739,468 Safety and Security - Emergency Camera Upgrades

Presenters: Dr. Rebecca Rowley, President, SFCC; Nick Telles, Vice President of Finance and Chief Financial Officer, SFCC; Diana Roembach, IT Project Manager, SFCC; Cori Bergen, OIT, SFCC

Chairman Burke introduced Vice President Telles who presented the project to the committee as outlined in the submittal. He introduced members of the security team: David Capel, Director of Infrastructure Security, Andrew Muller, Assistant Director for Facilities, and the Director of Safety and Security, Chris Gepler and asked for any questions. Chairman Burke commented about Member Rommel's (absent) concern about facial recognition of the students and staff. Vice President Telles recognized the issues with this type of security but felt that if it's handled appropriately, they can mitigate the risks. Mr. Gepler added that this is for the early childhood development center and would be used to allow people that they pre-approved to enter the building not necessarily that people's faces will be recognized with data scanning software. He also noted that this is going to implemented in the second part of their Life Safety project to improve their Access Control. Member Billingsley asked for confirmation that no facial recognition data would be stored. Mr. Gepler confirmed that that was correct; it would just be employees recognizing parents on video. Member Hoehne asked that, as SFCC moves forward with facial recognition, they read current legislation related to visual recognition and privacy needs to make sure that there are no issues. Member Hoehne questioned the difference in budget between Form 4 (\$730,467.63) and Form 5 (\$739,468) and asked that Form 4 be updated to match the Form 5 amount. Chairman Burke asked for additional questions; there were none.

Chairman Burke asked for a motion to approve the request for submittal to Cabinet Secretary Rodriguez. Member Chavez moved for approval of the project with the changes recommended by Member Hoehne to Form 4. Chairman Burke seconded the motion.

The motion passed (5-0).

9. Central New Mexico Community College – \$900,000 Infrastructure Renewal and Replacement – H Building Mechanical Upgrades – Montoya Campus

Presenters: Andrew Jacobson, Associate Vice President of Budget and Finance, CNM; Marvin Martinez, Executive Director of Physical Plant, CNM; Martin Olea, Policy Liaison, CNM

Chairman Burke introduced Associate Vice President Jacobson who introduced his team members and turned the presentation over to Executive Director Martinez. Executive Director Martinez presented the project to the committee as outlined in the submittal. Chairman Burke asked for questions. Member Trujillo asked about doing natural gas to the units. Executive Director Martinez responded that to retrofit for the natural gas was more expensive than the one boiler system. Chairman Burke asked for additional questions; there were none.

Member Trujillo moved for approval of the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Member Chavez seconded the motion.

The motion passed (5-0).

10. Central New Mexico Community College – \$500,000 Advanced Technology Center (ATC) Infrastructure Improvements

Presenters: Andrew Jacobson, Associate Vice President of Budget and Finance, CNM; Marvin Martinez, Executive Director of Physical Plant, CNM; Martin Olea, Policy Liaison, CNM

Executive Director Martinez presented the project to the committee as outlined in the submittal and asked for questions. Chairman Burke asked for questions; there were none.

Chairman Burke moved for approval of the project for submittal to Cabinet Secretary Rodriguez. Member Trujillo seconded the motion.

The motion passed (5-0).

11. University of New Mexico – \$693,000 Video Display Graphic Control & Video Equipment Replacement at the Pit

Presenters: Dr. Garnett Stokes, President, UNM; Ed Manzanares, Associate Director of Athletic Events Management, UNM

Associate Director Manzanares presented the project to the committee as outlined in the submittal. Chairman Burke asked for questions; there were none.

Member Hoehne moved for approval of the project for submittal to Cabinet Secretary Rodriguez. Member Chavez seconded the motion.

The motion passed (5-0).

12. New Mexico State University Dona Ana – \$11,020,000 Construction of New Creative Media Building at Arrowhead Park

Presenters: Dr. Monica Torres, President, DACC; Kelly Brooks, Vice President of Business and Finance, DACC

Chancellor Arvizu introduced his team and offered some opening comments. President Torres gave a presentation about the programmatic side of the project and the project's economic impact to southern New Mexico. Vice President of Business and Finance Brooks presented the project to the committee as outlined in the submittal and asked if the committee had any questions. Member Chavez asked to clarify if everything was at bid and that the numbers in the proposal were firm. Robert Guerrero, Project Manager responded that they are at approximately 75% design of their final design which is scheduled to reach on August 27th. They are looking at go out to bid at that time. Member Trujillo asked about the status of a LEAD checklist. Mr. Guerrero replied that entire campus is going to be a

NetZero facility and that this building falls below the threshold in square footage for doing an official LEADs checklist. They are implementing green aspects of the building, and they are investigating using a new software called 'Laps 21' which is like LEADs in many respects. Connor Jorgenson of LFC wanted to know about the faculty for this facility and if they would need additional faculty. President Torres said they were not anticipating that but recognized that this is a growing department, and the need may arise in the future. Mr. Jorgenson asked how the envisioned program growth over the next three years. President Torres said that they are projecting that they could double in 5 years based on what they are seeing with TV production. Lastly, Mr. Jorgenson asked about EDD and the next Generation Media Academy and how these two entities are connecting. President Torres responded that they will be starting conversations about an MOU with EDD soon. Chairman Burke asked for questions; there were none.

Member Chavez moved for approval of the project for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Chairman Burke seconded the motion.

The motion passed (5-0).

13. San Juan College – Not to Exceed \$7,000,000 College District General Obligation Bond Election

Presenters: Dr. Toni Pendergrass, President, SJC; Edward DesPlas, Executive Vice President, SJC; Chris Harrelson, Senior Director of Physical Plant, SJC; Shelley Pickett, Director of Risk Management, SJC; Erik Harrigan, Managing Director, RBC Capital Markets

Chairman Burke introduced President Pendergrass who introduced her panel and turned the presentation over to Executive Vice President DesPlas. Executive Vice President DesPlas presented the project to the committee as outlined in the submittal. Chairman Burke asked Managing Director Harrigan to comment on how he saw the markets doing. Mr. Harrigan replied that they are not expected to see significantly higher rates than what we are currently expecting right now and more of a trend towards normal. He added that right now we're in an inverted yield curve. Member Chavez asked about the demolition costs, and Executive Vice President DesPlas replied that they are included in that 5.5 million-dollar estimated project cost. Member Chavez also wanted to know if a general obligation bond question needs to include language about demolition. Executive Vice President DesPlas explained that the general obligation bond is rather broad, and the question doesn't even address the specific projects that are that are included within the bond. Member Hoehne asked about the timeline once the bond passes. Executive Vice President DesPlas responded that a bond sale would happen in March 2023 with an RFP for an architect going out at the same time. He continued that they would (roughly) hope to finish the design by the end of the summer 2023 to mid-fall. He stated that other projects would occur simultaneously. Chairman Burke asked for other questions; there were none.

Chairman Burke moved for approval of the project for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Member Hoehne seconded the motion.

The motion passed (5-0).

14. Western New Mexico University – Not to Exceed \$5,600,000 Issuance of Improvement System Revenue Bonds, Series 2022

Presenters: Dr. Joseph Shepard, President, WNMU; Kelley Riddle, Vice President of Business Affairs, WNMU; Erik Harrigan, Managing Director, RBC Capital Markets

Chairman Burke introduced President Shepard gave a brief synopsis of the request. Vice President of Business Affairs, Kelly Riddle, presented the project to the committee as outlined in the submittal. Financial Advisor Eric Haragan from RBC Capital Markets explained the financing of the project. Chairman Burke clarified that the board needs approval of the project before the bond is issued. Member Chavez asked for an email explaining the financing of the project. Chairman Burke asked for additional questions, and there were none.

Member Hoehne moved for approval of the project for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Member Trujillo seconded the motion.

The motion passed (5-0).

15. Western New Mexico University – \$5,000,000 Renovation of Athletic Facilities

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

Director of Capital Projects, Joseph Holguin, presented the project to the committee as outlined in the submittal. AVP Facilities and Operations, Kevin Matthes added that they did similar renovations to their football field a few years ago resulting in the elimination of water on usage. He also noted that this is a gender equity issue from the Title Nine perspective, that this project will give more accessibility to women's sports. Chairman Burke asked for any questions, and there were none.

Chairman Burke moved for approval of the project for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Member Hoehne requested two contingencies be added to the approval since this project still does not have funding. The first contingency is approval by the State Board of Finance the revenue Bond issuance, and the second contingency is the sale of those bonds. Member Trujillo seconded the motion.

The motion passed (5-0).

16. Adjourn

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

Meeting adjourned by Chairman Burke at 11:40 a.m.