New Mexico Higher Education Department
Capital Projects Committee Meeting
Wednesday, July 15, 2026
9:30 a.m.
TEAMS LINK

MINUTES

1. **Call Meeting to Order**

   Chair Campos called the virtual meeting to order at 9:30 a.m.

2. **Roll Call of Committee Members**

   Roll call was taken. The following members were present:

   - Chair Luis Campos
   - Member Harold Trujillo
   - Member Connor Jorgensen
   - Member Tana Martinez
   - Member Jesse Guillen
   - Member Gerald Hoehne

   A quorum was confirmed.

3. **Approval of Agenda**

   Chair Campos called for approval of the agenda. A motion to approve the agenda was made by Member Trujillo and seconded.

   Upon a roll-call vote, the motion passed unanimously.

4. **Approval of Minutes from June 10, 2026, Capital Projects Committee Meeting**

   A motion to approve the minutes was made and seconded.

   Upon a roll-call vote, the motion passed unanimously.

5. **Announcements:**

   a. **Next Capital Projects Committee Meeting will be held on September 9, 2026.**

      Chair Campos noted the next Capital Projects Committee Meeting will be held on September 9, 2026.

   b. **NMAC 5.3.9 and NMAC 5.3.10 Update**

      Member Hoehne presented an update on the promulgation of NMAC 5.3.9 and 5.3.10, explaining:

      - The rule hearings had concluded

- New rules become effective June 23, 2026
- Summer hearing submissions will continue under old thresholds
- Submissions for September hearings onward must conform to the updated thresholds

He further explained implications for House Bill 8 projects and encouraged institutions to review site-improvement thresholds carefully.

Projects to be reviewed

6. **San Juan College – $7,500,000**
   2026 Local General Obligation Bond Election Request
   Presenters: Dr. Toni Pendergrass, President, SJC; Edward M. DesPlas, Executive Vice President, SJC; Chris Harrelson, Senior Director of Physical Plant, SJC; Shelley R. Pickett, Director, Risk Management, SJC; Erik Harrigan, Managing Director, RBCCM

Dr. Pendergrass introduced the team and expressed appreciation for the opportunity to present. Mr. DesPlas then provided an extensive overview of the project package included in the planned GO bond election totaling $7.5 million.

He described six projects aligned with the college's facilities master plan. These included:

- Nursing program expansion and renovation to support cohort increases requested by San Juan Regional Medical Center
- Renovation to house a new HVAC instructional program
- Construction of six outdoor pickleball courts
- Technical upgrades to Henderson Theatre including lighting, audio, and a video wall
- Heating water loop upgrades requiring a $900,000 local match
- Water utilities/sewer system upgrades requiring a $500,000 local match

Mr. DesPlas emphasized that none of the projects add new square footage to the campus and that the requested bond would not increase the current tax rate of 0.60 mills. The college remains well below its bonding capacity.

Committee members engaged in an extended discussion.

Member Trujillo asked whether an energy performance contract (EPC) had been considered for any of the upgrades. Mr. DesPlas clarified that EPCs were not appropriate because the major HVAC renovations described were instructional programs rather than facility efficiency upgrades. He also noted the urgency of

meeting instructional capacity needs without delaying projects for audit and EPC processes.

Member Jorgensen asked about nursing cohort expansion, faculty recruitment challenges, and salary adjustments being considered to remain competitive.

Dr. Pendergrass described the college's partnership with the regional hospital, including student stipends and market stipends for faculty.

Members also asked about expected demand for the new HVAC program, whether the program would operate on a credit or non-credit basis, and the importance of including training in controls based on modern HVAC requirements.

Following discussion, a motion to approve the project was made and seconded.

The motion passed unanimously.

7. **University of New Mexico – $0.00**
   237 East Palace Ave Santa Fe – Real Property Donation
   Presenters: Leah Murray, Associate Director of Real Estate, UNM; Juniper Leherissey, Executive Director Harwood Museum of Art, UNM

Leah Murray presented UNM's request to accept a real property donation—the historic Spiegelberg House—to establish a permanent Harwood Museum presence in Santa Fe. She described the property as a 5,670-square-foot adobe structure renovated in the late 1990s and currently leased to Payton Wright Gallery. The lease extends through March 2028 and will generate revenue to build capital reserves ahead of Harwood operations expected to begin in 2029. Ms. Murray explained that the property underwent environmental review and a full building assessment. Recently completed roof and HVAC work addressed the only major near-term capital needs.

Juniper Leherissey discussed the museum's mission alignment, the strategic importance of expanding UNM's arts footprint, opportunities for internships, community engagement, and collaboration with institutions such as IAIA, O'Keeffe Museum, and Tamarind.

Committee members raised questions about:

- The sustainability of the operation
- The narrow operating margins shown in the pro forma

- The classification of the space as ING or non-ING
- Long-term institutional support from UNM
- Criteria for determining that the project has become unsustainable
- Whether operational revenues could fully sustain staffing needs

Ms. Leherissey and Ms. Murray responded that revenues, fundraising, and philanthropic commitments were expected to support operations, and that UNM wished to preserve the option to sell the property if necessary.

The committee requested that UNM provide:

- A letter from the Provost confirming non-I&G classification and detailing I&G commitments.
- Sustainability metrics and decision thresholds.
- A certificate of adequate parking.

A motion to approve the project with contingencies was made and seconded.

Motion passed unanimously.

8. **Clovis Community College – $475,000**
   CCC Campuswide Flooring Replacement
   Presenters: Dr. Jonathan Fuentes, President, CCC; Bob Dart, VP IT & Operations, CCC; Seth Keller, Director of Capital Projects, CCC

CCC presented a flooring replacement project addressing worn carpeting and surfaces across high-traffic areas, including the Commons, Student Services, and cosmetology classrooms. The proposed modular, eco-friendly carpet tile system will reduce maintenance, resist staining and UV degradation, and allow cost-effective spot replacement.

Committee members inquired about operational impacts, which CCC indicated would be minimal because installation could occur in phases while spaces remain occupied.

DFA noted that CCC had not submitted required quarterly reports for the associated appropriation.

A motion to approve the project was made and seconded.

Motion passed unanimously.

9. **Clovis Community College – $334,037.94**
   CCC Bathroom Upgrades & Renovations
   Presenters: Dr. Jonathan Fuentes, President, CCC; Bob Dart, VP IT & Operations, CCC; Seth Keller, Director of Capital Projects, CCC

   Mr. Dart presented the project, noting increased enrollment of women in the welding program and the inadequacy of existing restrooms. The renovation will upgrade and expand both men's and women's restrooms to meet ADA requirements, add additional stalls, and reconfigure adjacent office spaces.

   Member Hoehne noted discrepancies between the cost amounts in the slides and the formal submission and requested corrected Forms 4 and 5. CCC agreed to verify and resubmit if needed.

   A motion to approve the project contingent upon corrected forms was made and seconded.

   Motion passed unanimously.

10. **New Mexico State University – $910,000**
    Atkinson Music Building Roof C Replacement
    Presenters: Scott Eschenbrenner, AVP for Facilities and Services, NMSU; Berta Zubiate, University Architect, NMSU; Jose Loera, Executive Director, NMSU

    NMSU presented a replacement of the deteriorated roof section of the historic Atkinson Music Building, citing significant wear and age of the roofing system. The project is funded entirely from internal BR&R funds.

    A motion to approve the project was made and seconded.

    Motion passed unanimously.

11. **New Mexico State University – $2,380,000**
    Multipurpose Field and Band Tower Improvements
    Presenters: Scott Eschenbrenner, AVP for Facilities and Services, NMSU; Berta Zubiate, University Architect, NMSU; Jose Loera, Executive Director, NMSU

    Mr. Bottorf described plans to construct an artificial-turf practice field and NMSU's first band tower to support the Pride Band and intramural sports. The project will

relocate utilities, improve irrigation, and provide appropriate access and electrical infrastructure.

Committee members asked about ongoing maintenance requirements. NMSU explained that maintenance needs are minimal relative to natural turf and include periodic sweeping and grooming.

A motion to approve the project was made and seconded.

Motion passed unanimously.

12. **New Mexico State University – $2,955,544**
    Renovation and Addition of Space for the Genesis Center A Laboratory
    Presenters: Scott Eschenbrenner, AVP for Facilities and Services, NMSU; Berta Zubiate, University Architect, NMSU; Jose Loera, Executive Director, NMSU

The presenters explained that the Genesis Center renovations and addition will expand water research capabilities, including produced-water treatment and desalination. The project includes a 788-square-foot pilot lab extension and a greenhouse to support applied research.

Questions focused on space classification and whether the addition triggered I&G offset requirements. NMSU affirmed the space is mixed-use (41% I&G), and supporting documentation had been provided.

A motion to approve the project was made and seconded.

Motion passed unanimously.

13. **Eastern New Mexico University Roswell - $10,169,899**
    Aircraft Maintenance Technology Building – New Addition
    Presenters: Shawn Powell, President, ENMU Roswell; Chad Cole, Vice President of Business Affairs, ENMU Roswell; Melissa Walker, Project Manager, Parkhill Architects

Dr. Powell introduced the longstanding FAA Part 147 aviation maintenance program and described a substantial expansion in response to industry demand and aging national workforce demographics.

Ms. Walker explained that the new cost estimates reflect expanded scope (adding avionics, composites, and updated instructional labs) as well as inflation since the original 2023 submission. The project includes renovation of 5,000 square feet and

the addition of approximately 13,500 square feet of new space.

Committee members discussed supplemental funding limitations, timing for summer hearings, and FAA requirements restricting cohort sizes. Member Hoehne noted that only true cost escalation—not scope expansion—is eligible for supplemental funding consideration.

A motion to approve the project was made and seconded.

Motion passed unanimously.

14. Adjourn

A motion to adjourn was made and seconded.

Chair Campos adjourned the meeting at 1:09 p.m.