



**New Mexico Higher Education Department
Capital Projects Committee Meeting
Animas Conference Room
2044 Galisteo Street, Suite 4
Santa Fe, NM 87505**

**Wednesday, June 10, 2026
9:30 a.m.**

MINUTES

1. Call Meeting to Order

Meeting called to order at 9:31am

2. Roll Call of Committee Members

Present were Chairman Campos, Member Jorgensen (left at 11:30am), Member Trujillo, Member Martinez, Member Guillen, and Member Brown

3. Approval of Agenda

Approved

4. Approval of Minutes from May 13, 2026, Capital Projects Committee Meeting

Approved

5. Announcements:

- a. **Next Capital Projects Committee Meeting will be held on ~~September 9, 2026~~
July 8, 2026.**
- b. **Summer Hearings will be held from Tuesday, July 28-Thursday, August 6.**
- c. **NMHED Offices will be closed Friday, June 19 and Friday, July 3.**

Projects to be reviewed



6. Eastern New Mexico University-Roswell – \$1,625,000

Campus Walkway Improvement and Replacement

Presenters: Dr. Shawn Powell, President, ENMU-RO; Chad Cole, VP of Business Affairs, ENMU-RO

ENMU–Roswell presented the next phase of its campus sidewalk and walkway replacement program, which aligns with the institution's facilities master plan. Leadership highlighted safety concerns associated with the existing pebbled-concrete sidewalks, citing slips, falls, and workers' compensation claims. This phase extends improvements completed under the prior project and addresses remaining central walkways and alternates previously deferred due to funding limitations. The institution provided photos showing sidewalk deterioration, ongoing construction, and the challenges of placing concrete beneath covered walkways with limited equipment access. The project is funded through a \$1.3 million severance tax bond and a 25% institutional match.

Committee members asked about remaining project phases, long-term completion plans, and future funding needs. ENMU–Roswell stated it will complete sidewalk improvements before shifting focus to parking lot upgrades. Discussion also addressed a projected 14% increase in concrete costs expected July 1.

Approved

7. Eastern New Mexico University-Roswell – \$2,162,229

Community Connect Nova Wireless Project

Presenters: Dr. Shawn Powell, President, ENMU-RO; Chad Cole, VP of Business Affairs, ENMU-RO

ENMU–Roswell presented a campuswide wireless upgrade funded through a \$2.162 million Community Connect Grant from the Office of Broadband Expansion. The project will expand wireless coverage, increase public access to high-speed internet, enhance security, and replace aging network infrastructure. Because the grant requires expenditures by June 2027, the institution sought early committee approval to accommodate RFP procurement requirements for equipment and cabling. The project will improve student connectivity, support online learning, expand community access, and reduce long-term network costs. ENMU–Roswell also highlighted its successful completion of a federal NTIA broadband project as evidence of its readiness to manage grant-funded technology initiatives.

Committee members raised no concerns.

Approved



8. Eastern New Mexico University – \$2,378,527

Roosevelt HVAC

Presenters: Dr. James Johnston, Chancellor, ENMU; W. Anthony Major, Jr., VP Admin & Finance/System CFO, ENMU

ENMU presented an HVAC upgrade for the Roosevelt Science Building, originally constructed in 1948 and last renovated in 2006. The project addresses overheating issues caused by chilled-water coils located in unconditioned rooftop spaces that must be shut down during winter to prevent freezing. The scope relocates mechanical equipment into conditioned areas, installs more efficient components, and replaces a water-cooled chiller with a modern air-cooled unit.

Committee members discussed energy efficiency, water conservation, system reliability, and planned chiller upgrades across campus. ENMU reported projected savings from lower water consumption and reduced chemical treatment costs. Additional questions addressed project phasing, remaining chiller replacement needs, and building comfort during winter months.

Approved

9. Eastern New Mexico University – \$2,418,204

ENMU Animal Production Facility - New Construction

Presenters: Dr. James Johnston, Chancellor, ENMU; W. Anthony Major, Jr., VP Admin & Finance/System CFO, ENMU

ENMU presented a \$2.4 million project to construct a small barn and animal handling facility supporting agricultural instruction. The facility, which is less than 5,000 square feet, will house animals only during instructional activities. Following reductions in GOB funding, ENMU scaled the project to prioritize instructional animal facilities before pursuing a larger agriculture complex.

Committee members questioned missing insulation R-value specifications and expressed concerns about potential change orders. Members requested documentation confirming insulation requirements, despite the facility being primarily unconditioned.

Approved contingent upon the following:

- Provide R-value specification documentation



10. New Mexico State University – \$2,400,000

Corbett Center HVAC Upgrades

Presenters: Scott Eschenbrenner, Associate VP of Facilities and Services, NMSU; Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director, NMSU; Jacob Navarez, Assistant VP Auxiliary Services, NMSU

NMSU presented a \$2.4 million upgrade to aging HVAC systems within the Corbett Center, originally constructed in 1968. The project will replace VAV boxes, exhaust fans, heat pumps, VFDs, and associated piping and controls. A feasibility study found many components at or beyond their service life, contributing to declining comfort levels. NMSU provided photos of aging mechanical equipment and infrastructure.

Committee members discussed LEED and energy documentation requirements, the limited building disturbance area, and the need to submit a Target Finder assessment. Additional questions addressed construction phasing, project timing given the FY22 bond source, and whether planned efficiency improvements could offset potential increases in utility costs. NMSU described automation and control upgrades expected to reduce energy consumption and discussed ongoing evaluation of geothermal, microgrid, and on-site power generation strategies.

Approved contingent upon the following:

- Submit target finder documentation

11. New Mexico State University – \$18,225,000

Stadium Pressbox Improvements

Presenters: Scott Eschenbrenner, Associate VP of Facilities and Services, NMSU; Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director, NMSU

NMSU presented a project to partially demolish, reconstruct, and repurpose portions of the existing stadium press box. The institution is accelerating design and construction activities to meet funding deadlines and maintain the planned project schedule. Funding includes a \$17 million House Bill 2 appropriation and \$1.225 million from Senate Bill 240, with reversion dates in 2027 and 2030, respectively.

Committee members focused discussion on NMSU's unresolved athletics deficit and the status of the institution's previously requested financial recovery plan. Members reiterated that future athletics projects would not advance without a detailed deficit-reduction strategy and referenced similar requests made during prior summer



hearings. Additional questions addressed whether the project constituted demolition or new construction. NMSU clarified that the project retains and repurposes portions of the existing structure.

Approved contingent upon the following:

- Submit repayment plan for athletics by Wednesday, June 17

12. New Mexico State University – \$31,150,585

Integrated Digital Enterprise Accelerator Lab (IDEAL)

Presenters: Scott Eschenbrenner, Associate VP of Facilities and Services, NMSU; Berta Zubieta, University Architect, NMSU; Jose Loera, Executive Director, NMSU; Dr. Patricia Sullivan, Interim VP of Research, NMSU; Dr. Misra (Jay) Satyajayan, Professor of Computer Sciences, NMSU

NMSU presented the Integrated Digital Enterprise Accelerator Lab (IDEAL), a \$31.1 million research and workforce development project funded through a subaward from the New Mexico Energy, Minerals and Natural Resources Department. The facility will serve as a grid modernization testbed supporting applied research, workforce training, and industry partnerships. The project includes demolition of most existing structures at the Southwest Technology Development Institute site and construction of a high-bay laboratory and supporting facilities focused on energy storage, EV charging, distribution technologies, and other emerging energy systems connected to NMSU's campus grid.

Committee members discussed funding documentation, building classification, maintenance and operations impacts, power-generation capabilities, and facility access. NMSU clarified that research equipment is funded separately and that the project budget includes only building-integrated systems. The institution also explained that industry partners will compensate the university through formal agreements. Additional discussion addressed project costs, potential microgrid applications, and strategies to reduce long-term dependence on external utilities.

Approved contingent upon the following:

- Submit documentation identifying the source of the NM ECAM funding and whether the funds originate from a federal, state, or other non-federal source.



13. University of New Mexico – \$819,500

A0059-Johnson Center-Replace Turnstiles

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director of Facilities Design & Construction, UNM

UNM presented a project to replace the nonfunctional turnstile systems at the east and west entrances of the Johnson Center (A0059). The project includes installation of new turnstiles, supporting low-voltage and data infrastructure, and modifications to the west entrance to consolidate and secure building access. Additional work includes demolition of the existing service desk, installation of a new storefront glazing system, and related flooring improvements.

UNM stated that the project will maintain building access throughout construction through temporary entrance adjustments and wayfinding signage. The institution noted that the improvements will restore secure entry operations and modernize a heavily used recreation and athletics facility.

Committee members raised no concerns.

Approved

14. University of New Mexico – \$686,873

A0062 Center for the Arts Popejoy Hall Benefactors Lounge Upgrade

Presenters: Dr. Garnett Stokes, President, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director of Facilities Design & Construction, UNM

UNM presented a renovation to upgrade the Popejoy Hall Benefactors Lounge using enterprise reserves generated through program revenues. The project will modernize the donor space and improve functionality and guest experience.

Committee members discussed the source of departmental reserve funding. UNM explained that the reserves are derived from non-I&G enterprise revenues generated through Popejoy Hall operations and designated for facility capital improvements. Members raised no concerns regarding project scope, funding eligibility, or readiness.

Approved



15. University of New Mexico – \$734,232

A0062 Center for the Arts Popejoy Hall Concessions Area Renovations

Presenters: Dr. Garnett Stokes, President, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director of Facilities Design & Construction, UNM

UNM presented a 400-square-foot renovation to convert underutilized space within Popejoy Hall into a new concessions area. The project includes new service windows, finishes, lighting, acoustical improvements, service counters, MEP upgrades, and IT infrastructure. The renovation is intended to improve patron circulation during intermissions, enhance customer service, and support more efficient concession operations. Funding includes 2024 general funds and \$66,653 in departmental funds.

Committee members questioned why the project was submitted separately from the adjacent Benefactors Lounge renovation. UNM explained that the projects developed on different timelines and under separate contractors. Additional discussion addressed potential construction efficiencies, project costs associated with new mechanical and plumbing infrastructure, and operational policies for food and beverage service within performance spaces.

Approved

16. University of New Mexico-Gallup – \$988,405

Gallup FMD Parking Lot Improvements

Presenters: Dr. Garnett Stokes, President, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director of Facilities Design & Construction, UNM

UNM-Gallup presented a project to reconstruct approximately 32,000 square feet of its Facilities Management parking lot. The project will address steep grades, uneven surfacing, and limited parking availability during winter weather. The scope includes site regrading, paving improvements, drainage and access modifications, ADA parking upgrades, and related security and site improvements.

Committee members raised no concerns.

Approved



17. University of New Mexico – \$111,500,000

New Construction Humanities and Social Sciences Facility

Presenters: Dr. Garnett Stokes, President, UNM; Barbara Rodriguez, Executive VP for Academic Affairs/Provost, UNM; Shawna Wolfe, VP Campus Environments & Services; Ed Manzanares, ISS Strategy Associate, UNM; Jennifer Malat, Dean Arts Sciences, UNM

UNM presented its major capital request for the new Humanities & Social Sciences Building, seeking approval for \$111.5 million in available funding while identifying a remaining \$19 million funding need to be addressed during the Summer Hearings. The project will replace the former Humanities Building with a four-story LEED Silver facility designed to support high-enrollment academic programs through flexible instructional, collaborative, and community spaces.

Committee members discussed funding sources, bridge financing for the \$10 million fundraising component, GO bond timelines, construction cost escalation, building classification, and contingency plans if fundraising goals are not met. UNM explained that internal reserves will support the fundraising bridge and that early bid packages are structured to mitigate anticipated construction cost increases.

Approved contingent upon the following:

- Submit documentation of the UNM internal loan, including but not limited to terms sufficient to demonstrate the availability of funds for the project.

**18. University of New Mexico – Not to exceed \$114,200,000; \$8,000,000 for
Geothermal Project
System Refunding and Revenue Improvement Bonds Series 2026**

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Vahid Staples, Associate Director, Budget Office, UNM; George Williford, Financial Advisor, Hilltop Securities Inc.; Katherine McKinney, Bond Counsel; Modrall Sperling

UNM requested authorization to issue up to \$8 million in new 2026 bonds to support a planned geothermal project and to refund up to \$98.5 million in outstanding bonds to achieve interest-rate savings. The request sought approval to proceed with financing rather than project approval. UNM stated that utilities revenues will fully support repayment of the new debt and that the utilities division can absorb the estimated \$501,000 annual debt service. Bond counsel and the university's municipal advisor outlined the proposed financing structure and savings targets.



Committee members discussed variable-rate bonds nearing maturity, the potential benefits of early payoff, and the impact of utility costs on reserves and departmental charges. UNM explained that utility costs are allocated across I&G and auxiliary units and that the university regularly evaluates debt repayment timing and reserve levels.

Approved

19. University of New Mexico Hospital – \$950,000

Children's Psychiatric Center - Cafeteria - Boiler Replacement - Revision 1

Presenters: Dr. Garnett Stokes, President, UNM; Dr. Michael Richards, Executive Vice President, UNM Health Sciences; Enrico Volpato, Executive Director, UNMH Facility Services, UNMH; Gregory Smith, Interim Director, UNMH Planning & Construction

UNM Health Sciences presented a \$400,000 budget increase, bringing the total project cost to \$915,000, for replacement of an aging boiler serving administrative, cafeteria, and educational functions at the Children's Psychiatric Center. The increase reflects bid responses and additional piping and system requirements identified during procurement. The project will install two high-efficiency boilers and an expansion tank, with construction scheduled during the cooling season to avoid service disruptions.

Committee members discussed available funding within the Health Sciences Center capital pool. UNM explained that recent major capital projects account for current fund balances and that remaining funds are sufficient to meet ongoing obligations.

Approved

20. University of New Mexico Hospital – \$1,800,000

UH 1301 Lomas Workstation Expansion

Presenters: Dr. Garnett Stokes, President, UNM; Dr. Michael Richards, Executive Vice President, UNM Health Sciences; Enrico Volpato, Executive Director, UNMH Facility Services, UNMH; Gregory Smith, Interim Director, UNMH Planning & Construction

UNM Hospital presented a \$1.8 million renovation of underutilized space within the 1301 Lomas administrative building. The project will convert existing shell space into modular open-office workstations and additional support space through a two-phase construction approach designed to minimize operational disruptions. The renovation will accommodate organizational growth without increasing the building footprint.

Committee members discussed project phasing and the intended use of the renovated space.

Approved



21. University of New Mexico Hospital – \$2,850,000

UH Lands West Parking Expansion

Presenters: Dr. Garnett Stokes, President, UNM; Dr. Michael Richards, Executive Vice President, UNM Health Sciences; Enrico Volpato, Executive Director, UNMH Facility Services, UNMH; Gregory Smith, Interim Director, UNMH Planning & Construction

UNM Health Sciences presented a \$2.5 million expansion of the Lands West employee parking area, which was previously used as a construction laydown yard during the Critical Care Tower project. The project will add approximately 600 employee parking spaces to address parking demand associated with staffing growth. The scope includes paving, lighting, security enhancements, circulation improvements, and related site work.

Committee members confirmed that the parking area will be reserved for employee use.

Approved

22. Western New Mexico University – \$1,411,983.43

Purchase of 6th St. Elementary School property

Presenters: Dr. Christopher Maples, University President, WNMU; Fermin Lopez, AVP Facilities and Operations, WNMU; James Acosta, Capital Projects Director, WNMU; Kelley Riddle, Business Affairs VP, WNMU; Robert Esqueda, Capital Projects Manager, WNMU

WNMU presented a proposal to purchase the former Sixth Street Elementary School site for \$1.49 million using 2023 HB 505 funding. The acquisition supports the university's designation as New Mexico's Center of Excellence for Early Childhood Education by consolidating childcare, education, therapy, and administrative functions into a single campus. The project will expand capacity for infants and toddlers, increase training opportunities, and address existing space constraints.

Committee members confirmed that the acquisition replaces a previously proposed new construction project. WNMU explained that future phases will include environmental review, facility assessment, and renovation planning.

Approved

23. Luna Community College – \$2,935,515

LCC Emergency Housing Project

Presenters: Dr. Carol Linder, President, LCC; Matthew Griego, Facilities and Life Safety Director, LCC

Luna Community College presented a \$3.13 million proposal to purchase and install three modular housing units providing 77 single-occupancy rooms. The institution cited regional housing shortages, student survey data, and operational plans for housing, dining, safety, and maintenance in support of the project.



Committee members expressed concerns regarding institutional readiness, financial stability, receivables management, and the risks associated with launching student housing before key administrative systems are fully established. Members acknowledged the institution's progress but noted that Luna remains in the process of rebuilding core financial operations and may not yet be positioned to manage a complex auxiliary enterprise. Additional concerns included limited planning time, uncertainty regarding long-term housing operations and occupancy, and the potential financial impact on the institution. Committee members encouraged continued collaboration with New Mexico Highlands University, further development of internal financial systems, and exploration of future funding options for permanent housing solutions.

Not Approved

24. Adjourn

Adjourned 1:09pm