



Capital Projects Committee Meeting

June 8, 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, Harrison Rommel, Harold Trujillo and Connor Jorgensen sitting in for Nina Chavez, who was not present.

3. Approval of Agenda

Member Hoehne moved to approve the agenda with the following items being deferred:

- #16 University of New Mexico – Infrastructure and Fiber Upgrades Campus Wide
- #20 University of New Mexico – Video Display, Graphic Control, & Video Equipment Replacement
- #22 University of New Mexico – Edge Network Switch Upgrade and Replacement Campus Wide

Member Trujillo seconded the motion, and the agenda was approved.

4. Announcements:

The Next Capital Projects Committee Meeting will be held on July 13, 2022.

5. Approval of Minutes from May 11, 2022, Capital Projects Committee Meeting

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

Motion passed. (5-0)

Projects to be reviewed

6. Navajo Technical University – \$11,151,720

Construction of New Academic Building - REVISION

Presenters: Dr. Elmer Guy, President, Navajo Technical University; Jason Arviso, Vice President of Operations, NTU; Robert Chase, Director of Support Services, NTU



Robert Chase of NTU was introduced by Chairman Burke. Mr. Chase presented the project to the committee as outlined in the revised submittal. Chairman Burke asked if this was just a budget increase. Mr. Chase responded that is correct and New Mexico HED Grant funds will remain the same, and Navajo Tech will assume the additional costs of the project. There were no additional questions.

Member Hoehne motioned to approve the project, and Member Billingsley seconded.

The motion passed (5-0).

**7. Clovis Community College – \$742,405
Roofing and Parking Lot Repair and Replacement**

Presenters: Norman Kia, Vice President of IT & Operations, CCC; Corey Isaacs, Project Manager, CCC

Vice President Kia presented the project to the committee as outlined in the submittal noting that this proposal is for a project that has been done. Member Hoehne clarified that the committee cannot issue a retroactive approval of a project but that there are unspent funds and additional funding that need to be utilized. He also noted that NMHED did issue a notice of obligation for this work which was inadvertently done. Member Hoehne asked for clarification on whether the roofs over receiving and automotive storage are part of ING space inventory. Vice President Kia responded that the receiving area is, but he would have to check on the paint booth area even though it is used for storage of things that need protecting from the elements.

Member Hoehne moved to approve the project contingent on CCC to providing verification that the facilities being re-roofed are listed on the institutions space inventory and that those facilities are eligible for state funding in accordance with the NMHED Space Policy. Member Billingsley seconded the motion.

The motion passed (5-0).

**8. Eastern New Mexico University Roswell – \$616,094
Electrical Panel and Infrastructure Upgrades Campus Wide**

Presenters: Dr. Shawn Powell, President, ENMU Roswell; Rosie Duran, Vice President of Business Affairs, ENMU Roswell

President Powell introduced himself and presented the project as outlined in the submittal to the committee. President Powell asked Member Hoehne for a \$21,121 increase in this



request for a total of \$637,215, noting that this request was approved by the ENMU Regents this past Saturday on June 4th and the reason for it is there was an electrical engineering planning fee that was not included in the original proposal to HED. Member Hoehne informed Chairman Burke and the other members of the committee that they would be considering this project for \$637,214.69, the original dollar amount that was requested. Chairman Burke asked for questions; there were none.

Member Rommel moved for approval; Chairman Burke seconded.

The motion passed (5-0).

**9. Eastern New Mexico University – \$22,424,746
Renovation of Roosevelt Science Center**

Presenters: Dr. Patrice Caldwell, Chancellor, ENMU; Tony Major, System Controller, ENMU; Matt McKim, Architect, DPS Design; Keri Stevenson, Associate Architect, DPS Design

Chancellor Caldwell presented an overview of the Roosevelt Science Center building before introducing Mr. Major, who presented the project to the committee as outlined in the submittal.

Member Hoehne raised concerns about the schedule being realistic for the project's completion and about the operations and maintenance and the impact that the project has on deferred maintenance and changing the operating costs.

Mr. Major responded that the contractors are ready to go, and they are just waiting for approvals. Responding to the second concern, Mr. Major stated that deferred maintenance will be addressed as part of this renovation. Regarding operating costs, Mr. Major said that there will not be a savings because of the inadequacies of the building systems.

Member Hoehne asked for additional clarification in terms of dollars saved in deferred maintenance because of this project.

Mr. Major did not have exact amounts but offered to get those to the committee, noting that the savings could be substantial.

Member Hoehne also voiced caution that the State Board of Finance approval of expenditures must happen prior to funds being used for things such as asbestos remediation.

Chairman Burke expressed his frustration on the timeliness of this project, originally submitted in 2017.



Member Jorgensen questioned the cost of this renovation versus a new building to which Mr. Major responded that a new building would be more than \$40 million. Member Jorgensen also asked if, with enrollment down 18% in the last 5 years, this space was meeting the needs of the students or creating surplus space.

Mr. Major replied that that was meeting the needs of the current student population and that the enrollments have remained strong in this field.

Member Rommel asked about the programmatic effects of recruiting and retaining quality researchers and faculty for a renovated building versus a new facility.

Chancellor Caldwell responded that these issues have been considered, that the faculty have been advising them on what the building needs, and what they need to conduct research.

Chairman Burke noted that there appeared to be a decimal point missing in the growth figures in the submittal (Form 1A, 177% growth) and asked for that to be corrected before submitting the request for approval to the Board of Finance.

Mr. Major said that he would correct those numbers.

Chairman Burke asked for a motion to approve the request. Member Rommel motioned to approve the request, and Member Trujillo seconded the motion. Chairman Burke expressed the need for urgency on this project. Chancellor Caldwell assured members that ENMU is aware of that.

The motion passed (5-0).

**9. New Mexico Institute of Mining and Technology – \$3,269,000
Campus Infrastructure Upgrades**

Presenters: Dr. Stephen G. Wells, President, NMIMT (absent); Dr. Cleve McDaniel, Vice President for Administration and Finance, NMIMT; Alex Garcia, Director of Capital Projects, NMIMT

Vice President McDaniel introduced himself and presented the project to the committee as outlined in the submittal. Member Jorgensen asked if there was an energy savings contract, to which Vice President McDaniel replied that there is.

Chairman Burke asked for a motion to approve the request for submittal to the Board of Finance. Member Trujillo motioned to approve the request, and Member Hoehne seconded the motion.



The motion passed (5-0).

**10. New Mexico Institute of Mining and Technology – \$2,204,049
Campus Roof Repairs**

Presenters: Dr. Stephen G. Wells, President, NMIMT (absent); Dr. Cleve McDaniel, Vice President for Administration and Finance, NMIMT; Alex Garcia, Director of Capital Projects, NMIMT

Vice President McDaniel presented the project as outlined in the submittal to the committee. Member Billingsley noted that this project was a reauthorization using general funds that Higher Education has to make sure the funds were re-budgeted rather than going to the State Board of Finance. Vice President McDaniel said that the funds go through NMT and they have been re-budgeted for this project.

Chairman Burke made a motion to approve the request. Member Hoehne seconded the motion, noting that the submittal still had to go to the Board of Finance.

The motion passed (5-0).

**11. Central New Mexico Community College – \$1,800,000 Workforce
Training Center Infrastructure Improvements**

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

Associate Vice President Jacobsen introduced himself and Mr. Martinez who presented the project to the committee as outlined in the submittal. Member Billingsley asked Mr. Martinez to clarify what type of space was in the building. Mr. Martinez stated that this is the Workforce Services facility, and that BR&R funding can be used for it. He also noted that there was an error on Form 3 that he would correct.

Chairman Burke asked for a motion to approve the request for submittal to the Board of Finance. Member Hoehne motioned to approve the request for submission to Cabinet Secretary Rodriguez with a contingency, and Member Billingsley seconded the motion.

The motion passed (5-0) contingent upon the following items:

- CNM to calculate Pro-Rata space utilization per the NMHED Space Policy for eligible vs ineligible space within the facility
- Revision to Form 3 and, if necessary, Form 5 reducing state funding contribution and adding non-state funds to cover ineligible space



12. Central New Mexico Community College – \$1,151,916

Installation of Fall Protection and Safety Solutions – Phase I and II

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

Mr. Martinez presented the project to the committee as outlined in the submittal. There were no questions.

Member Hoehne motioned to approve the request for submission to Cabinet Secretary Rodriguez, and Chairman Burke seconded the motion.

The motion passed (5-0).

13. Western New Mexico University – \$8,342,159

Construction of Deming Learning Center Phase II - REVISION

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

President Shepard presented the project to the committee as outlined in the submittal, noting that the previously approved could not be completed as approved.

Chairman Burke asked if the infrastructure was done a few years ago, and President Shepard confirmed this noting that there was a GO Bond that, if approved, would cover the costs for landscaping and paving the parking lot.

Member Jorgensen inquired as to the number of students who would be using the building.

President Shepard responded that there are currently 16 students, but he anticipates 48 to 60 students to be using the new facility.

Member Jorgensen asked about using the nursing endowment funds to increase the faculty, and President Shepard replied that they are looking into that. Member Billingsley noted that this funding is coming from bonds set to be sold later this month, that there will be a June and September Bond sale but not one in December. He also confirmed that WNMU had completed the questionnaire which they had.

Chairman Burke asked for a motion to approve the request.



Member Hoehne motioned to approve the request for submittal to the Secretary and the State Board and of Finance contingent on the sale of the 2022 Severance Tax Bonds. Member Trujillo seconded the motion.

The motion passed (5-0).

14. University of New Mexico Health Science Center – \$2,645,100

Simulation Laboratory Renovations and Enhancements

Presenters: Dr. Garnett Stokes, President, UNM; Ava Lovell, Senior Executive Officer for Finance and Administration, UNM HSC; Jose Gonzalez, Finance & Administration Lead

President Stokes gave an overview of the eight projects before the board and introduced her team. Ms. Lovell presented the project as outlined in the submittal to the committee. Chairman Burke clarified that these funds are available.

Member Jorgensen asked about the 300% increase in nursing students at Rio Rancho how the additional simulation equipment will allow UNM to expand. Mr. Gonzalez explained they have gone from eight to 64 students and the Simulation Center allows them to provide for clinical experiences in Rio Ranch without having to go to the central campus.

Chairman Burke asked for a motion to approve the request. Member Hoehne motioned to approve the request for submittal to the Cabinet Secretary and the State Board of Finance, and Member Trujillo seconded the motion.

The motion passed (5-0).

15. University of New Mexico – \$2,500,000

Infrastructure and Fiber Upgrades Campus Wide

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Administration and Finance, UNM; Duane Arruti, Chief Information Officer, UNM

Discussion of this project was deferred.

16. University of New Mexico – \$716,000

Castetter Hall - Cage Wash Facility Upgrades

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Administration and Finance, UNM; Lisa Marbury, Vice President of Institutional Support Services



Vice President Marbury presented the project to the committee as outlined in the submittal. There were no questions.

Chairman Burke asked for a motion to approve the request for submittal to the Secretary, noting that this project does not have to go to the Board of Finance. Member Jorgensen motioned to approve the request, and Member Trujillo seconded the motion.

The motion passed (5-0).

17. University of New Mexico – \$502,972

Center for the Arts – Basement Restroom Renovations - REVISED

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Administration and Finance, UNM; Lisa Marbury, Vice President of Institutional Support Services

Vice President Marbury presented the project as outlined in the submittal to the committee. Member Hoehne noted that this project is a re-approval that fell under the threshold for committee. There were no questions.

Chairman Burke motioned to approve the request, and Member Trujillo seconded the motion.

The motion passed (5-0).

18. University of New Mexico – \$550,000

Student Residence Center Stair Restoration – Phase III

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Administration and Finance, UNM; Lisa Marbury, Vice President of Institutional Support Services

Vice President Marbury presented the project to the committee as outlined in the submittal. There were no questions.

Member Hoehne motioned to approve the request, and Chairman Burke seconded the motion.

The motion passed (5-0).



19. University of New Mexico – \$693,000

Video Display, Graphic Control, & Video Equipment Replacement

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

Discussion of this project was deferred.

20. University of New Mexico – \$11,417,379

Reserve Officer Training Corps (ROTC) Renovation - REVISED

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Administration and Finance, UNM; Lisa Marbury, Vice President of Institutional Support Services

Vice President Marbury presented the revised project to the committee as outlined in the submittal. Member Hoehne clarified that the scope of work that was added to this project was included in the original project submission as a possible add on to the project, but it was not part of the original budget. Member Hoehne asked if there were plans to use Severance Tax Bond proceeds for this project. Vice President Marbury assured him that they would not be doing that.

Chairman Burke asked for a motion to approve the request. Member Trujillo motioned to approve the request for submittal to the Secretary and the State Board of Finance contingent on the sale of the 2022 Severance Tax Bonds. Member Billingsley seconded the motion.

The motion passed (5-0).

21. University of New Mexico – \$3,500,000

Edge Network Switch Upgrade and Replacement Campus Wide

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Administration and Finance, UNM; Duane Arruti, Chief Information Officer, UNM

Discussion of this project was deferred.

22. University of New Mexico – \$6,800,000

Renovation and Repurpose of Bldg. 151 - Naval Sciences ROTC Facility

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Administration and Finance, UNM; Lisa Marbury, Vice President of Institutional Support Services

Vice President Marbury presented the project to the committee as outlined in the submittal noting that funding is from the 2018 General Obligation Bond, and they are in a hurry to get



this project underway. Chairman Burke asked if this building was on the state registry of historic buildings. Vice President Marbury responded that this is a Tier I historical building with one application for the national register and another pending, but it is eligible for the registry. Chairman Burke expressed concerns that the arts building would require taking down other buildings. Vice President Marbury acknowledged that this was already happening.

Chairman Burke asked for a motion to approve the request. Member Hoehne motioned to approve the request for submittal to the Secretary and the State Board of Finance. Chairman Burke seconded the motion contingent on correcting the error on Form 1A.

The motion passed (5-0).

23. University of New Mexico – \$90,000

Lease of 1011 Las Lomas Road NE, Albuquerque NM

Presenters: Dr. Garnett Stokes, President, UNM; Thomas Neale, Director of Real Estate, UNM; Dr. Lisa Cacari Stone, Executive Director, TREE

Mr. Neale presented the project to the committee as outlined in the submittal. Member Hoehne wanted to know if they planned to move into an existing facility once this lease expired or if this would be a continuing lease and what happens when the grant money ends. Mr. Neale noted the difficulty with space demands in the healthcare field. Chairman Burke asked when the grant ends. Ms. Lovell replied that there were two grants one of which has five years. She also noted that one condition on the lease is that if funding runs out, the lease is no longer valid.

Member Rommel motioned to approve the request, and Member Billingsley seconded the motion.

The motion passed (5-0).

24. University of New Mexico Hospital – \$593,797

Lease of 205 Nizhoni Blvd. Suite B, Gallup NM

Presenters: Dr. Garnett Stokes, President, UNM; Thomas Neale, Director of Real Estate, UNM; Enrico Volpato, Executive Director of Facility Services, UNMH

Mr. Neale presented the project to the committee as outlined in the submittal. Chairman Burke asked if there were any plans to build or acquire property in Gallup. Mr. Chicarelli said there were not plans at this time. Member Hoehne asked for clarification on the types



of services they will be providing and number of patients they will be serving. Mr. Chicarelli explained that they only have a lease agreement for that building. He also explained that Gallup is unique in the types of specialty services needed.

Chairman Burke asked for a motion to approve the request. Member Trujillo motioned to approve the request, and Member Rommel seconded the motion.

The motion passed (5-0).

25. Adjourn

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

Meeting adjourned by Chairman Burke at 12:15 p.m.