



Capital Projects Committee Meeting

May 10, 2023

Held via TEAMS

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9:30 a.m. to 10:10 a.m.

Minutes

1. Call Meeting to Order

Meeting called to order by Chairman Hoehne at 9:30 a.m.

2. Roll Call of Committee Members

Member Brown called the roll. Chairman Hoehne present, Member Rommel present, Member Billingsley present, Member Trujillo absent, Member Carswell present. Quorum present.

3. Approval of Agenda

Approved

4. Announcements:

a. Next Capital Projects Committee Meeting will be held on June 14, 2023.

b. Summer Hearings have been scheduled – Information on [HED website](#)

5. Approval of Minutes from April 12, 2023, Capital Projects Committee Meeting

Approved

Projects to be reviewed

6. University of New Mexico – \$1,535,500

Health Care Simulations Lab Improvement

Presenters: Dr. Doug Ziedonis, Executive Vice President and Chief Executive Officer, UNM HSC; Joseph Wrobel, Chief Budget and Facilities Officer, UNM HSC; Ryan Reynolds, Associate Director of Capital Projects, UNM HSC

Dr. Doug Ziedonis started the presentation by thanking the committee for their continued support of UNM's capital projects throughout the year. Before he begins, he wants to acknowledge the passing of Dr. Burke. His contributions to our state higher education and this committee specifically are leaving a lasting impression. He knows he was a great colleague and mentor to so many and please accept our heartfelt condolences both to this committee and to his family. While it doesn't feel right to move so quickly into their request for a capital projects approval, Dr. Burke valued this work and I believe would admire all of you for your continuing as scheduled with these meetings so he will pivot now to the topic.



UNM Health Sciences team will present on their capital improvements to the health care simulation lab. This facility is integral to training all across their health care training programs. This is vital as they increase their student size in nursing and other areas that are doing some very robust increases as part of their strategic plan and priorities in this area. They have been fortunate that due to covid that clinical practice for people's education can be counted through simulation lab where in the old days could only be done in the clinical setting. This will not only help their students but any level of career development with new skills whether faculty or staff, students, or resident learners in the hospital. He then handed the presentation off to Joe Wrobel, Chief Budget and Facilities Officer.

A presentation was then shared on screen. This is the simulation one that is from a year and a half ago and they had to come back with a new project. So, this isn't a new bond STB, so they did what they were asked and found other sources as good use of these funds. This is a request to enhance the UNM HSD simulation activities, IHSC improvement project (Interprofessional Healthcare Simulation Center). Project snapshot, \$1,535,500, using 2020 Severance Tax Bonds. Highlights are: purchase of specialized adult/infant/pediatric simulated equipment as well as other clinical setting equipment to serve the center; conversion of four to eight large clinic rooms to serve the dual-purpose of acute care simulation and outpatient simulation; widening of interior/exterior doors to accommodate standard size hospital beds and crash carts for real simulated clinical experience; upgrade to the existing AV system to include teleconferencing and better virtual interaction for faculty, learners, and staff; creation of an onsite linen service to further simulate clinical settings and reduce demand on UNMH.

The IHSC is located in the Domenici Center for Education. The center opened in January of 2010 and in the last 13 years has held over 25,000 classes and meetings, totaling over 150,000 hours. The IHSC hosts a variety of academic programs for their simulated healthcare scenarios, the primary users being the College of Nursing, School of Medicine, and College of Pharmacy. The IHSC is comprised of 24 clinic rooms, 5 inpatient skills labs, and 3 acute care simulation labs. These areas simulate healthcare environments in a variety of settings and scenarios, utilizing state of the art technology and equipment to deliver an authentic experience to best prepare students for real world situations. The IHSC utilizes manikins with simulated breathing, heartbeats, and reactions to medications as well as standardized patients (SPs), which aid in a student's ability to interview, exam, and communicate with patients in a clinical setting.

The proposed project will create better functionality to a state-of-the-art facility that supports learning experiences before engaging with actual patients. This project serves a program that aids in addressing the medical professional shortage in New Mexico, especially nursing shortages. The project also increases the capacity for student simulation activities to meet increasing needs for simulation, especially as the College of Nursing increases their enrollment. Creates the opportunity for greater inclusion of all Health Sciences learners, including Graduate Medical Education. The need for simulated health care learning environments is becoming more crucial, and the IHSC is a key component to the further development of these learning models and methods. By having created dual purpose rooms, the spaces will be better utilized rooms and can be used by the College of Nursing to run additional simulations simultaneously, or to the other health sciences programs when the three Acute Care labs are in use. The construction of the new College of Nursing and Public Health Excellence Building (CON-PHE) is underway and the College of Nursing programs housed here will greatly benefit from the proximity to the IHSC and these



improvements. Some of the equipment that will be added includes adult patient simulator, infant patient simulator, pediatric patient simulator, crash carts, hospital beds and auscultation.

This is not a long process. The timeline is approval from NMHED in May 2023, then to the State Board of Finance. There have been some planning efforts done, no construction has been done yet. Construction will take about 6 months and then some installation for the programming will take about 2 months, so April or May of 2024. Mr. Wrobel then asked if there were any questions.

Chairman Hoehne then asked if any committee members had any questions. Member Carswell then asked if the 1.5 million was covering just the renovations or the renovations and the new equipment. Mr. Wrobel then stated that he believed it was covering both and asked Kyle Duran to confirm. Mr. Duran then stated that the majority is the equipment and a small amount of renovation included with it. There were no other comments or questions from the committee members. Chairman Hoehne then thanked UNM for bringing this project back to the committee as this funding needed to be repurposed. His question is as the CON-PHE is completed how does that affect what is currently in the Domenici Center and are they still going to run in parallel and what is the capacity increase for the nursing program or other related programs as a result of having both spaces available for the same programs. There are 2 classrooms in the CON-PHE which will help with the capacity for more learning students. There is no simulation area within the CON-PHE so it will still be completely utilized within the Domenici Center, but they are expanding the simulation center as they just got an STB for the five-million-dollar expansion of the simulation center. That is going to help as the CON-PHE comes online and get them more simulation area so growth will happen with that. Mr. Wrobel then asked if Shelly McLaughlin had anything to add. Ms. McLaughlin then stated that a great amount of pressure and task in the clinical areas and the clinical capacity is at max and are able to offset some of that pressure on the clinical facilities by utilizing this space, upwards of 50% to take the place of the clinical settings, which is a huge positive for the expansion of this area. Chairman Hoehne stated that being able to bring students into a clinical setting on campus versus putting them in the hospital in order to do their clinicals is definitely a positive.

Chairman Hoehne asked if there were any other questions from the committee and there were none, so he asked for a motion. Member Billingsley made a motion to approve the project. Member Rommel then seconded the motion. Member Brown then conducted a roll call vote for the project. The approval was passed on a unanimous vote.

7. New Mexico State University – \$15,000,000

Construction of New Aggie Memorial Stadium Operations Center

Presenters: Raghu Raghavan, Associate Vice President of Facilities, NMSU; Robert Herrera, Executive Director of Project Development and Engineering, NMSU

Vice Chancellor Johnston introduced Raghu Raghavan and Robert Herrera as the presenters. Before she turned it over to them, she wanted to acknowledge the great service of Dr. Burke and also Heather Watenpaugh who is leaving NMSU. Both have worked tirelessly on behalf of the state, and she wanted to acknowledge that. She then turned it over to Mr. Raghavan for the presentation. Mr. Raghavan also acknowledged the contributions of both Dr. Burke and Ms. Watenpaugh. There was a shared presentation. The project budget is 15 million dollars and does include new construction for approximately 18,000 square foot locker room facility. It will have



locker rooms, meeting rooms, student lounge, equipment room, multi-sport offices, nutrition area, and support spaces. Site work will also be done with entry plaza for stadium integration. For proposed building demographics it is expected to be built in 2024, approximately 18,000 square feet, the construction type is going to be concrete, CMU block, and structural steel. The design has begun with the completion of the design in June 2023, start of construction in July 2023 and completion by 2024 and could be ready for occupancy for the start of the 2024 football season. It is funded by system revenue bonds, the NMSU Board of Regents gave their approval in August of 2022, HED and state board of finance also in September 2022.

Chairman Hoehne then turned it over to the committee members for any questions. Member Rommel asked if they are assessing any student fees specifically for the repayment of the system revenue bonds that will pay for this stadium. Mr. Raghavan asked Robert Herrera to elaborate on this question. Mr. Herrera stated that NMSU athletics will pay back this bonding along with revenues from athletic sporting events. Member Rommel clarified that his question was charging student fees specific to this stadium and revenue bonds. Vice Chancellor Johnston stated that student fees are not being used to pay the bonds. Member Rommel asked the chair that he would like assurance regarding the repayment of the bonds that there are no student fees going towards this. Vice Chancellor Johnston stated that she will follow up with a response.

Chairman Hoehne stated that there will be a contingency for the approval. He also stated that the state board of finance has had lots of comments and questions related to the increase of student fees and the use of student fees for facilities and so it definitely needs to be clarified as this project moves forward to the state board of finance should it be approved today.

Member Carswell asked about the asterisk on the presentation for the square footage as it was a little different than what was in the materials. The presentation showed about 18,000 square feet, and it was about 16,500 in the materials for the new square footage. Mr. Herrera responded that the asterisk was there unfortunately on a previous presentation that they had as this project is so fast paced, they were anticipating the square footage to be approximately 18,000 square feet but they settled on 18,703 square feet. Member Carswell read that there was not going to be a need for any demo, and she understood from what she read that they were going to repurpose the existing home locker room for visitors, so is the existing visitors' locker room also being repurposed as part of this project. Mr. Herrera stated that is correct. They are still working on the details of how those two areas are going to be repurposed, but they will be part of a revised athletics master plan plus their future capital asking's. Member Carswell then asked if they were confident that they could get this out to bid and get all this work done in a year. Mr. Herrera stated that is the goal and why they put a tight schedule on the design. Typically, a facility of this size can be built in one year. They are trying to meet that deadline, but they do have some float in the schedule that they can absorb so they are confident that they can build it.

Chairman Hoehne stated one of the concerns that the HED had when this project first came forward is that it was not put forward for the committee's review and to Mr. Herrera's point the project wasn't fully developed at the time that it came forward originally and the HED did not feel that it was ready to move forward. Since then, they have finalized the plans on the project and finalized the square footage which is the current amount listed on the NMHED forms. Chairman Hoehne stated that NMSU is running a deficit in athletics of approximately ten million which is an increase of the deficit that was reported last year. With the money spent on the athletic facilities do they see the deficit in athletics increasing as they support these projects, and then ultimately



seeing a decrease in that deficit as a result of these new facilities hopefully bringing in additional revenues. Vice Chancellor Johnston responded that herself with the Chancellor and budget team have monthly meetings with athletics to review their budget as part of an agreement with HED. The deficit has increased as noted but her numbers show 6 million not 10 million. They will be putting forward a new payback plan because this has escalated and has escalated for lots of different reasons. They are trying to invest in football coaches, coaching staff so that they are winning more programs, investing more in a very healthy, good environment for our basketball team. Saw a decrease in ticket sales because of basketball and cutting the season short but they have also joined Conference USA and that should afford them more money based on the ESPN Sports and the agreement they have with Conference USA. So, they anticipate a flat next year or so, going to start getting revenues from Conference USA in about a year. Additionally, looking at ticket prices of course. The Aggie givers has now exceeded a million dollars in terms of donations for the first year despite the problems they have been having this year, so they anticipate a turnaround, but it will take several years to do that, and this is not on the backs of students, she assures that.

Chairman Hoehne wanted to ensure the committee was aware as they look at these large investments for the college understanding that there are a lot of moving pieces related to this. Just making sure there is a good understanding as we look at these types of projects. He also stated that he knows there are other projects as well in this bond issuance, but he knows how important this project is to NMSU. As far as the schedule goes, there is float in the schedule and when do they anticipate going out to bid. Do they feel the dollar value listed for the project is going to be able to be accomplished and what plans do they have should that bid come in higher. Is there other funding that NMSU may want to use or are they planning on re-designing if necessary.

Mr. Herrera stated they have had professional estimators review it, they have reviewed it from current markets so they are comfortable they can build the facility within that dollar amount and believes they have some contingency built in. If need be, they would have to re-design, that is part of the contract. As far as the time to go out to bid he deferred to the project manager, Gary Martinez, who is on the call. Mr. Martinez stated the goal is to get everything done right the first time so they can meet the schedule. If the cost exceeds the amount they would also look at other funding sources to possibly fund the items. The bid date will be the first of July.

Chairman Hoehne asked for any other questions from the committee. There were none so he then asked for a motion. Member Carswell made a motion to approve the project. Chairman Hoehne noted that there was a contingency to be added and asked member Carswell if it was okay to amend the motion to include the contingency of the submission of documentation showing the funding sources being used to pay back the revenue bonds. The amended motion was okayed by member Carswell. Member Billingsley seconded the motion. Member Brown then conducted a roll call vote for the project. The approval was passed on a unanimous vote.

8. Adjourn

Member Rommel made a motion to adjourn, his last motion on this committee. It was seconded by member Billingsley. Member Brown then conducted a roll call vote for the project. Meeting adjourned at 10:10 a.m.