



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

**Wednesday, May 13, 2026  
9:30 a.m.**

**MINUTES**

**1. Call Meeting to Order**

Meeting called to order at 9:37am

**2. Roll Call of Committee Members**

Present were Chairman Campos, Member Jorgensen arrived at 9:39am, Member Trujillo, Member Martinez, Member Guillen, and Member Brown

**3. Approval of Agenda**

Approved

**4. Approval of Minutes from April 8, 2026, Capital Projects Committee Meeting**

Approved

**5. Announcements:**

- a. Next Capital Projects Committee Meeting will be held on June 10, 2026.
- b. NMHED Offices are closed Monday, May 25, 2026 for Memorial Day.

**Projects to be reviewed**

**6. New Mexico Junior College – \$9,400,000  
Mansur Hall Renovation**

*Presenters: Dr. Charley Carroll, VP of Operations & Special Projects, NMJC; Josh Morgan, VP for Finance, NMJC*

The institution presented a major renovation of an existing academic building involving near-total interior demolition while retaining the structural frame, exterior envelope, roof system, and selected terrazzo flooring. Interior improvements include installation of LVT



and resilient flooring, upgraded classrooms, offices, and study areas, and full modernization of mechanical, electrical, and plumbing systems. The project ties the HVAC system into the campus central plant, incorporates dedicated mini-split units for specialized rooms, replaces domestic water and most sanitary sewer piping, and adds a water softener. The existing electrical transformer was verified as sufficient. Asbestos abatement is included where hazardous materials are identified. Energy-efficiency strategies include LED lighting with controls, low-flow fixtures, enhanced daylighting, insulated metal panels, and solar-control features.

The institution reported that abatement is scheduled for May 2026, construction will begin July 2026, and the building is expected to reopen for Fall 2027. All academic functions have been temporarily relocated to avoid instructional disruption. The total project cost is funded through general obligation bond and mill levy resources.

Approved

**7. Southeast New Mexico College – \$543,666  
SENMC Boiler Replacement**

*Presenters: Dr. Kevin Beardmore, President, SENMC; Carolyn Kasdorf, Interim VP of Business & Finance, SENMC; Gary Martinez, Director of Construction and Special Projects, SENMC*

The institution presented a project to replace failing boilers supporting campus heating operations. Although the campus recently invested in larger HVAC and energy-efficiency upgrades, the existing boiler system experienced multiple failures within the past year. The institution reported that no professional maintenance contract had previously been in place for the equipment, contributing to premature deterioration. The request includes replacement of the boilers, associated hot-loop pumps, and the first year of professional maintenance services, with a commitment to fund annual maintenance contracts going forward. The institution confirmed that a campus-wide water-treatment system has recently been installed.

Committee questions focused on maintenance funding after the first year, water-treatment adequacy, and long-term operational reliability. The institution confirmed that ongoing maintenance costs are incorporated into the operating budget.

Approved



**8. Clovis Community College – \$306,000**  
**CCC Industrial Technology Equipment Purchase**

*Presenters: Dr. Robin Kuykendall, Executive Vice President, CCC; Bob Dart, VP IT & Operations, CCC; Seth Keller, Director of Capital Projects, CCC*

The institution presented a request to purchase instructional equipment to support a new non-credit electrical trades program designed with stackable credentials feeding into an existing industrial technology academic pathway. The program will provide training including core electrical skills, safety, and automation components. The equipment package includes NC3-aligned training modules, realistic lab setups, and materials used in licensure preparation. The initiative supports regional workforce needs identified through engagement with employers, chambers, and economic-development partners. Cohorts are expected to begin with 12 students, with potential for expansion based on demand. The equipment will be housed in a new facility currently progressing through additional approval processes.

Committee discussion focused on statutory language, procurement alignment with legislative intent, and anticipated program enrollment. The institution confirmed that all equipment falls under the automation/industrial-technology scope and clarified program structure, certification pathways, and equipment relevance.

Approved

**9. Luna Community College – \$797,157**  
**Nursing Expansion Remodel**

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

The institution presented a project to remodel approximately 1,800 square feet within an allied-health building to expand nursing simulation capacity. The scope includes flooring, ceiling, lighting, data upgrades, ADA improvements, and creation of five new simulation stations with built-in headwall units. One doorway will be widened to accommodate hospital beds. The renovation is intended to support both fall and spring cohorts, reduce waitlists, and align with clinical-training standards. The institution also noted shared use by a partnering university's advanced-degree nursing programs.

Committee questions focused on enrollment capacity, waitlist trends, project timeline, procurement approach, and verification of funding availability from a nursing-expansion appropriation. The institution estimated a 60-day construction period and indicated the intent to use local pricing agreements or competitive bidding depending on compliance requirements. To proceed, the committee required confirmation of fund availability,



completion of CPTSS entries, and verification that the project timeline aligns with the funding reversion schedule.

Approved contingent upon the following:

- Update CPTSS
- Verification that the funding source is available
- Verify the timeline for the project meets the budget

#### **10. New Mexico Highlands University – \$777,207.55**

##### **11th Street Road Improvement Project with Sulzbacher Avenue Improvements**

*Presenters: Aaron Flure, AVP for Finance and Administration*

The institution presented a roadway improvement project consisting of two DOT-funded components: rehabilitation of a portion of Solsbacher Avenue and reconstruction of 11th Street. Although funded through two separate DOT programs, the institution intends to manage the work as a single coordinated project to streamline procurement and construction. The first segment, Solsbacher Avenue, is funded through the Local Government Road Fund, totaling approximately \$90,515 with match included. The work involves planning, design, and limited pavement rehabilitation along a 0.23-mile segment that remains in relatively good condition. The second segment, 11th Street, covers roughly 0.6 miles and will undergo full mill-and-overlay paving, curb replacement, and asphalt reconstruction funded through a Transportation Project Fund award of \$750,000 with no institutional match required. Both segments are scheduled to begin construction in summer 2026 and be completed by fall 2026 to meet a December 2026 funding reversion deadline. The institution indicated the project had been released for bid to meet contractor scheduling needs and intends to proceed with a CES contract. The institution also clarified its ownership of both roadways, described long-term planning considerations related to future traffic flow, and noted ongoing coordination with DOT and the city for potential future realignments.

Committee discussion addressed roadway ownership, long-term campus circulation planning, and opportunities to improve external signage.

Approved



**11. University of New Mexico Hospital – \$850,000**  
**UH-Main - Medical Vacuum Pump Replacement**

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

The institution presented a project to replace the hospital's aging medical vacuum system, a critical life-safety utility supporting clinical and procedural functions. The existing pumps, last replaced in the late 1990s, have exceeded their useful life and present increasing operational and maintenance risk. The project replaces three aging units with a modern six-pump array that meets NFPA code requirements, ensures redundancy, and supports projected demand. The institution reported that construction documents are complete and that bypass valves allow uninterrupted service during installation. No impact to patient care is anticipated.

The committee confirmed this is a like-for-like replacement and discussed system age, engineering review, and code-compliance requirements.

Approved

**12. University of New Mexico Hospital – \$1,500,000**  
**UH-Main - 1st Floor Fire Exit Passageway Renovation**

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

The institution presented a project to renovate a first-floor fire exit passageway serving two stairwells to meet current life-safety and fire-code requirements, including compliance with State Fire Marshal findings. The existing configuration does not provide a fully compliant exit passageway for multiple floors. Scope includes upgrading fire-rated assemblies, addressing penetrations, protecting elevator openings, replacing fire- and smoke-rated doors, and performing associated MEP corrections. Finish upgrades such as flooring and paint will be incorporated to avoid future disruption. Temporary wayfinding will be used to reroute patients and visitors during construction.

Committee discussion focused on the origin of the safety findings and the institution confirmed they were issued by the State Fire Marshal.

Approved



**13. University of New Mexico Hospital – \$3,500,000**  
**UH Main Backfill Pulmonary Lab Refresh and Roof Replacement**

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

The institution presented a project to repurpose a vacated cardiac catheterization lab into an expanded pulmonary lab to alleviate overcrowding and support increased patient-care capacity. The space has been vacant since late 2025 following relocation of previous functions to a new tower. The project includes interior finish upgrades, flooring, ceilings, and painting, while utilizing existing HVAC infrastructure suitable for pulmonary procedures. In parallel, the project addresses deteriorated roof and parapet conditions that have caused water intrusion, allowing the institution to correct building-envelope deficiencies while upgrading clinical space. No patient impacts are anticipated since the area is vacant.

Committee discussion addressed energy-code compliance for the roof replacement and the duration of space vacancy.

Approved

**14. University of New Mexico Health Sciences Center – \$3,600,000**  
**UNM Contract Archeology Program Relocation Renovation (1820 Randolph)**

*Presenters: Dr. Garnett Stokes, President, UNM; Dr. Michael Richards, Executive Vice President, UNM Health Sciences; Joseph Wrobel, Chief Budget & Facilities Officer, UNM Health Sciences; Stewart Livsie, Director Capital Projects, UNM Health Sciences*

The institution presented a project to relocate its contract-archaeology program from a site planned for future School of Medicine construction to a recently acquired facility near the airport. The program provides statewide archaeological services and requires specialized laboratory, storage, and secure handling space. The receiving facility, built in 1980, requires renovation of approximately 3,500 square feet, including administrative space, open work areas, an artifact-processing laboratory, archival storage, secure exterior fencing, IT upgrades, and fire-suppression improvements. Additional work includes a full roof replacement, HVAC system replacement due to vandalism, and replacement of compromised fiberboard ductwork. The institution noted that the program currently occupies roughly 8,800 square feet but can be consolidated efficiently within the renovated footprint.

The project is funded through a 2025 enabling-project appropriation and is being delivered through the university's job-order contract program, enabling accurate unit-price estimating and accelerated design development. Construction is expected to



begin June 2026 and be complete by September 2026, allowing relocation before School of Medicine site work begins.

Approved

**15. Adjourn**

Adjourned 11:00am