



**Capital Projects Committee Meeting**

**November 10, 2021**

**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 member joining via phone/webinar were Chairman Gerald Burke, Gerald Hoehne, Harrison Rommel, Wesley Billingsley, Steve Olson, and Harold Trujillo.

**3. Approval of Agenda**

Chairman Burke asked for comments on the agenda. No comments made.

Member Hoehne made a motion to approve the agenda.

Motion seconded by Member Olson.

Motion passed. (6-0)

**4. Announcements:**

- a. **Next Capital Projects Committee Meeting will be held on December 8, 2021**

**5. Approval of Minutes from October 9, 2021 Capital Projects Committee Meeting**

Member Hoehne noted that minutes are not yet complete. He made a motion to approve the minutes contingent upon final review by committee.

Motion seconded by Chairman Burke.

Motion passed. (6-0)

**Projects to be reviewed**

**6. San Juan College – \$919,671**

**Electronic Access and Surveillance Upgrades Campus Wide – Phase III**

*Presenters: Dr. Toni H. Pendergrass, President, San Juan College; Edward M. DesPlas, Executive Vice President, San Juan College; Chris Harrelson, Senior Director of Physical Plant, San Juan College; Kenny Hibner, Director of Public Safety, San Juan College; Shelley R. Pickett, Director of Risk Management, San Juan College*

Dr. Toni Pendergrass introduced herself and the team from San Juan College. She then



turned it over to Mr. Edward DesPlas who presented the project as outlined in the submittal. He noted that the college has completed Phase I and Phase II which allowed them to install electronic door access and controls for the exterior of the campus. This phase will allow them to install access controls on the interior doors of the campus and allow them the ability to lock down a building or the entire campus remotely should the need arise.

Member Rommel asked if the software package used to manage the surveillance upgrades had facial software included in its capabilities.

Mr. DesPlas noted that he is not sure how it works with individuals who are wearing masks however the system does have that capability.

Member Rommel noted that he has privacy concerns with using facial recognition software on the campus.

Member Olson asked if the surveillance data is going to be stored on a remote server off-campus. He also asked how the data will be used.

Mr. Kenny Hibner informed the committee that the software being is not the same as what you would see at an airport where it is searching and comparing against a database. This software would allow the college to highlight individuals that may have left the scene of an incident and track their movements on campus.

Chairman Burke asked if that was considered facial recognition.

Mr. Hibner noted that the terminology is the same however the uses are very different.

Member Olson asked if there was any proprietary information that the vendor would have related to the student's data that is collected. He also asked if the data and information would be stored on campus servers and they would only use to track individuals.

Mr. Hibner noted that the data would be housed internally at the campus and will not be shared outside of the campus. The only way it would be shared is if there is a warrant or subpoena for the data as part of an investigation.

Member Olson asked if the key access also includes the dorms that are being built.

Mr. Hibner noted that the same equipment and software would be incorporated into the new dorms that are being built.



Member Rommel noted that he is still not completely comfortable with the surveillance software however the discussion was helpful.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary.

Motion seconded by Member Billingsley.

Motion passed. (6-0)

**7. Central New Mexico Community College – \$500,000  
Installation of Sub-Meter for Water Utility Campus wide**

*Presenters: Andrew Jacobson, Associate Vice President of Finance and Operations, CNM;  
Marvin Martinez, Executive Director of Physical Plant, CNM*

Mr. Andrew Jacobson introduced himself and Mr. Marvin Martinez. He then turned it over to Mr. Martinez to present the project.

Mr. Martinez presented the project as outlined in the submittal. He noted that once these utilities are metered they will be able to use data and see how they can better implement energy conservation measures and ESCO contracts to assist with tuning the facilities moving forward. He also noted that this project will tie into the dashboards that were installed with the electrical sub-metering projects that have already been completed on campus.

Member Olson asked if this project was part of the plan when CNM went out for the GO Bond in 2018.

Mr. Martinez noted that this was part of the plan however CNM opted to do the electrical first based on how they could manage resources in-house. Now they are ready for this project.

Member Olson asked for an update on the visioning for trades building.

Mr. Martinez noted that they have received the documentation and it is being reviewed by their internal executive committees. They are moving forward with design and should have a square footage report and location for buildings in December.

Member Hoehne made a motion to approve the project for submittal to the NMHED Cabinet Secretary.



Chairman Burke seconded the motion.

Motion passed. (6-0)

**8. Central New Mexico Community College – \$2,200,000**

**Westside Campus - Flood Control Project**

*Presenters: Olivia Padilla-Jackson, Vice President of Finance and Operations, CNM; Andrew Jacobson, Associate Vice President of Finance and Operations, CNM; Marvin Martinez, Executive Director of Physical Plant, CNM*

Mr. Marvin Martinez presented the project as outlined in the submittal. He noted that this project started in 2012 when the campus was being developed. CNM had an agreement with AMAFCA to build flood control structures to help address erosion and flood control issues on the site. AMAFCA is looking at building 4 structures and the project will be run by AMAFCA with CNM covering 1/3 of the cost for the work.

Member Hoehne thanked CNM for the work they do at their campuses, specifically using these types of projects as a living lab for their programs and students. This is a good example for all institutions and a way to use capital outlay dollars not only for improvements but to also benefit specific courses through hands-on training.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary.

Motion seconded by Member Olson.

Motion passed. (6-0)

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

**Fire Safety Improvements – Reginald Heber Fitz Hall & Biomedical Research Facility**

*Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Constantinidis, Senior Vice President for Finance and Administration, UNM; Lisa Marbury, Assistant Vice President of Institutional Support Services, UNM; Al Sena, Director of Facilities Management, UNM*

President Garnett Stokes introduced herself and the members of her team. She provided a brief overview of the projects and then turned it over to Ms. Lisa Marbury.

Ms. Marbury presented the project as outlined in the submittal.

Member Olson asked UNM to explain the surcharge.

Ms. Marbury noted that in 2008 the university entered into a contract to look at UNM's



utility usage. To pay for the contract UNM added a tax charge to their utility rates. The contract has long been paid off however they have kept the tax to allow them to do sustainability projects such as this one.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary and then to the State Board of Finance.

Motion seconded by Member Rommel.

Motion passed. (6-0)

**10. University of New Mexico Health Science Center/Hospital – \$5,750,000  
Renovation and Expansion of Ophthalmology Clinic at 1600 University Blvd.**

*Presenters: Dr. Michael Chicarelli, Chief Operating Officer, UNMH; Enrico Volpato, Executive Director of Facility Services, UNMH; Jeremy Jerge, Director of Planning and Construction, UNMH*

Mr. Enrico Volpato introduced himself and Mr. Jeremy Jerge. He then presented the project as outlined in the submittal.

Chairman Burke noted that at the time this project was brought forward, when the property was acquired, there was not mention of an addition of square footage. He asked for an explanation of that.

Mr. Volpato informed the committee that they looked at expanding the footprint after the project was brought forward for acquisition. They are trying to utilize the opportunity to centralize all operating and exam rooms in one location. This will free up spaces in other areas and this did not come about until after that evaluation was completed.

Chairman Burke asked when the build out of the shell space would be coming back to the NMHED for approval.

Mr. Volpato informed the committee that they plan to request funding in their capital budget next year to build out this space.

Member Hoehne asked for more information on the spaces that will be vacated as a result of this renovation and build-out project. What will UNM be doing with those spaces?

Mr. Volpato noted that surgical services will be moved from UNM's Outpatient Surgery and Imaging Services (OSIS) facility and consolidated within this facility. Outpatient services are all currently in this building however renovation and expansion of this facility will enable them to double throughput. The operating rooms at OSIS will continue to be



used but for other services.

Member Hoehne asked how confident UNM is with costs since the schedule and phases are pushed out into 2022.

Mr. Volpato noted that they are concerned. The estimator and architect have evaluated the costs and phasing and tried to account for the fluctuation in the market and material prices for this project.

Member Olson noted that the building is approximately 40 years old and he wanted to understand why UNM has decided to renovate and expand vs build new.

Mr. Volpato informed the committee that they completed a cost analysis and purchasing and renovating the space was the most cost-effective way to move forward.

Member Olson asked why they want to build the shell out not instead of building it all out at once at a later date.

Mr. Volpato noted that they want to leverage the cost savings of having the contractor on-site however they were not able to complete the entire build-out due to constraints in the capital budget. Doing this allows them to come back at a later date and build-out the space at a lesser cost and with minimal disruption to the operations.

Member Olson asked what the specific impact will be to client services as a result of the renovation and construction of this facility.

Mr. Volpato noted that this is their highest priority. Their phasing and planning revolve around continuing services for their patients and ensuring the safety of patients and staff as the work progresses. There may be some impact on the site such as parking however they are working to mitigate that as best they can.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary and then to the State Board of Finance.

Motion seconded by Member Rommel.

Motion passed. (6-0)



**11. New Mexico State University Carlsbad – \$3,106,545  
Site Drainage, Parking, and Infrastructure Improvements**

*Presenters: Luis Campos, Associate Vice President of Facilities and Services, NMSU; Heather Watenpaugh, University Architect, NMSU; Robert Herrera, Executive Director of Project Development; NMSU*

Mr. Luis Campos introduced himself and noted that NMSU is bringing this project forward per a request from NMSU-Carlsbad to ensure its approval prior to the transition to an independent community college. He then turned over the presentation to Ms. Heather Watenpaugh.

Ms. Watenpaugh presented the project as outlined in the submittal.

Member Hoehne noted that he is concerned that no formal diversion plan has been completed on this project. He informed the committee that NMSU-Carlsbad has had drainage issues for quite some time and it was an expectation when this funding was recommended that a plan would be developed for the site. Since there is not a plan in place he asked NMSU to explain how confident they are in the costs and whether or not what is being proposed will actually resolve the issues at the campus. He also asked if the next steps are to have a formal plan developed before the work is actually started.

Mr. Robert Herrera informed the committee that they do intend on working with the designer on completing a formal drainage plan as part of the continuing design of the project. He noted that this has not yet been completed because of the need to push the project forward prior to NMSU-Carlsbad transition. He also noted that they developed the costs internally by working with the engineering firm and they are confident that the costs can be completed within the budget provided.

Member Hoehne noted that early on there were discussions regarding when NMSU would transition some of these projects and duties from the main campus back to the branch campus. It seems that this project is being brought forward early to complete NMSU's portion of the work however the issue still remains that the project is not well developed and we don't really understand what is needed to address the drainage issues on campus as a result.

Member Olson noted that the schedule is February 2022 to June 2022 and he asked if there is a specific reason why this project needs to be approved today.

Mr. Campos noted that when they approached Carlsbad they noted that they did not have the expertise in-house to complete this project. There is an opportunity to have NMSU complete the design phase of the project and then turn it over to Carlsbad so they can



procure the contractor to do the work however because of the timeline they are wanting to get the design completed and the contract awarded prior to the transition. If this does not happen there could be some procurement issues since NMSU has already procured the design firm and Carlsbad would not be able to use the same procurement. The hope is NMSU can take the lead and try to complete the project all the way through construction.

Member Hoehne noted the NMSU-Main has the ability to proceed without committee approval on the design and at the time NMSU-Carlsbad is ready for construction they can come forward to this committee for approval. He understands that Carlsbad needs the assistance and expertise in getting the project designed however once that is done they should be able to proceed with construction.

Mr. Campos informed the committee that they would like to finish the entire process if at all possible, from design all the way through construction, before handing it over to Carlsbad. If not, they would need to at least finish the design and then leave it up to Carlsbad to procure for construction.

Member Hoehne asked what the cut-off date is for the transition.

Mr. Campus noted that the cut-off date is June 30, 2022 and their hope is to complete the entire project including construction by that date.

Chairman Burke noted that the bond language was specific to NMSU-Carlsbad so he asked if the funding would automatically transfer to the newly established campus.

Member Billingsley noted that he feels the law creates the transition so the newly established campus would be able to use the funding, however he feels that using the funding sooner rather than later would be beneficial.

Member Rommel concurred that the language should allow the newly established campus to use the funds and he agrees that using the funds as soon as possible is important.

Member Olson noted that he appreciates NMSU working to assist Carlsbad with this transition. He also mentioned that Carlsbad is going to need this type of expertise when they fully transition and this is one of the concerns that was brought up during the summer hearing with more funds being requested.

Chairman Burke made a motion to approve the project for submittal to the NMHED Cabinet Secretary and then to the State Board of Finance.

Motion seconded by Member Rommel.





Motion passed. (6-0)

Chairman Burke informed the committee that if this project was not being brought forward as part of the transition it would not receive the support of the committee.

## **12. Adjourn**

Chairman Burke adjourned the meeting at 10:25 p.m.