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

Wednesday, October 8, 2025
9:30 a.m.

MINUTES

1. **Call Meeting to Order**

   Meeting called to order at 9:30am

2. **Roll Call of Committee Members**

   Present were Chairman Campos, Member Martinez, Member Guillen, Member Jorgensen, Member Trujillo, and Member Brown

3. **Approval of Agenda**

   Approved

4. **Approval of Minutes from September 10, 2025, Capital Projects Committee Meeting**

   Approved

5. **Announcements:**

   a. **Next Capital Projects Committee Meeting will be held on November 12, 2025.**

   b. **The NMHED FY27 General Obligation Bond Capital Recommendation will be presented at the DFA Infrastructure Planning & Development Division (IPDD) public hearing on Friday, October 17 and scheduled for 4:15pm.**

Projects to be reviewed

6. **New Mexico Junior College – $9,300,000**
   Rodeo & Agricultural Education District - Phase 1

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

   NMJC presented a proposal to construct a 19,745 SF Equine Education Center as the first phase of its Rodeo and Agricultural Education District. The project includes an additional 28 indoor stalls with capacity for expansion, a classroom, offices, and support areas, funded fully by institutional mill levy resources. Committee discussion focused on adherence to the department's "no net growth" policy, ensuring offset opportunities for new conditioned space through ongoing master planning. Members discussed enrollment, existing stall limitations, and the program's emphasis on equine safety, workforce preparation, and sustainability features. Committee members noted the facility's role in supporting higher-value animals, incremental program growth, and future integration into campus planning efforts.

   Approved

7. **Southeast New Mexico College – $180,000**
   Former JSS Elementary Lease

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

   SENMC requested approval to lease approximately 37,100 SF of a former elementary school from Carlsbad Municipal Schools. The space will temporarily support storage, workforce training, and staging for equipment deliveries tied to the Trades and Technologies Building currently under construction. The college will handle internal security and cleaning, while the district maintains building systems, utilities, and exterior grounds. Discussion addressed HVAC reliability, long-term space needs, and cost efficiency compared to the current mall lease ending in April 2026. Members noted that the lease provides immediate flexibility during construction and partnership value with the local school district.

   Approved

8. **Navajo Technical University – $16,843,500**
   G5381 NTU Interdisciplinary Building Construction

   Presenters: Abe Bitok, Director of Support Services, NTU; Sylvia Tyler, Budget Manager, NTU; Dr. Jason Arviso, VP of Operations and Carlos Murrietta, Architect

   NTU returned (original presentation September 2025 hearing) with a downsized, single-story interdisciplinary engineering facility (~15,557 SF; prior concept ~31,000 SF) to replace modulars and co-locate flexible classrooms, computer labs, and shared wet labs. Design emphasizes durable, locally maintainable materials, energy efficiency, and interior flexibility (movable/expandable rooms). Enrollment cited at ~200+ students across engineering programs; demolition of the OLSA building will provide offset, with additional modular removals planned. Funding discussion noted with the balance to be covered from NTU's investment earnings while additional Navajo Nation funds are pursued. Committee cautioned against value-engineering that undercuts long-term function; urged CMAR procedures and limiting owner-requested changes.

   Approved contingent on the following:
   - Provide updated funding screenshot attachment
   - Provide revised Form 5
   - Provide revised Scope of Work

9. **University of New Mexico – $1,850,000**
   Building Acquisition at 1820 Randolph Road SE

   Presenters: Thomas M. Neale, Director of Real Estate, UNM

   UNM proposed acquiring an 18,667 SF office building (1.29 acres) to relocate Contract Archaeology and potentially other units now in third-party leases, enabling clearance of the School of Medicine site on a tight timeline (target site cleared by October 2026). Appraised at $2.1M; under contract for $1.85M. Facility condition is generally good; HVAC and roof require replacement and will be packaged with tenant improvements. Discussion covered funding source clarification, instructional utilization of space confirmation, right-sizing program space (~10,000 SF initial occupancy), classification (program provides fee-for-service beyond campus), and sequencing to avoid schedule cascades.

   Approved contingent on the following:
   - Provide revised Form 5
   - Provide revised description notating I&G confirmation and details including space to be utilized by contract archaeology

10. **Clovis Community College – $3,200,000**
    CCC Gentry Purchase - Sept 2025
    Presenters: Dr. Jonathan Fuentes, President, CCC; Bob Dart, VP IT & Operations, CCC; Robin Kuykendall, Executive Vice President, CCC; Heather Lovato, Chief Financial Officer, CCC

    A return presentation by CCC (original presentation September 2025 hearing) provided loan terms for NMFA financing, multi-year pro forma, and phased program roll-out. Year-1 surplus projected (lower first-year debt service); Year-2 manageable deficit offset by dedicated workforce fund balance; Year-3 turns positive as programs mature. Capital needs include IT/electrical upgrades; utilities escalated ~5% in modeling. CCC reported active industry demand and coordinated planning with regional partners to avoid duplication of programming offered. Discussion covered bond-debt sensitivity to rate moves, Board of Finance requirements, and tracking economic impact/employment outcomes.

    Approved

11. **New Mexico Highlands University - Up to $6,100,000**
    Refinancing of System Revenue Bonds Series 2009B
    Presenters: Managing Principal with Buskey Advisors

12. **New Mexico Highlands University - Up to $8,035,000**
    Refinance System Revenue Bonds, Series 2012
    Presenters: Mark Valenzuela, Managing Principal, Buskey Advisors; Stephanie Gonzales, Vice President for Finance and Administration, NMHU; Aaron Flure, Associate Vice President for Finance and Administration, NMHU

    NMHU approved to present refinancing project together. NMHU seeks refinancing rate savings and release of debt-service reserves to pay down principal and lower annual debt service; maturities unchanged. Scenario analyses show positive savings; one series above the 3% guideline, the other slightly below but justified by reserve release. Discussion addressed market volatility, execution window (pricing targeted winter; authority to defer if savings deteriorate), sequestration risk to BABs subsidy, and ensuring no negative-savings close. Uses of original debt: residence hall and student center.

    Approved

13. New Mexico Highlands University - Up to $8,035,000

Presenters: Dr. Neil Woolf, President, NMHU

Refer to notes in item 12.

Approved

14. Adjourn

Adjourned at 11:25am