



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

Wednesday, September 10, 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 Brown, Member Martinez, Member Guillen, Member Carswell, Member Trujillo arrived at 9:34am

3. Approval of Agenda

Approved

4. Approval of Minutes from July 9, 2025, Capital Projects Committee Meeting

Approved

5. Announcements:

- a. Next Capital Projects Committee Meeting will be held on October 8, 2025.

Projects to be reviewed

6. New Mexico Junior College - \$23,000,000

NMJC Campus Safety & Infrastructure Improvements – Phase 2

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

Committee discussion emphasized the importance of tracking data on safety outcomes, such as crime reduction, and exploring use of outdoor classrooms as measurable learning environments. NMJC representatives committed to consulting with their Institutional Research staff on possible metrics.

Approved



7. Central New Mexico Community College – \$12,000,000

Health and Safety Corrections at all Campuses

Presenters: Andrew Jacobson, Associate Vice President of Budget, Finance, CNM; Melanie Archibeque, Director of Capital Projects, CNM; Martin Olea, Policy Liaison, CNM

CNM presented a health and safety package, with 50% institutional match, covering: (1) upgrades to fire alarm and emergency broadcast systems facilities; (2) fall protection and guardrails across many buildings; and (3) plumbing improvements derived from facility condition assessments. Committee members asked about scalability of fire systems, vendor flexibility, and OSHA requirements. CNM confirmed use of non-proprietary systems, forward compatibility, and commitment to safety standards.

Approved contingent on the following:

- Full execution of the grant agreement for I5406

8. Southeast New Mexico College - \$729,441.39

SENMC Fire Alarm System Upgrade

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

President Beardmore, with staff, requested to replace the campus's aging fire alarm system, citing repeated failures and a state fire marshal recommendation for replacement. Johnson Controls provided estimates and interim fixes; the new system will be CES-procured, scalable, and non-proprietary, with service contract coverage. Committee questioned service continuity and scalability, and SENMC confirmed.

Approved

9. Navajo Technical University - \$1,700,000

H2132 NTU Safety & Accessibility Improvement

Presenters: Abe Bitok, Director of Support Services, NTU; Sylvia Tyler, Budget Manager, NTU

NTU presented a campus-wide plan to improve pedestrian safety and ADA access through sidewalks, upgrading lighting, and completing perimeter fencing on main campus. Staff noted ~80% of campus is dark at night, posing safety risks for evening classes; many sidewalks currently "end in dirt," creating hazards and ADA gaps. Committee questions covered percent of vision achieved (~40%), master-plan alignment, potential solar lighting, ability to secure/close campus during incidents, and right-sizing large parking areas as modulares are replaced. Members encouraged master plan and academic plan integration and data tracking on safety outcomes.

Approved



10. Navajo Technical University - \$3,960,000

G5381 NTU Interdisciplinary Building Construction

Presenters: Abe Bitok, Director of Support Services, NTU; Sylvia Tyler, Budget Manager, NTU

NTU requested \$3.9M (toward a ~\$36M total) for a new ~31,960 GSF STEM facility (phase 1 ~15,500 GSF) with labs, classrooms, collaboration areas, and sustainable design. Discussion identified inconsistencies across Forms 4/5, unclear scope/phasing, and reliance on anticipated Navajo Nation/general funds not yet documented. Members requested a clear phasing plan, confirmed funding commitments/letters, square-footage accounting (noting a 5,000 GSF demolition toward no-net-growth policy), and timeline to avoid a long-term shell. Motion to table until funding documentation and forms are corrected; motion carried.

Tabled

11. New Mexico Institute of Mining and Technology – \$440,572

Playas Training and Research Center (PTRC) - Infrasound Array Deployment

Presenters: Carlos Romero, Assoc. VP for Research, NMIMT; Alex Garcia, Director Capital Projects, NMIMT

NMT outlined a federally funded project to design/deploy a standard infrasound array, co-locate an existing seismic array, and establish data sharing. The array would be on PTRC-owned land with solar power and Starlink backhaul, complementing recent PLAYAS infrastructure (fiber, power, fencing, warehouse) and AFRL-supported spectrum R&D. Funding is on contract but not yet allocated to this project pending sponsor approval within NMT's spend-plan process. Committee discussion focused on funding allocation/approval status, return-on-investment metrics for prior PLAYAS infrastructure, student engagement impacts, and collaboration with VLA.

Approved contingent on the following:

- Documentation of return on investment
- Documentation of sponsor funding approval



12. University of New Mexico – \$2,600,000

Campus Security Upgrade - Alarm Panels

Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Executive VP, Finance & Administration, UNM; Duane Arruti, Chief Information Officer, UNM; Kirsten Moeller, Director, IT Business Operations, UNM

UNM requested to replace ~300 alarm panels across approximately 164 buildings (central/north/south campuses; excludes clinical areas). The upgrade modernizes 20–25-year-old phone-line panels to networked units that integrate with access control, fire alarms, and video (Vigilant platform); asbestos testing/abatement is planned as needed. Discussion covered vendor flexibility (bid-awarded installers), potential future integration with clinical systems, and response workflows.

Approved

13. University of New Mexico – \$212,500

1826 Mesa Vista Rd NE – Land Acquisition

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

UNM sought approval to acquire a 7,158 SF vacant lot at 1826 Mesa Vista Rd NE as part of a coordinated exchange with the owners of Frontier/Golden Pride involving disposition of 1832 Lomas Blvd (5,468 SF; appraised \$197,200). UNM will pay the \$15,300 difference plus closing costs. Purpose: consolidate campus edge holdings, stabilize the neighborhood, and enable interim ~60-stall parking pending longer-term institutional uses. Phase I, title/survey clean; one sewer easement noted.

Approved

14. New Mexico State University – \$650,000

Zuhl Library 3rd Floor Flooring Replacement

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director of Project Development, NMSU

NMSU presented to replace ~23,815 SF of failing third-floor carpet at Zuhl Library (built 1992; ~96,000 SF). Funding: FY26 one-time BR&R (\$591,500 construction; \$58,500 project admin). Photos showed widespread delamination/tripping hazards. Committee queried alternatives (e.g., restretching, carpet tiles) and prioritization versus higher-need FCI items (notably HVAC). NMSU noted parallel exterior/envelope efforts and intent to strengthen FCI-driven prioritization going forward. NMSU noted HVAC is a major forthcoming need (~\$4M backlog at this facility) but selected this project for safety impact and BR&R timing readiness.

Approved



15. New Mexico State University – \$1,196,000

Campus Wide Drainage Restoration

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director of Project Development, NMSU

Project addresses aging drainage at three locations (regional pond; regional pond corral runoff; Sam Steele Way channel). Scope includes restoring pond capacity, connecting tree wells/swales with berms and riprap, widening channel, and upsizing culverts. Funding: \$1,196,000 (one-year BR&R). Discussion focused on rightsizing for larger storm events, shifting toward recharge/permeable strategies vs. moving water off-site, and city/county participation. Correction noted to slide total.

Approved contingent on the following:

- Letter to capital division of institutional consideration and inclusion of ground draining issues review on future projects

16. New Mexico State University – \$1,395,085.90

Jett Hall Structural Repairs

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director of Project Development, NMSU

For the 1956 building (interior reno 2015), NMSU requested this project structural remediation at the northeast corner (helical pier underpinning, selective demo, wall/frame tie-ins), addressing settlement and drainage-related damage. Discussion raised whether the 2015 work (ADA ramp/stair) contributed to water intrusion per the assessment.

Approved contingent on the following:

- Documentation of historical renovations, maintenance, etc. costs versus valuation of the facility
- Letter supporting review of best practices to manage such situations

17. New Mexico State University – \$554,225.13

Softball Scoreboard Improvements

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director of Project Development, NMSU

NMSU requested to replace the softball scoreboard with a video board, new conduit/data to press box, equipment rack, AggieVision connections, and structural framing; scope slightly downsized to align with budget while meeting athletics' needs.

Approved



18. New Mexico State University – \$447,500

Campus Wide Lighting Improvements

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director of Project Development, NMSU

Project funds assessment, design, and priority upgrades to exterior lighting across main campus to address low light levels and safety, using energy-efficient, lower light-pollution fixtures; some FY22 appropriation remains combined with newer funds. Completion targeted May 2026.

Approved

19. New Mexico State University – \$16,336,640

Biomedical Research Center Expansion

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director of Project Development, NMSU

NMSU sought approval for the Bioscience Research Center addition. Discussion covered updating plans to current building codes (architect performing a fresh code analysis before bid), NIH funding deadline requiring certificate of occupancy by March 27 (advertising to proceed in parallel with approvals), and sustainability approach (project to pursue LEED Silver; committee asked about prior consideration of Lab 21 guidance for research labs). Members requested clarity on cost drivers and gross square footage accounting.

Approved contingent on the following:

- Documentation of line itemed punch list or other project closure
- Documentation of strategic plan to offset gross square footage

20. New Mexico State University – \$625,049.95

Golf Course Learning Center and Driving Range

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director of Project Development, NMSU

NMSU proposed to add shade structures, ADA paths, electrical infrastructure, and range upgrades; future phase would add a learning-center facility. Funding mix includes institutional sources and state capital. Committee focused on whether the golf course should rely on student/community fee revenues vs. BR&R; the operation is run as an auxiliary and not part of Athletics. Members requested documentation of reserves/fees supporting the \$250,000 auxiliary contribution and consistency on admin fees.

Approved contingent on the following:

- Provide documentation of the institutional sources to cover the \$250,000
- Email an updated Form 5 to the capital division



21. New Mexico State University – \$6,977,513

Chemistry Building HVAC Renovations

Presenters: Berta Zubiarte, University Architect, NMSU; Jose Loera, Executive Director of Project Development, NMSU

NMSU requested to renovate HVAC systems—initially focusing on the 1955 wing of the Chemistry complex—with asbestos abatement, unit replacements, and reconfigured mechanical layout. Members noted earlier references to potential demolition of the oldest portion and raised concerns about fume hoods/makeup air and energy recovery; absent documentation could risk overtaxing new HVAC. Motion to table carried: project is tabled pending (1) documentation reconciling earlier demolition concepts vs. current investment, and (2) analysis showing the HVAC design addresses fume hood makeup air/energy recovery and won't compromise system performance.

Tabled

22. Clovis Community College – \$3,200,00

CCC Gentry Purchase

Presenters: Dr. Jonathan Fuentes, President, CCC; Dr. Robin Kuykendall, Executive Vice President, CCC; Bob Dart, Vice President of IT & Operations, CCC; Heather Lovato, CFO, CCC

CCC proposed purchasing the “Chase Gentry” building across from campus to expand workforce and CTE offerings. Programs supported include CDL, health, cosmetology, with electrical targeted this year to fully utilize growth funding. CCC described using growth funds as seed dollars to offset start-up costs; after expenses, program revenues help build a fund balance. Next steps include a working session with HED and LFC to refine financing, documentation, and program phasing, and coordinating with ENMU to avoid duplication and strengthen 2+2 pathways. Motion to table carried: project is table pending consultation with HED and LFC and submission of clarifying materials.

Tabled

23. Adjourn

Adjourned at 1:37pm