



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

**Wednesday, September 13, 2023
9:30 a.m.**

MINUTES

1. Call Meeting to Order

Meeting called to order by chairman Luis Campos.

2. Roll Call of Committee Members

Member Brown called the roll. Present were Chairman Campos, Member Hoehne, Member Trujillo, Member Billingsley, Member Carswell

3. Approval of Agenda

Motion to approve the agenda as presented by Member Hoehne, seconded by Member Trujillo, roll call vote unanimous, Approved

4. Announcements:

- a. Next Capital Projects Committee Meeting will be held on October 11, 2023.

The October meeting will be held on October 10, 2023, due to a conflict with the state agency capital outlay hearings on October 11, 2023.

5. Approval of Minutes from June 14, 2023, and July 12, 2023, Capital Projects Committee Meeting

Projects to be reviewed

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

Public Safety Building Renovation

Presenters: Andrew Jacobson, Associate Vice President of Budget, Finance, and Administration, CNM; Marvin Martinez, Executive Director of the Physical Plant Department, CNM; Martin Olea, Policy Liaison, CNM

This presentation started in person and some online attendees were not muted and during the attempt to mute those online attendees, the entire meeting was muted resulting in a loss of information for this presentation. There was a motion by Member



Hoehne and seconded by Member Trujillo and the project was approved.

**7. San Juan College – \$611,625.71
Main Plant Boilers Replacement**

Presenters: Edward M. DesPlas, Executive Vice President, SJC; Chris Harrelson, Senior Director, Physical Plant, SJC

The meeting was still muted at the beginning of the presentation for this project. This was discovered and rectified at the nine-minute mark for the meeting. The presentation was completed at this point. A question was asked by Member Carswell about the approval of the first 2 of 3 phases and why it was not just done all at once. Mr. DesPlas stated that they would request these first two, so they have access to the R&R appropriation then do the third one on their own. Member Hoehne asked about the scheduling of the boilers. They have pricing for all three, but this approval will allow them to order the first two and wait on the third. They anticipate late winter to early spring to install the last one. Lead time is 12-16 weeks. Member Hoehne stated that all three boilers should be part of this approval, but he understands what they are trying to do to utilize the BR&R funding. If the committee approves it would require a revised submission where they add the third boiler cost. It can be reviewed as a revision. Chairman Campos asked about the temporary access and if they are going to close it up once the boiler is done or do they have any plans to build access in case of future needs. They looked at two choices, the first was putting in a door, that would have impacted the promenade and was not a popular choice. They will cut a block out and then stucco it and will be easy to cut out in the future, in other words it is a block wall that will be framed out. Member Trujillo asked about the efficiency of the boilers and if they considered more efficient units. They did look at that but the existing pipe work and plumbing layout in that plant and schedule is driving the choice. If they had more time and a larger budget they could have.

Member Carswell made a motion to approve with the contingencies. Member Trujillo seconded the motion. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

- Cost difference between proposed boilers vs use of higher efficiency boilers for the project
- Resubmittal of a project revision to include the cost of acquisition and installation of the third boiler not included in this submittal



8. Southeast New Mexico College – \$5,999,369

2023 HVAC Replacement

Presenters: Dr. Kevin Beardmore, President, SENMC; Dr. Karla Volpi, Vice President for Business and Finance, SENMC; Glen Haubold, Principle, GHaubold Consulting

This HVAC replacement has been needed for a while. In June, eight of the eleven units went down resulting in closing early and sending employees' home. During the hosting of the summer hearings there was a maintenance employee who went up on the roof every hour to flip a switch that served the room the hearings were in to make sure that it stayed on. The college is in a position to be able to pay for this outright. With the schedule they are hoping to have this all completed before the heat of next summer. Member Billingsley stated he did not see the funding source on the form. Dr. Beardmore stated that this is cash on hand. Member Billingsley would like to see that on the form and would like this as a contingency. Member Hoehne stated that the state did appropriate \$800,000 for this project and that form 5 should be updated to reflect that amount and the remainder shown as institutional funds. Member Hoehne asked about if this project upgrades controls as well, and the response was that it does. Member Trujillo said they mentioned consideration of higher efficiency units. The intent is to look at all the options and there is a cost benefit analysis, so they have obtained pricing for the higher efficiency units, but it is much more expensive. Currently the scope is to replace them with slightly higher efficiency units but not the most efficient. Member Hoehne made a motion to approve with the contingency and Member Trujillo seconded. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

- Resubmittal of Form 5

9. Western New Mexico University – \$530,590.49

WNMU Security System Upgrade Project

Presenters: Dr. Joseph Shepard, President, WNMU; Kevin Matthes, AVP Facilities and Operations, WNMU; Joseph Holguin, Capital Projects Director, WNMU; Kelley Riddle, Business Affairs VP, WNMU

The existing camera infrastructure was last upgraded eight years ago. It consists of 150 cameras across campus, main servers, and three workstations around campus. The servers are beyond typical life by about 3 years. This project will include 37 additional cameras, replace both servers and address the majority of the identified gaps. Chairman Campos questioned how the institution will address future replacements and not waiting until they fail. Mr. Matthes responded that they are working on a process currently with VP Riddle and President Shepard to establish a replacement budget. The camera's life cycle is much longer than the servers. The new servers will allow 60 days of storage and will last 3-5 years. IT has explained to him that once you go beyond that time, if you have to power it down you are at risk of that server possibly malfunctioning when it comes up. They have not experienced that. They are working with a vendor to establish an annual maintenance



agreement. Chairman Campos asked if there is a policy in place if someone asks for information. Mr. Matthes stated they do. It goes through their HR group and Chief of Campus Police. Any requests to view footage has to go through that process and also through the president of the university. Member Hoehne asked if WNMU requested any funding through the Law Enforcement Protection fund when that went out and is any of that funding going to be used to support some of the ongoing need or is it for staffing etc. Mr. Matthes stated they did not. Member Hoehne asked Member Billingsley about it, and he confirmed that they did request funding for 3 officers. Mr. Matthes stated he was unaware of that. Member Trujillo made a motion to approve and Member Billingsley seconded. Roll call vote was unanimously approved.

10. University of New Mexico Hospital – \$1,250,000

UNM Hospital – Steam Plant Boiler #1 Replacement

Presenters: Dr. Garnett S. Stokes, President, UNM; Dr. Douglas Ziedonis, Executive Vice President, UNM HSC; Enrico Volpato, Executive Director, UNMH Facility Services, UNMH; Jeremy Jerge, Director, UNMH Planning & Construction, UNMH

The boiler was installed in 1982 and is 41 years old and has reached its end of life. It is no longer being manufactured. This is one of three boilers located in their central utility plant that serves the main hospital. It provides hot water as well as steam that is used to process surgical equipment. With completion of this replacement, they will have replaced all three boilers within the past several years and support the capacity required. The new boiler will improve efficiency, producing more hot water and steam with less fuel consumption. It also has the latest safety features. They do not expect the work to impact operations. The other two boilers provide for their needs and this one will provide them with plus one redundancy. This boiler is rated at the target finder of 80% efficient.

Member Trujillo made a motion to approve, and Member Billingsley seconded. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

- Submittal of an evaluation of the cost effectiveness of using a higher efficiency boiler

11. University of New Mexico Hospital – \$750,000

UNM Hospital – 6th Floor Pediatric Infusion Renovation

Presenters: Dr. Garnett S. Stokes, President, UNM; Dr. Douglas Ziedonis, Executive Vice President, UNM HSC; Enrico Volpato, Executive Director, UNMH Facility Services, UNMH; Jeremy Jerge, Director, UNMH Planning & Construction, UNMH

This project will replace their reverse osmosis water treatment system, and renovate the equipment room that it is housed in. This provides services to the pediatric infusion unit. This project replaces outdated equipment to prevent bio film buildup and maintain water supply disinfection. Copper piping is replaced with high density plastic piping due to the corrosive nature of ultra-pure water in the new system. This project will be phased to



maintain the current RO system including temporary connections to the dialysis stations. The old equipment will be demolished as part of this project. Member Hoehne made a motion to approve, and Member Trujillo seconded. Roll call vote was unanimously approved.

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

New Mexico PBS KNME-TV – Chiller Replacement

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Tabia Murray Allred, Strategic Planner, Institutional Support Services, UNM

This project will replace the existing 110-ton air cooled chiller at the New Mexico KNME PBS facility. The replacement is a 90-ton air cooled chiller which will serve as a backup source of cooling if the new main chiller should experience a failure. Due to the long lead time the procurement must start now in order to complete the installation by January 2025. The budget is \$600,000 funded by UNM BR&R funds. Member Trujillo made a motion to approve, and Member Billingsley seconded. Roll call vote was unanimously approved.

13. University of New Mexico-Taos – \$3,770,000

Fred Peralta Hall Renovation

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Tabia Murray Allred, Strategic Planner, Institutional Support Services, UNM; Mary Gutierrez, Chancellor of Taos Branch, UNMT

The Fred Peralta Hall houses the construction trades and fine arts lab at UNM-Taos. This project is a renovation only and does not include the proposed expansion for the film and media arts program. The renovation addresses accessibility, life safety, mechanical, electrical and plumbing building systems, window repairs and a complete roof replacement, new fire alarm and suppression systems are being installed. This project also includes design only for interior renovation for the arts lab. UNM-Taos has requested supplemental funds for this renovation and if received, would be included when the funding is available, and they would bring it forward for re-approval at that time. Due to excessive lead times on some of the major equipment, they are requesting approval well before construction starts in May of 2024. The budget is \$3,770,000 funded by \$3M of GOB funds, \$750,000 of Taos EGRT and \$20,000 of department funds. Member Trujillo made a motion to approve, and Member Hoehne seconded adding a contingency. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

- 50% Construction Documents



14. University of New Mexico – \$580,000

Castetter Hall-Biology Lab A Renovations

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Tabia Murray Allred, Strategic Planner, Institutional Support Services, UNM

This project will replace 30-year-old case work in rooms 257 and 261. New interior walls will be constructed in room 261 to provide individual lockable spaces for lab equipment. This project supports a recently hired biology faculty members research that has been federally funded for animal research. This renovated space will help with recruitment of other potential faculty and students to conduct their research at UNM. The budget is \$580,000 funded with \$380,000 from 2021 STBs and \$200,000 from department funds. In the application you may note that room 110 was identified but that was mistakenly included as no work will be done to room 110. Chairman Campos asked about the federal funding if any of it is or can be used for the renovations. The response was that the funding is being used for the position and to their knowledge is not available to use for the renovation. Member Billingsley noted that the AIPP was not included in the budget documentation. Member Hoehne made a motion to approve the project with a contingency. The motion was seconded by Member Billingsley. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

- Resubmission of Form 4 to include AIPP
- Resubmission of Form 1 removing room 110 from Scope of Work

15. University of New Mexico – \$1,400,000

Johnson Center – Seidler Therapy Pool Renovation

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Tabia Murray Allred, Strategic Planner, Institutional Support Services, UNM

This project will be for a separate and dedicated HVAC system to create the proper environment to stabilize the temperature and humidity to mitigate the deterioration of ceiling insulation. This addresses the immediate need for the natatorium, but more renovations are required to address deferred maintenance in this facility and other Johnson Center projects will be presented in the future. This project budget is \$1,400,000 and is funded with \$1,022,000 BR&R funds and \$378,000 of their facilities management sustainability surcharge funds. Construction is scheduled to start in October and be complete in twelve months. Member Trujillo made a motion to approve, and Member Billingsley seconded. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

- Phasing plan outlining timeline and scope of work for this facility



16. University of New Mexico – \$805,000

UNM Woodward Hall Upper-Level Restroom Renovation

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Tabia Murray Allred, Strategic Planner, Institutional Support Services, UNM

This renovation will improve the currently non-compliant upper-level restrooms to bring them into compliance with current code and ADA accessibility. It will also improve the accessibility of the plumbing to make repairs easier in the future. The project will also include asbestos abatement, new flooring, paint, tile, and restroom fixtures. The budget is \$805,000 funded with one time BR&R funds. Construction is scheduled to begin in December and will be completed within six months. Member Trujillo made a motion to approve, and Member Carswell seconded. Roll call vote was unanimously approved.

17. University of New Mexico – \$500,000

Center for the Arts – AHUs Optimization Controls, Phase 1

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Tabia Murray Allred, Strategic Planner, Institutional Support Services, UNM

This project will address deferred maintenance and bring the HVAC up to current code and industrial standards. This project will reduce the buildings energy use by modifying the operational capacities of the existing air handling unit and improve existing HVAC systems by replacing four 1960s air handling units. This is the first of five phases to replace all the original air handling units and associated antiquated energy control systems. The phase 1 budget is \$500,000 funded by facilities management sustainability surcharge. Construction is scheduled to start in November and be complete in the fall of 2024. Member Trujillo made a motion to approve, and Member Carswell seconded. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

- Update phasing schedule to include additional detail on the work to be performed

18. University of New Mexico – \$735,547

Bratton Hall (Building 218) Forum Renovation - REVISION

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Tabia Murray Allred, Strategic Planner, Institutional Support Services, UNM

This is a re-approval. Due to long lead times and to limit the impact and interruptions on classes the Bratton Hall renovation has been broken into two stages. Stage 1 is complete, they have installed the new flooring, paint, and the maple finishes inside the rotunda. Stage 2 will address doors and surrounding concourse area. Construction will start during the winter break with substantial completion in January before the semester starts. They are requesting re-approval due to material cost increases; the budget has been increased



to \$735,547. The increase is \$175,071. It is funded by the law school department's funds. Member Carswell made a motion to approve, and Member Trujillo seconded. Roll call vote was unanimously approved.

19. University of New Mexico – \$2,968,635

Fire Safety Improvements: Reginald Heber Fitz Hall & Biomedical Research Facility Re-Approval - REVISION

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Tabia Murray Allred, Strategic Planner, Institutional Support Services, UNM

This project is approximately 50% complete, the fire alarm system is approaching the final acceptance phase, the fire protection portion is nearing the start of construction. They are requesting re-approval due to continuing increases in construction expenses as they have had to increase the budget to complete the scope of work. In addition to the previously approved \$2.5M they are applying \$468,635 of one-time BR&R funds to complete this project. The one-time BR&R funds will be expended within the one-year timeframe. The project completion is still on track for June 2025. Question regarding the cause of the cost increases. The increase is the steel piping materials. This has led to an increase of greater than ten percent. Member Trujillo made a motion to approve, and Member Billingsley seconded. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

- More information on how the original budget is established in the contract, and how cost increases to the original budget are addressed within the contract

20. University of New Mexico – \$533,624

Fiber Optic Cabling on Lands West

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Duane Arruti, Chief information Officer, UNM; Brian Pietrewicz, Deputy Chief Information Officer, UNM; Kirsten Moeller, Director It Business Operations, UNM

This project is to replace optical fiber routes to UNM buildings west of Tucker and east of Indian School, specifically their continuing education, materials management, environmental health and safety services. This project is replacing fiber that is over twenty years old and the useful life of fiber is generally about ten years when it starts to break down. In addition to the replacement of the fiber due to age, there is also a lot of construction going on in these areas, so it is critical that they re-route their fiber through different areas to avoid potential damage due to building sites. The project cost is \$533,624 and includes \$450,000 general funds capital appropriations and \$83,624 internal service line item for project management, quality control, and overhead costs. In response to discussion, UNM is redesigning their zone hubs on campus in consideration of the future. Member Hoehne made a motion to approve, and Member Trujillo seconded. Roll call vote was unanimously approved.



21. University of New Mexico – \$533,000

Copper Cabling Bundle Replacement

Presenters: Dr. Garnett S. Stokes, President, UNM; Teresa Costantinidis, Executive Vice President, Fin & Admin, UNM; Duane Arruti, Chief information Officer, UNM; Brian Pietrewicz, Deputy Chief Information Officer, UNM; Kirsten Moeller, Director It Business Operations, UNM

This is for copper cabling bundle replacement in the same general area, this is the north bundle, the west bundle and the PPD bundle each with six hundred pairs of copper. Copper communications cabling is still critical for alarms, emergency phones and other critical phone applications. The copper that is currently in place is in excess of thirty years of life and similar to some of the challenges with fiber there are environmental and operational factors that can impact coppers insulation and sheathing and as it gets damaged it affects the ability of the copper to carry signal. It is also in that same zone with a lot of construction activity happening so trying to get the copper cable moved in advance of construction happening in that area that can potentially damage cabling. When you have something in the ground for thirty years it no longer meets current code requirements in terms of maintainability. There is an error on Form 5, the funding sources, just a rounding error, it was put without the \$624 on that form but it is correct on Form 4 so they will update that form. Member Trujillo made a motion to approve, and Member Billingsley seconded. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

- Resubmittal of NMHED forms with corrected project amount on Form 5

22. University of New Mexico Health Sciences Center – \$44,500,000

UNMCCC Phase III – Radiation Oncology and GMP Lab Expansion – Core and Shell Space

Presenters: Dr. Garnett S. Stokes, President, UNM; Dr. Yolanda Sanchez, Director and CEO, UNM Cancer Center; Joseph Wrobel, Chief Budget and Facilities Officer, UNMHSC; Steward Livsie, Associate Director Capital Projects, UNMHSC

This is for segment two of phase III. This segment will construct one new radiation vault equipped with state-of-the-art Magnetic Resonance, real time, image guided radiation therapy, construct a Theranostics shielded infusion suite to provide state of the art, targeted radioisotope intravenous treatments; and a central utility plant renovation to accommodate their expanded footprint with chilled water, heating hot water and logistics systems. This project will also include a shell that will then be developed in segment three. It will include interventional radiology, cellular therapy laboratory, clinical admin space, and radiochemistry and radiopharmacy. This plan for the future will allow them to provide the latest in immune therapy, which are cell based, and will only be available for New Mexicans in this facility. The MR LINAC will be leased with an option to buy in the new space. This marries imaging with radiotherapy in real time. The allows the physicist and the oncologist to target the tumor even when the body moves with breathing and other physiological processes to spare normal tissues. This will provide precision therapy and also radiosurgery which uses the beam to remove the tumors at distant sites. They are



currently delivering the Theranostics care in the facility to a limited number of patients. The expansion will allow more patients to be treated. UNM presented a 3D rendition of the cancer center to the committee. Member Hoehne made a motion to approve, and Member Trujillo seconded. Roll call vote was unanimously approved contingent upon receipt and approval of the following:

Approved contingent upon receipt and approval of the following:

- Updated timeline to include when the supplemental funding, if approved, would be incorporated into the project schedule
- More information on number of patients in New Mexico currently being served
- More information on number of patients anticipated to be served when project is complete
- Overview of the cost for providing delivery of services to patients and how that is supported
- More information on revenue generated and how it is utilized
- Diagram of how patients move through the healthcare system in New Mexico and ultimately into the UNM CCC, specifically from rural New Mexico clinics

23. Adjourn

Meeting adjourned at 12:42 p.m.