



**Capital Projects Committee Meeting**

**September 14, 2022**

**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 members joining via phone/webinar were Chairman Gerald Burke, Gerald Hoehne, Harrison Rommel, Wesley Billingsley, Darin Zigich (serving in place of Harold Trujillo), and Nina Chavez.

**3. Approval of Agenda**

Member Hoehne moved to approve the agenda, and Member Trujillo seconded the motion, and the agenda was approved.

**4. Announcements:**

- a. **Next Capital Projects Committee Meeting will be held on October 12, 2022**

**5. Approval of Minutes from July 13, 2022, Capital Projects Committee Meeting**

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

Chairman Burke made a motion to approve the minutes as presented.

Motion seconded by member Hoehne.

Motion passed. (6-0)

**Projects to be reviewed**

**6. New Mexico State University – Not to Exceed \$28,500,000**

**Issuance of Improvement Revenue Bonds, Series 2022**

*Presenters: D'Anne Stuart, Associate Vice President of Finance and Business, NMSU; Erik Harrigan, Managing Director, RBC Capital Markets, LLC; Katherine McKinney, Attorney, Modrall*

Chairman Burke introduced Associate Vice President Stuart who introduced her team and shared a PowerPoint presentation to the committee outlining NMSU's request for the Issuance of Improvement Revenue Bonds.



Mr. Harrigan provided details on the financing aspects of the request. Mr. Harrigan then asked for questions.

Member Hoehne asked that all of the information NMSU provided in the description section be moved up to the detailed scope of work in the documentation so that the information will print out.

Member Rommel reminded NMSU and the Provost the opportunity scholarship excludes capital projects and institutional debt bonds of any type from being paid as part of student fees covered by the scholarship.

Member Hoehne inquired as to most of the projects being athletic-related but-in from the student population.

Associate Vice President Stuart responded that these facilities are already student-supported facilities including the University recreation area and Corbett Center.

Member Hoehne asked if the revenues from Pan American Center events could be utilized to support this project.

Associate Vice President Stuart explained that they don't make a lot on those events and any revenue goes back into the operations of the building.

Member Hoehne noted that should the request be approved that it is on the docket for the agenda for the September 20<sup>th</sup> meeting of the State Board of Finance.

Member Hoehne moved for approval of the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance.

Member Rommel seconded the motion.

The motion passed (5-0). Chairman Burke abstained because his son was involved very early on with the preparation of this bond.

## **7. Central New Mexico Community College – \$32,420,000**

### **Construction of New Student Services Facility**

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

Chairman Burke introduced Associate Vice President Jacobson who introduced his team members and turned the presentation over to Executive Director Martinez.



Executive Director Martinez presented the project to the committee as outlined in the submittal.

Chairman Burke expressed concern for student safety while crossing at the University & Coal intersection.

Executive Director Martinez explained that, working with the city of Albuquerque, they turned that intersection to a turn on green light only, and they put signs that show drivers' speed.

Associate Vice President Jacobson noted that they are working in partnership with the city to keep speeds down on Coal.

Member Chavez asked why the cost of \$570/sq.ft. was significantly higher than the \$370/sq.ft. of similar spaces.

Executive Director Martinez replied that in the last year they have seen a significant jump in pricing from when they first brought it to their governing board.

Mr. Jorgensen asked if the CMAR is the right delivery vehicle for this construction project.

Executive Director Martinez answered that where the CMAR comes into play is they don't set the maximum price until the hundred percent drawings are complete. The CMAR is there during the first phase to help them estimate the market for materials and suppliers. He feels that CMAR is still the way to go.

Mr. Zigich, of Energy and Minerals, asked about the lack of LEED certification and the use of conventional boilers vs. electric.

Executive Director Martinez explained that they are looking into all electric, but they also have concerns with brown outs and PNM's ability to provide power. He also noted that there is a sharp rise in the cost, over \$370,000, for obtaining the LEED certification, and they are still doing everything including commissioning on this project; they are just not paying for the plaque.

Member Hoehne asked that the LEED certification score card be made available as a contingency for this project. He further asked for a better understanding of the community space and how CNM anticipates utilizing that space.

Executive Director Martinez explained that the space will be used for all CNM community groups and activities such as transfer events to help their students get to the next level of



education.

Member Hoehne asked that they provide, in a Word document, a definition of what the community space is.

Member Billingsley clarified the funding sources as two local General obligation bonds from 2018 and 2021 and a state GOB for \$13M.

Executive Director Martinez confirmed this, adding that an additional \$2M for this project was allocated in the Summer Hearings.

Member Hoehne stated that the scope of work doesn't change, and the project wouldn't come back to the committee, but it would come back to the agency as to incorporate that additional money. He also clarified that the project does include approval for the demolition of the existing student services facility.

Chairman Burke asked if there were any other questions, and there were none.

Member Billingsley moved for approval of the request for submittal to Cabinet Secretary Rodriguez contingent on receiving the LEED certification score card and a definition of what the community space is. Chairman Burke seconded the motion.

The motion passed (5-0). Member Rommel abstained because of his affiliation as a professor at CNM.

**8. Central New Mexico Community College – \$1,750,000  
Construction of Loop Road – Montoya Campus**

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

Executive Director Martinez presented the project to the committee as outlined in the submittal. Chairman Burke asked for questions. There were none.

Chairman Burke moved for approval of the request for submittal to Cabinet Secretary Rodriguez.

Member Billingsley seconded the motion.

The motion passed (5-0). Member Rommel abstained because of his affiliation as a professor at CNM.



**9. University of New Mexico Taos – \$4,218,750**

**Klauer Campus Infrastructure Improvements – Phase 1**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance & Administration, UNM; Lisa Marbury, Vice President of Institutional Support Services, UNM*

Chairman Burke introduced Senior Vice President Costantinidis introduced her team members.

Vice President Marbury presented the project to the committee as outlined in the submittal.

Chairman Burke explained that the 1% for Art request (\$42K) is not required for this type of funding.

Senior Vice President Costantinidis said that those funds will greatly assist for one alternate on the project.

Chairman Burke asked for other questions. Member Hoehne asked what the alternate was how it ties into the project.

Vice President Marbury stated that the alternate is for the paving of the back Loop Road at \$146k.

Member Hoehne wanted clarification on the Loop Road and if it was the continuation of the Loop Road that they're trying to build around campus.

Vice President Marbury stated that they are significantly adjusting the Loop Road on the east side, bringing it further to the East and finding parking lots that are in that Loop Road. She continued that they have access from the West Loop Road into the water tank and will maintain that however slightly adjusted.

Member Hoehne also wanted to know how long they have access to that EGRT and what is the plan moving forward to capture the continuation of that EGRT, which is a 25% match.

Senior Vice President Costantinidis thought that UNM-Taos had just renewed that agreement.

Chancellor Gutierrez added that the last installment of the EGRT funds will be in January 2023 for \$1.1M, and it is not clear that there's support in this legislative session to approve continuation of the EGRT.



Senior Vice President Costantinidis clarified that this is not a phased project, that they will spend all the funds on this one project, and there will not be a second phase.

Member Billingsley noted that there is a funding source, D3541, that is set to revert June 30th of 2023, and they should make sure that those ones are the first ones to be used so they don't revert or to find a route to reauthorize them to extend the time needed to use those funds.

Chairman Burke moved for approval of the request for submittal to Cabinet Secretary Rodriguez. Member Billingsley seconded the motion.

The motion passed (6-0).

#### **10. University of New Mexico – \$2,000,000**

##### **Field Lighting Replacement – University Stadium**

*Presenters: Dr. Garnett Stokes, President, UNM; Ed Manzanares, Senior Associate Director of Athletic Events management, UNM*

Senior Associate Director Manzanares presented the project to the committee as outlined in the submittal.

Chairman Burke expressed that he felt the project was very poorly worded, not even naming the stadium.

Member Hoehne continued to explain that requests for funding for athletic facilities are specific to an athletic facility, and he found it strange that this request did not call out University Stadium. However, based on the information that the committee has from the Legislative Council service, it does show it as a UNM Stadium light improvement project. Member Hoehne asked that they adjust the project schedule on form 1A with the correct anticipated start date of January 2023. Member Hoehne asked that on Form 4 everything be broken out into the appropriate categories as the project moves forward to the State Board of Finance.

Member Hoehne moved for approval of the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance with the contingencies that they correct the anticipated start date on form 1A to January 2023 and that on Form 4 everything be broken out into the appropriate categories.

Chairman Burke seconded the motion.

The motion passed (6-0).



**11. University of New Mexico – \$1,040,000**

**Scholes Hall – Exterior Envelope Renovation**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance & Administration, UNM; Lisa Marbury, Vice President of Institutional Support Services, UNM*

Vice President Marbury presented the project to the committee as outlined in the submittal.

Chairman Burke clarified that this is an historic building, and Vice President Marbury stated that they anticipate that by November they will have their 95% CDs. Chairman Burke asked if there were other questions.

Member Rommel asked if student fees were going into the BR&R funds.

Senior Vice President Costantinidis replied no, not at this time. She continued that this project is being paid for out of the BR&R money which is a subset of the overall facilities investment.

Member Hoehne asked that the actual historic registry listing for the facility be submitted. He also inquired about the long-term plan for Scholes Hall.

Vice President Marbury responded that they do not have any major changes planned for the building.

Senior Vice President Costantinidis added that they have no plans to do major renovations to Scholes Hall.

Member Hoehne moved for approval of the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance with the contingent upon submission of the documentation to validate the facility being on the national or state historic registry and contingent that it receives HPD approval.

Chairman Burke seconded the motion.

The motion passed (6-0).

**12. University of New Mexico – \$610,000**

**Information Technology Building (CIRT) Restroom Renovation - REVISION**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance & Administration, UNM; Lisa Marbury, Vice President of Institutional Support Services, UNM*





Vice President Marbury presented the project to the committee as outlined in the submittal.

Chairman Burke asked for questions. There were none.

Chairman Burke moved for approval of the request for submittal to Cabinet Secretary Rodriguez. Member Rommel seconded the motion.

The motion passed (6-0).

### **13. University of New Mexico – \$5,630,760**

#### **New Mexico Mutual Champions Training Center - REVISION**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance & Administration, UNM; Lisa Marbury, Vice President of Institutional Support Services, UNM*

Vice President Marbury presented the project to the committee as outlined in the submittal.

Chairman Burke expressed concern that they were trying to use BR&R money from ING into Athletics.

Vice President Marbury responded that they do use those facilities for student activities and student learning; that's what gives that percentage availability for I&G eligibility.

Member Hoehne expressed that he feels it is a stretch to include BR&R for this project. He asked they provide specifics on how the committee can consider this to be eligible for those funds and to identify what funding sources they can use if BR&R is not considered.

Vice President Marbury responded that the specifics of what classes students are using that space for would require some research and that this space is replacing existing space that is being used for those purposes.

Senior Associate Director Manzanares explained that students were spread over South Campus and this project will everyone together in one area.

Senior Vice President Costantinidis expressed that she feels very strongly that this is an appropriate use of I&G funding but the \$157,108 will be shifted to plant fund Minor General.





Chairman Burke moved for approval of the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance with the contingency that funding will be transferred from BR&R to plant fund Minor General.

Member Rommel seconded the motion.

The motion passed (6-0).

**14. University of New Mexico – \$2,964,424**

**ADA Facility Improvements on the Albuquerque Campus**

*Presenters: Dr. Garnett Stokes, President, UNM; Teresa Costantinidis, Senior Vice President of Finance & Administration, UNM; Lisa Marbury, Vice President of Institutional Support Services, UNM*

Vice President Marbury presented the project to the committee as outlined in the submittal. Chairman Burke asked for questions. Member

Member Hoehne moved for approval of the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Chairman Burke seconded the motion.

The motion passed (6-0).

**15. University of New Mexico Hospital – \$1,750,000**

**Central Utility Building Chiller Plant Upgrade – Phase I**

*Presenters: Dr. Garnett Stokes, President, UNM; Dr. Douglas Ziedonis, Executive Vice President, UNM HSC; Dr. Michael Chicarelli, Chief Operating Officer, UNMH; Enrico Volpato, Executive Director of UNMH Facilities Services, UNMH; Jeremy Jerge, Director of UNMH Planning and Construction; UNMH*

Executive Director Volpato presented the project to the committee as outlined in the submittal.

Chairman Burke asked for questions. Member Zigich asked what the total project cost is for all three phases.

Executive Director Volpato replied that the first phase is for a little over \$1.7M and that phase two and three would likely be around \$1.3M million dollars each. The first phase being more expensive because of the enabling work.

Member Zigich noted that the engineer needed to change the is applicable codes and standards on the cover sheet to the new energy codes.



Member Hoehne recommended that if they are planning on purchasing the second chiller to include that purchase in this request because expenditure for equipment is also governed by the State Board of Finance, and they expect to have approval on it.

Executive Director Volpato explained their timing of the projects and the thresholds of their requests.

Chairman Burke moved for approval of the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Member Hoehne seconded the motion.

The motion passed (6-0).

**16. University of New Mexico Hospital – \$1,350,000**

**Kitchen Hood Exhaust Upgrade and Improvements**

*Presenters: Dr. Garnett Stokes, President, UNM; Dr. Douglas Ziedonis, Executive Vice President, UNM HSC; Dr. Michael Chicarelli, Chief Operating Officer, UNMH; Enrico Volpato, Executive Director of UNMH Facilities Services, UNMH; Jeremy Jerge, Director of UNMH Planning and Construction; UNMH*

Executive Director Volpato presented the project to the committee as outlined in the submittal. Chairman Burke asked for questions, and there were none.

Chairman Burke moved for approval of the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Member Rommel seconded the motion.

The motion passed (6-0).

**17. University of New Mexico Hospital – \$6,950,000**

**Renovation and Expansion of Ophthalmology Clinic at 1600 University - REVISION**

*Presenters: Dr. Garnett Stokes, President, UNM; Dr. Douglas Ziedonis, Executive Vice President, UNM HSC; Dr. Michael Chicarelli, Chief Operating Officer, UNMH; Enrico Volpato, Executive Director of UNMH Facilities Services, UNMH; Jeremy Jerge, Director of UNMH Planning and Construction; UNMH*

Executive Director Volpato presented the project to the committee as outlined in the submittal. Chairman Burke asked for questions. Member Chavez asked for some more context on the square footage. Director Jerge explained that the cost per square foot is adjusted because of their inclusion of the finishes for the build-out.

Member Hoehne moved for approval of the request for submittal to Cabinet Secretary Rodriguez and on to the State Board of Finance. Chairman Burke seconded the motion.



The motion passed (6-0).

**18. Adjourn**

Meeting adjourned at 11:48 a.m.