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

Wednesday, September 9, 2026
9:30 a.m.

MINUTES

1. **Call Meeting to Order**

   The meeting of the Capital Projects Committee was called to order at approximately 9:30 a.m. by Chair Luis Campos.

2. **Roll Call of Committee Members**

   Committee members present:

   - Chair Luis Campos
   - Member Wesley Billingsley
   - Member Cally Carswell
   - Member Gerald Hoehne
   - Member Harold Trujillo was not present at the start of the meeting.

   A quorum was confirmed.

3. **Approval of Agenda**

   Before approval of the agenda, Member Hoehne recommended two amendments:

   - Agenda Item 10 (UNM Valencia – Vocational Career Technical Building Nursing Renovations) would not be heard because the project falls below the $1.6 million threshold required for CPC review.
   - Agenda Item 12 (New Mexico Junior College Student Housing Facility) would be adjusted to reflect a change from a $90 million project to $75 million for Phase I

   A motion to amend the agenda as stated was made, seconded, and approved unanimously by roll-call vote.

4. **Approval of Minutes for July 15, 2026, Capital Projects Committee Meeting**

   A motion was made and seconded to approve the minutes. Upon a roll-call vote, the motion passed unanimously.

5. **Announcements:**

   a. **Next Capital Projects Committee Meeting will be held on October 14, 2026.**

Projects to be reviewed

6. **University of New Mexico Hospital – $1,800,000**
   Children's Psychiatric Center Education Building – HVAC Upgrades
   Presenters: Dr. Michael Richards, Executive Vice President, UNM Health Sciences; Enrico Volpato, Executive Director, UNMH Facility Services; Gregory Smith, Director, UNMH Planning and Construction

Dr. Richards introduced the four UNM Hospital projects on the agenda, then turned the presentation over to the facilities team. Mr. Smith provided an overview of the HVAC upgrade project, explaining that the existing 4-pipe hydronic heating and cooling system, pneumatic controls, and related components had exceeded their useful life and were experiencing systematic failures. The inconsistent temperatures, especially in winter months, have disrupted educational operations for pediatric patients receiving extended-stay instruction.

The project involves full system replacement, conversion from pneumatic to digital building automation controls, installation of new terminal units, associated condensate pumps, and replacement of outdated electrical panels. Mr. Smith stated that modernization would reduce emergency repair costs and improve operational stability.

Committee members questioned whether the project had been bid and how many bids were received. UNMH confirmed the project had received minimal bid response—only one qualified bid—which they attributed to subcontractor labor shortages and heavy workload among general contractors in Albuquerque. They further explained the need for a general contractor rather than direct subcontractor procurement due to the sensitive behavioral-health environment and the need for proper containment and safety measures during construction.

The committee expressed concern about limited bid participation and asked about contractor qualification pools, labor market pressures, and whether alternative smaller contractors had been solicited. UNMH clarified that the project had been sent to all prequalified contractors on their on-call list but still did not receive broader response.

A motion to approve the project for submission to the NMHED Cabinet Secretary was made, seconded, and passed unanimously by roll-call vote.

7. **University of New Mexico Hospital – $2,000,000**
   Replacement of OSIS Air Handling Unit #1
   Presenters: Dr. Michael Richards, Executive Vice President, UNM Health Sciences; Enrico Volpato, Executive Director, UNMH Facility Services; Gregory Smith, Director, UNMH Planning and Construction

   Mr. Smith described the project to replace an aging and failing air-handling unit serving operating rooms in the Outpatient Surgery and Imaging Services (OSIS) building. The current unit is original to the 23-year-old building and is critical for uninterrupted surgical operations.

   The replacement strategy includes constructing a platform and utility tie-ins for the new seismically compliant air-handling unit prior to removal of the existing unit, allowing continuous care operations with minimal disruption. Installation activities—such as relocating exhaust fans, plumbing vents, hydronic piping, and electrical service—will be performed after hours and on weekends.

   Committee members asked whether this project could be packaged with other OSIS mechanical upgrades. UNMH stated that Items 7 and 8 were being prepared under a single solicitation but would remain separate contracts. They also clarified that, unlike Item 6, this project had not yet been bid, and procurement could allow for direct subcontractor engagement depending on qualifications.

   A motion to approve the project was made and seconded. The motion passed unanimously by roll-call vote.

8. **University of New Mexico Hospital – $2,500,000**
   OSIS Chilled Water Upgrades & Automatic Transfer Switch Replacement
   Presenters: Dr. Michael Richards, Executive Vice President, UNM Health Sciences; Enrico Volpato, Executive Director, UNMH Facility Services; Gregory Smith, Director, UNMH Planning and Construction

   Mr. Smith presented a multi-phase upgrade plan addressing failing automatic transfer switches, aging chillers, electrical infrastructure, and redundancy issues at the OSIS building. The project includes:
   - Replacement of three automatic transfer switches serving life-safety, critical, and equipment loads
   - Installation of concrete curbing and infrastructure for a load bank connection
   - Consolidation of multiple air-cooled chillers into a single chilled-water loop system

- Extension of piping and interconnection of systems to improve reliability

All phases will be scheduled during off-hours to avoid impacting clinical operations.

Committee members asked whether UNMH uses lifecycle-tracking software to monitor equipment replacement timelines. UNMH explained that a new building management system had been implemented, and staff were undergoing training to improve lifecycle forecasting.

Committee members encouraged inclusion of long-term cost data where possible and asked UNMH to explore quantifying the cost differential between normal-hour and off-hour construction work.

Member Hoehne recommended that UNMH prepare a timeline of each project phase for submission to the State Board of Finance.

A motion to approve the project was made, seconded, and passed unanimously by roll-call vote.

9. **University of New Mexico Hospital – $5,826,000**
   Lomas Pedestrian Bridge Revitalization
   Presenters: Dr. Michael Richards, Executive Vice President, UNM Health Sciences; Enrico Volpato, Executive Director, UNMH Facility Services; Gregory Smith, Director, UNMH Planning and Construction

   UNMH presented its revitalization project for the pedestrian bridge connecting the Lomas Parking Structure and the Ambulatory Care Center. The bridge provides essential patient, staff, and student access between university and hospital facilities. Although not an immediate structural risk, assessments identified deficiencies requiring corrective action.

   The project includes dismantling the exterior assembly, removing the arched chain-link canopy, replacing cladding systems, installing new weather-protected canopy structures, adding LED lighting and signage, upgrading drainage, and implementing traffic safety measures during construction.

   Committee members asked clarifying questions regarding:
   - Updated construction timeline (corrected to 2027)
   - Expected appearance changes and materials
   - Reason for CMAR procurement, which UNMH justified based on coordination

demands, traffic control complexity, and the need to refine costs during design
- Potential for digital signage revenue
- Impact on vehicular flow and lane closures

UNMH also addressed increased architectural and engineering fees, which they attributed to accelerated design schedules, additional renderings, and extensive coordination requirements.

A motion to approve the project was made, seconded, and approved unanimously by roll-call vote.

10. **University of New Mexico – Valencia Campus – $1,500,000**
    Vocational Career Technical Building – Nursing Renovations
    Presenters: Dr. Steve Goldstein, President, UNM; Ed Manzanares, ISS Strategy Associate, UNM; Kurt Schlough, Director of Facilities Design & Construction, UNM

Consistent with the agenda amendment at the start of the meeting, the committee did not consider this item because the project fell below the $1.6 million threshold for CPC review.

11. **Navajo Technical University – $9,561,778.32**
    Trades Building Expansion – Phase I
    Presenters: Jason Arviso, Vice President of Operations, NTU; Abe Bitock, Director of Support Services, NTU; Micheryl Miller, Budget Manager, NTU

NTU representatives thanked the committee for visiting their campus during summer hearings and described the need for expanded trades education capacity. They reported 253 students enrolled in construction technology and welding programs, noting that current facilities are outdated and insufficient for demand. The project includes approximately 17,000 square feet of new construction (with some demolition), with an estimated increase in usable instructional space of roughly 3,000 square feet. NTU emphasized improved training environments, increased safety, energy efficient building systems, and alignment with workforce needs.

NTU explained the combined funding plan, including use of the G5381 appropriation, Title III funds, supplemental institutional funding, and anticipated Phase II requests for automotive and additional trades programs.

Committee questions addressed:
- Reversion status of the G5381 appropriation
- Encumbrance and contract execution with Brycon

- Square footage, demolition, and NET new area
- Student enrollment capacity and expected growth
- Required offset, which NTU confirmed was included
- Architectural and engineering fees already paid

A motion to approve the project was made, seconded, and passed unanimously by roll call vote.

12. **New Mexico Junior College – $75,000,000**
    Construction of a 200-Bed Student Housing Facility – Phase I
    Presenters: Josh Morgan, Vice President for Finance, NMJC; Dr. Charley Carroll, VP for Operations and Special Projects, NMJC

NMJC presented its Phase I proposal for a four-story, 109,395-square-foot residence hall designed to provide 200 private bedrooms within two- and four-bedroom unit configurations. The project aims to expand housing capacity, support student success, modernize outdated residence halls, and meet growing demand—including requests for private accommodations and ongoing women's athletics expansion.

NMJC described occupancy projections beginning at 65% in the first operational year, increasing to 90% or more as existing halls are modernized and additional student populations are served. They also outlined building features, including study areas, recreation areas, and engagement spaces designed to strengthen residential community life.

Contractors and architects provided detailed explanation of cost drivers contributing to the construction estimate, noting:

- Steel structure selected for longevity and better suitability for public works procurement
- Prevailing wage requirements
- Higher-quality building envelope, infrastructure, and mechanical systems
- Regional labor availability challenges in Hobbs and cost impacts from mobilizing subcontractors

Committee members asked about:

- Cost comparisons to private-sector apartments
- Building durability
- Energy efficiency measures and connection to the campus chilled-water plant
- Landscaping, green space, and limits of site development
- Redundancy in mechanical systems

- Implications if Phase II funding is not awarded

The institution confirmed readiness to absorb any funding gaps and noted that Phase II would come as a separate submission when appropriate.

A motion to approve Phase I funding for $75 million was made, seconded, and passed unanimously by roll-call vote.

13. Adjourn

A motion to adjourn was made and seconded. The meeting was adjourned at approximately 10:55 a.m.