BOARD OF REGENTS

FINANCE & FACILITIES COMMITTEE

MEETING AGENDA

August 2, 2023, 1:30 p.m.

SCHOLES HALL, ROBERTS ROOM





<u>#1</u>

Call to Order, Confirmation of a Quorum, and Adoption of Agenda

The University of New Mexico Board of Regents' Finance and Facilities Committee August 2, 2023, 1:30 pm Scholes Hall, Roberts Room AGENDA

1. ACTION ITEM: Call to Order, Confirmation of a Quorum, and Adoption of

Agenda

2. **COMMENTS:** Open for Comments

3. ACTION ITEM: Approval of Finance and Facilities Committee Meeting Summary

from May 9, 2023

4. ACTION ITEM: Approval of Disposition of Surplus Property for April, May, and

June 2023 (Presenter: Bruce Cherrin, Chief Procurement Officer, Purchasing

Department)

5. **ACTION ITEM:** Approval of the New Mexico Higher Education Department,

Institutional Finance Division, 4th Quarter Financial Actions Report, and Certification through June 30, 2023 (Presenter: Norma

Allen, University Controller)

6. **ACTION ITEM:** Project Construction Approvals/Re-Approvals:

Institutional Support Services Projects:

- 1. UNM-Taos Peralta Hall Renovation
- 2. Fitz Hall & Biomedical Research Facility UNM Fire Safety Improvements Re-Approval
- 3. Tie Feeder Upgrade
- 4. Seidler Therapy Pool Renovation
- 5. Woodward Hall- Upper-Level Restroom Renovation
- 6. Bratton Hall Forum Renovations Re-Approval
- 7. New Mexico PBS KNME-TV Chiller Replacement
- 8. Castetter Hall-Biology Lab A Renovations
- 9. Center for the Arts AHUs Optimization Controls, Phase 1
- 10. Castetter Hall-Biology Lab B Renovations
- 11. Taos Harwood Museum: RTU 1&2 Replacement
- 12. Taos Harwood Museum: Boiler Replacement
- 13. Elizabeth Waters Center for Dance at Carlisle GymnasiumFire System
- 14. Anthropology Fire Alarm Upgrade

Athletics Projects:

 University Arena-Fan Experience and Security Improvements

Information Technology Services Projects:

- 1. Fiber Optics Cabling on Lands West
- 2. Copper Cabling Bundle Replacement

(Presenters: Maria Dion, Assoc. Director, Capital Projects Office; Al Sena, Director, Facilities Management; Jeff Zumwalt, Director, Utility Services; Ed Manzanares, Assoc. Director, Athletics; and Duane Arruti, Chief Information Officer, Information Technology)

The University of New Mexico Board of Regents' Finance and Facilities Committee August 2, 2023, 1:30 pm Scholes Hall, Roberts Room AGENDA

7. ACTION ITEM: Approval of Appointments to the UNM Rainforest Innovations

(UNMRI) Board of Directors (Presenter: Elizabeth Kuuttila, CEO, UNMRI)

8. ACTION ITEM: Approval of Real Property Acquisition - 1801 Las Lomas Rd. NE,

Albuquerque, NM (Presenter: Tom Neale, Director, Real Estate)

9. **ACTION ITEM:** Approval of:

1. Five-Year Capital Plan - UNM Gallup, Los Alamos & Taos Branch Campuses (Revised)

2. Capital Outlay Submission - UNM Gallup, Los Alamos & Taos Branch Campuses (Revised)

(Presenters: Teresa Costantinidis, EVP for Finance and Administration, and James Holloway, Provost and EVP for Academic Affairs)

10. **ACTION ITEM:** Approval of Ground Lease between the University of New

Mexico Foundation and the Regents of the University of New Mexico for Construction of a New Office Building to House the UNM Foundation (Presenters: Tom Neale, Director, Real Estate, and Kelly Ward,

Executive Director, Lobo Development Corporation)

11. **ACTION ITEM:** Approval of Revisions to Regents' Policy Manual Section 6.11:

Dependent Education Benefits and Update on Proposed

Enhancements to Employee Education Benefit Programs (Presenter:

Kevin Stevenson, Vice President, Human Resources)

12. INFORMATION ITEM: Geothermal Energy Development and Geothermal Utility Project

(Presenter: Jason Strauss, President/ CEO, Lobo Energy Inc.)

13. **INFORMATION ITEM:** UNM Strategic Housing Plan Presentation (Presenters: Chet Roach,

Executive Director, Brailsford & Dunlavey, and Teresa Costantinidis, EVP for Finance and

Administration)

14. INFORMATION ITEM: UNM Budget Priorities for FY 2024 - 2025 (Presenters: Teresa

Costantinidis, EVP for Finance and Administration and James Holloway, Provost and EVP

for Academic Affairs)

15. ACTION ITEM Recommendations for Action Items for Consent Agenda on Full

RECOMMENDATIONS: Board of Regents' Agenda (Bill Payne, Chair, Regents' Finance & Facilities

Committee)

16. INFORMATION ITEM: Recommendations for Information Items for Consent Agenda on

Full Board of Regents' Agenda (Bill Payne, Chair, Regents' Finance & Facilities

Committee)

17. EXECUTIVE SESSION: None

<u>#2</u>

Comments

COMMENTS:

Open for Comments

<u>#3</u>

Approval of Finance and Facilities Committee Meeting Summary from May 9, 2023

THE UNIVERSITY OF NEW MEXICO

Board of Regents' Finance and Facilities (F&F) Committee Scholes Hall, Roberts Room May 9, 2023 Meeting Summary DRAFT

Committee Members Present:

Regent William Payne, Chair Regent Paul Blanchard, Vice Chair (Zoom) Regent Paula Tackett Non-Voting Committee Members Present: Kim Sanchez Rael (Zoom)

Executive Administration Present: Garnett Stokes, University President; James Holloway, Provost and EVP for Academic Affairs; and Teresa Costantinidis, EVP for Finance and Administration

ACTION ITEMS:

1. Call to Order, Confirmation of a Quorum, and Adoption of Agenda. Regent Payne called the meeting to order at 2:02 p.m. and confirmed that a quorum was established with Regent Blanchard and Regent Tackett. Regent Tackett moved to adopt the agenda and Regent Payne seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.

COMMENTS:

2. There were no public comments.

ACTION ITEMS (Continued):

- 3. Approval of Finance and Facilities Committee Meeting Summary from March 31, 2023. Regent Tackett moved to approve and Regent Payne seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.
- 4. Approval of Disposition of Surplus Property for March 2023. Bruce Cherrin gave the presentation. Regents' approval was requested for the disposition of surplus property for March 2023. Items listed in the E-Book are either obsolete or beyond repair. The detailed report is in the E-book. Regent Tackett moved to approve and Regent Payne seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.

INFORMATION ITEMS:

- 5. Integrated Campus Plan, Preliminary Findings. Teresa Costantinidis and Tyler Patrick gave the presentation. Regent Rael requested this presentation be given at the upcoming Regents Retreat. The detailed report is in the E-book.
- **6. Information on 3rd Quarter Consolidated Financial Report through March 31, 2023.** Norma Allen, Teresa Costantinidis and Joe Wrobel gave the presentation. The detailed report is in the E-book.

ACTION ITEMS (Continued):

7. Regents' approval of the 3rd Quarter Financial Actions report and certification through March 31, 2023. Norma Allen gave the presentation. Regents' approval of the 3rd Quarter Financial Actions report and certification through March 31, 2023 was requested. The Quarterly Financial Actions Report is a one-page report submitted to the Higher Education Department (HED), comprised of "yes" or "no" questions regarding the University's financial transactions. Answering any question "yes" requires further information to be provided to HED.

There were no budget changes to report and a "no" response was provided for each question because all financial changes have been reflected in the Budget Adjustment Request (BAR). Once the Budget Adjustment Request (BAR) is approved, they will call them the approved revised budgets. The detailed report is in the E-book. Regent Tackett moved to approve and Regent Blanchard seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.

8. Project Construction Approvals:

- 1. **Lobo Welcome Center Re-Approval**. Lisa Marbury gave the presentation. Regents' reapproval was requested for the Lobo Welcome Center. The total estimated project budget is \$9.8M. The detailed report is in the E-book.
- 2. **Mesa Del Sol HVAC Upgrade.** Lisa Marbury gave the presentation. Regents' approval was requested for the Mesa Del Sol HVAC upgrade. The total estimated project budget is \$2.8M. Regent Blanchard inquired about the type of HVAC unit being installed and the age of the current unit. Al Sena explained that the HVAC unit was part of the original building and confirmed the new system is a 4-line chilled system. The detailed report is in the E-book.
- 3. **Student Health and Counseling Controls and HX Project.** Lisa Marbury gave the presentation. Regents' approval was requested for the Student Health and Counseling, controls and HX project. The total estimated project budget is \$800K. The detailed report is in the E-book.
- 4. **Domenici Hall Chiller Replacement.** Lisa Marbury gave the presentation. Regents' approval was requested for the Domenici Hall chiller replacement. The total estimated project budget is \$700K. The detailed report is in the E-book.
- 5. **La Posada Dishwasher Renovation.** Lisa Marbury gave the presentation. Regents' approval was requested for the La Posada, dishwasher renovation. The total estimated project budget is \$650K. The detailed report is in the E-book.

Regent Tackett moved to approve and Regent Blanchard seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.

- 9. Approval of Capital Outlay Request Package for 2023-2024 General Obligation Bonds, Severance Tax Bonds, and General Fund Projects which must be submitted to the Higher Education **Department (HED).** Teresa Costantinidis and James Holloway gave the presentation. Regents approval was requested for the Capital Outlay Request Package for 2023-2024 General Obligation Bonds, Severance Tax Bonds, and General Fund Projects which must be submitted to the Higher Education Department (HED) and totals \$213.4 M. With regards to the Humanities and Social Sciences Complex, Regent Rael asked how UNM is aligning the capital requests with the expected future demographics of the student population and workforce needs in New Mexico. Provost Holloway responded by explaining that this particular project is intended to replace the Humanities Building in Ortega Hall. All undergraduate students take courses within the Humanities and Social Sciences College. Regent Rael also asked what capital requests didn't make this list. Lisa Marbury responded by identifying two larger projects that did not make the priorities list, those include the Seidler Natatorium and the Information Technologies refresh. Regent Blanchard asked if the Regents have access to the line item breakdown for these projects. Lisa Marbury stated that these are preliminary estimates, and that once the estimates are final she will share the information with the Regents. Regent Tackett moved to approve and Regent Blanchard seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.
- 10. Approval of Five-Year Capital Plans, detailing projects which will construct and/or significantly improve and renew numerous facilities on The University of New Mexico Campuses. Teresa Costantinidis gave the presentation. Regents approval was requested for this item. Regent Tackett moved to approve and Regent Blanchard seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.
- 11. Approval of the FY23 Budget Adjustment Request (BAR) and FY24 Operating Budget for Main and Branch Campuses. Jeremy Hamlin gave the presentation. Regents approval was requested for the the FY23 Budget Adjustment Request (BAR) and FY24 Operating Budget for Main and Branch Campuses. The FY 2023 original Operating and Capital Budget was submitted to HED on May 2, 2022 and approved by the Board of Regents on May 10, 2022. The University is required to submit a revised budget to NMHED and then to the Department of Finance and Administration if year-end projections show that actual revenue, transfer, or expenditure levels will exceed those initially budgeted. Budget revisions for the fiscal year ending June 30, 2023 must be submitted to NMHED by May 1, 2023. The primary purpose of the BAR is to ensure actual expenditures do not exceed budget authority by exhibit (4.5.3.10 NMAC).

The budget adjustment drivers for the BAR for Main Campus include changes in revenue and expenditure projections, the use of reserves for one-time expenditures, an increase in restricted grant and contract activity, and other changes in transfers. These updates are summarized and listed below.

Summary of Major Changes for Main Campus current funds (Unrestricted) are listed below:

- \$23.7M net increase in revenues
- (\$14.0M) net transfers out
- \$20.5M net increase in expenses

Summary of Plant Fund changes are listed below:

- \$69.3M net increase in revenues
- \$20.5M net transfers in
- \$19.6M net increase in expenses

Summary of Changes for Main Campus current funds (Restricted) are listed below:

- \$129.9M net increase in revenues
- (\$17.0M) net transfers out
- \$112.9M net increase in expenditures

Summary of Branch Campus changes are listed below:

- Gallup increased \$1.52K
- Los Alamos decreased \$1M
- Taos increased \$1.7M
- Valencia decreased \$1.73K

The detailed report is in the E-book. Regent Tackett moved to approve and Regent Blanchard seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.

FY24 Operating Budget for Main and Branch Campuses. Regents' approval was requested for the FY24 operating budget for Main and Branch Campuses. Jeremy Hamlin gave the presentation. The University's total consolidated budget is projected to be \$4.07B which is a 9.2% increase over the FY23 budget. The Main Campus' budget for FY24 is \$1.12B which is an increase of 24.4% over FY23's original budget. The primary drivers for these changes include:

- State appropriations increased over the FY23 original budget, due primarily to increases in compensation (6% compensation increase for FY23) as well as a 1% ERB increase and a Group Health Insurance increase of 9.8%
- Student fees increased 3% (in addition to the debt related service fee increase) and the Student Health and Counseling (SHAC) fee increased by \$22 to \$129 per semester.

The Branch Campuses' overall budget is projected to be \$57.2 M which is a 7.8% increase from the FY23 original budget. The primary drivers include:

- Changes in revenue and expenditure projections
- An increase in state appropriations due primarily to a 9.1% (\$2.1 million) increase for I&G funding, categorical funding and Research and Public Service Projects (RPSPs), a 6% compensation increase, a 1% ERB increase and a Group Health Insurance increase of 9.8%.

The detailed report is in the E-book. Regent Tackett moved to approve Maand Regent Payne seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.

12. Approval of Revisions to Regents' Policy Manual (RPM) Section 7.21: Investment of Operational Funds and Bond Proceeds. Vahid Staples, Jeremy Hamlin and Max Kotary gave the presentation. Regents approval of revisions to Regents' Policy Manual (RPM) Section 7.21: Investment of Operational Funds and Bond Proceed was requested. These changes will provide attractive relative value opportunities, and enhance yield while minimally impacting investment risk, providing additional flexibility to move when markets move and allow investment decisions to be made in real time. from AON our Investment Advisor and from Loomis Sayles and SLC Management, our Portfolio Managers are:

- Allow investment in securitized bonds (ABS, MBS, etc.)
- Allow investment in Private Placement (144As)

- Allow investment in bonds rated BBB-
- Increase maximum allocation to corporate bonds ($50\% \rightarrow 75\%$)
- Increase maturity limit to 7 years or less
- •Remove constraints on "selling at a loss"

Regent Blanchard shared he is strongly in favor of giving managers the ability to make these changes. Regent Payne would like a retrospective look to the 2008 great financial crash to understand if these proposed changes were in effect then, how it would have affected our investments at that time. Vahid, Jeremy, and Max to prepare additional numbers.

Regent Blanchard moved to approve and Regent Tackett seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.

INFORMATION ITEM RECOMMENDATIONS:

13. Recommendations for Information Items for Consent Agenda on Full Board of Regents' Agenda. Regent Payne recommended items 5 and 6 be placed on the full Board of Regents' consent agenda. Regent Tackett moved to approve and Regent Payne seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.

ACTION ITEM RECOMENDATIONS:

14. Recommendations for Action Items for Consent Agenda on Full Board of Regents' Agenda. Regent Payne recommended items 7, 8, 10, and 11 (BAR portion only) be placed on the full Board of Regents' consent agenda. Regent Tackett moved to approve and Regent Payne. The motion passed by unanimous vote with a quorum of committee members present and voting.

INFORMATION ITEMS CONTINUED:

15. Executive Session: None

Regent Tackett moved to adjourn at 3:32 p.m. and Regent Payne seconded. The motion passed by unanimous vote with a quorum of committee members present and voting.

<u>#4</u>

Approval of Disposition of Surplus Property for April, May, and June 2023 (Presenter: Bruce Cherrin, Chief Procurement Officer, Purchasing Department)



Disposition of Surplus Property Approval April 2023 – June 2023

Date: July 18, 2023

To: Bruce Cherrin

Chief Procurement Officer Purchasing Department

From: Marcos Roybal

Associate Director – Finance & Administration

Purchasing Department University Services

Attached for your review and submission to the Board of Regents is the Surplus Property Disposition detail list for the months of April 2023 – June 2023.

Consistent with UNM Board of Regents Policy 7.9 and the NM Disposition of Surplus Property Act, 13-6-1, NMSA 1978, and based upon documentation submitted by the UNM departments responsible for the equipment, I certify that the equipment identified on the monthly list is worn-out, unusable or obsolete to the extent that the items are no longer economical or safe for continued use by the University. I recommend that the items be deleted from UNM's inventory and disposed of in accordance with the above noted Regents Policy and NM Surplus Property Act.



PURCHASING DEPARTMENT - DISPOSITION OF SURPLUS PROPERTY

APRIL 2023 - JUNE 2023

Surplus Property Disposition - April 2023							
Asset Tag	Department	Description	Manufacturer	Purchased	Total Cost (\$)	NBV (\$)	Disposal Method
187174	COP Pharmaceutical Sciences	L7 ULTRACENTRIFUGE	Beckman	11/6/1989	\$35,314.00	\$0.00	Beyond Repair
260740	Molecular Genetics Microbiology	DETECTOR	ESA	5/9/2003	\$29,938.00	\$0.00	Obsolete
243115	Molecular Genetics Microbiology	DETECTOR ASSY	PerkinElme	8/7/2000	\$26,799.00	\$0.00	Obsolete
220693	Physics Astronomy Department	COMPUTER CPU/SYSTEM	Silicon	10/2/1996	\$24,735.00	\$0.00	Obsolete
256756	HSC CIO Office	MIXER SOUND	Gentner	7/11/2002	\$22,309.00	\$0.00	Beyond Repair
N00043568	Remodel	Vehicle/2013F-150Truck	Ford	9/26/2013	\$19,208.00	\$0.00	Beyond Repair
243117	Molecular Genetics Microbiology	CELL CULTIVATOR	PerkinElme	8/7/2000	\$15,251.00	\$0.00	Obsolete
N00027697	Div of Gvt Research PI#1- Rhatigan	Server	SiliconMec	9/16/2010	\$13,018.00	\$0.00	Obsolete
N00053351	EDAC General Admin	Printer/DesignjetZ6200	HP	9/1/2015	\$12,959.74	\$0.00	Obsolete
205054	Cancer Research Treatment Ctr CRTC	AMP GENE	PerkinElme	3/24/1994	\$10,064.00	\$0.00	Beyond Repair
263198	IM Pulm/Sleep/CC/Allergy	ANALYZER BREATH	OTHER	9/26/2003	\$9,795.00	\$0.00	Obsolete
N00014856	FM Engineering	Vehicle	Dodge 2008	1/31/2008	\$9,562.00	\$0.00	Obsolete
254610	Center for Infectious Disease	TABLE LAB	Nuaire	3/21/2002	\$6,927.00	\$0.00	Obsolete
N00065226	Nursing Faculty #27	Computer/iMacPro27"	Apple	4/10/2018	\$6,629.00	\$0.00	Obsolete
N00022199	Div of Gvt Research PI#1- Rhatigan	162650-Rackform nServ	kform nServ SiliconMec 8/25/2009 \$6,504.00		\$0.00	Obsolete	
N00027048	Div of Gvt Research PI#1- Rhatigan	Storage Server	Linux	7/23/2010	\$5,740.00	\$0.00	Obsolete
N00006355	Athletics Training Room	Treadmill	Adv Equip	1/13/2006	\$5,224.00	\$0.00	Too Costly to Repair
Total Asset Disposition (#)					Disposition (#)	17	
Total Capitalization (\$)					pitalization (\$)	\$259,976.74	
Total Net Book Value (\$)					\$0.00		

Surplus Property Disposition - May 2023							
Asset Tag	Department	Description	Manufacturer	Purchased	Total Cost (\$)	NBV (\$)	Disposal Method
N00019577	IT Computing Platforms	Network Equipment	AquilaTech	2/6/2009	\$174,666.41	\$0.00	Obsolete
N00011750	IT Computing Platforms	Bundle Catalyst	Cisco	5/25/2007	\$170,587.81	\$0.00	Obsolete
N00011749	IT Networks	Bundle Catalyst	Cisco	5/25/2007	\$132,192.66	\$0.00	Obsolete
N00059722	IT Networks	NetworkProcessingCard	Palo Alto	12/20/2016	\$90,000.00	\$0.00	Obsolete
N00020819	IT Networks	Network Equip-WS-C3750E	Cisco	5/29/2009	\$11,349.51	\$0.00	Obsolete
N00011501	IT Computing Platforms	Network Equipment	Cisco	5/4/2007	\$9,746.75	\$0.00	Obsolete
N00009257	NMTR Faculty #1	Printer	HewlettPac	10/6/2006	\$6,411.78	\$0.00	Obsolete
Total Asset Disposition (#)						7	
Total Capitalization (\$)					\$594,954.92		
Total Net Book Value (\$)					\$0.00		

Surplus Property Disposition - June 2023							
Asset Tag	Department	Description	Manufacturer	Purchased	Total Cost (\$)	NBV (\$)	Disposal Method
N00043053	Center for Biomedical Engineering	ScanningProbeMicroscope	Moleculari	8/22/2013	\$167,457.88	\$0.00	Obsolete
N00023024	CBE PI #2	BR110073Processing Unit	GEHealth	10/7/2009	\$147,371.11	\$0.00	Obsolete
257878	Center for Biomedical Engineering	ROBOT	Gene Machines	9/27/2002	\$75,000.00	\$0.00	Obsolete
N00023064	Center for Biomedical Engineering	Flow cytometer	Accuri	10/12/2009	\$55,300.00	\$0.00	Obsolete
N00043055	Center for Biomedical Engineering	DepositionCoatingSystem	KSVInstrum	8/22/2013	\$34,280.00	\$0.00	Obsolete
259983	Center for Biomedical Engineering	ANALYZER	Beckman	3/11/2003	\$30,395.00	\$0.00	Obsolete
246695	Cancer Research Treatment Ctr CRTC	FREEZER	Harris	5/12/2001	\$16,335.00	\$0.00	Beyond Repair
261798	Psychiatry Psych	TAPE DRIVE	Sicorp	6/26/2003	\$13,138.00	\$4,087.02	Obsolete
N00036419	CRTC Development Office	Freezer/InnovaU725 (*1)	VWR	6/19/2012	\$11,223.19	\$0.00	Too Costly to Repair
N00011771	IT Networks	Network Equipment	Cisco	5/25/2007	\$10,945.79	\$0.00	Obsolete
N00011776	IT Networks	Network Equipment	Cisco	5/25/2007	\$10,945.79	\$0.00	Obsolete
N00011772	IT Networks	Network Equipment	Cisco	5/25/2007	\$10,945.79	\$0.00	Obsolete
N00045459	PE Faculty #20	Glucose&LactateAnalyzer	YSI	4/2/2014	\$7,099.40	\$0.00	Obsolete
N00024903	Psych Faculty #73 - Lewis	Computer	Dell	3/12/2010	\$6,802.13	\$0.00	Obsolete
261799	Psychiatry Psych	TAPE LIBRARY SYSTEM	Sicorp	6/26/2003	\$5,638.00	\$0.00	Obsolete
Total Asset Disposition (#)						15	
Total Capitalization (\$)					\$602,877.08		
					Total Net	t Book Value (\$)	\$4,087.02

New Mexico Compilation Commission

13-6-1. Disposition of obsolete, worn-out or unusable tangible personal property.

- A. The governing authority of each state agency, local public body, school district and state educational institution may dispose of any item of tangible personal property belonging to that authority and delete the item from its public inventory upon a specific finding by the authority that the item of property is:
 - (1) of a current resale value of five thousand dollars (\$5,000) or less; and
- (2) worn out, unusable or obsolete to the extent that the item is no longer economical or safe for continued use by the body.
- B. The governing authority shall, as a prerequisite to the disposition of any items of tangible personal property:
 - (1) designate a committee of at least three officials of the governing authority to approve and oversee the disposition; and
- (2) give notification at least thirty days prior to its action making the deletion by sending a copy of its official finding and the proposed disposition of the property to the state auditor and the appropriate approval authority designated in Section 13-6-2 NMSA 1978, duly sworn and subscribed under oath by each member of the authority approving the action.
- C. A copy of the official finding and proposed disposition of the property sought to be disposed of shall be made a permanent part of the official minutes of the governing authority and maintained as a public record subject to the Inspection of Public Records Act [Chapter 14, Article 2 NMSA 1978].
- D. The governing authority shall dispose of the tangible personal property by negotiated sale to any governmental unit of an Indian nation, tribe or pueblo in New Mexico or by negotiated sale or donation to other state agencies, local public bodies, school districts, state educational institutions or municipalities or through the central purchasing office of the governing authority by means of competitive sealed bid or public auction or, if a state agency, through the surplus property bureau of the transportation services division of the general services department.
- E. A state agency shall give the surplus property bureau of the transportation services division of the general services department the right of first refusal when disposing of obsolete, worn-out or unusable tangible personal property of the state agency.
- F. If the governing authority is unable to dispose of the tangible personal property pursuant to Subsection D or E of this section, the governing authority may sell or, if the property has no value, donate the property to any organization described in Section 501(c)(3) of the Internal Revenue Code of 1986.

- G. If the governing authority is unable to dispose of the tangible personal property pursuant to Subsection D, E or F of this section, it may order that the property be destroyed or otherwise permanently disposed of in accordance with applicable laws.
- H. If the governing authority determines that the tangible personal property is hazardous or contains hazardous materials and may not be used safely under any circumstances, the property shall be destroyed and disposed of pursuant to Subsection G of this section.
- I. No tangible personal property shall be donated to an employee or relative of an employee of a state agency, local public body, school district or state educational institution; provided that nothing in this subsection precludes an employee from participating and bidding for public property at a public auction.
- J. This section shall not apply to any property acquired by a museum through abandonment procedures pursuant to the Abandoned Cultural Properties Act [18-10-1 to 18-10-5 NMSA 1978].
- K. Notwithstanding the provisions of Subsection A of this section, the department of transportation may sell through public auction or dispose of surplus tangible personal property used to manage, maintain or build roads that exceeds five thousand dollars (\$5,000) in value. Proceeds from sales shall be credited to the state road fund. The department of transportation shall notify the department of finance and administration regarding the disposition of all property.
- L. If the secretary of public safety finds that the K-9 dog presents no threat to public safety, the K-9 dog shall be released from public ownership as provided in this subsection. The K-9 dog shall first be offered to its trainer or handler free of charge. If the trainer or handler does not want to accept ownership of the K-9 dog, then the K-9 dog shall be offered to an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 free of charge. If both of the above fail, the K-9 dog shall only be sold to a qualified individual found capable of providing a good home to the animal.

History: 1953 Comp., § 6-1-7.1, enacted by Laws 1961, ch. 100, § 1; 1979, ch. 195, § 2; 1984, ch. 47, § 1; 1987, ch. 15, § 1; 1989, ch. 211, § 6; 1995, ch. 181, § 1; 1998, ch. 16, § 1; 2001, ch. 317, § 1; 2007, ch. 57, § 4; 2012, ch. 10, § 1; 2013, ch. 9, § 1.

<u>#5</u>

Approval of the New Mexico Higher Education Department, Institutional Finance Division, 4th Quarter Financial Actions Report, and Certification through June 30, 2023 (Presenter: Norma Allen, University Controller)



To: Cenissa Martinez, Director, Operations Finance & Administration

From: Norma Allen, University Controller

Re: Agenda items for August 2, 2023 Board of Regents' Finance and Facilities Committee Meeting

July 12, 2023

Ms. Martinez,

Please find one item for the Board of Regents' Finance and Facilities Committee Meeting to be held on August 2, 2023.

1. Fiscal watch report: Action item: requires the signature approval of President Stokes, Executive Vice President for Finance and Administration Costantinidis, and Regent Payne.

If you have any questions or need additional information, please don't hesitate to contact me.

Respectfully,

Norma Jaller

Norma Allen

University Controller

nallen@unm.edu

505-277-5111

University of New Mexico

Quarterly Financial Actions Report						
Fiscal year 2023			Date	8/2/2023		
Period (check one) Quarter 1 Quarter 2	Quarter 3		Quarter 4	X		
During the period of time covered by this report; d	lid your institu	tion:				
(1) Request an advance of state subsidy?	Yes		No	X		
(2) Fail to make its required payments, as scheduled, to appropriate retirement system(s)?	Yes		No	X		
(3) Fail to make its payroll payments, as scheduled?	Yes		No	X		
(4) Fail to make its scheduled debt service payments?	Yes		No	X		
(5) Fail to make payments to vendors, as scheduled, due to a cash deficiency or a substantial deficiency in the payment processing system?	Yes		No	X		
(6) Relative to the original fiscal year budget, experience any significant actual or anticipated financial changes that are not reflected in a submitted Budget Adjustment Request (BAR). Significant financial changes refers to fiscal activity that will result in a substantially reduced year-end fund balance or any increase in a fund balance deficit.	Yes		No	X		
If the answer to any of the above questions is "Yes," p (i) the reason for the occurrence, (ii) the actions taken by your institution to resolve (iii) the actions taken by your institution to preven	e this particular	occurrence, an	ıd	_		
In addition, if the answer to number 6 is "Yes," please of the financial changes and describe and assess the in						

institution's planned year-end financial position. (See attached.)

New Mexico Higher Education Department Institutional Finance Division Quarterly Financial Certification Report Template

Please complete and sign the following Financial Certification Report and submit with the Quarterly Financial Actions Report.

To the best of my knowledge, I certify that the information provided in the attached Financial Actions Report for the:						
1 st 2 nd 3 rd 4 th X_ Quarter, FY2023						
is correct as of the signature dates noted below, and that						
The University of New Mexico						
has a functioning financial accounting system that captures assets, liabilities, revenues, and expenditures on a timely basis, and the Governing Board receives timely notification of any significant actual or projected variances between budgeted and actual revenues and expenditures.						
William H. Payne, Chair, Board of Regents-Finance & Facilities	Date					
Garnett S. Stokes, President	Date					
Teresa Costantinidis, Executive VP for Finance & Administration	Date					

<u>#6</u>

Project Construction Approvals/Re-Approvals:

Institutional Support Services Projects:

- 1. UNM-Taos Peralta Hall Renovation
- 2. Fitz Hall & Biomedical Research Facility UNM Fire Safety Improvements Re-Approval
- 3. Tie Feeder Upgrade
- 4. Seidler Therapy Pool Renovation
- 5. Woodward Hall- Upper-Level Restroom Renovation
- 6. Bratton Hall Forum Renovations Re-Approval
- 7. New Mexico PBS KNME-TV Chiller Replacement
- 8. Castetter Hall-Biology Lab A Renovations
- 9. Center for the Arts AHUs Optimization Controls, Phase 1
- 10. Castetter Hall-Biology Lab B Renovations
- 11. Taos Harwood Museum: RTU 1&2 Replacement
- 12. Taos Harwood Museum: Boiler Replacement
- 13. Elizabeth Waters Center for Dance at Carlisle Gymnasium Fire System
- 14. Anthropology Fire Alarm Upgrade

Athletics Projects:

1. University Arena-Fan Experience and Security Improvements

Information Technology Services Projects:

- 1. Fiber Optics Cabling on Lands West
- 2. Copper Cabling Bundle Replacement

(Presenters: Maria Dion, Assoc. Director, Capital Projects Office; Al Sena, Director, Facilities Management; Jeff Zumwalt, Director, Utility Services; Assoc. Director, Athletics; and Duane Arruti, Chief Information Officer, Information Technology)



MEMORANDUM TO ADVANCE COMMITTEE AGENDA ITEM TO THE BOARD OF REGENTS THE UNIVERSITY OF NEW MEXICO

DATE: August 2, 2023

TO: Teresa Costantinidis, Sr. VP Finance & Administration

FROM: Lisa Marbury, Assistant Vice President, Campus Environments & Facilities,

Vice President Office for Institutional Support Services

RE: Requested Approval

RECOMMENDED ACTION:

Recommend to the Board of Regents Finance and Facilities Committee the following requests for Project Construction Approval:

Institutional Support Services Projects:

- 1. UNMT Peralta Hall Renovation
- 2. Fitz Hall & Biomedical Research Facility UNM Fire Safety Improvements Re-Approval
- 3. Tie Feeder Upgrade
- 4. Seidler Therapy Pool Renovation
- 5. Woodward Hall- Upper-Level Restroom Renovation
- 6. Bratton Hall Forum Renovations Re-Approval
- 7. New Mexico PBS KNME-TV Chiller Replacement
- 8. Castetter Hall-Biology Lab A Renovations
- 9. Center for the Arts AHUs Optimization Controls, Phase 1
- 10. Castetter Hall-Biology Lab B Renovations
- 11. Taos Harwood Museum: RTU 1&2 Replacement
- 12. Taos Harwood Museum: Boiler Replacement

- 13. Elizabeth Waters Center for Dance at Carlisle Gymnasium Fire System
- 14. Anthropology Fire Alarm Upgrade

Athletics Projects:

1. University Arena-Fan Experience and Security Improvements

Information Technology Services Projects:

- 1. Fiber Optics Cabling on Lands West
- 2. Copper Cabling Bundle Replacement
- cc: E. Nunez, E. Manzanares, R. Berryman, M. McKernan– Athletics
 - A. Sena, R. Notary, D. Penasa, R. Sobieski, J. Hart, R. Garcia-FM
 - J. Zumwalt, J. Shaw, B. Adams, FM Utility
 - D. Arruti, K. Moeller, B. Pietrewicz IT
 - A. Coburn, M. Dion, M. Bailey, C. Martinez, S. Rodgers, M.Pierce, T. Silva,
 - J. Orona-PDC

REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for UNM TAOS FRED PERALTA HALL RENOVATIONS UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for Fred Peralta Hall Renovations (building #T0002) on the UNM Taos Klauer Campus.

PROJECT DESCRIPTION:

The project includes a renovation of Fred Peralta Hall (#T0002) based on the 2022-23 review and assessment of the facility's existing systems. Fred Peralta Hall serves as the fine arts education building. It is comprised of the 1995 original construction of approximately 3,600 SF and the 2003 addition of approximately 8,000 SF. The renovation will address accessibility, life safety, mechanical, electrical, plumbing, technology, window repair, and a complete roof replacement. The project also includes design-only to renovate interior art labs, including Metallurgy, Ceramics, Drawing, Painting, Wood Shop, Student Commons, and Gallery Space.

PROJECT RATIONALE:

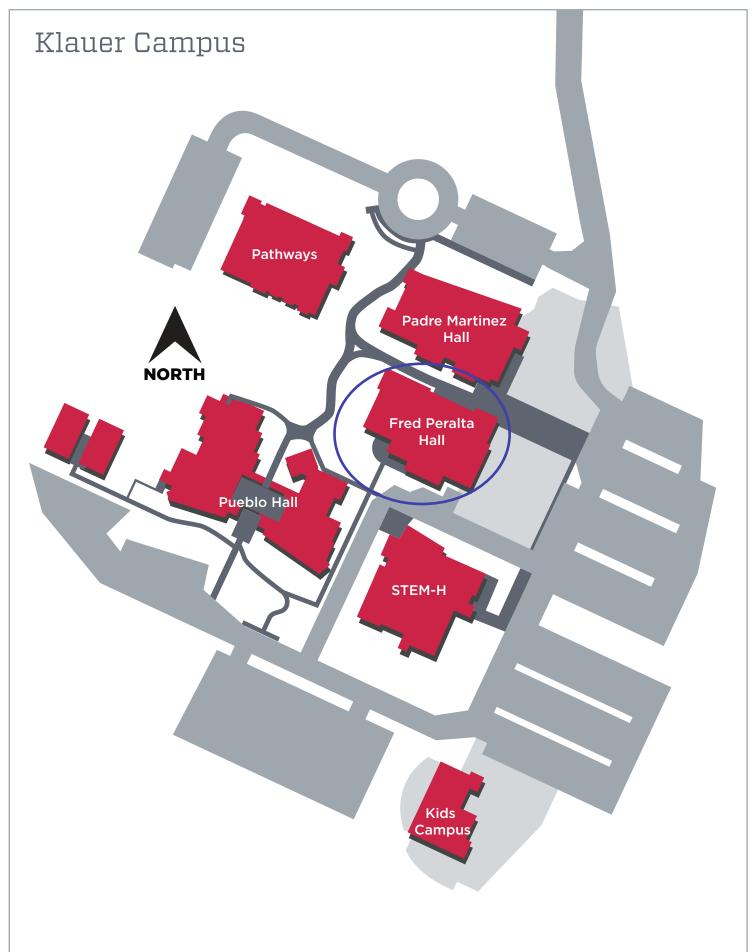
Fred Peralta Hall needs many code compliance corrections, the facility is currently not sprinkled and multiple deficiencies exist with door clearances, close times, and opening force requirements causing the building to have only one fully code-compliant exit. There are many slip and trip hazard conditions at the building entries, especially given the cold weather conditions of Taos and the predominately north-facing main entries. Mechanical systems are at the end of their useful life, and the roof is beyond its useful life with significant leaks. Windows are showing signs of water intrusion, requiring repair. Art programs have seen significant growth in recent years. Without renovation, this well-used building will continue to not meet the code and pose accessibility challenges and risks to building users.

FUNDING:

The total estimated Project Budget is \$3,770,000:

- \$3,000,000 is funded from 2023 General Obligation Bonds
- \$770,000 is funded from Institutional Funds







DRAWING INDEX

COVER SHEET ARCHITECTURAL ABBREVIATIONS, SYMBOLS & NOTES

ARCHITECTURAL
AD-101 DEMO FLOOR PLAN
A-101 RENO FLOOR PLAN
AD-103 DEMO ROOF PLAN
A-121 RENO ROOF PLAN
A-201 BUILDING ELEVATIONS
A-501 ROOF DETALS
WINDOW SCHEDULE & DETALS

POWER FIRST FLOOR PLAN ELECTRICAL DIAGRAMS

TECHNOLOGY
T-401 ENLARGED TECHNOLOGY PLANS

RENOVATION FOR UNM TAOS FRED PERALTA HALL DESIGN SUBMITTAL

JULY 3, 2023

DESIGN TEAM

Architect: RMKM Architecture PC Dan Caruso AIA LEED-AP NCARB, Managing Principal Mark Rodhe FAIA, Design Principal RaeAnna Spiger, Project Manager

Civil Engineer: High Mesa Consulting Group Graeme Means P.E.

Mechanical Electrical Plumbing Engineer: Bridgers and Paxton Consulting Engineers

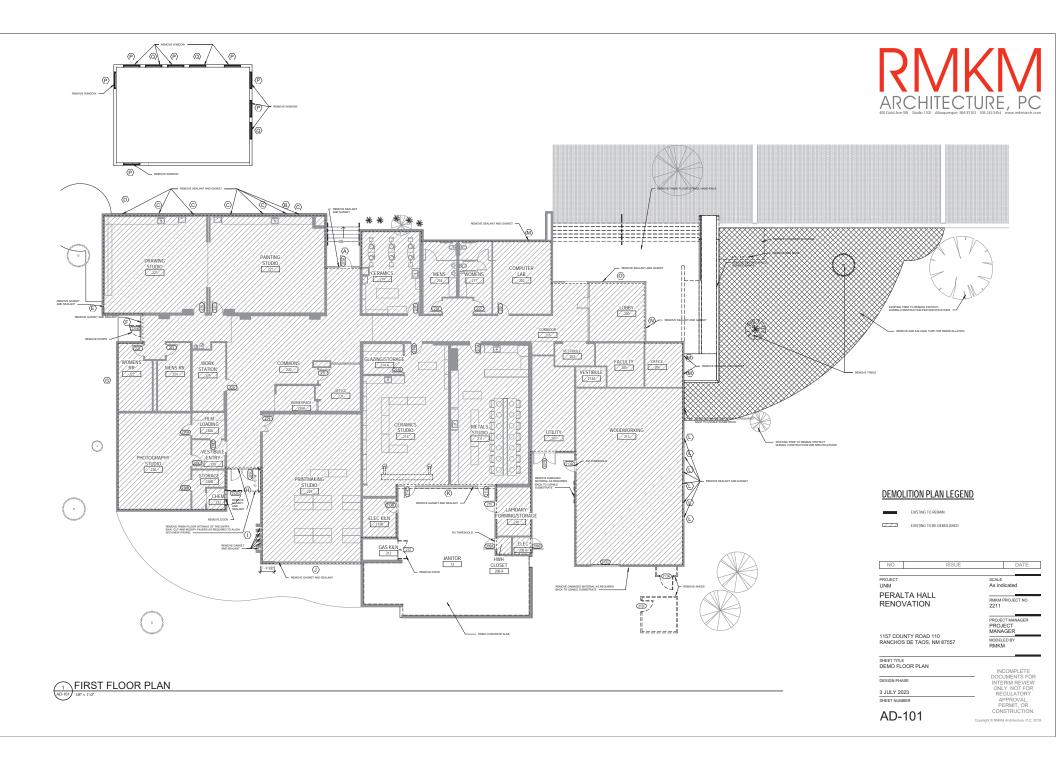
Ilir Mesiti P.E., Lead Engineer and Mechanical Oscar Urias P.E., Electrical

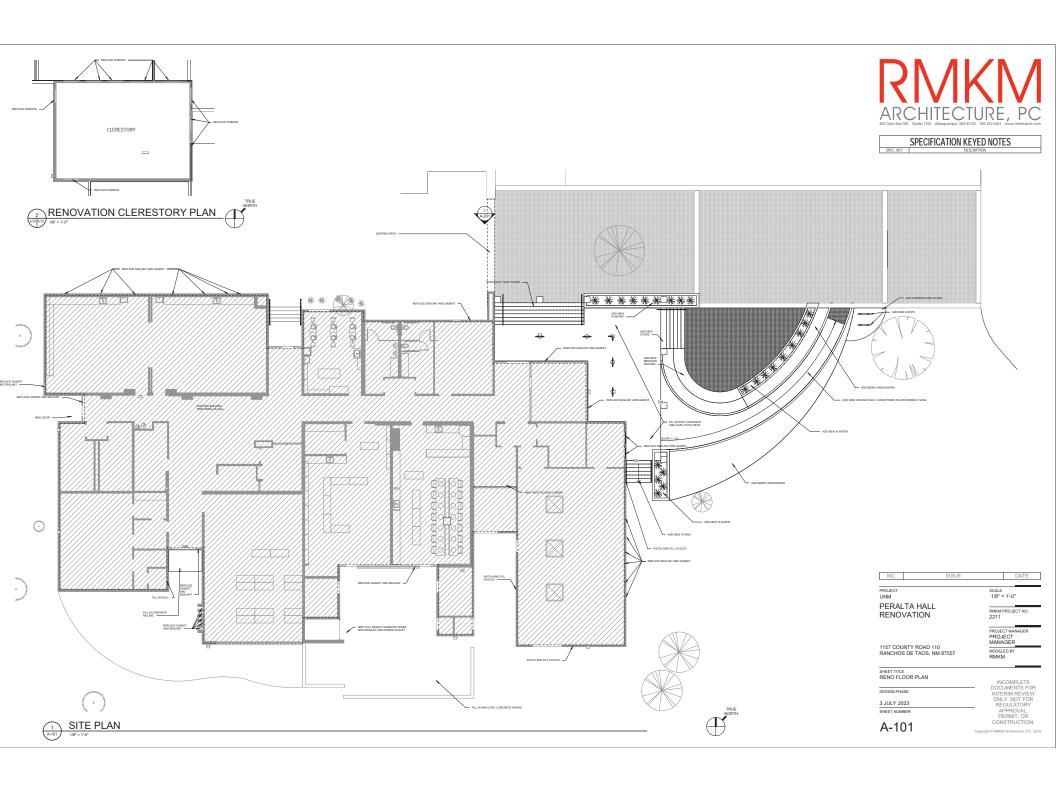
Landscape Design: Pland Collab Aaron Zahm, ASLA



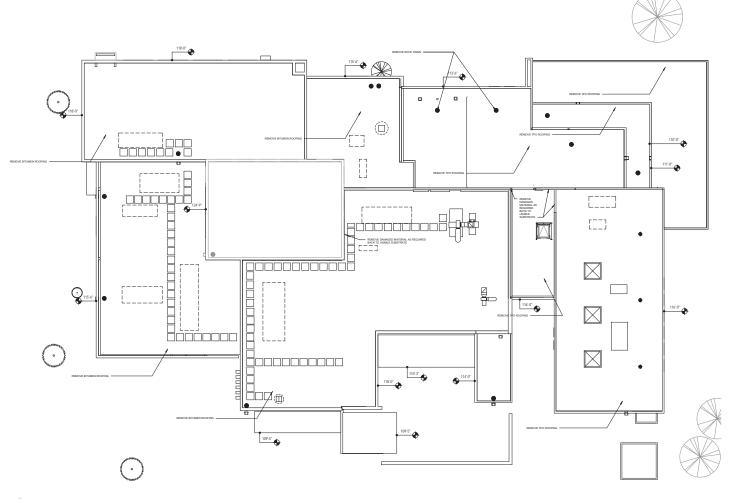
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SHEET NUM	RER	APPROVAL.

G-001









DEMOLITION PLAN LEGEND

PROJECT UNM SCALE As indicated

PERALTA HALL RENOVATION

1157 COUNTY ROAD 110 RANCHOS DE TAOS, NM 87557

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MODELED BY
RMKM

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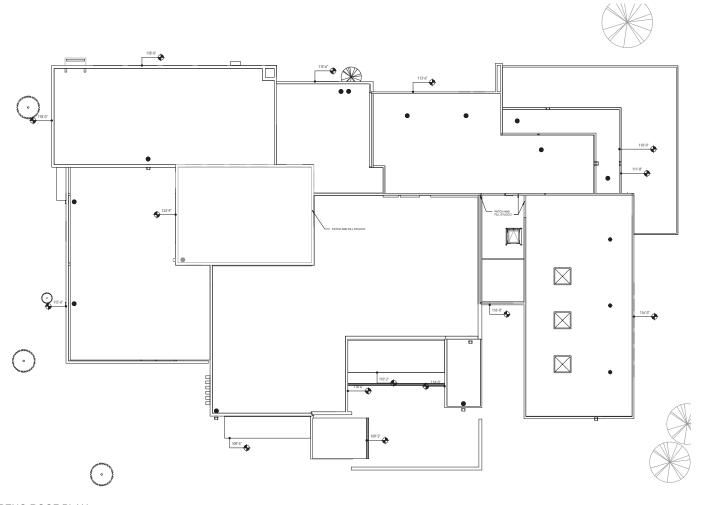
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AD-103

1 DEMO ROOF PLAN
AD-103 1/8"= 1'-0"





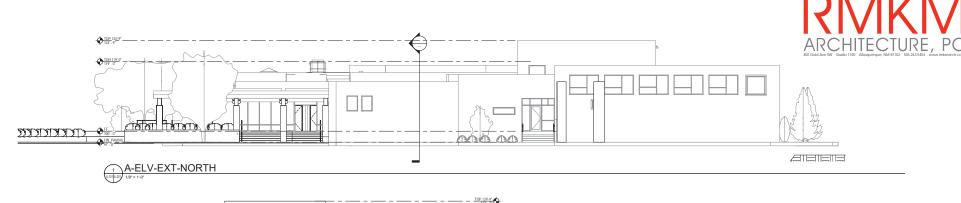
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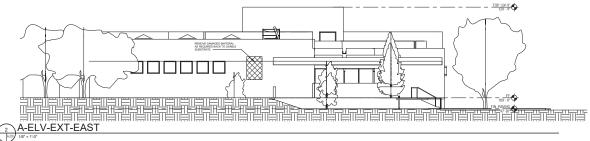
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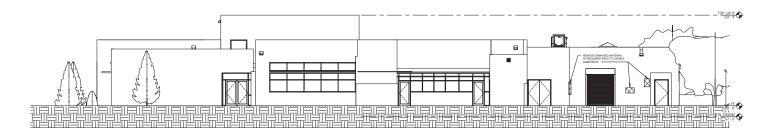
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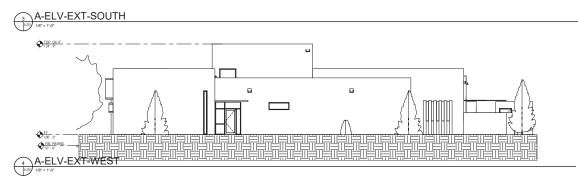
RENO ROOF PLAN

1/8" = 1'-0"









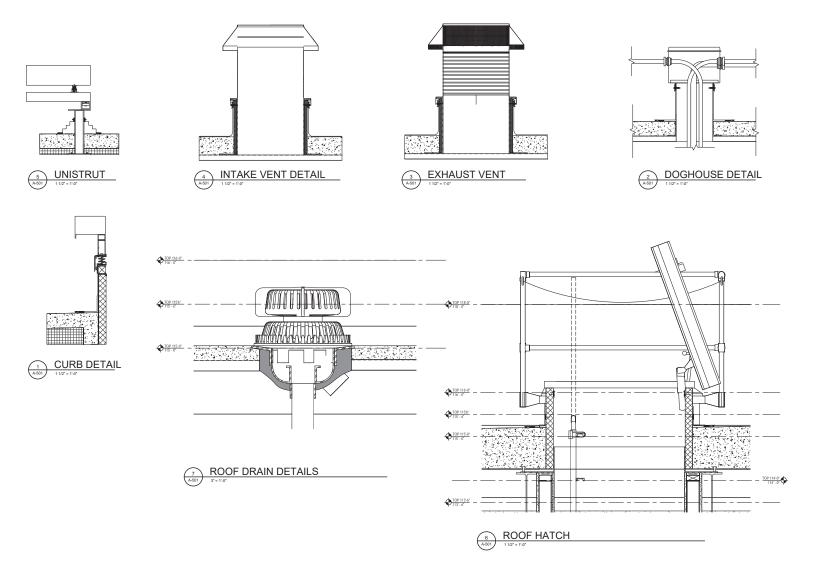
PROJECT SCALE 1/8" = 1'-0" PERALTA HALL RENOVATION PROJECT MANAGER PROJECT MANAGER 1157 COUNTY ROAD 110 RANCHOS DE TAOS, NM 87557

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DESIGN PHASE

3 JULY 2023 SHEET NUMBER

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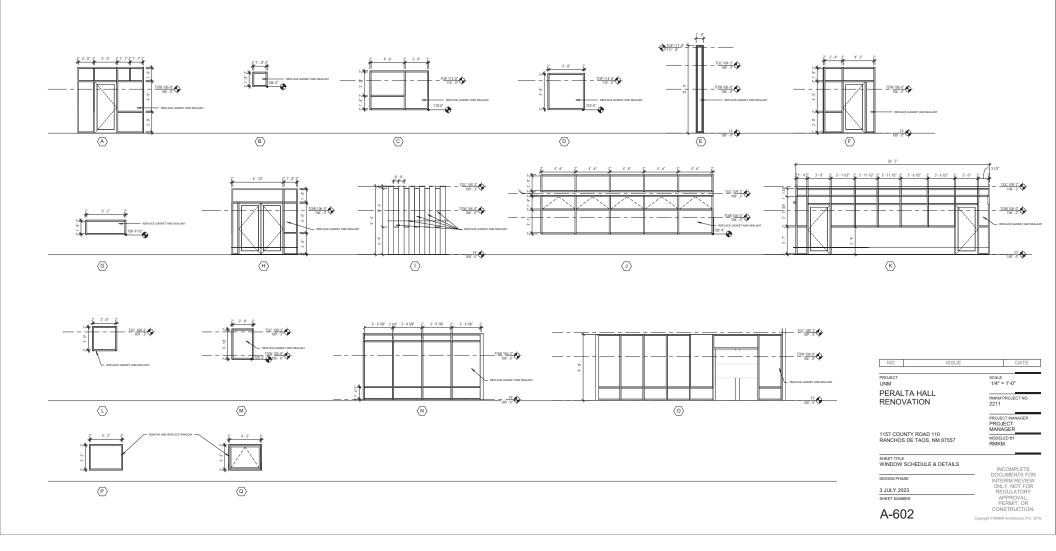


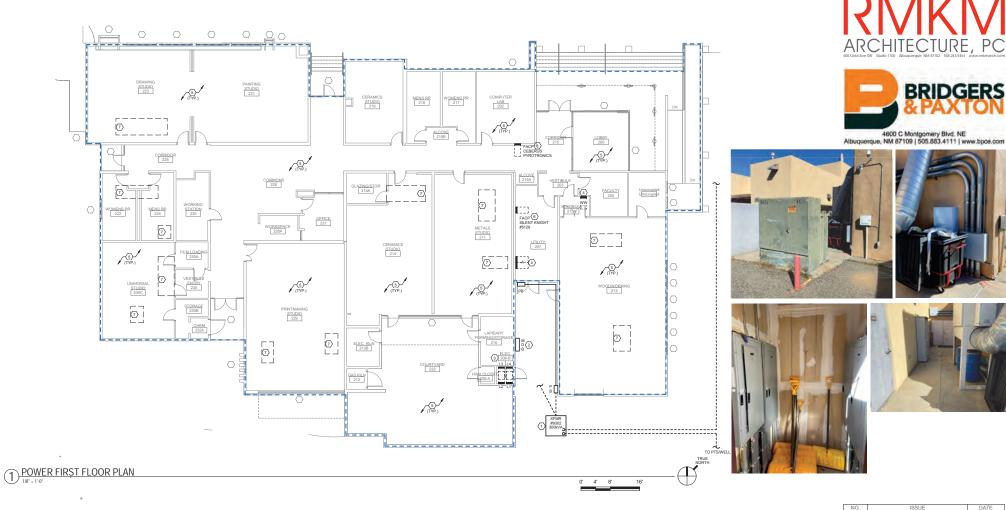
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KEYNOTES

PROJECT

1/8" = 1'-0" RMKM PROJECT NO. Project Number

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DESIGN PHASE JULY 3 2023

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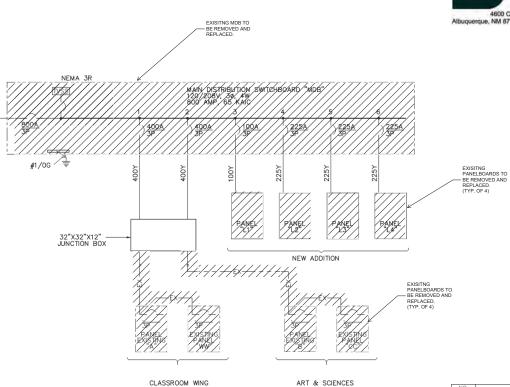
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EXISTING 25KV TRANSFORMER 480V





4600 C Montgomery Blvd. NE Albuquerque, NM 87109 | 505.883.4111 | www.bpce.com



NEW - ONE-LINE DIAGRAM

Scale: NONE

EXISITING
TRANSFORMER TO
BE REMOVED AND
REPLACE BY
ELECTRICAL
UTILITY

800Y

EXISTING TRANSFORMER "PT1"

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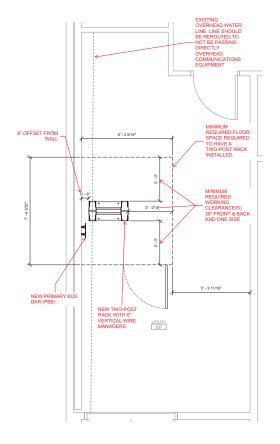
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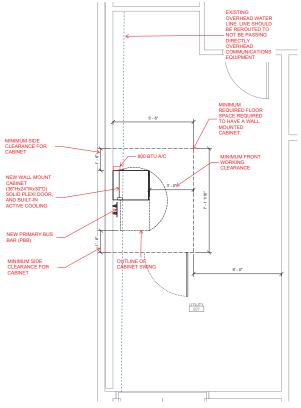
DESIGN PHASE JULY 3 2023

SHEET NUMBER

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PERMIT, OR
CONSTRUCTION.







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NOTES:

NOTES: WHICHEVER OPTION IS CHOSEN, THE NEW RACK OR CABINET LOCATION NEEDS TO BE IN THE SAME PLACE AS WHERE THE EXISTING WALL MOUNTED CABINET IS, BECAUSE THERE IS NOT ENOUGH CABLE SLACK AT THE DEMARK LOCATION TO REPOUTE OR EXTEND THE EXISTING HORIZONTAL ITS CABLING. THERE IS AN EXISTING WATER PIPE GOING

OPTION 1 - ALLOWS FOR MUCH MORE FUTURE GROWTH DUE TO HAVING MORE AVAILABLE RACK SPACE. HOWEVER IT REQUIRES LARGER WORKING CLEARANCES DUE TO THREE SIDES NEED TO MAINTAIN 36" CLEAR TO ALLOW FOR WORKING CLEARANCES.

OPTION 2 - HAS A SMALLER OVERALL FOOTPRINT AND AS A RESULT DOES NOT NEED AS MUCH FLOOR SPACE. THE NEW WALL MOUNTED CABINET WOULD BE MOUNTED HIGHER THAN WHAT IS CURRENTLY INSTALLED TO PROVIDE BETTER ACCESSIBILITY AND FUNCTIONALITY.

RECARDLESS OF WHICH OPTION IS CHOSEN. IT IS OUR RECOMMENDATION TO HAVE THE TELECOMMUNICATIONS EQUIPMENT THE SECOND OFFICE OF THE PROPERTY OF THE SECOND OFFICE OFFI

IF AN ENCLOSED ROOM IS NOT FEASIBLE, THEN THE RECOMMENDATION WOULD BE TO PROVIDE THE NEW WALL MOUNTED CABINET AND RE-TERMINATE EXISTING CABLING ONTO NEW PATCH PANELS.

ENLARGED TECHNOLOGY PLAN - UTILITY #207 - TWO POST RACK OPTION

ENLARGED TECHNOLOGY PLAN - UTILITY #207
WALL MOUNT CABINET

#2" = 1"0"

GENERAL SHEET NOTES	KEYN	OTES	PROJECT UNM	SCALE 1/2" = 1'-0"
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			T-401	CONSTRUCTION. Copyright © RMKM Architecture, P.C. 2019

REQUEST FOR CAPITAL PROJECT CONSTRUCTION RE-APPROVAL for FITZ HALL & BIOMEDICAL RESEARCH FACILITY – UNM FIRE SAFETY IMPROVEMENTS RE-APPROVAL UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for the Fitz Hall & Biomedical Research Facility (BRF) – UNM Fire Safety Improvements Re-Approval, on the Albuquerque North Campus.

PROJECT DESCRIPTION:

Reginal Heber Fitz Hall (#A0211) and Biomedical Research Facility (BRF) (#A0253) both house medical research for the School of Medicine at the University of New Mexico. The approximate 288,000 GSF facility comprises research spaces, laboratories, conservation storage, seminar spaces, and numerous classroom and office spaces. The facilities currently lack sufficient fire and life safety systems for its Group B, business occupancy.

The project entails renovating the existing building's fire alarm and protection systems. The entire fire alarm system will be replaced with a new addressable fire voice evacuation emergency communication system that will integrate all portions of the facility. The existing building fire alarm system will remain operational while the new fire alarm system is installed, tested, and finally accepted by the NM State Fire Marshal's Office. The existing fire protection system will be modified to extend a wet-pipe automatic fire sprinkler system to cover the majority of the six levels of the facility.

This re-approval is for the additional funding which will address sprinkler coverage to the two uppermost levels of the facility. The previous funding primarily addressed the lower four levels. The existing manual dry standpipe systems will also be modified to function as a single standpipe system. The existing mechanical HVAC systems, new electrical power circuits, and existing emergency power equipment will incorporate new fire alarm components and functions to meet the requirements for fire and life safety components.

PROJECT RATIONALE:

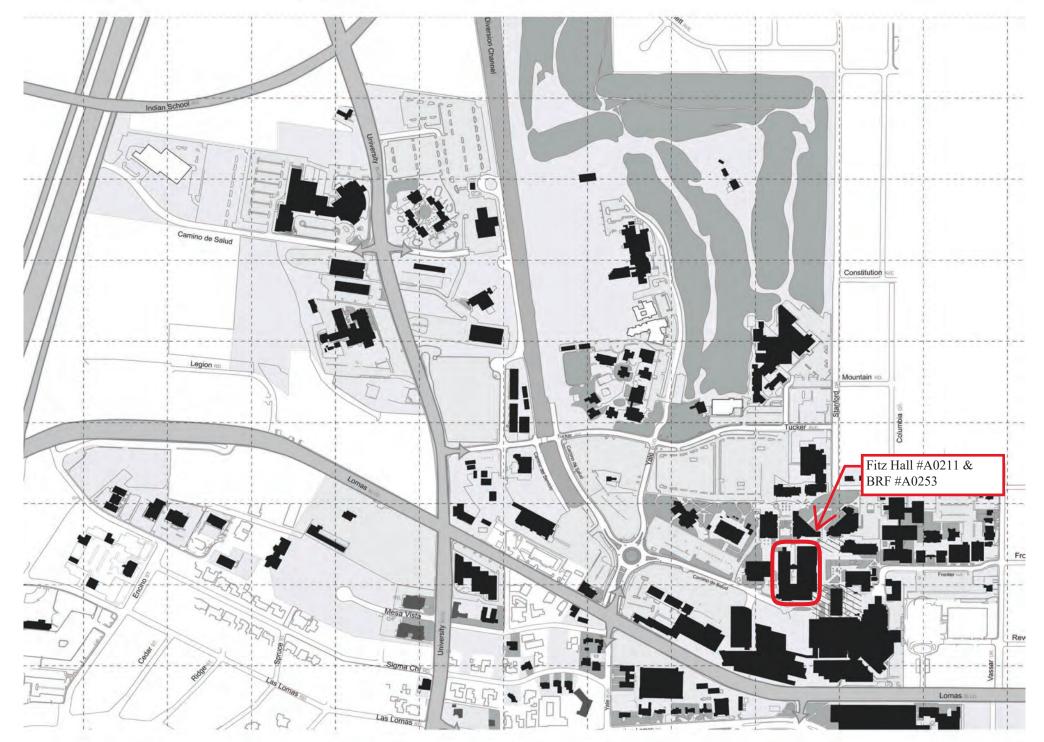
Upgrades are needed for the entire fire alarm and fire protection systems to comply with current codes and University design standards. Without this project, the University is at extreme risk during an emergency fire scenario. Only 23% of the floor area is currently protected by automatic sprinkler systems and many floor levels lack proper occupant notification and HVAC shutdown sequences. It is vital that these systems be updated to meet all applicable code and standard requirements since the facility is a hub for the UNM School of Medicine predominately catering to graduate and postdoctoral students and faculty who utilize this building on a continuous basis.

FUNDING:

The total estimated Project Budget is \$2,968,635.00:

- \$2,000,000.00 is funded from 2021 Legislative Appropriation STB F3144
- \$500,000.00 is funded from 2022 Sustainability Surcharge
- \$468,635.00 is funded from 2024 One-Time Building Renewal & Replacement (BR&R)

The University of New Mexico - Albuquerque: North Campus



BUILDING INFORMATION:

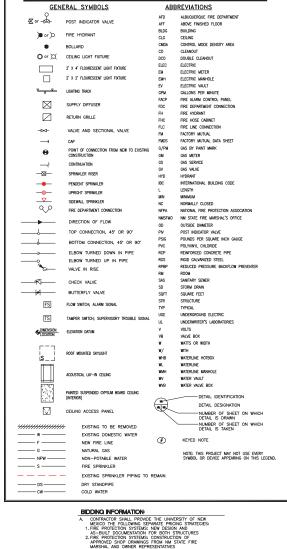
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OF THE UPGRADE PROLECT

FIRE SPRINKLER COVERAGE AREA PER FLOOR LEVEL (FITZ HALL #211)			
FLOOR LEVEL	TOTAL FLOOR AREA SQUARE FT	APPROX. PROTECTED AREA SQUARE FT	APPROX. UNPROTECTED AREA SQUARE FT
BASEMENT	35,105	35,105	0
GROUND	48,510	6,200	42,310
FIRST	34,345	0	34,345
SECOND	34,590	0	34,590
THIRD	32,220	0	32,220
FOURTH	2,452	0	2,452
TOTAL:	187,222	41,305	145,917

FIRE SPRINKLER COVERAGE AREA PER FLOOR LEVEL (BRF #253)			
FLOOR LEVEL	TOTAL FLOOR AREA SQUARE FT	APPROX. PROTECTED AREA SQUARE FT	APPROX. UNPROTECTED AREA SQUARE FT
BASEMENT	25,810	25,810	0
GROUND	17,070	0	17,070
FIRST	15,250	0	15,250
SECOND	15,250	0	15,250
THIRD	15,250	0	15,250
FOURTH	859	0	859
TOTAL:	89,489	25,810	63,679



FIRE PROTECTION LEGEND

FIRE PROTECTION STANDPIPE NOTES PP SHEETS)

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- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON A WALL FACING A FIRE ACCESS LANG. AND SHALL BE WITHIN 100 FEET OF A FIRE HYDRAMT. THE FDC SHALL BE PROVIDED WITH THE WINDLUM NUMBER OF NLETS REQUIRED TO ACHIEVE DESIGN FLOW WHILE FLOWING A MAXIMUM OF 250 GPM INTO EACH INDIVIDUAL NLET.
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- PROVIDE STANDPIPE ISOLATION CONTROL VALVES AT FEED MAIN CONNECTIONS TO EACH STANDPIPE TO ALLOW STANDPIPES TO BE
- ALL DRY STANDPIPE SYSTEM PIPING SHALL BE INSTALLED SO THAT THE ENTIRE SYSTEM MAY BE DRAWED BACK TO THE SYSTEM INSER. WHERE BUILDING CONDITIONS DO NOT ALLOW COMPLETE SYSTEM DRAINAGE, PROVIDE AUXILIARY DRAWS FOR ALL TRAPPED SECTIONS OF PIPE IN ACCORDINACE WITH NFPA 13.
- EACH DRY STANDPIPE SHALL BE PROVIDED WITH AN AIR AND VACUUM WALVE INSTALLED AT THE TOP OF EACH RISER, THE AIR AND VACUUM VALVE INSTALLED AT THE TOP OF EACH MISEN, THE AIR AND VACUUM VALVE, MANUFACTURED BY VALVE & PRIMER CORPORATION OR APPROVED FOLIAL.
- STANDPRE PIPING TO BE ADEQUATELY SECURED TO RESTRICT MOVEMENT OF PIPING UPON ACTIVATION FOR COMPLIANCE WITH HIPPA 13. ALL PIPING SHALL BE CORROBATED WITH ARCHTECTURAL, STRUCTURAL, MECHANICAL, FIRE ALARM, AND ELECTRICAL COMPONENTS OF THE BULLDING TO BE AS INCONSPICUOUS AS POSSIBLE OF AS INCONSPICUOUS AS POSSIBLE.
- CONTRACTOR SHALL CUT AND PATCH GYPSUM BOARD CEILING AND WALLS AS REQUIRED TO MATCH OR BETTER EXISTING CONDITIONS AS REQUIRED TO INSTALL STANDPIPE PIPING, HANGERS AND BRACING.
- AFD FIRE TRUCK PUMPER: WATER PUMP: MAKE: WATEROUS CO. MODEL: CSUC20 RATING: 2,000 GPM AT 150 PSIG

FIRE PROTECTION NOTES (APPLY TO ALL PP SHEETS)

- THE ENTIRE BUILDING AS SHOWN SHALL BE PROVIDED WITH A COMPLETE AUTOMATIC WET-PIPE FIRE PROTECTION SPRINKLER SYSTEM, ALL AREAS SHALL BE DESIGNED PER LIGHT HAZARD CLASSIFICATION AREA 0.10 SWAL BE DESIGNED FOR LIGHT MAZING CLASSFORTION AREA 0.10" (GWAPT) OVER 1.00" FULLISS NOTION DIFFERENCE DOCUMENTS FREE (GWAPT) OVER 1.00" FULLISS NOTION DIFFERENCE DOCUMENTS FREE PROTECTION STSTEM TO ASSIST THE FIRE PROTECTION CONTRACTOR IN CONTRACTOR IN CONTRACTOR TO THE PROTECTION ASSISTED SOOP DIFFERENCE CONTRACTOR IN CONTRACTOR TO THE PROJECT, FAMOULA OF THE SHOP DIMENS AT THE COMMETTION OF THE PROJECT, FAMOULA OF THE SHOP DIMENS FROM THE STATE REMOVAL OFFICE AND LIGHT SHOP DIMENS FROM THE STATE REMOVAL OFFICE AND LIGHT SHOP DIMENS AND THE ASSIST SHOP THE SHOP DIMENS AND THE MAZING THE ASSIST SHOP THE SHOP DIMENS AND THE MAZING THE ASSIST SHOP THE SHOP DIMENS AND THE MAZING THE ASSIST SHOP THE SHOP THE SHOP THE MAZING THE MA
- B. THE FIRE PROTECTION CONTINUTOR SHALL DESCN, INSTALL, AND TEST THE FIRE SPRINKLER SYSTEMS TO THE APPROPRIATE EXPONS OF INFO 1.5, 24, 53 TANDARDS, 2013—MAY CEMENT CONDITIONS, 2013—MASSIVE PLANS STANDARDS, 2013—MAY CEMEN
- C. HYDRAULIC CALCULATIONS FOR AUTOMATIC WET PIPE SYSTEMS SHALL BE SUBMITTED AND SHALL BE PROVIDED FROM WATER SOURCE TO REMOTE AREA. AREAS OF SPRINKER CALCULATION FOR THIS FAGILITY ARE PERMITTED TO BE REDUCED FOR UTILIZANG QUICK RESPONSE SPRINKERS. INCLUDE OUTSIDE HOSE ALLOMANCE IN THROBULIC CALCULATIONS.
- D. ORDIMARY HAZARO GROUP 1 OCCUPANCIES: ELEVATOR SIMFTS AND ELEVATOR MACHIE ROOMS, INCHINICIA, AND ELECTRICIA, ROOMS, CLASS C OR D LABORATORIES INCLIUMIG LABORATORISES IN MEDICAL RESZARCH, CHEMICAL, AND PHARMACEUTICAL SETTINGS, ELECTRIC CLOSETS, STORAGE DOES NOT EXCEED BYT.
- E. ORDINARY HAZARD GROUP 2 OCCUPANCIES: STORAGE OF ELECTRONIC AND PLASTIC MEDIA, STORAGE DOES NOT EXCEED 12FT
- F. AUTOMATIC SPRINKLERS SHALL BE U.L. LISTED OR FM APPROVED, QUICK-RESPONSE SPRINKLERS, PER NFPA 13.
- G. WHERE PROVIDED, AUTOMATIC SPRINKLER HEAD AND ESCUTCHEON SHALL MATCH THE COLOR OF CELLING AND CEDIUMS TILES. SIDERALL SPRINKLERS AND ESCUTCHEON SHALL MARCH THE WALL COLOR. ALL COLORING SHALL BE FACTORY FRISHED IN ACCORDANCE WITH AUTOMATIC SPRINKLER MANUFACTURER.
- H. CONTRACTOR SHALL REMOVE AND REPLACE CELLING TILES AND T-BAR SUPPORT SYSTEM FOR REMOVATED AREAS AS REQUIRED TO INSTALL SPRINKER PIPMS, SUPPORTS, AND HADAS, CUT AND PATCH OFFSUM BOARD CEILING AND WALLS AS REQUIRED TO MATCH OR BETTER EXISTING CONDITIONS.
- THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL FIRE PROTECTION WORK WITH THE BUILDING'S STRUCTURAL MEDIAMOLA, AND ELECTRICAL LEBERTS, NCLUMBS, QUIT NOT LIMITED TO STRUCTURAL MEMBERS, ARE DUCTS AND OUTLETS, PHING AND CONDUIT, LIGHT FIXTURES AND SIMULAR EQUIPMENT AND MATERIALS THAT MAY INTERPERE WITH THE PROPER INSTILLATION AND OPERATION OF THE STIFLE, ALL PHING SHALL BE RIN JA SHALL SPOSSEER AND SHALL BE AS RECORDIOLOUS AS POSSIBLE, CONTRACTOR'S COORDINATION SHALL BE REFLECTED ON THE INSTALLATION PLANS SUBMITTED FOR APPROVAL.
- THE LOCATION OF AUXILIARY DRAINS SHALL BE ACCURATELY DETERMINED AND INSTALLED PER NETA 13. SPRINCLER SYSTEM DRAINGS SHALL DISCHARGE OUTSIE THE BULDING THROUGH A DRAIN CAPABLE OF ACCEPTING THE FULL TOM INDER SYSTEM PRESSURE TO A LOCATION WHERE WATER GRAINES WILL NOT RESULT IN PROPERTY DRAING.
- C. FLOW AND TAMPER SMITCHES SHALL BE FURNISHED AND INSTALLED BY THE PIRE PROTECTION CONTRACTOR. THE FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR WIRMOW ALL NO BEVIECES ASSOCIATED WITH THE FIRE SPRINLER SYSTEM. VERBY COMPATIBILITY OF DEVICES AND ZONE CONFIGURATIONS PROPER TO INSTALLATION, CONTRACT EXISTING FREE ALARM MAINTENANCE AND SERVICE REPRESENTATIVE FOR DEVICE COMPATIBILITY AND ZONE REQUIREMENT.
- L PROVIDE SLEEVES AND WALL PLATES FOR ALL PENETRATIONS THROUGH WALLS OR FLOORS THAT MIGHT INCLUDE DRILLING THROUGH CONCRETE, WETAL, WALL DOMED, OR OTHER MIDERBAYS, FLOOL DEFERY APPROXIMATE WALL AND FLOOR PENETRATIONS, SEAL ALL PIPE PENETRATIONS IN ARTED SEPARATIONS TO MEET THE MINIMULI PIRE RINTING OF THE WALL OR FLOOR.
- M. HOLES IN FOUNDATIONS, WALLS, OR FLOORS SHALL BE SIZED SUCH THAT THE DIAMETER OF THE HOLE IS NOMINALLY 2" LARGER THAN PIPE FOR 1" TO 3.5" PIPE SIZE, AND 4" LARGER THAN PIPE FOR 4" AND LARGER PIPE
- N. THE SPRINGER SYSTEM SHALL BE SEDUCIALY REAGES AND SUPPORTED FOR SESSION CESSION OF THE ADDRESSION OF THE PROPERTY OF PROPERTY MAY SHALL SHALL
- P. ELEVATOR SHAFTS SHALL INCORPORATE FIRE PROTECTION AT TOP AND BOTTOM OF HOISTWAY & MACHINE ROOM AS DIRECTED BY 2015—IBC, NFPA 13, AND UNM—DESIGN STANDARDS.
- FACILITY TO BE OCCUPIED DURING CONSTRUCTION. CONTRACTOR TO PROVIDE UNM FM-E&ES DMSION A CONSTRUCTION SCHEDULE WITHIN 15 DAYS OF NOTICE TO PROCEED.
- R. DEFINITIONS: FURNISH MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR INSTALLATION, INSTALL MEANS TO PLACE IN POSITION AND MAKE CONNECTIONS FOR SERVICE OR USE, PROMOBE MEANS TO FURNISH AND INSTALL COMPLETE AND READY FOR INTENDED USE.
- S. WATER SUPPLY DATA FOR DESIGN: STATIC PRESSURE: 88 PSIG RESIDUAL PRESSURE: 65 PSIG FLOW: 1,300 GPM DATE: 6/12/19



BOJECT TEAM

FM-Engineering and **Energy Services**

MSC07 4200 1 University of New Mexico

SEALS			

UNIVERSITY FIRE

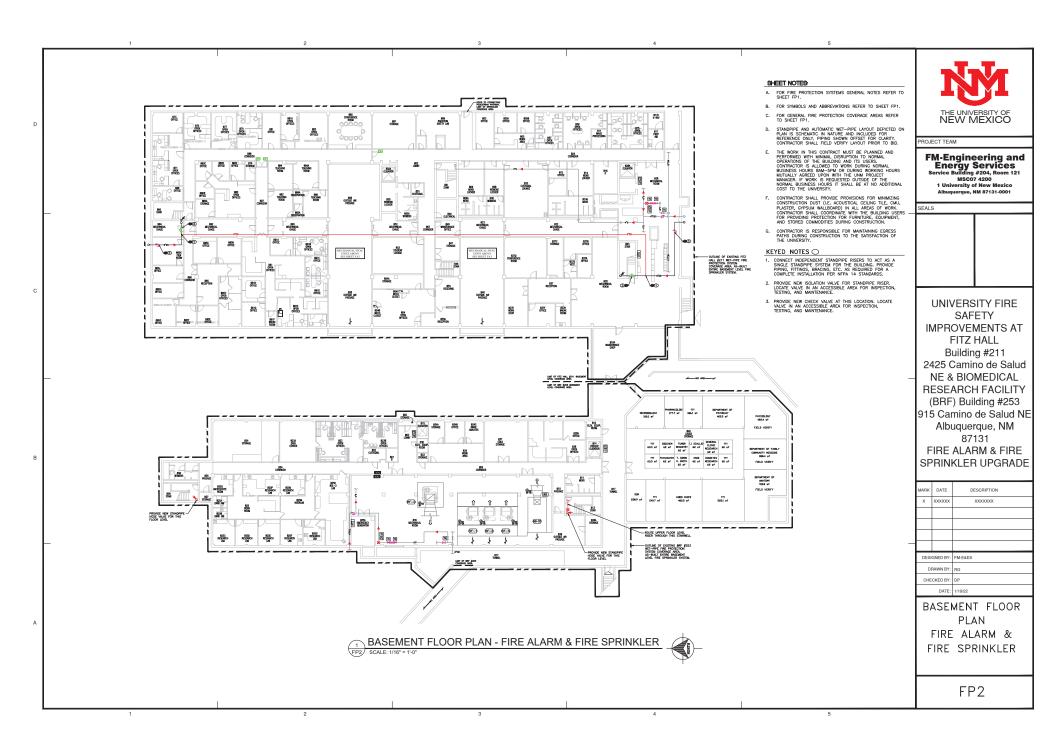
SAFETY

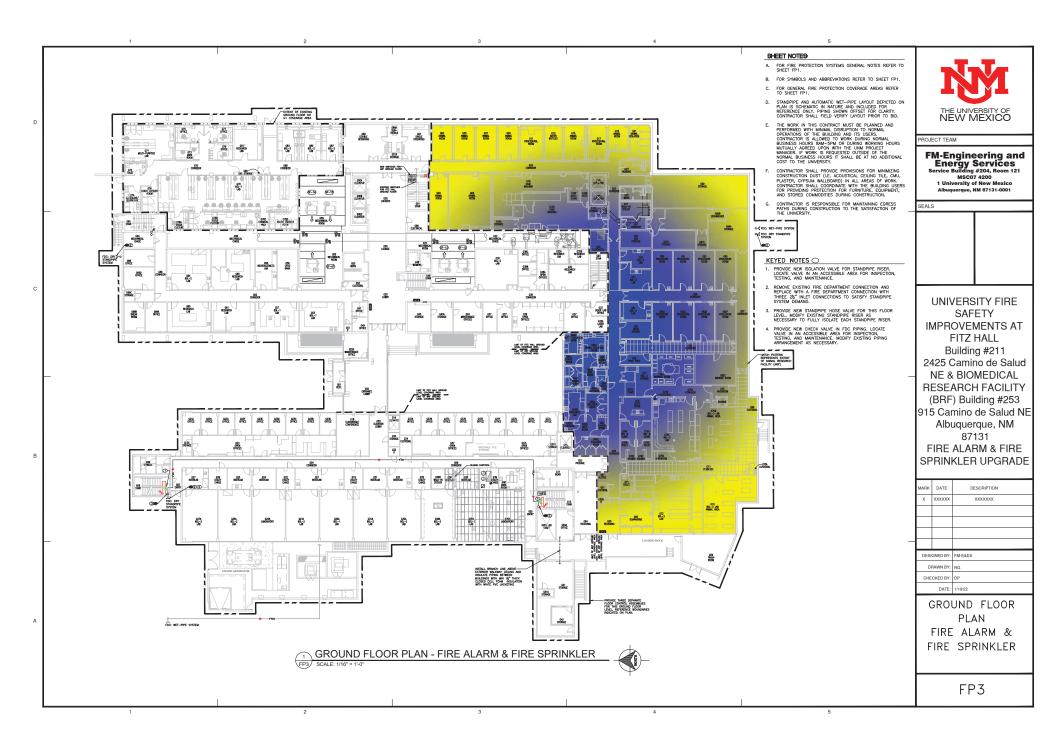
IMPROVEMENTS AT FITZ HALL Building #211 2425 Camino de Salud **NE & BIOMEDICAL** RESEARCH FACILITY (BRF) Building #253 915 Camino de Salud NE Albuquerque, NM 87131 FIRE ALARM & FIRE SPRINKLER UPGRADE

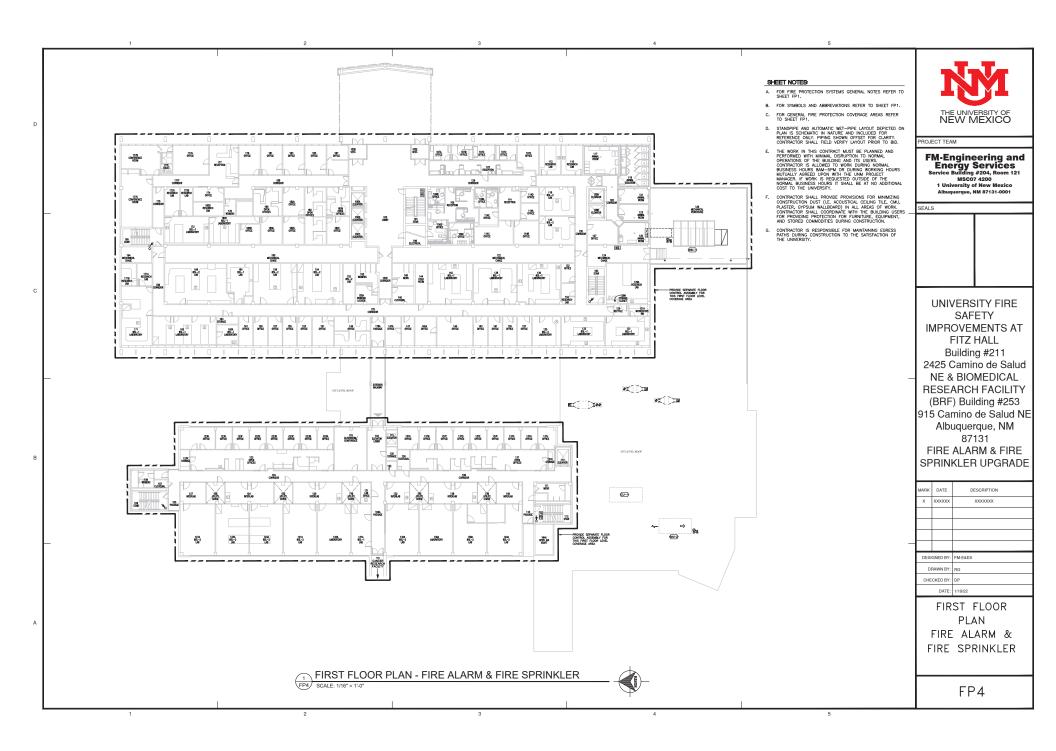
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х	XXXXXX	XXXXXXXX
DESIGNED BY:		FM-E&ES
DRAWN BY:		RG
CHECKED BY:		DP
DATE:		1/19/22

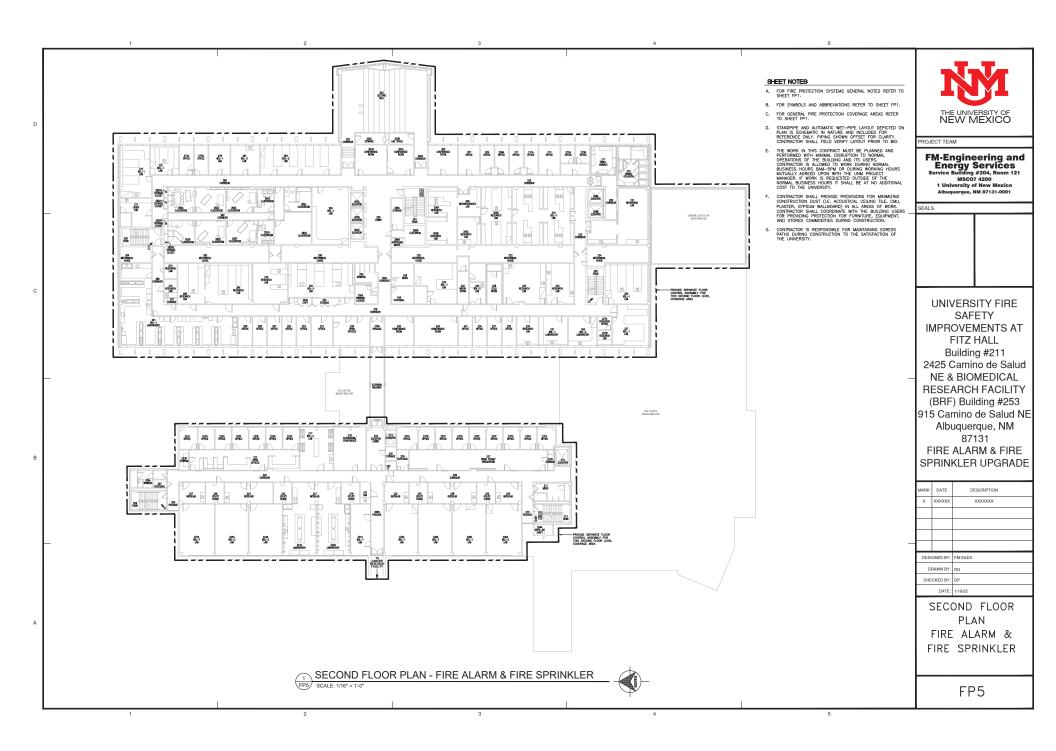
FIRE PROTECTION SYSTEM GENERAL NOTES LEGEND & DETAILS

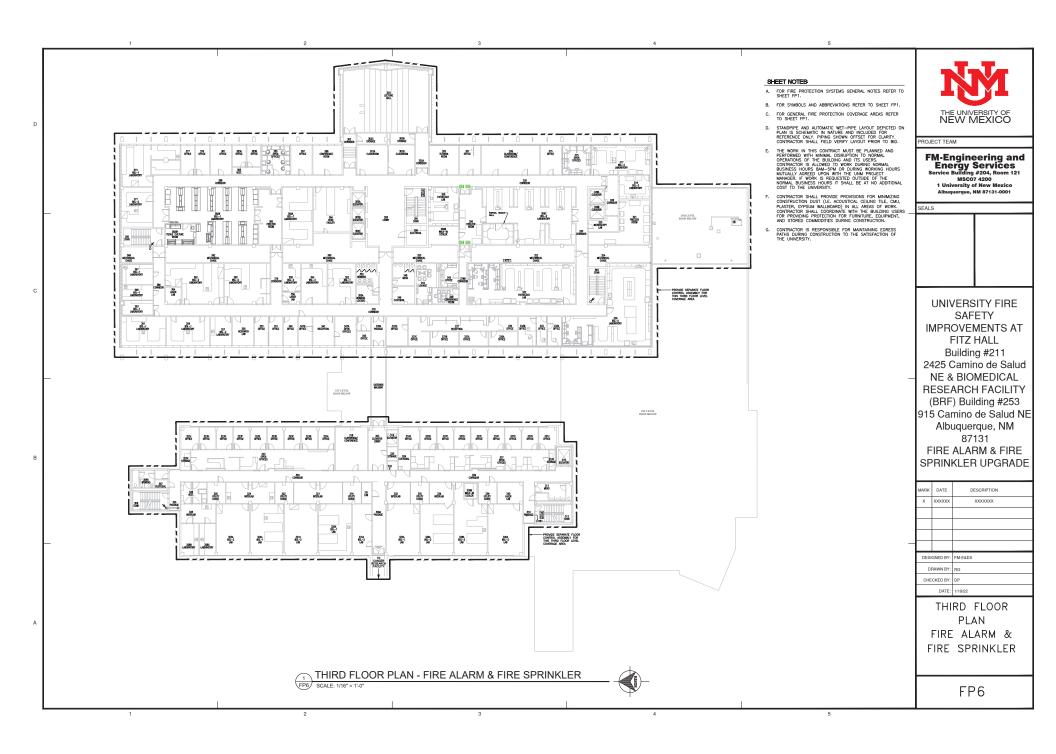
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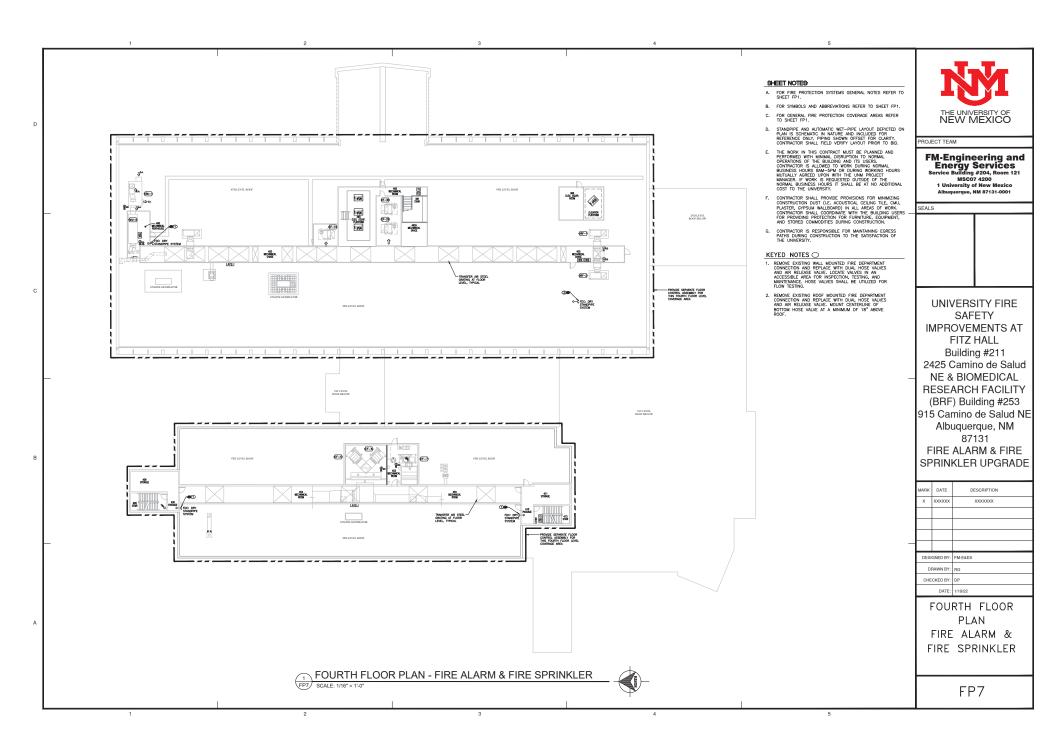












SCORE
FIRMSH, MSTALL, TEST, GUARANTEE, AND PLACE INTO
OPERATION, A COMPLETE, OPERABE, AND PHONDE FIRE
OPERATION, A COMPLETE, OPERABE, AND PHONDE FIRE
OPERATION, A COMPLETE, OPERABE, AND PHONDE FIRE
OPERATION, AND COMPLETE, PROPORTION, AND CONTRACT DOLORATION, SEPREMENT, AND CONTRACT DOLORATION, SERVICE, MANCES,
HANDERS, AND COMPLETE, OPERABE, AND EXISTING
STAIRPIPE SYSTEMS WITH ALL SUPPLEMENTARY TEMS INCESSARY
OF DEPARTMENT OF COMPLETE AND PROPORTION FIRESON
SUPPLIESTED, PROPORTION, CERTIFICATES OF INSPECTION
AND ALL OTHER COSTS REQUIRED.

INSPECTION OF SITE
THE CONTRACTOR SHALL PERSONALLY INSPECT THE SITE OF THE
PROPOSED WORK AND BECOME FULLY INFORMED AS TO THE
CONDITIONS UNDER WHICH THE WORK IS TO BE DONE PRIOR TO
SUBMITTING A BID.

THE SUBMISSION OF BIDS OR PROPOSALS WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING STEE, CLAIMS MODE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND/OR LABOR DUE TO PROPURE SECOLUTIES OULD NOT HAVE BEEN FORESEEN EVEN THESE DIFFICULTIES COULD NOT HAVE BEEN FORESEEN EVEN THOUGH PROPER EXAMINATION HAD BEEN MADE.

MATTERIAE AND INCOMMANCHED AND THE NEW AND IN FIRST CLASS CONDITION, ALL WORMANCHEP SHALL BE OF THE FIRST SHAPPING THE OF THE FIRST SHAPPING THE OF THE FIRST SHAPPING THE SHA

SPECIFICATION GRADE AND COULTY.

GENNANCES AND CODES
ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN
CONTRIBUNACE WITH ALL APPLICABLE SHATE AND LOCAL CODES
ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN THE STREET OF THE ASSOCIATED INSTITULATION WORK PERFORMED UNDER THIS
CONTRACT SHALL BE IN THE STREET COMPLIANCE WITH CURRENT
APPLICABLE STRANDROS AS SET FORTH BY THE STATE OF NEW
APPLICABLE STRANDROS AS SET FORTH BY THE STATE OF NEW
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APPLICABLE STRANDROS SET FORTH BY THE STATE OF NEW
APPLICABLE STRANDROS SET FORTH BY THE STATE OF NEW
APPLICABLE STRANDROS SET OF THE STATE AND
HEALTH ADMINISTRATION (CISHA), AMERICAN SOCIETY OF
MICHARICAL DISNOSTRESS (CISKE), AMERICAN SOCIETY OF TESTING AND MICHAEL
STRANDROS AND FORTE STRANDROS STRANDROS
STRANDROS STRANDROS SOCIETY FOR TESTING AND MICHAEL
VINIONAL STRANDROS AND CODES WETE EPPLICABLE

PROTECTION STRANDROS AND CODES WETE EPPLICABLE

NATIONAL STRUMENTS WERE AND PAY FOR ALL PERMITS AND LICENSES REQUIRED FOR THE ACCOMPLISHMENT OF THE AMOLDENESS REQUIRED FOR THE ACCOMPLISHMENT OF THE MERE REQUIRED, SHALL BE GOTATIONED AND PAID FOR RYTH MERE CONTRACTOR AND FUNNISHED TO THE UNIVERSITY PROJECT OF THE UNIVERSITY PROJECT OF THE LIAN THE CONTRACTOR AND FUNNISHED TO THE UNIVERSITY PROJECT OF THE LIAN THE CONTRACTOR SHALL MANITAIN ALL NECESSARY SIGNAL LIGHTS AND GUARDS FOR THE SAFETY OF THE PUBLIC.

PROTECTION OF COUNTRY AND MITTERIAS.

CONTROLLED AND MITTERIAS AND MITTERIAS.

COUNTRY AND MITTERIAS AFTER DELIVERY TO JOB SITE. COVER

FOUNTERING THAN FEBRUARY TO JOB SITE. COVER

FOUNTERING THAN FEBRUARY THAN THAN THAP OF

POUNTERING THAN FEBRUARY THAN THAN THAP OF

MITTERIA WILL BE REJECTED, AND CONTRACTOR IS OBLIGATED TO

PRINSH HAVE DOUBLETT AND MITTERIA, OF A LIKE KIND.

KEEP PREMISES BROOM CLEAN AT ALL TIMES FROM FOREIGN MATERIAL CREATED UNDER THIS CONTRACT. ALL PIPING, EQUIPMENT, ETC. SHALL HAVE A NEAT AND CLEAN APPEARANCE AT THE TERMINATION OF THE WORK.

SUBMITTALS
NO WORK SHALL BE PERFORMED UNTIL THE SHOP DRAWINGS,
CALCULATIONS, AND PRODUCT DATA HAVE BEEN APPROVED BY
THE UNIVERSITY PROJECT MANAGER.

THE UNIVERSITY PROJECT MANAGER.

BECORED DRAWNINGS: SUBBUT DETAILED AND ACCURATE SHOP DRAWNINGS OF UNITED SYSTEMS PROOF TO FARRICATION, INDICATE SHOP DRAWNINGS OF UNITED SYSTEMS PROOF TO FARRICATION, INDICATE SHOP DRAWNINGS AND SUPPORTS, COMPONENTS AND ACCESSORES, WHERE DEPANDED EXISTING SYSTEMS, THE WAY OF THE DISTING SYSTEM AS REQUIRED TO CLEARLY IDENTIFY WHITE HE ARE WORK CONNECTS TO THE DESTING SYSTEM AS REQUIRED TO CLEARLY IDENTIFY WHITE HE ARE WORK CONNECTS TO THE DESTING SYSTEM AS REQUIRED TO CLEARLY IDENTIFY AND ASSESSMENT OF THE DESTING AND THE LESTING SYSTEM AS REQUIRED TO COMPENSIONED HERDALLY OF WATER PRESSURE AND OTHER PERSINS HAVE AND OTHER PERSINS WHITE AND OTHER PERSINS WE AND OTHER PERSINS WHITE AND OTHER PERSINS WE AND OTHER PERSON WE ARRIVED WHITE WE ARRIVED WE ARRIVE

3. A.S—BULT DRAWNINGS. PROVIDET HIREE SETS OF AS—BULT RECORD DWAWNINGS. NEW AND ENTIRE CONSTRUCTIONS. SIZES AND THESE OF SPRINKLER HEADS, PRINK, WALES, SUPPORTS, AND THESE OF SPRINKLER HEADS, PRINK, WALES, SUPPORTS, AND THESE OF SPRINKLER HEADS, PRINK, WALES, SUPPORTS, AND THESE OF THAN THE COMPONENTS IN SIZE OF THAN THORAULC CALCULATIONS AND AGAD MOST RECENT EDITION, PLES OF AS—BULT DRAWNINGS. OF RECORD STATE OF THAN THE FIRE PROTECTION SYSTEMS DESIGN. COMPULS WITH REFERENCE STANDARDS. 5. PROVIDE FULL WRITTEN DESCRIPTION OF MANUFACTURER'S WARRANTY.

OPERATION AND MAINTENANCE INSTRUCTIONS UPON THE COMPLITION OF THE PROJECT, DELINER TO THE UPON THE COMPLITION OF THE PROJECT, DELINER TO THE STATEMS PROVIDED A STATEMENT OF THE SYSTEMS PROVIDED. ALLOW WITH ALL PAPERS, DESCRIPTION PARTS LISTS, INSTRUCTIONS, WARRANTES, ETC., WHICH WERE DELIVERED WITH THE MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT.

CHARACTE THE WORK OB PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING, INSTILLATION, NO COMPLETE CONNECTION OF MECHANICAL STREAMS AS HEREIN BECKNERD OWNERFORD, THE MECHANISH OF MECHANISH IN THE PERFORMANCE OF HER WORK.

THE CONTRACTOR SHALL GUARANTEE THAT THE COMPLETE SYSTEMS INSTALLED HUNDER THIS CONTRACT SHALL BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE COVENMENT. THIS SHALL INCLUDE A GUARANTEE OF FREE CHROLATION OF LIQUIDS THROUGHOUT THE SYSTEM AS INDICATED WITHOUT LEAVS, NOSICE, OR WATER HAMMER.

IF DEFECTS OCCUR DURING THE ONE YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DEFECTS AT NO EXPENSE TO THE UNINVERSITY AND TO THE SATISFACTION OF THE USER AND ENGINEER.

THE TERMS "DEMO" AND "REMOYE" SHALL MEAN DISCONNECT, CART AWY, AND DISPOSE OF, COMPONENTS TO BE DEMOUSHED CONSTRUCTION. TO BE DEMOUSHED CONSTRUCTION. AND OTHER CONSESSION SENSOR SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND CONTRACTOR WAY DISPOSE OF THEM BY ETHER LANDRILLING SHALL BECOME THE PROPERTY AND CONTRACTOR WAY DISPOSE OF THEM BY ETHER LANDRILLING OR BY SELLING SALVAGEAGE PARTS AND RECYCLARE METERALS TO LEGITATE THEM PAPTICS.

CUTING AND PATCHING: THIS CONTRACTOR SHALL PERFORM ALL CUTING OF WALLS, FLOORS, CELINGS, ETC. AS REQUIRED TO MESTAL ALL WORK DESCRIBED TO THE DRAWINGS. CONTRACTOR SHALL DRAW PERMISSION FOR THE PROPERTY OF T

ACCESS DOOR FOR WALLS AND CELLINGS: PROVIDE ACCESS DOOR IN WALLS AND CELINGS TO ACCESS CONCEALED VALVES, BOOK IN WALLS AND CELINGS TO ACCESS CONCEALED VALVES, BOOK IN CONCEAN CONCEAN

PIPE. SIZEMES
PROVIDE WHERE PIPMIC PASSES ENTIRELY THROUGH WALLS,
RLOOKS, ROOTS AND PARTITIONS, SECURE SIZEMES IN POSITION
STRUCK, ROOTS AND PARTITIONS, SECURE SIZEMES IN POSITION
SHPECIAL TLOOKS, ROOTS AND PARTITIONS. PROVIDE ONE NICH
WALLS, FLOOKS, ROOTS AND PARTITIONS, PROVIDE ONE NICH
WALLS, CLEAVER CE BYTCHE, STETCH OF PIPMIS A MACK
SPACE WITH MINISTRA, WOOL INSULATION, SEAL, SPACE AT BOTH
BUSING OF THE SIZEME OR CORE-PORTLE PHOLE WITH PLASTIC
MASS, OR PROVIDE A MECHANICALLY ADJUSTABLE
SECKMENTED ELASTOMERIS SEAL, IN FIRE MALLS AND PIRE
FLOOKS, SEAL BOTH ENDS OF PIPMIS SIZEMES OR CORE-PORTLED
HOLES WITH ULSTED PLAY LOOK OF CAMPY MATERIES. PIPE SLEEVES

SLEVES IN MASONRY AND CONCRETE WALLS, FLOORS, AND ROOFS PROVIDE HOT-DIP GALVANIZED STEEL, DUCILE-HON, OR COST-PROV SLEVES. CORE DIFFLUING OF MASONRY AND WHEN CANTIES IN THE CORE-DRILLED HOLE ARE COMPLETELY GROUTED SMOOTH DETEND SLEVES IN FLOOR SLEVE 3 INCHES ABOVE FINSHED FLOORS, SLEVES IN PARTITIONS: PROVIDE 26 GORG GALVANIZED STEELS SHEEP.

ESCUTCHEON PLATES PROVIDE ONE PRECEDENCE ON SPLIT HINGE TYPE METAL PLATES FOR PRIVING PRIVING PRIVING NO. STANLESS STEEL PLATES OF CHROMAUN—PLATED FINISH ON STANLESS SITELE PLATES OF CHROMAUN—PLATED FINISH ON THE PLATES IN FINISHED SPACES. REVIDE PANT FINISH ON METAL PLATES IN UNFINISHED SPACES. SECURELY ANCHOR PLATES ON PLACES.

BELD PAINTING

BIEL EXTINGUISHING, SPRINKLER SYSTEMS

CLEAN, PRETEAT, PRINK, AND PAINT NEW FIRE EXTINGUISHING

CHAN, PRETEAT, PRINK, AND PAINT NEW FIRE EXTINGUISHING

SPRINKLER STRONG MECHANICS TO CLEAN, DRY SURFACES, INC.

LOUNG CLEAN BROYSES, CLEAN THE SURFACES TO REMOVE THE

CACCESSORIES, APPLY COATINGS TO CLEAN, DRY SURFACES, AND

LOUNG CLEAN BROYSES, CLEAN THE SURFACES WITH ONE COAT

PRINKING, PROVIDE THE WETAL SURFACES WITH ONE COAT

PRINKING, PROVIDE THE WETAL SURFACES WITH ONE COATEN

PAINTING, REMOVE PROTECTIVE COMERNO, FROM SPRINKLER

HAUS, BERMOVE SPRINKLER HEADS, WICH HAVE BEEN PAINTED

AND REFLUCE WITH NEW SPRINKLER HEADS.

A. PIPING IN UNFINISHED AREAS: PROVIDE PRIMED SURFACES WITH ONE COAT OF RED ALYD GLOSS ENAMEL APPLIED TO A MINIMUM DRY FILM THICKNESS OF 1.0 MIL IN ATTIC SPACES, SPACES ABOVE SUSPENDED CELIUNGS, CRAWL SPACES, PIPE CHASES, MECHANICAL EQUIPMENT ROOM, AND SPACES WHERE WALLS OR CELING ARE NOT PAINTED OR NOT CONSTRUCTED OF A PRETRINSHED MATERIAL.

B. PIPING IN FINISHED AREAS: PROVIDE PRIMED SURFACES WITH TWO COATS OF PAINT TO ANTICH ADJACENT SURFACES, EXCEPT FOR WARD FOR OPERATION AND CONTROL SURFACES. AND CONTROL SURFACES AND CONTROL SURFACES AND CONTROL SURFACES AND CONTROL SURFACE AND CONTROL SURFACE AND CONTROL PIPING WITH 2 INCH WITH CONTROL SURFACE AND CONTROL PIPING WITH 2 INCH WITH CONTROL SURFACES AND CONTROL PROVIDED WITH SURFACE AND CONTROL PROVIDED WITH SURFACE AND CONTROL PROVIDED WAS SURFACED AT MAXIMUM OF 20 FOOT INTERVALS.

FIELD LABELING:
ASME(ANS) A13.1 REQUIRES THAT ALL PIPES BE MARKED WITH
A LEGEND INDICATING THE NAME OF THE CONTENTS AND
ARROWS SHOWING THE DIRECTION OF FLOW OF THE MATERIAL.
PROVIDE THE LABEL UZERY 25"-0" ON STRAGHT PIPE AND AT
ALL CHANGES IN DIRECTION. WHENEVER PIPE PASSES THROUGH
A WALL OR FLOOR, USEL ON BOTH SIDES OF PENETRATION.

A FRE PROTECTION PIPE MARKERS SHALL CONSIST OF SELF-ADHESIVE VINIT, LABELING TAPE WITH WHITE LETTERING ON A FEB BOCKGOOND INDICATING "FIRE SPRINKLER" ON "STANDHIPE" WHERE APPLICABLE.

SOCIATION VALUES, PROVIDE A FERNANDENT WHITE SELF-ADHESIVE TAPE BOCKNO AND WHITE LETTERING ON A FEB BACKGOOND INDICATION THE FOLLOWING LINE 1: SIO WALVE, LINE 2: BUILDING HAWE. LINE 3: BUILDING HAWERS AND WHITE SELF-ADHESIVE TAPE BACKGOOND HAVE TO SELF SHE BUILDING HAWERS AND WHITE SELF-ADHESIVE TAPE BACKGOOND HAVE THE SELF SHE BUILDING HAWERS AND WHITE SELF-ADHESIVE TAPE BACKGOOND HAVE THE SELF SHE BUILDING HAWERS AND WHITE SELF-ADHESIVE TAPE BUILDING HAWERS AND STAND STAND HAVE BUILDING HAVE BUILD

FIRE PROTECTION SYSTEMS

DRE. PROTECTION. SYSTEMS WITH A STATE OF THE PROTECTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 13. EMSTING FIRE PROTECTION SYSTEM EQUIPMENT MAD DEPLOES INCLUDING FIRE PROTECTION SYSTEM EQUIPMENT MAD DEPLOES INCLUDING ETC. WITH PROVISION OF THE COMPATEE BUILDING FIRE PROTECTION SYSTEM FOR THE EMSTING FACILITY AS REQUIRED UNDER THIS CONTRACT, PROVIDED EQUIPMENT AS REQUIRED UNDER THIS CONTRACT, PROVIDED EQUIPMENT OF BERESON BE BEEN SIN SATISFACTORY CONDITION AND COMPLES WITH ALL CURRENT COOR REQUIREMENTS.

DEFINE EXCITION EXT—FIRE STREAMER STEEM IN MERICAL DISCUSSION IN THE MANIMES SHAME RESIDENCE DESIRATION OF THE BUILDING. SIZE ALL REMAINERS SHAME RESIDENCE DESIRATION OF THE BUILDING SIZE ALL REMAINERS AND ANNIANS OF PIPE SCHOOLILES UNLESS DESIRATION OF THE STREAM OF

PRODUCTS PRODUCTS
SHALL CONTOM TO THE REQUIREMENTS OF NPPA 1.5 PPE
SHALL CONTOM TO THE REQUIREMENTS OF NPPA 1.5 PPE
SHALL CONTOM TO THE REQUIREMENTS OF NPPA 1.5 PPE
PPE ITS LISTING AND APPROVAL AND WEST THE FOLLOWING
REQUIREMENTS: UNLESS OTHERWISE SPECIFICD, MINIMUM STEEL
PPE WALL THEORIESS SHALL BE SCHEDULE 1 FOR PPE SIZES
25° OR LANGER. PIPE SIZES SMALLER THAN 25° SMALL BE
SOFEDULE 40.

ABOVEGROUND INTERIOR PIPING SYSTEMS AND ATTACHED APPURTENANCES SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED IN ACCORDANCE WITH NFPA 13, PIPE INTERIORS SHALL BE KEPT FREE OF DEBRIS.

INTERIORS SHALL BE KEFT FREE OF DEBRIS.

SPINNLERS: INLESS OTHERWISE SPECIFIED, ALLOWED PER OTHER SECTIONS OF THIS DOCUMENT, OR SHOWN ON THE OPPORTUNISE, SPRINNERIES MUST BE STANDED COVERNER LIKES SHOWN ON THE OPPORTUNISE SHOWN OF THE STANDED SHOWN OF THE STAND

HEAD CABINET: THE CONTRACTOR SHALL PROVIDE SUPPLY OF SPARE HEADS OF EACH THE INSTALLED LUDGER THE CONTRACT SPARE HEADS ON SUPPLY OF INSTALLED LUDGER THE CONTRACT AND SHALL BE REPRESENTANCE OF AND IN PROPORTION TO, THE NUMBER OF LOCAL THEY AND INTERPERATURE SHALL BE REPRESENTANTED OF AND IN PROPORTION TO, THE NUMBER OF LOCAL THEY AND INTERPERATURE AND SHALL BE ADDRESSED AND THE SHALL BE LOCATED FERMANENTLY AFFIXED TO A WALL NAME THE FIRST FACIOR RESENS.

INSTALLATION INSTALLATION SHALL MEET OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, REFERENCED STANDARDS AND CONFORM TO CODES AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION, ALL INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

SPRINGER HEADS SHALL BE LOCATED IN A SYMMETRICAL PATTERS RELATED TO CEILING FEATURES SUCH AS GRID, BEAMS, PATTERS RELATED TO CEILING FEATURES SUCH AS GRID, BEAMS, PATTERS RELATED TO CEILING FEATURES SHALL BE COUNTED THE CEILING GRID, CRITTERED IN TWO DIRECTIONS, LOCATE SPRINGER HEADS GRID, ESTIMENT SHALL BE FAULULT, LIBERATORY, AND AND THE FEBRUARY SHALL BE FAULULT SHALL BE FAU

ROUTE PIPING IN ORDERLY MANNER, PLUMB AND PARALLEL TO BUILDING STRICTURE MON CONCEALED ABOVE CELLINGS WHERE POSSIBLE. LOCATE CONCEALED MANYES, SWITCHES AND ALEMN AND ALEMN AND LOCATION OF ACCESS FONELS/DOORS WITH GENERAL CONTRACTOR. NEXTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS OR CONNECTED EQUIPMENT.

ALL PPING SHALL BE CLEAN WHEN IT IS INSTALLED. BEFORE INSTALLATION IT SHALL BE CHECKED, UPRINGED, SWARRED, IT SHALL BE CHECKED, UPRINGED, SWARRED, IT SHALL BE WORD SHALL BE REWORD FLOWER DELIES SYSTEM OF FORDER MATTER. ALL SCHEW JOHNTS SHALL BE WORD WITH THE SHALL BE WORD AND T

FOR MODIFICATIONS TO EXISTING SYSTEMS, SESSIAIC PROTECTION SO REQUIRED, AT A MINIMAM, FOR THE PORTION OF THE SYSTEM AREA, AND THE RESERF FOR THAT HEAR. SESSIAIS SEPARATION JOINTS ARE REQUIRED IN AREAS SEPARATION THE MODIFIED MAREAS SEPARATION THE MAREAS SEPARATION THE MODIFIED MAREAS SEPARATION THE MAREAS SEPARATION THE MODIFIED MAREAS SEPARATION THE MAREAS

FIELD PAINTING REQUIREMENTS FOR "FIRE EXTINGUISHING SPRINKLER SYSTEMS" SHALL APPLY.

INTERRUPTING SERVICES

ONCE WORK IMPARES A WIERP-BASED FIRE PROTECTION SYSTEM, SWOKK SHALL CONTINUE WITHOUT INTERRUPTION UNTIL SYSTEM IS SWOKK SHALL CONTINUE WITHOUT INTERRUPTION UNTIL SYSTEM IS STORED AS A STATE OF THE STATE OF THE SYSTEM RESTORED AND DESCRIPTION UNDER UNDERSONAL OF A FIRE PART OF THE PROTECTION OF THE COURT OF THE COURT OF THE PROTECTION WITHOUT STATE OF THE WITHOUT OF THE PROTECTION WITHOUT STATE OF THE WITHOUT OF THE STATE OF STANCE SYSTEMS TO THE MAXIMUM POSSIBLE EXTENT WITHIN THE BUILDING AREAS NOT THE COURT OF THE WITHOUT OF STANCE WITHOUT OF THE STATE OF STANCE WITHIN THE BUILDING AREAS NOT THE COURT OF THE WITHIN THE BUILDING AREAS NOT THE COURT OF THE WITHIN THE BUILDING AREAS NOT THE COURT OF THE WITHIN THE BUILDING AREAS NOT THE COURT OF THE WITHIN THE BUILDING AREAS NOT THE COURT OF THE WITHIN THE BUILDING AND THE STATE OF THE WITHIN THE WITHIN THE BUILDING AND THE COURT OF THE WITHIN THE WITHIN THE BUILDING AND THE WITHIN THE WITHIN THE BUILDING AND THE WITHIN THE WITHIN THE WITHIN THE BUILDING AND THE WITHIN THE WITHIN THE WITHIN THE BUILDING AND THE WITHIN THE WITHIN THE WITHIN THE BUILDING AND THE WITHIN THE WITHIN THE WITHIN THE BUILDING AND THE WITHIN TH

PRESSURE OF 175 PSI.

STAMPPE STRIPE DESIGN STAMPPE SYSTEMS IN ACCORDANCE WITH THE CURRENT EDITION OF NPA 14. PROVIDE PIES-SZING WITH THE CURRENT EDITION OF NPA 14. PROVIDE PIES-SZING PIE

CACLUSTINES.

LOCAL SYSTEM SHALL BE DESIGNED FOR EARTHQUAKES AND SHALL INCLUDE WATERLAS, ACCESSORRES, AND EQUIPMENT SHALL INCLUDE WATERLAS, ACCESSORRES, AND EQUIPMENT SHALL BE U. PRE-PROTECTION DRECTORY LISTED EQUIPMENT SHALL BE U. PRE-PROTECTION DRECTORY LISTED SERVICE, SHOW DEFILES, PAN-VINE, LELAVIRON, AND SECTIONS OF THE SYSTEMS SUPPLY AND PIPMIC, SHOW PIPMIC SCHEMATIC SHALL SH

QUALIFICATIONS OF INSTALLER, PRICE TO COMMENCING WORK, SUBBIT DATA SHOWNED THAT HE COMPRECTOR SUBJECT STATES OF THE COMPRECTOR STANDING SUCCESSFULLY INSTALLED THE EXTINUISHING STANDING SYSTEMS OF THE SAME TYPE AND DESIGN AS SPECIFIED HEREIN, OR THAT HE HAS A FIRM CONTRACTUAL AGREEMENT WITH A SUBGONTRACTOR HAVING THE REQUIRED EXPERIENCE.

QUALIFICATIONS OF SYSTEM TECHNICIAN: INSTALLATION DRAWINGS, SHOP DOWNING AND XS-BULLD DIAMNING SAULL BE REPORTED DEPORTED BY THE PROPERTY OF T

PRODUCTS

EXBUBLIST

ABOVECROUND PIPING SYSTEMS

PROVIDE FITTINGS FOR CHANGES IN DIRECTION OF PIPING AND

FOR CONNECTIONS, MAKE CHANGES IN PIPING SIZES THROUGH

TAPERED REDUCING PIPE FITTINGS; BUSHINGS WILL NOT BE

PERMITTED. PERFORM WELDING IN THE SHOP; FIELD WELDING

WILL NOT BE PERMITTED. CONCEAL PIPING IN AREAS WITH

SUSPENDED CELIUNG.

NPA 14, ECCEPT AS MODIFIED HEREN. STEEL PIPING SHALL BE SCHEDULE 40 FOR SZES LESS THAN 8 MONES, AND SCHEDULE 50 FOR SZES LESS THAN 8 MONES, AND SCHEDULE FOR SCHEDULE 50 FOR SCHEDULE 50 FOR STEEL REPROPAGE AND THE PIPE WITH SCHEDULE 50 FOR SCHEDULE 50 FOR

VALVES: NFPA 14. PROVIDE VALVES OF TYPES APPROVED FOR FIRE SERVICE. HOSE AND CATE VALVES SHALL OPEN BY COUNTERCLOCKWISE ROTATION. PROVIDE ISOLATION AND CHECK VALVES SAS REQUIRED BY NFPA 14. SIOLATION VALVES SHALL BE CASKED CLEAR OPENING SWING-OFFICK VALVES SHALL BE FLANKED CLEAR OPENING SWING-OFFICK VALVES SHALL BE FLANKED CLEAR OPENING SWING-OFFICK VALVES SHORED SWING-OFFICK SWING-OFFIC

HOSE VALVES: PROVIDE UL LISTED AND FM APPROVED POLISHED BRASS ANGLE HOSE VALVE WITH 2½ "FMPT INLET x 2½" MMPT OUTLET WITH POUSHED BRASS RINBH 2½" FNST CAP WITH PIN LUGS AND ATTACHED CHAIN, 300 PSI RATED, MODEL 4065 MFG, BY POTTER ROCHMER OR APPROVED EQUAL.

IDENTIFICATION SIGNS: ATTACH PROPERLY LETTERED AND APPROVED METAL SIGNS TO EACH VALVE AND ALARM DEVICE.

FRE BETAMTIENT CONNECTIONS PROVIDE CONNECTIONS
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ACCORDANCE WITH NFPA 14. CONTINUE FLUSHING OPERATION
UNTIL WATER IS CLEAR, BUT FOR NOT LESS THAN 10 MINUTES.

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BEEN COMPLETED, OF ARRANGE A REW INSPECTION AND TEST

NEW MEXICO

BOJECT TEAM

FM-Engineering and Energy Services Building #204, Room 121 MSC07 4200

1 University of New Mexico Albuquerque, NM 87131-0001

SEALS

UNIVERSITY FIRE SAFETY **IMPROVEMENTS AT** FITZ HALL Building #211 2425 Camino de Salud **NE & BIOMEDICAL** RESEARCH FACILITY

915 Camino de Salud NE Albuquerque, NM 87131 FIRE ALARM & FIRE

SPRINKLER UPGRADE

(BRF) Building #253

MARK	DATE	DESCRIPTION
Х	XXXXXX	XXXXXXXX
DESIGNED BY:		FM-E&ES
DRAWN BY:		RG
CHECKED BY:		DP

FIRE PROTECTION SYSTEM **SPECIFICATIONS**

REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for CAMPUS INFRASTRUCTURE IMPROVEMENTS-TIE FEEDER UPGRADE UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for the **Tie Feeder Upgrade**, on the Albuquerque Central and North Campuses.

PROJECT DESCRIPTION:

The purpose of this project is to increase the capacity of the electrical circuits connecting the North Campus Substation (building #167) and the Central Campus Substation (building #257). The installation of the tie feeders will involve engineering design services, excavation, installation of electrical conduits (piping), appropriate wire installed in the conduits, and encasement of the conduits in concrete.

PROJECT RATIONALE:

The UNM electric grid is connected to the PNM grid at the North Campus Substation and the Central Campus Substation. The buildings on these campuses are connected directly to their respective substation. The original design of the substations included a connection between them that allows either of the substations to power the other campus. Thus, if the Central campus substation transformer is down for maintenance, the Central campus would be powered through the "tie feeder" from the North Substation.

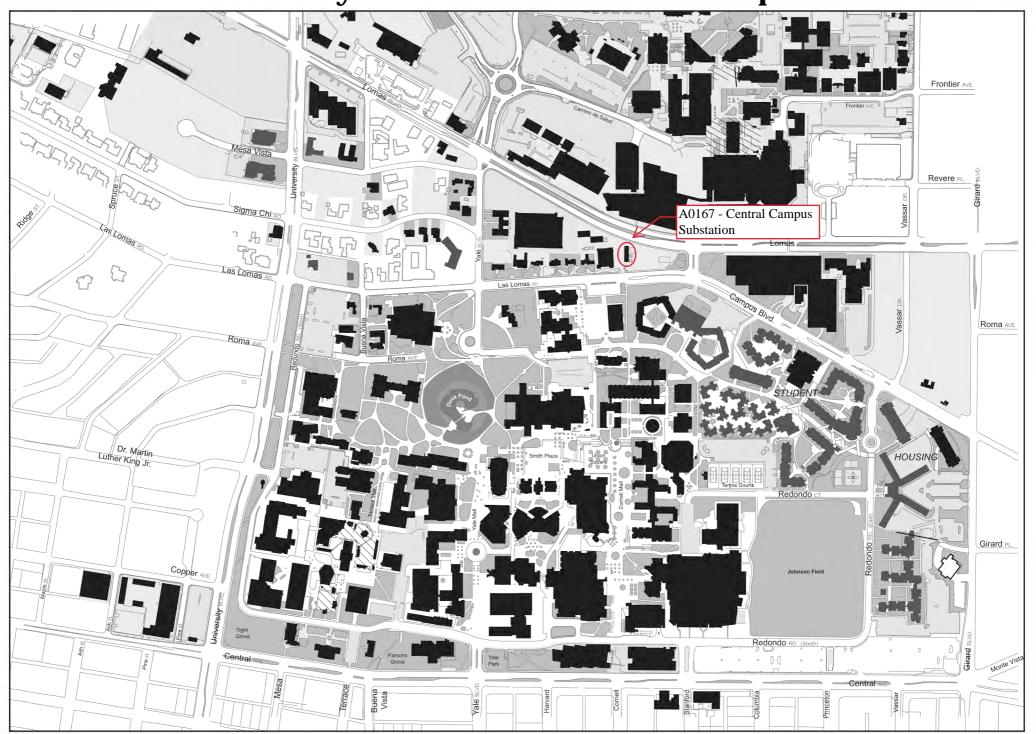
Projections of campus growth indicate that the tie feeder will not have the capacity to provide this backup capability. This project will double the capacity of the tie feeder and provide the backup capability through at least 2035.

FUNDING:

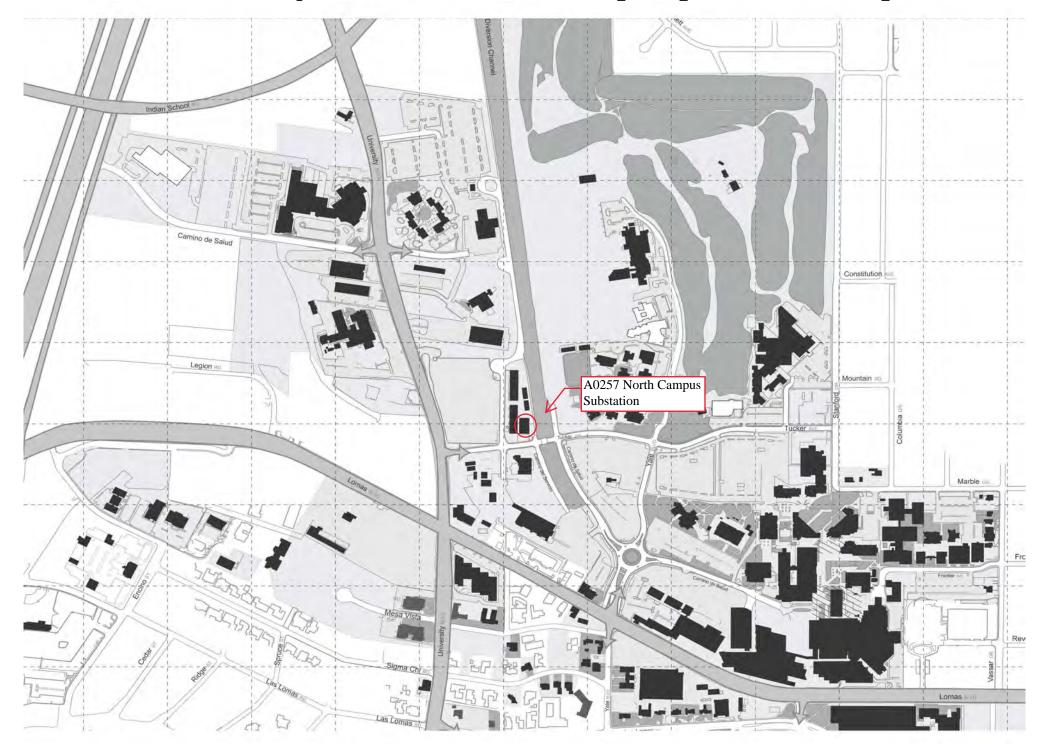
The total estimated Project Budget is \$2,000,000.00

• \$2,000,000 is funded from FY24 General Fund

The University of New Mexico - Central Campus



The University of New Mexico - Albuquerque: North Campus





REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for JOHNSON CENTER - SEIDLER THERAPY POOL RENOVATION UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for Johnson Center – Seidler Therapy Pool Renovation on the Albuquerque Central Campus.

PROJECT DESCRIPTION:

This project will create a separate indoor environment for the Johnson Center (#0059) Seidler Therapy Pool. The therapy pool will be physically separated from the Olympic pool, however, a visual connection will be maintained between the two pools by using a glazed storefront. The therapy pool will receive a dedicated HVAC system that matches the indoor air requirements for the therapy pool. The existing ceiling insulation will be completely removed and replaced along with repairing the ceiling sections that have been compromised. New LED lighting that meets current energy standards will also be installed.

PROJECT RATIONALE:

The Seidler Therapy Pool ceiling insulation has been falling off due to temperature and humidity fluctuations. These fluctuations are caused by the different indoor temperature requirements of the Olympic pool and the therapy pool, which currently share the same HVAC system. These temperature variations have caused condensation to form on the metal ceiling thus compromising the insulation. A separate indoor air environment and dedicated HVAC system are required to create the proper environment for the therapy pool. This will allow for stable temperature and humidity control thus mitigating the deterioration of the ceiling insulation. This will allow for better management of the therapy pool as the space air temperature is directly related to the pool water temperature. Users of the pool will also experience a better environment due to the dedicated space and HVAC system for the therapy pool.

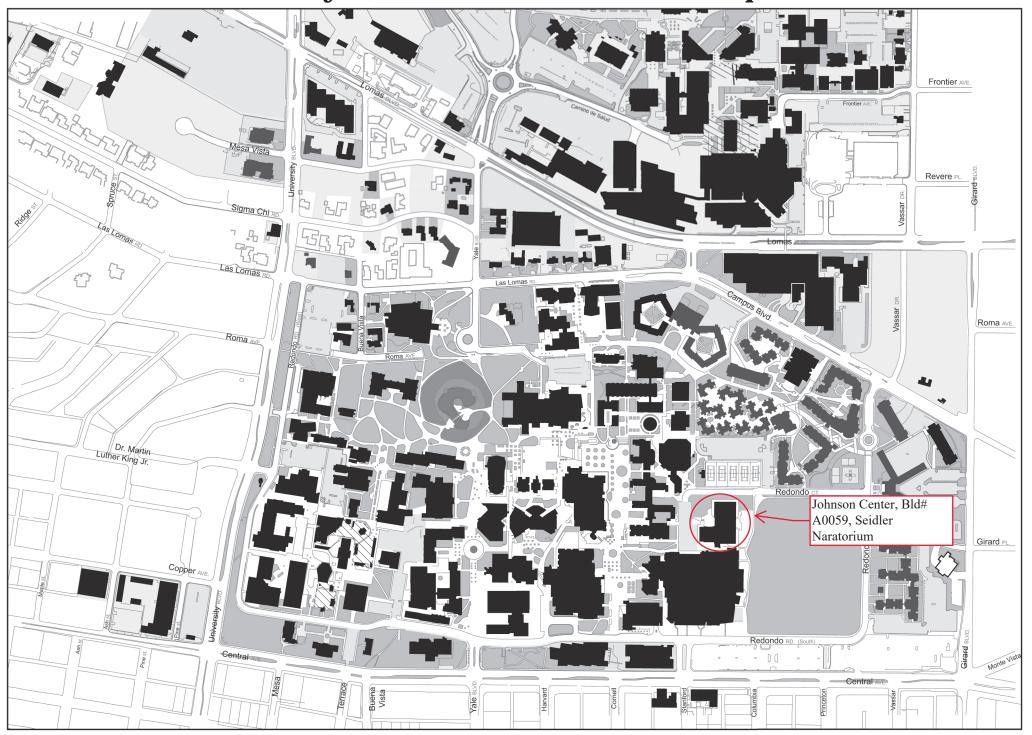
If the project does not receive approval, the therapy pool will continue to experience temperature and humidity fluctuations, thus further compromising the ceiling insulation.

FUNDING:

The total estimated Project Budget is \$1,400,000:

• \$1,400,000 is funded from FY24 Building Renewal & Replacement (BR&R)

The University of New Mexico - Central Campus





THERAPY POOL RENOVATIONS

100% CONSTRUCTION DOCUMENTS

JANUARY 2016

BRIDGERS & PAXTON PROJECT No. 7329

PROJECT LOCATION

1 UNIVERSITY OF NEW MEXICO ALBUQUERQUE, NM 87131

SCOPE OF WORK

THE SCOPE OF THIS PROBLET IS TO CONSTRUCT A THIS YOUR PROBLET OF THE BOTTOM OF THE PROBLET OF TH

BLD ALTERNATE #1
BID ALTERNATE #1 INCLUDES THE REPLACEMENT OF THE EXISTING LIGHTING AND LIGHTING CONTROLS WITHIN THE THERAPY POOL AREA.

APPLICABLE CODES

REFER TO SHEET A - 1.01 FOR BUILDINGS CHIEFAN AND CHT AVAN
2009 UNIC (AS ADOPTED AND AMENDED BY THE STATE OF NEW MEXICO)
2009 UPC (AS ADOPTED AND AMENDED BY THE STATE OF NEW MEXICO)



SHEET LIST

ARCHITECTURAL

A-001 BRILDING ONTHINA AND DOT ANALYS

A-401 PARTIAL FLOOR PLANS

A-402 PARTIAL REPLECTED ORDANS PLANS

A-002 OSTAGO AND DODG SOMERAN S.

STRUCTURAL

8-101 GENERAL STRUCTURAL NOTES
8-101 STRUCTURAL PLANS
8-201 SECTIONS AND DETAILS

MECHANICAL

18-01 MICHAROLA LINERO
18-04 MICHAROLA EN FLA
18-04 MICHAROLA FRANCIA
18-04 MICHAROLA FRANCIA PREZZAMBE LEVRA
18-04 MICHAROLA ENTOTORI
18-04 MICHAROLA FRANCIA
18-05 MICHAROLA FRANCIA
18-05 MICHAROLA PRINCIA
18-05 CONFROL

FLECTRICAL

E-001 BLECTRICAL SYMBOL LINE EP-101 POWER PLAN - DECK LEVE

CONSULTANTS:

M/E/P ENGINEER

ARCHITECT

STRUCTURAL ENGINEER

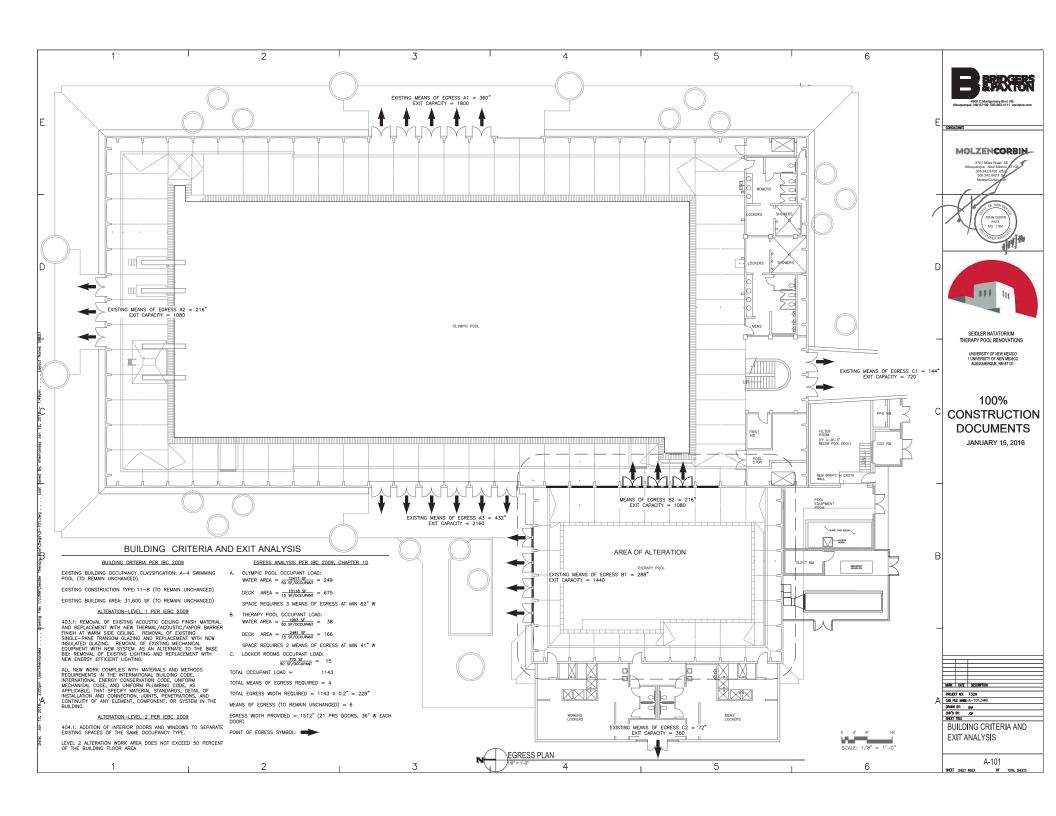


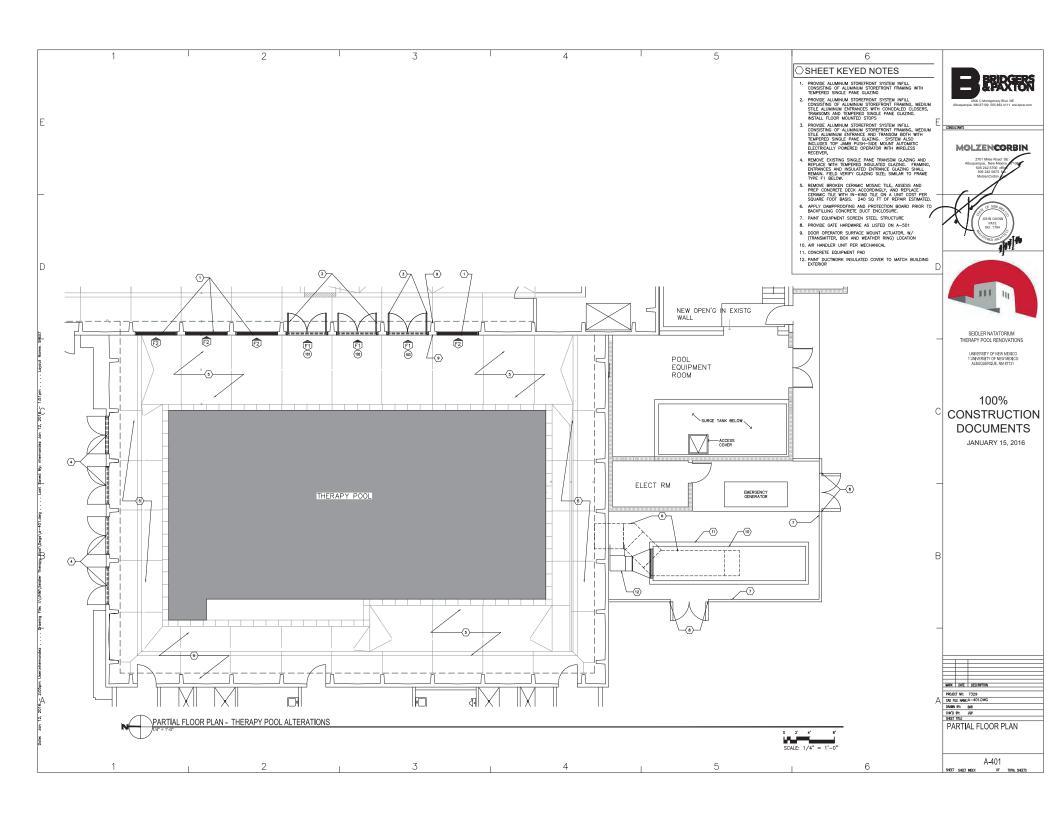
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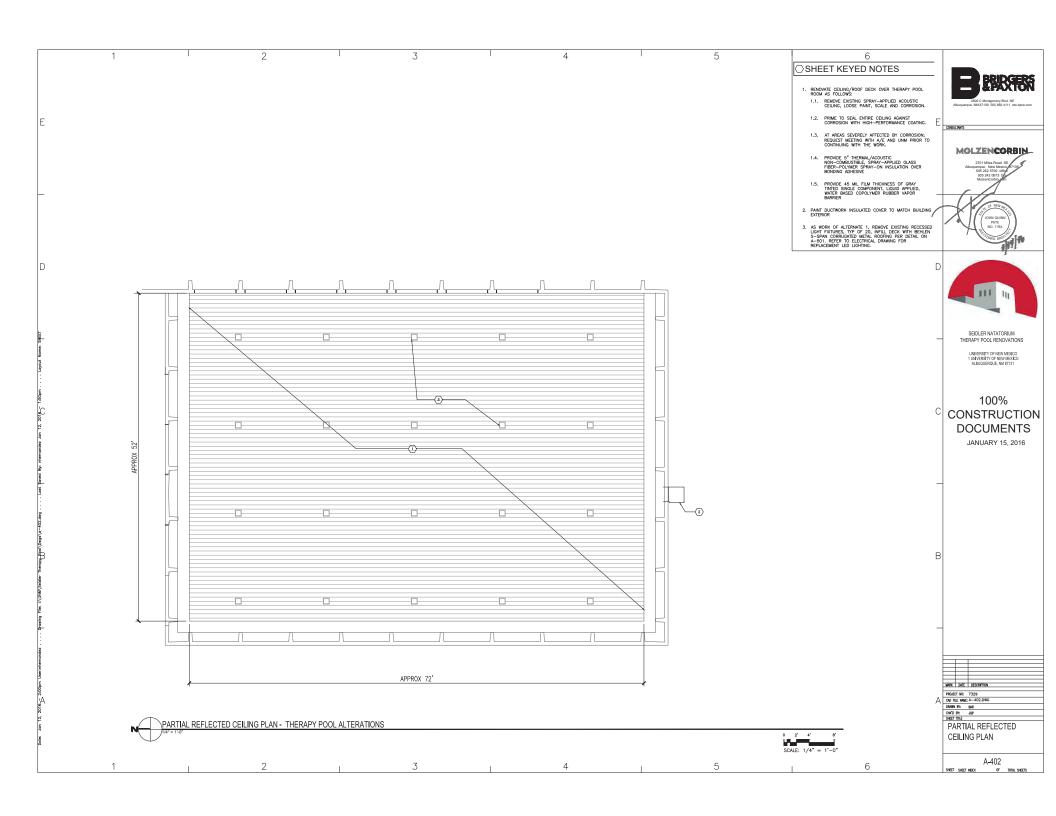
2701 Miles Road SE Albuquerque, New Mexico 87106 505 242 5700 office 505 242 0673 fax MolzenCorbin.com

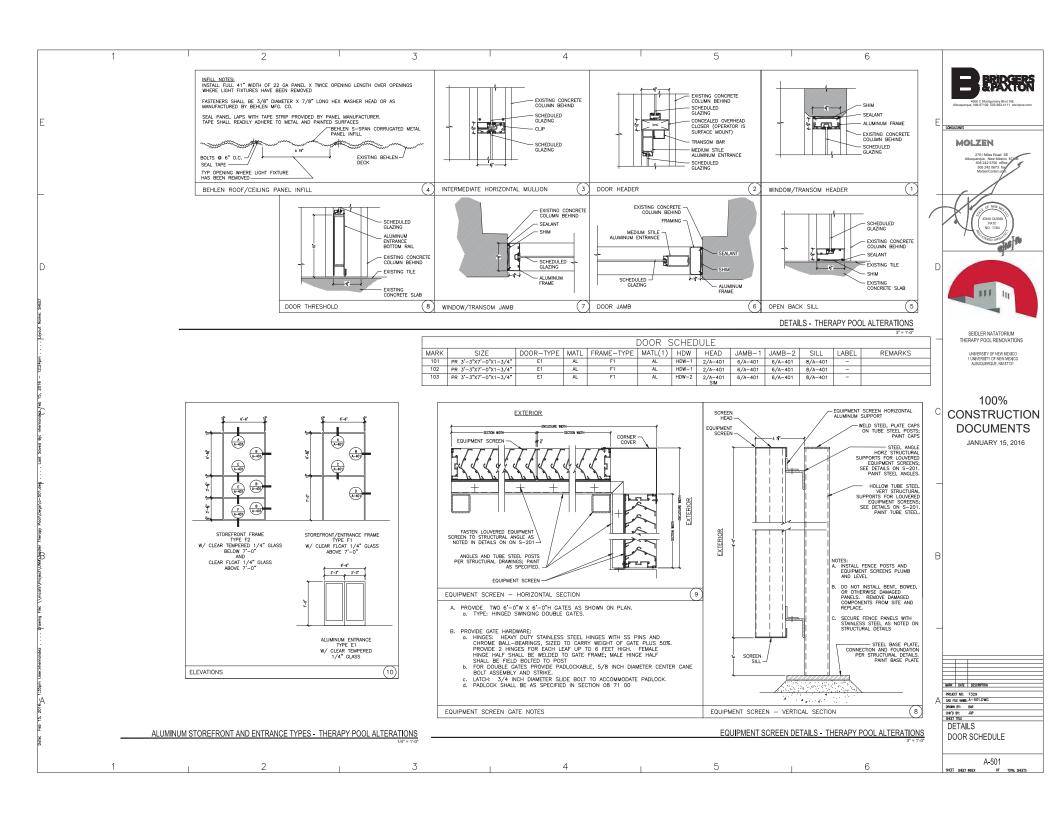
DESERT EAGLE ENGINEERING

1200 PROSPERITY AVE. SE ALBUQUERQUE, NM 87105 (505) 342-0161









4

BRIDGES ASOL Montgomery Blvd. NE Albuquerque, NM 87100 505 853 4111 we lapon com

CONSULTANTS

Desert Eagle
Engineering, LLC
1200 Prosperity Avenue SE
Albuquerque, New Mexico 87105
(505) 342-0161 Fax: (505) 342-0163





SEIDLER NATATORIUM

INIVERSITY OF NEW MEXICO UNIVERSITY OF NEW MEXICO ALBUQUEROUS NW 87131

100% CONSTRUCTION DOCUMENTS

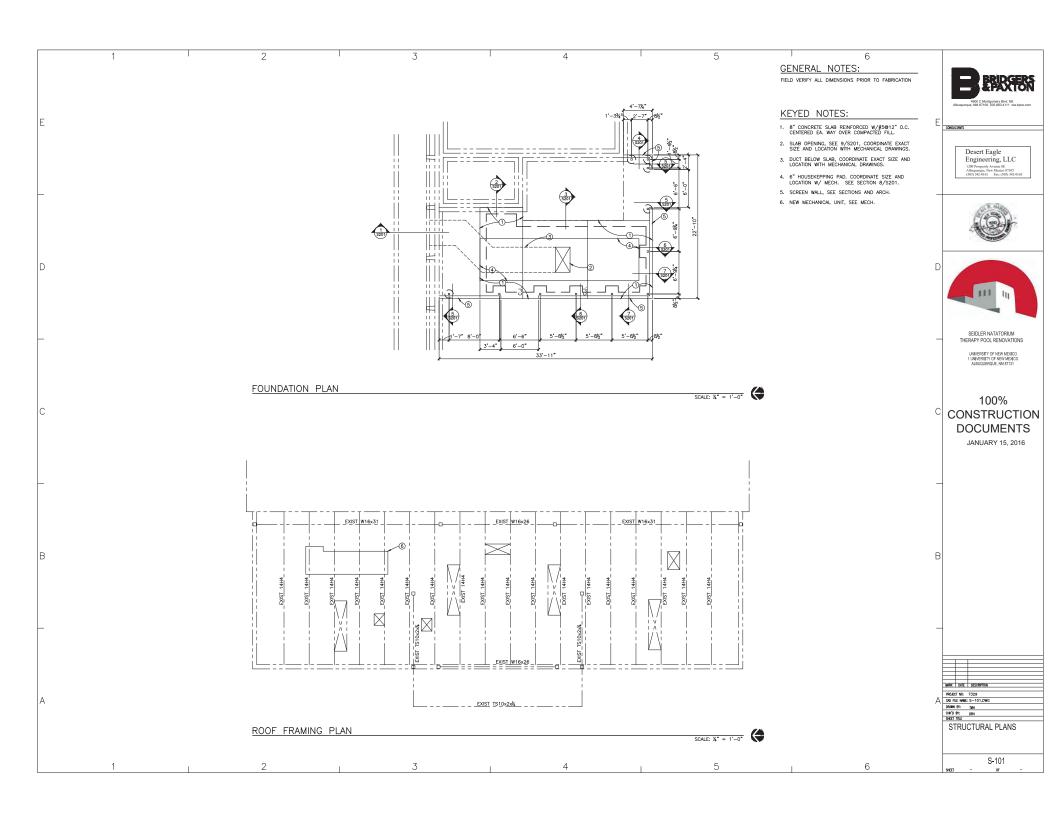
JANUARY 15, 2016

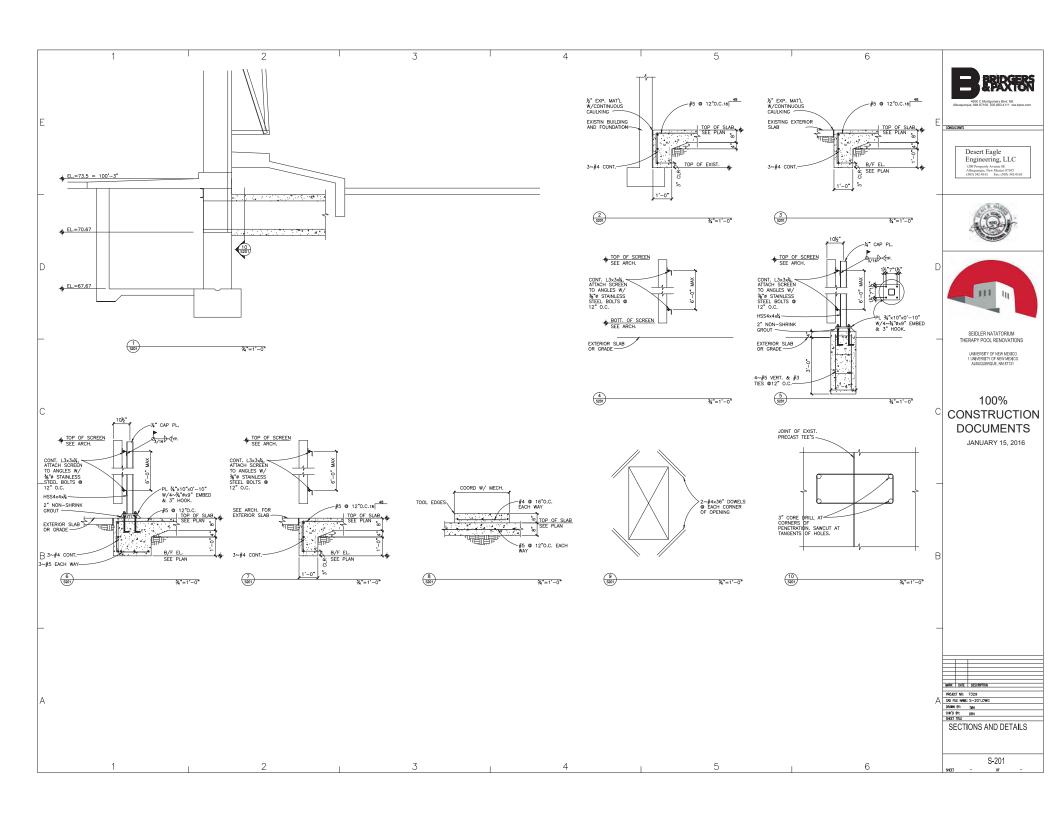
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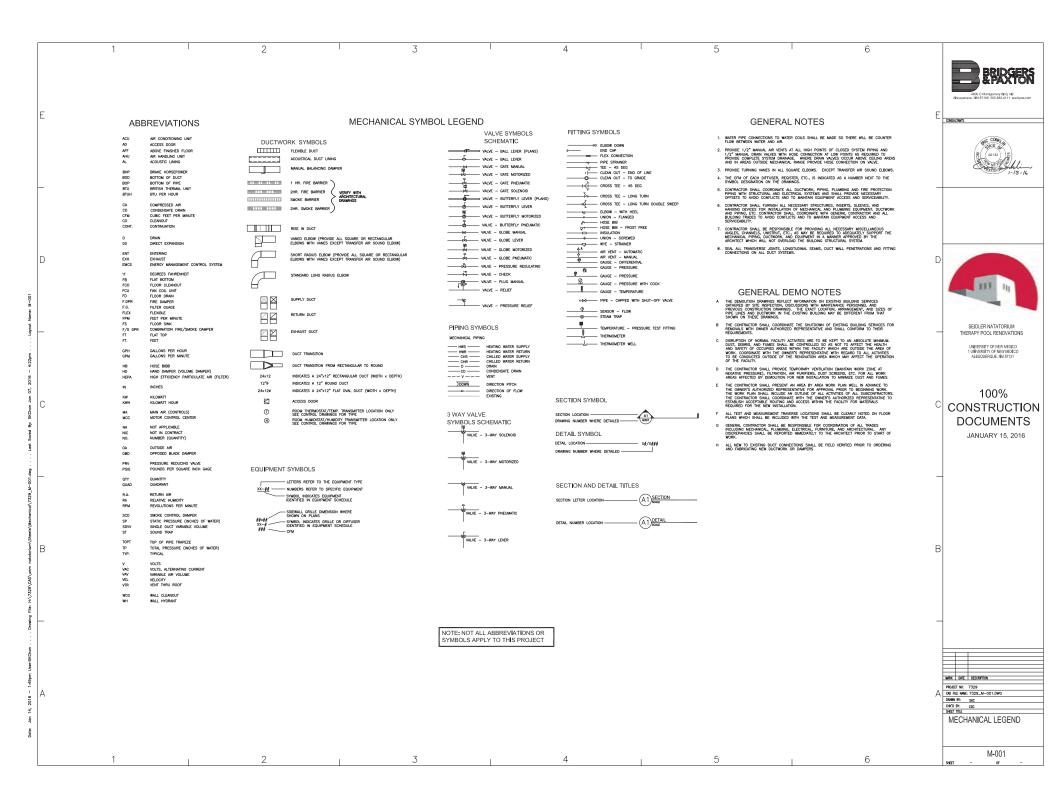
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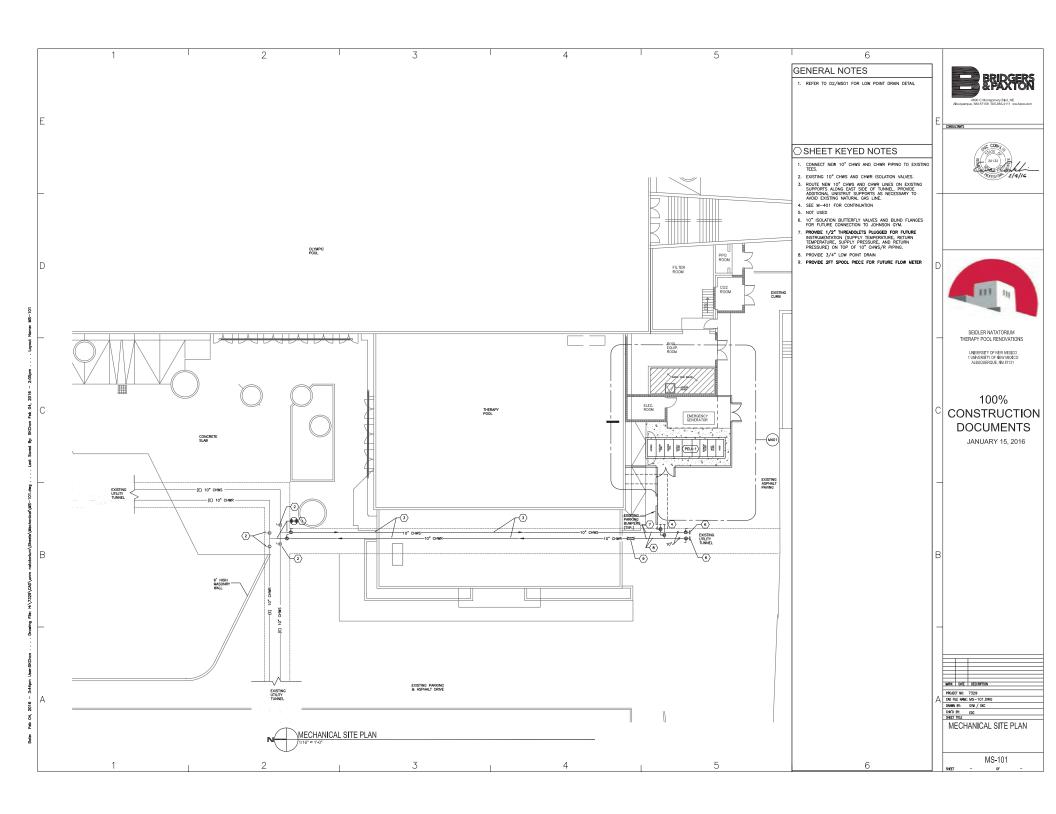
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GENERAL STRUCTURAL
NOTES

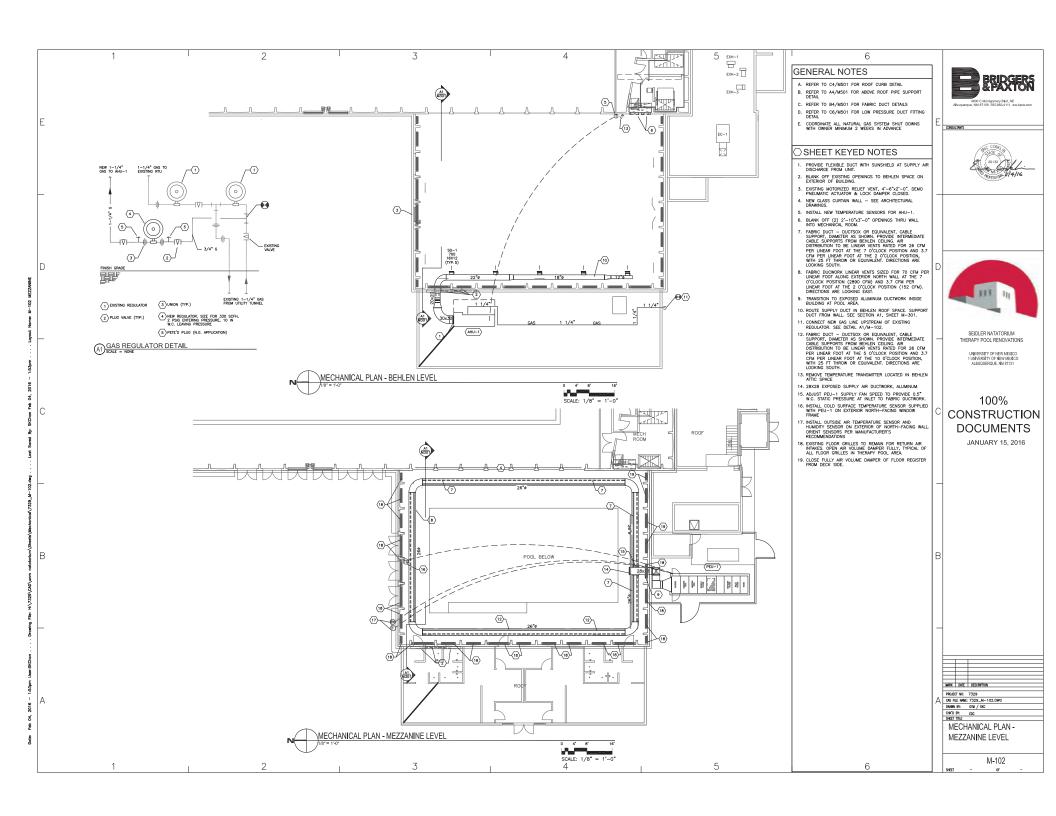
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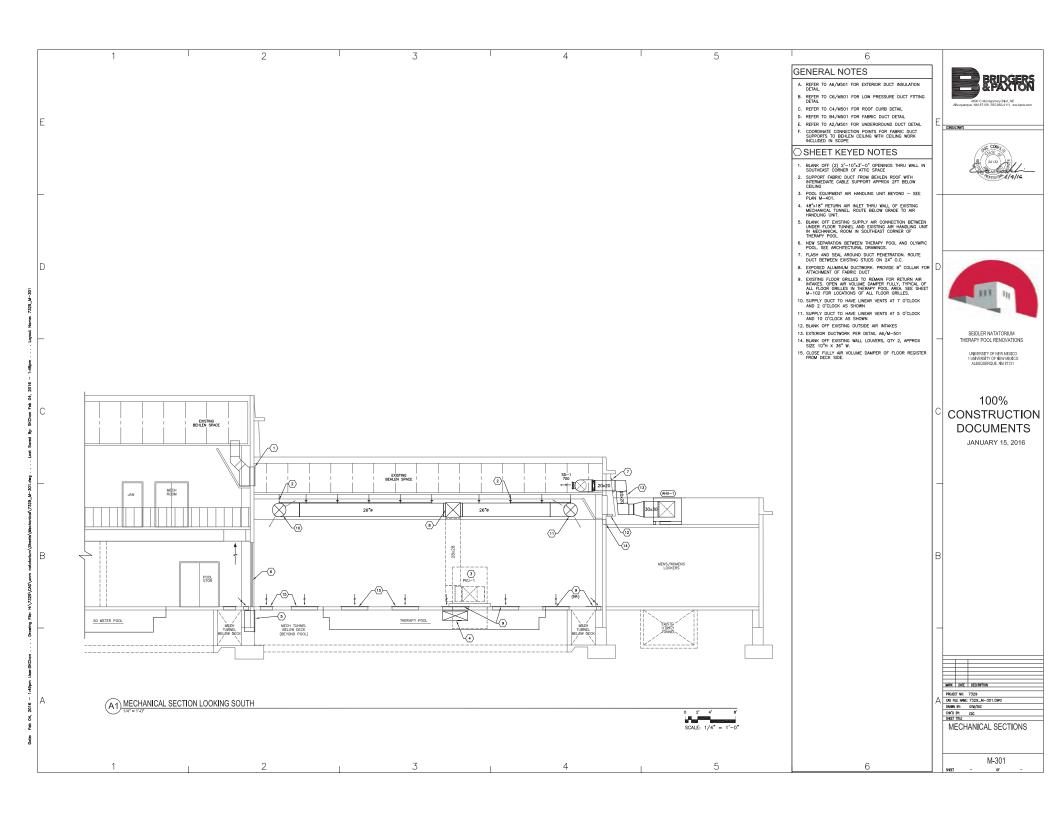


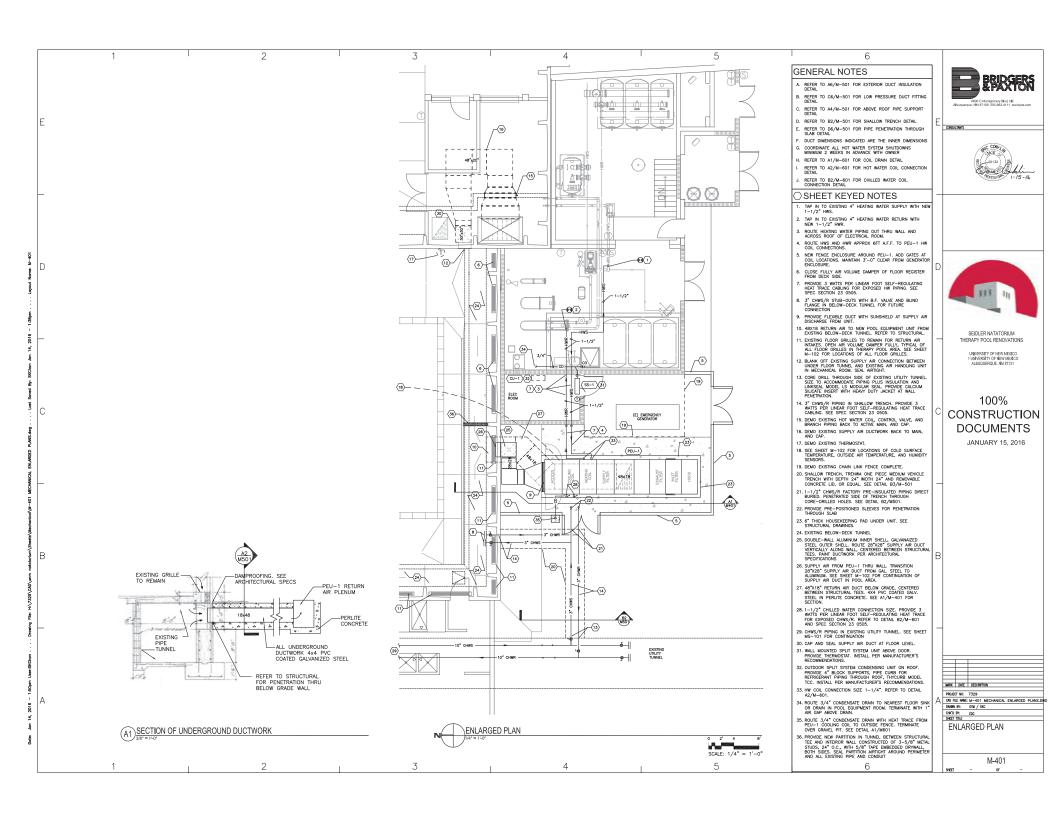


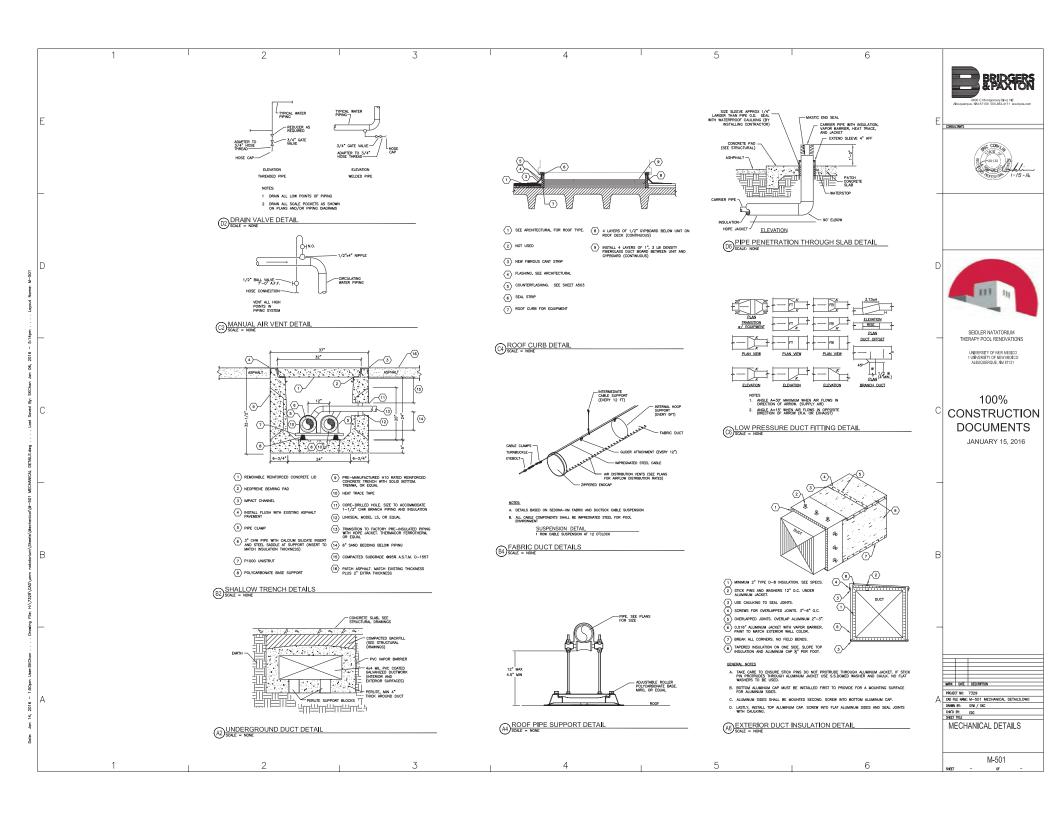


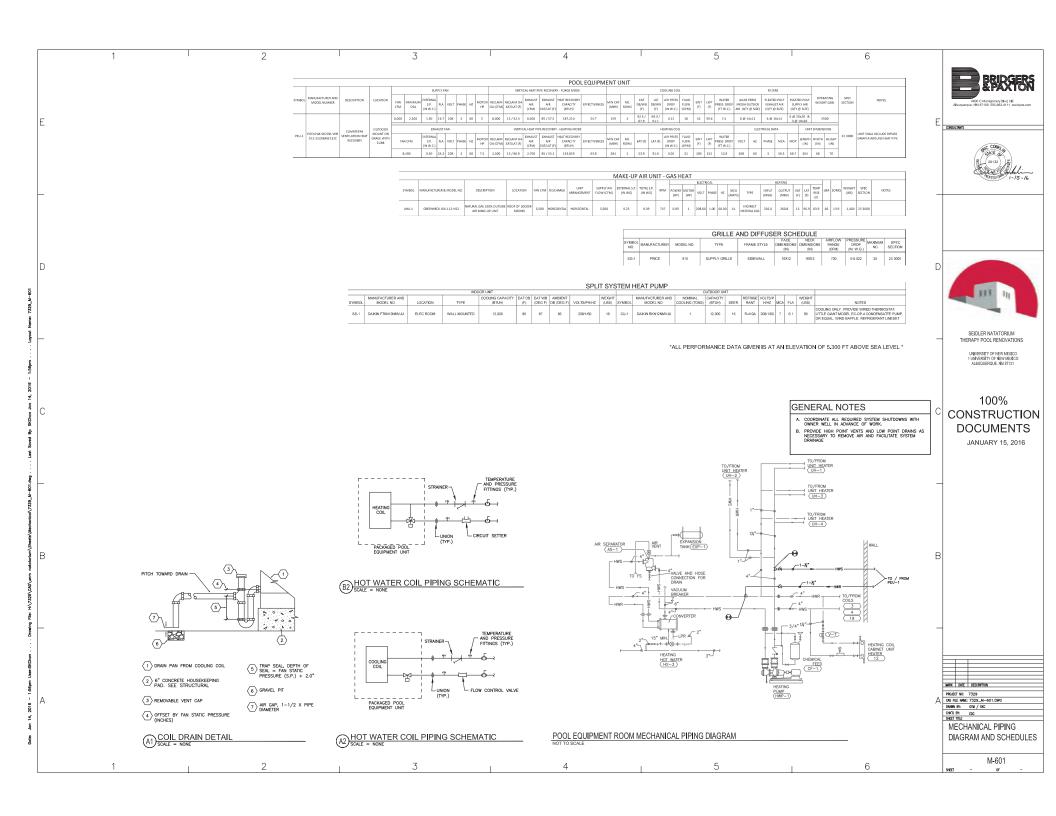


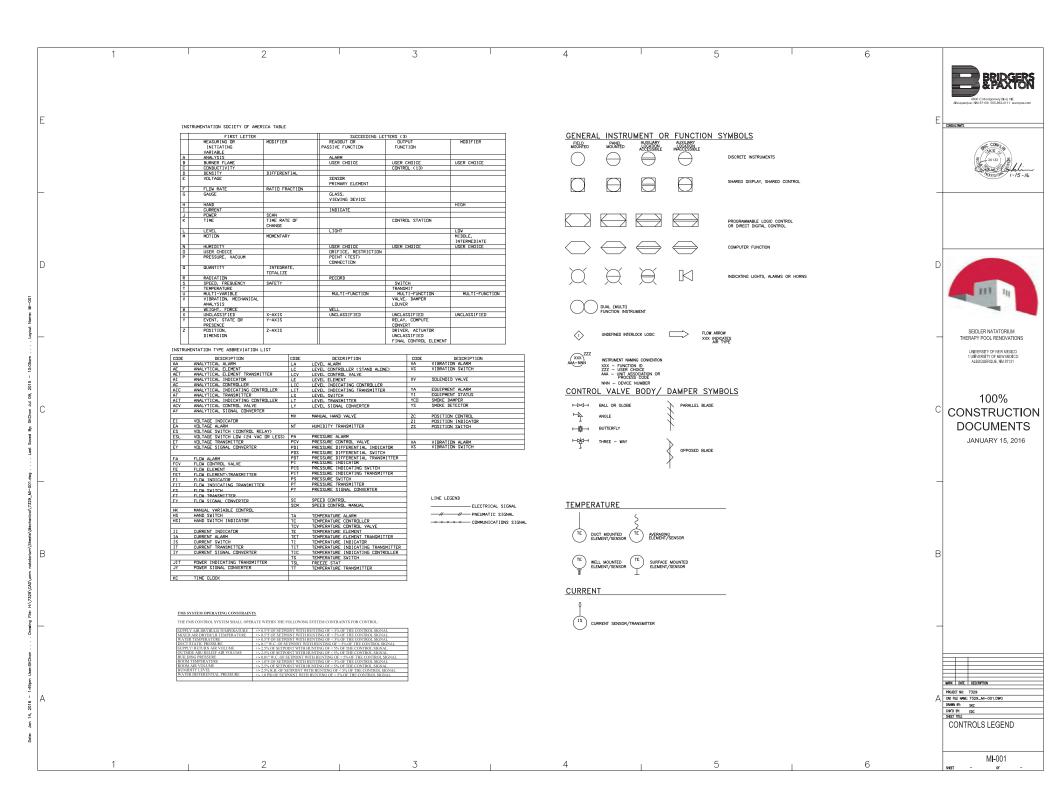


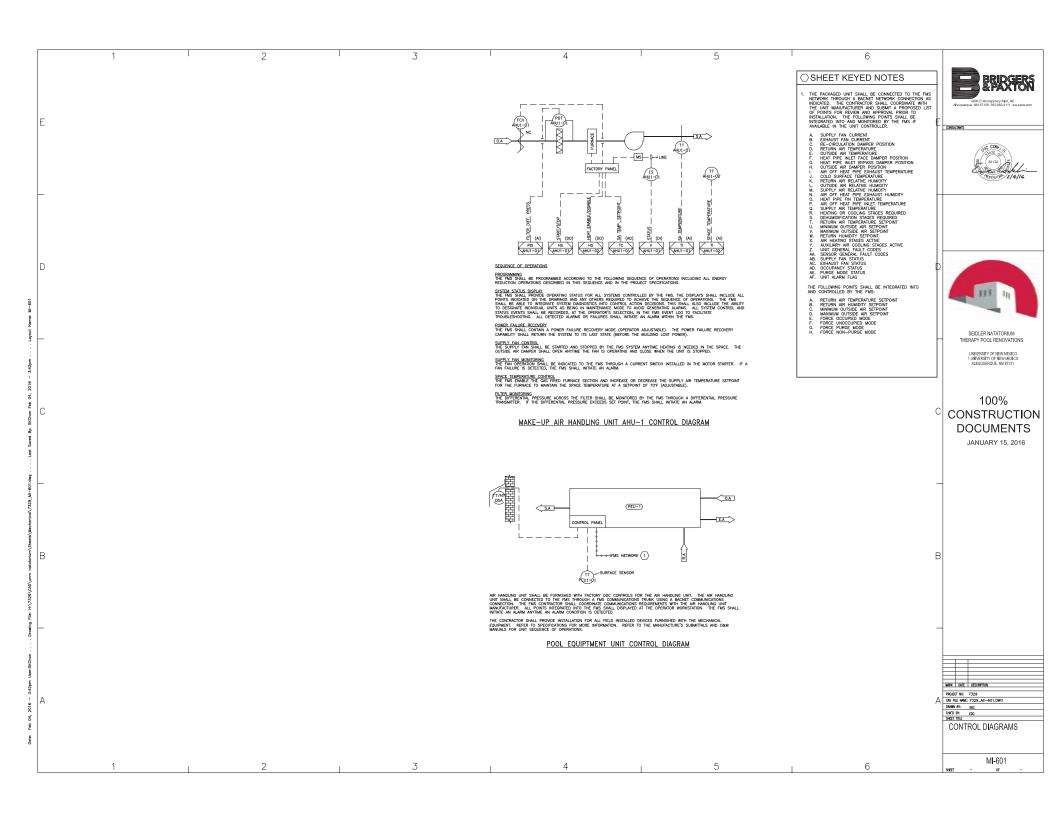


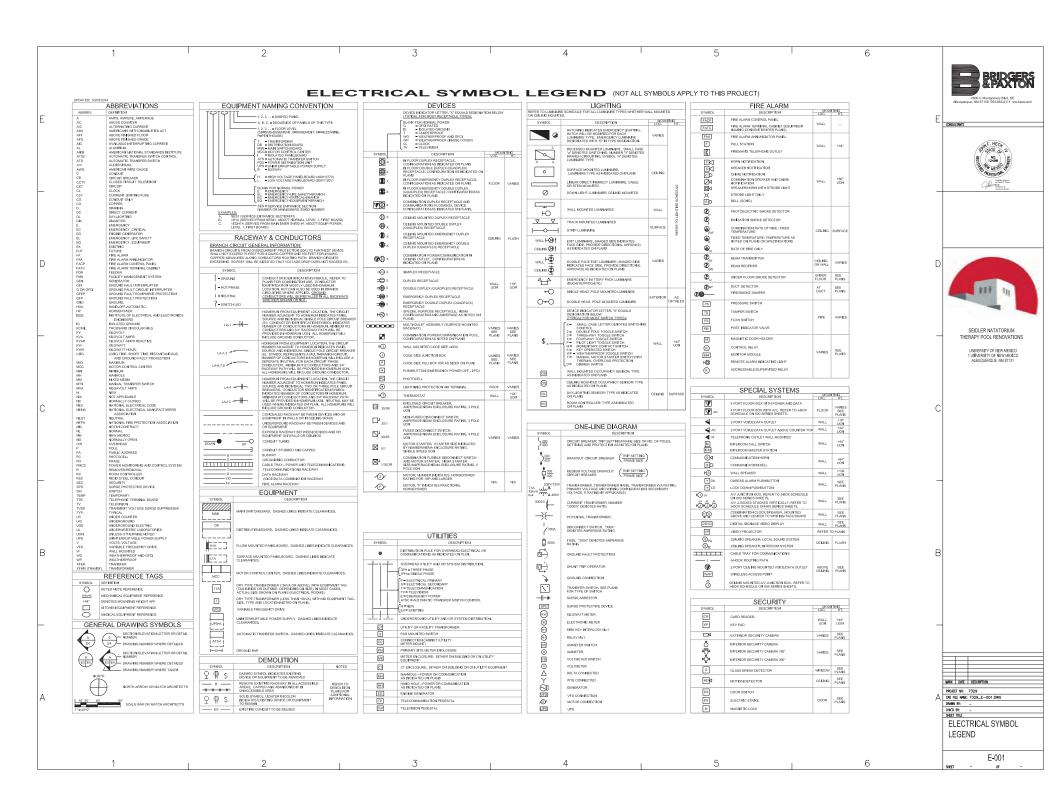


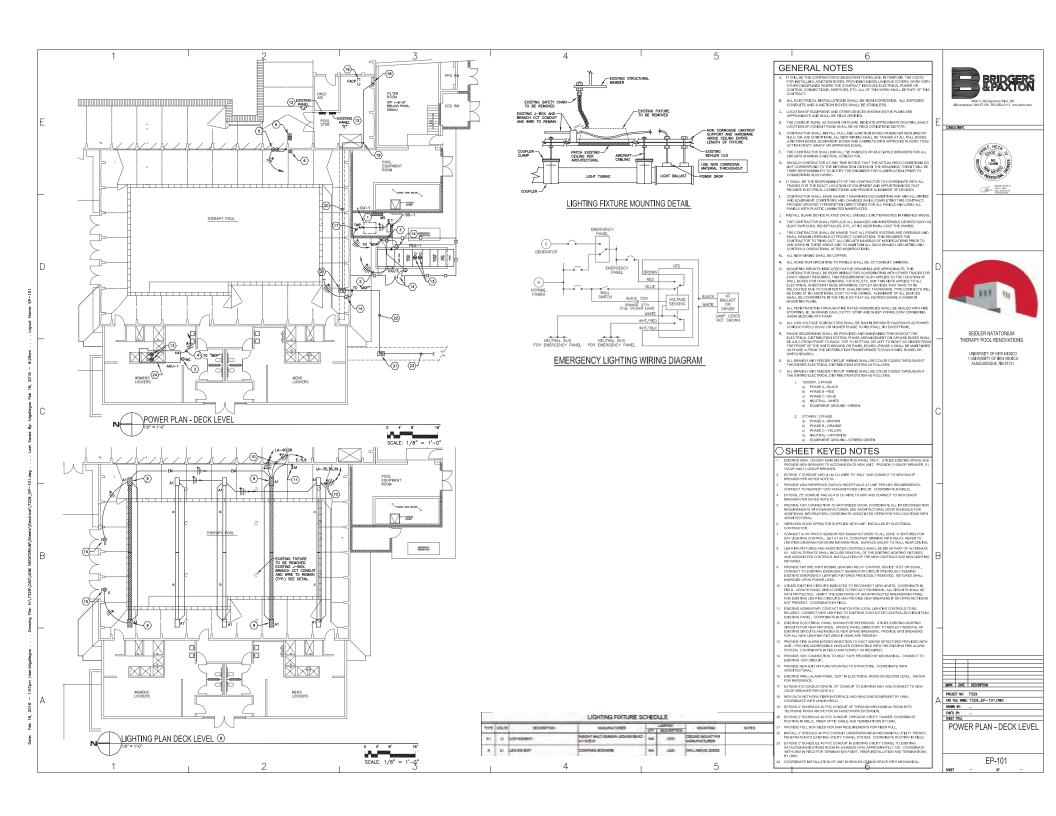


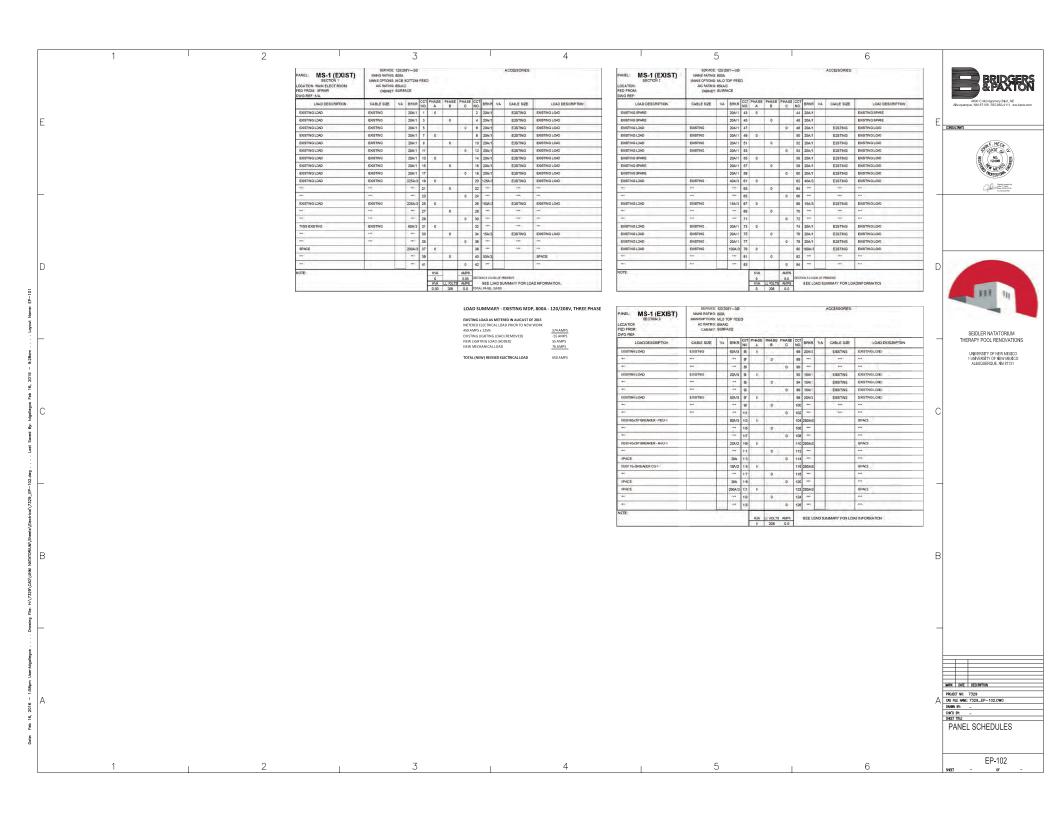












REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for WOODWARD HALL UPPER-LEVEL RESTROOM RENOVATION UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for **Woodward Hall Upper-Level Restroom Renovation on the Albuquerque Central Campus.**

PROJECT DESCRIPTION

This project renovates the upper-level main restrooms G154 and G155, totaling 1,800 GSF, in Woodward Hall building #A0082 at the University of New Mexico. The renovation will include the removal of fixtures, toilet partitions, flooring, ceiling tiles, and accessories which will be replaced with new products that meet current standards.

PROJECT RATIONALE:

This project will make the upper-level restrooms of Woodward Hall code and ADA-compliant. The plumbing chase of the current restrooms is inaccessible, making repairs difficult and more expensive. Remodeling these restrooms will provide access to the plumbing chase. The restrooms will have a consistent look with other recently remodeled spaces in the facility. Woodward Hall houses the largest lecture hall on UNM Central Campus and is also used for special events such as new student orientation and graduation ceremonies.

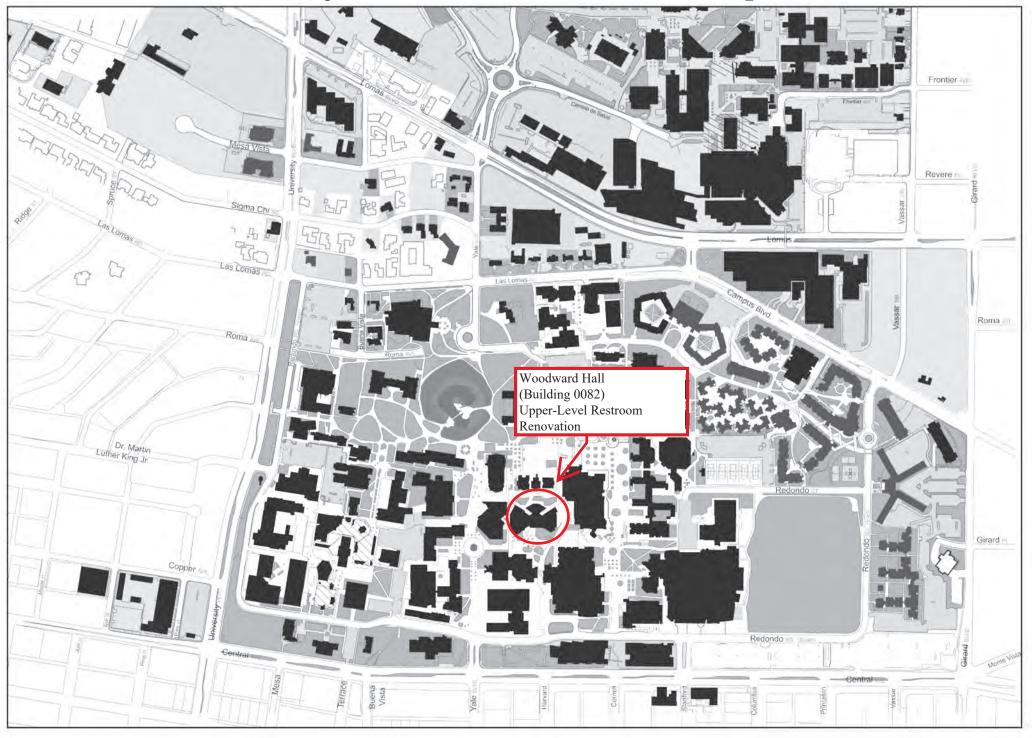
If this project is not approved, these restrooms will remain outdated, non-compliant with current standards and requirements, and inaccessible to those with accessibility needs.

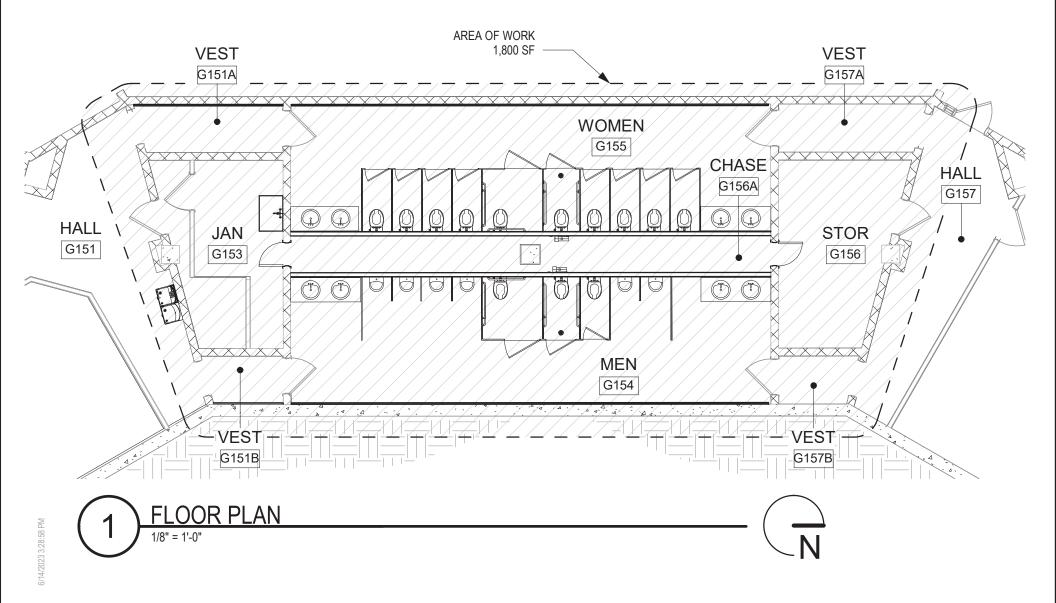
FUNDING:

The total estimated Project Budget is \$805,000:

• \$805,000 is funded from FY24 One-Time Building Renewal & Replacement (BR&R)

The University of New Mexico - Central Campus





UNM WOODWARD HALL - UPPER RESTROOM RENOVATIONS

BUILDING # A082 300 YALE BLVD. NE - ALBUQUERQUE, NM 87131

ISSUED FOR:

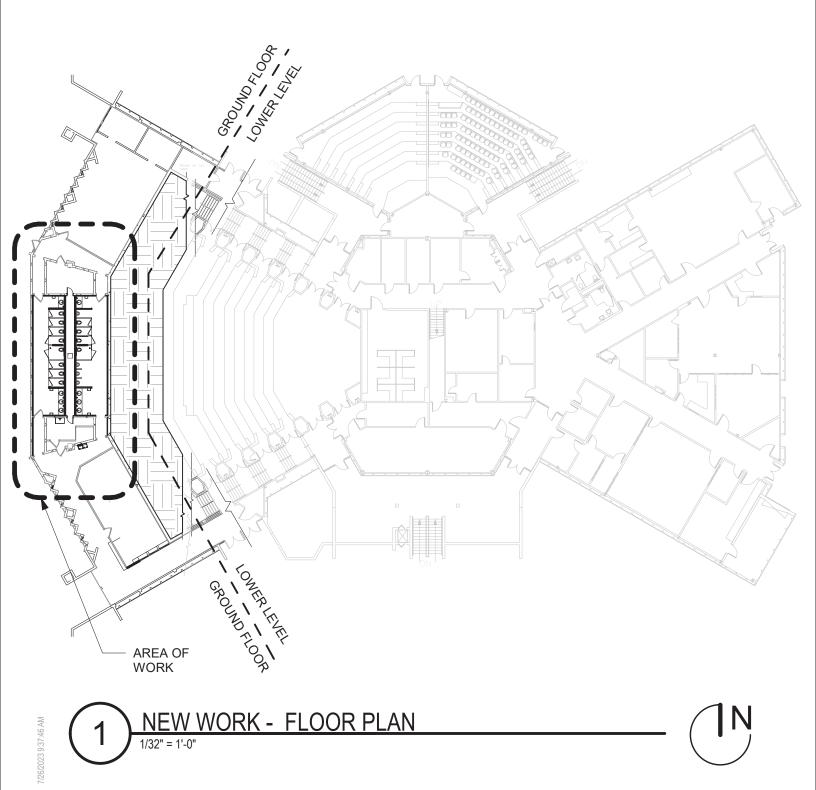
Stephen Leos Architect LLC

413 second st sw | second floor albuquerque, new mexico 87102 505.681.2329 | www.SLeosArch.com

FLOOR PLAN

REVIEWED BY: DATE ISSUED: PROJECT NO: SLA _ 06/14/23 _ 22-33

SKA-1



UNM WOODWARD HALL - UPPER RESTROOM RENOVATIONS

BUILDING # A082 300 YALE BLVD. NE - ALBUQUERQUE, NM 87131

Stephen Leos Architect LLC 413 second st sw | second floor albuquerque, new mexico 87102 505.681.2329 | www.SLeosArch.com OVERALL PLAN

REVIEWED BY: SLA DATE ISSUED: 06/14/23 PROJECT NO: 22-33 ISSUED FOR: SKA-2

REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for BRATTON HALL – FORUM RENOVATIONS UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for the **Bratton Hall – Forum Renovations on the Albuquerque North Campus.**

PROJECT DESCRIPTION:

The project is located at the UNM School of Law in building #A0218 - Bratton Hall, Room 2400, known as the Forum. It will remodel approximately 8,192 square feet and include new maple rotunda finishes, new floor finishes, new solid wood maple veneer doors, storefront door finishes in select areas, and new paint on walls surrounding the concourse areas. The project consists of removing the existing dark brown wood panels on the concrete rotunda and replacing them with a vertical wood maple grill panel system with sound insulation and removing and replacing selected existing dark wood doors with storefront door systems and new maple-finished solid wood doors to match the new rotunda maple finishes.

PROJECT RATIONALE:

The majority of the UNM School of Law is housed in Bratton Hall (building #218), and the forum is often the first impression of the School. Unlike other areas of Bratton Hall, the forum has not been updated, and the current finishes reflect the design concepts of the original construction in 1969. This area hosts high-profile events throughout the year for the School of Law and serves as a gathering space for students and faculty. The new flooring and maple finishes will provide a durable, modern appearance to the forum with a continuity of door finishes throughout the space. The consequences of not approving this project are poor visibility to a high-profile and heavily frequented area for School of Law faculty, students, and the visiting public.

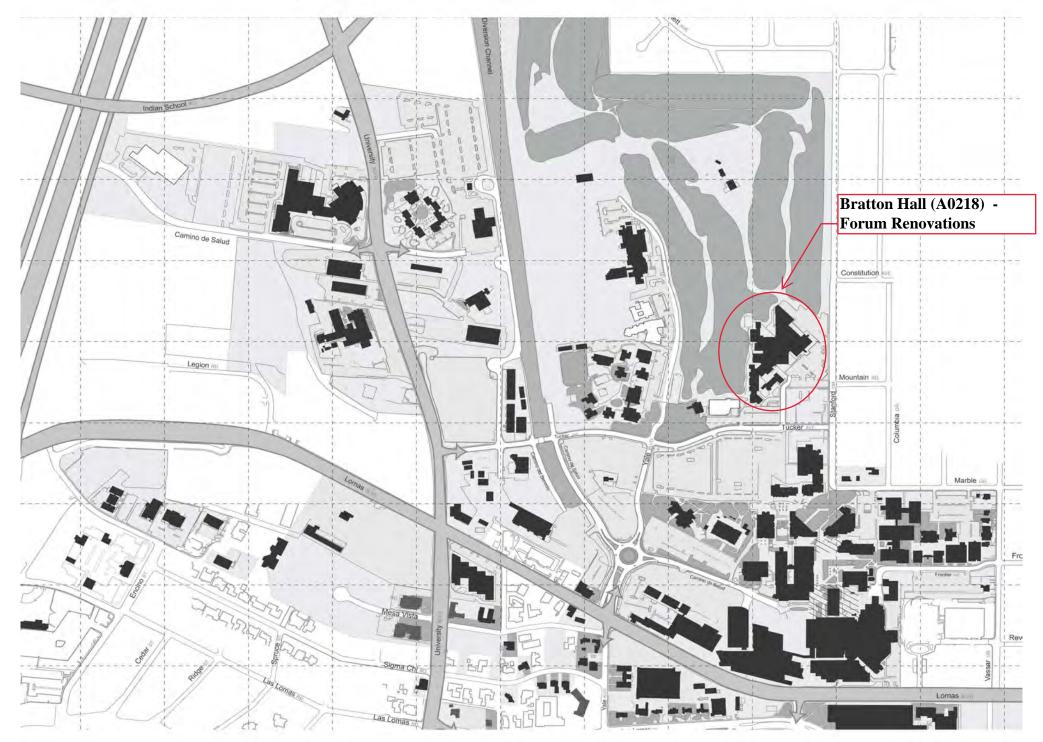
Due to increased construction materials costs, the budget for this project has increased from \$560,476.00 to \$735,547.00, requiring reapproval. The additional funding is from FY 23 Department Funds.

FUNDING:

The total estimated Project Budget is as follows:

• \$735,547.00 is funded from FY23 Department Funds

The University of New Mexico - Albuquerque: North Campus



UNIVERSITY OF NEW MEXICO

SCHOOL OF LAW FORUM RENOVATION

100% Design Development Albuquerque, NM

GENERAL NOTES

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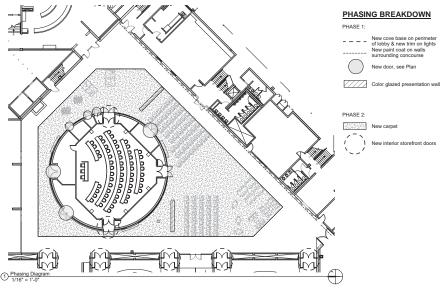
- A. All work described by these documents shall be performed in full accordance with all applicable codes, ordinances & regulations adopted by national agencies, all codes adopted by the State of New Mexico, & all local applications.
- General Contractor is responsible for verifying all dimensions and existing conditions in the field. All exterior dimensions are to face of structure, ofrdiline, and control points. All interior dimensions are to grid lines and face of stud or concrete unless otherwise noted. Dimensions labeled as 'clear'
- All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent.
- Prior to any demolition, General Contractor shall review all salvage items
- General Contractor shall verify location of all piping, equipment, etc. served by existing equipment to be removed. General Contractor shall remove such items only if they do not serve fixtures to remain. All piping shall be capped in a concealed location.
- The General Contractor shall coordinate the sizes of mechanical and plumbing chases and available ceiling clearances with the mechanical and plumbing drawings. Before construction any discrepancies in dimensions shall be reported to the Owner's Representative immediately
- The General Contractor shall coordinate with the Owner on all Owner-
- All plumbing fixtures shall be ANSI A117.1-2009 and ADA compliant.
- Discrepancies: The General Contractor shall compare and coordinate the information shown on all drawings. Where in the opinion of the General Contractor a discrepancy exists, he shall promptly report it to the Architect for proper clarification or adjustment.
- Omissions: In the event that certain features of the construction are not fully shown on the drawings, then their construction shall be the same character as the construction of similar conditions that are shown or noted on the drawings and specifications. If there is any doubt concerning the similarity of the condition, the General Contractor shall notify the Architect and request
- Changes: The General Contractor shall inform the Owner immediately if any changes requested in the field either verbally or in writing shall impact the project schedule or budget. The Contractor shall prepare a Proposed Change Order within a reasonable agreed upon time frame for review and approval, gizz to commencing the work or any proposed changes or directives. Proposed Change Orders submitted by the General Contractor after the fact shall not be accepted.
- All doors to have accessible hardware.
- The General Contractor shall verify required rough opening size for all doors
- The General Contractor shall verify that there are no conflicts between openings in walls or slabs and structure.
- The General Contractor shall provide all blocking, backing, and additional supporting structure as required for items called for in the drawings and specifications whether the blocking, backing, and additional supporting structure is specifically shown in the drawings or not.
- The General Contractor shall compare the dimensions on the Mechanical and Electrical Drawings with the dimensions shown on the Architectural Drawings before constructing any portion of the project. Any discrepancies or conflicts shall be reported to the Architect immediately.
- Contract Documents take precedence when they are more stringent than applicable codes, ordinances, standards, and statutes, Codes, ordinances standards, and statutes take precedence when they are more stringent or conflict with drawings and specifications.
- <u>Use of the Site:</u> The General Contractor's use of the site shall be fully coordinated with the Owner prior to & throughout construction.
- General Contractor shall minimize noise and dust. All trash and debris shall be removed on a daily basis.
- The General Contractor shall conduct and coordinate site meetings
- GC to provide submittals for all fixtures and fittings Go to provide submittals for all inxures and number. General Guarantee. Neither the final certificate of payment nor any provision in the Contract Documents nor partial or entire occupancy of the project by the Owner shall constitute acceptance of work not done in accordance with the Contract Documents or relieve the contractor of liability in respect to any expressed warranties or responsibility for faulty materials or workmanship. The Contractor shall remedy all defects in the work and pay for damages to other work resulting therefrom, which shall appear within a period of one (1) year from the date of Substantial Completion of the work under the Contract. The Owner will give notice of observed defects with reasonable promptness.

SCOPE

NTS

2

Bratton Hall Lobby Renovation concists of the removal of the existing dark brown wood panel on the concrete rotunda and replacing them with vertical wood grill panel system with sound insulation behind them. The addition of two 16' long colored glass walls on a free standing structural frame separating event space from student commons space. The removal and replacement of selected existing solid wood doors with store front door systems to matching existing



School of Law Lobby Renovation

117 Stanford Dr. NE, Albuquerque, NM 87106 Vicinity Map

3

DRAWING LIST

SHEET	SHEET NAME
G000 G002	Cover Sheet Renderings
A101 A201	Floor Plan Flevations
D101	Existing / Domo Blans

PROJECT INFORMATION

City Address: University of New Mexico, School of Law 117 Stanford Dr. NE, Albuquerque, NM 87106 IDO Zone District: R-MH (multi-family High Density

Zone Atlas Page: J-16-Z UPC: 101605806320030710L1 Lot: Unplatted / UNM North Campus Block 0000 Subdivision: Unplatted / UNM North Campus Area of Renovation: 10,190 SF

APPLICABLE CODES

2015 International Building Code 2015 New Mexico Commercial Building Code 2017 New Mexico Electrical Code 2018 New Mexico Energy Conservation Code 2015 New Mexico Existing Building Code 2021 Uniform Mechanical Code 2022 Uniform Administrative Code

OCCUPANCY TYPE

304 Business - Group B

IEBC CLASSIFICATION

ALTERATIONS - LEVEL 1

503.1 Scope. Level 1 Alterations include the rmoval and replacement of the covering of materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

PROJECT TEAM

University Of New Mexico, School of Law 117 Stanford Dr. NE, Albuquerque, NM 87106

Mike Pierce, Associate Project/Construction Manager University of New Mexico, Planning, Design & Construction (PDC) 1818 Camino del Servicio, MSCO7 4210 1 University of new mexico, Albuquerque New Mexico 87131 e: mipierce@unm.edu p: 505.264.3454

Camille Carey, Dean, School of Law, Professor of Law, Karelitz Chair in Evidence and Procedure e: carey@law.unm.edu p: 505.264.3454

Krista Allen, Assistant Dean, Administrative Operations Director, Master of studies in Law Program e:allen@law.unm.edu p: 505 277 0078

5

Tony Anderson, Operations Manager, School of Law e: anderson@law.unm.edu p: 505.277.5063

ARCHITECT

4

Sam Sterling Architecture 924 2nd Street NW, Suite C Albuquerque, NM 87102 n-505 232 2520

Sam Sterling, AIA, Principal

Samuel Escoto, Project Manager Samuel@samsterlingarchitecture.com

Shane Williams, Project Designer Shane@samsterlingarchitecture.com

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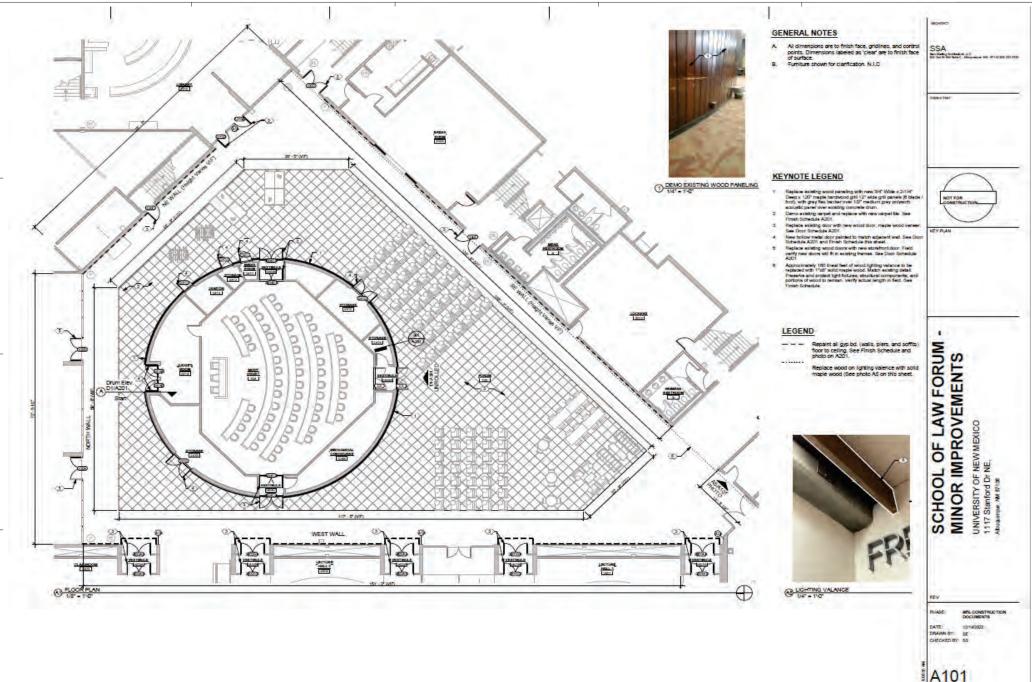
SSA

UNIVERSITY OF N 1117 Stanford Dr N Albuquerque, NM 87106 No. Description Date

HASE: 100% DESIGN DEVELOPMEN

DRAWN BY: CHECKED BY: Checker

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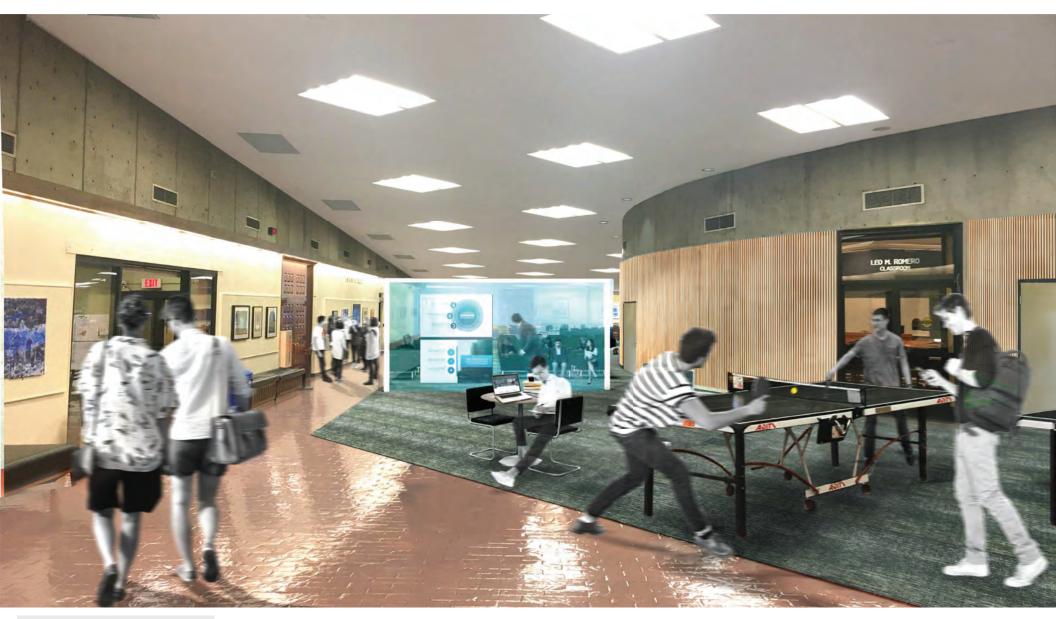
A101



Existing Lobby Finishes with dated carpet and paint scheme. Paneling and doors from original construction in 1969.



SSA I sam sterling architecture, Ilc.



UNM School of Law - October 18, 2022

SSA I sam sterling architecture, Ilc.

REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for NEW MEXICO PBS KNME-TV - CHILLER REPLACEMENT UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for New Mexico PBS KNME-TV - Chiller Replacement on the Albuquerque North Campus.

PROJECT DESCRIPTION:

The KNME-TV Studio located in building #217, is a 20,672 gross square foot facility and houses New Mexico PBS member station KNME-TV broadcast studios and offices. This project creates redundancy in the cooling system of the facility by replacing the existing 110-ton air-cooled chiller to provide reliable and redundant cooling for the facility and its recording, production, broadcast equipment, and studios. The previously approved new chiller will be installed in December 2023 and will serve as the primary chiller for the facility. This replacement chiller will be an identical 90-ton air-cooled chiller to match the added chiller and serve as the backup source for cooling in the event of a failure by the new main chiller.

PROJECT RATIONALE:

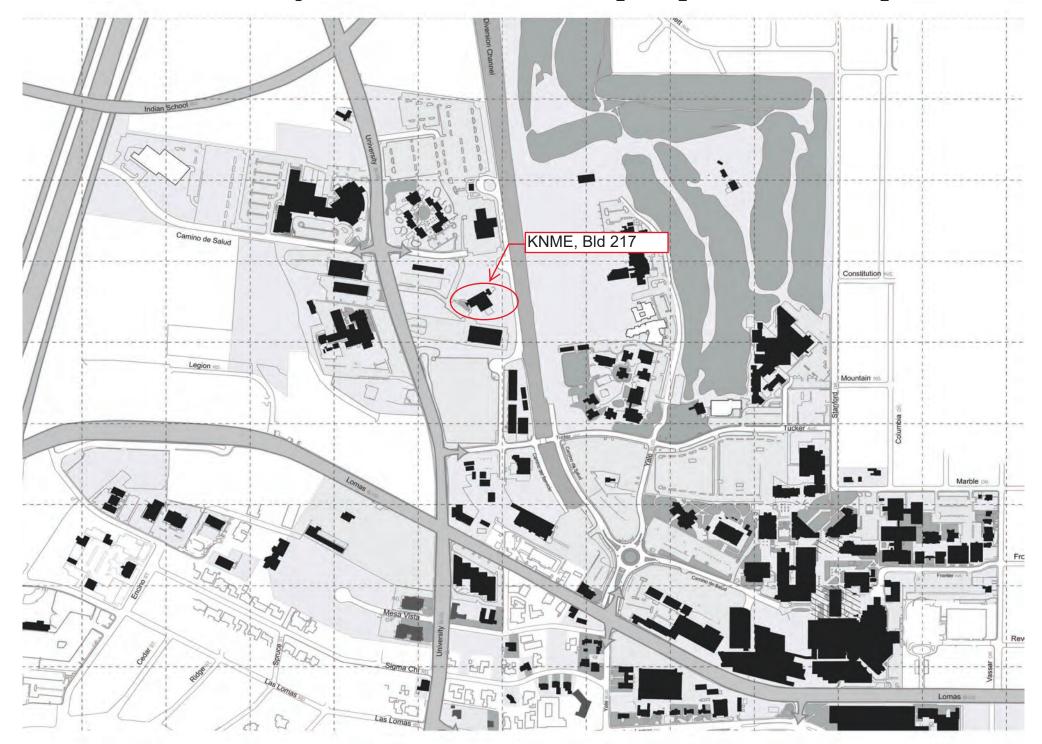
"New Mexico PBS' Mission is to inform, engage, educate and connect New Mexico's diverse communities, reflecting their interests and needs through quality programming, services, and online content that can be accessed anytime, anywhere." The facility currently relies on a single air-cooled chiller which is at critical risk of failure and the end of its useful life. The addition of another chiller will provide a reliable and primary source for cooling while the replacement of the existing chiller will allow the replacement chiller to become a backup source for cooling. A reliable backup source for cooling is critical to keeping the recording, production, and broadcasting equipment from overheating and fulfilling New Mexico PBS' mission. The facility currently has a reliable backup source for electrical power through a backup generator, however, there is no backup source for cooling. If the project is not approved, the building will continue to operate utilizing a backup chiller that has had reliability issues and poses a risk of future failure. If the facility loses its cooling, there is a risk of recording, production, and broadcasting overheating which could lead to the station going off the air.

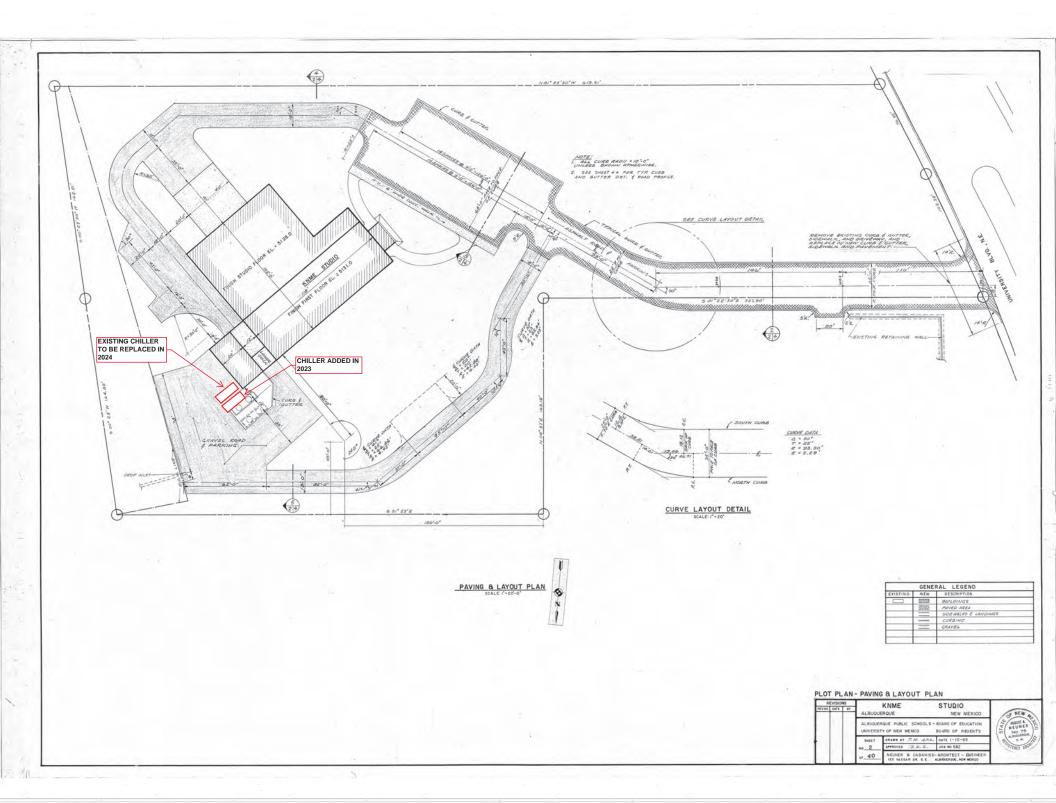
FUNDING:

The total estimated Project Budget is \$600,000:

• \$600,000 is funded from FY24 Building Renewal & Replacement (BR&R)

The University of New Mexico - Albuquerque: North Campus





REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for CASTETTER HALL-BIOLOGY LAB A RENOVATIONS UNIVERSITY OF NEW MEXICO August 02, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for Castetter Hall-Biology Lab A Renovations, Albuquerque -Central Campus.

PROJECT DESCRIPTION:

This project will renovate Biology Laboratory A (Rooms 257/261/210) in Castetter Hall (#A0021) on the Albuquerque Central Campus. The scope of work includes the removal of outdated laboratory casework and associated mechanical, electrical, and plumbing utilities, installation of new casework, and extension of utilities to new casework in Rooms 257 and 261. New interior walls will be constructed in Room 261 to provide individual, lockable spaces for lab equipment.

PROJECT RATIONALE:

The current casework is over 30 years old with rusted bottoms and dangerous corners. The benchtops that are chem-resin are heavily stained and could affect future research. A portion of the countertops is a particle board laminated product that does not meet lab safety standards. These lab renovations support the federally funded grant for animal research for a recently hired Biology faculty member. The UNM Biology Department is pursuing the expansion of its animal research opportunities by collaborating with other University departments and other universities across the country. This space will serve as a recruitment tool to encourage potential faculty and students to perform their research at UNM.

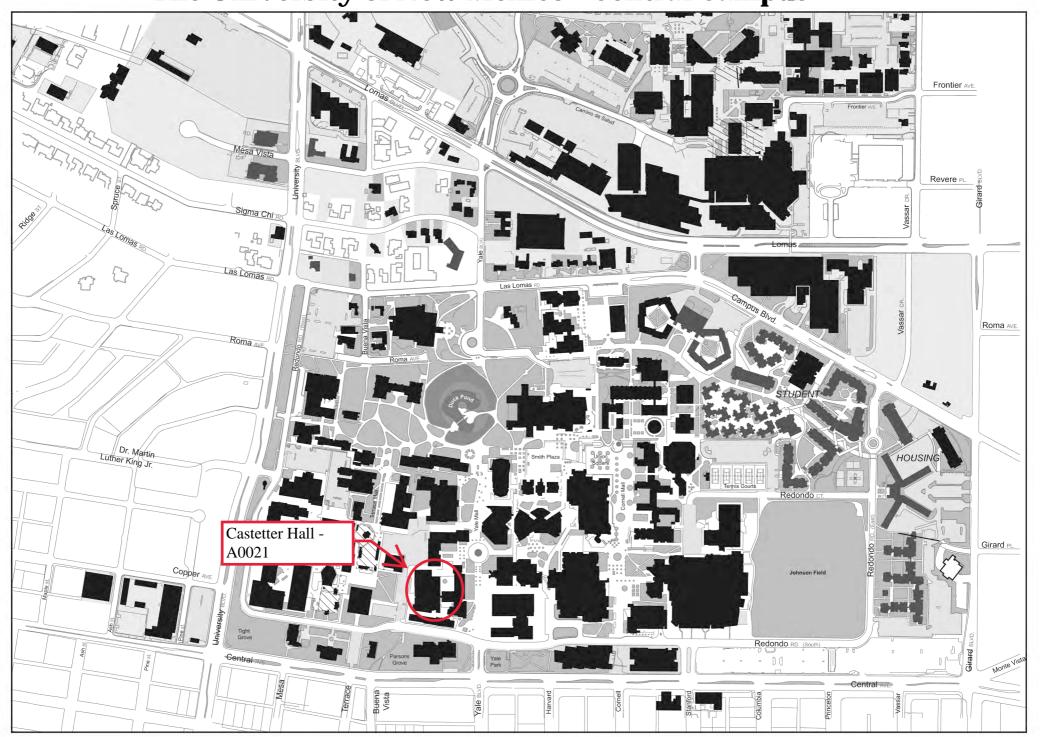
If this project is not funded, it would prevent the Biology Department from fully implementing its research initiative and impact the future hiring of faculty to support the department.

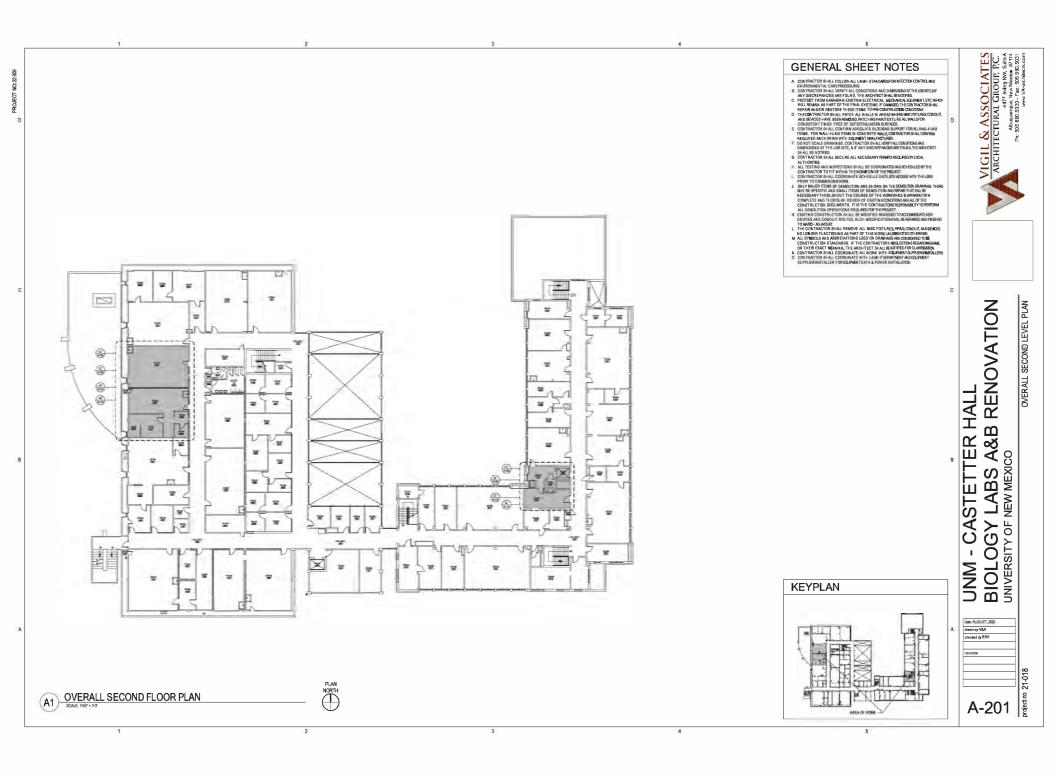
FUNDING:

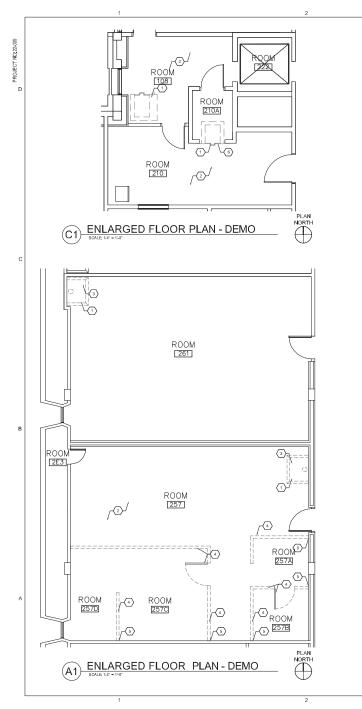
The total estimated Project Budget is \$580,000:

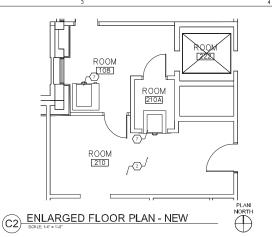
- \$380,000 is funded from the 2022 Severance Tax Bond
- \$200,000 is funded from Department Funding

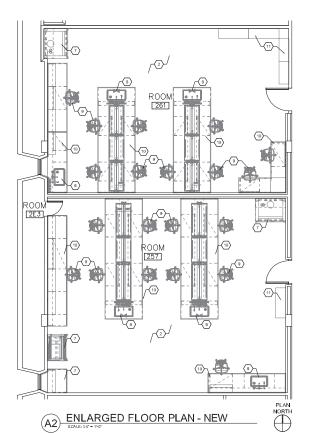
The University of New Mexico - Central Campus











GENERAL SHEET NOTES

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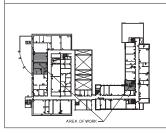
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REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for CENTER FOR THE ARTS – AIR HANDLING UNITS OPTIMIZATION CONTROLS, PHASE 1 UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for the Center for the Arts – Air Handling Units (AHUs) Optimization Controls, Phase 1, on the Albuquerque Central Campus.

PROJECT DESCRIPTION:

The Center for the Arts (#A0062) is the renowned destination for cultural arts at the University of New Mexico within the State of New Mexico. The approximate 374,779 GSF facility houses performance spaces, a museum-quality art gallery, collections storage, multiple rehearsal spaces, as well as numerous classroom and office spaces.

The goal of the project is to reduce the building's energy use by modifying the operational capabilities of the existing air handling units (AHUs). Modifications will include, but not be limited to, reductions in fan energy, indoor comfort direct digital controls (DDC) improvements for return air, supply air, and breathing zone temperature sensing and tracking, AHU operational scheduling, and separated individual room zone supply air distribution through potentially new terminal unit design for improved occupant comfort which will equate to a decrease in electrical energy consumed and a decrease in campus plant chilled water and generated heating water utilities. Additionally, 1960's era AHUs will be replaced with current energy-efficient models of similar size and orientation.

PROJECT RATIONALE:

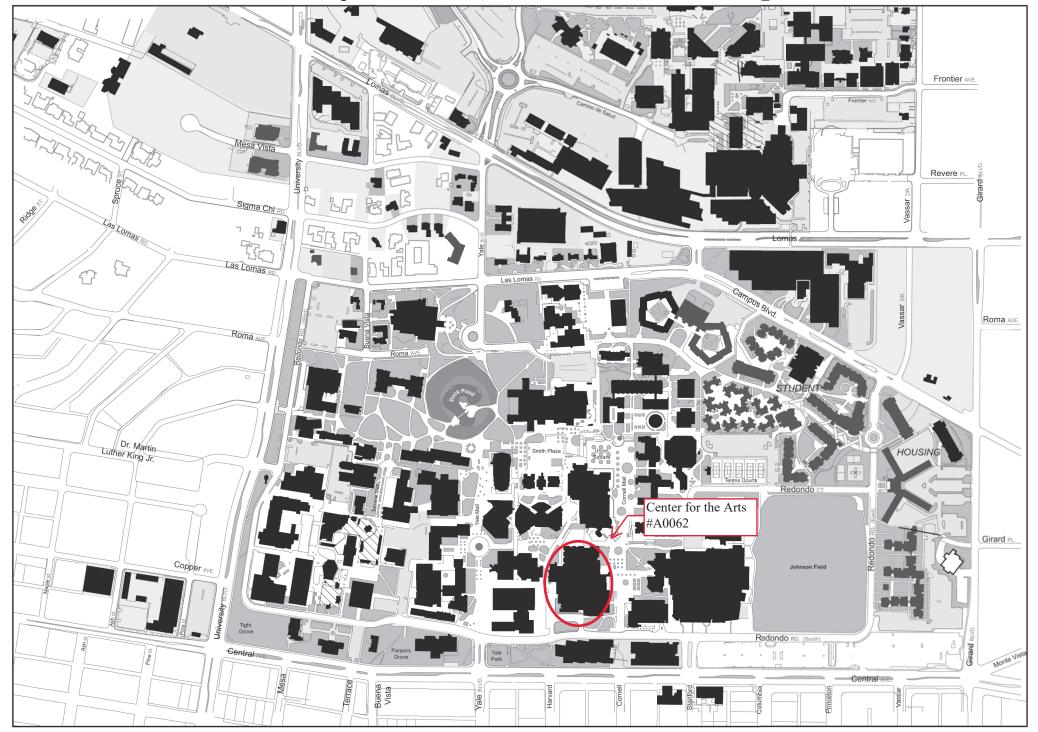
This expansive facility desperately needs upgrades to the building's existing heating, ventilating, and air conditioning (HVAC) systems. Without this project, the University is at extreme risk for multiunit impairments during critical student lead activities such as performances, recitals, and practices. These HVAC systems must be updated to meet all applicable codes and industry standards. There are many institutional groups, such as the Department of Art, Department of Cinematic Arts, Department of Music, Department of Theatre & Dance, and the UNM Art Museum which utilize this building on a continuous basis. Additionally, the facility hosts local K-12 students, community organizations, and various national traveling companies throughout the full calendar year. If the building continues to operate these 1960s-era units, the University will have increased maintenance costs and the potential for unit malfunctions during a performance event or instructional workshop.

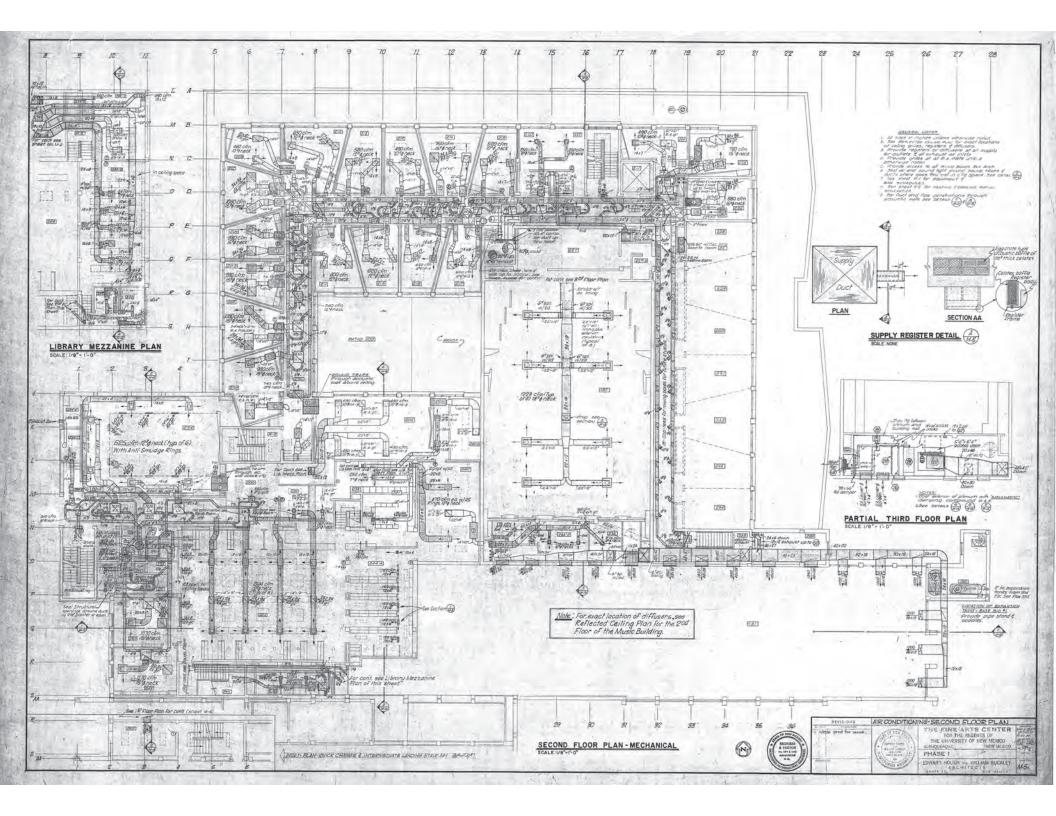
FUNDING:

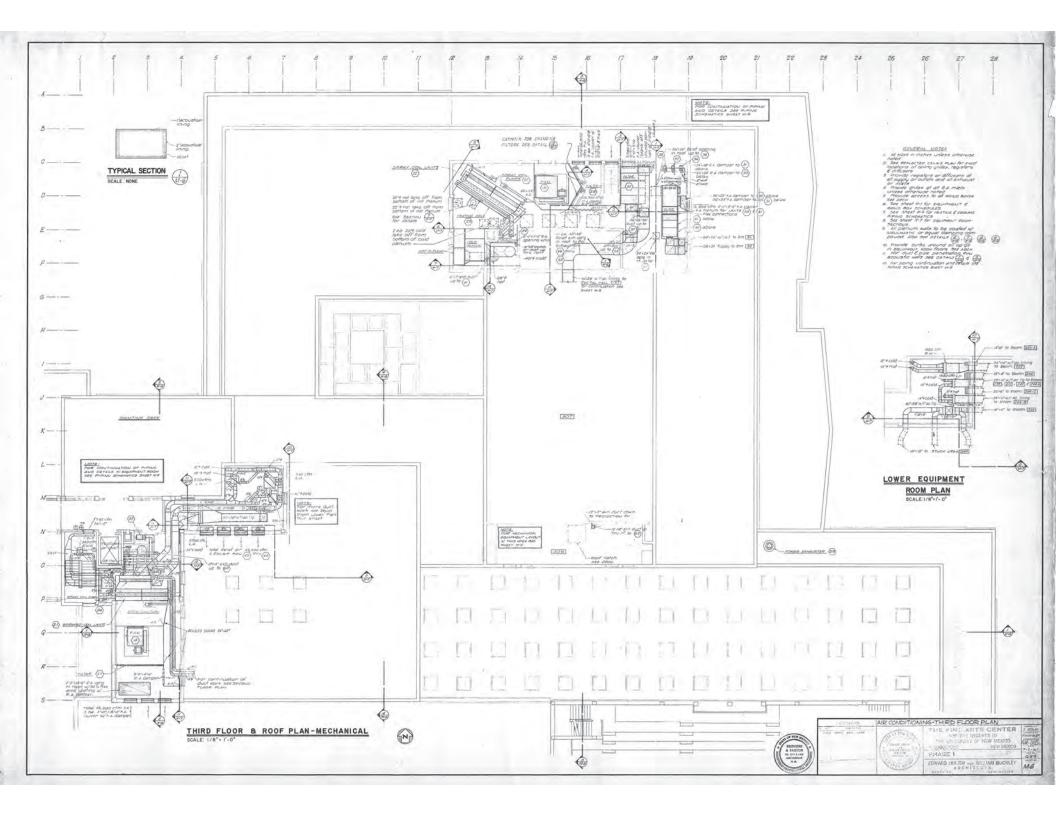
The total estimated Project Budget is \$500,000.00:

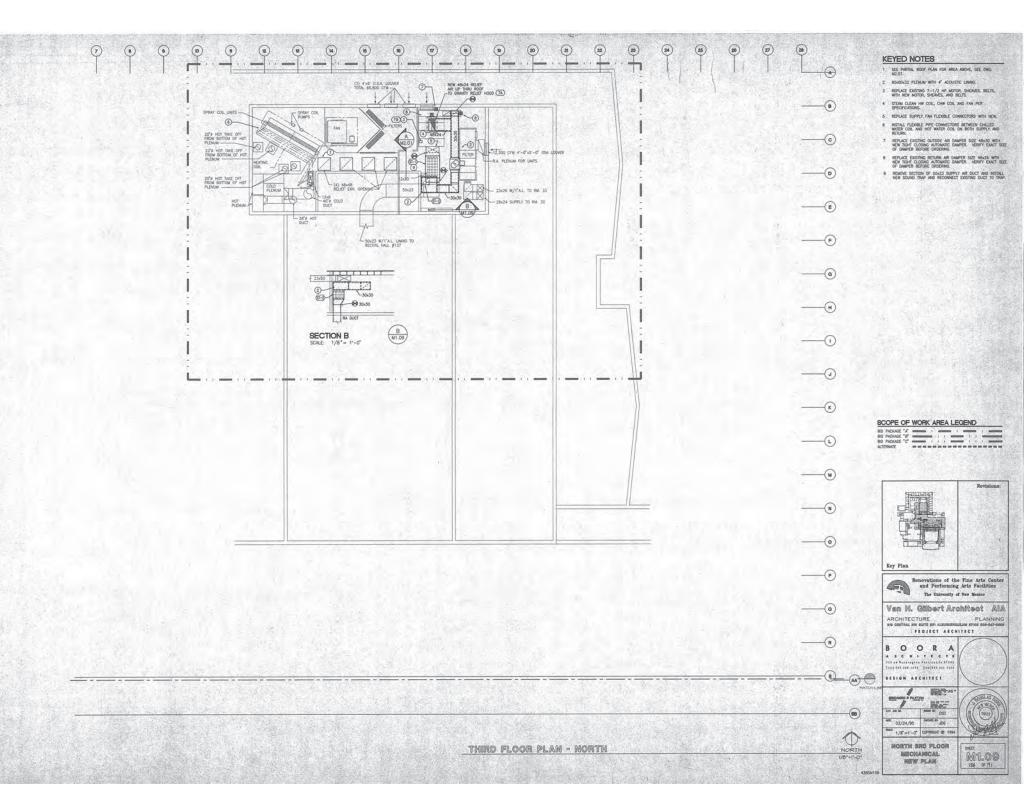
• \$500,000.00 is funded from 2023 Sustainability Surcharge Fund

The University of New Mexico - Central Campus









REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for CASTETTER HALL-BIOLOGY LAB B RENOVATIONS UNIVERSITY OF NEW MEXICO August 02, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for Castetter Hall-Biology Lab B Renovations, Albuquerque -Central Campus.

PROJECT DESCRIPTION:

This project will renovate Biology Laboratory B (Rooms 108 and 109 in Castetter Hall (#A0021) on the Albuquerque Central Campus. The scope of work includes the removal of outdated laboratory casework and associated mechanical, electrical, and plumbing utilities, installation of new casework, and extension of utilities to new casework

PROJECT RATIONALE:

The current casework is over 30 years old with rusted bottoms and dangerous corners. The benchtops that are chem-resin are heavily stained and could affect future research. A portion of the countertops is a particle board laminated product that does not meet lab safety standards. These lab renovations support the federally-grant-funded animal research activities of a recently hired Biology faculty member. The UNM Biology Department is pursuing growth in animal research. It has a current initiative to encourage expanding this research to other University departments and working with other universities nationwide. This space will be a recruiting space to encourage potential faculty and students to perform their research at UNM.

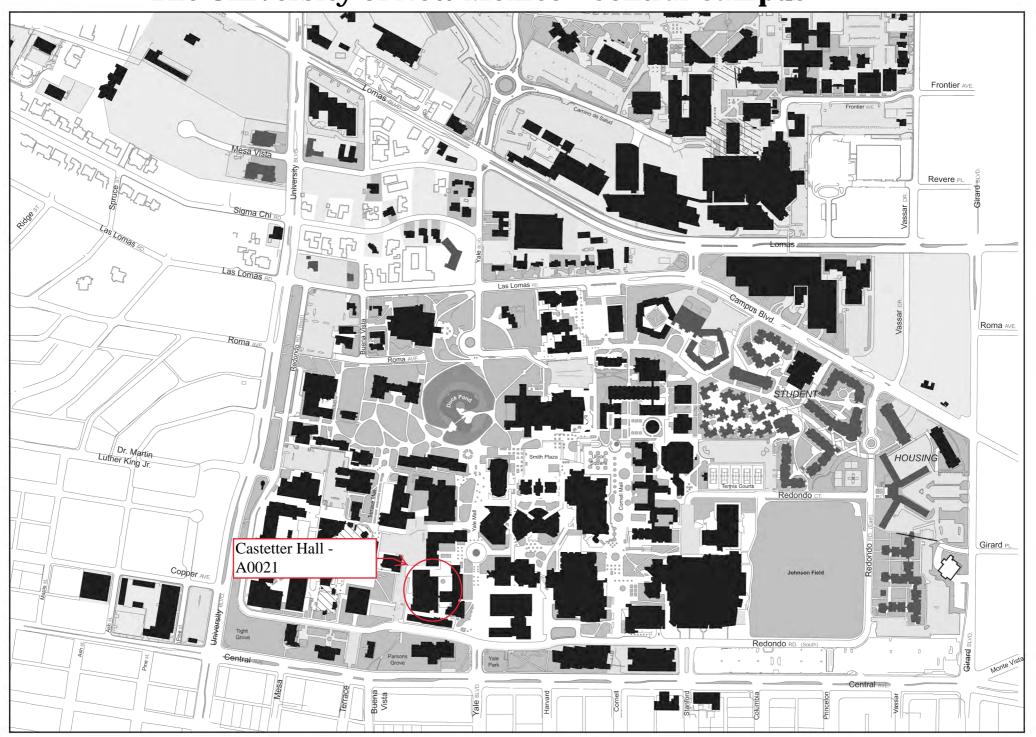
If this project is not funded, it would prevent the Biology Department from fully implementing its research initiative. It may also impact the future hiring of faculty to support the anticipated growth and expansion of the department.

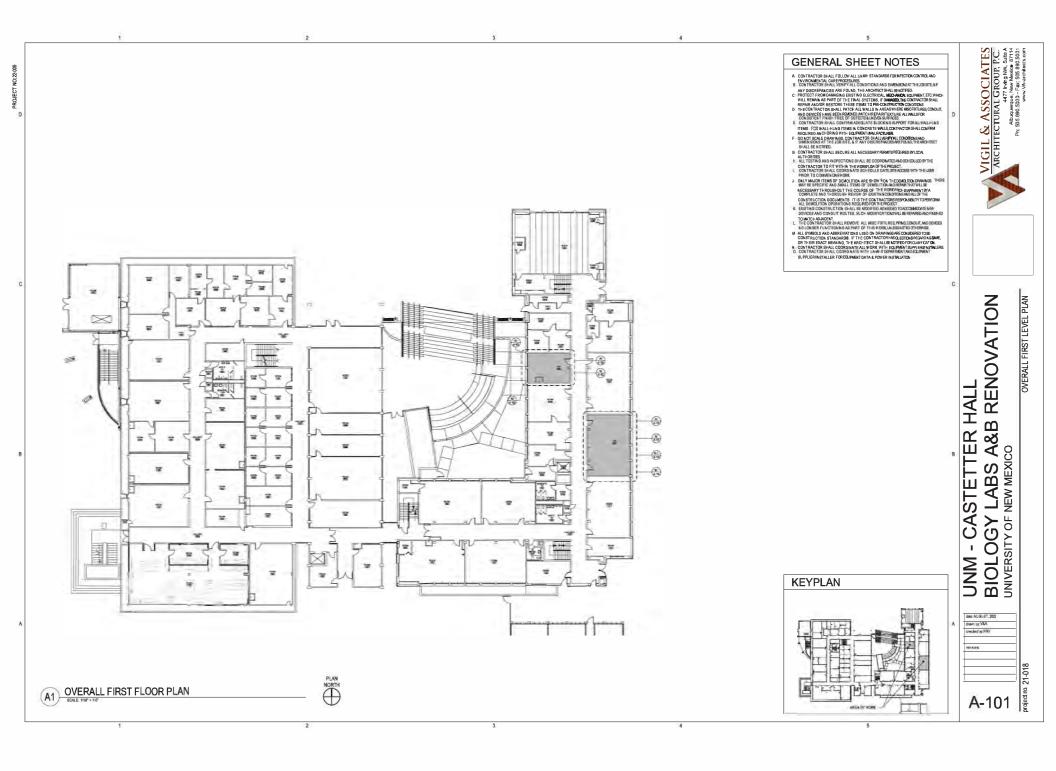
FUNDING:

The total estimated Project Budget is \$405,000:

• \$405,000 is funded from the 2022 Severance Tax Bond F3139

The University of New Mexico - Central Campus







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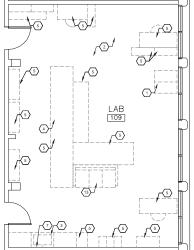
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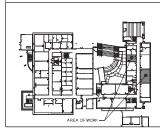
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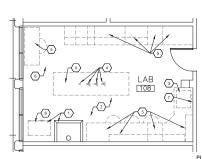
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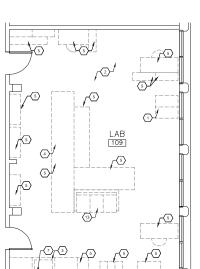
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REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for TAOS HARWOOD MUSEUM: ROOF TOP UNITS 1&2 REPLACEMENT UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for **Taos Harwood Museum: Roof Top Units (RTU) 1&2 Replacement.**

PROJECT DESCRIPTION:

This project will replace two existing Roof Top Units (RTU) that provide cooling, heating, and dehumidification to the Harwood Museum in Taos, NM. This requires a new conduit, new wire, and new breakers, and includes a new electrical power feed within the electrical panel. In addition, there may be structural modifications, and reinforcement of the roof deck, due to the new unit size and increased weight. Before start-up, mechanical controls will be integrated into the existing system to operate the new units, including programming and commissioning.

PROJECT RATIONALE:

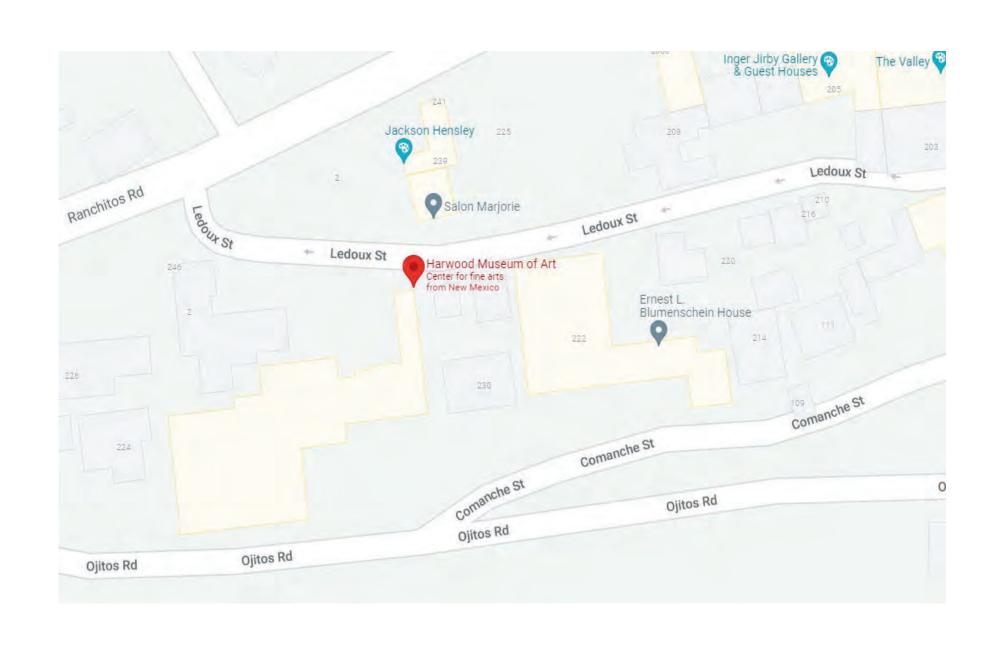
The Harwood Museum has 2 of the 4 RTUs that are approximately 23 years old and in need, of replacement. RTU-1 and RTU-2 are currently beyond their useful service life. The existing RTUs are not connected to the building automation system which allows remote monitoring and control of the HVAC systems. The new RTUs will be connected to the building automation system and will allow for remote monitoring, control, and troubleshooting from the main campus that supports this building. Both replacement units are required to maintain the museum exhibits' proper heating or cooling temperature needs and humidity requirements.

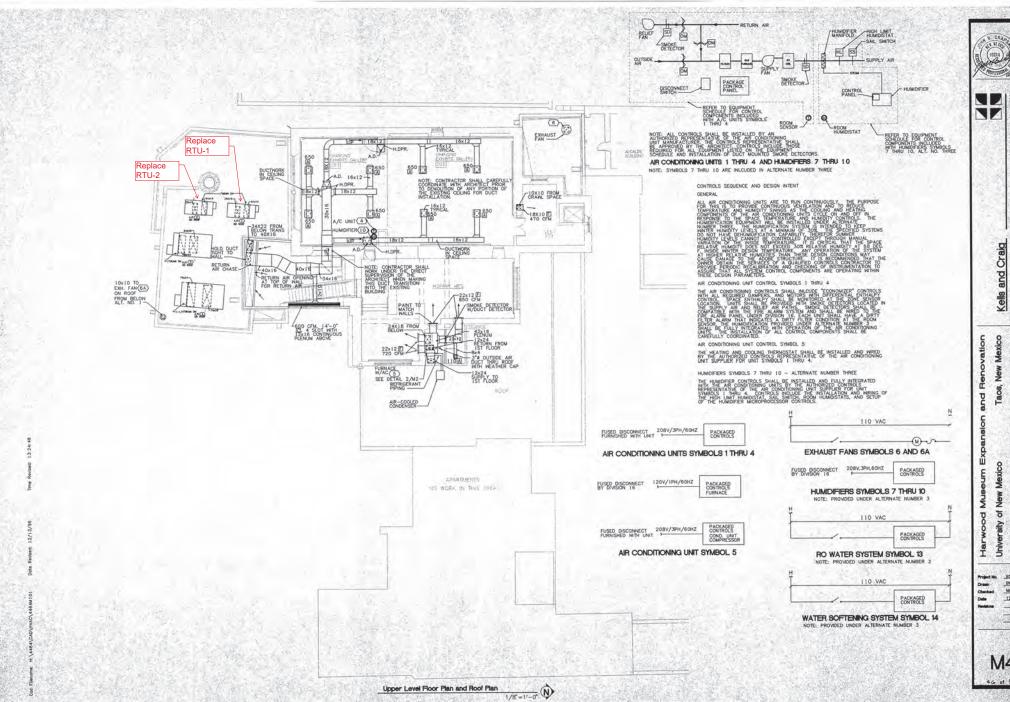
If the project does not receive approval, the museum collections are at risk and the facility's American Association of Museums accreditation is jeopardized due to not being able to meet the indoor air requirements for temperature and humidity.

FUNDING:

The total estimated Project Budget is \$350,000:

- \$50,000 is funded from FY24 General Fund
- \$300,000 is funded from FY 24 Building Renewal & Replacement (BR&R)







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M4

REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for TAOS HARWOOD MUSEUM: BOILER REPLACEMENT UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for **Taos Harwood Museum: Boiler Replacement.**

PROJECT DESCRIPTION:

This project will replace the boiler for the Harwood Museum in Taos, NM. New pumps and piping will be installed. Mechanical controls will be integrated into the existing building automation system to operate the new boiler plant including programming and commissioning of the heating plant before start-up. The new boiler will have a 15-20 years lifespan and a high-efficiency condensing that will meet the current energy standards. Replacement of the Harwood Museum's main boilers is required due to cracked burners and multiple mechanical and electrical code violations that will need to be corrected.

PROJECT RATIONALE:

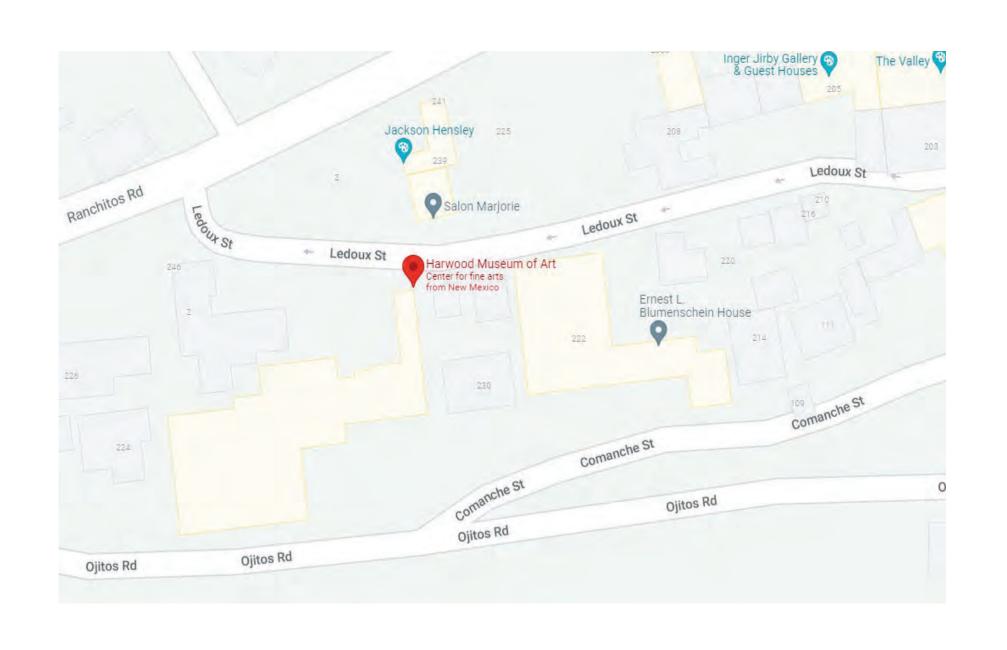
The Harwood Museum has two boilers that are approximately 17 years old and need to be replaced due to cracked burners that cannot be repaired or replaced. These boilers provide heat for the administration wing, the Acalde wing, the main entrance, and the museum's gift shop. In addition, there are multiple mechanical and electrical code violations where the boilers are housed that present life safety concerns that need to be corrected.

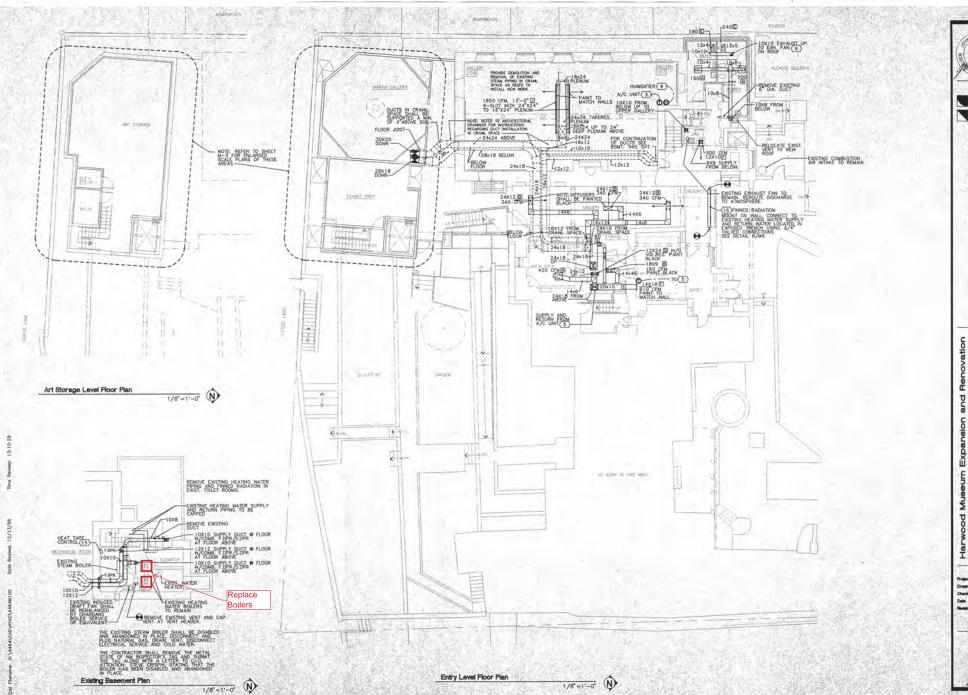
If the project does not receive approval, the museum is at risk of losing heat which could result in significant damages due to frozen water lines. Temporary heating would need to be procured and placed around the facility to maintain temperatures above freezing. In addition, the mechanical room where the boilers are located would continue to present an unsafe working environment due to the uncorrected code violations.

FUNDING:

The total estimated Project Budget is \$350,000:

- \$200,000 is funded from FY24 General Fund
- \$150,000 is funded from FY24 Building Renewal & Replacement (BR&R)





Kells and Craig

Taos, New Mexico

University of New Mexico

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M3

REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for ELIZABETH WATERS CENTER FOR DANCE AT CARLISLE GYMNASIUM – FIRE SYSTEM UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for the Elizabeth Waters Center for Dance at Carlisle Gymnasium – Fire System, on the Albuquerque Central Campus.

PROJECT DESCRIPTION:

The Elizabeth Waters Center for Dance (building #4) is located in the historic Carlisle Gymnasium and is an integral component of the College of Fine Art's core mission. The approximate 37,545 GSF facility is comprised of studio spaces, a large performance arena, offices, conference rooms, and multiple storage spaces. The facility is currently lacking sufficient fire and life safety systems for its mixed Group A, assembly, and Group B, business occupancies.

The project will provide a new fire protection system for the facility. It is an extension of the facility's fire and life safety improvements, which underwent a complete fire alarm upgrade in 2021. A new wet-pipe automatic fire sprinkler system will be designed and installed for this primarily single-story structure. Modifications are required for the fire alarm system and will also be administered through this project. No modifications to the building's exterior are anticipated at this time, and the building's operational schedule will be minimally affected. Final system acceptance is through the NM State Fire Marshal's Office.

PROJECT RATIONALE:

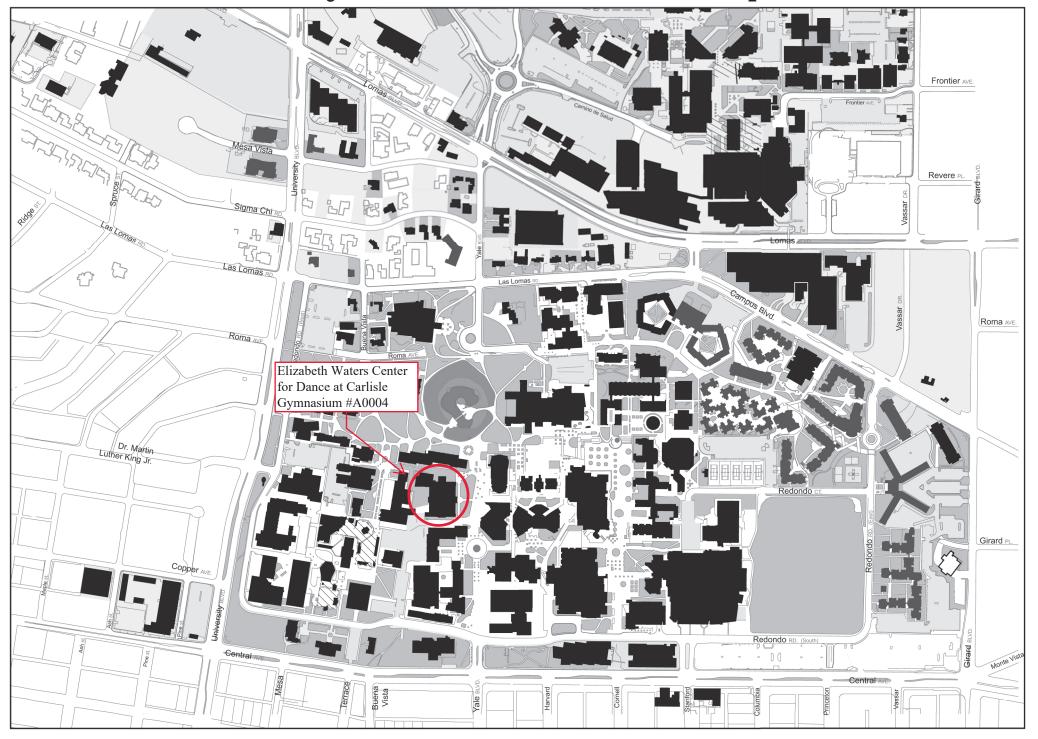
The addition of a fire protection system is needed to comply with current codes and University design standards. Without this project, the University is at extreme risk during an emergency fire scenario, especially during a performance event when hundreds of people are meandering throughout all portions of the facility. This system must be installed to meet all applicable code and standard requirements since the facility is a hub for the UNM Theatre and Dance Department which cater to graduate and undergraduate students, faculty, and outside theater and performance arts groups who utilize this building almost continuously.

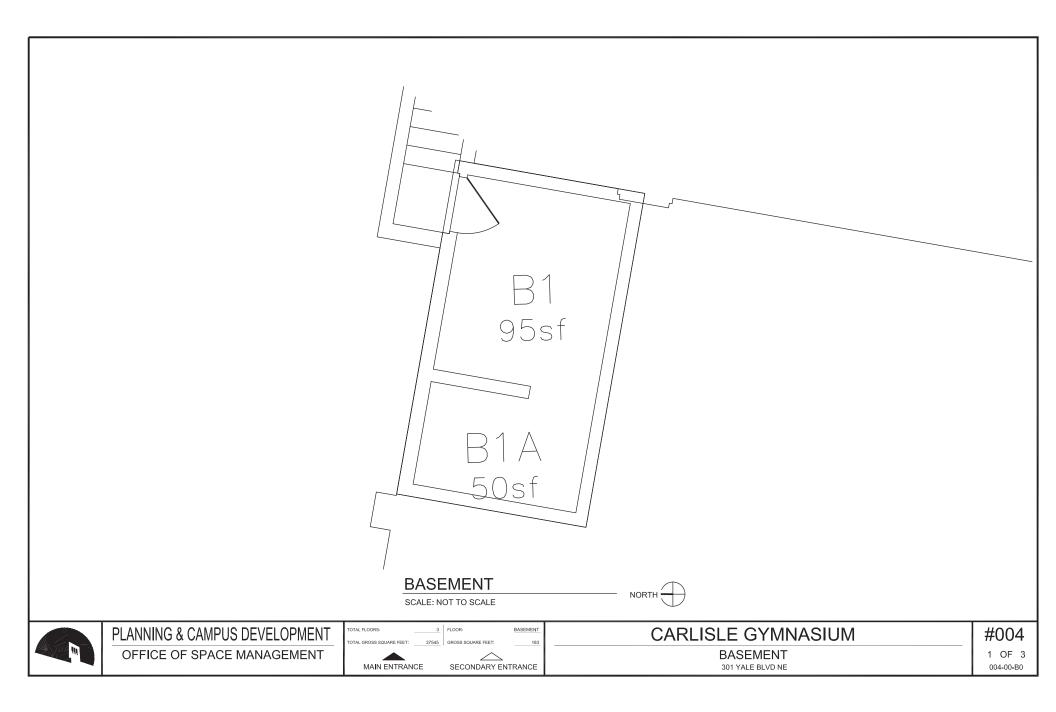
FUNDING:

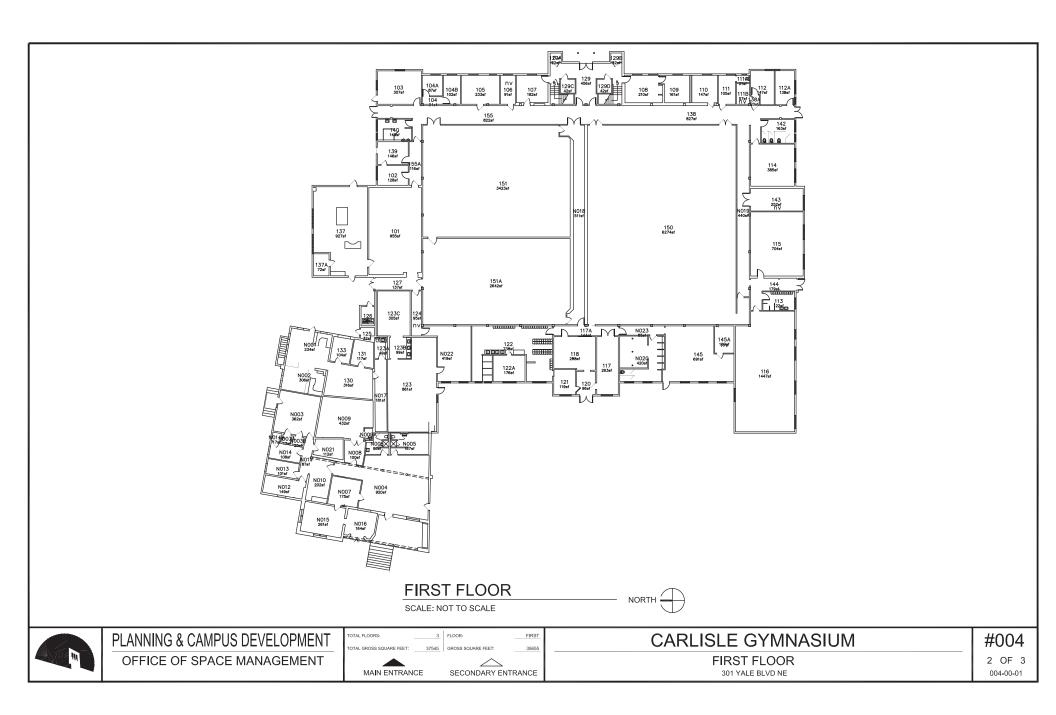
The total estimated Project Budget is \$334,800.00:

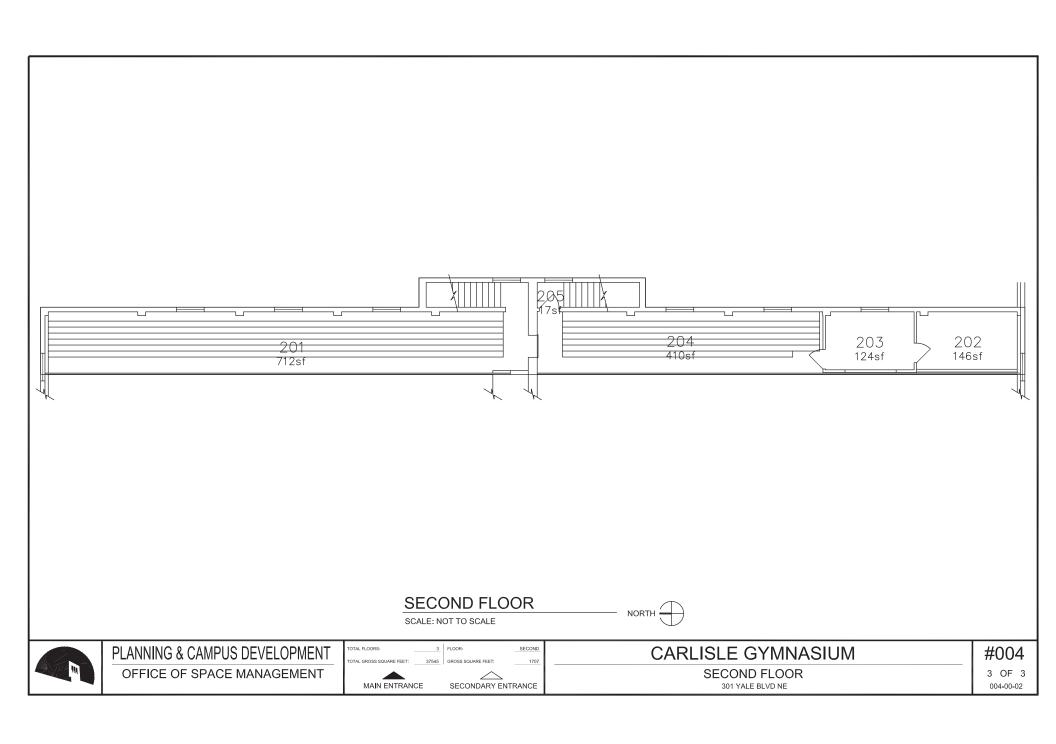
• \$334,800.00 is funded from 2024 One-Time BR&R

The University of New Mexico - Central Campus









REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for ANTHROPOLOGY – FIRE ALARM UPGRADE UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for the **Anthropology** – **Fire Alarm Upgrade**, on the **Albuquerque Central Campus**.

PROJECT DESCRIPTION:

The Anthropology building (#A0011) is utilized by the University of New Mexico Department of Anthropology which is inclusive of the subfields of archaeology, evolutionary anthropology, and sociocultural and linguistic anthropology. The approximate 57,668 GSF facility comprises research spaces, laboratories, conservation storage, seminar spaces, and numerous classrooms and office spaces. The facility is currently lacking sufficient fire and life safety systems for its Group B, business occupancy.

This project will renovate the existing building's fire alarm system. The entire fire alarm system will be replaced with a new addressable fire voice evacuation emergency communication system that will integrate all portions of the facility. The existing building fire alarm system will remain operational while the new fire alarm system is installed, tested, and finally accepted by the NM State Fire Marshal's Office. The existing mechanical HVAC systems, new electrical power circuits, and specialized fire suppression equipment will be incorporated into the new fire alarm components and functions to meet fire and life safety system requirements.

PROJECT RATIONALE:

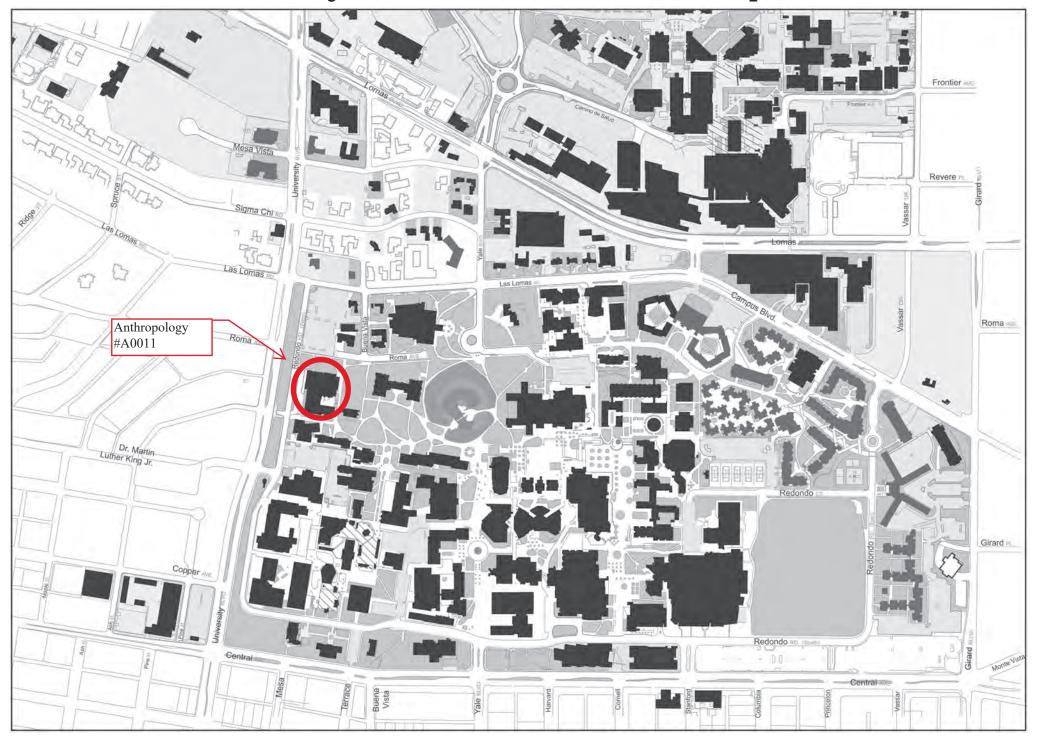
Upgrades are needed for the building's entire fire alarm system to comply with current codes and University design standards. Without this project, the University is at extreme risk during an emergency fire scenario. Many spaces lack proper occupant notification and HVAC shutdown sequences. It is vital that these systems be updated to meet all applicable code and standard requirements since the facility is a hub for the UNM Department of Anthropology which also houses the Maxwell Museum of Anthropology that predominately caters to graduate and undergraduate students, faculty, and the general public who utilize this building on a continuous basis.

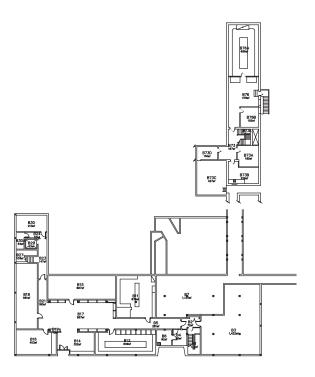
FUNDING:

The total estimated Project Budget is \$313,200.00:

• \$313,200.00 is funded from 2024 One-Time Building Renewal & Replacement (BR&R)

The University of New Mexico - Central Campus





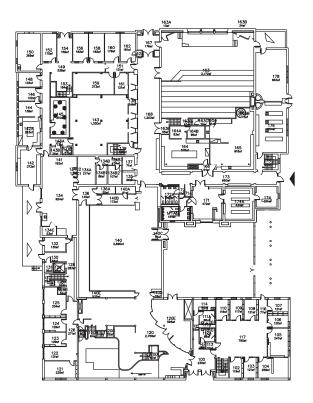


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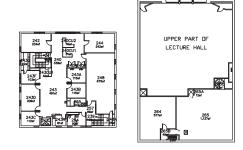
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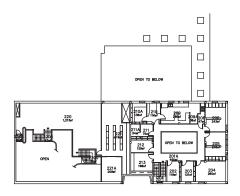
SCALE:



BLDG. NO.

A0011
2 of 3







ANTHROPOLOGY SECOND FLOOR 500 UNIVERSITY BLVD, NE



BLDG. NO. A0011 3 of 3

REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for UNIVERSITY ARENA "THE PIT" FAN EXPERIENCE & SECURITY IMPROVEMENTS UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for Fan Experience and Security Improvements at University Arena "The Pit", on South Campus, in Albuquerque, New Mexico.

PROJECT DESCRIPTION:

The University Area "The Pit" (#A0302) is approximately 160,000 sq ft and these improvements will touch most areas of the facility including the concourse, ticketing areas, concession stands, parking lots, and production room.

Fan Experience & Security improvements include the installation of metal detectors at guest entry locations, installation of security cameras throughout, installation of new point-of-sale systems for ticketing and concession areas, installation of a spotlight for basketball games, and exterior lighting improvements for security & visibility.

This project also includes The Pit video control room equipment replacement including the existing outdated graphic display and video equipment used to manage advertising content and display videos at University Arena. Computers, video cameras, fiber optic cabling, in-house communications, and other related equipment will be replaced. Initial funding proved insufficient once the project was sent out for a request for proposal.

PROJECT RATIONALE:

The improvements will allow guests, staff, students, and student-athletes to access The Pit safely by increasing security measures and ease of entry into the facility. The control room upgrade and the spotlight will improve the events' audio/visual presentation. The point-of-sale systems will speed service times by making ordering and paying for concession items or tickets easier. These improvements allow UNM Athletics to meet current standards in security and entertainment. The current systems are either well past their useful life or do not exist currently.

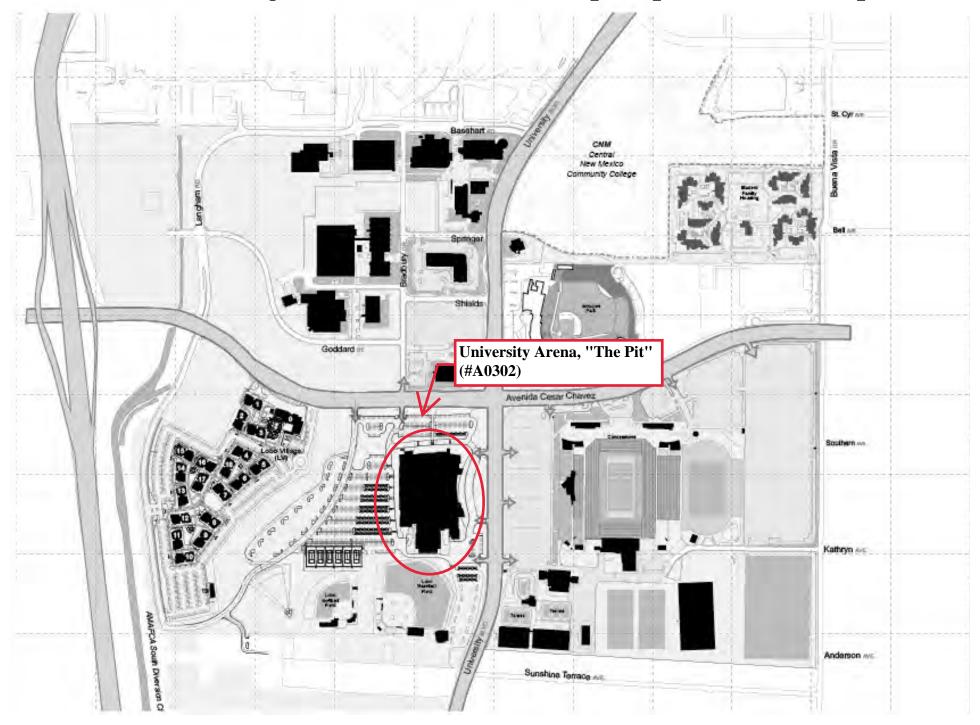
If the fan experience items are not approved, our graphic displays and video systems as well as the point of sale systems will keep the system operating at 2010 levels and risk equipment failure leaving the Athletic Department without advertising revenues, customer entertainment, and point of sale systems. The security items not receiving approval would leave UNM Athletics' inefficient means of screening guests while also leaving them vulnerable to criminal behavior.

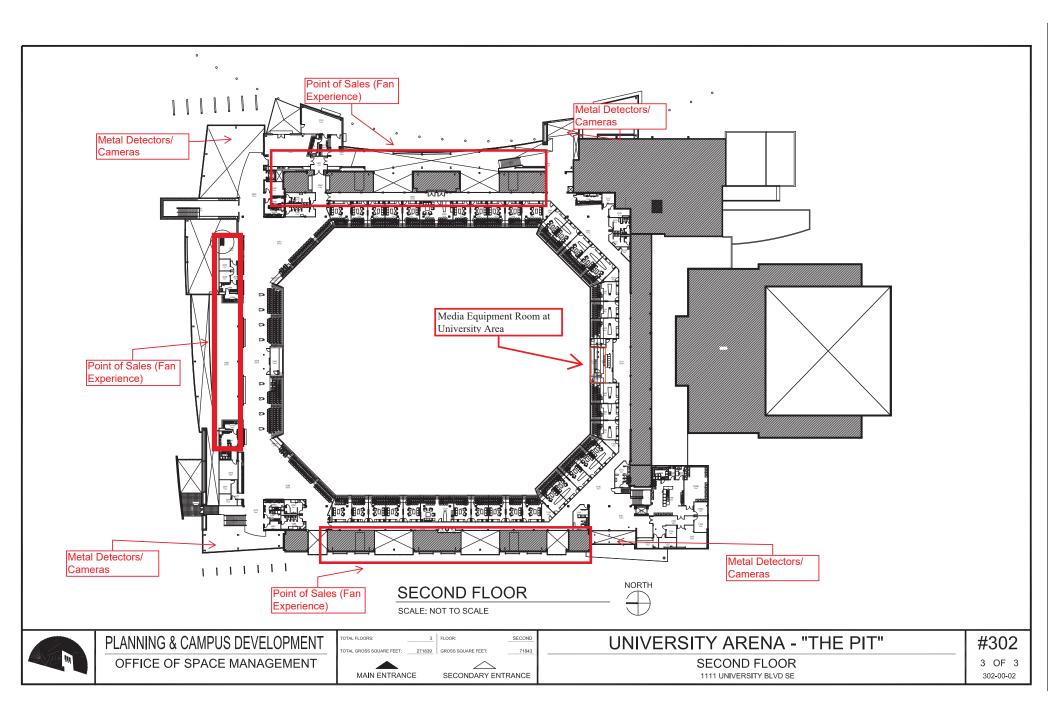
FUNDING:

The total estimated Project Budget is: \$1,450,000

- \$700,000.00 is funded from 2022 Severance Tax Bonds
- \$750,000 is funded from 2024 Severance Tax Bonds

The University of New Mexico - Albuquerque: South Campus





QUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for UNM CAMPUS INFRASTRUCTURE IMPROVEMENTS – FIBER OPTICS CABLING FOR LANDS WEST UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for **Fiber Optics Cabling on Lands West in Albuquerque**, **New Mexico**.

PROJECT DESCRIPTION:

The purpose of this project is to build optical fiber routes to UNM buildings West of Tucker and East of Indian School including Continuing Education, Materials Management, and Environmental Health and Safety Services. This project includes upgrading IT rooms and making them code-compliant and repairing or replacing manhole conduit entrances. New routes are necessary due to planned UNM Health expansion for the area. The project will utilize the existing pathway and duct bank, wherever possible, to serve the building's connectivity, either from the Cancer Center or Novitski Hall, and will serve to improve business continuity

PROJECT RATIONALE:

The fiber optic cabling that will be replaced has been in place in the UNM environment for more than 20 years and is at the end of its life. Upgrades have been completed to address emergency repairs, but no other significant refresh has taken place. Fiber optics connectivity to buildings in this area is currently served either from Novitski Hall or the Facilities Management building. With the next phase of UNMH's expansion, the Facilities Management building, currently a fiber zone hub for the area may be demolished or severely impacted due to construction. It is imperative to have these surrounding building fiber optic uplinks rerouted out of harm's way before the next UNM Health expansion and is required for backbone and internet connectivity for campus users and services.

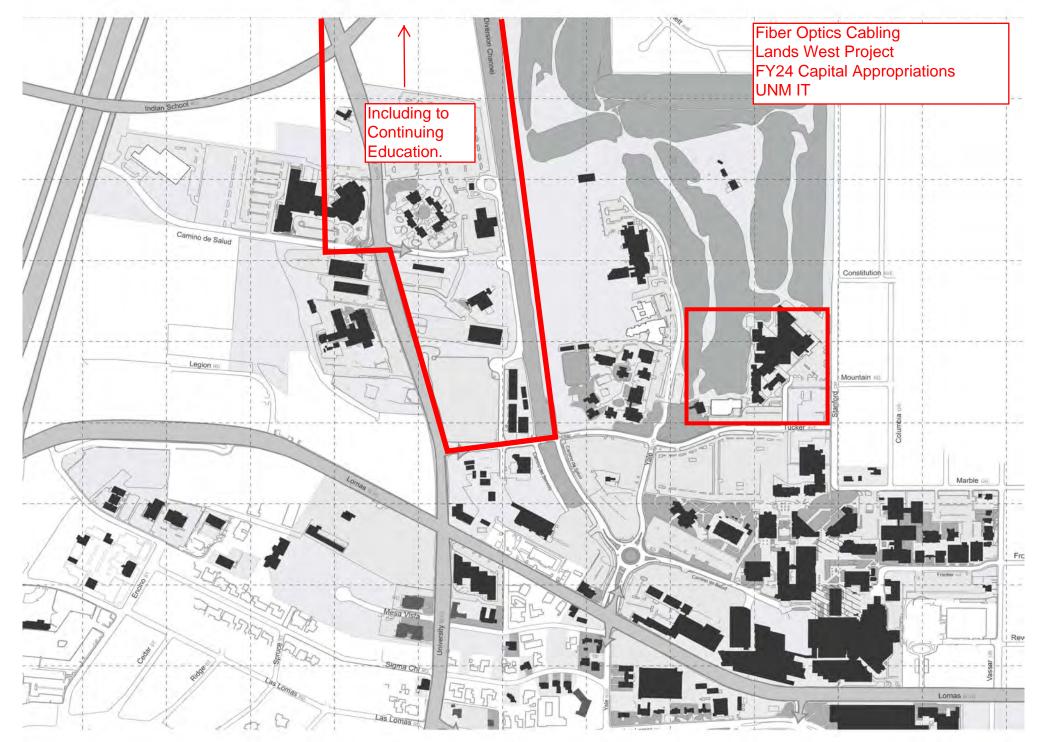
Wireless and wired networks, research, cellular, security, life safety, and building maintenance systems are all dependent upon the bandwidth of fiber and copper cabling systems. Higher education needs for campus networks have increased significantly to meet academic, administration, and research needs, and will continue to grow in demand. A reliable, high-speed, and secure network facilitates on-campus and off-campus instruction.

FUNDING:

The total estimated Project Budget is \$450,000

• \$450,000 is funded by FY24 General Fund

The University of New Mexico - Albuquerque: North Campus



REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for UNM CAMPUS INFRASTRUCTURE IMPROVEMENTS – COPPER CABLING BUNDLE REPLACEMENT UNIVERSITY OF NEW MEXICO August 2, 2023

REQUESTED ACTION:

In accordance with Section 7.12 of the Board of Regents Policy Manual and as required by the New Mexico Higher Education Department and New Mexico State Board of Finance, project approval is requested for Copper Cabling Bundle Replacement on the Central Campus, in Albuquerque, New Mexico.

PROJECT DESCRIPTION:

This project will replace sections of the copper cabling bundles identified as 1) North bundle, 2) West bundle, and 3) PPD bundle, each with 600 pairs. These cables are currently failing by evidence of high-resistance insulation breakdown. The cables will be rerouted through the new duct bank presently under construction under the New Hospital Tower. The section that will be replaced is from the Tunnel at 2201 Lomas Blvd to the splice pit 10-04 near the intersection of Camino de Salud and the AMAFCA Diversion Channel. The work also includes the installation of conduits and manholes for infrastructure access and connections.

PROJECT RATIONALE:

This project will reduce the deferred maintenance backlog, specifically by upgrading/replacing the copper infrastructure, which is over twenty years old, and supports critical network infrastructure on campus. The copper cabling bundles that will be replaced as part of this project have been in place in the UNM environment for more than 30 years. Upgrades in these areas have been completed to address emergency repairs, but no other significant refresh has taken place for this aging infrastructure. The existing copper cables are currently failing with evidence of high resistance insulation breakdowns causing outages of service. Nearby work taking place in the impacted areas allows surrounding building fiber optic uplinks to be rerouted before construction.

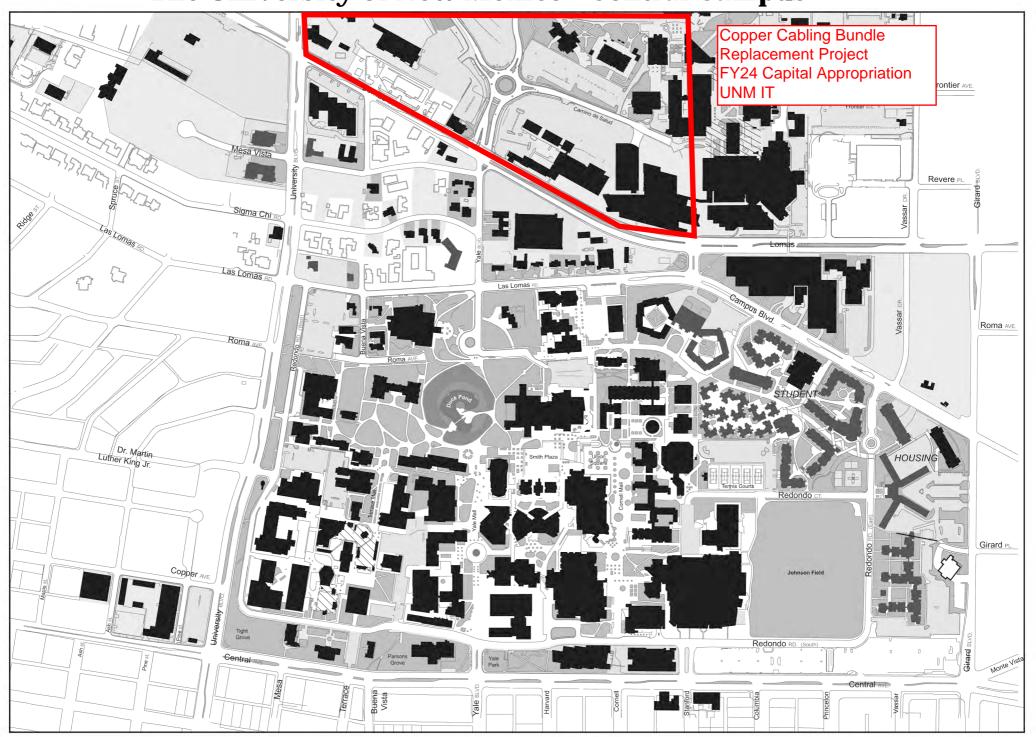
Alarms, emergency phones, and other critical phone applications rely heavily on copper cabling bundles for business connectivity. New construction being built on top of or around the lines makes accessing the existing copper lines difficult and, in some cases, impossible. Failed cabling will take months to repair or replace due to worsening supply chain issues, hence putting critical services at risk. This replacement will ensure business continuity for areas such as UNM Pharmacy, Cancer Center, Carrie Tingley, 1650 University, and others.

FUNDING:

The total estimated Project Budget is \$450,000

• \$450,000 is funded by FY24 General Fund

The University of New Mexico - Central Campus



TAB 7

#7

Approval of Appointments to the UNM Rainforest Innovations (UNMRI) Board of Directors (Presenter: Elizabeth Kuuttila, CEO, UNMRI)



TO: University of New Mexico Board of Regents

Finance & Facilities Committee Meeting

FROM: UNM Rainforest Innovations (UNMRI)

Board of Directors

DATE: August 2, 2023

RE: Approval of Board Appointment(s): Ms. Linda Griego and Dr. Donna Riley

The UNMRI Board of Directors submits for approval the appointments of Ms. Linda Griego and Dr. Donna Riley to its Board of Directors for a four-year term, beginning upon approval by the Board of Regents and ending June 30, 2027. Ms. Griego and Dr. Riley were recommended for appointment by the UNMRI Nominations Committee and approved by the UNMRI Board of Directors at its July 28, 2023 board meeting, subject to Board of Regents' approval.

Ms. Linda Griego Bio Attached Dr. Donna Riley Bio Attached



Ms. Linda Griego



Founder, MLK Health and Wellness Community Development Corporation

Education

B.A. – History, University of California, Los Angeles

Business/Research Background

Ms. Griego's diverse career encompasses civic leadership, entrepreneurship, government service, corporate and non-profit directorships, and philanthropy.

In 2016, she founded the non-profit MLK Health and Wellness Community Development Corporation focused on the 42-acre MLK Medical Campus in South Los Angeles. Infrastructure projects include the newly opened Jacqueline Avant Children Center that houses the MLK Pediatric Clinic which serves 4,000 children and teens in foster care; and the renovated MLK Behavioral Health Center (former hospital).

Her entrepreneurial career includes real estate development and historical renovation of an abandoned 1912 firehouse in downtown Los Angeles into offices and a prominent 136-seat restaurant, Engine Co. No. 28, that she operated for over twenty years. She also developed and operated two other restaurants and two bakeries in LA; and a fishing lodge in Chama, NM.

Ms. Griego's government service and appointments include Deputy of Mayor of Los Angeles in charge of economic development, President and CEO of the LA Community Development Bank focused on the HUD empowerment zone; and President and CEO of Rebuild LA, that entity charged with rebuilding following the 1992 Civil Unrest. In her early career, she was a congressional staffer for the U.S. Senator (CA) and a U.S. Congressman (NM) in Washington, D.C. She has also served on several commissions including most recently the Los Angeles County Economic Resiliency Taskforce, the LA Community Redevelopment Agency, Cultural Affairs Commission, Handicapped Access Commission, and the California Community College Board of Governors.

She serves on the board of directors of media and entertainment conglomerate Paramount Global (former ViacomCBS). She has served on several boards of directors including Capital Group/American Funds, AECOM, Granite Construction, Southwest Water Company, City National Bank, First Interstate Bank, and the Federal Reserve Bank of San Francisco (Los Angeles director). Service on non-profit boards of directors including the Martin Luther King, Jr. Community Hospital, Cedars Sinai Medical Center, Los Angeles Area Chamber of Commerce, the



LA Convention Center, the YMCA of Metropolitan Los Angeles, and the Community Development Technologies Center.

For more than two decades, Ms. Griego has served as a trustee of philanthropic foundations, including the Robert Wood Johnson Foundation, the David and Lucile Packard Foundation, and the Ralph M. Parsons Foundation. She also served as a trustee of the boards of the National Trust for Historic Preservation, the Charles R. Drew University of Medicine and Science and Art Center College of Design.

Particular Knowledge and Skills

Ms. Griego holds a Bachelor of Arts degree in History from UCLA. In 2008, she was awarded the UCLA Medal, the highest honor bestowed by the university. She serves on the UCLA Iris Cantor Women's Health Center; and is a former senior fellow of the UCLA School of Public Policy. In 2022, Ms. Griego was awarded the Los Angeles Area Chamber of Commerce Civic Medal of Honor for her work at the MLK Medical Campus and decades of civic leadership in Los Angeles. In 2020, she and her husband moved back to her native New Mexico after forty years in California. Ms. Griego recently joined the advisory board of the UNM Innovate ABQ focused on economic development and job creation.



Dr. Donna Riley



Jim and Ellen King Dean of Engineering and Computing School of Engineering Professor, Department of Civil, Construction and Environmental Engineering University of New Mexico

Education

Ph.D. – Engineering and Public Policy, Carnegie Mellon University M.S. – Engineering and Public Policy, Carnegie Mellon University B.S.E – Chemical Engineering, Princeton University

Business/Research Background

Dr. Riley is Jim and Ellen King Dean of Engineering and Computing and Professor in the Gerald May Department of Civil, Construction and Environmental Engineering at the University of New Mexico. Before joining UNM, Riley was the Kamyar Haghighi Head and Professor in the School of Engineering Education at Purdue University. During her time at Purdue, she served as Director of Workforce Development for the ASPIRE Engineering Research Center, a 10-year NSF-funded project developing research, education, innovation, and industrial ecosystems supporting the electric vehicle transition, integrating wireless and wired charging with transportation and electric utility systems.

Previously, Dr. Riley was founding faculty member of the Picker Engineering Program at Smith College, the first engineering program at a U.S. women's college, where she spent 13 years. From 2013-2015 she was Program Director for Engineering Education at the National Science Foundation. Dr. Riley currently serves as Vice President of Scholarship for the American Society for Engineering Education and as a member of the Advisory Committee of the National Science Foundation's Engineering Directorate.

Particular Knowledge and Skills

Dr. Riley is the author of two books, *Engineering and Social Justice* and *Engineering Thermodynamics and 21st Century Energy Problems*. She has served as a Fulbright Specialist in New Zealand and an AAAS Science and Technology Policy Fellow at the US Environmental Protection Agency. She is a fellow of the American Society for Engineering Education.

TAB 8

<u>#8</u>

Approval of Real Property Acquisition – 1801 Las Lomas Rd. NE, Albuquerque, NM (Presenter: Tom Neale, Director, Real Estate)



Memo

To: Teresa A. Costantinidis, Senior Vice President for Finance and

Administration

From: Thomas M. Neale, Director of Real Estate

Date: July 14, 2023

Re: Real Property Acquisition – 1801 Las Lomas Rd. NE, Albuquerque, NM

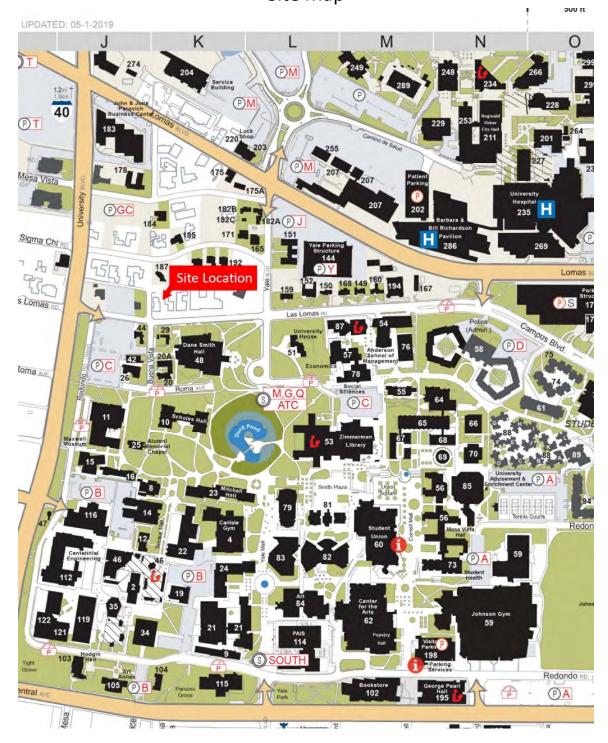
The Real Estate Department (RED) is requesting Board of Regents' approval for the acquisition of a former single-family residence at 1801 Las Lomas Rd NE. The vacant property is owned by the United Methodist Church Wesley Foundation and was last used as a campus ministry facility. The property is situated on the north east corner of Las Lomas Rd and Buena Vista Dr. NE and is strategically located for future development.

The three-bedroom and one bath residence was constructed in 1925 and contains 2,952 square feet, including a 983-square-foot basement. Limited remodeling has been performed on the property in the last 15 years. The lot has approximately of 60 feet of frontage along Las Lomas Rd, a depth of 130 feet and a total land area of approximately 7,800 square feet.

The market value determined by appraisal is \$465,000. The agreed upon purchase price is \$460,000, or \$155.83 per square foot.

With Regent's approval, the Real Estate Department will complete due diligence on the property to insure compliance with the Higher Education Department and State Board of Finance requirements. This will include an environmental site assessment, asbestos and lead-based paint survey, title commitment, survey, and building condition assessment.

1801 Las Lomas Rd NE Site Map







TAB 9

#9

Approval of:

- 1. Five-Year Capital Plan UNM Gallup, Los Alamos & Taos Branch Campuses (Revised)
- 2. Capital Outlay Submission UNM Gallup, Los Alamos & Taos Branch Campuses (Revised)

(Presenters: Teresa Costantinidis, EVP for Finance and Administration, and James Holloway, Provost and EVP for Academic Affairs)



				2024-2028 Fi	ve Year C	apita	l Pro	ject Funding I	Plan REVISED											
	INSTITUTION: The University of New Mexico - Gallup Campus									DATE: 6/30/2023										
Institution acronym	FY24 Funding Priority #	Overall Funding Priority #	Project Title	Description	Year Project Funding will be requested	Full Project	Phase	Cost of Project or Phase	TOTAL Request from State	809	STB	Other	Percent of GOB or STB	Percent of Other Funding Source	Description of Other Funding Source	New Construction	Renovation	Square Footage (GSF)		
UNM-G	1	1	Gurley Hall Fine Arts Renovation	Renovation of the Fine Arts space in Gurley Hall	2024		Х	\$ 4,000,000	\$ 4,000,000	Х			100%	0%			Х	5,352		
UNM-G	2	2	Gurley Hall Phase 1 & Phase 2 Supplemental Funding	Supplemental funding for the Gurley Hall Phase 1 CCTE & Phase 2 Student Experience renovation	2024		Х	\$ 16,105,300	\$ 3,900,000		X	х	73%	27%	Local		Х			
UNM-G		3	Facility Repair and Renewal	Repair existing facilities and necessary upgrades to achieve peak energy efficiency and appropriate safe educational environments that building Renewal and Repair isn't enough to complete	2025	х		\$ 2,500,000	\$ 2,000,000		X	x	75%	25%	Equity - Campus		X	N/A		
UNM-G		4	Facility Repair and Renewal	Repair existing facilities and necessary upgrades to achieve peak energy efficiency and appropriate safe educational environments that building Renewal and Repair isn't enough to complete	2027	х		\$ 1,500,000	\$ 1,125,000		х	x	75%	25%	Equity - Campus		х	N/A		



	2024-2028 Five Year Capital Project Funding Plan REVISED																			
				2024-2028 Five Year Capital	Project F	undir	ng Pla	an REVISED												
INSTITUTION:		INSTITUTION:	The University of New Mexico - Los Alamos Campus						DATE: 6/30/2023											
Institution acronym	FY24 Funding Priority #	Overall Funding Priority #	Project Title	Year Projec Description Fundir will by request		Full Project	Phase	Cost of Project or Phase	TOTAL Request from State	GOB	STB	Other	Percent of GOB or STB	Percent of Other Funding Source	Description of Other Funding Source	New Construction	Renovation	Square Footage (GSF)		
UNM-LA	1	1	Student Services & Success Center Renovation	Creating a collaborative student space that is an extenstion of the LRC and connected to Student Affairs support in Building 1	2024	Х		\$ 3,000,000	\$ 2,700,000	Х		Х	90%	10%	Local funds		Х	4,167		
UNM-LA	2	2	Campuswide Infrastructure & Workforce Training Supplemental Funding	Supplemental Funding Request to support increased labor and material costs for campuswide infrastructure & workforce training projects	2024	х	Х	\$ 8,945,000	\$ 4,620,000		х	х	90%	10%	Local funds		Х			
UNM-LA		3	UNM-LA Open Space Design and Upgrade Part 2	Design, repair, renovate, and develop open space on campus, including access, wayfinding, and parking areas to meet safety and ADA campus environs standards for land improvements controlled by UNM-LA.	2025		x	\$ 1,500,000	\$ 1,125,000	х		x	75%	25%	Local funds	х	Х	N/A		
UNM-LA		3	Building 2 Renovation	Pulled from our current infrastructure project. Appropriation ID F3155, PDC22034. See Vigil & Associates 100% drawings for detailed project plans.	2026	Х		\$ 1,800,000	\$ 1,350,000	х		х	75%	25%	Local funds		Х	TBD		
UNM-LA		4	Building 3 Workforce Development	Pulled from our current infrastructure project. Appropriation ID F3155, PDC22034. See Vigil & Associates 100% drawings for detailed project plans.	2027	Х		\$ 1,000,000	\$ 750,000		х	х	75%	25%	Local funds		Х	TBD		



							•	Proje	ct Fu	nding Plan - F	REVISED									
		-	INSTITUTION:	The University	of New Me	xico - Tac	os Campus										DATE:	6/30/2023		2023
Institution acronym	FY24 Funding Priority#	Overall Funding Priority#	Project Title	Description	Year Project Funding will be requested	Month/ Year Project to be started	Month/Year Project to be completed	Full Project	Phase	Cost of Project or Phase	TOTAL Request from State	809	STB	Other	Percent of GOB or STB	Percent of Other Funding Source	Description of Other Funding Source	New Construction	Renovation	Square Footage (GSF)
UNM-T	1	1	Space STEM (S-STEM) Center	Phase 1: Plan, design, engineer, site development and construct and equip an observatory to house a donated 36 inch Dobsonian telscope. To include development of ADA trail system. Phase 2: Design, engineer and Construct Classroom Facility for Astonomy Instruction and public events associated with telescope.	2024	Jul-24	Aug-27	Х		\$ 4,769,454	\$ 3,577,091	х		X	75%	25%	local tax funds	х		
UNM-T	2	2	Peralta Hall Renovation Supplemental Funding Request	Renovation, exterior repairs, code and ADA compliance for Fred Peralta Hall supplemental funding request	2024	Jul-24	Jul-25	X		\$ 5,900,464	\$ 1,775,464		х	х	81%	19%	Taos Reserves		х	12,034
UNM-T		3	Facilities Management & IT Building	Plan, design, engineer, site develop, construct, equip and furnish a facility for the Facilities Management and IT Departments.	2025	Jul-25	Aug-28	x		\$ 4,000,000			х	x	75%	25%	local tax funds		x	Upgrades
UNM-T		4	Campus Landscaping Outdoor Education Venues	Plan, design, engineer and site development for landscaping, drainage, water catchment, and a campus quad for outdoor education and campus events.	2026	Jul-26	Aug-27	X		\$ 2,000,000	\$ 15,000,000	Х		х	75%	25%	local tax funds		x	TBD
UNM-T		5	Bataan Hall Event Center Renovations	Renovations and facility upgrades (including Fire Suppression System, HVAC, Eletrical, Plumbing and Envelope upgrades)	2027	Jul-27	Aug-29	х		\$ 2,000,000		х			75%	25%	local tax funds		х	TBD
UNM-T		6	Early Childhood Learning Center Addition	Plan, design, engineer, site develop, construct, equip and furnish a facility to support the growth of the Early Childhood Program. Kids Campus expansion and addition of 5,000 sq ft. to provide 4 more classrooms.	2028	Jul-28	Dec-30	X		\$ 3,000,000	\$ 2,250,000	х		х	75%	25%	local tax funds	х	x	5,000



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				2024-2028 Fi		_	ject Fundi	ng Pi	an K	VISED	1									
		1 #	INSTITUTION:	The University of New Mex	ico - Valen	cia Campus										1	DATE:		6/30/202	!3
Institution acronym	FY24 Funding Priority #	Overall Funding Priority	Project Title	Description	Year Project Funding will be requested	Month/Year Project to be started	Month/Year Project to be completed	Full Project	Phase	Cost of Project or Phase	TOTAL Request from State	809	STB	Other	Percent of GOB or STB	Percent of Other Funding Source	Description of Other Funding Source	New Construction	Renovation	Square Footage (GSF)
UNM-V	1	1	Nursing & Health Sciences Compley	Nusing and Health Sciences comples to include classrooms, a health clinic, physiology laboratories, offices and other spaces for store of instructional materials and other artifacts	2024	Jul-24	Jun-25	Х		\$ 8,000,000	\$ 6,000,000	Х		Х	75%	25%	Local Bond	Х	х	
UNM-V	2	2	Campus Entrance - New Campus entrance	Install a new road entrance on the south end of campus, including power and fiber-optic for signage and lights. Concrete structures and landscaping, security features	2024	Jul-24	Jun-25	X		\$ 3,450,000	\$ 2,588,000	X		X	75%	25%	Local Bond	X	X	N/A
UNM-V		3	B&T Renovation and	Renovate all classrrom spaces including cielings, doors, carpet and wall paint, removing large doors and covering the south kiln space. Includes stucco, concrete repairs and remodeling of the photo lab and DMA spaces.	2025	Jul-25	Dec-27	x		\$ 2,800,000	\$ 2,100,000	х		x	75%	25%	Local Bond	Х		TBD
UNM-V		4	Childcare Education Facility	13,000 sqft Early Childhood Education Facility to include daycare training spaces and other classrooms	2026	Jul-26	Dec-28	Х		\$ 5,500,000	\$ 4,119,000		х	Х	75%	25%	Local Bond	Х		TBD
UNM-V		5	General Education Building for Early College High School	Build and equip a 20,000 sq ft general classroom building on Tome to house the Early College High School facility to include classrooms, office space, computer and science labs and parking access. Building will include CTE spaces for welding, automotive, electronics, trades and other vocational spaces. Building will also include food services and other highschool specific needs.	2026	Jul-26	Dec-28	X		\$ 8,000,000	\$ 6,000,000	х		x	75%	25%	Local Bond		Х	N/A
UNM-V		6	Stucco and Concrete Rehabilitiation	Re-stucco older buildings and replace heaving and damaged concrete walks that have become dangerous trip hazards. Remove brick replace as needed.	2027	Jul-27	Jun-29	х		\$ 2,500,000	\$ 1,875,000		х		75%	25%	Local Bond		Х	N/A
UNM-V		7	land Renovations	Renovate 8 restrooms in Academics, Student Community Center with updated fixtures, tile and configurations to meet UNM standards and ADA compliance	2028	Jul-28	Dec-29	х		\$ 2,400,000	\$ 1,800,000	х		Х	75%	25%	Local Bond		Х	TBD

UNM CAPITAL PLANNING LEADERSHIP TEAM CAPITAL FUNDING REQUEST PRIORITIES REVISED

6/30/2023

ĺ	30/2023	ESTIMATED	2024 APPROPRIATION	FUNDING TYPE	2023	FUNDING	MATCHING	FUNDING
		PROJECT COST	REQUEST	TONDINGTITE	APPROPRIATION	TYPE	FUNDS	TYPE
1 A	LBUQUERQUE CAMPUS CAPITAL REQUESTS							
2 H	umanities and Social Sciences Complex	\$120,000,000	\$110,000,000	GOB	\$0		\$10,000,000	Match
3 D	emolition Request - Humanities & Ortega Hall	\$5,868,395	\$5,868,395	GF	\$0		\$0	
	LBUQUERQUE CAMPUS TOTALS	\$120,000,000	\$115,868,395		\$0		\$10,000,000	
5 =	EALTH & HEALTH SCIENCES CAPITAL PRIORITIES							
	ollege of Pharmacy Renovation	\$60,390,400	\$57,000,000	GOB	\$75,000	GF	\$3,315,400	Match
	ealth Sciences Network Upgrade	\$12,330,000	\$11,300,000	GOB	\$13,000	Gr	\$1,030,000	Match
	NM Comprehensive Cancer Center CT Simulator		711,300,000	ООВ			\$1,030,000	IVIALCII
	eplacement	\$1,800,000	\$1,650,000	STB	\$0		\$150,000	Match
	ancer Center Expansion Supplemental Funding	\$16,550,500	\$15,000,000	GF	\$0		\$1,550,500	Match
11 K	HS CAMPUS TOTALS	\$91,070,900	\$84,950,000		\$75,000		\$6,045,900	
12					, ,		. , , ,	
13 B	RANCH CAMPUSES							
14	GALLUP CAMPUS							
15	Gurley Hall Phase 3 Project	\$4,000,000	\$4,000,000	GOB	\$0		Waiver	
16	Gurley Hall Phase 1 & Phase 2 Supplemental Funding	\$16,105,300	\$3,900,000	STB	\$7,800,000	GF	\$4,405,300	Local
17	GALLUP CAMPUS SUBTOTAL	\$20,105,300	\$7,900,000		\$7,800,000		\$4,405,300	ı
18	LOS ALAMOS CAMPUS							
19	Student Services and Success Center Renovation	\$3,000,000	\$2,700,000	GOB	\$0		\$300,000	Local
	Campuswide Infrastructure Improvements & Workforce	\$8,945,000	\$4,620,000	STB	\$3,400,000	GOB/STB	\$925,000	Local
20	Training Supplemental Funding			315	75,400,000	GOB/31B		Local
21	LOS ALAMOS CAMPUS SUBTOTAL	\$11,945,000	\$7,320,000		\$3,400,000		\$1,225,000	ı
22	TAOS CAMPUS							
23	Space STEM Center	\$4,769,454	\$3,577,091	GOB	\$0		\$1,192,363	Local
24	Fred Peralta Hall Renovation Supplemental Funding	\$5,900,464	\$1,775,464	STB	\$3,000,000	GOB	\$1,125,000	Local
25	TAOS CAMPUS SUBTOTAL	\$10,669,918	\$5,352,555		\$3,000,000		\$2,317,363	I
26	VALENCIA CAMPUS							
27	Nursing-Allied Health Complex	\$8,000,000	\$6,000,000	GOB	\$0		\$2,000,000	Local Bond
28	New Campus Entrance	\$3,450,000	\$2,588,000	STB	\$0		\$862,000	Local Bond
29	VALENCIA CAMPUS SUBTOTAL	\$11,450,000	\$8,588,000		\$0		\$2,862,000	
30 B	RANCH CAPITAL REQUEST TOTAL	\$54,170,218	\$29,160,555		\$14,200,000		\$10,809,663	
31								
32 U	NM TOTAL	\$265,241,118	\$229,978,950		\$14,275,000		\$26,855,563	

UNM CAPITAL PLANNING LEADERSHIP TEAM DRAFT CAPITAL FUNDING REQUEST PRIORITIES

4/19/2023

		ESTIMATED PROJECT COST	2024 APPROPRIATION REQUEST	FUNDING TYPE	2023 APPROPRIATION	FUNDING TYPE	MATCHING FUNDS	FUNDING TYPE
1	ALBUQUERQUE CAMPUS CAPITAL REQUESTS							
2	Humanities and Social Sciences Complex	\$120,000,000	\$110,000,000	GOB	\$0		\$10,000,000	Match
3	Demolition Request - Humanities & Ortega Hall	\$5,868,395	\$5,868,395	GF	\$0		\$0	
4	ALBUQUERQUE CAMPUS TOTALS	\$125,868,395	\$115,868,395		\$0		\$10,000,000	
5								
	HEALTH & HEALTH SCIENCES CAPITAL PRIORITIES							
7	College of Pharmacy Renovation	\$60,315,400	\$57,000,000	GOB	\$75,000	GF	\$3,315,400	Match
8	Health Sciences Network Upgrade	\$12,330,000	\$11,300,000	GOB	\$0		\$1,030,000	Match
9	UNM Comprehensive Cancer Center CT Simulator Replacement	\$1,800,000	\$1,650,000	STB	\$0		\$150,000	Match
10	Cancer Center Expansion Supplemental Funding	\$16,500,000	\$15,000,000	GF	\$5,000,000	GF	\$1,500,000	Match
11	HHS CAMPUS TOTALS	\$90,945,400	\$84,950,000		\$5,075,000		\$5,995,400	
12						<u> </u>		
13	BRANCH CAMPUSES							
14	GALLUP CAMPUS							
15	Gurley Hall Phase 3 Project	\$5,500,000	\$5,500,000	GOB	\$0		Waiver	
	Gurley Hall Center for Career Technology & Education	ć7 400 000	¢2,400,000	CTD	¢1 000 000	GF	¢4.000.000	Local
16	Supplemental Funding	\$7,400,000	\$2,400,000	STB	\$1,800,000	Gr	\$4,600,000	Local
17	GALLUP CAMPUS SUBTOTAL	\$12,900,000	\$7,900,000		\$1,800,000		\$4,600,000	
18	LOS ALAMOS CAMPUS							
19	Student Services and Success Center Renovation	\$3,000,000	\$2,700,000	GOB	\$0		\$300,000	Local
	Campuswide Infrastructure Improvements & Workforce	\$8,220,000	\$4,620,000	STB	\$2,100,000	GOB/STB	\$453,000	Local
	Training Supplemental Funding	\$6,220,000	\$4,020,000	316	\$2,100,000	ООБ/ЗТВ	\$455,000	LUCAI
20	LOS ALAMOS CAMPUS SUBTOTAL	\$11,220,000	\$7,320,000		\$2,100,000		<i>\$753,000</i>	
21	TAOS CAMPUS							
22	Observatory and Classroom Building	\$3,081,212	\$1,500,000	GOB	\$1,423,225	GF	\$375,000	Local
23	TAOS CAMPUS SUBTOTAL	\$3,081,212	\$1,500,000		\$1,423,225		\$375,000	
24	VALENCIA CAMPUS							
25	Nursing-Allied Health Complex	\$8,000,000	\$6,000,000	GOB	\$0		\$2,000,000	Local Bond
26	VALENCIA CAMPUS SUBTOTAL	\$8,000,000	\$6,000,000		\$0		\$2,000,000	
27	BRANCH CAPITAL REQUEST TOTAL	\$35,201,212	\$22,720,000		\$5,323,225		\$7,728,000	
28								
29	UNM TOTAL	\$252,015,007	\$223,538,395		\$10,398,225		\$23,723,400	

TAB 10

#10

Approval of Ground Lease between the University of New Mexico Foundation and the Regents of the University of New Mexico for Construction of a New Office Building to House the UNM Foundation (Presenters: Tom Neale, Director, Real Estate, and Kelly Ward, Executive Director, Lobo Development Corporation)



Memo

To: Teresa Costantinidis, UNM Executive Vice President for Finance and Administration

From: Kelly S. Ward, Executive Director, Lobo Development Corporation

Thomas M. Neale, Director, UNM Real Estate Dept.

Date: July 19, 2023

Re: Lease Approval - Ground Lease between The University of New Mexico Foundation

and the Regents of the University of New Mexico for construction of a new office

building to house the UNM Foundation

Lobo Development Corporation (LDC) and the UNM Real Estate Department seek approval to enter into a ground lease with the UNM Foundation for a 0.97-acre site located at the southeast corner of Lomas Blvd. NE and Yale Blvd. NE (Attachment A). The Board of Regents reviewed and approved a Development Project Proposal for this site and use at its February 14, 2023, meeting.

The proposed development is a multi-tenant, mixed-use building with office, retail, food, and beverage tenants. The UNM Foundation will construct the Center for Philanthropy which will serve to elevate the culture of philanthropy at UNM and will house the UNM Foundation's headquarters. The UNM Foundation currently resides in a UNM-owned building at 700 Lomas Blvd. NE. The UNM Foundation is seeking to relocate to a building more proximate to UNM's Main and North Campuses, which will better serve its mission and clientele. As noted, there will be available office and retail space for additional tenants.

UNM is nearing completion of the Welcome Center at 720 Yale Blvd. NE and desires additional improvements in the area to create a gateway entrance to Main Campus. The proposed site and initial development concept would integrate with UNM's vision for the campus entrance and with the current expansion of the UNM Hospital on the north side of Lomas Blvd. NE.

The terms of the ground lease are:

- 1. Term: A twenty-five (25) year initial term with three (3) fifteen (15) year renewals
- Initial term commences on January 1, 2024
- 3. Lease rate (rent) is \$63,380.00 per annum

The UNM Foundation will have thirty-six (36) months to complete the construction and LDC will assist in the management and oversight of design and construction.

Action: Approval of the Ground Lease between The University of New Mexico Foundation and the Regents of the University of New Mexico.

ATTACHMENT A



TAB 11

<u>#11</u>

Approval of Revisions to Regents' Policy Manual Section 6.11: Dependent Education Benefits and Update on Proposed Enhancements to Employee Education Benefit Programs (Presenter: Kevin Stevenson, Vice President, Human Resources)



MEMORANDUM

Date: July 27, 2023

To: Board of Regents' Finance and Facilities Committee

Thru: Teresa Costantinidis, EVP for Finance and Administration

From: Kevin Stevenson, VP for Human Resources/

Re: Approval of Revisions to Regents' Policy Manual Section 6.11: Dependent Education

Benefits and Update on Proposed Enhancements to Employee Education Benefit

Programs

I am writing to provide an update on HR's efforts to simplify and enhance employee education benefits, and to request approval of proposed revisions to Regents' Policy Manual Section 6.11: Dependent Education Benefits.

Summary

Employee education benefits are designed to not only support an educated workforce, but are also a critical tool in attracting key talent and retaining great employees. Indeed, the availability of benefits such as tuition remission and dependent education scholarships can be the turning point for a candidate selecting UNM over other opportunities. HR is planning a series of updates to administrative policy to improve the quality and effectiveness of these benefits, some of which require us to make minor revisions to Regents Policy. These changes are necessary to continue evolving our benefit offerings in support of our UNM2040 objective of ensuring a stable and high-quality workforce for UNM.

Background

UNM currently offers a variety of education benefits to our employees, including tuition remission for academic, professional development, and health, fitness, and personal enrichment classes, as well as a dependent education scholarship that covers undergraduate tuition costs for spouses and dependent children. Over the past several years, HR has received feedback from various stakeholders regarding these benefit offerings to employees and ways to improve the overall value and effectiveness of the benefits.

Through this process, several key themes for improvement emerged:

- Simplification of eligibility criteria across employment types and between tuition remission and dependent education.
- Examination of tuition benefits for employees living and working out of state, where UNM provides support equivalent to in-state tuition and employees are required to pay the difference between in-state and out-of-state rates.
- Expansion of the type of courses that can be taken for professional and career development purposes.

In addition, the adoption of a new Remote Work policy and formalization of out of state remote work heightened the need for updates, particularly the tuition benefits for out of state employees. In collaboration with the Faculty Staff Benefits Committee and other campus partners including Enrollment Management and the Bursar's Office, HR developed recommendations for revisions to University Administrative Policy 3700: Education Benefits.

These revisions specifically addressed the themes referenced earlier, and comprised the following specific changes:

- Specifies that the University assesses all employees, retirees, and their eligible dependents instate tuition for courses taken while utilizing applicable tuition remission or dependent education benefits.
- Aligns the eligibility criteria for tuition remission and dependent education benefits, removing
 the requirement that employees be employed in a benefits-eligible job for at least one
 continuous year as of the last day of student registration for the applicable semester.
- Expands eligibility for education benefits to Post-Doctoral Fellows.
- Expands the allowability for employees to use tuition remission benefits and paid time off for courses taken for professional and career development purposes.

Assessing Employees In-State Tuition

The most significant of the proposed changes is the desire to assess in-state tuition to employees, retirees, and their eligible dependents when utilizing UNM' Tuition Remission or Dependent Education programs. Historically, tuition charges for courses taken utilizing these programs have been charged based on residency status, with UNM policy limiting the value of the benefits provided to the equivalent of resident tuition. In cases where employees or their dependents cannot achieve resident status, either in the case of international employees physically working in New Mexico but unable to attain residency or employees working remotely out of state, current practice results in their UNM benefits covering only a portion of the total tuition charges. In contrast, employees who are NM residents have the full cost of their tuition covered via these programs.

In an effort to improve the value of the benefit provided to these employees, as well as bring equivalency to the value of the benefit across all employees (i.e. taking courses at no cost to the employee), HR has proposed charging in-state tuition to employees, retirees, and their eligible dependents taking courses through these programs. The creation of an employee "in-state" rate that is equivalent to the resident rate is expected to increase satisfaction amongst employees who for various reasons are unable to be considered residents for tuition purposes and/or employees who are working remotely outside of New Mexico. The creation of an employee "in-state" rate will also mitigate the potential of additional tax burden that may potentially exist if UNM were simply waiving, or paying, the difference between resident and non-resident tuition. This approach also supports a uniform benefit equally offered to all eligible employees.

In addition to collaborating with Enrollment Management and the Bursar's Office on this change, HR sought advice from University Counsel on this proposed change. Utilization of this benefit by out of state employees is expected to be relatively low. Indeed, there are fewer than a hundred benefits-eligible employees currently working out of state, a very small fraction of which are projected to utilize these education benefits. While this number will likely grow over time, it will continue to comprise a relatively small portion of UNM's overall employee population and have only a marginal impact on the utilization of UNM's tuition remission and dependent education programs.

Proposed Revisions to RPM 6.11

As the proposed revisions to UAP 3700: Education Benefits progressed through the policy process, we became aware that some of the proposed revisions to the Dependent Education Scholarship program are out of sync with the content of Regents Policy Manual Section 6.11: Dependent Education Benefits. RPM 6.11 has not been amended since its initial adoption in 1996, and as such we are seeking approval of the attached minor revisions.

The requested revisions to RPM 6.11 remove overly specific eligibility requirements from Regents Policy (for instance, the applicability to only full-time, permanent employees), enabling the details of program eligibility and implementation to be managed via University Administrative Policy. With the evolving and dynamic benefits environment, this is an important change and provides key flexibility to the administration to further develop and evolve our benefit offerings to enhance the recruitment and retention of our faculty and staff.

Thank you for your consideration.

Regents' Policy Manual - Section 6.11: Dependent Educational Benefits

Adopted Date: 09-12-1996

Applicability

This policy applies to all faculty and staff employees of the University.

Policy

The University wishes to improve employer-paid benefits for faculty and staff to enhance recruitment and retention. As one means of accomplishing this goal, the Regents authorize the creation of an educational benefits program in which the spouse, domestic partner and/or dependent children of full-time permanent employees may receive a waiver of tuition for up to eight consecutive semesters, not including summer session.

Implementation

The President shall adopt administrative policies and procedures to implement this policy which will address eligibility requirements, the number of tuition waivers that will be granted, the process for granting the waivers, and other features of the program.

References

UBPPM Policy 3785 UBPPM Policy 3700.

Privileges and Benefits, RPM 6.3.

TAB 12

<u>#12</u>

Geothermal Energy Development and Geothermal Utility Project (Presenter: Jason Strauss, President/ CEO, Lobo Energy Inc.)

Geothermal Utility Project







UNM is poised to take advantage of investments in sustainability

Key Benefits of a Geothermal Project

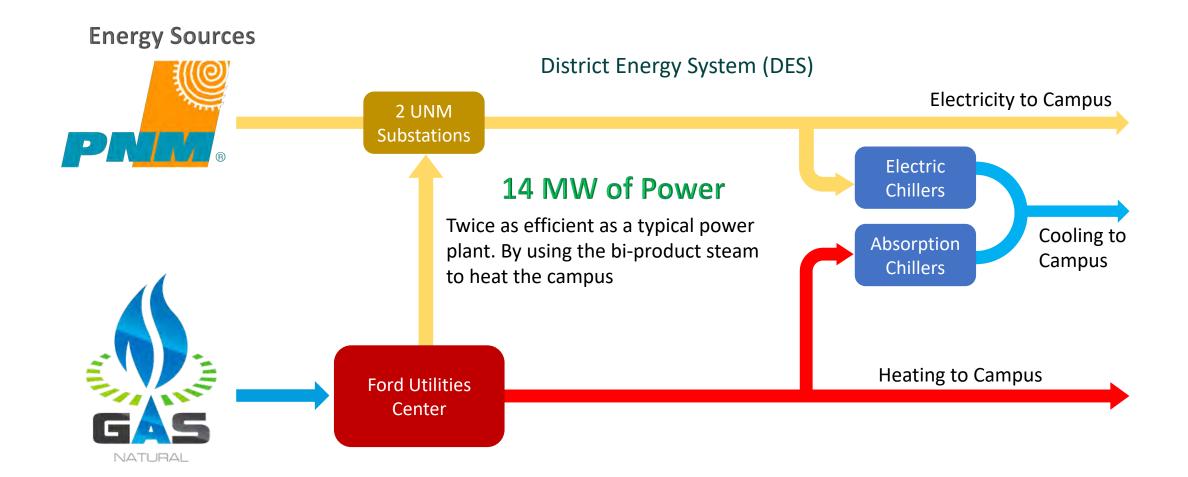
- For the first time in 25 years, the most sustainable option could also be the most economical option.
- It is possible to reduce our Greenhouse gas emissions by 85% with proven reliable technology that reduces the water usage on campus.
- This approach aligns with the Federal, State, and university sustainability goals.
 - Federal: Inflation Reduction Act
 - State: Energy Transition Act
 - UNM 2040 Opportunity Defined Goals
- A project of this size would be an economic driver in the State.







Currently, UNM has a DES that supplies all our utilities









UNM's plan says we need more capacity and must reduce our GHG

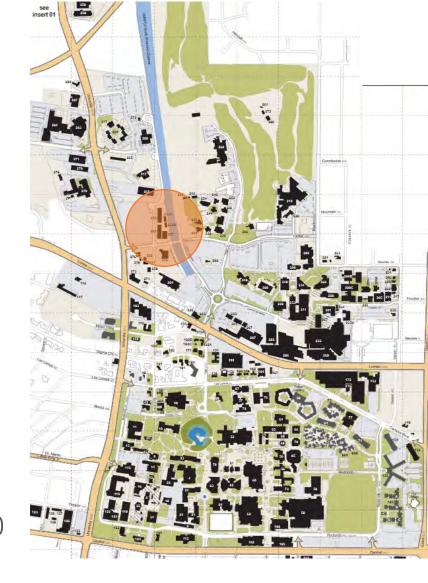
Utility Comprehensive Plan/Feasibility Study

Scope of Work

- Central and North campus 20-year projection
- 2 million additional square feet
- Additional utility capacity needed by 2028

Questions to be answered

- Where to locate the new plant?
- What technologies should be deployed considering:
 - Natural gas prices
 - Electricity prices
 - Greenhouse gas emissions
 - Energy Transition Act / PNM's commitment to be carbon-free by 2040









These are the options and factors under consideration

Utility Comprehensive Plan/Feasibility Study

Technology Options

- Conventional: boilers and chillers for new growth only
- Combined Heat and Power: gas turbines with heat recovery boilers
- Electrification: geothermal heat exchange pumps

Decision Inputs

- Economic Analysis (Total Life Cycle Cost)
 - Initial Cost
 - Energy Cost(s)
 - Operational/Maintenance Cost
 - Potential State & Federal Funding (I.R.A.)
- Environmental Analysis
 - Green House Gas Impact
 - Energy Transition Act / PNM's 2040 Carbon Commitment











Geothermal is the optimal energy solution and reduces water consumption

Electrification: Geothermal

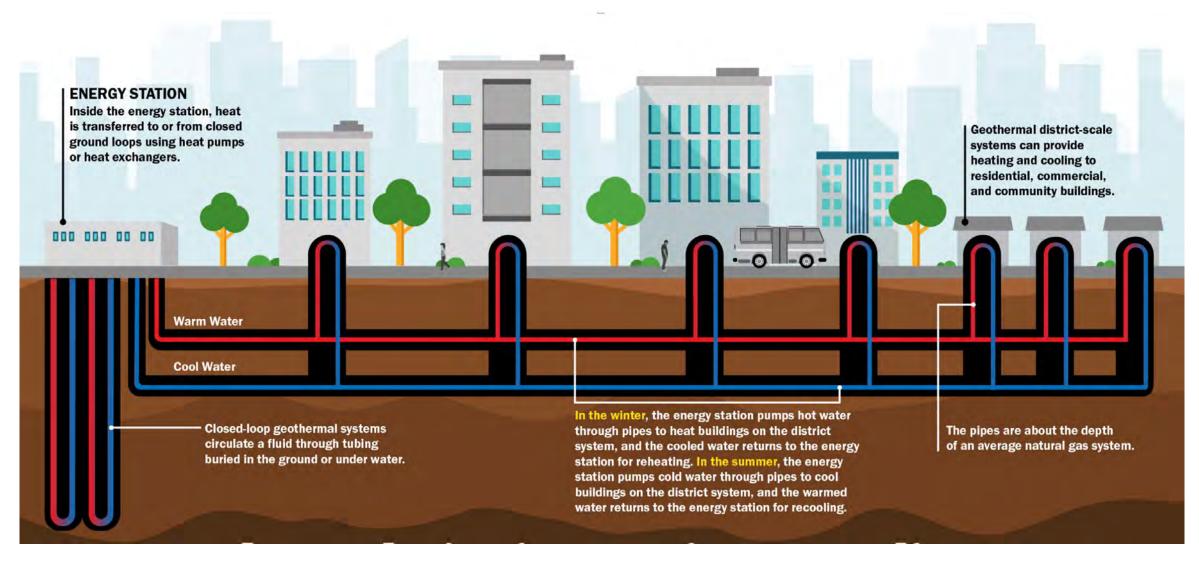
• Electrification at UNM would transition the source for heating the campus from natural gas to electricity. This would be accomplished with a large-scale geothermal heat pump system.







Here is a model of how it works









UNM has the space and is ready for this endeavor

Electrification: Geothermal

Location: North Campus

- Requires access to land that will supply the geothermal heat sink load without losing its existing functionality.
- Proximity to the New Utility Plant site
- Requires thermal storage tanks







The lower operating costs offset the higher initial cost

Electrification with battery Storage: Using Geo-exchange heat pumps

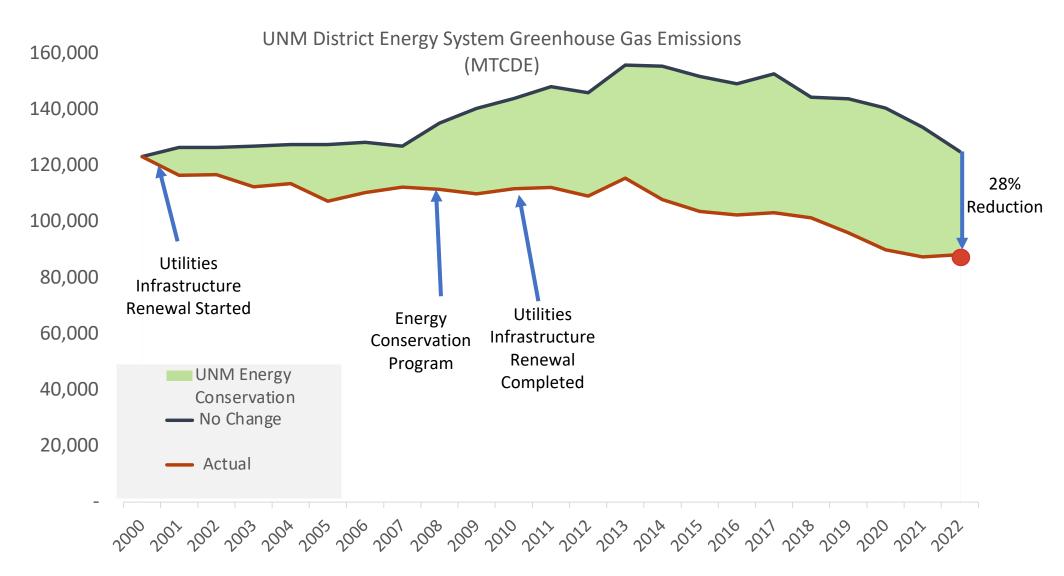
- The analysis showed that the electrification option had a higher initial cost (\$176M) but a surprisingly reasonable life cycle cost (\$422M) due to the much higher efficiency of the heat pump system combined with battery storage.
 - This is only 12.5% higher than the lowest life cycle cost option of Combined Heat & Power (\$375M). If this project is eligible for and receives the Inflation Reduction Act, it would become the lowest total life cycle cost at (\$370M) while reducing our GHG by 85%.







UNM has a history of success!

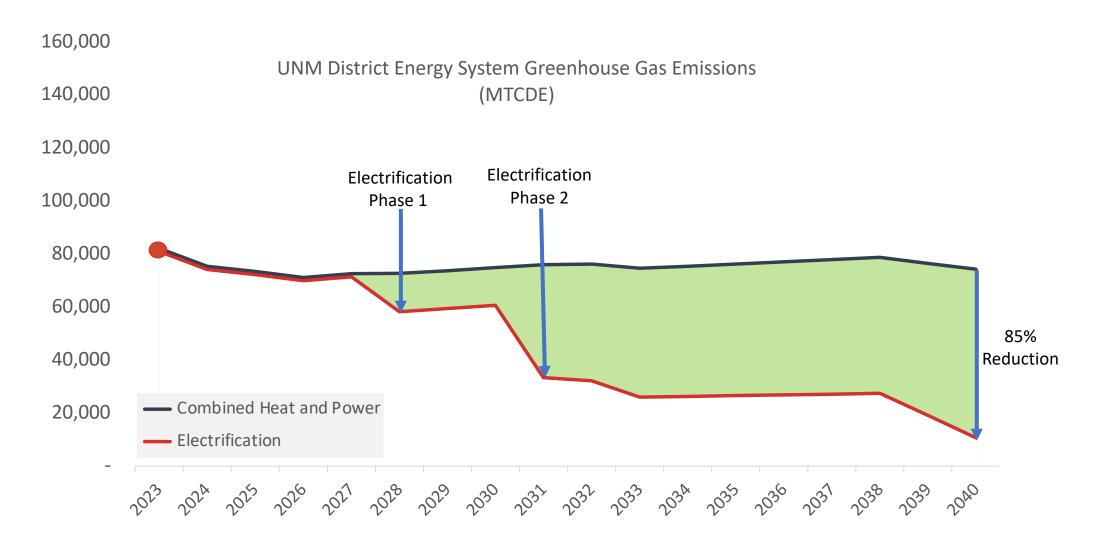








With this option, UNM can reduce 85% of its GHG by 2040









UNM is poised to take advantage of investments in sustainability

Key Benefits of a Geothermal Project

- For the first time in 25 years, the most sustainable option could also be the most economical option.
- It is possible to reduce our Greenhouse gas emissions by 85% with proven reliable technology that reduces the water usage on campus.
- This approach aligns with the Federal, State, and university sustainability goals.
 - Federal: Inflation Reduction Act
 - State: Energy Transition Act
 - UNM 2040 Opportunity Defined Goals
- A project of this size would be an economic driver in the State.











QUESTIONS?



TAB 13

<u>#13</u>

UNM Strategic Housing Plan Presentation (Presenters: Chet Roach, Executive Director, Brailsford & Dunlavey, and Teresa Costantinidis, EVP for Finance and Administration)



Strategic Housing Plan

BOARD OF REGENTS ENAGEMENT

August 2023





Engagement Summary

B&D'S ACTIVITIES (AUGUST 2022 - MARCH 2023)

- Strategic Asset Value ("SAV") Work Session
- Project Initiation
- Document + Data Transfer
- Stakeholder Interviews
- Demographic Analysis
- Off-Campus Market Analysis
- Student Focus Groups
- Web-Based Student Survey Development
- Survey + Demand Analysis
- Competitive Context Analysis
- Operational Baseline Assessment
- Financial Analysis
- Implementation + Ownership Plan
- Housing Program Recommendations
- Preliminary Asset Management Plan



Engagement Summary

UNM STAKEHOLDER ENGAGEMENT

- Planning, Design + Construction
- Residence Life + Student Housing Leadership
- Resident Advisor (RA) Training
- Student Affairs
- Facilities Management
- Living-Learning Community Leadership
- Academic Affairs
- Enrollment Management
- Finance + Administration
- Institutional Support Services
- Office of Planning, Budget + Analysis
- Lobo Development Corporation
- Student Union Building (SUB)
- Student Activities
- Recreational Services
- Foodservice

- Office of the President
- Athletics
- Honors College
- Residential Life Staff
- UNM Foundation
- Office of Real Estate
- Student Focus Groups
 - Resident Advisors (RA)
 - First-Year On-Campus Residents
 - Off-Campus Undergraduate Students
 - Upper-Division Undergraduate On-Campus Residents
 - Graduate On-Campus Residents
 - Graduate Off-Campus Residents
- ACC On-Site + National Leadership
- All UNM Students (via web-based survey)

Survey Analysis

REPRESENTATIVE SAMPLE + STATISTICALLY SIGNIFICANT

Confidence Level: 95%

Margin of Error: ± 1.8%

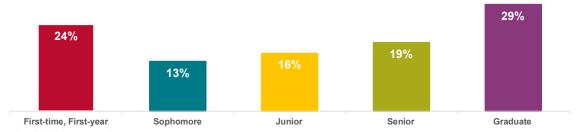
Over/Under Representation:

• Hispanic: -18%

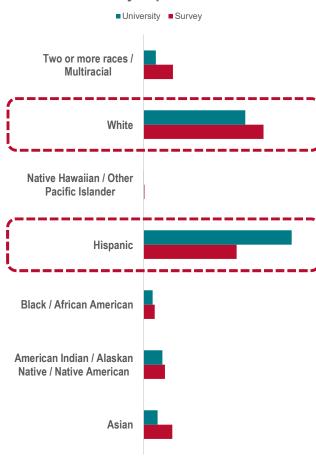
White: +6%

• First-year: -6%

2,206 Survey Respondents



Ethnicity Representation



Findings + Recommendations



Key Findings

STRATEGIC HOUSING PLAN



Mission-Critical

Rental Rates

Satisfaction



Facilities

Housing is a mission-critical strategic asset for UNM that warrants investment to improve its impact on stated objectives.

UNM's Housing rental rates (\$718/month) are in line with the off-campus market and significantly below its competitive context (27% on average) institutions.

Institutions typically command 10%-15% premium for oncampus housing compared to the off-campus market

On-campus residents are generally satisfied with UNM's Housing (70%); however, on-campus residents report low levels of satisfaction with the safety/security when compared to off-campus residents (49% vs. 82%)

Current Housing facilities generally align with stated strategic objectives and market demand but will require investment (an additional \$96.6M over 10 years) to extend to beneficial asset life and improve satisfaction levels

Slides 11-16

Slides 17-21

Slides 27-37



Key Findings

STRATEGIC HOUSING PLAN



Housing Demand

Latent demand exists for new/improved housing, which allows UNM to confidently invest in facility and programmatic improvements without infusing tolerable risk to the institution



SAV-Aligned Inventory

Achieving the ideal SAV-aligned housing inventory requires expanding the existing system's design capacity (4,313 beds) by 316 beds targeting lower-division unit types

Improvements to UNM's coordinated marketing approach for housing will be required to capture latent demand

ACC's historical approach to lower density in Casas del Rio exacerbates need for additional beds

Slides 22-24



Family Housing

Limited demand exists for **family housing** at UNM

Institutions typically provide family housing in response to a financially or geographically inaccessible off-campus housing market, which is not Albuquerque's current context

Only 1.7% of survey respondents (43 total) who report living with dependents and rent an off-campus property stated that they would choose to live in on-campus housing at the surveyed rental rates

This cohort's preferred unit type was a 2BR/2BA apartment, which UNM could provide (with a policy change) in Lobo Rainforest (\$1,600/month for the entire unit); these respondents report currently paying an average of \$1,144 for rent and utilities monthly

Recommendations

STRATEGIC HOUSING PLAN

7

Financial Performance

Housing is currently generating positive cash flow and maintaining appropriate occupancy/debt coverage ratios due to high occupancy levels, which allows for investment without infusing significant risk to the University



Renovation Program

UNM must pursue a surgical, multi-year renovation program of its current central campus Housing facilities to achieve stated strategic objectives

Given UNM's current rental rates and construction market conditions, pursuing **new construction for Housing facilities infuses too much financial risk** to the University

Focus on financial performance at system-level (rather than building-specific) to ensure maintenance of positive long-term financial performance and ability to re-invest and mitigate risk

Significant investments in non-revenue generating spaces must be made in response to success (i.e., availability of additional funds stemming from improved construction market conditions vs. rental rate environment)



Rental Rate Strategy

ONM must establish a long-term plan
for setting Housing rental rates to
ensure alignment with stated financial
objectives and institutional risk tolerance
while providing affordable
accommodations to students amidst
system-wide improvements/investments

Address inflationary risk and offset capital investments required to improve existing assets

Slides 35-36

Slides 33-34

Recommendations

STRATEGIC HOUSING PLAN

10

Safety + Security

99

Hokona-Zuni

Casas del Rio Control

UNM must invest in conspicuous improvements to safety and security initiatives focused toward on-campus residents

UNM should consider returning Hokona-Zuni (currently office use) to Housing to cost-effectively address latent demand, given its ideal location and unit type

UNM should pursue higher levels of
control for Casas del Rio to access
additional capacity, improve room
assignment consistency, simplify
marketing strategy, and achieve consistent
residential programming on central
campus

Potential strategies include establishing a master lease with ACC or modifying current contractual relationship

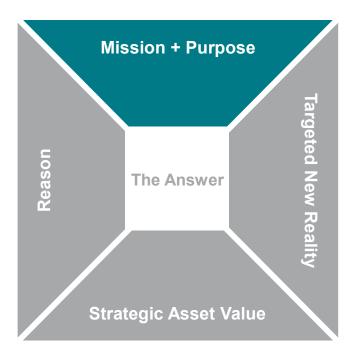
Slides 48-55

Detailed Findings



Institutional Framework

MISSION + PURPOSE





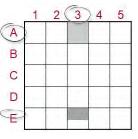
What difference must UNM make in the world and for whom?

"What" Options:

- I. Curation and Dissemination of Knowledge
- II. Creation of New Technologies
- III. Public Service / Community Wellbeing
- IV. Life Skill Development / Career Preparation

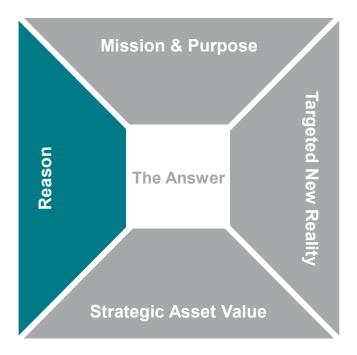
"Whom" Options:

- 1. Geographic Focus
 - 1. The World
 - 2. Country
 - 3. Region / State
 - 4. City
 - 5. Individual
- 2. Segment of Humanity Focus
 - A. All of Humanity (Secondary)
 - B. Corporations / Employers
 - C. Employees
 - D. Individuals
 - E. Community / Cultural Segment



Institutional Framework

THE REASON





What is the relationship dynamic between UNM's current condition and its targeted new reality that **requires a response**?

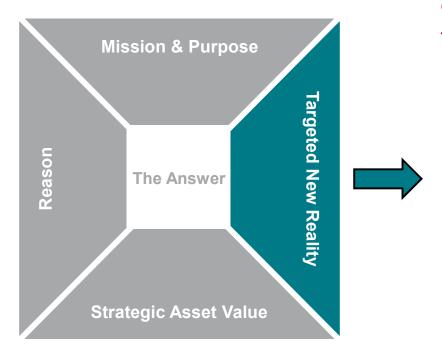






Institutional Framework

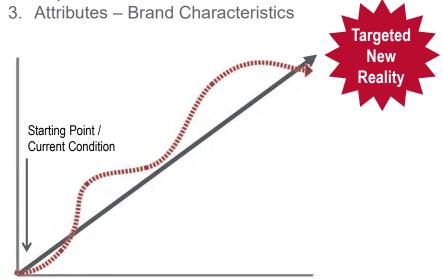
TARGETED NEW REALITY



What ideal mix of future **outcomes capacities**, and **attributes** must UNM achieve to deliver on its mission and purpose?

Definitions:

- 1. Outcomes Products and Performance Metrics
- 2. Capacities Productive Assets



Outcomes -

Products and Performance Metrics

- A more healthy, educated, and economically vigorous New Mexico
- A vibrant and thriving society where all can grow and achieve their own dreams
- Growth of human societies in New Mexico and across the globe
- Delivering the highest quality health care
- Opportunities to advance New Mexico, build on the strength of our diverse cultures, and establish an operational model that is environmentally, socially, and economically sustainable
- Improved quality of life, growth, prosperity, and advancement of New Mexico and of human societies across the globe
- Global impact for the benefit of all humanity
- Innovative student experience within the educational enterprise
- Co-curricular learning opportunities for every student
- Expanded enrollment at all levels
- Strategic revenue-generating public-private partnerships
- Increased research funding

Capacities -

Productive Assets

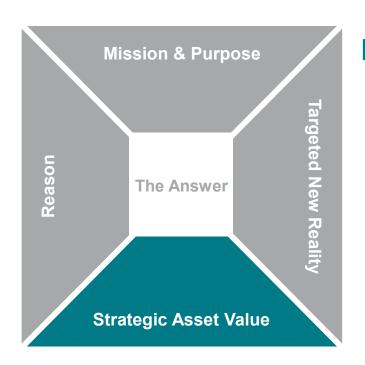
- Fully integrated activities to best leverage and build on UNM's strengths
- All our distinctive academic, research, patient care, and service components are integrated across all of our many campuses
- Supportive, intellectually challenging, exciting, diverse, joyful learning environments both inside and outside of the classroom to ensure the success of all learners
- Transformed higher ed business model that creates long-term sustainability and ensures the resources - human, financial, and physical - will secure the success of UNM's mission and achievement of UNM's aspirations while respecting the natural environment that supports all people of the state and the world
- Productive partnerships that create a healthy, educated, and economically strong New Mexico
- Intellectual and cultural productions
- Engaged relationships with and support of lifelong learners
- Stable and high-quality workforce
- Healthy and safe campus environment

Attributes -**Brand Characteristics**

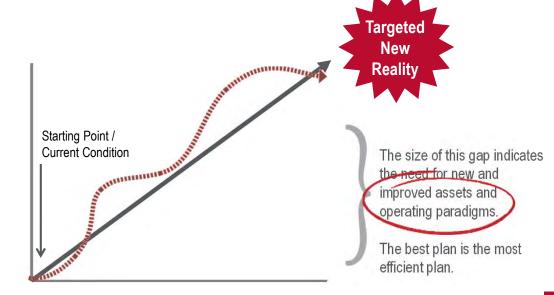
- Broadly serving our community; supportive of the families and communities of New Mexico: dedicated to the peoples and place of New Mexico
- Good stewards of the resources that have been given to us by the peoples of New Mexico and the world; leadership role in economic development in NM
- > One University = Enterprise-wide collaborators + Accessible
- Thoughtful about the dynamics of power and privilege in our interactions
- Seek out the needs and unique opportunities of our distinct New Mexican cultures and peoples, economic enterprises, and communities to address critical issues and opportunities facing humanity
- Excellence in all of our work
- Differences are cherished as critical to the success of all; UNM value the diversity of peoples, cultures, nations, and communities that are the heart of New Mexico, and that present the richness of human societies around the globe
- Culture of philanthropy

Institutional Framework

STRATEGIC ASSET VALUE



What is the ideal combination of performance outcomes, capacities, and attributes that Housing must produce to drive UNM toward its targeted new reality.



Strategic Asset Value ("SAV") Story

UNM HOUSING

•	Location	Housing facility locations must promote a campus that is distinctively vibrant and residential by housing a significant portion of its first- and second-year students in residential nodes placed at the core of its Main Campus. Upper-division and graduate students can be located further from the campus core but need critical mass.
	Unit Typology	First- and second-year residential facilities will consist of traditional and semi-suite unit types that align with those students' placement on the personal development continuum. UNM must also provide sufficient student housing to meet the demands of juniors, seniors, and graduate students.
***	Quantity + Location	Co-locating freshman and sophomore residents near the Main Campus core is essential for creating a critical mass of exciting, energetic, well-attended activities and events. Upper-division and graduate student housing facilities can be located further from the campus core.
	Programmatic Requirements	First- and second-year residents must benefit from a plethora of out-of-class, student-centric events, activities, and places that directly contribute to their belonging to the University community and support their pursuit of continual learning.
	Quality	UNM must be focused on providing high-quality, long-term, affordable residential assets to its students that are relied upon as part of overall recruitment and retention efforts. Design, construction, and amenities must be carefully considered to ensure that UNM inventory is desired and affordable when compared to the off-campus market's offerings.
	Financial Performance	Housing system must remain financially self-sufficient with University support for individual, high-need students.

UNM Housing Rate Summary

UNM-CONTROLLED + ACC PROPERTIES (2022-2023)

Housing Rates		UNM-Contr	olled Housin	ACC Housing Rates	Variance from UNM	
Unit Type	Unit Occupancy	Semester	Contract	\$ / Month	\$ / Month	Rates
	Double	\$2,650	\$5,300	\$589		
Traditional	Single	\$3,575	\$7,150	\$794		
Traditional	Deluxe Single	\$3,740	\$7,480	\$831		
	Single w/ Bath*	\$3,850	\$7,700	\$856		
	Double	\$2,835	\$5,670	\$630	\$634 ¹	2.2%
Suite	Single	\$3,740	\$7,480	\$831	\$972 ¹	16.9%
	Single w/ Bath*	\$3,850	\$7,700	\$856		
Amantonant	Single	\$3,850	\$7,700	\$856	\$599	-30.0%
Apartment	Studio*	\$3,940	\$7,880	\$876		

¹ ACC Rate averaged from available unit rates

ACC Rates	/ Month			Average / month
Casas del Rio	Double	\$719	\$549	\$634
	Single	\$854	\$1,089	\$972
Lobo Village	Apartment	\$599		\$599

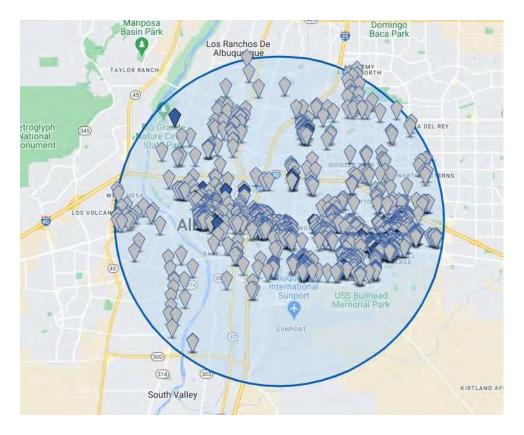
UNM Average Rent Calculation Methodology for Off-Market Analysis

Unit	Туре	Count	% of Stock	Cost / Month ²
	Single	149	5.2%	\$794
ional	Deluxe Single	67	2.3%	\$831
Fraditional	Single w/ Bath	6	0.2%	\$856
	Double	1,214	42.3%	\$589
ite	Single	76	2.6%	\$831
Semi-Suite	Single w/ Bath	5	0.2%	\$856
Ser	Double	260	9.1%	\$630
ment	Studio	4	0.1%	\$876
Apartment	Single	1,090	38.0%	\$856
			Avg. \$ / \$7	

² Cost per month calculated as contract / nine (9) months

Off-Campus Market Analysis

CURRENT CONDITIONS: FIVE-MILE RADIUS OF MULTI-FAMILY PROPERTIES



Total # of M	arket Units	25,987		
Market V	/acancy	5.90%		
	ate Rent - 5-M market avg. \$127		UNM-Controlled Housing	Variance from UNM
Unit Type	Avg. Rent	Average Rent / Bed	Average Rent / Bed	Rates
Studio	\$809	\$809	\$718	13%
1-Bedroom	\$863	\$863	\$718	20%
2-Bedroom	\$1,029	\$578	\$718	-19%

Data collected from Q3 2022 CoStar Report

- 5-mile Radius
- Multi-Family Properties
- Excludes:
 - Vacation properties
 - Senior-living properties
 - Military properties

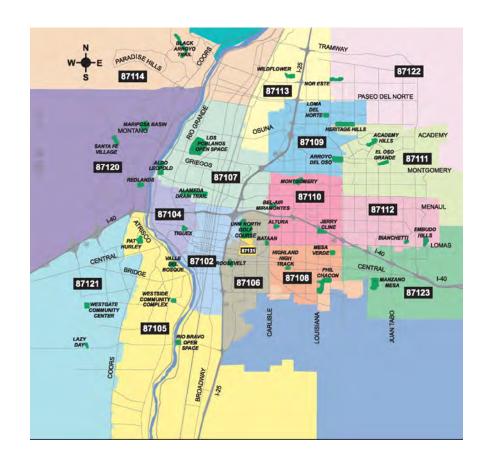
Off-Campus Market Analysis

MOST REPORTED CURRENT ZIP CODES

	Zip Code	# of Units	Market Vacancy	Avg. Rent / Unit ¹	Avg. Rent / Bed ¹	UNM Avg. Rent / Bed	Variance from UNM Rate / bed / month: \$718
+	87106	3,717	7.3%	\$888	\$670	\$718	-7%
+	87102	2,616	5.2%	\$888	\$744	\$718	4%
	87111	6,983	5.80%	\$1,456	\$994	\$718	38%
+	87110	6,813	6.7%	\$1,002	\$799	\$718	11%
+	87108	4,018	6.4%	\$829	\$636	\$718	-11%
	87114	4,222	4.20%	\$1,554	\$1,032	\$718	44%
	87120	2,525	3.40%	\$1,305	\$877	\$718	22%
	87112	3,018	6.40%	\$963	\$742	\$718	3%
	87109	5,706	4.80%	\$1,105	\$740	\$718	3%
	87123	2,961	6.90%	\$927	\$752	\$718	5%
	87121	1,234	6.20%	\$1,206	\$844	\$718	18%

¹ Off-campus rents include market avg. \$127 for utilities, per survey responses



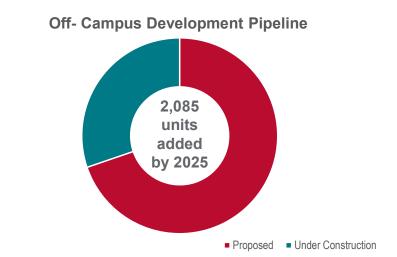


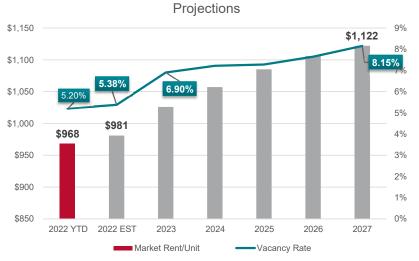
Off-Campus Market Analysis

ALBUQUERQUE MULTI-FAMILY MARKET

Cumulative R	ent Growth Since 2018
2019	4.7%
2020	8.7%
2021	21.4%
2022 YTD	32.1%





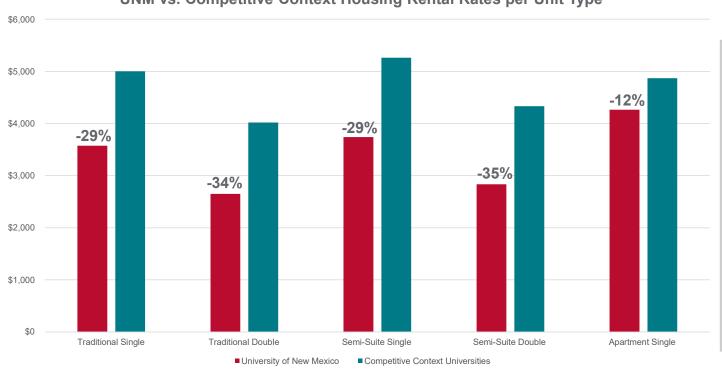


Costar 2022 Q3

Competitive Context

RENTAL RATE COMPARISON (2022-2023)

UNM vs. Competitive Context Housing Rental Rates per Unit Type



Competitive Context Institutions

Florida International University
Rutgers University – New Brunswick
University of Arizona
University of Colorado – Boulder
University of Missouri – Columbia
University of Tennessee
University of Texas at Austin
University of Utah
Virginia Commonwealth University

Housing Demand

PROCESS + METHODOLOGY

- Demand analysis is a combination of <u>qualitative and</u> <u>quantitative</u> methods that are used to inform B&D's demand model.
- The model projects <u>demand</u> through the extrapolation of unit-type preferences collected from the student survey to UNM's population at the Albuquerque campus.
- A series of filters are used to isolate the likely <u>target market</u> to project a range of demand.
- An <u>Occupancy Coverage Ratio</u> ("OCR") is applied to align ideal inventory with UNM's SAV Story.
- Policy overlay is applied to align with UNM's strategic goals and developmental continuum philosophy.

OCR is applied to total demand to align with UNM's stated strategic objectives

Freshmen: 1.05

Sophomores: 1.10

Juniors: 1.20

Seniors: 1.30

Graduates/Other: 1.50

Target Market Group Filters

On-Campus:

All full-time Residents

Off-Campus:

- Full-time
- Single with no children
- Undergraduate:
 - Age ≤ 25
 - Current rent ≥ \$800/month
- Graduate:
 - Age ≤ 35
 - Current rent ≥ \$900/month

Current vs. Recommended Program

VARIANCE BETWEEN CURRENT + RECOMMENDED PROGRAM (CAPTURE RATE + OCCUPANCY)

Enrollment Classification	Current Capture	Current Capture Rate	Current Occupancy	Recommended Program Capture Rate	Ideal Program Occupancy	Variance in Capture Rate	Variance in Occupancy (Beds)
Freshman	3,649	47%	1,718	47%	1,718	0%	0
Sophomore	3,086	32%	994	36%	1,121	4%	127
Junior	3,532	19%	658	23%	804	4%	146
Senior / Other	4,673	9%	415	13%	595	4%	180
Graduate / Other	7,042	4%	259	6%	391	2%	132
TOTAL	21,982	18%	4,044	21%	4,629	3%	585
EXISTING BED	COUNT		4,313		4,313	*******	***************************************
NET DEMAND (SURPLUS / (D	EFICIT))		269		(316)		

Recommended Program

UNIT-TYPE BREAKDOWN WITH POLICY OVERLAY

Enrollment Classification	Enrollment	Ideal Capture Rate (OCR applied)	Recommended Program	Traditional	Semi-Suite	Apartment / Full-Suite
Freshman	3,649	47%	1,718	937	781	0
Sophomore	3,086	36%	1,121	336	153	632
Junior	3,532	23%	804	239	89	476
Senior / Other	4,673	13%	595	140	65	390
Graduate / Other	7,042	6%	391	64	64	263
TOTAL	21,982	21%	4,629	1,716	1,152	1,761
EXISTING	BED COUNT		4,313	986	1,369	1,958
	NET DEMAND		(316)	(730)	217	197

New Construction Case Studies

FINANCIAL SENSITVITY ANALYSIS (IF OPENED IN 2023-2024 AT UNM'S EXISTING RENTAL RATES)

- New 300-bed Traditional,Double-Occupancy Building
 - \$630 project cost per SF
 - 87,500 SF
 - Total Project Cost (2023\$):
 - **\$55,125,000**
 - Annual Debt Service
 - **\$3,792,897**
- How would this impact the Housing System Debt Service Coverage Ratio in 2023-2024?
 - 2.47 → 1.15

- 12,000 SF Non-RevenueGenerating Community Space
 - \$630 project cost per SF
 - 12.000 SF
 - Total Project Cost (2023\$):
 - **\$7,560,000**
 - Annual Debt Service:
 - **\$520,169**
- How would this impact the Housing System Debt Service Coverage Ratio in 2023-2024?
 - 2.47 → 2.08

- New Family Housing (200 2BR/2BA Apartment Units)
 - \$630 project cost per SF
 - 175,000 SF
 - Total Project Cost (2023\$):
 - **\$110,250,000**
 - Annual Debt Service:
 - **\$8,221,525**
- How would this impact the Housing System Debt Service Coverage Ratio in 2023-2024?
 - $-2.47 \rightarrow 0.79$

Process Overview

PRELIMINARY ASSET MANAGEMENT PLAN

What is the process of optimizing the investment into UNM's housing assets to most impactfully align with its Targeted New Reality?

1

SAV Story/TNR Alignment of each Housing physical asset, using a simple weighting matrix (per SAV gap or aspirational intensity)

Nature of investment that is appropriate, given alignment (without respect to a specific project or facility condition) 2

B&D presents the initial prioritization of specific investments in each facility, stemming from the TNR alignment + appropriate nature of investment articulated in Session 1

This will rely upon UNM's generated list of projects, improvements gleaned from Sightlines information, and B&D's observations from our site visits

3 -

4

Through iterative work-sessions to verify observations and thoughts, B&D will develop and present a recommended approach to implementation/sequencing of projects (short-, mid-, and long-term), including synergies between schedule/operational reality and bid/mobilization grouping, for discussion and refinement.

B&D will present a revised AMP aligned with the overall recommendations from the Strategic Housing Plan, including resource identification

B&D presents the process flow for UNM to assess potential investments in Housing continually

Financial Analysis

ASSUMPTIONS OVERVIEW

Financing Assumptions

100% Debt Financing
Interest Rate: 5.5%

Term: 30 years (straight amortization)

Hard / Soft Cost Split: 75% / 25%

Add'l Financing Cost: 1.50%

Revenue + Expense Adjustments

- Set to equally increase with inflation
 - Currently modeled as 3% annually
- Average occupancy = 93%

No Additional Rental Rate Increases

• Renovated properties receive a 10% premium

Proportional Distribution of Expenses + Debt

- · Debt distributed evenly across system
- Expenses distributed on a per SF basis

Casas del Rio + Lobo Village + Lobo Rainforest

- Financially neutral for housing system financials
- · Beds accounted to total beds at design capacity

Debt Summary

HOUSING'S CURRENT DEBT SERVICE

Debt Service	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Redondo Village	\$1,078,740	\$1,078,740	\$1,078,740	\$1,078,740	\$1,078,740	\$1,078,740	\$1,078,740			
RVA/Laguna/DeVargas	\$150,000	\$200,000	\$250,000	\$300,000	\$350,000	\$390,665				
2023 Bond	\$727,250	\$1,454,500	\$1,454,500	\$1,454,500	\$1,454,500	\$1,454,500	\$1,454,500	\$1,454,500	\$1,454,500	\$1,454,500
Total	\$1,955,990	\$2,733,240	\$2,783,240	\$2,833,240	\$2,883,240	\$2,923,905	\$2,533,240	\$1,454,500	\$1,454,500	\$1,454,500



ASSUMPTIONS OVERVIEW

- ➤ 2023 Bond applied to renovation program (\$20M)
- ➤ 10% rental rate increase applied only after buildings receive a general refresh and updated bathrooms
- ➤ Focus on Summer Renovation Program (i.e., not taking buildings offline during the academic year)
- ► <u>Does not include</u> recapture of Hokona-Zuni



RENOVATION PROGRAM COST SUMMARY (2023\$)

-4



Housing Renovation Program

BUILDING ACTIVITY SUMMARY

Facility	Package #1	Package #2	Package #3	Package #4	Package #5	Package #6	Package #7	Package #8	Package #9	Package #10
Hokona-Zia										
Hokona-Common										
Coronado										
Santa Clara										
Alvarado										
Laguna			-							
DeVargas										
Laguna + Devargas										
Redondo Village	0									
SRC										

SCHEDULE OVERVIEW

P1	P2	P3	P4	P5	P6	P7	P8	P9
Û	Û	1	1	1	1	$\hat{1}$	1	$\hat{1}$

	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034
Alvarado	Online	Online	Online	Online	Renovated							
Coronado 1	Online	Online	Online	Renovated								
Coronado 2	Online	Online	Online	Renovated								
DeVargas	Online	Online	Online	Renovated								
Hokona Zuni	Offline											
Hokona Zia	Online	Online	Online	Online	Online	Renovated						
Laguna	Online	Online	Online	Renovated								
Lobo Rainforest	Online											
Onate	Offline											
Redondo Village	Online	Renovated	Renovated	Renovated	Renovated							
Santa Clara	Online	Online	Online	Online	Renovated							
SRC	Online	Renovated	Renovated									
Casas Del Rio	Online											
Lobo Village	Online											

FINANCIAL OVERVIEW SUMMARY

	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034
Total GSF	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744
Total Beds	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313
Demand Beds	4,629	4,675	4,722	4,769	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817
Surplus/(Deficit)	(316)	(362)	(409)	(456)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)
Total Debt Service	\$1,955,990	\$2,733,240	\$4,353,823	\$6,092,020	\$7,242,505	\$7,398,133	\$7,007,468	\$6,372,407	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538
Debt Service Coverage Ratio	3.35	2.47	1.60	1.23	1.09	1.13	1.22	1.39	1.08	0.99	1.02	1.05
Cash Flow after Debt Service	\$4,602,161	\$4,021,656	\$2,603,720	\$1,424,229	\$669,436	\$931,914	\$1,572,481	\$2,464,940	\$662,555	(\$104,730)	\$187,523	\$488,544
Total Reserve Funds Balance	\$9,279,031	\$13,300,686	\$15,904,406	\$17,328,635	\$17,998,071	\$18,929,985	\$20,502,466	\$22,967,405	\$23,629,960	\$23,525,230	\$23,712,753	\$24,201,297

FINANCIAL OVERVIEW DETAILS

		P1	P2	P3	P4	P5	1 E	P6 P7	, b 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3 F	og L	
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034
Total GSF	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744
Total Beds	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313
Demand Beds	4,629	4,675	4,722	4,769	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817
Surplus/(Deficit)	(316)	(362)	(409)	(456)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)
Assumed System Occ.	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%
Overall System OCR	1.07	1.08	1.09	1.11	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
Enrollment Growth		1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%
Net Operating Income	\$6,558,151	\$6,754,896	\$6,957,542	\$7,516,248	\$7,911,941	\$8,330,047	\$8,579,949	\$8,837,347	\$9,102,467	\$9,741,806	\$10,034,060	\$10,335,082
	51%	51%	51%	52%	53%	54%	54%	54%	54%	55%	55%	55%
Debt Service												
Existing Debt	\$1,955,990	\$2,733,240	\$2,783,240	\$2,833,240	\$2,883,240	\$2,923,905	\$2,533,240	\$1,454,501	\$1,454,502	\$1,454,503	\$1,454,504	\$1,454,505
New Debt	\$0	\$0	\$1,570,583	\$3,258,780	\$4,359,265	\$4,474,228	\$4,474,228	\$4,917,906	\$6,985,411	\$8,392,033	\$8,392,033	\$8,392,033
Total Debt Service	\$1,955,990	\$2,733,240	\$4,353,823	\$6,092,020	\$7,242,505	\$7,398,133	\$7,007,468	\$6,372,407	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538
Debt Service Coverage Ratio	3.35	2.47	1.60	1.23	1.09	1.13	1.22	1.39	1.08	0.99	1.02	1.05
Cash Flow after Debt Service	\$4,602,161	\$4,021,656	\$2,603,720	\$1,424,229	\$669,436	\$931,914	\$1,572,481	\$2,464,940	\$662,555	(\$104,730)	\$187,523	\$488,544
Reserve Funds Balance	\$9,279,031	\$13,300,686	\$15,904,406	\$17,328,635	\$17,998,071	\$18,929,985	\$20,502,466	\$22,967,405	\$23,629,960	\$23,525,230	\$23,712,753	\$24,201,297

Strategic Housing Plan RENTAL RATE ADJUSTMENT SENSITIVITY ANALYSIS

10% Increase															
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Total GSF	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744
Total Beds	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313
Demand Beds	4,629	4,675	4,722	4,769	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817
Surplus/(Deficit)	(316)	(362)	(409)	(456)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)
Total Debt Service	\$1,955,990	\$2,733,240	\$4,353,823	\$6,092,020	\$7,242,505	\$7,398,133	\$7,007,468	\$6,372,407	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538	\$9,846,539	\$9,846,540	\$9,846,541
Debt Service Coverage Ratio	3.35	2.47	1.60	1.23	1.09	1.13	1.22	1.39	1.08	0.99	1.02	1.05	1.08	1.11	1.15
Cash Flow after Debt Service	\$4,602,161	\$4,021,656	\$2,603,720	\$1,424,229	\$669,436	\$931,914	\$1,572,481	\$2,464,940	\$662,555	(\$104,730)	\$187,523	\$488,544	\$798,595	\$1,117,949	\$1,446,882
Total Reserve Funds Balance	\$9,279,031	\$13,300,686	\$15,904,406	\$17,328,635	\$17,998,071	\$18,929,985	\$20,502,466	\$22,967,405	\$23,629,960	\$23,525,230	\$23,712,753	\$24,201,297	\$24,999,893	\$26,117,841	\$27,564,724
5% Increase															
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Total GSF	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744
Total Beds	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313
Demand Beds	4,629	4,675	4,722	4,769	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817
Surplus/(Deficit)	(316)	(362)	(409)	(456)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)
Total Debt Service	\$1,955,990	\$2,733,240	\$4,353,823	\$6,092,020	\$7,242,505	\$7,398,133	\$7,007,468	\$6,372,407	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538	\$9,846,539	\$9,846,540	\$9,846,541
Debt Service Coverage Ratio	3.35	2.47	1.60	1.21	1.06	1.08	1.17	1.33	1.03	0.93	0.96	0.99	1.02	1.05	1.08
Cash Flow after Debt Service	\$4,602,161	\$4,021,656	\$2,603,720	\$1,256,505	\$411,578	\$575,947	\$1,205,834	\$2,087,293	\$273,579	(\$688,507)	(\$413,767)	(\$130,785)	\$160,687	\$460,902	\$770,125
Total Reserve Funds Balance	\$9,279,031	\$13,300,686	\$15,904,406	\$17,160,911	\$17,572,489	\$18,148,435	\$19,354,269	\$21,441,563	\$21,715,142	\$21,026,635	\$20,612,868	\$20,482,083	\$20,642,769	\$21,103,672	\$21,873,796
0% Increase															
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Total GSF	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744	903,744
Total Beds	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313	4,313
Demand Beds	4,629	4,675	4,722	4,769	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817
Surplus/(Deficit)	(316)	(362)	(409)	(456)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)	(504)
Total Debt Service	\$1,955,990	\$2,733,240	\$4,353,823	\$6,092,020	\$7,242,505	\$7,398,133	\$7,007,468	\$6,372,407	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538	\$9,846,539	\$9,846,540	\$9,846,541
Debt Service Coverage Ratio	3.35	2.47	1.60	1.18	1.02	1.03	1.12	1.27	0.99	0.87	0.90	0.92	0.95	0.98	1.01
Cash Flow after Debt Service	\$4,602,161	\$4,021,656	\$2,603,720	\$1,088,781	\$153,720	\$219,979	\$839,187	\$1,709,647	(\$115,396)	(\$1,272,284)	(\$1,015,057)	(\$750,114)	(\$477,222)	(\$196,144)	\$93,367
Total Reserve Funds Balance	\$9,279,031	\$13,300,686	\$15,904,406	\$16,993,187	\$17,146,907	\$17,366,886	\$18,206,073	\$19,915,720	\$19,800,324	\$18,528,040	\$17,512,983	\$16,762,868	\$16,285,646	\$16,089,502	\$16,182,869

Strategic Housing Plan RENTAL RATE APPROACH SCENARIO TESTING

#1: 3% System-wide Annual Rental Rate Inflation + 10% Rental Rate Increase Applied to Indiv. Buildings after General Refresh/Updated Bathrooms

	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034
Total Debt Service	\$1,955,990	\$2,733,240	\$4,353,823	\$6,092,020	\$7,242,505	\$7,398,133	\$7,007,468	\$6,372,407	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538
DSCR	3.35	2.47	1.60	1.23	1.09	1.13	1.22	1.39	1.08	0.99	1.02	1.05
Total Reserve												

#2: Alternative System-wide Rental Rate Increases to Achieve Similar Financial Performance as #1

Total Debt Service	\$1,955,990	\$2,733,240	\$4,353,823	\$6,092,020	\$7,242,505	\$7,398,133	\$7,007,468	\$6,372,407	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538
DSCR:	3.35	2.47	1.60	1.25	1.11	1.14	1.24	1.41	1.14	1.00	1.03	1.06
Total Reserve Funds Balance	\$9,279,031	\$13,300,686	\$15,904,406	\$17,427,411	\$18,202,359	\$19,245,496	\$20,932,535	\$23,515,471	\$24,654,859	\$24,675,003	\$24,991,147	\$25,612,170
		3%	3%	6.1970%	4.2062%	4.2195%	3%	3%	5.1379%	3%	3%	3%

#3: Alternative System-wide Rental Rate Increase Approach to Achieve Similar Financial Performance as #1

Total Debt Service	\$1,955,990	\$2,733,240	\$4,353,823	\$6,092,020	\$7,242,505	\$7,398,133	\$7,007,468	\$6,372,407	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538
DSCR:	3.35	2.33	1.57	1.20	1.08	1.13	1.27	1.49	1.16	1.02	1.05	1.09
Total Reserve Funds Balance	\$9,279,031	\$12,917,007	\$15,381,323	\$16,595,224	\$17,160,115	\$18,100,013	\$19,991,951	\$23,112,726	\$24,450,791	\$24,675,572	\$25,202,492	\$26,040,615
		0%	5%	5%	5%	5%	5%	5%	3%	3%	3%	3%

AVERAGE OCCUPANCY SENSITIVITY ANALYSIS

Average Occupancy: 93%							
	2022-2023	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	
Total Debt Service	\$1,955,990	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538	\$9,846,539	
Debt Service Coverage Ratio	3.35	1.12	0.99	1.02	1.05	1.08	
Cash Flow after Debt Service	\$4,602,161	\$1,018,151	(\$104,730)	\$187,523	\$488,544	\$798,595	
Total Reserve Funds Balance	\$9,279,031	\$23,985,557	\$23,880,827	\$24,068,350	\$24,556,894	\$25,355,489	
Average Occupancy: 92%		<u>// </u>					
	2022-2023	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	
Total Debt Service	\$1,955,990	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538	\$9,846,539	
Debt Service Coverage Ratio	3.28	1.10	0.97	1.00	1.03	1.06	
Cash Flow after Debt Service	\$4,464,641	\$831,576	(\$296,903)	(\$10,415)	\$284,668	\$588,603	
Total Reserve Funds Balance	\$9,141,511	\$22,542,467	\$22,245,564	\$22,235,150	\$22,519,818	\$23,108,421	
Average Occupancy: 91%	7	//					
	2022-2023	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	
Total Debt Service	\$1,955,990	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538	\$9,846,539	
Debt Service Coverage Ratio	3.21	1.08	0.95	0.98	1.01	1.04	
Cash Flow after Debt Service	\$4,327,122	\$645,000	(\$489,076)	(\$208,353)	\$80,792	\$378,611	
Total Reserve Funds Balance	\$9,003,992	\$21,099,378	\$20,610,302	\$20,401,949	\$20,482,741	\$20,861,352	
Average Occupancy: 90%	8	//	(\$192,173)	(\$197,938)			
	2022-2023	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	
Total Debt Service	\$1,955,990	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538	\$9,846,539	
Debt Service Coverage Ratio	3.14	1.05	0.93	0.96	0.99	1.02	
Cash Flow after Debt Service	\$4,189,602	\$458,425	(\$681,248)	(\$406,291)	(\$123,084)	\$168,618	
Total Reserve Funds Balance	\$8,866,472	\$19,656,288	\$18,975,040	\$18,568,749	\$18,445,665	\$18,614,283	
Average Occupancy: 95%	/	<i>(</i>).					
	2022-2023	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	
Total Debt Service	\$1,955,990	\$8,439,913	\$9,846,536	\$9,846,537	\$9,846,538	\$9,846,539	
Debt Service Coverage Ratio	3.49	1.16	1.03	1.06	1.09	1.12	1
Cash Flow after Debt Service	\$4,877,200	\$1,391,302	\$279,616	\$583,399	\$896,296	\$1,218,580	
Total Reserve Funds Balance	\$9,554,070	\$26,871,736	\$27,151,351	\$27,734,750	\$28,631,047	\$29,849,627	

Total Reserve Balance 2035: \$25,355,489

Reserve Balance \triangle from avg. occ 93% (\$2,247,068)

Reserve Balance Δ from avg. occ 93% (\$4,494,137)

Reserve Balance \triangle from avg. occ 93% (\$6,741,206)

Reserve Balance Δ from avg. occ 93% \$4,494,138



PACKAGE 1

Total Project Cost: \$18,870,275 (2023 \$)

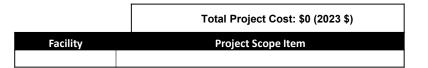
Facility	Project Scope Item
All Projects	Procurement/design/budgeting
Coronado	Card access
Coronado	Lounge/Study renovation
Coronado	Outdoor amenity/furnishings
Coronado	Renovate Entryway
Coronado	Restroom Upgrade
Coronado	Roof Replacement
DeVargas	Elevator
DeVargas	Fire Suppression System
DeVargas	Restroom Upgrade
Hokona-Zia	Card access
Hokona-Zia	Outdoor amenity/furnishings
Laguna	Card access
Laguna	Elevator
Laguna	Fire Suppression System
Laguna	Restroom Upgrade
Laguna +	
DeVargas	ADA Ramp-Courtyard
Laguna +	
DeVargas	Outdoor amenity/furnishings
Laguna +	
DeVargas	Security Fences + Access Control
Redondo Village	Window Replacement
Santa Clara	Roof replacement

	Total Project Cost: \$20,982,109 (2023 \$)
Facility	Project Scope Item
Alvarado	Card access
Alvarado	Renovate entryway/ADA Access
Coronado	Clean ductwork
Coronado	Fire Suppression System
Coronado	General refresh
Coronado	R&R Stucco Ledge
Coronado	Smoke/heat detectors
DeVargas	Card access
DeVargas	General refresh
DeVargas	Repaint Exterior
Laguna	General Refresh
Laguna	Repaint Exterior
Laguna +	
DeVargas	HVAC Upgrade (Controls)
Redondo Village	Card access
Redondo Village	Social Space addition
Santa Clara	Card access
Santa Clara	Renovate entryway/ADA Access
SRC	Card access

	Total Project Cost: \$20,717,512 (2023 \$)
Facility	Project Scope Item
Alvarado	Elevator
Alvarado	Exterior skin upgrade
Alvarado	General refresh
Alvarado	Restroom Upgrade
Alvarado	Roof replacement
Alvarado	Upgrade resident room lighting
Hokona Common	Elevator
Hokona Common	Fire suppression system
Hokona Common	Lower level renovation
Hokona Common	Smoke/heat detectors
Hokona-Zia	Fire Suppression System
Hokona-Zia	Restroom Upgrade
Hokona-Zia	Smoke/heat detectors
Santa Clara	Elevator
Santa Clara	General refresh
Santa Clara	Replace Fire Alarm Panel
Santa Clara	Restroom Upgrade
Santa Clara	Upgrade resident room lighting

	Total Project Cost: \$13,111,780 (2023 \$)
Facility	Project Scope Item
Alvarado	HVAC Upgrade
Hokona Common	General refresh
Hokona-Zia	General refresh
Hokona-Zia	HVAC upgrade
Redondo Village	Outdoor amenity/furnishings
SRC	Outdoor amenity/furnishings

	Total Project Cost: \$1,329,833 (2023 \$)				
Facility	Project Scope Item				
Laguna	Replace Fire Alarm Panel				
Santa Clara	Remove DHW tank with HE				
Santa Clara	Replace Air Handlers				
Santa Clara	Replace Air Handlers				
Santa Clara	Replace Circulating Pumps				
Santa Clara	Replace Exhaust Fans - 1 to 5 HP				
Santa Clara	Replace Expansion Tanks				
Santa Clara	Replace Steam Converter/Heat Exchanger				
Santa Clara	Replace with buckets/ switchgear, and VFD				
SRC	Replace Indoor Lighting				



	Total Project Cost: \$4,837,647 (2023 \$)
Facility	Project Scope Item
Alvarado	Replacement of exterior doors
DeVargas	Replace Air Handlers
DeVargas	Replace Air Handlers
DeVargas	Replace Air Handlers
DeVargas	Replace Exhaust Fans - 1 to 5 HP
DeVargas	Replace Fire Alarm Panel
DeVargas	Replace Smoke/Heat Detectors (Stand Alone)
DeVargas	Replace wooden doors
Laguna	Replace Air Handlers
Laguna	Replace Air Handlers
Laguna	Replace Air Handlers
Laguna	Replace Exhaust Fans - 1 to 5 HP
Redondo Village	Replace Electric Baseboard Radiation
Redondo Village	Replace Fan Coil Units
Redondo Village	Replace fan coils in all Redondo villages
Redondo Village	Replace Hot Water Heaters
Redondo Village	Replace Shingle
Redondo Village	Replace Single-Ply/EPDM
Redondo Village	Replace Smoke/Heat Detectors (Stand Alone)
Redondo Village	Replace Variable Frequency Drives
Redondo Village	Roof Replacement
Santa Clara	Replacement of exterior doors

Total Project Cost: \$21,886,427 (2023 \$)
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Facility	Project Scope Item
DeVargas	Replace Steam Converter/Heat Exchanger
DeVargas	Replace with Switchboard/buckets, and adding VFD
Laguna	Replace Smoke/Heat Detectors (Stand Alone)
Laguna	Replace wooden doors
Redondo Village	Fire Suppression System
Redondo Village	Furnishings
Redondo Village	General refresh
Redondo Village	Renovate bathroom, includes supply and waste piping
Redondo Village	Replace Exterior Doors
Redondo Village	Upgrade to LED backups- ballasts and lights

		Total Project Cost: \$14,890,383 (2023 \$)					
Facility		Project Scope Item					
Laguna		Replace Steam Converter/Heat Exchanger					
Laguna	Re	place with Switchboard/buckets, and adding VFD					
SRC		Fire Suppression System					
SRC		Furnishing upgrade					
SRC		General Refresh					
SRC		Replace Exhaust Fans - <1 HP					
SRC		Replace Smoke/Heat Detectors (Stand Alone)					

Strategic Housing Plan + Hokona-Zuni Recapture

ASSUMPTIONS OVERVIEW

- ➤ 2023 Bond applied to renovation program (\$20M)
- ➤ 10% rental rate increase applied only after buildings receive a general refresh and updated bathrooms
- ➤ Focus on Summer Renovation Program (i.e., not taking buildings offline during the academic year)
- > INCLUDES recapture of Hokona-Zuni



RENOVATION PROGRAM* COST SUMMARY (2023\$)
WITH HOKONA-ZUNI RECAPTURE (PACKAGE 5+7)

Total:	\$131,431,167
Package 9	\$14,890,383
Package 8	\$21,886,427
Package 7	\$7,242,574
Package 6	\$0
Package 5	\$13,730,107
Package 4	\$13,111,780
Package 3	\$20,717,512
Package 2	\$20,982,109
Package 1	\$18,870,275
1	



Housing Renovation Program

BUILDING ACTIVITY SUMMARY (WITH HOKONA-ZUNI)

Strategic Housing Plan - Building Activity Summary										
Facility	Package #1	Package #2	Package #3	Package #4	Package #5	Package #6	Package #7	Package #8	Package #9	Package #10
Hokona-Zuni										
Hokona-Zia										
Hokona-Common										
Coronado			1-							
Santa Clara										
Alvarado										
Laguna										
DeVargas										
Laguna + Devargas										
Redondo Village										
SRC										

SCHEDULE OVERVIEW - HOKONA-ZUNI RECAPTURE (PACKAGE 5+7)

		1 P·		2 P3		•4 <mark>]</mark> .	P5 ↓		77 P		9 -	
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034
Alvarado	Online	Online	Online	Online	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Coronado 1	Online	Online	Online	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Coronado 2	Online	Online	Online	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
DeVargas	Online	Online	Online	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Hokona Zuni	Offline	Offline	Offline	Offline	Offline	Offline	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Hokona Zia	Online	Online	Online	Online	Online	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Laguna	Online	Online	Online	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Lobo Rainforest	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online
Onate	Offline	Offline	Offline	Offline	Offline	Offline	Offline	Offline	Offline	Offline	Offline	Offline
Redondo Village	Online	Online	Online	Online	Online	Online	Online	Online	Renovated	Renovated	Renovated	Renovated
Santa Clara	Online	Online	Online	Online	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
SRC	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online	Renovated	Renovated
Casas Del Rio	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online
Lobo Village	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online	Online

HOKONA-ZUNI PROJECTS (PACKAGE 5+7)

	Total Project Cost: \$14,805,200 (2023 \$)						
Facility	Project Scope Item						
Hokona-Zuni	Recapture units						
Hokona-Zuni	Card access						
Hokona-Zuni	Outdoor amenity/furnishings						
Hokona-Zuni	Relocation						
Hokona-Zuni	Restroom upgrade						
Hokona-Zuni	Fire Suppression System						
Hokona-Zuni	Smoke/heat detectors						

PACKAGE 5 - INCLUDING HOKONA-ZUNI

	Total Project Cost: \$13,730,107 (2023 \$)						
Facility	Project Scope Item						
Hokona-Zuni	Recapture units						
Hokona-Zuni	Card access						
Hokona-Zuni	Outdoor amenity/furnishings						
Hokona-Zuni	Relocation						
Hokona-Zuni	Restroom upgrade						
Laguna	Replace Fire Alarm Panel						
Santa Clara	Remove DHW tank with HE						
Santa Clara	Replace Air Handlers						
Santa Clara	Replace Air Handlers						
Santa Clara	Replace Circulating Pumps						
Santa Clara	Replace Exhaust Fans - 1 to 5 HP						
Santa Clara	Replace Expansion Tanks						
Santa Clara	Replace Steam Converter/Heat Exchanger						
Santa Clara	Replace with buckets/ switchgear, and VFD						
SRC	Replace Indoor Lighting						

PACKAGE 7 - INCLUDING HOKONA-ZUNI

	Total Project Cost: \$7,242,574 (2023 \$)							
Facility	Project Scope Item							
Alvarado	Replacement of exterior doors							
DeVargas	Replace Air Handlers							
DeVargas	Replace Air Handlers							
DeVargas	Replace Air Handlers							
DeVargas	Replace Exhaust Fans - 1 to 5 HP							
DeVargas	Replace Fire Alarm Panel							
DeVargas	Replace Smoke/Heat Detectors (Stand Alone)							
DeVargas	Replace wooden doors							
Hokona-Zuni	Fire Suppression System							
Hokona-Zuni	Smoke/heat detectors							
Laguna	Replace Air Handlers							
Laguna	Replace Air Handlers							
Laguna	Replace Air Handlers							
Laguna	Replace Exhaust Fans - 1 to 5 HP							
Redondo Village	Replace Electric Baseboard Radiation							
Redondo Village	Replace Fan Coil Units							
Redondo Village	Replace fan coils in all Redondo villages							
Redondo Village	Replace Hot Water Heaters							
Redondo Village	Replace Shingle							
Redondo Village	Replace Single-Ply/EPDM							
Redondo Village	Replace Smoke/Heat Detectors (Stand Alone)							
Redondo Village	Replace Variable Frequency Drives							
Redondo Village	Roof Replacement							
Santa Clara	Replacement of exterior doors							

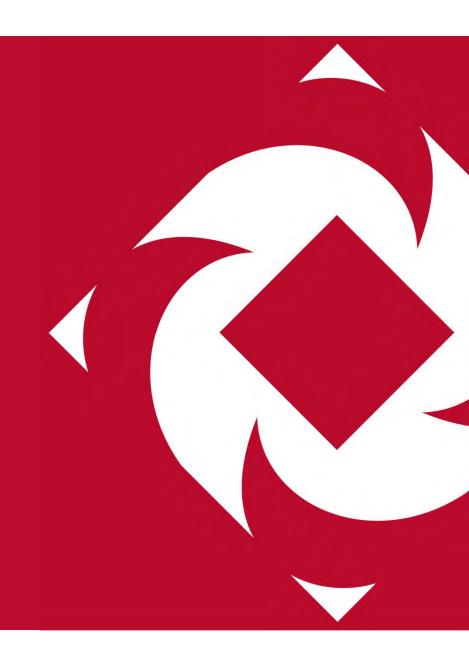
HOKONA-ZUNI RECAPTURE (PACKAGE 5+7) – 10% RENTAL RATE INCREASE FOR RENOVATIONS

		F	P1 P2	P3		P4	P5 P6	6 P7	P8	P9		
			<u>î</u> 1) 1	} ↓	<u>}</u> 1	<u>î</u> 1	} û) 1	,	
	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034
Total GSF	903,744	903,744	903,744	903,744	903,744	903,744	999,904	999,904	999,904	999,904	999,904	999,904
Total Beds	4,313	4,313	4,313	4,313	4,313	4,313	4,614	4,614	4,614	4,614	4,614	4,614
Demand Beds	4,629	4,675	4,722	4,769	4,817	4,817	4,817	4,817	4,817	4,817	4,817	4,817
Surplus/(Deficit)	(316)	(362)	(409)	(456)	(504)	(504)	(203)	(203)	(203)	(203)	(203)	(203)
Assumed System Occ.	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%
Overall System OCR	1.07	1.08	1.09	1.11	1.12	1.12	1.04	1.04	1.04	1.04	1.04	1.04
Enrollment Growth		1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%
Net Operating Income	\$6,558,151	\$6,754,896	\$6,957,542	\$7,516,248	\$7,911,941	\$8,330,047	\$9,665,518	\$9,955,483	\$10,609,744	\$10,928,036	\$11,255,877	\$11,593,554
	51%	51%	51%	52%	53%	54%	53%	53%	54%	54%	54%	54%
Debt Service												
Existing Debt	\$1,955,990	\$2,733,240	\$2,783,240	\$2,833,240	\$2,883,240	\$2,923,905	\$2,533,240	\$1,454,501	\$1,454,502	\$1,454,503	\$1,454,504	\$1,454,505
New Debt	\$0	\$0	\$1,570,583	\$3,258,780	\$4,359,265	\$5,546,219	\$5,546,219	\$6,210,462	\$8,277,967	\$9,684,589	\$9,684,589	\$9,684,589
Total Debt Service	\$1,955,990	\$2,733,240	\$4,353,823	\$6,092,020	\$7,242,505	\$8,470,124	\$8,079,459	\$7,664,963	\$9,732,469	\$11,139,092	\$11,139,093	\$11,139,094
Debt Service Coverage Ratio	3.35	2.47	1.60	1.23	1.09	0.98	1.20	1.30	1.09	0.98	1.01	1.04
Cash Flow after Debt Service	\$4,602,161	\$4,021,656	\$2,603,720	\$1,424,229	\$669,436	(\$140,077)	\$1,586,059	\$2,290,520	\$877,275	(\$211,055)	\$116,785	\$454,460
Reserve Funds Balance	\$9,279,031	\$13,300,686	\$15,904,406	\$17,328,635	\$17,998,071	\$17,857,994	\$19,444,053	\$21,734,572	\$22,611,848	\$22,400,792	\$22,517,577	\$22,972,037

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Thank you.

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INTRODUCTION

The University of New Mexico ("UNM" or the "University") engaged Brailsford & Dunlavey ("B&D") in the fall of 2021 to help establish decision-making criteria for its Residence Life and Student Housing program ("Housing") on its Albuquerque campuses. Specifically, the targeted outcomes for the effort were to define Housing's strategic value (i.e., roles and responsibilities) in support of the University's pursuit of its overall strategic plan (UNM 2040: Opportunity Defined), and to identify the right Residence Life and Student Housing Master Plan focus on developing UNM's path forward efficiently, effectively, and confidently for its Housing program.

APPROACH

B&D facilitated two (2) work sessions with the following members of the University's leadership as part of this effort, whom we would like to thank for their thoughtful, high-quality engagement:

- Dr. Garnett Stokes, President
- Teresa Costantinidis, Senior Vice President, Finance & Administration
- Dr. James Holloway, Provost and Executive Vice President of Academic Affairs
- Terry Babbitt, Chief of Staff, Office of the President
- Tim Gutierrez, Vice President for Student Affairs
- Dan Garcia, Vice President for Enrollment Management
- Lisa Marbury, Assistant Vice President of Campus Environments & Facilities
- Melanie Sparks, Assistant Vice President of Campus Business Services
- Alfred Sena, Director of Facilities Management
- Megan Chibanga, Director of Residence Life & Student Housing
- Amy Coburn, Director and University Architect, Planning, Design & Construction
- Rosie Dudley, University Planner, Planning, Design & Construction

The first session (December 14, 2021) focused on confirming UNM's Institutional Framework. Discussions revolved around the University's in-progress updates to its mission, vision, purpose, values, goals, and objectives identified in the draft strategic plan (UNM 2040: Opportunity Defined) with the aim of ensuring that the B&D team possessed a clear understanding of UNM's Targeted New Reality—the ideal mix of outcomes, attributes, and capacities that the University must achieve to deliver on its mission and purpose.

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What ideal mix of future outcomes, capacities, and attributes must UNM achieve to deliver on its mission and purpose?

What is the <u>ideal combination</u> of performance **outcomes**, **capacities**, **and attributes** that must be produced by a specific asset or asset class to drive UNM toward its targeted new reality?

Building upon the Institutional Framework discussion, B&D facilitated the second session (March 17, 2022) using its proprietary Strategic Asset Value ("SAV") methodology. The aim of this session was to articulate and prioritize the strategic drivers for decision-making related to UNM's Housing. The SAV approach intends to ground the objectives of future planning processes for Housing in the permanent ideals of the institution while facilitating involvement from key stakeholders. The materials used to facilitate the conversation and the associated results can be found in Exhibit A.

The results of the SAV Work Session were synthesized into the following SAV Story that summarizes the outcomes, attributes, and capacities that Housing must achieve to support UNM's path most effectively and efficiently in achieving its overall Targeted New Reality.

STRATEGIC ASSET VALUE ("SAV") STORY

Quantity + Location of Student Housing

What is the relationship dynamic

response?

between UNM's current condition and

its targeted new reality that requires a

UNM's Housing has a significant role in defining the institution's overall identity and student experience. As such, the University must make its campus distinctively vibrant and residential by housing a significant portion of its first- and second-year students in residential nodes placed at the core of its Main Campus. Co-locating freshman and sophomore residents near the Main Campus core is essential for creating a critical mass of exciting, energetic, well-attended activities and events. UNM must also provide sufficient student housing to meet the demands of juniors, seniors, and graduate students. Upper-division and graduate student housing facilities can be located further

from the campus core but should seek additional density to support expanded educational and social environments that enrich students' connectivity to the University community.

Target Market + Unit Typology + Programmatic Requirements

UNM's target market includes any student that self-identifies as needing housing regardless of enrollment classification; however, the primary target market for student housing is freshman and sophomore students, with a secondary focus on juniors, seniors, and graduate students. First- and second-year residential facilities will consist of traditional and junior-suite unit types that align with those students' placement on the personal development continuum (i.e., more community-oriented configurations with minimal in-unit amenities). First- and second-year residents must benefit from a plethora of out-of-class, student-centric events, activities, and places that directly contribute to their belonging to the University community and support their pursuit of continual learning. Additionally, the University must tailor its first- and second-year residential facilities to accommodate high levels of residential life programming and deep academic collaborations that promote student success through living-learning communities, residentially engaged faculty, and student support services (i.e., mental health, wellness, tutoring, etc.). Direct, intentional partnership with the University's Academic Affairs, including Student Affairs, and other auxiliary assets (i.e., UNM Food, Student Union Building, Recreational Services, etc.) will be central to crafting the integrated educational community experience for its on-campus residents.

UNM will provide housing opportunities in response to demand from juniors, seniors, and graduate students with unit types and building configurations that respond to their growing independence and maturation (i.e., full suites and apartments). While residential programming will still be a vital part of their experience, UNM will focus on catalyzing synergies with academic, quality-of-life, and student success initiatives across its Albuquerque campuses to continue fostering connections as residents progress towards graduation.

High levels of coordination and collaboration must occur between UNM and its third-party housing partners to achieve a seamless, integrated system of residential facilities, leasing/contracting operations, and programs. The University must be specific and clear with its third-party partners as to the role and responsibility that its facilities and operations have in contributing to achieving the University's broader strategic plan.

Financial Accessibility + Quality Reconciliation

UNM must be focused on providing high-quality, long-term, affordable residential assets to its students that are relied upon as part of overall recruitment and retention efforts. Design and construction choices must respond to specific financial parameters and

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programs of spaces to ensure that facilities are affordable when compared to the offcampus market's offerings but also allow for adequate reinvestment into aging facilities that will support system-wide financial solvency and affordability.

Required Financial Performance + Institutional Will

The Housing system must strive to achieve financial self-sufficiency. While the University is willing to support some level of financial risk to improve its Housing, contributions are likely to directly support those students facing housing insecurity and financial hardship rather than covering revenue shortfalls stemming from low occupancy. Accordingly, Housing must maintain comfortable occupancy coverage ratios and tolerate not being able to fully accommodate student demand in response to this risk tolerance. Given the significant backlog of deferred maintenance in Housing (approximately \$184M), a surgical approach to new and improved facilities will be required to maintain affordability amidst financial self-sufficiency. The University remains open to considering alternative approaches to funding and financing new and improved facilities but is also willing to self-finance projects that positively impact its overall financial position.

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TAB 14

<u>#14</u>

UNM Budget Priorities for FY 2024 – 2025 (Presenters: Teresa Costantinidis, EVP for Finance and Administration and James Holloway, Provost and EVP for Academic Affairs)



ANNUAL **BUDGET** CYCLE

MAY

Budget Priorities

Approve Current Fiscal Year BAR & **New Fiscal Year**

Approval of RPSP Requests

MARCH / **APRIL**

Approve Budget Preparation Assumptions (Tuition, Fees, and Comp)

Budget



OFFICE OF PLANNING, BUDGET & ANALYSIS

Categorization of Reserves Report

AUGUST

Ten-Year Financial and **Business Plan** **OCTOBER**

1/16 - NM Legislative **Session Begins** 2/15 - NM Legislative Session Ends

JANUARY / **FEBRUARY**

Report of Legislative **Priorities**

DECEMBER

VISION



OPPORTUNITY DEFINED



Be a global leader in realizing human potential, addressing critical community challenges, and demonstrating the power of inclusive diversity.

MISSION



OPPORTUNITY DEFINED



As the state's premier institution of higher learning and provider of health care, The University of New Mexico promotes discovery, generates intellectual and cultural contributions, honors academic values, and fosters an educated, healthy, and economically vigorous New Mexico.

GOALS

GOAL ONE | ADVANCE NEW MEXICO



Understand the needs and unique opportunities of our distinct New Mexican cultures and peoples, economic enterprises, and communities to address critical issues and opportunities facing humanity and contribute to the quality of life, growth, prosperity, and advancement of New Mexico and of human societies across the globe.

GOAL TWO | STUDENT EXPERIENCE AND EDUCATIONAL INNOVATION



Transform the educational experience by creating supportive, intellectually challenging, exciting, diverse, joyful learning environments both inside and outside of the classroom to ensure the lifelong success, upward social mobility, and engagement of all learners. Through the education of people, our University will contribute to the growth of societies in New Mexico and across the globe.

GOAL THREE | INCLUSIVE EXCELLENCE



Utilize an equity and inclusion lens to expand opportunity, cultivate the potential of students, faculty and staff, create new knowledge, and provide service to all New Mexicans by leveraging our assets as a highly research-intensive university and health system.

GOAL FOUR | SUSTAINABILITY



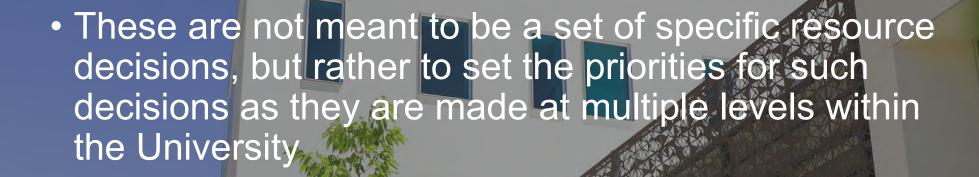
Create long-term sustainability and ensure the necessary resources—human, financial, and physical—to achieve our aspirations while protecting the natural environment that supports all people of the state and the world.

GOAL FIVE | ONE UNIVERSITY



As a foundation for achieving the other 2040 goals, align and integrate our distinctive academic, research, patient care, and service components, and enhance our administrative functions to strengthen the University and its impact.





 Each priority area is tied to specific UNM 2040 Goals and Regents Presidential Goals



ADVANCE NEW MEXICO



 Enhance economic development of New Mexico focusing on the nine state-identified priorities



 Increase access to high quality clinical care while promoting health equity

- Strengthen community engagement and impact
- Prioritize diversity, equity, and inclusion across all areas of the institution



STUDENT SUCCESS AND WELLNESS

- Continue to strengthen student enrollment and pipelines
- Promote the Student Achievement Project
 - Increase student advisor numbers
 - Expand innovative teaching and learning strategies
 - Integrate student support across campuses
 - Expand student wellness (e.g. behavioral health, student financial well-being)
 - Strengthen engagement, retention, and graduation rates by expanding student services
 - Reduce achievement gaps
 - Support childcare expansion
 - Revitalize on-campus housing





INTELLECTUAL CAPITAL FOR SUCCESS

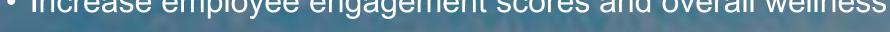
- Achieve faculty salary competitiveness and equity
- Increase faculty positions in strategic areas
- Support faculty recruiting, start-up, and retention costs, including partner placement support and childcare opportunities
- Implement recruitment strategies for an equitable and inclusive workforce
- Improve graduate student support
- Provide critical operational support (e.g. travel, technology, etc.)



SUSTAINABLE FUTURE

- Enhance multi-year financial planning and revenue enhancement
- Reduce operational frictions to enhance effectiveness
- Transform our facilities for 21st century learning and research
- Improve campus physical and information technology security
- Foster environment of inclusion by improving equal access for the disabled
- Define and achieve strategic vision for Athletics
- · Promote energy efficiency, geothermal investment, and related carbon reduction













RESEARCH, INNOVATION & ONE UNIVERSITY FUTURE

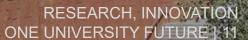


• Expand research infrastructure and programs with multi-unit cross campus impact (e.g. Grand Challenges, Health Equity, Quantum New Mexico Institute, Accelerating Resilience Innovation in Dryland Institute, Environmental Health, Data Science, Biostatistics)





- Advance Center of Excellence in Substance Use by synchronizing existing expertise
- Utilize Huron and HelioCampus study data to identify key opportunity areas for action
- Remove barriers to collaboration and operations across areas of institution





TAB 15

<u>#15</u>

Recommendations for Action Items for Full Board of Regents' Consent Agenda (Bill Payne, Chair, Regents' Finance & Facilities Committee)

ACTION ITEM RECOMMENDATIONS:

Recommendations for Action Items for Full Board of Regents' Consent Agenda (Bill Payne, Chair, Regents' Finance & Facilities Committee)

TAB 16

<u>#16</u>

Recommendations for Information Items for Full Board of Regents' Consent Agenda (Bill Payne, Chair, Regents' Finance & Facilities Committee)

INFORMATION ITEM RECOMMENDATIONS:

Recommendations for Information Items for Full Board of Regents' Consent Agenda (Bill Payne, Chair, Regents' Finance & Facilities Committee)

TAB 17

<u>#17</u>

Executive Session

EXECUTIVE SESSION:

None