MEETING AGENDA

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

SCHOLES HALL, ROBERTS ROOM
#1

Call to Order, Confirmation of a Quorum, and Adoption of 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
   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; Ed Manzanares, Assoc. Director, Athletics; and Duane Arruti, Chief Information Officer, Information Technology)*
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:** Recommendations for Action Items for Consent Agenda on Full 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
#2

Comments
COMMENTS:

Open for Comments
#3
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.

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.

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 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% → 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 RECOMMENDATIONS:**

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 seconded. 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.
#4 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
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**Total Asset Disposition (#):** 17
**Total Capitalization ($) :** $259,976.74
**Total Net Book Value ($) :** $0.00
## Surplus Property Disposition - May 2023

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**Total Asset Disposition (#)** 7

**Total Capitalization ($)** $594,954.92

**Total Net Book Value ($)** $0.00
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**Total Asset Disposition (#):** 15

**Total Capitalization ($) :** $602,877.08

**Total Net Book Value ($) :** $4,087.02
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.

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 Allen
University Controller
nallen@unm.edu
505-277-5111
## Quarterly Financial Actions Report

Fiscal year | 2023 | Date | 8/2/2023
--- | --- | --- | ---

### Period (check one)
- Quarter 1
- Quarter 2
- Quarter 3
- Quarter 4

### During the period of time covered by this report: did your institution:

1. Request an advance of state subsidy?  
   - Yes
   - No

2. Fail to make its required payments, as scheduled, to appropriate retirement system(s)?  
   - Yes
   - No

3. Fail to make its payroll payments, as scheduled?  
   - Yes
   - No

4. Fail to make its scheduled debt service payments?  
   - Yes
   - No

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

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

If the answer to any of the above questions is "Yes," please describe in a separate document:
1. the reason for the occurrence,
2. the actions taken by your institution to resolve this particular occurrence, and
3. the actions taken by your institution to prevent events such as this from occurring again.

In addition, if the answer to number 6 is "Yes," please describe in a separate document the nature of the financial changes and describe and assess the impact that the changes will have on your institution's planned year-end financial position. (See attached.)
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:

1st 2nd 3rd 4th X Quarter, FY 2023

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
#6
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
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
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
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

DRAWING INDEX
GENERAL
G-001 COVER SHEET
G-002 ARCHITECTURAL ABBREVIATIONS, SYMBOLS & NOTES
ARCHITECTURAL
AD-101 DEMO FLOOR PLAN
A-101 RENOV FLOOR PLAN
AD-103 DEMO ROOF PLAN
A-121 RENOV ROOF PLAN
AD-105 DEMO BUILDING ELEVATIONS
A-201 RENOV BUILDING ELEVATIONS
A-401 ROOM DETAILS
A-402 WINDOW SCHEDULE & DETAILS
ELECTRICAL
EP101 POWER FIRST FLOOR PLAN
E-601 ELECTRICAL DIAGRAMS
TECHNOLOGY
T-401 ENLARGED TECHNOLOGY PLANS

Copyright © RMKM Architecture, P.C. 2019
400 Gold Ave SW    Studio 1100    Albuquerque, NM 87102    505.243.5454    www.rmkmarch.com
FIN. PAVING 97' - 0"

FF 100' - 0"

TOP 124' - 9"

124' - 9"

TOH 119' - 0"

119' - 0"

REMOVE DAMAGED MATERIAL AS REQUIRED BACK TO USABLE SUBSTRATE

Copyright © RMKM Architecture, P.C. 2019

400 Gold Ave SW    Studio 1100    Albuquerque, NM 87102    505.243.5454    www.rmkmarch.com

SHEET TITLE

SHEET NUMBER

PROJECT

MODELED BY

PROJECT MANAGER

RMKM PROJECT NO.

DESIGN PHASE

INCOMPLETE DOCUMENTS FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

1/8" = 1'-0"

PERALTA HALL RENOVATION

1157 COUNTY ROAD 110
RANCHOS DE TAOS, NM 87557

1/8" = 1'-0"

A-ELV-EXT-NORTH

A-ELV-EXT-EAST

A-ELV-EXT-SOUTH

A-ELV-EXT-WEST

RMKM

UNM

2211

RMKM PROJECT MANAGER

3 JULY 2023

A-201
GENERAL SHEET NOTES

MINIMUM REQUIRED FLOOR SPACE REQUIRED TO MOUNT A TWO-POST RACK INSTALLED.

MINIMUM REQUIRED WORKING CLEARANCE FOR CABINET

MINIMUM SIDE CLEARANCE FOR CABINET

NEW PRIMARY BUS BAR (PBB)

6" OFFSET FROM WALL

NEW TWO-POST BACK ARCHITECT VERTICAL WIRE MANAGERS

OUTLINE OF CABINET SWING

MINIMUM FRONT WORKING CLEARANCE

ENLARGED TECHNOLOGY PLAN - UTILITY #207 -

OPT 1 - TWO POST RACK OPTION

OPT 2 - WALL MOUNT CABINET

NOTES:

- REGARDLESS OF WHICH OPTION IS CHOSEN, THE NEW RACK OR CABINET LOCATION NEEDS TO BE IN THE SAME PLACE AS WHERE THE EXISTING MOUNTED CABINET IS, BECAUSE THERE IS NOT ENOUGH CABLE slack AT THE DEMARK LOCATION TO REROUTE OR EXTEND THE EXISTING HORIZONTAL CABLING. THERE IS AN EXISTING WATER PIPE GOING THROUGH THE DEMARK LOCATION, WHICH MUST BE ACCOUNTED FOR.

- REGARDLESS OF WHICH OPTION IS CHOSEN, IT IS OUR RECOMMENDATION TO HAVE THE TELECOMMUNICATIONS EQUIPMENT IN A CLOSED ENCLOSURE, SMALL CABINET WITH APPROPRIATE COOLING, EXHAUST, AND NECESSARY ELECTRICAL CIRCUITRY OR PENETRATIONS OF THE CABINET SPACE SHOULD HAVE THE CABINET DOOR OR THE CABINET, ANY EXISTING CABLING_TC SHOULD BE WITHIN THAT CABINET OR EXPOSED TO THE ROOM, AND THERE IS AN ENCLOSURE OR JUKEBOX SHOULD BE EITHER PULLED BACK FROM THE EXISTING RACK AND PLACED IN A NEW LOCATION OR REMOVED AND HAVE A RATED PENETRATION PROVIDED TO ENTER THE NEW COMMUNICATIONS ROOM.

- 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.

KEYNOTES

- MINIMUM REQUIRED FLOOR SPACE TO HAVE A TWO-POST RACK INSTALLED.

- MINIMUM WORKING CLEARANCES TO ALLOW FOR WORKING CLEARANCES.

- 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.

- REGARDLESS OF WHICH OPTION IS CHOSEN, THE NEW RACK OR CABINET LOCATION NEEDS TO BE IN THE SAME PLACE AS WHERE THE EXISTING MOUNTED CABINET IS, BECAUSE THERE IS NOT ENOUGH CABLE slack AT THE DEMARK LOCATION TO REROUTE OR EXTEND THE EXISTING HORIZONTAL CABLING. THERE IS AN EXISTING WATER PIPE GOING THROUGH THE DEMARK LOCATION, WHICH MUST BE ACCOUNTED FOR.

- REGARDLESS OF WHICH OPTION IS CHOSEN, IT IS OUR RECOMMENDATION TO HAVE THE TELECOMMUNICATIONS EQUIPMENT IN A CLOSED ENCLOSURE, SMALL CABINET WITH APPROPRIATE COOLING, EXHAUST, AND NECESSARY ELECTRICAL CIRCUITRY OR PENETRATIONS OF THE CABINET SPACE SHOULD HAVE THE CABINET DOOR OR THE CABINET, ANY EXISTING CABLING_TC SHOULD BE WITHIN THAT CABINET OR EXPOSED TO THE ROOM, AND THERE IS AN ENCLOSURE OR JUKEBOX SHOULD BE EITHER PULLED BACK FROM THE EXISTING RACK AND PLACED IN A NEW LOCATION OR REMOVED AND HAVE A RATED PENETRATION PROVIDED TO ENTER THE NEW COMMUNICATIONS ROOM.

- 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.
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)
### FIRE PROTECTION LEGEND

#### GENERAL SYMBOLS

- **Site Symbol**
- **Fire Alarm Symbol**
- **Sprinkler Symbol**

#### ENGINEERING SYMBOLS

1. **W** - Wall
2. **C** - Column
3. **P** - Partition
4. **D** - Door
5. **F** - Fire Sprinkler

#### OTHER SYMBOLS

- **Fire Alarm System**
- **Sprinkler System**
- **Emergency Lighting**

### FIRE PROTECTION INFORMATION

1. **Site Name**: Fitz Hall
2. **Building Address**: 2425 Camino de Salud NE, Albuquerque, NM
3. **Building Number**: #211
4. **Date**: 8/7/2017

#### BUILDING INFORMATION

- **Rooms**: Various
- **Areas**: Various
- **Sprinkler Coverage**: Various

#### SUMMARY

- **Fire Alarm System**: Installed
- **Sprinkler System**: Installed

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### UNIVERSITY FIRE SAFETY IMPROVEMENTS AT FITZ HALL

**Building #211**

- **Address**: 2425 Camino de Salud NE, Albuquerque, NM
- **Project**: Fire Alarm & Fire Sprinkler Upgrade
- **Date of Completion**: 8/7/2017

---

**NOTES & DETAILS**

- **Legend & Details**: FP1
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
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)
PARTIAL REFLECTED CEILING PLAN - THERAPY POOL ALTERATIONS
GENERAL STRUCTURAL NOTES

CODES AND MANUALS

PRELIMINARY observes in the absence of definite instructions from the Engineer, the Contractor shall observe the following requirements for structural design:

GENERAL FOUNDATION NOTES

1. The Foundation designer has not been consulted.
2. The Foundation designer has been consulted.
3. The Foundation designer has not been consulted.

FIELD OBSERVATION AND TESTS


CLEARING AND GRUBBING

THE CONTRACTOR SHALL ENSURE THE INSPECTION OF ALL CONSTRUCTION WORK IS PERFORMED AS PERMITTED BY THE ENGINEER. THE CONSTRUCTION OF ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

SUBFLOOR AND BEARING SURFACE

PREPARATION

A HEAVY-WEIGHTED OR A HEAVY-WEIGHTED CONSTRUCTION SHAPE SHALL BE USED TO SUPPORT THE FLOOR AND BEARING SURFACE.

CONSTRUCTION FILL REQUIREMENTS

CONSTRUCTION SHAPE SHALL BE USED TO SUPPORT THE FLOOR AND BEARING SURFACE.

COMPAC'TION REQUIREMENTS

ALL CONSTRUCTION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ENSURE THE INSPECTION OF ALL CONSTRUCTION WORK IS PERFORMED AS PERMITTED BY THE ENGINEER.

GENERAL STRUCTURAL NOTES

CONCRETE 100% CONSTRUCTION DOCUMENTS JANUARY 15, 2016
### LOAD SUMMARY - EXISTING MEP, MDGA - 120/208V, THREE PHASE

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**TOTAL ELECTRICAL LOAD:** 200 KVA

### ACCESSORIES

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**TOTAL ACCESSORIES:**

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*Note:*

- Scale: 1/2" = 1'-0" (0.122) for all drawings.
- Dimension: 2'-6" (30") for all drawings.
- Location: Refer to the site plan and floor plans for the specific location of equipment.
- Installation: Follow the manufacturer's instructions for installation and testing.
- Electrical connections: Ensure that all electrical connections are made according to the National Electrical Code (NEC).
- Plumbing connections: Ensure that all plumbing connections are made according to the local plumbing code.
- Heating, ventilation, and air conditioning (HVAC): Refer to the HVAC plans for details on the HVAC system.
- Mechanical systems: Refer to the mechanical systems plans for details on the mechanical systems.
- Fire protection systems: Refer to the fire protection plans for details on the fire protection systems.
- Security systems: Refer to the security plans for details on the security systems.
- Elevators: Refer to the elevator plans for details on the elevator systems.
- Sound control: Refer to the sound control plans for details on the sound control systems.
- Architectural finishes: Refer to the architectural finishes plans for details on the architectural finishes.
- Landscaping: Refer to the landscaping plans for details on the landscaping elements.
- Site features: Refer to the site features plans for details on the site features.
- Site furniture: Refer to the site furniture plans for details on the site furniture.
- Site utilities: Refer to the site utilities plans for details on the site utilities.
- Site services: Refer to the site services plans for details on the site services.
- Site electrical: Refer to the site electrical plans for details on the site electrical systems.
- Site plumbing: Refer to the site plumbing plans for details on the site plumbing systems.
- Site HVAC: Refer to the site HVAC plans for details on the site HVAC systems.
- Site mechanical: Refer to the site mechanical plans for details on the site mechanical systems.
- Site fire protection: Refer to the site fire protection plans for details on the site fire protection systems.
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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)
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
UNIVERSITY OF NEW MEXICO
SCHOOL OF LAW FORUM RENOVATION
100% Design Development
Albuquerque, NM

GENERAL NOTES
A. All work described by these documents shall be performed in full accordance with all applicable codes, ordinances, and regulations adopted by the City of Albuquerque, all codes adopted by the State of New Mexico, all local entities.
B. General Contractor shall be responsible for verifying all dimensions and existing conditions are in fact, as noted or otherwise stated in the specifications or drawings.
C. 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.
D. Prior to any demolition General Contractor shall review all salvage items with this Owner's representative.
E. General Contractor shall verify location of all piping, equipment, etc. served by existing equipment to be removed. General Contractor shall remove such equipment or piping as necessary to accommodate any future changes. All piping shall be capped in a concealed location.
F. The General Contractor shall coordinate the sizes of mechanical and plumbing chase and available ceiling clearances with the mechanical and plumbing 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.
G. The General Contractor shall coordinate with the Owner on all Owner-installed items and equipment.
H. All plumbing fixtures shall be ANSI A117.1-2000 and ADA complaint.
I. Drawings. The General Contractor shall compare and coordinate the dimensions shown on all drawings with those shown in the proposal. If there are any discrepancies reported to the Architect or from the site, the General Contractor shall notify the Architect and request clarification.

SCOPE
A. School of Law Lobby Renovation consists of the removal of the existing slate lobby wall panel on the concrete structure and replacing them with vertical wood grill panel systems with sound insulation behind them. The addition of new 10' tall colored glass walls on a free standing structural frame separating event space from student concourse space. The removal and replacement of existing solid wood doors with frame from door systems in existing existing.

DRAWING LIST
SHET SHEET NAME
G000 Cover Sheet
G032 Elevations
A101 Floor Plan
A201 Elevations
D101 Existing / Demo Plans

PHASING BREAKDOWN
PHASE 1:
- New rose base on perimeter of lobby & rear Corridor lights
- New coat on walls
- Surrounding corridor
- New door, new Plan

PHASE 2:
- New carpet
- New interior storefront doors

PROJECT INFORMATION
Dry Address: Universidad del New Mexico, School of Law
Edith Neal Hall
117 Stanford Dr. NE
Albuquerque, NM 87106

IEBC CLASSIFICATION
503.1 Scope. Level 1 Alterations include the removal and replacement of the coating of fixtures, drain wares, or appliances using new materials, electrical, equipment, or fixtures that are not the same type.

OCCUPANCY TYPE
2013 International Building Code
2015 New Mexico Commercial Building Code
2018 New Mexico Electrical Code
2019 New Mexico Energy Conservation Code
2021 Uniform Mechanical Code
2022 Uniform Administrative Code

ARCHITECT
Sam Sterling Architecture, LLC
100% Design Development
117 Stanford Dr. NE
Albuquerque, NM 87106

SCHOOL OF LAW FORUM RENOVATION
100% Design Development
Albuquerque, NM

D  C  B  A

DRAWN BY:

100% Design Development

No. Description Date
G000 Cover Sheet 10.17.2022
Existing Lobby Finishes with dated carpet and paint scheme. Paneling and doors from original construction in 1969.
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)
EXISTING CHILLER TO BE REPLACED IN 2024

CHILLER ADDED IN 2023
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
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
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
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)
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)
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
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)
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
University Arena, "The Pit" (#A0302)
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
REQUEST FOR CAPITAL PROJECT CONSTRUCTION APPROVAL for
UNM CAMPUS INFRASTRUCTURE IMPROVEMENTS – COPPER CABELING
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
TAB 7

#7 Approval of Appointments to the UNM Rainforest Innovations (UNMRI) Board of Directors (Presenter: Elizabeth Kuuttila, CEO, UNMRI)
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  
Dr. Donna Riley

Bio Attached  
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.
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.
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 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.
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)
<table>
<thead>
<tr>
<th>Institution acronym</th>
<th>FY24 Funding Priority #</th>
<th>Overall Funding Priority #</th>
<th>Project Title</th>
<th>Description</th>
<th>Year Project Funding will be requested</th>
<th>Full Project Phase</th>
<th>Cost of Project or Phase</th>
<th>TOTAL Request from State</th>
<th>GOB</th>
<th>STB</th>
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<th>Percent of GOB or STB</th>
<th>Percent of Other Funding Source</th>
<th>Description of Other Funding Source</th>
<th>New Construction</th>
<th>Renovation</th>
<th>Square Footage (GSF)</th>
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<tbody>
<tr>
<td>UNM-G 1</td>
<td>1</td>
<td>1</td>
<td>Gurley Hall Fine Arts Renovation</td>
<td>Renovation of the Fine Arts space in Gurley Hall</td>
<td>2024</td>
<td>X</td>
<td>$4,000,000</td>
<td>$4,000,000</td>
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<td>100%</td>
<td>0%</td>
<td>5,352</td>
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<td>UNM-G 2</td>
<td>2</td>
<td>2</td>
<td>Gurley Hall Phase 1 &amp; Phase 2 Supplemental Funding</td>
<td>Supplemental funding for the Gurley Hall Phase 1 CCTE &amp; Phase 2 Student Experience renovation</td>
<td>2024</td>
<td>X</td>
<td>$16,105,300</td>
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<td>27%</td>
<td>Local</td>
<td>X</td>
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<td></td>
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<td>UNM-G 3</td>
<td>3</td>
<td></td>
<td>Facility Repair and Renewal</td>
<td>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</td>
<td>2025</td>
<td>X</td>
<td>$2,500,000</td>
<td>$2,000,000</td>
<td>X</td>
<td>75%</td>
<td>25%</td>
<td>N/A</td>
<td>X</td>
<td></td>
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<td>UNM-G 4</td>
<td>4</td>
<td></td>
<td>Facility Repair and Renewal</td>
<td>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</td>
<td>2027</td>
<td>X</td>
<td>$1,500,000</td>
<td>$1,125,000</td>
<td>X</td>
<td>75%</td>
<td>25%</td>
<td>N/A</td>
<td>X</td>
<td></td>
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<td>Institution acronym</td>
<td>FY24 Funding Priority #</td>
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<td>Project Title Description</td>
<td>Year</td>
<td>Project Funding will be requested</td>
<td>Full Project Phase</td>
<td>Cost of Project or Phase</td>
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<td>GOB</td>
<td>STB</td>
<td>Other</td>
<td>Percent of GOB or STB</td>
<td>Percent of Other Funding Source</td>
<td>Description of Other Funding Source</td>
<td>New Construction Renovation</td>
<td>Square Footage (GSF)</td>
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<td>UNM-LA 1</td>
<td>1</td>
<td>1</td>
<td>Student Services &amp; Success Center Renovation</td>
<td>2024</td>
<td>X</td>
<td>X</td>
<td>$3,000,000</td>
<td>$2,700,000</td>
<td>X</td>
<td>X</td>
<td>90%</td>
<td>10%</td>
<td>Local funds</td>
<td>N/A</td>
<td>X</td>
<td>4,167</td>
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<td>UNM-LA 2</td>
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<td>2</td>
<td>Campuswide Infrastructure &amp; Workforce Training Supplemental Funding</td>
<td>2024</td>
<td>X</td>
<td>X</td>
<td>$8,945,000</td>
<td>$4,620,000</td>
<td>X</td>
<td>X</td>
<td>90%</td>
<td>10%</td>
<td>Local funds</td>
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<td>X</td>
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<td>UNM-LA 3</td>
<td>3</td>
<td>3</td>
<td>UNM-LA Open Space Design and Upgrade Part 2</td>
<td>2025</td>
<td>X</td>
<td>X</td>
<td>$1,500,000</td>
<td>$1,125,000</td>
<td>X</td>
<td>X</td>
<td>75%</td>
<td>25%</td>
<td>Local funds</td>
<td>N/A</td>
<td>X</td>
<td>N/A</td>
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<td>3</td>
<td>3</td>
<td>Building 2 Renovation Pulled from our current infrastructure project. Appropriation ID F3155, PDC22034. See Vigil &amp; Associates 100% drawings for detailed project plans.</td>
<td>2026</td>
<td>X</td>
<td>X</td>
<td>$1,800,000</td>
<td>$1,350,000</td>
<td>X</td>
<td>X</td>
<td>75%</td>
<td>25%</td>
<td>Local funds</td>
<td>N/A</td>
<td>X</td>
<td>TBD</td>
<td></td>
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<tr>
<td>UNM-LA 5</td>
<td>4</td>
<td>4</td>
<td>Building 3 Workforce Development Pulled from our current infrastructure project. Appropriation ID F3155, PDC22034. See Vigil &amp; Associates 100% drawings for detailed project plans.</td>
<td>2027</td>
<td>X</td>
<td>X</td>
<td>$1,000,000</td>
<td>$750,000</td>
<td>X</td>
<td>X</td>
<td>75%</td>
<td>25%</td>
<td>Local funds</td>
<td>N/A</td>
<td>X</td>
<td>TBD</td>
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</tbody>
</table>
## New Mexico Department of Higher Education

### 2024-2028 Five Year Capital Project Funding Plan - REVISED

**INSTITUTION:** The University of New Mexico - Taos Campus  
**DATE:** 6/30/2023

<p>| 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 | LOCAL | 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 | 2024                                 | Jul-24                            | Aug-27                           | X                 | $4,769,454             | $3,577,091                   | X     | 75%              | 25%                           | local tax funds             | X              |                    |
|                     |                        |                           | Phase 1: Plan, design, engineer, site development and construct and equip an observatory to house a donated 36 inch Dobsonian telescope. To include development of ADA trail system. Phase 2: Design, engineer and Construct Classroom Facility for Astronomy Instruction and public events associated with telescope. |                                      |                                  |                                 |                  |                        |                              |       |                  |                              |                           |                |                   |
| UNM-T               | 2                      | 2                         | Peralta Hall Renovation Supplemental Funding Request | 2024                                 | Jul-24                            | Jul-25                           | X                 | $5,900,464             | $1,775,464                   | X     | 81%              | 19%                           | Taos Reserves              | X              | 12,034            |
|                     |                        |                           | Renovation, exterior repairs, code and ADA compliance for Fred Peralta Hall supplemental funding request |                                      |                                  |                                 |                  |                        |                              |       |                  |                              |                           |                |                   |
| UNM-T               | 3                      | 3                         | Facilities Management &amp; IT Building | 2025                                 | Jul-25                            | Aug-28                           | X                 | $4,000,000             |                            | X     | 75%              | 25%                           | local tax funds             | X              |                    |
|                     |                        |                           | Plan, design, engineer, site develop, construct, equip and furnish a facility for the Facilities Management and IT Departments. |                                      |                                  |                                 |                  |                        |                              |       |                  |                              |                           |                |                   |
| UNM-T               | 4                      | 4                         | Campus Landscaping Outdoor Education Venues | 2026                                 | Jul-26                            | Aug-27                           | X                 | $2,000,000             | $15,000,000                | X     | 75%              | 25%                           | local tax funds             | X              | TBD               |
|                     |                        |                           | Plan, design, engineer and site development for landscaping, drainage, water catchment, and a campus quad for outdoor education and campus events. |                                      |                                  |                                 |                  |                        |                              |       |                  |                              |                           |                |                   |
| UNM-T               | 5                      | 5                         | Bataan Hall Event Center Renovations | 2027                                 | Jul-27                            | Aug-29                           | X                 | $2,000,000             |                            | X     | 75%              | 25%                           | local tax funds             | X              | TBD               |
|                     |                        |                           | Renovations and facility upgrades (including Fire Suppression System, HVAC, Electrical, Plumbing and Envelope upgrades) |                                      |                                  |                                 |                  |                        |                              |       |                  |                              |                           |                |                   |
| UNM-T               | 6                      | 6                         | Early Childhood Learning Center Addition | 2028                                 | Jul-28                            | Dec-30                           | X                 | $3,000,000             | $2,250,000                 | X     | 75%              | 25%                           | local tax funds             | X              | 5,000             |
|                     |                        |                           | 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. |                                      |                                  |                                 |                  |                        |                              |       |                  |                              |                           |                |                   |</p>
<table>
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<th>Renovation</th>
<th>Square Footage (GSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNM-V 1</td>
<td>1</td>
<td>Nursing &amp; Health Sciences Complex to include classrooms, a health clinic, physiology laboratories, offices and other spaces for store of instructional materials and other artifacts</td>
<td>2024</td>
<td>Jul-24</td>
<td>Jun-25</td>
<td>X</td>
<td>$8,000,000</td>
<td>$6,000,000</td>
<td>X X</td>
<td>75%</td>
<td>25%</td>
<td>Local Bond</td>
<td>X X</td>
<td></td>
<td></td>
<td>X X</td>
<td>X</td>
</tr>
<tr>
<td>UNM-V 2</td>
<td>2</td>
<td>New Campus Entrance - New Campus entrance</td>
<td>2024</td>
<td>Jul-24</td>
<td>Jun-25</td>
<td>X</td>
<td>$3,450,000</td>
<td>$2,588,000</td>
<td>X X</td>
<td>75%</td>
<td>25%</td>
<td>Local Bond</td>
<td>X X</td>
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<tr>
<td>UNM-V 3</td>
<td>B&amp;T Renovation and Classroom Update</td>
<td>Renovate all classroom spaces including ceilings, 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.</td>
<td>2025</td>
<td>Jul-25</td>
<td>Dec-27</td>
<td>X</td>
<td>$2,800,000</td>
<td>$2,100,000</td>
<td>X X</td>
<td>75%</td>
<td>25%</td>
<td>Local Bond</td>
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<tr>
<td>UNM-V 4</td>
<td>Childcare Education Facility</td>
<td>13,000 sqft Early Childhood Education Facility to include daycare training spaces and other classrooms</td>
<td>2026</td>
<td>Jul-26</td>
<td>Dec-28</td>
<td>X</td>
<td>$5,500,000</td>
<td>$4,119,000</td>
<td>X X</td>
<td>75%</td>
<td>25%</td>
<td>Local Bond</td>
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<tr>
<td>UNM-V 5</td>
<td>General Education Building for Early College High School</td>
<td>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 high school specific needs.</td>
<td>2026</td>
<td>Jul-26</td>
<td>Dec-28</td>
<td>X</td>
<td>$8,000,000</td>
<td>$6,000,000</td>
<td>X X</td>
<td>75%</td>
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<td>UNM-V 6</td>
<td>Stucco and Concrete Rehabilitation</td>
<td>Re-stucco older buildings and replace heaving and damaged concrete walks that have become dangerous trip hazards. Remove brick replace as needed.</td>
<td>2027</td>
<td>Jul-27</td>
<td>Jun-29</td>
<td>X</td>
<td>$2,500,000</td>
<td>$1,875,000</td>
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<td>UNM-V 7</td>
<td>Restroom Rehabilitation and Renovations</td>
<td>Renovate 8 restrooms in Academics, Student Community Center with updated fixtures, tile and configurations to meet UNM standards and ADA compliance</td>
<td>2028</td>
<td>Jul-28</td>
<td>Dec-29</td>
<td>X</td>
<td>$2,400,000</td>
<td>$1,800,000</td>
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<td>75%</td>
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## UNM Capital Planning Leadership Team
### Capital Funding Request Priorities Revised

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<tr>
<th>ALBUQUERQUE CAMPUS CAPITAL REQUESTS</th>
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<td>Demolition Request - Humanities &amp; Ortega Hall</td>
<td>$5,868,395</td>
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<td>UNM Comprehensive Cancer Center CT Simulator Replacement</td>
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<td>Student Services and Success Center Renovation</td>
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<td>Funding Type</td>
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<td>Demolition Request - Humanities &amp; Ortega Hall</td>
<td>$5,868,395</td>
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<td>UNM Comprehensive Cancer Center CT Simulator Replacement</td>
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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
2. 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.
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 in-state 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

#12
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.

Energy Sources

2 UNM Substations

District Energy System (DES)

Ford Utilities Center

14 MW of Power
Twice as efficient as a typical power plant. By using the bi-product steam to heat the campus

Electricity to Campus

Electric Chillers

Cooling to Campus

Absorption Chillers

Heating to Campus
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

**ENERGY STATION**
Inside the energy station, heat is transferred to or from closed ground loops using heat pumps or heat exchangers.

**Geothermal district-scale systems**
can provide heating and cooling to residential, commercial, and community buildings.

**Closed-loop geothermal systems**
circulate a fluid through tubing buried in the ground or under water.

**Warm Water**

**Cool Water**

**In the winter,** the energy station pumps hot water through pipes to heat buildings on the district system, and the cooled water returns to the energy station for reheating. **In the summer,** the energy station pumps cold water through pipes to cool buildings on the district system, and the warmed water returns to the energy station for recooling.

**The pipes are about the depth of an average natural gas system.**

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[Images of buildings, pipes, and ground loops with text annotations explaining the process.]
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!

UNM District Energy System Greenhouse Gas Emissions (MTCDE)

- Utilities Infrastructure Renewal Started
- Energy Conservation Program
- Utilities Infrastructure Renewal Completed

28% Reduction
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

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

<table>
<thead>
<tr>
<th>Year</th>
<th>University</th>
<th>Survey</th>
</tr>
</thead>
<tbody>
<tr>
<td>First-time, First-year</td>
<td>24%</td>
<td>13%</td>
</tr>
<tr>
<td>Sophomore</td>
<td>16%</td>
<td>19%</td>
</tr>
<tr>
<td>Junior</td>
<td>19%</td>
<td>19%</td>
</tr>
<tr>
<td>Senior</td>
<td>29%</td>
<td>29%</td>
</tr>
</tbody>
</table>

**Ethnicity Representation**

- White: University > Survey (6% over)
- Hispanic: University < Survey (18% under)
- First-year: University < Survey (6% under)
- Two or more races / Multiracial: University < Survey
- Native Hawaiian / Other Pacific Islander: University < Survey
- Black / African American: University < Survey
- American Indian / Alaskan Native / Native American: University < Survey
- Asian: University < Survey
Findings + Recommendations
Key Findings

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

2. **Rental Rates**
   
   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 on-campus housing compared to the off-campus market*

3. **Satisfaction**
   
   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%).

4. **Facilities**
   
   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.
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.

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.

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.

**8 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).

**9 Rental Rate Strategy**

UNM 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.

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*Slides 33-34

Slides 25-32 + 39-47

Slides 35-36*
Recommendations

STRATEGIC HOUSING PLAN

10 Safety + Security

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

11 Hokona-Zuni

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

12 Casas del Rio Control

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

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
3. Attributes – Brand Characteristics

Starting Point / Current Condition

Targeted New Reality
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.

Starting Point / Current Condition

The size of this gap indicates the need for new and improved assets and operating paradigms.

The best plan is the most efficient plan.
# Strategic Asset Value (“SAV”) Story

## UNM HOUSING

<table>
<thead>
<tr>
<th>Location</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Typology</td>
<td>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.</td>
</tr>
<tr>
<td>Quantity + Location</td>
<td>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.</td>
</tr>
<tr>
<td>Programmatic Requirements</td>
<td>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.</td>
</tr>
<tr>
<td>Quality</td>
<td>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.</td>
</tr>
<tr>
<td>Financial Performance</td>
<td>Housing system must remain financially self-sufficient with University support for individual, high-need students.</td>
</tr>
</tbody>
</table>
## UNM Housing Rate Summary

**UNM-CONTROLLED + ACC PROPERTIES (2022-2023)**

### UNM-Controlled Housing Rates

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Occupancy</th>
<th>Semester</th>
<th>Contract</th>
<th>$ / Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional</td>
<td>Double</td>
<td>$2,650</td>
<td>$5,300</td>
<td>$589</td>
</tr>
<tr>
<td>Traditional</td>
<td>Single</td>
<td>$3,575</td>
<td>$7,150</td>
<td>$794</td>
</tr>
<tr>
<td>Traditional</td>
<td>Deluxe Single</td>
<td>$3,740</td>
<td>$7,480</td>
<td>$831</td>
</tr>
<tr>
<td>Traditional</td>
<td>Single w/ Bath*</td>
<td>$3,850</td>
<td>$7,700</td>
<td>$856</td>
</tr>
<tr>
<td>Suite</td>
<td>Double</td>
<td>$2,835</td>
<td>$5,670</td>
<td>$630</td>
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<td>Apartment</td>
<td>Single</td>
<td>$3,850</td>
<td>$7,700</td>
<td>$856</td>
</tr>
<tr>
<td>Apartment</td>
<td>Studio*</td>
<td>$3,940</td>
<td>$7,880</td>
<td>$876</td>
</tr>
</tbody>
</table>

### ACC Housing Rates

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Occupancy</th>
<th>Semester</th>
<th>Contract</th>
<th>$ / Month</th>
</tr>
</thead>
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</tbody>
</table>

### Variance from UNM Rates

<table>
<thead>
<tr>
<th>Variance from UNM Rates</th>
<th>Cost per month calculated as contract / nine (9) months</th>
</tr>
</thead>
<tbody>
<tr>
<td>$634¹</td>
<td>2.2%</td>
</tr>
<tr>
<td>$972¹</td>
<td>16.9%</td>
</tr>
<tr>
<td>$599</td>
<td>-30.0%</td>
</tr>
</tbody>
</table>

### ACC Rates / Month

<table>
<thead>
<tr>
<th>ACC Rates / Month</th>
<th>Average / month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Casas del Rio Double</td>
<td>$719</td>
</tr>
<tr>
<td>Casas del Rio Single</td>
<td>$854</td>
</tr>
<tr>
<td>Lobo Village Apartment</td>
<td>$599</td>
</tr>
</tbody>
</table>

### UNM Average Rent Calculation Methodology for Off-Market Analysis

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Count</th>
<th>% of Stock</th>
<th>Cost / Month²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional</td>
<td>Single</td>
<td>149</td>
<td>5.2%</td>
</tr>
<tr>
<td>Traditional</td>
<td>Deluxe Single</td>
<td>67</td>
<td>2.3%</td>
</tr>
<tr>
<td>Traditional</td>
<td>Single w/ Bath</td>
<td>5</td>
<td>0.2%</td>
</tr>
<tr>
<td>Traditional</td>
<td>Double</td>
<td>260</td>
<td>9.1%</td>
</tr>
<tr>
<td>Semi-Suite</td>
<td>Single</td>
<td>76</td>
<td>2.6%</td>
</tr>
<tr>
<td>Apartment</td>
<td>Studio</td>
<td>4</td>
<td>0.1%</td>
</tr>
<tr>
<td>Apartment</td>
<td>Single</td>
<td>1,090</td>
<td>38.0%</td>
</tr>
<tr>
<td><strong>Avg. $ / month</strong></td>
<td><strong>$718</strong></td>
<td><strong>-</strong></td>
<td><strong>-</strong></td>
</tr>
</tbody>
</table>

¹ ACC Rate averaged from available unit rates

² Cost per month calculated as contract / nine (9) months
Off-Campus Market Analysis

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

<table>
<thead>
<tr>
<th>Total # of Market Units</th>
<th>25,987</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Vacancy</td>
<td>5.90%</td>
</tr>
</tbody>
</table>

**Market Rate Rent - 5-Mile Radius**
Includes market avg. $127 in utilities

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Avg. Rent</th>
<th>Average Rent / Bed</th>
<th>UNM-Controlled Housing</th>
<th>Variance from UNM Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$809</td>
<td>$809</td>
<td>$718</td>
<td>13%</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>$863</td>
<td>$863</td>
<td>$718</td>
<td>20%</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>$1,029</td>
<td>$578</td>
<td>$718</td>
<td>-19%</td>
</tr>
</tbody>
</table>

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

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

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

- Zip Code (at least partially) included in 5-mile radius
Off-Campus Market Analysis
ALBUQUERQUE MULTI-FAMILY MARKET

Cumulative Rent Growth Since 2018

<table>
<thead>
<tr>
<th>Year</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>4.7%</td>
</tr>
<tr>
<td>2020</td>
<td>8.7%</td>
</tr>
<tr>
<td>2021</td>
<td>21.4%</td>
</tr>
<tr>
<td>2022 YTD</td>
<td>32.1%</td>
</tr>
</tbody>
</table>

Off-Campus Development Pipeline

- 2,085 units added by 2025

Rent Growth

- Market Rent Per Unit
- Market Rent % Growth/Yr

Projections

- Market Rent/Unit
- Vacancy Rate

Costar 2022 Q3

BRAILSFORD & DUNLAVY
UNIVERSITY OF NEW MEXICO
Competitive Context

RENTAL RATE COMPARISON (2022-2023)

UNM vs. Competitive Context Housing Rental Rates per Unit Type

-29%  -34%  -29%  -35%  -12%

Traditional Single  Traditional Double  Semi-Suite Single  Semi-Suite Double  Apartment Single

- University of New Mexico
- Competitive Context Universities

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
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

Housing Demand

PROCESS + METHODOLOGY

- Demand analysis is a combination of qualitative and quantitative methods that are used to inform B&D’s demand model.
- The model projects demand 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 target market to project a range of demand.
- An Occupancy Coverage Ratio (“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
## Current vs. Recommended Program

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

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

## UNIT-TYPE BREAKDOWN WITH POLICY OVERLAY

<table>
<thead>
<tr>
<th>Enrollment Classification</th>
<th>Enrollment</th>
<th>Ideal Capture Rate (OCR applied)</th>
<th>Recommended Program</th>
<th>Traditional</th>
<th>Semi-Suite</th>
<th>Apartment / Full-Suite</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freshman</td>
<td>3,649</td>
<td>47%</td>
<td>1,718</td>
<td>937</td>
<td>781</td>
<td>0</td>
</tr>
<tr>
<td>Sophomore</td>
<td>3,086</td>
<td>36%</td>
<td>1,121</td>
<td>336</td>
<td>153</td>
<td>632</td>
</tr>
<tr>
<td>Junior</td>
<td>3,532</td>
<td>23%</td>
<td>804</td>
<td>239</td>
<td>89</td>
<td>476</td>
</tr>
<tr>
<td>Senior / Other</td>
<td>4,673</td>
<td>13%</td>
<td>595</td>
<td>140</td>
<td>65</td>
<td>390</td>
</tr>
<tr>
<td>Graduate / Other</td>
<td>7,042</td>
<td>6%</td>
<td>391</td>
<td>64</td>
<td>64</td>
<td>263</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>21,982</strong></td>
<td><strong>21%</strong></td>
<td><strong>4,629</strong></td>
<td><strong>1,716</strong></td>
<td><strong>1,152</strong></td>
<td><strong>1,761</strong></td>
</tr>
</tbody>
</table>

|                        |            |                                  |                     |             |            |                        |
| EXISTING BED COUNT     |            |                                  |                     | 4,313       | 1,369      | 1,958                  |

|                        |            |                                  |                     | (316)       | (730)      | 217                    |
| NET DEMAND             |            |                                  |                     |             |            | 197                    |
New Construction Case Studies

FINANCIAL SENSITIVITY 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-Revenue Generating 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 → 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. 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.

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

5. 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**

<table>
<thead>
<tr>
<th>Debt Service</th>
<th>FY 2023</th>
<th>FY 2024</th>
<th>FY 2025</th>
<th>FY 2026</th>
<th>FY 2027</th>
<th>FY 2028</th>
<th>FY 2029</th>
<th>FY 2030</th>
<th>FY 2031</th>
<th>FY 2032</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redondo Village</td>
<td>$1,078,740</td>
<td>$1,078,740</td>
<td>$1,078,740</td>
<td>$1,078,740</td>
<td>$1,078,740</td>
<td>$1,078,740</td>
<td>$1,078,740</td>
<td>$1,078,740</td>
<td>$1,078,740</td>
<td>$1,078,740</td>
</tr>
<tr>
<td>RVA/Laguna/DeVargas</td>
<td>$150,000</td>
<td>$200,000</td>
<td>$250,000</td>
<td>$300,000</td>
<td>$350,000</td>
<td>$390,665</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
</tr>
<tr>
<td>2023 Bond</td>
<td>$727,250</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
<td>$1,454,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,955,990</strong></td>
<td><strong>$2,733,240</strong></td>
<td><strong>$2,783,240</strong></td>
<td><strong>$2,833,240</strong></td>
<td><strong>$2,883,240</strong></td>
<td><strong>$2,923,905</strong></td>
<td><strong>$2,533,240</strong></td>
<td><strong>$1,454,500</strong></td>
<td><strong>$1,454,500</strong></td>
<td><strong>$1,454,500</strong></td>
</tr>
</tbody>
</table>
Strategic Housing Plan

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)
- Does not include recapture of Hokona-Zuni
## Strategic Housing Plan

### RENOVATION PROGRAM COST SUMMARY (2023$)

<table>
<thead>
<tr>
<th>Package</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Package 1</td>
<td>$18,870,275</td>
</tr>
<tr>
<td>Package 2</td>
<td>$20,982,109</td>
</tr>
<tr>
<td>Package 3</td>
<td>$20,717,512</td>
</tr>
<tr>
<td>Package 4</td>
<td>$13,111,780</td>
</tr>
<tr>
<td>Package 5</td>
<td>$1,329,833</td>
</tr>
<tr>
<td>Package 6</td>
<td>$0</td>
</tr>
<tr>
<td>Package 7</td>
<td>$4,837,647</td>
</tr>
<tr>
<td>Package 8</td>
<td>$21,886,427</td>
</tr>
<tr>
<td>Package 9</td>
<td>$14,890,383</td>
</tr>
</tbody>
</table>

**Total:** $116,625,967
Housing Renovation Program

BUILDING ACTIVITY SUMMARY

<table>
<thead>
<tr>
<th>Facility</th>
<th>Package #1</th>
<th>Package #2</th>
<th>Package #3</th>
<th>Package #4</th>
<th>Package #5</th>
<th>Package #6</th>
<th>Package #7</th>
<th>Package #8</th>
<th>Package #9</th>
<th>Package #10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hokona-Zia</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Hokona-Common</td>
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</tr>
<tr>
<td>Coronado</td>
<td></td>
<td></td>
<td></td>
<td>Red</td>
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</tr>
<tr>
<td>Santa Clara</td>
<td></td>
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</tr>
<tr>
<td>Laguna</td>
<td></td>
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<tr>
<td>DeVargas</td>
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<tr>
<td>Laguna + Devargas</td>
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</tr>
<tr>
<td>Redondo Village</td>
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<td>SRC</td>
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</tr>
</tbody>
</table>

Legend:
- Low Intensity
- Medium Intensity
- High Intensity
## Strategic Housing Plan

### SCHEDULE OVERVIEW

<table>
<thead>
<tr>
<th></th>
<th>FY23</th>
<th>FY24</th>
<th>FY25</th>
<th>FY26</th>
<th>FY27</th>
<th>FY28</th>
<th>FY29</th>
<th>FY30</th>
<th>FY31</th>
<th>FY32</th>
<th>FY33</th>
<th>FY34</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
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<td></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>P2</td>
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<tr>
<td>P3</td>
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</tr>
<tr>
<td>P4</td>
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- **Online**: New construction.
- **Renovated**: Renovation scheduled.
- **Offline**: Currently offline or under construction.
## Strategic Housing Plan
### FINANCIAL OVERVIEW SUMMARY

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<td>$6,092,020</td>
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## Strategic Housing Plan

### FINANCIAL OVERVIEW DETAILS

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### Strategic Housing Plan

**RENTAL RATE ADJUSTMENT SENSITIVITY ANALYSIS**

#### 10% Increase

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<th>Debt Service Coverage Ratio</th>
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<td>4,817</td>
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<td>2033-2034</td>
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<td>4,817</td>
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### 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

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<td>1.23</td>
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<td>22,967,405</td>
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#### #2: Alternative System-wide Rental Rate Increases to Achieve Similar Financial Performance as #1

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<tbody>
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<td>6,092,020</td>
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<td>8,439,913</td>
<td>9,846,536</td>
<td>9,846,537</td>
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<tr>
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<td>2.47</td>
<td>1.60</td>
<td>1.23</td>
<td>1.09</td>
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<td>1.39</td>
<td>1.08</td>
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#### #3: Alternative System-wide Rental Rate Increase Approach to Achieve Similar Financial Performance as #1

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<td>9,846,537</td>
<td>9,846,538</td>
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<td>1.49</td>
<td>1.16</td>
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### Strategic Housing Plan

#### AVERAGE OCCUPANCY SENSITIVITY ANALYSIS

<table>
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<tr>
<th>Average Occupancy: 93%</th>
<th>2022-2023</th>
<th>2030-2031</th>
<th>2031-2032</th>
<th>2032-2033</th>
<th>2033-2034</th>
<th>2034-2035</th>
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<tbody>
<tr>
<td>Total Debt Service</td>
<td>$1,955,990</td>
<td>$8,439,913</td>
<td>$9,846,536</td>
<td>$9,846,537</td>
<td>$9,846,538</td>
<td>$9,846,539</td>
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<tr>
<td>Debt Service Coverage Ratio</td>
<td>3.35</td>
<td>1.12</td>
<td>0.99</td>
<td>1.02</td>
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<td>1.08</td>
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<tr>
<td>Cash Flow after Debt Service</td>
<td>$4,602,161</td>
<td>$1,018,151</td>
<td>($104,730)</td>
<td>$187,523</td>
<td>$488,544</td>
<td>$798,595</td>
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<th>Average Occupancy: 92%</th>
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<th>2032-2033</th>
<th>2033-2034</th>
<th>2034-2035</th>
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</thead>
<tbody>
<tr>
<td>Total Debt Service</td>
<td>$1,955,990</td>
<td>$8,439,913</td>
<td>$9,846,536</td>
<td>$9,846,537</td>
<td>$9,846,538</td>
<td>$9,846,539</td>
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<td>Debt Service Coverage Ratio</td>
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<td>0.97</td>
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<th>2032-2033</th>
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<tr>
<td>Total Debt Service</td>
<td>$1,955,990</td>
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<td>$9,846,537</td>
<td>$9,846,538</td>
<td>$9,846,539</td>
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<td>($208,353)</td>
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<th>2032-2033</th>
<th>2033-2034</th>
<th>2034-2035</th>
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<tbody>
<tr>
<td>Total Debt Service</td>
<td>$1,955,990</td>
<td>$8,439,913</td>
<td>$9,846,536</td>
<td>$9,846,537</td>
<td>$9,846,538</td>
<td>$9,846,539</td>
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<td>Debt Service Coverage Ratio</td>
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<td>0.93</td>
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<td>Cash Flow after Debt Service</td>
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<td>$9,846,537</td>
<td>$9,846,538</td>
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<td>1.16</td>
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<td>$29,849,627</td>
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### Total Reserve Balance 2035:
- $25,355,489
- Reserve Balance $\Delta$ from avg. occ 93% ($2,247,068)
- Reserve Balance $\Delta$ from avg. occ 93% ($4,494,137)
- Reserve Balance $\Delta$ from avg. occ 93% ($6,741,206)
- Reserve Balance $\Delta$ from avg. occ 93% $4,494,138
Appendix
## Strategic Housing Plan

### PACKAGE 1

<table>
<thead>
<tr>
<th>Facility</th>
<th>Project Scope Item</th>
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<td>All Projects</td>
<td>Procurement/design/budgeting</td>
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<tr>
<td>Coronado</td>
<td>Card access</td>
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<tr>
<td>Coronado</td>
<td>Lounge/Study renovation</td>
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<tr>
<td>Coronado</td>
<td>Outdoor amenity/furnishings</td>
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<tr>
<td>Coronado</td>
<td>Renovate Entryway</td>
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<tr>
<td>Coronado</td>
<td>Restroom Upgrade</td>
</tr>
<tr>
<td>Coronado</td>
<td>Roof Replacement</td>
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<tr>
<td>DeVargas</td>
<td>Elevator</td>
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<tr>
<td>DeVargas</td>
<td>Fire Suppression System</td>
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<tr>
<td>DeVargas</td>
<td>Restroom Upgrade</td>
</tr>
<tr>
<td>Hokona-Zia</td>
<td>Card access</td>
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<tr>
<td>Hokona-Zia</td>
<td>Outdoor amenity/furnishings</td>
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<tr>
<td>Laguna</td>
<td>Card access</td>
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<tr>
<td>Laguna</td>
<td>Elevator</td>
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<tr>
<td>Laguna</td>
<td>Fire Suppression System</td>
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<tr>
<td>Laguna</td>
<td>Restroom Upgrade</td>
</tr>
<tr>
<td>Laguna + DeVargas</td>
<td>ADA Ramp-Courtyard</td>
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<td>Laguna + DeVargas</td>
<td>Outdoor amenity/furnishings</td>
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<td>Laguna + DeVargas</td>
<td>Security Fences + Access Control</td>
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<tr>
<td>Redondo Village</td>
<td>Window Replacement</td>
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<tr>
<td>Santa Clara</td>
<td>Roof replacement</td>
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**Total Project Cost:** $18,870,275 (2023 $)
## Strategic Housing Plan

### PACKAGE 2

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<th>Project Scope Item</th>
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<tbody>
<tr>
<td>Alvarado</td>
<td>Card access</td>
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<tr>
<td>Alvarado</td>
<td>Renovate entryway/ADA Access</td>
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<tr>
<td>Coronado</td>
<td>Clean ductwork</td>
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<td>Coronado</td>
<td>Fire Suppression System</td>
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<tr>
<td>Coronado</td>
<td>General refresh</td>
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<tr>
<td>Coronado</td>
<td>R&amp;R Stucco Ledge</td>
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<tr>
<td>Coronado</td>
<td>Smoke/heat detectors</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Card access</td>
</tr>
<tr>
<td>DeVargas</td>
<td>General refresh</td>
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<tr>
<td>DeVargas</td>
<td>Repaint Exterior</td>
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<tr>
<td>Laguna</td>
<td>General Refresh</td>
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<tr>
<td>Laguna</td>
<td>Repaint Exterior</td>
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<tr>
<td>Laguna + DeVargas</td>
<td>HVAC Upgrade (Controls)</td>
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<td>Redondo Village</td>
<td>Card access</td>
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<td>Redondo Village</td>
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<td>Card access</td>
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<td>Renovate entryway/ADA Access</td>
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<td>SRC</td>
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**Total Project Cost: $20,982,109 (2023 $)**
## Strategic Housing Plan

### PACKAGE 3

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<td>Alvarado</td>
<td>General refresh</td>
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<td>Alvarado</td>
<td>Restroom Upgrade</td>
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<tr>
<td>Alvarado</td>
<td>Roof replacement</td>
</tr>
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<td>Alvarado</td>
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<td>Elevator</td>
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<tr>
<td>Hokona Common</td>
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<td>Hokona Common</td>
<td>Lower level renovation</td>
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<td>Hokona Common</td>
<td>Smoke/heat detectors</td>
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<tr>
<td>Hokona-Zia</td>
<td>Fire Suppression System</td>
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<td>Hokona-Zia</td>
<td>Restroom Upgrade</td>
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<tr>
<td>Hokona-Zia</td>
<td>Smoke/heat detectors</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Elevator</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>General refresh</td>
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<tr>
<td>Santa Clara</td>
<td>Replace Fire Alarm Panel</td>
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<tr>
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<td>Restroom Upgrade</td>
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<tr>
<td>Santa Clara</td>
<td>Upgrade resident room lighting</td>
</tr>
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</table>

**Total Project Cost: $20,717,512 (2023 $)**
Strategic Housing Plan

PACKAGE 4

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<th>Project Scope Item</th>
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<td>Alvarado</td>
<td>HVAC Upgrade</td>
</tr>
<tr>
<td>Hokona Common</td>
<td>General refresh</td>
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<tr>
<td>Hokona-Zia</td>
<td>General refresh</td>
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<tr>
<td>Hokona-Zia</td>
<td>HVAC upgrade</td>
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<tr>
<td>Redondo Village</td>
<td>Outdoor amenity/furnishings</td>
</tr>
<tr>
<td>SRC</td>
<td>Outdoor amenity/furnishings</td>
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</tbody>
</table>

Total Project Cost: $13,111,780 (2023 $)
## Strategic Housing Plan

**PACKAGE 5**

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<tr>
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<tbody>
<tr>
<td>Laguna</td>
<td>Replace Fire Alarm Panel</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Remove DHW tank with HE</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Circulating Pumps</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Exhaust Fans - 1 to 5 HP</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Expansion Tanks</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Steam Converter/Heat Exchanger</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace with buckets/ switchgear, and VFD</td>
</tr>
<tr>
<td>SRC</td>
<td>Replace Indoor Lighting</td>
</tr>
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</table>

**Total Project Cost:** $1,329,833 (2023 $)
Strategic Housing Plan

**PACKAGE 6**

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</table>

Total Project Cost: $0 (2023 $)
Strategic Housing Plan

PACKAGE 7

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<th>Facility</th>
<th>Project Scope Item</th>
</tr>
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<td>Alvarado</td>
<td>Replacement of exterior doors</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Exhaust Fans - 1 to 5 HP</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Fire Alarm Panel</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Smoke/Heat Detectors (Stand Alone)</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace wooden doors</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Exhaust Fans - 1 to 5 HP</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Electric Baseboard Radiation</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Fan Coil Units</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace fan coils in all Redondo villages</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Hot Water Heaters</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Shingle</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Single-Ply/EPDM</td>
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<tr>
<td>Redondo Village</td>
<td>Replace Smoke/Heat Detectors (Stand Alone)</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Variable Frequency Drives</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Roof Replacement</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replacement of exterior doors</td>
</tr>
</tbody>
</table>

Total Project Cost: $4,837,647 (2023 $)
## Strategic Housing Plan

### PACKAGE 8

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<tr>
<td>DeVargas</td>
<td>Replace Steam Converter/Heat Exchanger</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace with Switchboard/buckets, and adding VFD</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Smoke/Heat Detectors (Stand Alone)</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace wooden doors</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Fire Suppression System</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Furnishings</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>General refresh</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Renovate bathroom, includes supply and waste piping</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Exterior Doors</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Upgrade to LED backups- ballasts and lights</td>
</tr>
</tbody>
</table>

Total Project Cost: $21,886,427 (2023 $)
Strategic Housing Plan

PACKAGE 9

Total Project Cost: $14,890,383 (2023 $)

<table>
<thead>
<tr>
<th>Facility</th>
<th>Project Scope Item</th>
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<tbody>
<tr>
<td>Laguna</td>
<td>Replace Steam Converter/Heat Exchanger</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace with Switchboard/buckets, and adding VFD</td>
</tr>
<tr>
<td>SRC</td>
<td>Fire Suppression System</td>
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<tr>
<td>SRC</td>
<td>Furnishing upgrade</td>
</tr>
<tr>
<td>SRC</td>
<td>General Refresh</td>
</tr>
<tr>
<td>SRC</td>
<td>Replace Exhaust Fans - &lt;1 HP</td>
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<tr>
<td>SRC</td>
<td>Replace Smoke/Heat Detectors (Stand Alone)</td>
</tr>
</tbody>
</table>
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
## Strategic Housing Plan

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

<table>
<thead>
<tr>
<th>Package</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Package 1</td>
<td>$18,870,275</td>
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<tr>
<td>Package 2</td>
<td>$20,982,109</td>
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<tr>
<td>Package 3</td>
<td>$20,717,512</td>
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<tr>
<td>Package 4</td>
<td>$13,111,780</td>
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<tr>
<td><strong>Package 5</strong></td>
<td><strong>$13,730,107</strong></td>
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<tr>
<td>Package 6</td>
<td>$0</td>
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<td><strong>Package 7</strong></td>
<td><strong>$7,242,574</strong></td>
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<td>Package 8</td>
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<td>Package 9</td>
<td>$14,890,383</td>
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**Total:** $131,431,167
Housing Renovation Program

BUILDING ACTIVITY SUMMARY (WITH HOKONA-ZUNI)

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<th>Package #3</th>
<th>Package #4</th>
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<th>Package #6</th>
<th>Package #7</th>
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<th>Package #10</th>
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<tr>
<td>Hokona-Zuni</td>
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<td>Hokona-Zia</td>
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<td>Laguna + DeVargas</td>
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Key:
- Low Intensity
- Medium Intensity
- High Intensity
### Strategic Housing Plan

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

<table>
<thead>
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<th>FY23</th>
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<th>FY25</th>
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</tr>
<tr>
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<td>Redondo Village</td>
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</table>
## Strategic Housing Plan

### HOKONA-ZUNI PROJECTS (PACKAGE 5+7)

**Total Project Cost:** $14,805,200 (2023 $)

<table>
<thead>
<tr>
<th>Facility</th>
<th>Project Scope Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hokona-Zuni</td>
<td>Recapture units</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Card access</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Outdoor amenity/furnishings</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Relocation</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Restroom upgrade</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Fire Suppression System</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Smoke/heat detectors</td>
</tr>
</tbody>
</table>
## Strategic Housing Plan

### PACKAGE 5 – INCLUDING HOKONA-ZUNI

<table>
<thead>
<tr>
<th>Facility</th>
<th>Project Scope Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hokona-Zuni</td>
<td>Recapture units</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Card access</td>
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<td>Hokona-Zuni</td>
<td>Outdoor amenity/furnishings</td>
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<tr>
<td>Hokona-Zuni</td>
<td>Relocation</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Restroom upgrade</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Fire Alarm Panel</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Remove DHW tank with HE</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Circulating Pumps</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Exhaust Fans - 1 to 5 HP</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Expansion Tanks</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace Steam Converter/Heat Exchanger</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replace with buckets/ switchgear, and VFD</td>
</tr>
<tr>
<td>SRC</td>
<td>Replace Indoor Lighting</td>
</tr>
</tbody>
</table>

**Total Project Cost:** $13,730,107 (2023 $)
## Strategic Housing Plan
### PACKAGE 7 – INCLUDING HOKONA-ZUNI

<table>
<thead>
<tr>
<th>Facility</th>
<th>Project Scope Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alvarado</td>
<td>Replacement of exterior doors</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Exhaust Fans - 1 to 5 HP</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Fire Alarm Panel</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace Smoke/Heat Detectors (Stand Alone)</td>
</tr>
<tr>
<td>DeVargas</td>
<td>Replace wooden doors</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Fire Suppression System</td>
</tr>
<tr>
<td>Hokona-Zuni</td>
<td>Smoke/heat detectors</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Air Handlers</td>
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<tr>
<td>Laguna</td>
<td>Replace Air Handlers</td>
</tr>
<tr>
<td>Laguna</td>
<td>Replace Exhaust Fans - 1 to 5 HP</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Electric Baseboard Radiation</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Fan Coil Units</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace fan coils in all Redondo villages</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Hot Water Heaters</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Shingle</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Single-Ply/EPDM</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Smoke/Heat Detectors (Stand Alone)</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Replace Variable Frequency Drives</td>
</tr>
<tr>
<td>Redondo Village</td>
<td>Roof Replacement</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>Replacement of exterior doors</td>
</tr>
</tbody>
</table>

**Total Project Cost:** $7,242,574 (2023 $)

---

UNIVERSITY OF NEW MEXICO
### Strategic Housing Plan

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

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Total GSF</td>
<td>903,744</td>
<td>903,744</td>
<td>903,744</td>
<td>903,744</td>
<td>903,744</td>
<td>999,904</td>
<td>999,904</td>
<td>999,904</td>
<td>999,904</td>
<td>999,904</td>
<td>999,904</td>
<td>999,904</td>
</tr>
<tr>
<td>Total Beds</td>
<td>4,313</td>
<td>4,313</td>
<td>4,313</td>
<td>4,313</td>
<td>4,313</td>
<td>4,614</td>
<td>4,614</td>
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<td>4,614</td>
<td>4,614</td>
<td>4,614</td>
</tr>
<tr>
<td>Demand Beds</td>
<td>4,629</td>
<td>4,675</td>
<td>4,722</td>
<td>4,769</td>
<td>4,817</td>
<td>4,817</td>
<td>4,817</td>
<td>4,817</td>
<td>4,817</td>
<td>4,817</td>
<td>4,817</td>
<td>4,817</td>
</tr>
<tr>
<td>Surplus/(Deficit)</td>
<td>(316)</td>
<td>(362)</td>
<td>(409)</td>
<td>(456)</td>
<td>(504)</td>
<td>(504)</td>
<td>(504)</td>
<td>(504)</td>
<td>(504)</td>
<td>(504)</td>
<td>(504)</td>
<td>(504)</td>
</tr>
<tr>
<td>Assumed System Occ.</td>
<td>93%</td>
<td>93%</td>
<td>93%</td>
<td>93%</td>
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<td>93%</td>
<td>93%</td>
<td>93%</td>
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<td>93%</td>
<td>93%</td>
<td>93%</td>
</tr>
<tr>
<td>Overall System OCR</td>
<td>1.07</td>
<td>1.08</td>
<td>1.09</td>
<td>1.11</td>
<td>1.12</td>
<td>1.12</td>
<td>1.04</td>
<td>1.04</td>
<td>1.04</td>
<td>1.04</td>
<td>1.04</td>
<td>1.04</td>
</tr>
<tr>
<td>Enrollment Growth</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

#### Net Operating Income

<table>
<thead>
<tr>
<th></th>
<th>$6,558,151</th>
<th>$6,754,896</th>
<th>$6,957,542</th>
<th>$7,911,941</th>
<th>$8,330,047</th>
<th>$9,665,518</th>
<th>$9,955,483</th>
<th>$10,609,744</th>
<th>$10,928,036</th>
<th>$11,255,877</th>
<th>$11,593,554</th>
</tr>
</thead>
<tbody>
<tr>
<td>%</td>
<td>51%</td>
<td>51%</td>
<td>51%</td>
<td>52%</td>
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<td>53%</td>
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<td>54%</td>
<td>54%</td>
<td>54%</td>
</tr>
</tbody>
</table>

#### Debt Service

<table>
<thead>
<tr>
<th></th>
<th>$1,955,990</th>
<th>$2,733,240</th>
<th>$2,833,240</th>
<th>$2,883,240</th>
<th>$2,923,905</th>
<th>$2,533,240</th>
<th>$1,454,501</th>
<th>$1,454,502</th>
<th>$1,454,503</th>
<th>$1,454,504</th>
<th>$1,454,505</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Debt</td>
<td>$0</td>
<td>$0</td>
<td>$1,570,583</td>
<td>$3,258,780</td>
<td>$4,359,265</td>
<td>$5,546,219</td>
<td>$6,210,462</td>
<td>$8,277,967</td>
<td>$9,684,589</td>
<td>$9,684,589</td>
<td>$9,684,589</td>
</tr>
<tr>
<td>New Debt</td>
<td>$0</td>
<td>$0</td>
<td>$1,570,583</td>
<td>$3,258,780</td>
<td>$4,359,265</td>
<td>$5,546,219</td>
<td>$6,210,462</td>
<td>$8,277,967</td>
<td>$9,684,589</td>
<td>$9,684,589</td>
<td>$9,684,589</td>
</tr>
<tr>
<td>Total Debt Service</td>
<td>$1,955,990</td>
<td>$2,733,240</td>
<td>$6,092,020</td>
<td>$6,724,505</td>
<td>$8,470,124</td>
<td>$7,664,963</td>
<td>$9,732,469</td>
<td>$11,139,092</td>
<td>$11,139,093</td>
<td>$11,139,094</td>
<td></td>
</tr>
<tr>
<td>Debt Service Coverage Ratio</td>
<td>3.35</td>
<td>2.47</td>
<td>1.60</td>
<td>1.23</td>
<td>1.09</td>
<td>0.98</td>
<td>1.20</td>
<td>1.30</td>
<td>1.09</td>
<td>0.98</td>
<td>1.01</td>
</tr>
</tbody>
</table>

#### Cash Flow after Debt Service

<table>
<thead>
<tr>
<th></th>
<th>$4,602,161</th>
<th>$4,021,656</th>
<th>$2,603,720</th>
<th>$1,424,229</th>
<th>$669,436</th>
<th>($140,077)</th>
<th>$1,586,059</th>
<th>$2,290,520</th>
<th>$877,275</th>
<th>($211,055)</th>
<th>$116,785</th>
<th>$454,460</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reserve Funds Balance</td>
<td>$9,279,031</td>
<td>$13,300,686</td>
<td>$15,904,406</td>
<td>$17,328,635</td>
<td>$17,998,071</td>
<td>$17,857,994</td>
<td>$19,444,053</td>
<td>$21,734,572</td>
<td>$22,611,848</td>
<td>$22,400,792</td>
<td>$22,517,577</td>
<td>$22,972,037</td>
</tr>
</tbody>
</table>
Thank you.

WWW.BDCONNECT.COM
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.
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**

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
programs of spaces to ensure that facilities are affordable when compared to the off-campus 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.
UNM Budget Priorities for FY 2024 – 2025 (Presenters: Teresa Costantinidis, EVP for Finance and Administration and James Holloway, Provost and EVP for Academic Affairs)
UNM Budget Priorities for Fiscal Year 2024-25
ANNUAL BUDGET CYCLE

- Approve Current Fiscal Year BAR & New Fiscal Year Budget
- Approve Budget Preparation Assumptions (Tuition, Fees, and Comp)
- Budget Priorities Approval of RPSP Requests
- Categorization of Reserves Report
- Ten-Year Financial and Business Plan
- Report of Legislative Priorities

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

OFFICE OF PLANNING, BUDGET & ANALYSIS
Be a global leader in realizing human potential, addressing critical community challenges, and demonstrating the power of inclusive diversity.
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.
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.
• In the following slides we suggest some high-level priorities to help guide resource decision making over the next 9 months as we develop the FY25 budget.

• These are not meant to be a set of specific resource decisions, but rather to set the priorities for such decisions as they are made at multiple levels within the University.

• 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
• 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

• Increase employee engagement scores and overall wellness
• 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
• 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
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)
#16

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)
Executive Session
EXECUTIVE SESSION:

None