



Campus Development Advisory Committee – CDAC

DRAFT 1

Minutes

Wednesday, April 22, 2015

10:00pm to 12:00pm

Ed Tech, Room 220

Attendees: (taken from sign-in sheet – for those who signed in)

Steven Alan Yourstone	Anderson School of Management
Chris Vallejos	Institutional Support Services
Amy Coburn	UNM Architect
Melissa Vargas	Provost's Office
Carol Toffachi	City of Albuquerque
Sue Mortier	UNM Landscape Architect
Roger Schluntz	SA & P
Ben Savoca	Facility Access Committee
Maria Dion	Mgr., Capital Projects
Rick Henrard	Dir., Capital Projects Office
Walt Miller	Student Affairs
Dennis Dunn	Office of the University Secretary

Meeting called to order – 10:00am by Steven Alan Yourstone

Steven began the meeting by announcing that his two year position as CDAC co-chair is ending and committee members should start thinking about who to elect for the next two year chair position. Chris Vallejos, his co-chair, will remain in his position. After some discussion Steven decided that he would be willing to remain as the lead co-chair, but that the University Secretary, Vivian Valencia, should be consulted to make sure he can, in fact, continue as co-chair without an election.

State of Affairs for Funding for Capital Projects *(presented by Matt Munoz, Government and Community Relations Office)*

Matt reported on progress being made by the Legislature, in Santa Fe. At the time of this meeting the Legislature was still negotiating a Special Session. The main issues being discussed in Santa Fe are the big ticket items, mainly the Health Education Building.

Points Matt brought up:

- Small projects (Ferris Engineering Building, Graduate Students Project) will remain in the Bill and appear safe;
- Larger projects are not as safe, such as for higher education. Education has taken a one point seven million dollar cut this year;
- The repairs to the Physics & Astronomy building got cut out completely;
- New Mexico Tech got cut completely and they lost a two million dollar project;
- NMSU got their project cut by one million dollars;
- All branch campuses were cut;



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- For now the Legislature is in a “holding pattern” until the Governor decides whether or not to call a Special Session;
- If there is a Special Session, it will be in Mid-May;
- Overall higher education got hit the hardest by the House;
- The Senate would like to work with higher education, but that would require taking money away from road projects and local communities;
- The Legislature does not want to fund any new buildings on campus until they are shown what UNM intends to do with the existing buildings;
- The Physics & Astronomy building needs to be completely replaced, and a decision made on what will happen to the current building. The Business School wants to expand on the building that already sits on campus.

Biology Annex Update (*Chris Vallejos, VP Institutional Support Services*)

Points Chris covered:

- The Executive Management of UNM has directed that the Biology Annex be completely vacated, locked up and not torn down;
- Minimal utilities and minimal capital improvement will be done on the building;
- At this time there is no money to either re-purpose the building or to tear it down;
- In 2008 the state of New Mexico stopped giving UNM, and other higher educational institutions, any operations and maintenance money (O & M Money) or any utility money. Since 2008, until the present, UNM has added one million square feet of new space to the campus and is responsible for its up keep;
- Until 2008 UNM was receiving \$3.65 per square foot for ten million square feet of space. In reality, though, the true cost is \$4.60 per square foot;
- Chris does not see any new money coming from the state for the maintenance of UNM’s buildings, which means the leadership at UNM must carefully look at how the university re-purposes its vacant space. It is getting harder and harder to get capital out lay from the state;
- Chris reported that in his meetings with politicians in Santa Fe the message he is getting is that UNM cannot have new buildings and must re-purpose the space that UNM already has;
- Most of the funding UNM now receives for construction purposes is through institutional bonding, since the capital out lay has been decimated since 2009;
- In 2009 UNM was doing around one hundred million dollars’ worth of construction a year. UNM is now down to thirty million dollars in construction a year. This represents a seventy percent cut.

Ferris Engineering Update (*Rick Henrard, Dir. Of Planning, Design & Construction and Amy Coburn, UNM Architect*)

Rick began the presentation by explaining his and Amy’s positions at UNM. Amy is involved in the initial design and planning phase of a project and Rick takes the project into its construction phase. They will merge their two teams by September of 2015.

Points Rick and Amy covered:

- The Ferris Engineering project will be a twenty million dollar project and the building is located near University Blvd., facing Central Avenue;



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- The facility will be unoccupied during the project;
- The first phase of the project will consist of creating offices and wet labs in the basement of the Centennial Building, which has 13,000 square feet available;
- Project Status Report on Ferris Engineering:
 - The project is awaiting final funding. They currently have twenty one million dollars, but would like twenty four million;
 - An RFP will go out in May so the design process can begin this summer;
 - Actual construction will begin in early 2016, which would be the first phase in the Centennial Building;
 - The total square footage of the Ferris Engineering project is just under 90,000. 67,000 sf is in the Ferris Building, and then 13,000 sf in Centennial;
 - An additional 9,000 sf will be added to the structure of the Ferris Building. The top floors are larger than the lower floors so the top floor will be extended straight down, squaring off the building and creating more usable space;
 - The entire building will be completely gutted, replacing all the electrical and plumbing. This, in essence, will present UNM with a new building.

Interdisciplinary Science & Education Building a.k.a. Physics & Astronomy Building

(Amy Coburn, UNM Architect)

Amy began her presentation by explaining that this building has been examined and re-designed many times over the years, at its location at the corner of Lomas & Yale. The building is fifty years old and has 137,000 square feet. The budget available for this building is sixty five point seven million dollars. Authorization has been given from administrative and academic leaders to proceed with this project. This funding will be for an entirely new building which will be located where the old reservoir is at Central & Yale, and will encompass approximately three acres of land.

Additional points:

- The existing Physics & Astronomy Building is long overdue for being replaced, and is not functional for high end research due to vibrations from Lomas Blvd.;
- The new facility will attract new faculty and students;
- Fifty million dollars has been raised through institutional bonds;
- Unfortunately, to reduce costs, the new auditorium was removed from this project;
- The new building will total 87,000 square feet;
- Rick Henrard will be the Construction Manager;
- Construction is scheduled to begin early in 2017 and continue until 2019.

Anderson School Programming Update

(Steven Allen Yourstone, Department Chair, Anderson School of Management and Amy Coburn, UNM Architect)

Originally this project was to be for a new building but it is now split into two phases utilizing the existing building. In 2012/2013 a needs assessment was done on the existing building and then nothing was done until February/March of 2015 when architects revisited the original needs assessment. The original building was built in 1968 and today is not considered conducive to attracting new students. There is also very limited office space.

Phase I:

- 65,000 square feet;



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- Cost of twenty five million dollars;
- Five point seven million has been raised through private donations;
- Funding through institutional bonding will be addressed by the end of this summer;
- Construction is scheduled to begin in 2017 and the west building will be demolished;
- The structure will be four stories high;

Phase II:

- 45,000 square feet;
- The remainder of the original Anderson School of Management will be demolished during construction.

Chemistry Project Update – Clark Hall

(Rick Henrard, Dir. Of Planning, Design & Construction)

Construction on this project began in late summer 2014, though the bulk of the construction has been taking place in 2015. Construction is scheduled to be completed in January 2016.

Additional points:

- The project primarily consists of mechanical and electrical upgrades within the building;
- Chemistry labs were deemed unsafe due to ventilation issues, and that is being addressed in the project. The labs will be brought up to today's standards;
- IT within the building will also be brought up to today's standards;
- The cost of the project is sixteen point five million dollars;
- As of this date the project is thirty six percent complete;
- The first and second floor bathrooms will be renovated;
- More work still needs to be done on Clark Hall, but that will be addressed at a future date.

Science & Math Learning Center Update

(Rick Henrard, Dir. Of Planning, Design & Construction)

This project is an addition that is being added to the existing building, and consists of a four story structure with a basement component. The project is well into construction and is scheduled for completion in July of 2015.

- 12,450 square feet;
- Cost of the project is five million four hundred thirty thousand dollars;
- As of this date the project is 71% complete.

Johnson Center Expansion & Renewal – Wellness Center Update

(Amy Coburn, UNM Architect)

This project has been addressed many times over the years to fulfill UNM's need for a Wellness Center and recreational facilities. A wellness work group was created last fall by the direction of EVP David Harris, with Lisa Marbury as the lead person on the group. President Frank also led a group up to Colorado to visit the wellness centers at the University of Colorado (Boulder, CO), and Colorado State University (Fort Collins, CO). Both of these facilities had extensive renovation done to each facility. Upon returning from the Colorado trip it was decided not to abandon UNM's Johnson Center but to utilize its hundreds of thousands of square feet in a major renovation project. From this point on this will not be a Wellness Center project, but rather the Johnson Center Expansion & Renewal project.



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Additional points:

- The budget for this project is thirty five million dollars through an institutional bond;
- To do the project properly the budget needs to be raised to seventy million dollars and be stretched out over many phases;
- The initial phase would be recreational facilities that would reflect a modern university campus. Weight rooms, work out areas, multi-use sports courts and to provide these facilities in a way that is not currently in existence at UNM;
- Work during the other phases will include working on the Administrative part of the building, re-working the pool area, and the locker rooms. New entrances will also be part of the project;
- Van Gilbert will be the architect on this project;
- This project is estimated to take four years to complete and is currently awaiting the go-ahead from the Administration.

Next Meeting: To Be Determined, based on upcoming projects.

Adjourned: 11:35am