



**NEW MEXICO STATE UNIVERSITY BOARD OF REGENTS  
REGULAR MEETING  
May 11, 2023 at 8:00 AM**

The hybrid meeting will be held at the Regents Room in the Educational Services Building, 1780 East University Avenue, Las Cruces, NM  
Webcast at the following address:  
<https://regents.nmsu.edu/regent-meetings/>

**Regents of New Mexico State University**

Chair Ammu Devasthali, Vice Chair Christopher T. Saucedo, Secretary/Treasurer Garrett Moseley, Dina Chacón-Reitzel, Deborah Romero

**Non-Voting Advisory Members** - Faculty Senate Chair Gaylene Fassenko, Ph.D., Employee Council Chair Susanne Berger, ASNMSU President Kaleb Herndon

**University Officials** – Interim Chancellor Jay Gogue, Ph.D., Provost Alan Shoho, Ph.D., Vice Chancellor Ruth A. Johnston, Ph.D., General Counsel Roy Collins III, J.D.

**AGENDA**

**A. Call to Order, Chairwoman Ammu Devasthali**

**Pledge of Allegiance**

- 1. Introduction of the Media and Elected Officials, Associate Vice President Justin Bannister**
- 2. Introductions, Chairwoman Ammu Devasthali**
- 3. Confirmation of Quorum, Chairwoman Ammu Devasthali**
- 4. Approval of the Agenda, Chairwoman Ammu Devasthali**

**B. Awards and Recognitions**

- 1. Proclamation in Honor and Memory J. Paul Taylor, Chairwoman Ammu Devasthali**
- 2. Proclamation Recognizing the Service of Former Regent Neal Bitsie, Chairwoman Ammu Devasthali**
- 3. Proclamation in Honor and Memory of Frank and Delicia Trambley, Regent Dina Chacón-Reitzel**

**C. Approval of the Minutes and Confirmation of Prior Closed Sessions, Chairwoman Ammu Devasthali**

- 1. Special Meeting Minutes January 27, 2023**
- 2. Regular Meeting Minutes March 10, 2023**
- 3. Special Meeting Minutes April 7, 2023**
- 4. Special Meeting Minutes April 10, 2023**
- 5. Confirmation of Prior Closed Session on April 25, 2023**

**D. Advisory Member Reports**

- 1. NMSU Faculty Senate Report**, *Chair Gaylene Fasenko*
- 2. Associated Students of NMSU Report**, *President Kaleb Herndon*
- 3. NMSU Employee Council Report**, *Chair Susanne Berger*

**E. Affiliated Entity Reports**

- 1. Aggie Development Inc. Report**, *President & CEO Scott Eschenbrenner*
- 2. Arrowhead Center Inc. Report**, *Director & CEO Kathryn Hansen*

**RECESS (10 MINUTES)**

**F. Public Comment**, *Associate Vice President Justin Bannister*

**G. Consent Items**, *Chairwoman Ammu Devasthali*

- 1. Las Cruces: Hadley Hall Office Renovations**, *Associate Vice President Raghu Raghavan*
- 2. Las Cruces: Agricultural Science Center, Corona Range and Livestock Research Center Cabins**, *Associate Vice President Raghu Raghavan*
- 3. Access Easement for Pattern Wind Energy at Corona Ranch**, *Special Assistant to the President Scott Eschenbrenner*
- 4. NMDOT Acquisition – University Avenue**, *Special Assistant to the President Scott Eschenbrenner*
- 5. EV3 Charging Station Lease Agreement**, *Special Assistant to the President Scott Eschenbrenner*
- 6. Arrowhead Park: Operations and Management Assessment Agreement**, *Arrowhead Park Executive Director Wayne L. Savage*
- 7. Arrowhead Park: DACC Creative Media Technology Ground Sublease Agreement**, *Arrowhead Park Executive Director Wayne L. Savage*
- 8. NMHED Quarterly Financial Certification Report**, *Chief Budget Officer Kimberly G. Rumford*
- 9. Disposition/Deletion of Property**, *Associate Vice President D’Anne Stuart*
- 10. Memorandum Concerning the Establishment and Operation of NMSU Global Campus**, *Interim Chancellor Jay Gogue*

H. **Action Items**, *Chairwoman Ammu Devasthali*

1. **Authorization for Conferral of Degrees and Certificates**, *Provost Alan Shoho*
2. **Operating Budgets for Fiscal Year 2023-2024**, *Chief Budget Officer Kimberly G. Rumford*
3. **Budget Adjustment Requests (BAR's) for fiscal year 2022-2023**, *Chief Budget Officer Kimberly G. Rumford*
4. **Authorization of Alamogordo Community College (NMSUA) District General Obligation Bond Election November 7, 2023**, *NMSU Alamogordo Vice President for Business and Finance Antonio Salinas*
5. **Authorization of Doña Ana Community College (DACC) District General Obligation Bond Election November 7, 2023**, *DACC President Mónica F. Torres*
6. **NMSU System: Five-Year Facilities Plans**, *Associate Vice President Raghu Raghavan*
7. **NMSU LEADS 2025 Goal 5: Build an Online Global Campus**, *Associate Vice Chancellor for Digital Learning Sherry Kollmann*

I. **Informational Items**, *Chairwoman Ammu Devasthali*

1. **Summary of Revisions to the Administrative Rules and Procedures of NMSU (ARP) for the period March 1, 2023 – April 30, 2023**, *Senior Administrator for Strategic System Services and Operational Policy Administrator Ermelinda Quintela*

J. **Report from the New Mexico Department of Agriculture to the Regents of New Mexico State University (Board of Agriculture)**, *Cabinet Secretary & Director Jeff Witte*

K. **Report from the NMSU System Chancellor**, *Interim Chancellor Jay Gogue*

L. **Announcements and Comments**, *Chairwoman Ammu Devasthali*

1. **Good News for NMSU!**

M. **Adjournment**, *Chairwoman Ammu Devasthali*



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # C-1**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Garrett Moseley  
Secretary/Treasurer,  
Board of Regents

**Agenda Item:** Special Meeting Minutes January 27, 2023

**Requested Action of the Board of Regents:** Approval of the Special Meeting Minutes for January 27, 2023 as presented.

**Executive Summary:**

As required by the New Mexico Open Meetings Act, the board shall keep written minutes of all its meetings. The minutes shall include at a minimum the date, time and place of the meeting, the names of members in attendance and those absent, the substance of the proposals considered and a record of any decisions and votes taken that show how each member voted. All minutes are open to public inspection. Draft minutes shall be prepared within ten working days after the meeting and shall be approved, amended or disapproved at the next meeting where a quorum is present. Minutes shall not become official until approved by the board.

**References:**

NM Open Meetings Act §10-15-1 G.

**Prior Approvals:**

N/A



**NEW MEXICO STATE UNIVERSITY  
BOARD OF REGENTS  
SPECIAL MEETING AGENDA  
January 27, 2023 at 1:00 PM**

Zia Ballroom  
Eldorado Hotel & Spa  
309 W San Francisco St.  
Santa Fe, NM

Livestreamed at <https://nmsu.zoom.us/j/96170530751>

**Regents of New Mexico State University**

Chair Ammu Devasthali, Vice Chair Arsenio Romero, Secretary/Treasurer Neal Bitsie, Dina Chacón-Reitzel, Christopher T. Saucedo

**Non-Voting Advisory Members** - ASNMSU President Garrett Moseley, Faculty Senate Chair Gaylene Fassenko, Ph.D., Employee Council Chair Susanne Berger

**University Officials** - Chancellor Dan E. Arvizu, Ph.D., Interim Provost Dorothy Campbell, Ph.D., Vice Chancellor Ruth A. Johnston, Ph.D., General Counsel Roy Collins III, J.D.

**MINUTES**

**A. Call to order, Chairwoman Ammu Devasthali**

The meeting was called to order at 1:04 PM.

**1. Confirmation of quorum and roll call**

Regents Christopher Saucedo, Dina Chacón-Reitzel, Neal Bitsie, Arsenio Romero, and Ammu Devasthali were present in the meeting room. Quorum was confirmed.

Dan Arvizu, Dorothy Campbell, and Roy Collins were members of the NMSU administration that were present in the meeting room.

New Mexico Higher Education Deputy Secretary Patricia Trujillo was in attendance.

Eddie Gallegos from ASNMSU was present to represent ASNMSU President Garrett Moseley.

**B. Approval of agenda, Chairwoman Ammu Devasthali**

Regent Saucedo moved approval of the agenda as presented with a second from Regent Romero. All were in favor of motion and none were opposed. The motion passed.

**C. Introduction of media and elected officials, Associate Vice President Justin Bannister**

Associate Vice President Bannister did not have any media introductions, but noted that a couple of New Mexico State representatives are expected to attend, including Rep. Tanya Mirabal Moya from District 7 and Rep. Charlotte Little from District 68.

**D. Introduction of NMDA Manager of Government Relations, Ms. Candie Sweetser,**

*NMDA Secretary Jeff Witte*

Secretary Witte introduced Ms. Candie Sweetser noting that Ms. Sweetser joined the NMDA staff on January 18 as Manager of Government Affairs. Ms. Sweetser received a masters degree in Communications from New Mexico State University. Ms. Sweetser and her husband John have a farm in Deming.

Regent Romero commented that he was excited about having Ms. Sweetser join NMDA noting his past experience working with her while he was a superintendent in Deming.

Ms. Sweetser noted her previous work in Ag Communications at NMSU and her time working at her radio station in Deming. She is looking forward to working with in this new career opportunity.

Secretary Witte also commented on the “outstanding work” that has been done by the ASNMSU students that have been in Santa Fe during the early part of the legislative session.

Regent Chacón-Reitzel congratulated Sec. Witte on a “great hire”.

**E. Introduction of Associate Vice President for Facilities and Services, Dr. V.S. “Raghu” Raghavan,**

*Chancellor Dan Arvizu*

Chancellor Arvizu introduced Associate Vice President for Facilities and Services, Dr. V.S. “Raghu” Raghavan noting that Dr. Raghavan is an engineer with an expertise in data-driven sustainability efforts at higher educational institutions and he began his role at NMSU on January 3. Dr. Raghavan comes to us from Mount Holyoke College in Massachusetts, where he was the director of sustainability and associate director of the Miller Worley Center for the Environment. Dr. Raghavan has led the development of an energy master plan to transition that campus from natural gas to use renewable geothermal energy with a carbon neutrality target of 2037. Dr. Raghavan is currently chair of the Board of Directors of the Association of Advancement, of Sustainability in higher education.

**F. Confirmation of prior closed executive session on December 28, 2022, Chairwoman Ammu Devasthali**

The Chief of Staff noted that the Board of Regents met in an online closed executive session at 10:24 am on December 28, 2022.

The closed meeting was called to discuss limited personnel matters concerning individual NMSU employees as permitted under the New Mexico Open Meetings Act, NMSA Section 10-15-1, subsection

(H)(2).

The Chief of Staff asked those board members who were present to please certify that only matters of that nature were discussed and a roll call was taken.

Regent Saucedo Yes  
Regent Chacón-Reitzel Yes  
Regent Bitsie Yes  
Regent Romero Yes  
Regent Devasthali Yes

#### G. Consent items

Regent Romero moved to approve the consent items as presented. Regent Chacón-Reitzel seconded the motion. All voted in favor of the motion and there were none opposed. Motion passed.

1. **Renaming of Gregg Street to Agriculture Way**, *NMDA Secretary Jeff Witte*
2. **Updates to regent committee membership in the Bylaws of the Regents of NMSU**, *Chairwoman Ammu Devasthali*
3. **Appointment of Nan Sauer (LANL) to the New Mexico Consortium Inc. Board of Directors**, *Vice President Luis Cifuentes*
4. **Confirmation of the spring 2023 honorary degree recipient selection**, *Chancellor Dan Arvizu*
5. **El Paso Electric 0.058-acre underground easement renewal providing service to McDonalds and a 0.144-acre easement providing service along Triviz Drive and the eastern portion of Pan Am Plaza shopping center**, *Special Assistant to the President Scott Eschenbrenner*
6. **El Paso Electric 10' wide by 200' long underground electrical easement renewal providing service to Domino's Pizza building at Pan Am Plaza shopping center**, *Special Assistant to the President Scott Eschenbrenner*
7. **El Paso Electric will relocate an existing 12' wide overhead easement at Doña Ana Community College - Gadsden Center due to the NM-404 (East O'Hara Road) NMDOT project**, *Special Assistant to the President Scott Eschenbrenner*
8. **Disposition/Deletion of Surplus Property**, *Associate Vice President D'Anne Stuart*

#### H. Informational items

1. **Legislative outlook from the Legislative Finance Committee**, *LFC Deputy Director for Budget Charles Sallee, LFC Principal Analyst Connor Jorgensen*

LFC Director David Abbey was present to provide the presentation on the legislative outlook from the Legislative Finance Committee and he was joined by LFC Principal Analyst Connor Jorgensen. Director Abbey noted that Mr. Jorgensen has been with LFC for 11 years and a highly regarded analyst.

Director Abbey noted that there was a lot of commonality between the executive and LFC recommendations and noted strong support for the recommendations from legislators. Director Abbey noted challenges with volatile energy prices making it difficult to develop projections. Citing specific that, "Every 10 cents change in natural gas is 20 million dollars for the general fund and compared to the past the State is way better positioned to deal with revenue volatility. We know we need more reserves. We've established additional supplemental trust funds. We're careful in budgeting. You all remember as much as we do, the tough year of having to roll back salary increases just a few months after passing them. They were widely anticipated. Who likes to take something back like that? So, you know, there's a lot of anxiety."

There are more significant differences in recommendations in non-recurring funding. A major question that is emerging is, "how are we going to make now money, future money?"

Regarding oil and gas revenue, Director Abbey noted, "it in the short term, it's volatile. In the long long run, it's not sustainable. We all kind of want a decarbonized world."

Regarding the future of this revenue, Director Abbey said, "It's going to peak, whether it's 5 or 10 years, and then it's going to start falling off, and if half our revenues are coming from oil and gas, then we better plan for 10 - 20 years when it's not coming in at the same rate. LFC recommended putting a 1 billion dollars in the Severance Tax permanent fund, and also both the Governor and LFC recommended not issuing severance tax bonds, not borrowing when we're sitting on so much cash. Again, another smart thing, not borrowing means more money will flow to the Severance Tax Permanent Fund."

For higher education, Director Abbey stated, "LFC recommend a 5% increase for compensation, plus LFC had an extra amount for targeted raises for faculty without being too specific about it. LFC funded properly an increase of 1% in the Education Retirement Board. LFC had recommendations for wrap around services for students. We pushed really hard on this last year. It didn't happen, but we're still pushing that."

Director Abbey noted that the largest portion of the budget and the greatest area of difference in the Higher Education budget between LFC and the executive is the Opportunity Scholarship. LFC wants to find consensus so the recommendations will likely get closer as the time approaches for the Senate to approve the budget. He further noted that, "It's also very important to think about how do we put guard rails around this? If we were off by 60% in one year, what happens the following year?"



Regarding Capital Projects, Director Abbey noted that, "Ag needs 2 million dollars for equipment for a new building. Well, it doesn't make sense to have a new building without the equipment in it, and we got that late and it's not in rec [recommendation], but we know it needs to be done."

Additionally, Director Abbey noted both legislator capital and junior bill money will be available, including 33 million for the Governor.

Director Abbey closed by discussing athletics and congratulated NMSU for the Quick Lane Bowl victory. He said, "I like Coach Kill. I like leadership, and it's just so exciting to have that kind of leadership in in your program and at the athletic department"

Regent Chacón-Reitzel said, "Thank you, David, for being here today. I appreciate it. It's nice to see you. I do appreciate your support of Ag, and for helping us fill that building. A private industry, the Beef Council, has stepped up to with quite a bit of money to be able to do that because private industry thinks that we need to share the opportunity to be able to help our students."

Based on a couple of questions about the compensation share, Director Abbey noted that proposed compensation increases are split at an 80% share and the ERB contribution is at an 85% share.

Director Abbey noted about Regent Romero, "He joins LFC in the push for extended learning and you know, this is my chance to remind you all what you know, that higher ed can't be effective if the public schools aren't sending you the students ready to start college and stay in college. As you think about your charges, also think about, it's been a tough road for the Legislature trying to push this time on task. We know quality matters too. It's not just quantity. But in this modern world, the time on task, and superintendent Romero has been a leader in extended learning at Los Lunas and Deming, and I just I keep that the importance of that initiative that LESC has joined the Legislature and the Governor, all are on board. With that there are a lot of details, there's some versions that are better than others, but directionally, that's extremely important, and your leadership can help get that to advance. Thank you, Superintendent."

Regent Romero replied, "Thank you for that very much, and I just want to say very quickly, you know I remember a few years back, I got a phone call from you. I remember where I was. I was in my front yard. We had this little conversation. You challenged me with something and it was a little scary, because it was so new. And it was, you know, there was a lot of thought behind that. But you know I, as I thought about it, it was good for kids, and it was good for teachers, and it was good for schools, which in turn, it turns out, to be good for universities also. And so, with your support, with your help and with your guidance, we've been able to do some amazing things, and we're going to

continue to do that. Thank you for that.”

**2. Financial report for fiscal year ended June 30, 2022, Associate Vice President D'Anne Stuart**

Associate Vice President D'Anne Stuart introduced Lisa Todd from Moss Adams who was present to provide the update on the financial report and audit status, and she reminded the board that this is the last step in the process. And after the update today, the financial statements will be posted on the Website.

Ms. Todd said, “Just to remind the group we did meet with the Audit Committee back in October. These financial statements are due to the New Mexico State auditor on November 1, so we have a very detailed meeting to go through the review of the financial statements in detail as well as a more detailed version of this report.”

Ms. Todd provided a PowerPoint overview of the audit team, process and report details. In part, related to Federal Grant Compliance, Ms. Todd stated, “How it works is we actually rotate through various major programs based on our audit guidance, and how we can rotate those major programs or large funding pools. This year we tested the student financial aid program as well as the Education Stabilization Fund, and that is part of the COVID monies, The Care Act, and The American Rescue plan. We've got HEERF 1, 2, 3, 4 tranches that have continued to come down. This is one that the Federal Government has not allowed us to rotate. Typically, things such as student financial aid we're able to rotate periodically to test. However, with some of these new COVID monies that have come through we've had to audit them each year. So, this is one that we did last year, and had to do again for the FY22 audit.”

Further, Ms. Todd stated, “Some key takeaways for the Board of Regents are the results of the audit and the audit opinions and you'll see 3 large, bold items here unmodified for the financial statements, unmodified for that yellow book compliance on internal control report and unmodified for your major Federal program audit. So, three clean, unmodified opinions. That's that an A+ plus passing grade there.”

Regarding FY 21, Ms. Todd provided an update on findings from FY 21 and she reported that they were resolved. The findings were related to access controls, cyber security controls, and procurement. She continued to note no findings related to our Federal testing, no findings related to our State audit rule. Ms. Todd said, “And so that is excellent work by the University. Yes, and you do not see that every day I will tell you I do many universities. It's all public in there. You can look at everyone's findings so to have none this year is quite impressive. Just want to mention. We did have

the Carlsbad campus transaction, as you all are aware. So, we did take a look at that, to make sure that that was accounted for properly, so definitely something unique during the FY 22 audit.”

Regent Devasthali said, “I think it's so fantastic that we've had a clean audit and during my stay as a region for the past 4 years, they've had clean audits. I love it, thank you.”

Regent Romero said to Associate Vice President Stuart, “I just wanted to say thank you, and just congratulations for this. I know this is hard work, and it's because of all the processes you have in place and internal controls that this happens. For everyone else listening, it is very difficult to get zero findings and so that's amazing and then to hear that we've got it year after year. Very impressive.”

Regent Chacón-Reitzel said, “I would like to congratulate D'Anne and her staff. I run a very small agency and I know how hard it is to have no findings on it and so to have that big university, that's really quite remarkable. And thank you, Lisa, too, for the good auditing. We appreciate it, it's a team, and we all learn from working together. So, thank you.”

Regent Devasthali added, “Thank you, D'Anne. You and your team always do a great job.”

### **3. Physical Science Lab (PSL) update, Director Eric Sanchez**

Director Sanchez provided a presentation overview of the Physical Science Lab (PSL).

Director Sanchez discussed the history of PSL and noted, “PSL is in Anderson Hall and sits on 7 acres on the NMSU campus. It is a controlled facility, and we do work both in the Continental United States as well as overseas. We do also have a production capability that you see on the picture there on the top of the buildings that are in the back of Anderson Hall, our production capability, the majority of that production that takes place is tied to our telemetry and missile systems.

Director Sanchez highlighted the origins of the program dating back 75 years to 1946 and the V-2 rocket program, when the Department of Defense reached out to the physics department at NMSU and asked for some support on that V-2 rocket program that came to at the time, White Sands Proving Grounds, and so that division exists since then.”

An overview of the PSL divisions was presented, including the Aerospace, Information Sciences and Security Services, and Telemetry and Missile Systems divisions.

Related to strategic investments, the Sensitive Compartmented Information Facility (SKIF), was discussed and a 3-million-dollar appropriation was requested from the legislature for this session.

Other Strategic initiatives included the Spherical Anechoic Chamber, UAS and Conter-UAS Training Facility, and a Research and Development Fund.

Director Sanchez also discussed student programs at PSL, and said, “The first program student program is the Classified Ready Employee Workforce program better known as CREW. I know I've briefed several of you on this program. This is something that we created within a PSL and it's been very effective and we're in our third a cohort right now.”

Director Sanchez discussed another student program, the Defense Civilian Training core. This is a Congressionally mandated and federally funded effort, similar to the Reserve Officer Training Core (ROTC). Last year PSL received a 2-million-dollar contract with the Department of Defense to stand up this program on a very short notice. We received the funding in September and we have to build a course by this month January, get students to go through a pilot and then provide feedback to the office of Secretary of Defense by the end of May. Director Sanchez thanked Sherry Kollmann and her staff for helping PSL to get the program online.

Chairwoman Devasthali said, “I just want to thank you so much for all the work that you're doing to build PSL back to where it was and beyond in its glory days.”

The board recessed at 2:20 PM to reconvene at 2:30 PM to address a technical issue.

**4. LEADS 2025 strategic plan updates, Chancellor Dan Arvizu, Associate Vice Chancellor of Digital Learning Sherry Kollmann, and Vice President for Equity, Inclusion and Diversity Teresa Maria “Linda” Scholz**

Chancellor Arvizu provided an introduction to the update and said, “We've been heavily involved in both looking at how our strategy aligns with the what we need in terms of our institution, and also where updates need to be made. I think there is a there is a time when we need to go from a LEADS 2025 to the LEADS 2030, or maybe 2040, and we will do that, I'm sure, in short order. In the meantime, a couple of things have come up through our strategic planning sessions, which we've had a number of those, and that is that two of our major initiatives are things that we believe ought to be more specially highlighted in our strategic plan.

Probably not a surprise to you, but as we have been talking today about our programs related to online, clearly a strategic emphasis of our institution that needs that kind of attention. We felt pulling it out of all of the other things that we had already talked about might be an appropriate thing to do. We've been socializing that internally for many, many months.

Now the second item has to do with equity, inclusion, and diversity, and specifically our demographic, as we know, is extremely challenged. We have a number of folks who are both first-generation and low income. As well as Pell-eligible and have dependents at home. We know that

this demographic that we serve, which is the lion-share of our of our population, needs that special attention, and we are very much focused on student success. As I frequently say, there is no lack of talent in the State of New Mexico and the southern part of the country. There's a lack of access and lack of opportunity and we, as an institution, are committed to addressing that. The idea of having two additional goals is to put that proper emphasis on where we want to go. I mentioned about being strategically integrated. Online programs get across a number of different platforms that we are already enhancing, and we already know post-pandemic that the demographics of the traditional students is changing as well, and many of them in the 10 to 15% are opting to go fully online. And it is just the way they want to learn, and it's better for their lifestyles. But these things are evolving, and we need to evolve along with them.

“So with that, I'm going to turn it over to two of our rock stars, both Dr. Linda Scholz and Dr. Sherry Kollmann are going to do some sort of a tag team thing here to bring us up to speed on the recent travels of these two particular initiatives and what they've learned in their travels.”

A PowerPoint presentation was presented and is attached hereto for reference.

Dr. Kollmann said, “One of the things that I want to point out or re-emphasize again is the fact that Linda and I chose specifically to do this together, and part of the reason is because of our demographic in our online space. We know that there are many students out there who do prefer to take online courses and online programs because they feel more comfortable and safe in an online environment where that digital divide actually helps them cognitively, so that they are not using all of their resources, worrying about what people think about them, how they look, whether it is because they have a diversity identity, whatever the case may be. And so, you will see how closely aligned and integrated these two goals are as we go through this. Lastly, before I turn this over, I wanted to thank a Gaylene for allowing Linda and I to present and talk to the Faculty Senate yesterday to go over these. It's incredibly important for both of us that these goals are shared throughout the entire university, and that we are meeting all stakeholders, because, as we look at growing, it's not just about Linda and I in this, it is about every single stakeholder that we have on campus, and a big part of that is our faculty as well.”

Dr. Scholz said, “We're a land grant, Hispanic and minority serving institution and so we know that our mission vision and values are definitely interconnected with our current four NMSU LEADS 2025 goals and we wanted to just re-emphasize that at the core of the work that we're doing is that we're a land grant HSI mission that informs our teaching, our service, our research and our extension and

outreach. I don't know if everybody has heard about the Alliance of Hispanic-serving Institutions, and I wanted to just start by talking very briefly about this alliance. It's an alliance that's formulated by 20 HSIs and the top 5% universities in the country for research and they have an initiative, and that first initiative is to have a collaborative pilot project that aims to increase the number of Hispanic doctoral students and a specific goal associated with this initiative is that by 2030 they want to double the number of Hispanic Doctoral students, and they want to increase the Hispanic professoriate by 20%.

We gave 20 presentations between November and December, so 20 presentations that are also included to some of the subcommittees of the board of regents and as we were getting feedback, we asked for folks to fill out a form asking for success factors. What was really interesting is that we didn't necessarily get a lot of success factors from our constituent groups, but we got a lot of really interesting ideas and so what emerged for some of that feedback is actually guiding values which are really important and core of the work that we do. Respect, excellence, integrity, fairness, accountability and community and so these are guiding values in these next goals, and actually very much guiding values that will continue to inform the current four goals that we have.

What we've been hearing a lot about, about a handful of times, people were asking if the EID goal should be integrated into the other goals and I'm going to talk about that. Yes, it should be, but it currently isn't and I'm going to talk about the reasons why we need EID as a particular goal, in order to set us up to ensure that we're properly integrating EID into all of the other goals. We have each of our campuses, and I cannot emphasize enough how important the community colleges are to our system, and how important extension and outreach is to our system as a land grant. Then we have that goal number 6 that's informing each of the other goals. So here are some reasons why we want to have EID as a goal.

First, it creates more possibilities for what data and form decisions means and so we want to go beyond using data to meet the goals. We need the data to inform what the goals will be. Secondly, an EID framework magnifies the gaps that are left unseen with aggregated data.

So there's an assumption that EID is already a focus on the other goals, but it isn't quite the case, and so more specifically an EID lens magnifies equity gaps that we're seeing and you're going to see some data that we're going to share with you related to representation. Here's what we know about our current graduation rates. We know that students of color, that's Latinx students, Hispanic students, native American students, African American black students, Asian students. We know

specifically that our students of color, with the exception of Asian students, are still graduating at lower rates than our white students, and yet they make up the vast majority of the population throughout our system in terms of enrollment. Also, an EID lens shows us a lack of representation in faculty. Now, this isn't at all to place blame on anybody. This is just a way to think about how we can continue to improve student success, social mobility, and also support for our faculty. And then, thirdly, an EID lens as a goal identifies opportunities to make New Mexico State University a leading land-grant HSI, MSI in the Nation and the globe. We can contribute to graduating more Ph.D.s from underrepresented minority weren't minoritized groups. We can create cutting edge extension programs in the borderlands region in partnership with local communities, and just a few weeks ago I actually had the great opportunity of meeting with some of the extension program directors again. I'm really looking forward to my continued partnership with extension. And in fact, I'm going to be doing a tour to some of our extension sites this spring with John Boren.

And lastly, as it relates to really making NMSU as a leader as a Land Grant, HIS, MSI in the nation and in the globe is that we can participate in knowledge production that can transform the traditional Academy.”

Dr. Kollmann began discussing NMSU Global and noted, “As we built this foundation, if you will, you guys invested about 3.5 million dollars in us and you trusted us with that, and we were able to prove this concept and what we are able to do. And so now, as we take this to over 1,600 students, to the 10,000 mark that we want to achieve we have that foundation, so that we were able to come up to Santa Fe and ask for the 23.5 million dollars, and we are getting a good reception in that.”

Dr. Kollmann continued, “As we as we as we look as we move on, and we start working with our other stakeholders, you know specifically faculty as it relates to the curriculum aspects of this we do believe that we will be the University of Choice in our State, and as we do that we are going to be pushing out the Mega universities. We are already seeing that we are doing that which is wonderful, but what it's going to do, not only for New Mexico State University. It's going to also help when we look at resources and sustainability within our state. And so, it has a very large positive impact to our state in general. You heard Mr. Abbey talk this morning about creating sustainability.

Well, that's what we're doing. We're going to be creating a financial model that creates sustainability within our university.”

Dr. Kollmann showed a commercial that will be released soon.

Demographic enrollment data was presented and discussed and the close tie between EID and

NMSU Global goals was highlighted.

Dr. Scholz continued by discussing international students and provided demographic information for both undergraduate and graduate international students.

Dr. Scholz emphasized serving Hispanic students as an HSI rather than focusing exclusively on admitting and graduating Hispanic students. General demographics related to NMSU were presented that compared the state percentages to undergraduate and graduate students as well as instructors within the institution. Dr. Scholz noted that there is a need to involve the campus community in developing KPIs.

Dr. Kollmann shared a document with "True North goals" and there was further discussion of KPI formation, including the development of investment pools for staffing for EID.

Chancellor Arvizu noted that the path forward is to come back to the board with more specific goals and targets to have the new strategic plan goals adopted into the LEADS 2025 plan.

Regents and advisory members commented on their support of the goals and provided personal accounts about how they relate to the goals and objectives of the NMSU Global and EID goals.

**I. Action items**

**1. None**

**J. Announcements and Comments, *Chairwoman Ammu Devasthali***

**1. Good News for NMSU!**

Regent Saucedo congratulated students for being advocates for NMSU in Santa Fe.

Mr. Eddie Gallegos, thanked Regent Saucedo for his comments, and said, "I'm sitting here today representing President Moseley, but I just like to say, in the short time that I've been able to sit on the board it's been very educational. It brings hope to me as a student seeing the priorities that we're trying to put in place, not only to serve ourselves in Las Cruces, but to serve the greater state of New Mexico and the world beyond. I'm very thankful to be here. I've been learning quite a bit, and I just like to extend my thanks to the board and to everybody else who is listening."

Regent Bitsie recognized the creation of the the Asian Pacific Islander programs that has started at NMSU. Regent Bitsie also noted that students are back and energetic in Las Cruces and he wished all students and faculty good luck for the semester.

Chairwoman Devasthali announced that on the seventh of February there is an Asian Indian and Pacific Islander Day at the Legislature and they want NMSU students and faculty to come up if they



are available. Chairwoman Devasthali also announced that NMSU closed on a property in Mora, NM where the John T. Harrington Forestry Research Center is located. It now belongs to NMSU and NMSU is asking for support for the forestry efforts from the legislature.

K. **Adjournment**, *Chairwoman Ammu Devasthali*

Regent Bitsie moved to adjourned and Regent Chacón-Reitzel seconded the motion. The meeting was adjourned at 3:36 PM.

DRAFT



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # C-2**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Garrett Moseley  
Secretary/Treasurer,  
Board of Regents

**Agenda Item:** Regular Meeting Minutes March 10, 2023

**Requested Action of the Board of Regents:** Approval of the Regular Meeting Minutes for March 10, 2023 as presented.

**Executive Summary:**

As required by the New Mexico Open Meetings Act, the board shall keep written minutes of all its meetings. The minutes shall include at a minimum the date, time and place of the meeting, the names of members in attendance and those absent, the substance of the proposals considered and a record of any decisions and votes taken that show how each member voted. All minutes are open to public inspection. Draft minutes shall be prepared within ten working days after the meeting and shall be approved, amended or disapproved at the next meeting where a quorum is present. Minutes shall not become official until approved by the board.

**References:**

NM Open Meetings Act §10-15-1 G.

**Prior Approvals:**

N/A



**NEW MEXICO STATE UNIVERSITY BOARD OF REGENTS  
REGULAR MEETING  
March 10, 2023 at 8:00 AM**

The hybrid meeting will be held at the Regents Room in the Educational Services Building, 1780 East University Avenue, Las Cruces, NM  
Webcast at the following address:  
<https://nmsu.zoom.us/j/93914730638>

**Regents of New Mexico State University**

Chair Ammu Devasthali, Dina Chacón-Reitzel, Christopher T. Saucedo, Deborah Romero, Garrett Moseley

**Non-Voting Advisory Members** - Faculty Senate Chair Gaylene Fasenko, Ph.D., Employee Council Chair Susanne Berger

**University Officials** - Chancellor Dan E. Arvizu, Ph.D., Interim Provost Dorothy Campbell, Ph.D., Vice Chancellor Ruth A. Johnston, Ph.D., General Counsel Roy Collins III, J.D.

**AGENDA**

A. **Call to Order**, *Chairwoman Ammu Devasthali*

Chairwoman Devasthali called the meeting to order at 8:13 AM.

**Pledge of Allegiance**

Regent Garrett Moseley led the pledge of allegiance.

1. **Introduction of the Media and Elected Officials**, *Associate Vice President Justin Bannister*

Associate Vice President Bannister noted that there were no media or elected officials present.

2. **Introductions**, *Chairwoman Ammu Devasthali*

Chairwoman Devasthali introduced the next item of business and said, "We have two very special introductions today for our two new confirmed regents. First, Regent Garrett Moseley:

I would like to -re-introduce and welcome Garrett Moseley as Regent of New Mexico State University. Regent Moseley is a graduate of Valley High School in Albuquerque and he succeeds Neal Bitsie as student regent. He is an undergraduate student majoring in criminal justice and government and has previously served as the president of ASNMSU, the university's student government organization since fall 2022, having previously served as an ASNMSU senator from the College of Arts and Sciences. Regent Moseley also has aspirations of attending graduate school at NMSU after he completes his undergraduate degree. He was confirmed by the Senate on Wednesday with and his term runs through Dec. 31, 2024.

Please join me in welcoming Regent Garrett Moseley!

Next, we have Regent Deborah Romero.

Deborah (Debbi) Romero retired as cabinet secretary for the New Mexico Department of Finance and Administration (DFA) in 2022 following a nearly 50-year career as a public servant in New Mexico state government. Regent Romero has worked for nine different gubernatorial administrations and participated in over 40 legislative sessions. She has worked in budgeting and finance across a wide variety of fields, with the majority of her career spent at DFA. Throughout her time at the department, she established the infrastructure capital outlay process for local governments, created the state's capital outlay tracking system,

and launched the state Infrastructure Finance Conference, which celebrated its 25th anniversary this year. She also previously served as Chief Financial Officer for the New Mexico Department of Homeland Security and Emergency Management, as well as the Director of Boards and Commissions under two previous administrations. Regent Debbie Romero succeeds Arsenio Romero, who vacated his position as a regent to serve as cabinet secretary for the New Mexico Public Education Department.

Please join me in welcoming Regent Debbi Romero!"

**3. Confirmation of Quorum, Chairwoman Ammu Devasthali**

The chief of staff noted that Regents Moseley, Romero, Saucedo, and Devasthali were present in the board room. Regent Chacón-Reitzel joined by Zoom. Advisory members present included Gaylene Fasnko who joined the meeting by Zoom, Employee Council Chair Suzanne Berger who was present in the board room along with Sophie Pettes representing ASNMSU. The university administration present included Chancellor Dan Arvizu and General Counsel Roy Collins who were present in the board room. Interim Provost Dorothy Campbell joining by Zoom. Vice Chancellor Ruth Johnston was excused and was not present. The quorum was confirmed and the roll called.

**4. Approval of the Agenda, Chairwoman Ammu Devasthali**

Regent Saucedo moved to approve the agenda as presented. Regent Moseley seconded. All voted in favor of the motion and the agenda was approved.

**B. Approval of the Minutes and Confirmation of Prior Closed Sessions, Chairwoman Ammu Devasthali**

**1. Regular Meeting Minutes December 8, 2022**

Regent Saucedo moved approval of the minutes for the Regular meeting on December 8, 2022 with a second from Regent Moseley. All voted in favor and the minutes from December 8, 2022 were approved.

**2. Special Meeting Minutes December 28, 2022**

Regent Moseley moved approval of the minutes for the special meeting on December 28, 2022 with a second from Regent Saucedo. All voted in favor and the minutes from December 28, 2022 were approved.

**3. Confirmation of Prior Closed Executive Session February 10, 2023**

The chief of staff read the following confirmation of closed session on February 10:

"The Board of Regents met in an online emergency closed executive session at 5:45 pm on February 10, 2023.

The closed meeting was called to discuss emerging circumstances that involved alleged policy violations which included a perception of imminent danger to NMSU students. Matters concerning NMSU employees in connection with this situation were discussed as permitted under the New Mexico Open Meetings Act, NMSA Section 10-15-1, subsection (H)(2).

Those board members who were present please certify that only matters of that nature were discussed."

Regents responded as follows:

Regent Saucedo - Yes

Regent Chacón-Reitzel - Yes

Regent Devasthali - Yes

**4. Confirmation of Prior Closed Executive Session 8 AM on February 14, 2023**

The chief of staff read the following confirmation of closed session on February 14 at 8 AM:

“The Board of Regents met in an online closed executive session at 8:00 am on February 14, 2023.

The closed meeting was called to discuss the acquisition of real property in accordance with NMSA Section 10-15-1 H(8) of the New Mexico Open Meetings Act. Those matters may include discussion subject to attorney client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant as permitted under the New Mexico Open Meetings Act, NMSA Section 10-15-1, subsection (H)(7).

Those board members who were present please certify that only matters of that nature were discussed.”

Regents responded as follows:

Regent Saucedo - Yes

Regent Chacón-Reitzel - Yes

Regent Devasthali - Yes

**5. Confirmation of Prior Closed Executive Session 5 PM on February 14, 2023**

The chief of staff read the following confirmation of closed session on February 14 at 5 PM:

“The Board of Regents met in an online closed executive session at 5:00 pm on February 14, 2023.

The closed meeting was called to discuss limited personnel matters concerning individual NMSU employees as permitted under the New Mexico Open Meetings Act, NMSA Section 10-15-1, subsection (H)(2). Those matters include discussion of personally identifiable information about individual NMSU students as permitted under the New Mexico Open Meetings Act, NMSA Section 10-15-1, subsection (H)(4).

Those board members who were present please certify that only matters of that nature were discussed.”

Regents responded as follows:

Regent Saucedo - Yes

Regent Chacón-Reitzel - Yes

Regent Devasthali - Yes

**6. Confirmation of Prior Closed Executive Session February 23, 2023**

The chief of staff read the following confirmation of closed session on February 23:

The Board of Regents met in an online closed executive session at 1:00 pm on February 23, 2023.

The closed meeting was called to discuss limited personnel matters concerning individual NMSU employees as permitted under the New Mexico Open Meetings Act, NMSA Section 10-15-1, subsection (H)(2). Those matters include discussion of a decision concerning purchases in an amount exceeding two thousand five hundred dollars (\$2,500) that can be made only from one source pursuant to the Procurement Code as permitted under the New Mexico Open Meetings Act, NMSA Section 10-15-1, subsection (H)(6).

Those board members who were present please certify that only matters of that nature were discussed.

Regents responded as follows:

Regent Saucedo - Yes

Regent Chacón-Reitzel - Yes

Regent Devasthali - Yes

**7. Confirmation of Prior Closed Executive Session March 8, 2023**

The chief of staff noted that, “As a point of order, the board noticed on the agenda a closed meeting that would have occurred on March 8, 2023. But it did not occur, as you know, because the regents were being sworn in on that day at that time when the closed meeting was to be held, so that meeting was not, in fact, held so. There is no need for a confirmation and prior closed executive session. That’s represented as Item B. 7 on your agenda. So, are scratching that out.”

C. **Public Comment**, *Associate Vice President Justin Bannister*

Associate Vice President Bannister noted that no one had signed up for public comment.

D. **Consent Items**, *Chairwoman Ammu Devasthali*

Regent Chacón-Reitzel moved approval of the consent agenda items as presented with a second from Regent Saucedo. All were in favor and the consent agenda items were approved as presented.

1. **Proposal to create a Bachelor of Science in Computer Engineering program**, *Interim Provost Dorothy Campbell*
2. **Las Cruces: NMDA Building #330 Demolition**, *University Architect Heather Watenpaugh*
3. **Las Cruces: Pan American Center Seating and Facility Upgrades**, *University Architect Heather Watenpaugh*
4. **Las Cruces: Activity Center Weight Room and Student Lounge Renovation**, *University Architect Heather Watenpaugh*
5. **Las Cruces: Nursing Skills and Simulation Labs Renovation**, *University Architect Heather Watenpaugh*
6. **Las Cruces: Ag Modernization Phase 2, Arena Building**, *University Architect Heather Watenpaugh*
7. **Las Cruces: Aggie Memorial Stadium Operations Center**, *University Architect Heather Watenpaugh*
8. **Las Cruces: Aggie Memorial Stadium – Artificial Turf Replacement (REVISED PROJECT)**, *University Architect Heather Watenpaugh*
9. **EV3 Charging Station Lease Agreement**, *Special Assistant to the President Scott Eschenbrenner*
10. **2023 Annual Open Meetings Notice Resolution**, *University General Counsel Roy Collins*
11. **Disposition/Deletion of Property**, *Associate Vice President D’Anne Stuart*

E. **Action Items, Chairwoman Ammu Devasthali**

1. **Election of Officers, Chairwoman Ammu Devasthali**

Chairwoman Devasthali said, "At this time, we have election of officers on our agenda. As provided by state statute and Board of Regents Bylaws, we are to elect a Chair, Vice Chair, and Secretary/Treasurer in our annual meeting in March. First, we will have nominations and election for Chair. I will now entertain nominations for the position of Chair. Nominations for Chair are now open."

Regent Chacón-Reitzel nominated Ammu Devasthali as chair. Regent Saucedo seconded the nomination.

Chairwoman Devasthali asked if there are any other nominations and there were none.

Chairwoman Devasthali announced, "With that Regent Ammu Devasthali has been elected chair by acclamation."

Chairwoman Devasthali said, "Members of the Board I will now entertain nominations for the position of Vice Chair. Nominations for Vice Chair are now open."

Regent Devasthali nominated Regent Saucedo for Vice Chair. There were no other nominations and Chairwoman Devasthali announced that Regent Saucedo was elected Vice Chair by acclamation.

Chairwoman Devasthali said, "Members of the Board I will now entertain nominations for the position of Secretary/Treasurer. Nominations for Secretary/Treasurer are now open."

Regent Chacón-Reitzel nominated Regent Garrett Moseley as Secretary/Treasurer. There were no other nominations and Chairwoman Devasthali announced that Regent Garrett Moseley was elected Secretary/Treasurer by acclamation.

F. **Informational Items, Chairwoman Ammu Devasthali**

1. **Summary of Revisions to the Administrative Rules and Procedures of NMSU (ARP) for the period December 1, 2022 – February 28, 2023, Senior Administrator for Strategic System Services and Operational Policy Administrator Ermelinda Quintela**

Senior Administrator for Strategic System Services and Operational Policy Administrator Ermelinda Quintela provided a report on the revised policies from December 1 – February 28.

Ms. Quintela said, "My role today is to update you on some of the revisions to our operational policy for the University and I submitted three summaries for this presentation. The first one is submitted as interim and it is the university related international travel. This was submitted and updated as interim, which is provisional, and will be enforced for six months potentially, possibly one year, if approved by the Chancellor, but in the meantime the proposal sponsor will resubmit as official and permanent approval through our proposal process. The international travel policy is updated in order to update in accordance with some of our international travel requirements, and to ensure that we are aligned with the U.S. State Department Travel Advisory System. So I did provide you a summary of the update, and there are a few other compliance requirements that were included, such as export control and some other reporting requirements, verification of some of the offices that are involved, along with some procedures that are required, as we travel internationally for all faculty staff students, and anyone doing business on behalf of NMSU. The next 2 policies

are actually in the HR realm and they relate to retirement through NMERB and hiring of some of the individuals that are retired through NMERB. These policies were updated to align with the current legislation and now that the session is as close to being closed, we will also be updating in the near future with these two policies as well.”

There were no questions about the report.

**G. Report from the New Mexico Department of Agriculture to the Regents of New Mexico State University (Board of Agriculture), Cabinet Secretary & Director Jeff Witte**

Chairwoman Devasthali noted that, “As a result of the ongoing legislative sessions. Secretary Witte, who practically lives there in the roundhouse these days, has provided his report in advance, and there will be no oral report today.”

The report provided in writing follows:

**BOARD OF REGENTS REPORT**

March 7, 2023

Welcome to our new regents Deborah Romero and Garrett Moseley. I have had the honor of working with Regent Romero for many years and look forward to continuing that for the future and I look forward to working with Regent Moseley. I invite both of you, when you have time, to visit NMDA and become familiar with our operations. You not only sit as regents, but as I like to say, as the board of agriculture as you also govern over all rulemakings brought forth by the department. I would like to also extend my congratulations to Regent Devasthali on her reappointment.

The past few months have been dedicated to the 2023 legislative session. The budget is the primary priority. NMDA is also part of the Land of Enchantment Legacy Fund proposal which will establish a trust fund to provide consistent funding for conservation programs. NMDA is scheduled to receive 22.5% of the distribution annually. This funding will be used for programs associated with the Soil and Water Conservation Districts, Healthy Soils Programs and Noxious Weed Management.

I was asked to serve on the National Association of State Departments of Agriculture National Agriculture Statistics Advisory Committee. This committee advises USDA on agriculture surveys and data needs for the US.

We will provide a complete legislative impact update at the next update to the regents.

-New Mexico Agriculture Secretary Jeff Witte

Agricultural Programs and Resources

NMDA’s Healthy Soil Program Background

<https://nmdeptag.nmsu.edu/healthy-soil-program.html>

Visit the website above to watch two video clips about NMDA's Healthy Soil Program.

NMDA created its Healthy Soil Program after the Healthy Soil Act was signed into law in 2019. The purpose of the program is “to promote and support farming and ranching systems and other

forms of land management that increase soil organic matter, aggregate stability, microbiology and water retention to improve the health, yield and profitability of the soils of the state.”

Grants to improve soil health are the centerpiece of NMDA’s Healthy Soil Program. Every year, NMDA awards grants to implement on-the-ground projects that implement one or more of the five soil health principles, stated as follows in the legislative Act that created the program:

- keeping soil covered



- minimizing soil disturbance on cropland and minimizing external inputs
- maximizing biodiversity
- maintaining a living root
- integrating animals into land management, including grazing animals, birds, beneficial insects or keystone species, such as earthworms

The application period for Healthy Soil Program grants for individual applicants is open now. These grants will fund on-the-ground projects that occur between August 1, 2023 and May 31, 2024.

#### Agricultural and Environmental Services

From March 5 to March 7, NMDA participated in the Western Pecan Growers Conference held in Las Cruces. The conference is billed as the largest pecan conference in the country with participants from national and international pecan growing regions. NMDA's participation included staffing a booth at which growers were provided with information regarding pecan exporting requirements and insect pest eradication program progress. NMDA staff also provided an educational presentation during the event.

NMDA staff is concluding efforts directed at facilitating the export and interstate movement of in-shell pecans to ensure compliance with states' laws regulating the inter- and intrastate movement of in-shell pecans. These laws are primarily directed at preventing the spread of pecan weevil, a recently introduced pest to eastern New Mexico among other pecan growing counties in the state and the neighboring El Paso County and northern Chihuahua.

NMDA staff also facilitated a short training with Navajo EPA related to pesticide safety and inspection processes. The training was held in Farmington, utilizing licensed pesticide applicators as part of the process.

#### Marketing and Development

##### Second Class of New Mexico—Taste the Tradition® Chef Ambassadors

In the fall, NMDA selected Chefs Jordan Isaacson and Jon Young as the second class of the NEW MEXICO—Taste the Tradition® Chef Ambassador Program after a competitive application and interview process. Both chefs will serve two-year terms strengthening the voice of New Mexico agriculture and creating experiences with lasting impact on buyers and consumers both in-state and nationally.

Chef Isaacson recently moved to Santa Fe where he will be starting a position at a new restaurant on the plaza. Chef Young is the chef/-owner of both a successful farm-to-table catering business and private chef business — for which he sources ingredients from his small farm located in Corrales.

Through Chef Young's participation in the 2nd Annual Matanza at the Agri-Nature Center in Los Ranchos February 25, NMDA helped to support this community in its ongoing efforts to educate others about New Mexico agriculture through experiential learning and food.

On February 27, both chefs served as judges for the 20th Annual New Mexico ProStart Invitational in Albuquerque, hosted by the Hospitality Industry Education Foundation and the New Mexico Restaurant Association.

Over the next several months, the Chef Ambassadors will create recipes and videos to enhance NMDA's digital marketing and promotional efforts, assisting at major national and international tradeshow such as the National Restaurant Association Show in Chicago, and the America's Food & Beverage Show in Miami, and much more.

##### Western United States Agricultural Trade Association (WUSATA) Winter Meeting

Staff attended the annual WUSATA meeting in Vancouver, Washington to submit proposals for 2024. Four international trade activities were proposed and approved for funding. The activities include a pair of Dried Fruit and Nut Inbound Missions with Europe and Korea, a Specialty Food Inbound Mission with Europe, and an Ingredient and Food Service outbound to Mexico.

#### U.S. Livestock Genetic Exports, Inc. (USLGE) Annual Meeting

Staff attended the USLGE annual meeting in Fort Worth last month. Staff served as the NMDA representative on the Board of Directors. In addition, staff led a presentation on “Cooperation with Members.” The meeting included USDA Foreign Agricultural Service workshops, country market updates, and site visits. Staff worked with other members to plan proposals for the 2024 Unified Export Strategy.

#### USLGE Mexico Inbound Mission

Staff coordinated a Livestock Genetics inbound mission with Mexico. Three cattle buyers from Mexico participated in this trade mission. The mission included a bull sale, tour of the NMSU Tucumcari Ag Experiment Station and Bull Test, as well as ranch tours. In-bound missions, such as this one, provide a critical opportunity to demonstrate the quality and value of New Mexico cattle and genetics to important trade partners. Out of this mission, a sale of 40 registered Hereford yearling heifers is currently being negotiated.

#### Local Foods Purchase Assistance Cooperative Agreement

In the past four months, NMDA has been a critical asset in the progress achieved with the Local Foods Purchase Assistance Cooperative Agreement (LFPA). The LFPA is a partnership between the NMDA, The Food Depot, and the New Mexico Farmers’ Marketing association whereby the cooperative partnership buys food from local farmers for distribution to food banks around the state. This opportunity provides \$1.8 million for food purchases from New Mexico farmers.

In the first week of purchasing, the cooperative partners acquired 4,741 pounds of food for distribution including meats, carrots, head lettuce and spinach.

By spearheading the task force, the NMDA has been able to develop a work plan centered around strategic progress, finalize procurement guidelines to help initiate food purchasing, collaborate with our partners to develop marketing and outreach materials – including a program website - and draft a grant amendment for an additional \$3.1 million in funding and an extra operational year to spend an additional \$2.0 million of that funding on local food purchases.

\*Head lettuce from E.W. Farms in Clovis, purchased with LFPA funds for the Food Bank of Eastern NM. Pictured is owner/producer Marcus Petrosky.

#### Specialty Crop Block Grant Program

Through an external evaluation committee, NMDA has selected five projects, totaling \$561,526.43 (or \$610,354.81 with administrative expenses) to progress through the 2023 application process. The projects selected represent exciting opportunities to not only support the economic development opportunities for specialty crop farmers, but also the development of local food systems in underserved communities, indigenous food products, and infrastructure for specialty crops. Excluding the future 2023 funding, NMDA is currently closing out two funding cycles (2018 and 2019, totaling \$1.22 million) and administering four on-going funding cycles totaling over \$2.54 million.

#### National Cattlemen’s Beef Association Convention

In February, staff attended and exhibited at the National Cattlemen’s Beef Association Convention in New Orleans. The event is one of the largest cattle industry conventions held annually in the United States. Staff participated in international livestock and genetics meetings as well as sessions regarding the outlook of upcoming value-added opportunities for ranchers. Staff cost-shared a booth to exhibit at the trade show with

the NMSU College of ACES Animal and Range Science Department to network, promote and discuss New Mexico agriculture with the public and recruit graduate students to attend the university. Local food products were sampled and live clinics were demonstrated, which attracted many participants to interact with the NMDA/NMSU ACES booth.

Standards and Consumer Services

NMDA is gathering information from the petroleum and biodiesel industries regarding the implementation of the biodiesel mandate, New Mexico Biodiesel Mandate Section 57-19-29. The current waiver expires April 15, 2023.

#### H. **Announcements and Comments**, *Chairwoman Ammu Devasthali*

##### 1. **Good News for NMSU!**

Regent Chacón-Reitzel congratulated Debbie Romero, Garrett Mosley, and Ammu Devasthali and welcomed them to the board of regents. She further noted that Regent Romero's, "acumen in finance and accounting will be very, very useful to the Board, and I appreciate your passion for NMSU. To Regent Moseley she stated, "I have always appreciated your leadership. I'm looking forward to serving with you. You'll be the eyes and ears of the students on campus, and that's a big job. So, thank you for stepping up to the plate and joining us on the board, and I wish you all success."

Regent Saucedo also congratulated the newly appointed regents and he also congratulated former regent Arsenio Romero who is now starting a new adventure as Cabinet Secretary. Regent Saucedo said, "it's very exciting for the State of New Mexico to have him in that position." Regent Saucedo also recognized Garrett Moseley's work in starting a program called "Rivals for Relief" with the UTEP and UNM student governments to raise money to help provide relief to immigrant families.

Regent Devasthali added, "They actually started the program with the help of The Community Foundation of Southern New Mexico. So it was a real nice way to bring the universities together. Bring the community together, and Terra Winter, who is the president of the Community Foundation, really provided them with good guidance. Thank you, Tara."

Regent Devasthali continued, noting that, "I do want to congratulate our women's basketball team. They won the first game against Rio Grande Valley and they gave the Southern Utah team a run for their money. That game could have gone either way, and our girls did so well. I was there in Las Vegas for the first game and missed the second one, because I was being sworn in at Santa Fe. Congratulations to Coach Jodi and her team."

Chancellor Arvizu said, "I just want to do a shout out for all of the people from New Mexico State University that spent time in Santa Fe over the last couple of months. I think the presence of NMSU is noteworthy, and I think we've heard lots of good positive comments. Thank you for your leadership there as well. Your personal contribution lobbying with the rest of us to seek the best interests of the of the University, and we're keeping our fingers crossed because the legislative session is not over, but it looks like it's been a good productive year."

Regent Chacón-Reitzel said, "I just want to thank Neal Bitsie. His last meeting was a few weeks ago, but he served admirably, and he was a great colleague on the Board of Regents, and we all know the extra challenges that our student regents have, to do good in their grades and their studies, and keep up with such a busy, busy job. So, I would just like to extend my thank you and my wishes for good luck in the future to Neal Bitsie."

I. **Adjournment, Chairwoman Ammu Devasthali**

Regent Saucedo moved to adjourn and Regent Moseley seconded the motion. The meeting adjourned at 8:38 AM.

DRAFT



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # C-3**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Garrett Moseley  
Secretary/Treasurer,  
Board of Regents

**Agenda Item:** Special Meeting Minutes April 7, 2023

**Requested Action of the Board of Regents:** Approval of the Special Meeting Minutes for April 7, 2023 as presented.

**Executive Summary:**

As required by the New Mexico Open Meetings Act, the board shall keep written minutes of all its meetings. The minutes shall include at a minimum the date, time and place of the meeting, the names of members in attendance and those absent, the substance of the proposals considered and a record of any decisions and votes taken that show how each member voted. All minutes are open to public inspection. Draft minutes shall be prepared within ten working days after the meeting and shall be approved, amended or disapproved at the next meeting where a quorum is present. Minutes shall not become official until approved by the board.

**References:**

NM Open Meetings Act §10-15-1 G.

**Prior Approvals:**

N/A



**NEW MEXICO STATE UNIVERSITY BOARD OF REGENTS  
SPECIAL MEETING  
April 7, 2023 at 9:00 AM**

The online meeting will be Webcast at the following address: <https://regents.nmsu.edu/regent-meetings/>

**Regents of New Mexico State University**

Chair Ammu Devasthali, Dina Chacón-Reitzel, Christopher T. Saucedo, Deborah Romero, Garrett Moseley

**Non-Voting Advisory Members** - Faculty Senate Chair Gaylene Fasenko, Ph.D., Employee Council Chair Susanne Berger

**University Officials** - Chancellor Dan E. Arvizu, Ph.D., Interim Provost Dorothy Campbell, Ph.D., Vice Chancellor Ruth A. Johnston, Ph.D., General Counsel Roy Collins III, J.D.

**AGENDA**

**A. Call to Order**, Chairwoman Ammu Devasthali

Chairwoman Devasthali called the meeting to order at 9:01am.

**1. Confirmation of Quorum**, Chairwoman Ammu Devasthali

The Chief of Staff confirmed the quorum. All members joined via Zoom.

**2. Approval of the Agenda**, Chairwoman Ammu Devasthali

Regent Chacón-Reitzel motioned to approve the agenda as presented. Regent Romero seconded the motion. All were in favor and none opposed. Motion passed.

**B. Confirmation of Prior Closed Executive Sessions**, Chairwoman Ammu Devasthali

**1. Confirmation of Prior Closed Session on March 20**

The Chief of Staff read the following statement, "The Board met in an online Closed Executive Session at 5:00pm on March 20, 2023. The closed meeting was called to discuss limited personnel matters concerning individual NMSU employees as permitted in the New Mexico Open Meetings Act NMSA section 10-15-1 subsection (H)(2). Those board members who were present please certify that only matters of that nature were discussed."

Regent Romero – Yes

Regent Chacón-Reitzel – Yes

Regent Moseley – Yes

Regent Saucedo – Yes

Chairwoman Devasthali – Yes

**2. Confirmation of Prior Closed Session on March 27**

The Chief of Staff read the following statement, "The Board met in an online Closed Executive Session at 5:00pm on March 27, 2023. The closed meeting was called to discuss limited personnel matters concerning individual NMSU employees as permitted in the New Mexico Open Meetings Act NMSA section 10-15-1 subsection (H)(2). Those board members who were present please certify that only matters of that nature were discussed."

Regent Romero – Yes  
Regent Chacón-Reitzel – Yes  
Regent Moseley – Yes  
Regent Saucedo – Yes  
Chairwoman Devasthali – Yes

C. **Action Items**, Chairwoman Ammu Devasthali

**1. Chancellor Contract Transition Determination**, Chairwoman Ammu Devasthali

Chairwoman Devasthali stated the following, “I move that the Board of Regents going to close the Executive session to discuss the Chancellor contract transition determination for Chancellor Arvizu as permitted under the personnel matters exemption. The New Mexico open meetings Act NMSA section 10-15-1 subsection (H)(2).

Regent Saucedo seconded the motion. All were in favor and none opposed. Motion passed.

Chairwoman Devasthali requests Chief of Staff to provide information about next steps to enter the closed meeting and members of the board went into closed session.

Chairwoman Devasthali called meeting back to order.

The Chief of Staff read the following statement, “The Board of Regents met in close online executive session, just now, on April 7, 2023. The closed meeting was called to discuss limited personnel matters concerning individual NMSU employees as permitted under the personnel matters exemption. The New Mexico open meetings Act NMSA section 10-15-1 subsection (H)(2). Those Board members who are present please certify the only matters of that nature were discussed.”

Regent Romero – Yes  
Regent Chacón-Reitzel – Yes  
Regent Moseley – Yes  
Regent Saucedo – Yes  
Chairwoman Devasthali – Yes

Chairwoman Devasthali stated the following, “I move that the Board of Regents approve the mutual settlement and release of Claims agreement which would, by mutual agreement of the parties and the 2018 appointment of Dr. Arvizu as chancellor.”

Regent Saucedo seconded the motion. No discussion. All were in favor and none opposed. Motion passed.

Chairwoman Devasthali opens the floor to Chancellor Arvizu for statement.

Chancellor Arvizu stated, “Today marks a change over for New Mexico State University, and I want it to be clear that I believe that accelerating this transition will allow the University to put its full force and focus on finding our next permanent Chancellor. This separation is truly mutual. For the past 5 years my only motivation has been to do what I believe is in the best interest of the University, and transitioning now will allow the University to devote its time, effort, and all the things that are needed over the next several months for a successful search. I'm not a traditional university administrator. I made that clear in my comments. I didn't grow up in the Academy. My expertise is really actually an energy research in materials and process sciences, some work in development and deployment, and in 2018 I was honored to be selected as the chancellor of this great university system. Since then it's been my privilege to lead the institution through some very, very tough times. Navigating a pandemic and engineering a turnaround. But now is the time, and the time has come, to accelerate this transition to a new Chancellor.

This will allow me to return to my other passions enabled by my work on the President's Council of Advisors on Science and Technology, the National Academy of Engineering work that I do, and work I do on other boards and affiliated activities. There are many, many pressing national issues, many of which have great significance to mankind where I can, and intend to, devote my efforts going forward. I also intend to relax and be a lot more selective in how I spend my time. I have met many incredible people here during my time. I've gained some wonderful friendships and establish just relationships with friends and colleagues that I'll take with me for a lifetime. We have exceptional students at NMSU, and we have exceptional employees and faculty, and many who are stewards of the mission of this University. I truly will miss interacting with many of you as I often have, and I will be delighted to engage with you in the future. Thanks, everyone for your support, and for all the time that that my wife and I have been here, we have really appreciated the efforts that many have put on our behalf. So, with that I'll say farewell, and I wish you the very best. Go aggies."

Chairwoman Devasthali states, "On behalf of the Board of Regents, I would like to thank you for your service to NMSU. We wish you and your family the very best of luck as you embark on many new adventures."

## **2. Interim Chancellor Transition Determination, Chairwoman Ammu Devasthali**

Chairwoman Devasthali read the following statement, "Regents, you have before you for consideration, an employment agreement between Regents of New Mexico State University and Dr. Jay Gogue to appoint Dr. Gogue as Interim Chancellor of New Mexico State University effective today, Friday, April 7, 2023. I move the board, approved the interim agreement."

Regent Chacón-Reitzel seconded the motion. No discussion. All were in favor and none opposed. Motion passed.

Prior to bringing Dr. Gogue into the Zoom meeting room, Chairwoman Devasthali stated, "Dr. Jay Gogue has a long and distinguished career in higher education. He served as an NMSU President from 2000 to 2003. Later he served as President and Chancellor of the University of Houston system from 2003 to 2007; and as president of the Auburn University from 2007 to 2017, and again from 2019 to 2020. During his time at Auburn, that university continued to assert its status as the premier land, Sea and Space Grant University through research, academic rigor and national recognition. Dr. Gogue has a PhD. in horticulture from Michigan State University, and a BS and MS in horticulture from Auburn. He has also served as a Provost at Utah State University, from 1995 to 2000, Vice President for Research at Clemson University, from 1986 to 1995, and Vice President for Agriculture and Natural Resources at Clemson University from 1993 to 1995. He and his wife Susie, still have a home in Santa Fe. So, let me be the first to welcome back Dr. Gogue as Interim Chancellor of New Mexico State University."

Once joining the Zoom room, Dr. Gogue stated, "Madam Chair, members of the of the Board, this is really an honor. Susie and I, my wife. We're extremely excited. We're honored. We're delighted to have the opportunity to go back to NMSU. I would commit to you that I have great respect for NMSU. It's a special place as all of you know. I certainly value the traditions, the values, the culture, the history of NMSU, and would certainly commit that those will be first and foremost in our minds as we come, and we'll be there next Monday. I've had the opportunity to work in a number of different universities. My first academic position was at Texas A&M in 1975 and observed in leadership positions at Clemson and Utah State, and obviously NMSU, University of Houston and Auburn, and I'm excited to have the opportunity to work again at the NMSU with branch campuses, with the County Extension Service, with all the research centers. So we're looking forward to the opportunity. I will commit to you that I'll hit the ground listening. To me, it's important – the constituents of the University are absolutely critical in the success of the University. And so, from students and parents of students, to faculty and staff, to alumni and donors, to those who hire our graduates to accrediting boards to our athletic groups. We have to pay particular attention to our elected officials. Both the community level, the State level, the Federal level. And so, we need to engage, and really, with our constituencies and our stakeholders with the University, and so I will listen, but I certainly will plan to be very active and quickly be



able to visit and get with each of those. I plan to visit with each of the academic departments in their space, one on one, spend some time talking with them. It's important to know the successes, and there are many at NMSU that we can then market and use to enhance the reputation of NMSU. I would just conclude by saying that NMSU has served the people of New Mexico, and beyond, for 135 years, and we want to do everything we can do to continue that service, enhance that service, as we move forward in the future and help prepare us for a new permanent chancellor at NMSU. So, thank you. I look forward to seeing all of you having an opportunity to say hello in person."

Chairwoman Devasthali opens the floor for comments.

Regent Chacón-Reitzel welcomed Chancellor Gogue, "We're looking forward to working with you and I appreciate you coming back to NMSU in our time of need, and we're looking forward to your leadership, and I'm looking forward to meeting Susie.

Vice Chancellor Johnston also offered brief welcome remarks.

Faculty Senate Chair Gaylene Fasenko stated, "Welcome on behalf of faculty. You are entering into a university that has tremendously dedicated faculty. Our focus has always been, and will always be, on our students, and I welcome you, and I look forward to working with you."

Dr. Gogue responded with, "Well, you're kind, thank you. I read the Federal report that compares NMSU with the peers that you've identified, and one of the things that's real striking is that you always look at the draw of students. So, how many students applied, is interesting, but how many did you accept? And how many of those actually came to your campus? And it's impressive that you exceed your peers in terms of the kids that you admit, the students, that actually come. So that tells me an awful lot about the reputation for students and the faculty at NMSU."

Interim Provost Campbell stated, "We have a new provost that's coming in. And I was happy to hear you say the things about the wonderful things that faculty and programs are doing, and to tell that story. So, looking forward to it."

Employee Council Chair Susanne Berger stated, "On behalf of employee council, I would like to welcome you to NMSU, and we are looking forward very much to be working with you in the coming time."

### **3. Chancellor Search Firm Selection, Chairwoman Ammu Devasthali**

Chairwoman Devasthali read the following statement, "Regents, you have before you for consideration, a letter of agreement between the Regents of New Mexico State University and WittKieffer Inc. to have WittKieffer Inc. work in partnership with NMSU for the recruitment of our next Chancellor of New Mexico State University. I move the Board ratified this letter of agreement."

Regent Moseley seconded the motion. No discussion. All were in favor and none opposed. Motion passed.

Chairwoman Devasthali read the following statement, "Members of the WittKieffer team, including Dr. Zack Smith, managing partner and practice leader, Dr. Melody Rose, who is the principal on the WittKieffer team, will be working with us."

Dr. Smith stated, "We appreciate that we could spend this time with you this morning. I thought we'd just go ahead and introduce ourselves, and we're happy to answer any questions. You may not have a lot of questions right now, but we'll give you a little context about ourselves, and maybe the firm, and then we'll kind of leave it up to you if you have anything for us to discuss further. So I'll just introduce myself first. I'm Zach Smith. I'm the managing partner and practice leader of our education practice at WittKieffer. I've been with the firm for about 10 years, almost 10 years, and prior to that I worked at 3 different universities. I've worked at UNLV, UC Irvine, and UC Riverside, mostly in fundraising roles, but I also had some other administrative roles as well,

and then I transitioned over to search ... about 10 years ago. I'm based in Southern California, in Irvine, California. I do work all over the country. I do a lot of work at the Presidential level. I think I've done about 40 to 45 president searches during my time at WittKieffer, among those are some of your peers. I've done a number of Land Grant President searches, including Kansas State, Utah State, which Melody and I are doing Currently. I also did the University of Nevada Reno search, and then also worked in a lot of R1 institutions, doing the Wayne State President search right now, and have been involved at many different levels of search at a lot of institutions like yours."

"Little side Note: I did. The Eastern New Mexico search many, many years ago, and so got to know your State a little bit, and some of the processes and procedures around doing a president's search in the State of New Mexico. And then, finally, I have a PhD. In Higher Education leadership. I've done some writing over the course of my career, but most of my experience is in administration, and then an executive search. So very pleased to be here today. Let me ask Melody to introduce herself, and then they be able to share a few data points about our firm, and then see if you have any questions."

Dr. Rose followed up by stating, "Thank you, Zach, and thank you, Madam chair and members of the board. It's very nice to be with all of you this morning. I'm Melody Rose. I am a political scientist by training. My expertise is in the United States Presidency, and women and politics. Always exciting topics, and I spent 17 years on faculty rising up through the ranks in a very traditional career path in higher education. I've spent my entire higher education career in western states, and I was very privileged to cap off my career as both a campus president of a small Catholic private university, and also, I ran 2 statewide public university systems in western states. Most recently, of course, have joined the WittKieffer team, and I couldn't be more pleased. It's a wonderful team, and very glad to be working with Zach and other colleagues on a variety of provost and president searches, and just delighted to be part of the team that will be serving you in the coming months. Thank you for having us."

Dr. Smith provided the following statement, "Just a few bits of information about our firm and our practice. So, as an education practice, we do over 300 searches a year across all different types of higher education institutions. So we don't limit ourselves to just land grants, or R1s, or R2s, or Liberal Arts institutions. We have expertise across all different types of institutions. We have a consulting team. Our practice is a team of about 60 employees and about 40 or so of those team members are consultants who are all working in the field across the country. We do try to leverage the experience of our other senior consultants. When we do President searches, we have other consultants who work at very senior levels as well. So you're not just getting us. You're getting the expertise of a full complement of resources in our firm. We also have a full research team that's based out of Chicago. And so we work with them at the front end of a search to help identify potential candidates based on the feedback that we get from you on the campus and your constituents. So we do a lot of listening also upfront in the process. We want to learn as much as we can. Obviously, we've already done a lot of research on you. We know your campus, but we want to get to know you better, and then we let that information, help inform our process of going out into the market and recruiting a pool on your behalf. We take that role very seriously. We know we are an extension of you in that process, and so you can be sure that we will represent you, and the best light that we can. You know, highlighting your strengths, and certainly not shine away from your challenges, but trying to identify people who are up to the task of moving your campus forward when they come on board. We also have a full complement of folks in our central team and marketing, analytics and other areas that we leverage when we need to. So, you know, you can be sure that you get the full resources of our firm on this search. Our firm is based out of Chicago. The 2 areas that we focus in mostly are higher education and healthcare. We do a lot of work at community hospitals, large hospital systems, in addition to the work we do in education. We also have a small life sciences practice, and we also have a reach internationally as well. We have some offices in the UK, Singapore and elsewhere. We consider ourselves a global boutique. We're not. We're not like one of the large,

publicly traded firms, but we're also not a small, you know, 3 or 4-person shop. We're a pretty large team, which gives us, the resources to support your work and the way that we need to. I'll just pause there if there's any questions we'd be happy to answer them. I know we'll have the chance. I'm sure to discuss the search more as we move forward in the process, and we will look forward to talking to the board, and more detail down the road, but happy to answer any questions you have at this point. If you have any."

Chairwoman Devasthali opens the floor for questions/comments. None provided.

#### D. **Informational Items**

##### 1. **Chancellor Search Update**, Chairwoman Ammu Devasthali

Chairwoman Devasthali read the following statement, "We have now selected, and will begin working with WittKieffer on the search process. Over the past few weeks we have been working with research and polling Inc. out of Albuquerque, New Mexico on developing an online survey to help the regents, the search firm, and the Search Committee learn more about the opinions of students, faculty and staff and our broader community, State of New Mexico, about both the desired attributes of the next leader of the NMSU system, as well as, the most significant priorities and challenges for NMSU that our next leader will need to manage. We are doing this because it is our highest priority to have a transparent process, and our aim is to closely and objectively examine our institutions needs for our new leader to inform the process of recruitment and selection. In addition to conducting this search, we will also be offering listening sessions that will start this spring on campus in either late April or first week of May. These campus sessions will be followed by additional sessions. We are trying to have the campus sessions while everybody is still in school. The campus sessions will be followed by additional sessions throughout the summer in communities around New Mexico, including Deming, Carrizozo, Hobbs, Tatum, Albuquerque, Gallup, Espanola, and Raton. If you have any questions about the polling firm, or if you have any input that you want to give us, you can either tell us now or you can reach out to us. We are looking for the polling firm to also help the search firm with the information and the data that they collect.

#### E. **Adjournment**, Chairwoman Ammu Devasthali

If there is no further business. we have come to the end of our business for today, and I will entertain a motion to adjourn."

Regent Chacón-Reitzel motioned to adjourn. Regent Romero seconded the motion. All were in favor and none opposed. Motion passed and the meeting adjourned at 9:51am.



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # C-4**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Garrett Moseley  
Secretary/Treasurer,  
Board of Regents

**Agenda Item:** Special Meeting Minutes April 10, 2023

**Requested Action of the Board of Regents:** Approval of the Special Meeting Minutes for April 10, 2023 as presented.

**Executive Summary:**

As required by the New Mexico Open Meetings Act, the board shall keep written minutes of all its meetings. The minutes shall include at a minimum the date, time and place of the meeting, the names of members in attendance and those absent, the substance of the proposals considered and a record of any decisions and votes taken that show how each member voted. All minutes are open to public inspection. Draft minutes shall be prepared within ten working days after the meeting and shall be approved, amended or disapproved at the next meeting where a quorum is present. Minutes shall not become official until approved by the board.

**References:**

NM Open Meetings Act §10-15-1 G.

**Prior Approvals:**

N/A



**NEW MEXICO STATE UNIVERSITY BOARD OF REGENTS  
SPECIAL MEETING  
April 10, 2023 at 2:00 PM**

The online meeting will be Webcast at the following address: <https://regents.nmsu.edu/regent-meetings/>

**Regents of New Mexico State University**

Chair Ammu Devasthali, Vice Chair Christopher T. Saucedo, Secretary/Treasurer Garrett Moseley, Dina Chacón-Reitzel, Deborah Romero

**Non-Voting Advisory Members** – ASNMSU President Kaleb Herndon, Faculty Senate Chair Gaylene Fassenko, Ph.D., Employee Council Chair Susanne Berger

**University Officials** – Interim Chancellor Jay Gogue, Ph.D., Interim Provost Dorothy Campbell, Ph.D., Vice Chancellor Ruth A. Johnston, Ph.D., General Counsel Roy Collins III, J.D.

**AGENDA**

**A. Call to Order, Chairwoman Ammu Devasthali**

Chairwoman Devasthali called the meeting to order at 2:00 PM. The roll was called and all members of the board were present in the board room. Joining from administration in-person were Interim Chancellor Jay Gogue, Vice Chancellor Johnston, and General Counsel Roy Collins. Interim Provost Campbell attended online.

**B. Introductions**

**1. Introduction of Provost and Chief Academic Officer Alan R. Shoho, Chairwoman Ammu Devasthali**

Chairwoman Devasthali introduced Alan Shoho, stating, "Alan R. Shoho was formerly dean and professor emeritus of the School of Education at the University of Wisconsin-Milwaukee (UWM), has been named New Mexico State University's new provost and chief academic officer (CAO) following a national search and he will begin his new role April 17.

Before serving as dean at the UWM for five years, Provost Shoho was associate vice provost for academic and faculty support at the University of Texas at San Antonio for two years. He started his academic career as an assistant professor in the University of Portland's School of Education in 1991. Previously, he worked as a high school math teacher in Hawaii after working as an electrical engineer for Hughes Aircraft Company and Rockwell International. Shoho's father, a Korean War veteran who grew up on the island of Kauai in Hawaii as the seventh of eleven children, earned a degree in electrical engineering from the University of Illinois using the G.I. Bill.

With that, I would like to conclude my introduction and welcome Dr. Shoho to New Mexico State University."

Provost Shoho stated, "Thank you, Madam Chair. To be honest with you. This is a dream come true. I actually applied for this position the last time it was open 4 years ago. I got to the virtual interview, but I didn't get beyond that. So, when I got another opportunity, I said, I have to try again, because one thing you'll find out about me - I'm like a bulldog. I do not give up. I've actually failed quite a bit, but I always learn from my failures and I'm going to give it my best. I know that expectations of the faculty and staff here are very high for me and I want to pledge to you the regents that I'm going to do my utmost, not only to meet those expectations, but to exceed them as much as I can, and my goal is to really solely focused on improving student success.

As you read, my father was the seventh of 11 children and if it weren't for the GI bill, and some of the things that

he was a beneficiary of, I wouldn't be here. And so, as he always tells me, when you're lucky, like I am and have the privilege you have also an ultimate responsibility to help the others who are coming behind you, and so I take that very seriously, and I look forward to working with all of you. Thank you”

C. **Approval of the Agenda**, *Chairwoman Ammu Devasthali*

Regent Saucedo moved approval of the agenda. Regent Moseley seconded the motion. All were in favor and the motioned passed.

D. **Consent Items**, *Chairwoman Ammu Devasthali*

Regent Chacón-Reitzel moved to approve the consent agenda items as presented. The motion was seconded by Regent Romero. All were in favor and the motion passed.

1. **Access to Classified Information Resolution**, *PSL Facility Security Officer Chris Scott*
2. **Ratification of the First Amendment to the 2022 Collective Bargaining Agreement between New Mexico State University and AFSCME Local 2393**, *Assistant Vice President Gena Jones*
3. **Confirmation of the DACC Spring 2023 Honorary Degree Recipient Selection**, *DACC President Mónica F. Torres*
4. **Posthumous Honorary Degree Proposal**, *Interim Provost Dorothy Campbell*
5. **Las Cruces: Aggie Memorial Stadium Operations Center (Revised Project)**, *University Architect Heather Zack Watenpaugh*
6. **Disposition/Deletion of Property**, *Associate Vice President D'Anne Stuart*

E. **Action Items**, *Chairwoman Ammu Devasthali*

1. **Tuition and Fee Rates FY2023-2024**, *Chief Budget Officer Kimberly G. Rumford*

Chairwoman Devasthali noted that the board may want to debate and decide on the proposals contained in this presentation independently and called for a motion reflecting this change from the board.

Regent Romero moved that the board should divide the question to consider and vote on the differential tuition, required student fees, and tuition increase proposals separately and in that order. Regent Saucedo seconded the motion. All were in favor and the motion passed.

**Differential Tuition for Nurse Anesthesiology Program**

Chief Budget Officer Kim Rumford began her presentation and noted the Dr. Alexa Doig, Nursing Department head, would present the first portion on differential tuition.

Dr. Doig noted that the department has been working on this new nursing program for 3 years, and it is finally come to fruition. This is the nurse anesthesiology specialty within the doctor of nursing practice program within the school of nursing. This is a 3-year clinical doctorate, and up until now we have educated primarily nurse practitioners through that degree program. And so now we are educating and training certified, registered nurse anesthetists who are trained to provide anesthesia and many other procedures and treatments within generally hospital settings, but only all clinic settings as well.

Dr. Doing continued, noting that the school is requesting final approval for a tuition differential for the program. Dr. Doig referenced the detailed budget in the packet of materials that lay out the cost of the program, explaining

that “these are high-cost programs. It's a little more analogous to medical school than nursing school” and the department developed a budget model that includes \$500,000 of funding that was received from the State of New Mexico through Research and Public Service Project funding. In addition to those funds, the school is seeking to charge a higher tuition because of the higher cost of the program. The request is for a differential tuition of \$525 per credit and that creates a total tuition cost in addition to base tuition and fees of \$91,799 for state residents, a little higher for El Paso residents, and non-residents at \$163,862.

The program has tentatively admitted the first cohort of 24 students to start in the fall. Almost all of them are either from New Mexico or the El Paso border region, and the 2 that are out of state students that grew up in New Mexico. This is a program developed in New Mexico for New Mexico, and it is for New Mexico nurses as well to obtain this advanced practice training.

The program hired a director, Dr. Madeline Chalenor, who is currently in Albuquerque with accreditation site visitors. This program requires both general and additional accreditation from the Council on Accreditation of Nurse Anesthesia Educational Programs.

Dr. Doig introduced the assistant director, Dr. Bruce Schoneboom, who was in attendance.

Dr. Doig noted, on a comparison basis, the proposed differential tuition is “in the middle of the pack”.

Chairwoman Devasthali asked for an explanation of the difference between anesthesiologist and a nurse anesthesiologist. Dr. Schoneboom explained that anesthesiologists come from the discipline of medicine and nurse anesthesiologists come from the discipline of nursing. Anesthesiologist are medical doctors that go to residency programs to become anesthesiologist. Nurse anesthetist or Nurse Anesthesiologists (both titles are synonymous) come from the practice of nursing and are required to have critical care experience with 3-year programs similar to residency programs. A Certified Registered Nurse Anesthetist (CRNA) requires a national certification and are they independent practitioners.

Chairwoman Devasthali noted a shortage of specialists and asked if this program will help with that shortage. Dr. Schoneboom, citing experience at a national association, indicated that there is a national shortage in this area and bringing programs like this one online is very important for helping to address this critical need, especially in states with rural populations.

Regent Saucedo noted the program's intent is to enroll students from New Mexico who intend to stay in New Mexico and he questioned how the program intended to do that. Dr. Doig noted several admissions requirements, such as essays and current residency, are used by the program to help determine which students are most likely to stay. The program curriculum also has competencies in rural health and health disparities and a rural health clinical rotation.

Regent Romero asked how students are being made aware of the program so that they are encouraged to stay in the state. Dr. Doig responded that program information sessions have been provided for bachelorette students as well as graduate program information sessions. There will be advertising in the state, in particular, Dr. Doig will be presenting to the New Mexico Hospital Association with a proposal to develop a partnership for pathway programs for current nurses to get into these programs.

Faculty Senate Chair Fasenko asked if there was anything that a Nurse Anesthetist can't do that a medical doctor could do. Dr. Doig noted that it depends on the state's scope of practice. In New Mexico, most cases and procedures can be done by Nurse Anesthetists.

Dr. Fasenko also asked about the expected salary for a Nurse Anesthetist. Dr. Schoneboom noted that the salaries have been very competitive because of the national shortage and new graduates may have salaries close to \$200,000 per year. Regarding scope of practice, the state and the practice regulate this and it depends on where the Nurse Anesthetist goes to work. The curriculum offered and required by accreditors is a “full scope of practice” across the lifespan of patients. Dr. Doig noted that in rural areas in New Mexico, 100% of services are provided by Nurse Anesthetists. Also, due to the shortage she has seen some nursing already in practice receive \$250,000 – \$275,000 per year offers from companies that serve hospitals. Given the income, students getting loans have ability to pay off loans quickly.

Chairwoman Devasthali asked about liability insurance. Dr. Doig noted that the School of Nursing students are covered under the liability pool.

Regent Chacón-Reitzel asked about other programs in the area. Dr. Doig noted that the closest program at the University of Arizona and the Houston area. There are 120 programs in the country compared to 1,000 nursing programs in the country. The proposed program will never have 100 students due to support needed at clinical sites and supervision, further noting that “we want to be able to supervise our students safely”. There is potential for incremental growth, but the best way to get more nurse anesthetists is to develop new programs, especially in areas where there are none.

Regent Chacón-Reitzel asked if there were incentives to help keep the nurses practicing in rural New Mexico. Dr. Doig noted that the program doesn’t provide these incentives, but New Mexico has “wonderful” rural hospitals with hopes that clinical rotations in these hospitals will attract students to practice there.

Regent Romero moved approval of the differential tuition request with a second from Regent Chacón-Reitzel. All voted in favor and the motion passed.

### **Required Student Fees**

Chief Budget Officer Kim Rumford continued with the next portion on required student fees. She noted that there is a process to go through a student fee review board which is a group of five students, generally three faculty and staff, although only one staff member participated this year. There is a call for requests, hearings, and deliberations about what the proposal should contain moving forward. Regent Moseley and ASNMSU President Herndon were part of the process this year.

The students would like to request a 3% increase, which is \$1.66 per credit hour or \$24.90 for a full-time student per semester. The students wanted this funding to pay for a 6% compensation increase, which the State has mandated. In addition, the students wanted to fund a second doctor. We have one doctor at the Student Health Center and they wanted to fund the second doctor, and also provide an equity increase for the first doctor that was there as well.

Chairwoman Devasthali asked ASNMSU President Herndon about the requested increase. President Herndon noted that student fee review board felt that the compensation rate was to match the pay per hour across facilities on New Mexico State University, and to our knowledge it was more focused on students and giving them the minimum requirement per hour to match with the state.

Regent Moseley noted that part of the 3% increase was for entities within the Student Fee Review Board are funded at a capacity that they can operate efficiently and effectively, but it was the opinion of the Board that any decrease would have an effect that the students would really be able to feel, especially considering our enrollment increase projections.



Regent Romero asked if there was information about the cost of attendance available and what the Student Life area does, because it has one of the larger increases.

Regent Moseley noted that Student Life is a combination of different salaries for student program advisors and a position from Corbett Center that move to Student Life, which represents \$42,000 of the \$91,000 of the increase. Regent Romero asked if the increase, other than the one position, is to increase salaries for current employees. Regent Moseley responded yes and Dr. Rumford added that the salaries are combined for several areas, including the student radio station, ASNMSU and several student life areas.

Chairwoman Devasthali noted the state mandated a 6% increase that was funded at 80% and the university must provide the other 20% and asked if the university share is \$600,000.

Dr. Rumford noted that was for the Instruction and General funding only. The rest of the campus community would need to come up with the rest of the funds and required fees are not part of that allocation and do not receive Instruction and General funds.

Regent Moseley moved approval of the required student fees with a second from Regent Chacón-Reitzel.

### **Tuition Increase Proposal**

Vice Chancellor Johnston said, "You saw that there was going to be a tuition proposal to be voted on today, but what we have decided, in light of very recent changes to leadership, as well as other new leaders joining NMSU, and also the decision that UNM made today to not approve tuition increases, to pull that proposal off the table. That's not to say that I don't, and the rest of us don't feel that we really do need a tuition increase. But I think we need to take the time to educate all of you, as well as all of our new leaders, to really show what it is that we need, where our gaps are, and how strategize best how to fix this. So we will begin a process of budget realignment shortly after these meetings are concluded, and the budget is proposed and passed for the State in May. But we take this very seriously and very committed to process improvement and quality improvement, and I think we've done a good job, and we're going to continue to do this. Thank you."

Chairwoman Devasthali asked about the strategic investments, which totaled to about 4.165 million, items G1 through G6.

Dr. Rumford noted that G1 for student success is an investment of \$500,000 for faculty for the new provost to determine the most significant need. Last year we provided several faculty for general education and for STEM, and we know there's still a great need for more of those. We wanted to provide the new provost with a little bit of funding to help with faculty needs. For G4, robust university system, that was for a compliance position and software. The two online investments for NMSU Global were related to the increase in revenue that you see in the sources section. You'll see the increase related to the current fiscal year, we had higher enrollment and revenue than was budgeted. In addition, we're expecting another increase in enrollment for NMSU Online for FY24, and we were trying to reinvest money into NMSU online.

We are receiving one-time funds from the state of 10.5 million for NMSU online so that they can get more initiatives going to help sustain and grow. Some of the funding needs to be recurring money, so that they can hire people to continue once the one-time funding is concluded. The Diversity, equity, and inclusion investment is for to two compliance positions needed for ADA and affirmative action.

Regent Devasthali asked how the unspent balances are spent. Dr. Rumford noted that as a piece of it goes back to the entity that was holding it during the year so they can plan for the next year. The colleges generally use that to

hire adjunct or temporary faculty. Some of the balances go to the central office, a portion of that will be used for the utility bill. Some of the balances are for incentives to teach classes in the summer and online teaching incentives.

Chairwoman Devasthali noted that utility costs to “keep the lights on” should be the priority for unspent balances.

Dr. Rumford responded that it has been our priority.

Regent Romero said she would like to learn more about the process used for identifying the priorities, including what and who is involved. She also noted that this is an opportunity for the Board to look at any balances that are going to be rolling over given an opportunity to look at, and maybe consider, some initiatives in advance and then prioritize those initiatives, working with the Budget office to make sure that that we can get that done.

Regent Romero noted that she was glad to hear about the decision not to move forward with the tuition increase, because there are still unanswered questions and she is looking forward to working with the Budget office to get more information about the budget. Regent Romero also requested more projections in a month and again in June, before the end of the fiscal year that that shows us what, if any, balances the University is going to have rolling over into the next year.

Dr. Fassenko noted that she didn't realize that there were incentives for faculty for teaching in the summer. Dr. Rumford noted that the incentives were not for faculty but for the colleges to be reimbursed for the faculty salary and a portion of the revenue goes back to the college and department.

Regent Moseley asked what portion of the unspent balances goes to the colleges compared to what goes back to central.

And but then it would stay 3% last year, because we still have a structural deficit.

And then we'd like to build that back up to 6. And so that's the percentage is based on their total annual operating budget. Dr. Rumford responded that it was 6%, but two years ago during budget cuts it was lowered to 3% to cover the deficit. The rate stayed at 3% last year due to a continued structural deficit. The desire is to increase to 6%.

Vice Chancellor Johnston noted that the Budget Realignment Initiative has been going on for the past several years. When the first budget cuts happened after COVID, the goal was to manage those cuts in Phase 1. At that time, there were 96 voluntary retirements to help manage the cuts. In year 2, we were looking at principles of how we would like to operate and learned more about the budget. And recently, in Budget Realignment Initiative Phase 4, which is what we're in now, we have a system-wide group that meets monthly to actually learn about the budget so that we can figure out ways to better support the campuses. For example, we would like to move the carryover from the 3% back up to 6%. We think maybe this year we can manage 4% because we want to have more local level responsibility rather than so much centralized. We're exploring what's going to work best, but we do want to drive some local level responsibility, so it's not so centrally managed.

Chairwoman Devasthali asked about the percentage of the budget that the university is required to hold in reserve.

Dr. Rumford noted that 3% is the minimum for the Higher Education Department requirements, but bond rating agencies would like to see significantly more than that in reserve.

Regent Devasthali asked about the budget deficit that is in the uses section.

Dr. Rumford said that there is a budget deficit from two years ago we still have a deficit of 1.2 million. Last year we put additional funding towards reducing the overall deficit. When COVID happened, the State gave us a budget cut after we already began the year so we went through and cut across campus, but that still left a balance across campus of 1.2 million, and we're paying that down over time and covering the rest with one-time funds during the year, which is why we reduced the carry forward as well. We're paying that back and we're wanting to increase the carry forwards that are available to the colleges as we do that.

**F. Informational Items**

**1. Regent Committee and Board Assignments, Chairwoman Ammu Devasthali**

Chairwoman Devasthali provided a report about the regent committee and board assignments as detailed below:

“For the Regents Financial Strategies, Performance and Budget Committee the chair of the committee is Regent Romero and the other regent member is Regent Moseley. I would like to take this opportunity to thank Regent Saucedo, who previously chaired the committee, and also Neal Bitsie who served as the other regent.

For the Regents Student Success Committee, Regent Saucedo is the chair of the committee and Regent Moseley is the other regent member. I would like to thank Arsenio Romero for serving as chair during his time on the board and also Neal Bitsie who served as the other regent member. In addition to regent member changes, the new co-chair of the committee is Amy Himelright from Las Cruces Public Schools. She has been a member for two years and I appreciate her willingness to continue to serve in this new capacity. I would like to thank outgoing co-chair, Professor Michele Shuster for serving as co-chair. Dr. Shuster will continue to serve on the committee and we thank her for continuing to lend her passion and experience for teaching and learning to the committee.

For the Regents Audit and Risk Committee, I will continue to serve as chair and Regent Deborah Romero will replace Arsenio Romero on the committee. Again, thanks to now Sec. Romero for his service to this committee.

There are no changes to the membership of the Real Estate committee and all other committee members are the same.

As you know, regents also serve on other boards. The appointed regents for the Arrowhead Board of Directors are myself and Garrett Moseley. There are no changes to other boards or committee assignments for regents. This concludes my report on regent committee assignments.”

**G. Adjournment, Chairwoman Ammu Devasthali**

Regent Mosely moved adjournment with a second from Regent Romero. All were in favor. The meeting adjourned at 2:53 PM.



**NEW MEXICO STATE UNIVERSITY BOARD OF REGENTS  
REGULAR MEETING  
May 11, 2023**

**Item C-5**

**Confirmation of Prior Executive Session – April 25, 2023**

The Board of Regents met in an online closed executive session at 6:00 pm on April 25, 2023.

The closed meeting was being called to discuss pending litigation as permitted under the closed meeting exemption of the New Mexico Open Meetings Act, NMSA Section 10-15-1, subsection (H)(7) and discussion of limited personnel matters concerning individual NMSU employees as permitted under the New Mexico Open Meetings Act, NMSA Section 10-15-1, subsection (H)(2).

Those board members who were present please certify that only matters of that nature were discussed.

Regent Romero \_\_\_\_

Regent Chacón-Reitzel \_\_\_\_

Regent Moseley \_\_\_\_

Regent Saucedo \_\_\_\_

Regent Devasthali \_\_\_\_



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # D-1**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Gaylene Fasenko, Ph.D.  
Chair, Faculty Senate

**Agenda Item:** NMSU Faculty Senate Report

**Requested Action of the Board of Regents:** None. Information only.

**Executive Summary:** This is a quarterly report provided to the Board of Regents from the NMSU Faculty Senate.

**References:**  
See attached report.

**Prior Approvals:**  
N/A



Faculty Senate Summary of Activities Report for January-May 2023  
Board of Regents Regular Meeting  
May 11, 2023

*On behalf of the Faculty Senate, Chair Fasenko extends deep gratitude to the following individuals for their assistance throughout the Spring 2023 semester: Ms. Gloria Podruchny (Administrative Assistant for Faculty Senate); Mr. David Chavez (IT support for Faculty Senate meetings); Mr. Adam Cavotta (Chief of Staff for Board of Regents); Ms. Leslie Cervantes (Chief of Staff to the Chancellor); and the administrative assistants in Hadley Hall who are always willing to help no matter the task: Spri Aubrey, Gena Barela, Lydia Duran, and Cindy Garrett.*

*It was an honor to work with all the Faculty Senators who represented their faculty peers with a high level of professionalism and dedication; no one was more steadfast at speaking truth to power than Vice Chair Bronstein. I thank you all for your leadership.*

**I. Activity of Faculty Senate Standing Committees during Spring 2023 Semester:**

**Budget and Resources**

- Clayton Abbey kept committee updated on the NMSU legislative requests
  - The State has \$3.6 B in new revenue this year in addition to the \$8.5 B FY 2022
  - For faculty compensation, the executive branch and Legislative finance committee are Suggesting respective 4% and 5% increase; NMSU's request is 10% and is still being pursued
  - Additional \$7M for targeted faculty salaries being discussed
  - 2% increase in I&G allocation is suggested
- B and R Committee provided the following recommendations to Faculty Senate regarding distribution of 6% faculty salary increases: 1. Across the board minimum raise of 4% and additional fraction (2%) merit based; 2. No raise should be given to faculty with poor performance or below expected level of performance; 3. The merit raises should be determined at the college level; 4. The \$7 Million set aside for targeted faculty from which NMSU expects to receive about \$1.1 Million can be used for i) salary increase of productive faculty, ii) making a counteroffer to keep a productive faculty at NMSU. Other uses may include iii) offering nationally competitive salary to new hires

- Governor ultimately changed the language of the legislation so all State of NM employees will receive a 6% raise across the board.
- Regarding the 1.488 million for targeted faculty salary increases (1.168 million dollars going to the Las Cruces Campus) Faculty Senate Chair Fasenko sent out a survey to all Faculty to obtain feedback on how these funds should be distributed: The results of that survey (n=309 faculty respondents) are as follows:

**1<sup>st</sup> choice:**

- use the money to bring up faculty salaries up to at least the 30<sup>th</sup> percentile of peers (at same rank and discipline) that are at other R2 institutions

**2<sup>nd</sup> choice:**

- use the money to address faculty salary compression issues

**3<sup>rd</sup> choice:**

- divide the total amount of targeted faculty salary money equally among all faculty

This information was passed along to Provost Shoho, Sr. Associate Provost McAteer, and Vice Chancellor Johnston.

### Curriculum & Programming

- worked on reviewing and revising ARP Chapter 4 “Curriculum and Class Management” – final version was provided to Chair Fasenko – the document is lengthy and thus will not be included in this report – Chair Fasenko will work on shepherding this policy through the NMSU Policy Steering committee during the summer (2023)
- also revised process for Viewing a Wider World (VWW) waivers Dr. Joe Lakey, (Associate Dean for Academics in the College of Arts and Sciences) agreed that the information online is ambiguous about who even processes the VWW waivers, and noted that they should probably all be processed within the Center for Academic Advising and Student Success (CAASS, after approval from the student’s major Department). Dean Lakey suggested that Megan meet with Marissa Fowler from CAASS to see how they feel about processing waivers. Dean Lakey also said that the Deans have discussed Faculty-led International Programs (FLIP) courses and all agree that they should count for VWW, provided they meet the other requirements in the policy (e.g., not in the student’s major department) – revision is *attached in the appendix of this report*-Chair Fasenko will work on completing this during the summer (2023)

### Diversity, Equity & Inclusion

- review of ARP 6.61 “class size” policy for equity
- committee developed a proposition for a call to action on faculty workload and class size inequities – this resolution is *attached in the agenda* and was forwarded for review to the Faculty Senate University Planning Committee – it will be followed up on by Chair Fasenko with the Provost

### Research & Creative Activity

- Committee asked by VPR Cifuentes and Dr. Tanner Schaub to evaluate Research Centers versus Institutions with respect to NMSU ARP 11.01
- VPR Cifuentes noted that there is very little policy regarding Centers/Institutes at NMSU, and the existing policy is so vague that it would be easy to misuse.
- There are basically four things VPR Cifuentes would like the policy to cover for Centers / Institutes: 1. Creation. 2. Funding. 3. Evaluation/Oversight. 4. Sunsetting.
- Proposal can be found in the *appendix of this report* - Chair Fasenko will work on shepherding this through the NMSU Policy Steering Committee during the Summer (2023)

### University Planning

- Reviewed and approved 04-22/23 Proposed Policy on Academic Freedom with two minors changes – *see attached appendix of this report*
- Review of 05-22/23: A Resolution to Initiate a Call for NMSU Administration to Investigate and Collect Meaningful Data on Specific, Chronic Faculty Workload Inequities-Faculty Senate Chair will continue to discuss this issue with the Provost and possibly resurrect this issue in Fall 2023 Faculty Senate

### Student Success

- discussed and revised ARP 4.46 (Student Authorized Absences) which is *in the appendix of this report*– Chair Fasenko will shepherd this revised policy through the Policy Steering Committee over the summer (2023)

## **II. Faculty Senate Chair Main Initiatives:**

### Provost Search

- served as a member of the search committee which culminated in the hiring of Dr. Alan Shoho in April 2023

### Office of Institutional Equity (OIE) Director Search

- this search has been ongoing since September 2022-the lack of an appropriate salary is significantly inhibiting attracting highly qualified candidates

### Development of an “Aggie One-Stop” Resource for Faculty

- working with Dr. Tony Marin (Assistant Vice President Student Affairs Student Engagement) and Rafael Delgado (Associate Director, NMSU Aggie One-Stop)
- goal is to provide a website for faculty to have one-stop access to all resources that students may need (i.e. mental health, tutoring, financial aid, etc.)
- launch of this website is targeted for early August 2023



### Faculty Annual Evaluation Improvement Committee

- Ad hoc committee convened in fall 2022 was charged to study the policies and practices across campus regarding faculty annual reviews. Many Faculty Senators were members of this committee.
- Committee found that there was great variability and gaps between department and college policy with respect to how faculty are evaluated
- Committee recently met with Provost Shoho and the work to improve this will start at the college level and will include review and revision of NMSU ARP
- Chair Fasenko will lead the policy review and revision

### Faculty Advisors to Assist ICT

- Committee of faculty interested in serving as advisory members to ICT was developed
- This committee will continue to work with ICT in the 2023/24 academic year.

### Redesign of Faculty Senate Website

- Chair Fasenko working with NMSU Marketing and Communications Team (MarComm) to redesign the Faculty Senate Website
- Launch of new website will occur before fall 2023

### **III. Additional Propositions Passed by Faculty Senate:**

- A Resolution to Express Support for Reporting Victimization (*see appendix for document*)
- A Resolution to Send a Letter of Concern to NMSU Leadership Regarding the Contract Renewal of the NMSU Athletic Director and the Lack of Adherence to the University's Mission, Vision, and Values (*see appendix for document*)

### **IV. Issues of Concern that Require Addressing as we Move Forward**

(In order of importance)

#### **1) Lack of Accountability and Rewarding NMSU Employees Who Create a Toxic Workplace Environment**

- Our new NMSU Leadership need to set a new norm of holding people accountable for behavior that contributes to toxic workplace culture and the significant reduction of faculty and staff morale – this is affecting faculty and staff retention and recruitment and most importantly, this is affecting students
- Past leadership have shown a pattern of promoting, rewarding, or moving people (to a different University unit) who conduct workplace harassment and do not

demonstrate through their actions ethical behavior and the standards of the NMSU mission, vision, and values – this has to STOP

- A prime example of this was the recent contract renewal of the NMSU Athletic Director whose non-academic unit has been in chaos for 9+ months

## 2) Re-examination of Priorities

- NMSU, as a University who has a large proportion of students who are first generation and from low socioeconomic backgrounds, has the opportunity to forge our own path be an institution of higher learning that is really something special
- NMSU has not done very well at “walking the talk” when it comes to fully embracing our Hispanic and Minority Serving status
- The desire and hyperfocus on NMSU reattaining R1 status has been counter-productive to our students

## 3) Executive Director (ED), Office of Institutional Equity (OIE)

- the office of OIE has been understaffed and a lack of resources has contributed to the many issues (past and current) at NMSU regarding a toxic workplace culture that has resulted in the extremely low morale of faculty and staff – this is affecting students

## 4) NMSU Administrative Rules and Procedures (ARP) and Review and Revision

- NMSU ARP is vague and outdated – the review and revision process is not going well
- Also there is no clarity regarding who faculty and staff should report to if someone is violating policy

## **Appendix**

**Proposal:** This would update and clarify the language regarding activities that count toward a student's Viewing a Wider World requirement.

**Rationale:** Since the Viewing a Wider World (VWW) requirement was originally written, the Office of Experiential Learning has added Faculty-Led International Programs (FLIP) to their offerings, which often attract at least 100 students per year. FLIP experiences typically last approximately two weeks, which is not sufficiently long to be counted as VWW in the current VWW catalog language (see below). The Associate Dean's Academic Council and Center for Academic Advising and Student Support both agree that FLIP courses should count for VWW waivers, so we propose changes to the VWW catalog language as highlighted in the redline version below:

### **NMSU Viewing a Wider World Requirements**

The Viewing a Wider World (VWW) requirement fosters intelligent inquiry, abstract logical thinking, critical analysis, as well as the integration and synthesis of knowledge. The program strives for literacy in writing, reading, speaking and listening. It teaches mathematical structures, acquainting students with precise abstract thought about numbers and space. The program also encourages an understanding of science and scientific inquiry, as it provides a historical consciousness, including an understanding of one's own heritage as well as respect for other peoples and cultures. To achieve its goals, the program includes an examination of values and stresses the importance of a carefully considered values system as it fosters an appreciation of the arts and general education. It provides the breadth necessary to have a familiarity with the various branches of human understanding. All VWW courses can be identified by the "V" suffix.

Prior to graduating, NMSU students are required to take two courses from separate colleges from the Viewing a Wider World list in the Catalog. These courses are upper-division (300-400 level) Viewing a Wider World courses and should be taken in a student's junior and/or senior year. One of the two courses must be in a college other than their own. The other course may be taken within their home college, but this course:

1. must be in a different department from their major department;
2. must not be cross-listed with a course in their home department;
3. cannot be counted as one of the requirements for the student's major.

These courses strongly emphasize the international character and multicultural influences in the fields of study and strengthen information retrieval skills. There are ~~two~~ **three** options that NMSU allows for replacing 3 credits of VWW requirement with another form of educational experience, these are:

1. **Study Abroad Experience**- consisting of at least four weeks of a Study Abroad program or university coursework in a foreign country earning 3 credits.
2. **Faculty-Led International Programs**- successful completion of an education abroad course designated as FLIP.
3. **Military Experience**- for students who have served at least four weeks of military service in a foreign country.

The Military and Veterans Programs Office [website](#) provides the instructions on how to request the waiver for Military Experience replacing 3 credits of VWW.

Proposition: 05-22/23

Proposal Type: Bill Resolution Memorial Joint Proposition Other  
(If Joint proposition, also select type)

Title: A resolution to initiate a call for NMSU administration to investigate and collect meaningful data on specific, chronic faculty workload inequities (insert reason/ARP)

Date Submitted: 2/10/2023

Sponsor(s): Taryn Price (DACC), Kellie Sharp-Hoskins (A&S), Nichole Hamilton (A&S), Jamie Bronstein (A&S), Roseli Schultz Chiovitti (NMSU-A)

Proposal: The Faculty Senate call on NMSU administration to investigate and collect data on specific, chronic faculty workload inequities at all NMSU campuses. Meaningful reform for the current workload and class size policies can only be suggested by discovering, through data and rigorous analysis, the particular injustices that many faculty experience. Workload inequities include, but are not limited to:

- Ambiguous or absent department policy and procedure for compensation based on class size according to class level and discipline
- Ambiguous or absent department policy and procedure for consideration of faculty teaching credit for thesis and/or independent study effort
- Lack of consideration for teaching credit for supervision of theses, dissertation, scholarly projects, independent study, and other mentoring and/or advising related activities.

We thus call on administration to use disciplinary research and work with departments and faculty to (1) identify systemic issues, and (2) allocate funding appropriate to supporting class sizes that support equitable instructor workload and student retention and learning.

Rationale: The current NMSU-adopted APR (6.61, Parts 5 and 6) regarding faculty workload is insufficient to ensure equity across discipline and class-level. Equity cannot be thought of through the lens of allocation of effort alone. When class size and time-commitment are not considered, not only do faculty perform inequitably compensated labor, but student learning may be negatively affected, particularly for women and first-generation attenders (Flaherty, 2020) and other minoritized students.<sup>1</sup> Faculty understand that enrollment is a priority at NMSU, but this <sup>1</sup> For example, The National Council of Teachers of English (NCTE) recommends no more than 20 students in a writing class (different than an intensive writing class), and ideally, this number is 15 (NCTE, 2014). Right now though, 1st-year writing classes at NMSU are capped at 27 students, and second-year general writing courses are capped at should not be to the detriment of student learning and quality of instruction which are essential aspects of LEADS 2025 Goal 1, Objective 1.3. Currently, class size determinations more often reflect the historic implementation of austerity measures rather than research-based pedagogical decisions. Class sizes are increased during times of economic uncertainty but then not restored.

The solution to such problems is not just to redistribute workload but to fund courses appropriately based on their subject matter and pedagogical requirements. Additionally, ambiguous or absent department policy and procedure for consideration of faculty teaching credit for thesis, independent study effort, mentoring and advising causes teachers

most sought after to perform uncompensated labor. This falls disproportionately on women and faculty of color (Misra et.al., 2021), but it affects all faculty who direct independent projects. If NMSU is to support NMSU LEADS Goal 4, Objectives 4.1 and 4.2 and retain talented faculty, it is imperative that inequities in motivational compensation based on workload are investigated and remedied.. Blanket policies may not mediate problems that are discipline-specific, and thus administration should consider implementation of policy (in addition to policies themselves).

## References

Flaherty, C. (2020, June 18). Much ado about class size. Inside Higher Ed: Teaching and Learning. Link

Misra, J., Kuvaeva, A., O'meara, K., Culpepper, D. K., & Jaeger, A. (2021). Gendered and Racialized Perceptions of Faculty Workloads. *Gender & Society*, 35(3), 358–394. <https://doi.org/10.1177/08912432211001387>

**Proposal:** We propose that ARP 11.01 Part 1 be modified as follows:

## **PART 1: RESEARCH FUNDING AND RESEARCH INSTITUTES**

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A. **State University Research Fund:** The State University Research Fund is the designated university fund where indirect (facilities and administrative) cost recovery earned by the university is deposited. Funds to support academic research from the State University Research Fund are relatively scarce and must be used in a variety of ways (e.g., to support research, to stimulate new research, to support public service, and to support scholarly endeavors as well as the necessary administration). In general, it is desirable to keep the administrative costs at a minimum and, therefore, make available to the faculty as much support as possible for nonrecurring research expenses. It is the underlying philosophy to use this research support in a flexible manner in keeping with college and department priorities. Encouragement is given to the faculty to secure outside support for research, at the same time recognizing that it is important to provide some support to scholarly pursuits which may not attract outside funding.

### **B. University Research Institutes:**

- ~~1. University Research Institutes are units that primarily perform externally funded research. They are formed by the vice president for research in consultation with the provost and senior vice president for academic affairs. Generally, these units will report to the vice president for research; at the time of creating the institute, the reporting line for the unit must be determined by the provost and senior vice president for academic affairs and the vice president for research~~
- ~~2. University Research Institutes may be created by the university in anticipation of outside funding. They revert to college status or cease to exist if external funding does not materialize. A University Research Institute may receive some support from the State University Research Fund. Except for the Physical Science Laboratory and the Water Resources Research Institute, University Research Institutes do not directly retain a percentage of indirect cost recovery resulting from their activity.~~
- ~~3. Upon the recommendation of the vice president for research with concurrence of the provost and senior vice president for academic affairs, a University Research Institute may revert to College Research Institute status, be reorganized, or be dissolved, and the following list modified accordingly. University Research Institutes, all of which currently report to the vice president for research, are listed below.~~
  - ~~a. Energy Research Laboratory~~
  - ~~b. Institute for Applied Biosciences~~
  - ~~c. New Mexico Space Grant Consortium~~



~~d. Physical Science Laboratory~~

~~e. Water Resources Research Institute~~

*For purposes of this policy, a research Institute or Center (hereafter, "Institute") is an organized research unit at New Mexico State University that typically has a Director (or interim director), typically has a budget, typically has one or more administrative personnel whose salaries are paid from the Institute's budget, typically has an interdisciplinary research scope that directly involves faculty across multiple academic departments, typically has a research scope that is large enough to directly involve at least five different faculty members in its research program, and has a written organized research plan and mission statement to operate as an Institute. In cases of a short-term temporary vacancy in one or more these elements, the Institute must typically intend for this vacancy to be filled in a timely manner.*

- 1. Each University and College Research Institute shall be registered with the Vice-President of Research's office within six months of operation, whether the Vice-President of Research's office has oversight on the Research Institute or not. No Research Institute shall duplicate or compete with the existing Research Institutes or Academic Programs at any New Mexico State University campus.*
- 2. Each University and College Research Institute shall have a defined mission (reason of existence), which relates to the mission and strategic goals of New Mexico State University.*
- 3. Each University and College Research Institute shall have a defined set of specific, measurable, attainable, relevant, and time-bound (S.M.A.R.T.) goals and objectives mutually agreed upon by the Research Institute's Responsible Administrator(s) (e.g., Institute Director) and the Overseeing Administrator (e.g., College Dean, Vice-President of Research, Provost). These goals and objectives shall align with the Research Institute's mission.*
- 4. Each University and College Research Institute shall have defined performance metrics, data sources, and methods used to generate these metrics to evaluate its progress toward its goals and objectives. These performance metrics shall be mutually agreed upon by the Research Institute's Responsible Administrator(s) (e.g., Institute Director) and the Overseeing Administrator (e.g., College Dean, Vice-President of Research, Provost).*
- 5. Each University and College Research Institute shall have a clearly defined Sunset clause that includes circumstances that might lead to sunseting the Research Institute and a process for sunseting. The Sunset clause shall be mutually agreed upon by the Research Institute's Responsible Administrator(s) (e.g., Institute Director) and the Overseeing Administrator (e.g., College Dean, Vice-President of Research, Provost). Sunseting the Research Institute may occur if (1) there is a sustained and prolonged (encompassing multiple consecutive evaluation periods) loss of funding or loss of key faculty / personnel that makes it infeasible for the Institute to successfully continue operations, (2) progress towards the research Institute's goals is not satisfactory over a sustained or prolonged period, or (3) the mission of the research Institute's no longer relevant to the University or College.*

6. *Each research Institute that already exists at the time this ARP is first adopted by the University shall have a one-year grace period starting from the date this ARP is first adopted by the University to complete the registration with the Vice-President of Research's Office, including a document describing the Institute's defined mission, strategic goals related to NMSU, (S.M.A.R.T.) goals and objectives, performance metrics, and Sunset clause. These components must meet the requirements described in the above paragraphs.*
7. *The Responsible Administrator for the Institute shall be chosen according to the Institute's written policies and may be changed in accordance with those written policies. The Overseeing Administrator(s) shall be chosen by mutual agreement between the Vice President for Research and the Provost, and may be changed by mutual agreement between the Vice President for Research and Provost. A written notice of any change in the Responsible Administrator or Overseeing Administrator must be provided in written form within seven business days to the Vice President of Research, the Provost, the Institute Director (or interim director), the Institute's Responsible Administrator, and the Institute's Overseeing Administrator. If the Responsible Administrator is changed, both the incoming and outgoing Responsible Administrator must be included in this written notification. If the Overseeing Administrator is changed, both the incoming and outgoing Overseeing Administrator must be included in this written notification.*
8. *The Responsible Administrator of the Research Institute shall submit an evaluation report of its activities and achievements to the respective Overseeing Administrator at the mutually agreed time periods (e.g., annual, biennial, etc.) which shall be no less frequently than every three years. This report shall include the following:*
  - a. *A list of current Research Institute faculty and personnel*
  - b. *A summary of the budget, activities, and achievements related to the Research Institute's mission for the evaluation period.*
  - c. *Proposed goals, objectives, and plans for the next evaluation period.*
9. *Following the review of the Evaluation Report, the Overseeing Administrator shall recommend either:*
  - a. *Continuation of the Research Institute. The mission, proposed goals, and objectives may be modified and mutually agreed upon by the Responsible and Overseeing Administrator.*
  - b. *Consolidation of the Research Institute with existing Research Institutes with similar missions, goals, and objectives.*
  - c. *Sunsetting of the Research Institute according to the Sunset Clause developed for the Institute.*
  - d. *Any final action shall be agreed upon mutually between the Overseeing and Responsible Administrators. If there is a conflict between two parties, the conflict shall be resolved by the Vice President for Research, Creativity, and Strategic Initiatives, except the Provost shall resolve the conflict in cases where the Vice President for Research is the Institute's Overseeing Administrator or Responsible Administrator.*

~~C. **College Research Institutes:** College Research Institutes are research units formed at the discretion of a college, reporting to the college as the dean directs, and relying on the college for support. College Research Institutes do not directly retain a percentage of any indirect cost recovery resulting from their activity.~~

**Rationale:** The current ARP 11.01 Part 1 is outdated, vague, and does not provide policy to adequately guide the formation, evaluation, and sunseting of Research Centers and Institutes at NMSU. The new proposed language provides clear guidance, yet remains flexible enough to deal with future unanticipated scenarios

Proposition: 04-22/23

Proposal Type: Bill Resolution Memorial Joint Proposition Other

Title: Proposed Policy on Academic Freedom

Date Submitted: 12/3/22

Sponsor(s): Bronstein (A&S), Beck (Library)

Proposed Committee:

Whereas the American Association of University Professors has recently called attention to issues of coordinated targeted harassment of university professors for their social media use<sup>1</sup>; And Whereas while ARP 3.63 and 3.70 specifically note the broad freedoms of speech that protect NMSU faculty, staff, and students, they do not address “extramural utterances,” including social media posts, statements made to the media, or statements at public gatherings:

And whereas the current language of ARP 3.70 suggests limitations on faculty extramural speech;

And whereas ARP 3.70 has resulted in disciplinary action to faculty members due to its breadth and ambiguity:

We propose the following redline language change to ARP 3.70:

The quest for truth often leads the scholar into difficult and untried territory. As a dealer in ideas, the teacher or researcher comes often in conflict with prevailing belief of large segments of society and even with those of colleagues. Yet, because of the practical benefits of scholarly activity, it is profoundly important that this diversity of ideas be not only tolerated, but encouraged.

The right to support unorthodox positions, arrived at through scholarly investigation, free from coercion or reprisals, is fundamental to the continued progress of society. The right to pursue unpopular lines of inquiry and express new and unaccepted ideas falls within the framework of a special set of guarantees called academic freedom. In granting these guarantees, society expresses a willingness to risk the consequences because history confirms that the risk is outweighed by the benefits.

<sup>1</sup> “The American Association of University Professors has long held that academic freedom includes the freedom to address the larger community with regard to any matter of social, political, economic, or other interest, without institutional discipline or restraint, save in response to fundamental violations of professional ethics or statements that suggest disciplinary incompetence. Administrative responses to several recent cases of targeted harassment of faculty members over their postings on social media raise concern that the freedom of faculty members to speak as citizens is insufficiently defended at those affected institutions.” See <https://www.aaup.org/sites/default/files/files/Mariah/On-Institutional-Social-Media-Policies.pdf>

Scholars are entitled to full freedom in the conduct of their research and publication of the results, and full freedom in the classroom to discuss those topics in which they are professionally experts as determined by their credentials. The exercise of this freedom carries with it the burden of corollary responsibilities. Scholars must not knowingly misrepresent facts.

They must be careful in their teaching not to introduce controversial matter bearing no relationship to their subjects. They must exercise appropriate restraint and guard against distortions and inaccuracies.

Outside their academic roles, as private citizens, scholars should be free from institutional censorship or discipline for lawful extramural utterances made from personal social media accounts, at public gatherings, or to the media. Unless a scholar expressly states that they are speaking on behalf of New Mexico State University, an extramural utterance is not subject to NMSU constraint.

In order to protect personal and community health, it is often important to stay home from school or work when sick – an issue brought into sharp focus during the Covid-19 pandemic, but also true of influenza and the common cold. NMSU ARP 4.46.A recognizes a number of official reasons that a student may be absent from class, which an instructor is obligated to enable. Any other reasons, including a sick student, fall under ARP 4.46.B, which instructors are not obligated to enable. Absence from class when ill is a critical need for students, not only does this enable them to recover, it also prevents the spread of disease.

The Student Success Committee moves to add a section ARP 4.46.A.7 to the list of excused absences, borrowing language from ARP 8.43.1.K.

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## 4.46 – Authorized Absences from Class

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 [arp.nmsu.edu/4-46](http://arp.nmsu.edu/4-46)

- A. Absence from class will be excused for the reasons listed below, with the expectation that students will be permitted to, and will be responsible for, making up course work missed due to an excused absence.
1. The student is representing the university at a function or event, and is making satisfactory progress in the class (e.g. ASNMSU officials representing the university at a legislative session, student-athletes competing in university scheduled athletic events, students traveling to a university-approved educational field trip or conference).
  2. The student is legally obligated to participate in training or has received a military deployment as an active member of the military or Reserve/National Guard. Students will provide the Military and Veterans Programs Office with official military documentation (paper, electronic orders or a Unit's memorandum) with as much advance notification as possible.
  3. The student is obligated to attend or participate in a court or legal proceeding by summons or subpoena (e.g. to serve as a juror, to testify as a witness).
  4. The student has requested a reasonable accommodation based on a conflict between an academic requirement and a religious practice or belief.
  5. The student has been granted a reasonable accommodation consistent with the Americans with Disabilities Act of 1990 as amended and/or Section 504 of the Rehabilitation Act of 1973, amended as documented by either the Student Accessibility Office or the Office of Institutional Equity.

6. The student is subject to an interim measure in accordance with Title IX of the Education Act of 1972, as amended, as documented by the Office of Institutional Equity.
- B. Absences based on extenuating circumstances outside the control of the student other than those listed above may be excused at the discretion of the faculty member.
- C. The reasonable accommodation process for coursework that cannot be made up as originally assigned (e.g. group projects/presentations) shall be coordinated between the student and the faculty member. The process may be facilitated by Student Accessibility Services, the Office of Institutional Equity, Dean of Students, Graduate School Dean, and/or other relevant entities at the request of either student or faculty member.
- D. The student or third party on behalf of the student should provide advance written notice when possible. Documentation supporting the excused absence must be presented to the faculty member for inspection, who will record the excused absence and return the documentation to the student.
- E. Students aggrieved by a faculty member's decision relating to this rule may file a grievance in the appropriate forum (e.g. Office of Institutional Equity for discrimination based complaints and the student grievance process for non-discrimination based complaints).

**Proposition:** 6-22/23

**Proposal Type:**  Bill  Resolution  Memorial  Joint Proposition  Other  
(If Joint proposition, also select type)

**Title:** A Resolution to Express Support for Reporting Victimization

**Date Submitted:** 2/16/2023

**Sponsor(s):** Fahrenbruck (TPAL), Trujillo (CJUS), Fassenko (ACES)

**Proposed Committee:** We request that this be handled as emergency legislation

**Prior Approvals:** N/A- this is a resolution

**Proposal:** A Resolution to Express Support for Reporting Victimization

Whereas: We represent the faculty at an HSI, MSI land-grant university, where we value leadership, excellence, and student-centered education;

Whereas: We recognize that victims of hazing, violence and sexual assault face many barriers to reporting their victimization. Among these barriers are 1) deep feelings of shame, embarrassment, guilt and not wanting friends and family to know, 2) fear that their victimization becomes public knowledge, 3) fear that their allegations will not be believed or taken seriously, 4) fear that the perpetrator(s) will retaliate, and 5) victims fear that their sexuality will be harshly judged<sup>1</sup>;

Whereas: We recognize that reducing victimization relies on victims and witnesses to report and, too often the victims of hazing, violence, sexual assault and harassment seemingly fade into the shadows- left to feel alone and unsupported;

Whereas: We are bound by federal and state laws to address allegations of violence, sexual assault and harassment that occur in the NMSU community;

Whereas: We respect and trust NMSU Administration to take appropriate steps in investigating and responding to the recent (2023) hazing incident(s). We further recognize our unique position to commend victim-survivors and witnesses for coming forward to report their experiences thus not allowing the disgusting actions of a few to stain the university community;

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<sup>1</sup> Adhia, A., Ellyson, A. M., & Kroshus, E. (2023). Prevalence and formal reporting of sexual violence among undergraduate student-athletes: a multi-state study. *Journal of interpersonal violence, 38*(1-2), NP418-NP442

Campo, S., Poulos, G., & Sipple, J. W. (2005). Prevalence and profiling: Hazing among college students and points of intervention. *American journal of health behavior, 29*(2), 137-149.

Mennicke, A., Bowling, J., Gromer, J., & Ryan, C. (2021). Factors associated with and barriers to disclosure of a sexual assault to formal on-campus resources among college students. *Violence against women, 27*(2), 255-273.

Sable, M. R., Danis, F., Mauzy, D. L., & Gallagher, S. K. (2006). Barriers to reporting sexual assault for women and men: Perspectives of college students. *Journal of American College Health, 55*(3), 157-162.



Whereas: We can follow the courage of the recent hazing victim-survivor and stand with them, in solidarity against any and all hazing, sexual assault, and victimization in the NMSU community;

and Whereas: We appreciate and champion measures that prioritize the physical, emotional, and spiritual well-being of the NMSU community;

Therefore: We express our pride in and support for students, faculty, and staff whose bravery to report their experiences with or witness to hazing, violence, and harassment of any nature, embodies the values of the NMSU community.

**Proposition:** 08-22/23

**Proposal Type:**  Bill  Resolution  Memorial  Joint Proposition  Other

(If Joint proposition, also select type)

**Title:** A Resolution to Send a Letter of Concern to NMSU Leadership Regarding the Contract Renewal of the NMSU Athletic Director and the Lack of Adherence to the University's Mission, Vision, and Values.

**Date Submitted:** May 1, 2023

**Faculty Sponsor(s):** Fasenکو (ACES), Allred (NMSU-A), Hamzeh (HEST), Lara (HEST), Lehnhoff (ACES), Papesh (A&S), H. Badawy (ENGR), J. Hoffman (BUS), M. Darapuneni (ACES), W. Fedio (NTT/ACES), A. Lanasa (A&S), K. Plawecki (ACES), C. Steele (ACES), N. May (HEST), J. Dalager (A&S), S. Gherardi (HEST), I. Ray (ACES), W. Corbett (A&S), J. Haynes Writer (HEST), J. Xu (A&S), M. Tellez (HEST), L. Vaughn (DACC), T. Cleveland (A&S)

**Additional Sponsor(s):** NMSU Employee Council, Aswad (ASNMSU Senator, A&S), Ben Ali (ASNMSU Senator, A&S), Camarena (ASNMSU Senator, A&S), Choate (NMSU Undergrad Student-A&S), Hicks (ASNMSU Senator, A&S), I. Moreno-Carrillo (ASNMSU Senator, A&S), Pugh (NMSU Undergrad Student-BUS)

**Proposed Committee:** Emergency Legislation

**Prior Approvals:**

**Proposal:** Send a letter from Faculty Senate to NMSU Leadership regarding the contract renewal of the NMSU Athletic Director and the lack of following NMSU's Mission, Vision, and Values.

**Rationale:**

The mission, vision, and values statements provided below are taken verbatim from the NMSU website:

<https://nmsu.edu/about/mission.html>

**University Mission:**

*The mission of the New Mexico State University system is to serve the diverse needs of the state through comprehensive programs of education, research, extension and outreach, and public service. As the state's land-grant and space-grant university, and as a Hispanic-Serving Institution, NMSU fosters learning, inquiry, diversity and inclusion, social mobility, and service to the broader community.*

**University Vision:**

*By 2025, the NMSU system will excel in student success and social mobility for our diverse student populations, achieve the highest Carnegie research status (R1), and maintain our Carnegie Community Engagement classification.*

**University Values:**

*Leadership, excellence, access, diversity & inclusion and student-centered make up NMSU's core values and are encapsulated as **BE BOLD**. Shape the Future.®*

Everything that NMSU faculty and staff do is in alignment with the above Mission, Vision, and Values to provide a high-quality education for our students. The toxic culture and subsequent serious issues within the NMSU Athletics Department (under the leadership of the current NMSU Athletic Director) over the past year, are in direct opposition to NMSU's Mission, Vision, and Values. Therefore, Faculty Senate is providing a letter outlining deep concerns about the contract renewal of the NMSU Athletic Director. We are also respectfully asking the current Academic Leadership to hold true, through their actions, to the NMSU Mission, Vision, and Values from the date of this letter moving forward.

**Letter:** (see following page)



## Faculty Senate

MSC 3445  
New Mexico State University  
P. O. Box 30001  
Las Cruces, NM 88003-8001  
575-646-2593  
faculty senate.nmsu.edu

**DATE:** May 1, 2023

**TO:** NMSU Board of Regents  
Interim Chancellor Gogue  
Provost and Chief Academic Officer Shoho

**From:** Faculty Senate

**SUBJECT:** Deep concern regarding the contract renewal of the NMSU Athletic Director and the lack of following of NMSU Mission, Vision and Values.

The announcement on April 7, 2023 that the current NMSU Athletic Director's (AD) contract was renewed (on the same day as the former Chancellor's last day at NMSU) was both astonishing and deeply disheartening. It is irrational why the former NMSU Chancellor would so handsomely reward an individual when the non-academic unit they supervise (Athletic Department) was almost single handedly responsible for diminishing NMSU's reputation on a national level over the past year. If the desire was to afford this individual an opportunity to prove they have the leadership skills to turn the Athletic Department culture around from one of dysfunction to dignity, there was no need for a contract renewal; there was still a year left on the AD's contract. This illogical act sent a message that rippled throughout campus about what is valued at NMSU; and the message was that it is not faculty or staff, and especially not students that are priorities. Substantially rewarding the AD after multiple very serious incidents resulting from a clear lack of accountability within the culture of the Athletics Department, sends a message to current and future students that their bravery in coming forward to report horrific acts of (alleged) sexual assault will be minimized.

In the attached Appendices of this memo are sections of the previous and current AD's contracts (Appendix 1 and 2, respectively.) In both contracts it clearly states that:

**Appendix 1 (Previous Contract):** *Director's inability to control the behavior of the Coaches and staff, as represented by significant (as determined by the President) or repeated violations of the Rules is a breach of this Agreement.*

**Appendix 2 (Renewed (Current) Contract):** *Any failure by Director to control the behavior of the Coaches and staff, as represented by significant (as determined by the Chancellor) or repeated violations of the Rules is a breach of this Agreement.*

Further, both the previous and current employment contracts for the AD state:

**Appendix 1 (Previous Contract):** *5.3 Termination by NMSU for Cause. NMSU may, at its option and discretion, terminate this Agreement for cause, upon the occurrence of **any one** or more of the following incidents or events:*

a) **Director's neglect or inattention to the duties set forth in this Agreement**

**Appendix 2 (Current Contract):** *5.3 Termination by NMSU for Cause. NMSU has a right, at its option and discretion, to terminate this Agreement for cause, upon the occurrence of **any one** or more of the following incidents or events:*

a) **Director's neglect or inattention to the duties set forth in this Agreement**

The AD responsibilities are clearly outlined in both contracts and multiple breaches of the responsibilities of the AD are highlighted in both the previous and current contracts in Appendix 1 and 2 of this document.

Over time NMSU has drifted from following our mission, vision, and values.

**University Mission:**

*The mission of the New Mexico State University system is to serve the diverse needs of the state through comprehensive programs of education, research, extension and outreach, and public service. As the state's land-grant and space-grant university, and as a Hispanic-Serving Institution, NMSU fosters learning, inquiry, diversity and inclusion, social mobility, and service to the broader community.*

**University Vision:**

*By 2025, the NMSU system will excel in student success and social mobility for our diverse student populations, achieve the highest Carnegie research status (R1), and maintain our Carnegie Community Engagement classification.*

**University Values:**

*Leadership, excellence, access, diversity & inclusion and student-centered make up NMSU's core values and are encapsulated as BE BOLD. Shape the Future. ®*

Nowhere in the above mission, vision, or values statements does it say that the importance of athletics at NMSU can, will, or must supersede said mission, vision, or values of the university, which are all focused on our land-grant mission. An institution of higher learning can thrive and survive without a nationally competitive athletic program; a college athletic program cannot exist without a university.

Further evidence of what is currently valued at NMSU is provided by the fact that the AD received guaranteed yearly salary increases throughout his new five-year contract with the first year's increase being an extreme **25.643%** (Appendix 2) which equates to a **\$71,800** raise from 2022 to 2023. This in the context of NMSU Faculty and Staff receiving a 6% across the board salary increase, and no further guarantee of raises from 2024 through 2027. These guaranteed raises for the AD do not include bonuses provided if particular achievements are realized by various NMSU sports teams.

To put the **\$71,800 salary increase** the AD received in perspective, the lowest **yearly salary** (minimum) of some faculty (both College and Tenure Track) who **are** fulfilling the mission, vision, and values of NMSU, is thousands of dollars **lower** than the \$71,800 raise given to the AD (see Appendix 3

for Faculty salary data.) Further, the current median **yearly salary** for college and tenure track faculty at certain ranks is also lower than this \$71,800 raise (Appendix 3).

Clearly, as an **academic** institution, we have lost our way. Collectively, we need to get our priorities straight and stay true to our mission, vision, and values. This will take time and a renewed commitment by everyone in the NMSU community to a high standard of integrity. This cannot be accomplished when those who (through their actions or inactions) create a culture that has (allegedly) put the safety of students at risk, and has deeply damaged the reputation of NMSU.

When NMSU's reputation and stability as a highly respected academic institution is damaged, we all suffer the consequences, but it is mostly our students who are hurt by this. Recruitment of highly qualified new academic administrative leaders, faculty, staff, undergraduate, and graduate students is made more difficult. Attrition of current faculty and staff increases. The ability to attract colleagues from other institutions or to convince industry partners to contribute and/or collaborate on grants and research is made more challenging. And philanthropic donations go elsewhere - not to NMSU. Faculty are exhausted and disillusioned by not only the continued lack of accountability, but the actual rewarding of individuals who create a toxic workplace and learning environment.

To conclude, Faculty Senate would like to deeply thank Interim Chancellor Gogue, as well as Provost and Chief Academic Officer Shoho for still believing in NMSU. You both started your tenure as leaders at NMSU by transparently providing your values and vision for NMSU. In Dr. Gogue's first statement to NMSU he provided his "Values and Principles" document which stated:

*"The foundation of all human relationships is integrity. Relationships among people are governed by mutual respect, but integrity is most fundamental. There will be differing views on the various topics we address, yet we will value each view because it is offered in the context of mutual trust and respect with integrity as our foundation."*

Faculty deeply value honesty, trust, and responsibility – thus, we value integrity. The comment from Provost Shoho's opinion piece in the Las Cruces Sun News on April 11, 2023 profoundly aligns with how faculty want to serve the university:

*"Our challenge is to work as a team and create a culture where everyone can live our tagline, 'Be Bold. Shape the Future'."*

Thus, we hope you will thoughtfully consider and take **bold** action based on the information provided in this memo and associated appendices. We also ask that this pattern of ignoring or handsomely rewarding egregiously unethical behavior, dereliction of job duties, and ineffective, toxic leadership at NMSU **stop. Immediately**. It is long overdue for this institution to hold people accountable so that NMSU can grow and thrive into the university that our students and our community deserve, and our faculty and staff can be proud to work at.

Respectfully,

NMSU Faculty Senate

## Appendix 1

Pertinent sections of Employment Agreement between the Regents of New Mexico State University and the current NMSU Athletics Director for the period of July 1, 2019 to June 30, 2024

**Page 2** of the Employment Agreement between the Regents of New Mexico State University and the current NMSU Athletics Director for the period of July 1, 2019 to June 30, 2024 states that:

1.2 Director's Duties. Within the authority granted to the Director by NMSU, and subject to the instruction of President, **Director will faithfully perform the customary duties of a Director of**

Athletics, including managing and supervising the entire Program, and will perform such other duties on behalf of NMSU, consistent with his status as Director of Athletics, as the President reasonably may assign.

**Director's responsibilities include the following:**

- a) Director will devote his best efforts full-time to the leadership, supervision and promotion of the Program, and to the performance his duties under this Agreement.
- b) Director will operate the Program within the budget established by the President, as approved by the Board of Regents.
- c) Director will lead the fundraising efforts for the Program and is responsible for meeting fundraising goals to be established annually.
- d) Director is responsible for the direction, enforcement, interpretation and review of NMSU's intercollegiate athletics policies and programs, and for recommending improvements.
- e) Director is responsible for developing and implementing programs and procedures that assure the welfare of student athletes and which encourage student athletes to maintain a high level of academic achievement and progress toward graduation.
- f) Director is responsible for compliance with all NMSU policies and rules (NMSU Rules) including all academic regulations, as well as the policies, rules and directives of the National Collegiate Athletic Association (NCAA) and the Athletic Conference {Conference} of which NMSU is a member (collectively Athletic Rules).
- g) Director will conduct himself with honesty and good sportsmanship at all times, and require the same conduct from all who report to him, so that the Program will represent the honor and dignity of fair play and the generally recognized high standards associated with competitive sports.
- h) Director is responsible for supervising and using his best efforts, ensuring that all Coaches and Program staff are in compliance with NMSU Rules and the Athletic Rules.

Page 4 of the Employment Agreement between the Regents of New Mexico State University and the current NMSU Athletics Director for the period of July 1, 2019 to June 30, 2024 states that:

1.6 Sportsmanship and Social Conduct. Director will use best efforts to ensure that both all Program staff and student-athletes exhibit good sportsmanship and engage in appropriate social conduct at all times. Director is responsible for providing leadership and using his best efforts to ensure that student athletes abide by NMSU's Student Athlete Code of Conduct.

Director's inability to control the behavior of the Coaches and staff, as represented by significant (as determined by the President) or repeated violations of the Rules is a breach of this Agreement.

Page 7 of the Employment Agreement between the Regents of New Mexico State University and the current NMSU Athletics Director for the period of July 1, 2019 to June 30, 2024 states that:

5.3 Termination by NMSU for Cause. NMSU may, at its option and discretion, terminate this Agreement for cause, upon the occurrence of **any one** or more of the following incidents or events:

**a) Director's neglect or inattention to the duties set forth in this Agreement** or abandonment of job duties for a period of 3 or more days without reasonable justification or approved leave of absence, or Director's refusal, unwillingness or inability to perform such duties in good faith after reasonably specific written notice has been given to Director by the President or President's designee, and Director has continued such neglect, inattention, refusal, unwillingness or inability during a subsequent period specified in the notice by NMSU.



## Appendix 2

Pertinent sections of Employment Agreement between the Regents of New Mexico State University and the current NMSU Athletics Director for the period of July 1, 2023 to June 30, 2028

**Page 1** of the Employment Agreement between the Regents of New Mexico State University and the current NMSU Athletics Director for the period of July 1, 2023 to June 30, 2028 states that:

**Base Annualized Salary:**

<b><u>AS OF:</u></b>	<b><u>AMOUNT:</u></b>
July 1, 2023	\$351,800 = 25.643% increase over 2022 Base Annualized Salary of \$280,000
July 1, 2024	\$371,800 = 5.69% increase from 2023

July 1, 2025	\$391,800 = 5.38% increase from 2024
July 1, 2026	\$400,000 = 2.10% increase from 2025
July 1, 2027	\$425,000 = 6.25% increase from 2026

**Page 2** of the Employment Agreement between the Regents of New Mexico State University and the current NMSU Athletics Director for the period of July 1, 2023 to June 30, 2028 states that:

1.2 Director's Duties. Some of duties and responsibilities under this Section are more fully delineated further below. Within the authority granted to the Director by NMSU, and subject to the instruction of the Chancellor, Director must faithfully perform the customary duties of a Director of Athletics, including managing and supervising the entire Program, and must perform such other duties on behalf of NMSU, consistent with Director's status as Director of Athletics, as the Chancellor reasonably may assign.

**Director's responsibilities include the following:**

- a) Director must devote Director's best efforts full-time to the leading, supervising and promoting the Program, and to performing Director's duties under this Agreement.
- b) Director must operate the Program within the budget established by the Chancellor, as approved by the Board of Regents.
- c) Director must lead the fundraising efforts for the Program and is responsible for meeting fundraising goals to be established annually.
- d) Director is responsible for the directing, enforcing, interpreting and reviewing of NMSU's intercollegiate athletics policies and programs, and for recommending improvements.
- e) Director is responsible for developing and implementing programs and procedures that assure the welfare of student athletes, and encourage student athletes to maintain a high level of academic achievement and progress toward graduation.
- f) Director is responsible for compliance with NMSU Rules including all academic regulations, as well as Athletic Rules.
- g) Director must engage in conduct with honesty and good sportsmanship at all times, and require the same conduct from all who report to Director, so that the Program represents the honor and dignity of fair play and the generally recognized high standards associated with competitive sports.
- h) Director is responsible for supervising and using Directors best efforts, ensuring that all Coaches and Program staff comply with Rules.

**Page 4** of the Employment Agreement between the Regents of New Mexico State University and the current NMSU Athletics Director for the period of July 1, 2023 to June 30, 2028 states that:

1.7 Sportsmanship and Social Conduct. Director must use best efforts to ensure that both Program staff and student-athletes exhibit good sportsmanship and engage in appropriate social conduct at

**all times. Director is responsible for providing leadership and using Director's best efforts to ensure that student athletes abide by NMSU's Student Athlete Code of Conduct.**

### **Appendix 3**

NMSU Las Cruces Campus Faculty Minimum and Median Salaries Based on Academic Rank  
Effective March 2023

**Number of Faculty and minimum and median salary in each faculty category.**

(Las Cruces campus, regular full time, CES included – salary scaled to 9-month, 1.0 FTE; Effective March 2023)

<b>Faculty Rank</b>	<b>Number of Faculty</b>	<b>Minimum salary</b>	<b>Median Salary</b>
<b>College Track</b>			
Instructor	20	36,411	38,953
Assistant	90	40,245	61,578
Associate	35	51,071	65,740
Full	26	65,803	83,580
<b>Tenure Track</b>			
Instructor	0	-	-
Assistant	171	41,595	69,508
Associate	182	47,960	77,950
Full	220	61,515	102,838



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item #: D-3**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Susanne Berger  
Chair  
Employee Council

**Agenda Item:** Employee Council Report

**Requested Action of the Board of Regents:** N/A Information only

**Executive Summary:**

A quarterly recurring report to the Board of Regents from the Employee Council.

**References:**

N/A

**Prior Approvals:**

N/A



## Employee Council

MSC 3FAC

New Mexico State University

P.O. Box 30001

Las Cruces, NM 88003-8001

[Empcouncil@nmsu.edu](mailto:Empcouncil@nmsu.edu)

### EMPLOYEE COUNCIL SUMMARY REPORT TO THE BOARD OF REGENTS FOR 2022/2023

#### ACTIVITIES FOR MONTHS OF JANUARY THROUGH APRIL:

Employee Council held elections in January 2023 for members with their term ending in February 2023. During the February 09 meeting, Employee Council welcomed nine new voting members and ten new alternate members. We are now again fully staffed with 21 voting members and 16 alternate members.

There are two changes in the Executive Committee: Sean Kardar replaced Erin Wahl as Recording Secretary, and K.T. Manis replaced Krystal Espinoza as Website Coordinator.

Our Founders Day event, Thursday, April 27, was a great success. Founders Day is a time to celebrate our heritage and honor the history of our university, as well as the Aggies who have contributed to NMSU's mission of fostering learning, inquiry, diversity and inclusion, social mobility, and service to the broader community. This year, we presented the Aggie Legends Award to the family of retired animal science professor Dr. Neil Burcham. The individual 'A' Mountain Award was presented to Marissa Fowler, while the team 'A' Mountain Award was presented to the Office of Student Involvement and Leadership Programs (SILP).

A big thank you to our interim Chancellor Jay Gouge, Vice-Chancellor Ruth Johnston and Provost Alan Shoho, for joining us for this occasion.

The Committee for Compensation, Position and Grade Review continues to discuss the new pay scale and new grade mapping of positions. We are also reviewing suggestions on how to make NMSU the employer of choice in Las Cruces and Doña Ana County.

Compensation and employee retention continue to be concerns for faculty and staff. Employee Council plans to present the results of their discussions by Fall to Senior Administration.

#### UPDATE SHARED BY:

*Susanne Berger, Employee Council Chair, [sberger@nmsu.edu](mailto:sberger@nmsu.edu)*

*For more information, including committee meeting schedules and supporting documentation, please visit <https://inside.nmsu.edu/empcouncil/>*



**Board of Regents Meeting**  
**Meeting Date: May 6, 2022**  
**Agenda Item Cover Page**

**Agenda Item #: E-1**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Scott Eschenbrenner  
President  
Aggie Development Inc.

**Agenda Item:** Report from Aggie Development Inc.

**Requested Action of the Board of Regents:** N/A Information only

**Executive Summary:**

A quarterly recurring report to the Board of Regents from Aggie Development Inc.

**References:**

N/A

**Prior Approvals:**

N/A



AGGIE DEVELOPMENT RECURRING REPORT  
BOARD OF REGENTS  
May 11, 2023

Maverik Convenience Store Update:

- All building permits are anticipated to have been received and construction mobilization will begin on May 22<sup>nd</sup>.
- Maverik, Inc estimated construction time frame is 6-months.
- NMSU Golf Course - 15<sup>th</sup> Hole relocation construction will begin on May 22<sup>nd</sup> and is anticipated to be completed in 4-months.

Parcel 6 Ground Lease Update – 6.8-acre Parcel next Pan Am Plaza Shopping Center:

- Starbucks will ground lease a 35,000 square foot parcel on Triviz Drive near the Sleep Inn Hotel. The developer is finalizing permitting process and obtaining shared access agreements with Pan Am Plaza Shopping Center.
- Ground lease with EV3, Inc. an electric vehicle charging station developer is proposing a four-station charging facility on 3,000 square feet of land adjacent to the proposed Starbucks location. The Board of Regents will consider a modification to the agreement to double the size from a two-vehicle charging station and a corresponding increase in the revenue to ADI.

Hotel Update:

- Through the success of Total Management Systems operations and NMSU's partnership, Courtyard by Marriott on the NMSU campus has doubled its annual ground lease payment to Aggie Development in 2023. Aggie Development has meet with the ownership group to discuss expansion opportunities on the NMSU campus.

Tax Increment Development District (TIDD) Update:

- Regent Resolution 2022-05: Provides that the Board supports the formation of a Tax Increment Development District and directs the Chancellor to establish a task force “charged with ensuring that the land-grant and Hispanic Serving Institutions mission of NMSU is carefully preserved in the formation of a Tax Increment Development District”

- **Regents TIDD Advisory Task Force:**

Adam Cavotta, Chief of Staff, Board of Regents  
Leslie Cervantes, Chief of Staff, Chancellor’s Office  
Ruth Johnston, Vice Chancellor, Chief Operating Officer  
David Maddox, Financial Strategies and Planning Officer, Chancellor’s Office  
Luis Cifuentes, Vice President, Research, Creativity & Strategic Initiatives  
Scott Eschenbrenner, Special Assistant to the President  
Scott Field, Associate General Counsel  
D’Anne Stuart, Associate VP for Finance & Business Services  
Raghu Raghavan, Associate VP & Chief Facilities Officer  
Clayton Abbey, Associate VP (Interim), Government & Community Relations  
Wayne Savage, Executive Director, Arrowhead Park  
Braun Cartwright, Deputy AD/Chief Operating Officer  
Andrew Bowen, Chief of Police  
Leslie Edgar, Associate Dean, Director, Agricultural Experiment Station

Consultants:

Harry Relkin, Sage Land Solutions. LLC  
Kim Murphy, Altura Real Estate, LLC

The TIDD Project Team held a kickoff meeting on April 26, 2023 and established the framework and responsibilities to include the following:

TIDD Project Team Framework:

- NMSU administration oversight team
  - Board of Regents
  - Chancellor’s Office
  - TIDD Advisory Task Force

- NMSU management team
  - Arrowhead Park (Wayne Savage)
  - Aggie Development (Scott Eschenbrenner)
  - Sage Land Solutions LLC (Harry Relkin & Kim Murphy)
- NMSU consulting support team
  - Land planning & design
  - Civil engineering
  - Legal
  - Bond counsel
  - Economics & real estate market
  - Financial & fiscal analysis
  - Government affairs
- NMSU institutional support team
  - Legal
  - Facilities development & management
  - Campus planning
  - Campus services (utilities, police, fire, etc.)
  - Finance
  - Government & community relations
- City of Las Cruces management team
  - City Manager (Ifo Pili)
  - Economic Development (Elizabeth Teeters)
- City of Las Cruces institutional support team
  - Legal
  - Community development
  - Public works
  - Services (utilities, police, fire, etc.)
  - Finance

Advisory Task Force Responsibilities:

- Request and receive periodic status reports on the TIDD Project
- Provide direction on campus planning, development and services relating to the TIDD Project
- Advise on annexation of University lands related to the TIDD Project (or as otherwise recommended)
- Facilitate “problem-solving” regarding various TIDD-related issues
- Make recommendations regarding campus & community outreach
- Monitor overall TIDD Project progress
- Facilitate NMSU-City of Las Cruces communications as needed

# NMSU Tax Increment Development District

## Essential Information

**Who:** New Mexico State University – City of Las Cruces collaboration

**Why:** Stimulate economic development & job growth; encourage private-sector investment; fund state and local public improvements to benefit growth areas of the NMSU Campus & City

**What:** Regionally significant Research / Technology / Employment Center and Mixed-use Town Center Commercial District within NMSU Campus

**How:** Leverage current public investment in NMSU Campus to fund desired public improvements & amenities from a portion of new tax revenues generated within the District

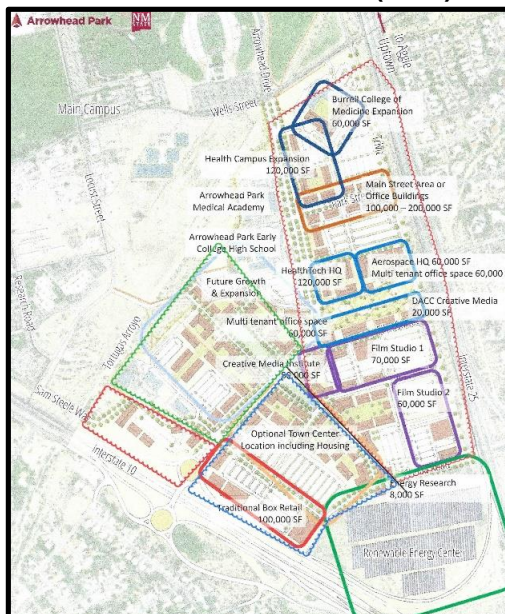
**Where:** Arrowhead Park and adjoining portions of Main Campus; Aggie Uptown and adjoining portions of East Campus; and Main Campus edge along University Ave.

**When:** Projected TIDD formation and tax increment dedication by the City of Las Cruces during Winter 2023/24; dedication of County and State tax increment during Summer / Fall 2024; State Legislature approval of TIDD bonding authority Winter / Spring 2025

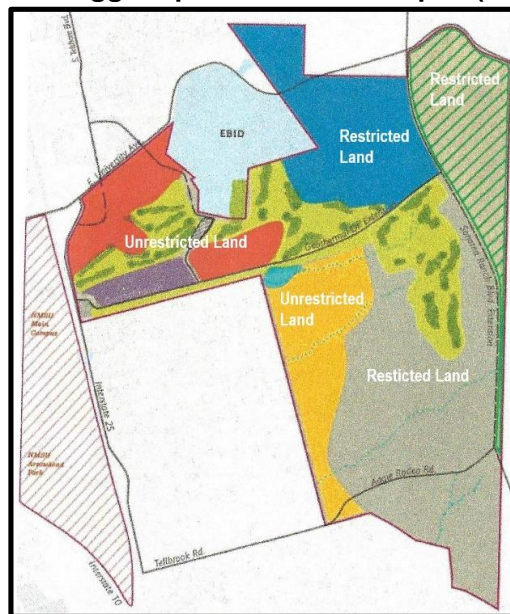
## 2021 Feasibility Study Results (subject to further study & analysis in TIDD Application)

- Study Area- 2,300 acres
- Future Development (sq. ft.)
  - Arrowhead Park- 2,130,000
  - Aggie Uptown / EC- 1,449,000
  - University Ave,- 302,000
- Projected Future Tax Revenue
  - TIDD Dedication- \$374 million
  - City, Other- \$58 million
  - County, Other- \$33 million
  - State, Other- \$53 million
- Total New Tax Revenue- \$518 million
- TIDD Public Improvements
  - Basic Infrastructure- \$66 million
  - Facilities- \$177 million
  - Energy, Transp.,etc- \$75 million
- Private Investment- \$1.2 billion
- Projected New Jobs- 4,000-5,000

**NMSU Arrowhead Park (2020)**



**NMSU Aggie Uptown & East Campus (2016)**



## **FREQUENTLY ASKED QUESTIONS ABOUT TIDDs**

### **What is a Tax Increment Development District (“TIDD”)?**

A TIDD is a statutorily created independent political subdivision designed to finance economic initiatives and neighborhood redevelopment within current tax structures. A TIDD uses a portion of new gross receipts taxes and property taxes generated within its boundaries above the existing tax base (the “tax increment”) to finance “public infrastructure” for the purpose of supporting economic development and job creation. “Public Infrastructure” means infrastructure to be dedicated to a governmental entity (e.g. water, sewer, roads, trails, pedestrian and transit facilities, public buildings).

### **Are TIDDs risky finance schemes?**

No. Following formation, a TIDD exists as a political subdivision of the state, separate and apart from the municipality or county that formed the TIDD and does not impose additional burdens on the taxpayers. Typically, tax increment financing is done on a reimbursement basis, requiring the developer to fund the initial public infrastructure and seek reimbursement from the TIDD. Reimbursement is available only if tax increment revenue has been generated by the TIDD and after the public infrastructure has been constructed to applicable standards and dedicated to and accepted by the applicable governmental entity.

### **Why are TIDDs necessary?**

TIDDs are designed to provide infrastructure necessary to support development, redevelopment, jobs, workforce housing, and schools in an orderly and timely manner. Since 2007, 12 TIDDs have been created in the state, including the Downtown Las Cruces TIDD in 2008 and UNM South Campus in 2021. TIDDs decrease the burden on local and state government by allowing development to “pay for itself”.

## **TYPICAL QUESTIONS ABOUT THE NMSU TIDD**

### **How is the NMSU TIDD different from other TIDDs?**

All the land within the boundaries of the proposed NMSU TIDD will be publicly owned by New Mexico State University and the City of Las Cruces. Development within the TIDD will be the joint responsibility of NMSU and the City. The economic benefits of the TIDD will accrue to public entities and the citizens of New Mexico.

### **Formation of the TIDD by the City will require annexation of certain NMSU property. How will this impact the University?**

Currently, the NMSU Campus is within Dona Ana County. Annexation of certain portions of NMSU land will be simultaneous with the formation and establishment of the TIDD boundary, namely Arrowhead Park, Aggie Uptown, including other portions of the East Campus, and certain portions of Main Campus yet to be determined. Post-annexation, it is anticipated that existing University land use control and services to the NMSU TIDD lands will continue. However, annexation may offer an opportunity for certain University services, but not land use control, to shift to the City or be shared with the University, if desired by NMSU. The exact terms and condition of the annexation are still being negotiated.

### **Does the NMSU TIDD create unfair private-sector competition?**

The NMSU TIDD utilizes future tax increment revenue to fund public improvements owned by local and state government to stimulate economic development, job creation and private business activity. Development facilitated by the TIDD will create opportunities for approximately \$1.2 billion in private investment that would not be generated without the TIDD.

The NMSU TIDD provides an opportunity for the University and the City to master plan and phase future expansion and redevelopment of this vital growth area of the City in a responsible manner and at a more accelerated pace, consistent with the NMSU Campus Master Plan and the Elevate Las Cruces Plan.



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item #: E-2**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Kathryn Hansen  
Director & CEO  
NMSU Arrowhead Center Inc.

**Agenda Item:** Report from NMSU Arrowhead Center Inc.

**Requested Action of the Board of Regents:** N/A Information only

**Executive Summary:**

A quarterly recurring report to the Board of Regents from NMSU Arrowhead Center Inc.

**References:**

N/A

**Prior Approvals:**

N/A

**Arrowhead Center, Inc.  
Report to the NMSU Regents  
May 11, 2023**

**1.0 Introduction: Building the Entrepreneurial and Innovation Ecosystem**

Arrowhead tracks progress toward building an entrepreneurial and innovation ecosystem using a framework developed by the Kauffman Foundation, with six elements: 1) risk-taking culture; 2) talented, diverse, imaginative students; 3) philanthropy and volunteerism; 4) collaboration with industry; 5) government support; and 6) abundant capital.

Arrowhead contributes to the regional entrepreneurial and innovation ecosystem in the following ways:

- Providing experiential entrepreneurial learning opportunities to the next generation of workforce and entrepreneurs, K-16+ (e.g., Innoventure and Studio G)
- Growing innovation and entrepreneurial ecosystems to ensure a steady stream of high-growth startups to drive job and value creation in New Mexico and the region (e.g., Sprint business accelerators, NM Federal and State Technology Partnership [SBIR/STTR programming], Scale Up NM, Arrowhead Community Entrepreneurship Program, and NM Clean Energy Resilience and Growth program);
- Developing, pivoting, and scaling innovative entrepreneurship support models to address the virtual and remote work environments of the pandemic and matching technical talent and/or businesses with resources and opportunities (e.g., Innovation Ecosystem Connect platform);
- Supplying investment capital to address the financial needs of entrepreneurs (e.g., Arrowhead Innovation Fund I and Audaz Capital); and
- Connecting academic, government, and industry sectors in New Mexico to improve the innovation pipeline (e.g., ongoing work on clean energy delivery in Arrowhead Park).

**2.0 Financials - FY 2023 thru 3<sup>rd</sup> Quarter**

Through the third quarter of FY 2023, total revenue is \$626,063 (59% of the \$1,065,402 budget). Sources of revenue included land and office rent, royalties, and private contracts. Revenue of \$40,000 from a contract with Wilson & Co. was received but will be reflected in the month of April. The total expenses are \$535,659 (45% of the \$1,196,825 budget), due to lower than anticipated expenses for Arrowhead Park. Expense categories included personnel and benefits, utilities, and maintenance. Audit fees of \$19,201.75 had been reimbursed to NMSU. The change in net position increased by \$90,403 by the end of March 2023.

### 3.0 Highlights

Dr. Jeffrey Arterburn received the **2023 NMSU Intellectual Property Award** on March 26, World Intellectual Property Day. He is



recognized for his patents (9), licensing agreements (2), and highly collaborative work with inventors from multiple institutions. His research is focused on discovery of new anticancer and antiviral drugs, as well as design of small molecule probes and imaging agents.

Dr. Arterburn, shown in picture above with Dr. Ken Van Winkle, received a \$500 cash award in recognition of his contributions to the transfer of his research to commercial markets.

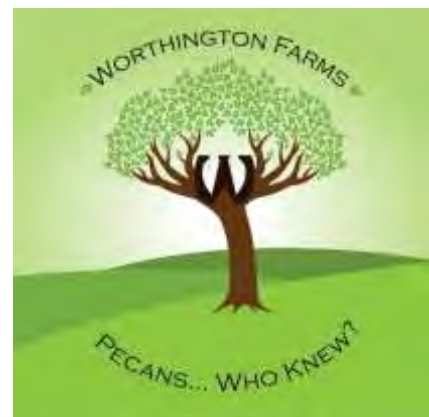
Recent developments in **Arrowhead Park** include:

- Signed agreements with Capital Growth Medvest to develop a new multi-tenant office building in the Park. The 35,000 sq. ft. building, at an estimated cost of \$21M, will house Arrowhead Center and include space for tenants.
- April kickoff of the Tax Increment Development District (TIDD) project, with meetings for the City of Las Cruces and the NMSU Regents Advisory Task Force.
- Start of a year-long corridor study by the NM Department of Transportation in May to study improvements along I-10, to include an interchange at Arrowhead Drive.
- A groundbreaking ceremony (picture to the right) for DACC's new Creative Media Technology building (14,000 sq. ft., \$11M), held on March 28 with over 150 in attendance.



**Worthington Farms**, a local company, started shelling and creating innovative pecan products in 2020. Products include raw pecans, flavored pecans, pecan oil, pecan flour, pecan butter, and pecan beauty products. Arrowhead has assisted Worthington Farms through various programs and resources, including business accelerators, federal proposals, lab testing, mentor meetings, and women entrepreneur networking events.

The company received a grant through Arrowhead's NM FAST program to attend the Tech Conference in D.C. in June 2022 to learn more about grant writing.





Mike Lisk, founder of **Remote Well Solutions**, has been a client of Arrowhead Center client for



over a decade and has participated in multiple Arrowhead programs. The company offers water production and distribution solutions for rural, remote agriculture and ranching operations and holds U.S. and international patents.

The picture to the left shows the installation of a Remote Well system on Navajo Lands.

Arrowhead is working with the Navajo Nation Department of

Agriculture on additional projects, enabling economic development, along with increasing resiliency and strengthening supply chains.

**Parting Stone**, offering human and pet cremains in the form of stones, recently received a \$400,000 investment on the national TV series “Shark Tank.” The company participated in numerous Arrowhead programs (Sprints, NMSBA, Ventures, Arrowhead Innovation Fund). Arrowhead Innovation Fund was an early-stage investor, with \$200K, the maximum amount the fund could invest in any company. Parting Stone, with approximately 40 employees in New Mexico, was approved for a \$2M loan from the New Mexico Finance Authority and is expanding operations to Australia. The company has brought national attention to New Mexico through features in the press by Fast Company, Bloomberg, and Entrepreneur Magazine.



Juan Eduardo Sanchez, the federal co-chair for the **Southwest Regional Border Commission** (SRBC), will be co-located with Arrowhead at Genesis Center beginning in summer 2023. Federal regional commissions allow for multijurisdictional collaboration on economic development challenges. The SBRC is focused on distressed counties along the U.S.-Mexico Border in California, Arizona, New Mexico, and Texas.





**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-1**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Raghu Raghavan  
Associate Vice President  
Facilities and Services

**Agenda Item:** Las Cruces: Hadley Hall Office Renovations (\$481,566)

**Requested Action of the Board of Regents:** The Hadley Hall Office Renovations (First Floor Suite 100 and adjoining offices)

**Executive Summary:**

The Hadley Hall Office Renovations (First Floor Suite 100 and adjoining offices) project includes:

- Relocating furniture from Hadley Hall to Milton Hall for Procurement moves
- Asbestos abatement at suspended ceiling system
- Electric, lighting, and fire code upgrades
- Removal and replacement of ceiling grid, ceiling tiles, and flooring
- Patch and paint existing walls, cabinets, and door frames

**Project funding - \$481,566**

FY22 Building Renewal and Replacement – \$170,000

- Hadley Hall Chancellor's Office VPR Departmental Funding – \$11,566
- FY23 Building Renewal and Replacement – \$300,000

**References:**

**Prior Approvals:**

Regents Real Estate Committee 5/02/23

# Board of Regents

## LAS CRUCES: HADLEY HALL OFFICE RENOVATIONS

**Heather Watenpaugh**  
University Architect

**Raghu Raghavan**  
Associate Vice President

Facilities and Services

The logo for New Mexico State University, featuring the letters "NM" stacked above "STATE" in a white serif font, enclosed within a white square that is itself inside a larger maroon square.

**NM  
STATE**

**BE BOLD.** Shape the Future.<sup>®</sup>  
**New Mexico State University**

# Proposed Scope of Work

*Project Budget \$ 481,566*

The Hadley Hall Office Renovations (First Floor Suite 100 and adjoining offices) project includes:

- Relocating furniture from Hadley Hall to Milton Hall for Procurement moves
- Asbestos abatement at suspended ceiling system
- Electric, lighting, and fire code upgrades
- Removal and replacement of ceiling grid, ceiling tiles, and flooring
- Patch and paint existing walls, cabinets, and door frames



# Proposed Building Demographics

## Hadley Hall Building #172

- **Year Built:** 1953
- **Last Expansion:** N/A
- **Building Size:** 33,607 GSF
- **Construction Type:** Concrete and steel frame
- **Future Use:** VPR  
Administrative Offices  
(shared with Finance & Business)



**Hadley Hall, aerial view at The Horseshoe**

# Proposed Project Schedule

- Start of Design – April 2023
- Completion of Design – May 2023
- Start of Construction – June 2023
- Completion of Construction – August 2023

# Funding Sources and Prior Approvals

## Project Funding — \$481,566

- FY22 Building Renewal and Replacement – \$170,000
- Hadley Hall Chancellor's Office VPR Departmental Funding – \$11,566
- FY23 Building Renewal and Replacement – \$300,000

## Prior Approval

- N/A

# Contact Information

Heather Watenpaugh  
University Architect  
Facilities and Services

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[hzw@nmsu.edu](mailto:hzw@nmsu.edu)

Raghu Raghavan  
Associate Vice President  
Facilities and Services

[www.facilities.nmsu.edu/](http://www.facilities.nmsu.edu/)

575.646.2101

[raghavan@nmsu.edu](mailto:raghavan@nmsu.edu)





**Thank you!**

**Questions?**



# NMSU: Las Cruces Hadley Hall Office Renovations

## Supplemental Information



# Existing Conditions



Base cabinets at Office Suite



Carpet flooring in Office Suite

# Existing Conditions



Office Suite suspended ceiling system



Office Suite base wall cabinet



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-2**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Raghu Raghavan  
Associate Vice President  
Facilities and Services

**Agenda Item:** Las Cruces: Agricultural Science Center, Corona Range and Livestock Research Center (CRLRC Cabins (\$1,510,000)

**Requested Action of the Board of Regents:** Agricultural Science Center, Corona Range and Livestock Research

**Executive Summary:**

The Corona: Agricultural Science Research Cabins project includes:

- Design and construct cabin(s) to house a total of 12 research students, ranch guests and staff
- Design and construct new building for laboratory, water treatment, laundry and storage facility to support research students, ranch guests and staff
- Plans to reflect most cost-effective means of construction
- Utilization of existing infrastructure which will allow cost savings

**Project funding - \$1,510,000**

- Agricultural Science Center Unrestricted Fund - \$1,510,000

**References:**

**Prior Approvals:**

Regents Real Estate Committee 5/02/23

# Board of Regents

LAS CRUCES: AGRICULTURAL SCIENCE  
CENTER, CORONA RANGE AND LIVESTOCK  
RESEARCH CENTER (CRLRC) CABINS

**Heather Watenpaugh**  
University Architect

**Raghu Raghavan**  
Associate Vice President

Facilities and Services



**BE BOLD.** Shape the Future.<sup>®</sup>  
**New Mexico State University**

# Proposed Scope of Work

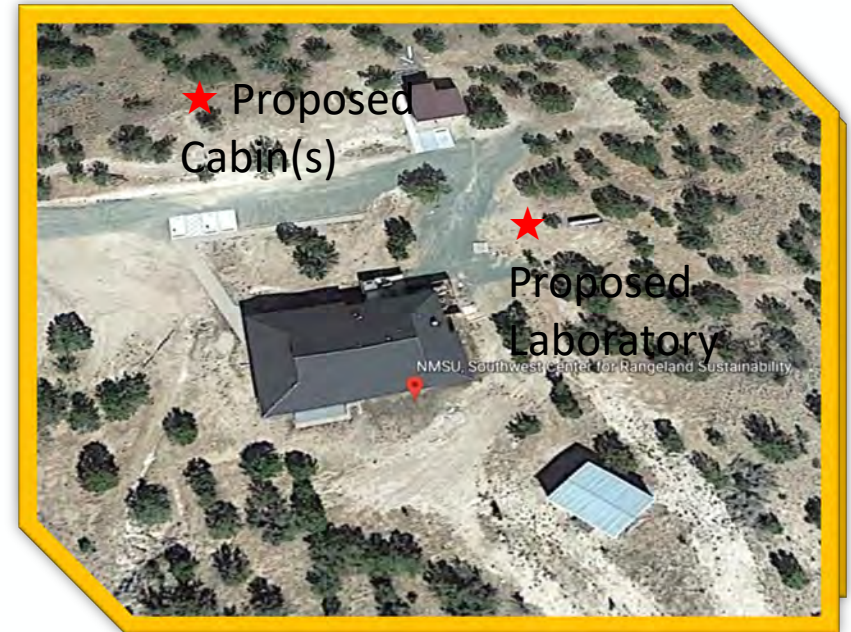
*Project Budget \$1,510,000*

The Corona: Agricultural Science Research Cabins project includes:

- Design and construct **cabin(s)** to house a total of 12 research students, ranch guests and staff
- Design and construct new building for laboratory, water treatment, laundry and storage facility to support research students, ranch guests and staff
- Plans to reflect most cost-effective means of construction
- Utilization of existing infrastructure which will allow cost savings

# Proposed Building Demographics

- **Year Built:** 2024
- **Last Expansion:** N/A
- **Building Size:** Approximately **2,000-3,000** Sq. Ft.
- **Construction Type:** Concrete and wood framing
- **Future Use:** Agricultural student research housing, water treatment facility and storage



**Corona Range and Livestock Research Center (CRLRC) and the Southwest Center for Rangeland Sustainability**



# Proposed Project Schedule

- Start of Design- March 2023
- Completion of Design – August 2023
- Start of Construction – October 2023
- Completion of Construction – May 2024

# Funding Sources and Prior Approvals

## Project Funding \$1,510,000

- Agricultural Science Center Unrestricted Fund – \$1,510,000

## Prior Approval

- N/A



# Contact Information

Heather Watenpaugh  
University Architect  
Facilities and Services

[www.facilities.nmsu.edu/](http://www.facilities.nmsu.edu/)

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[raghavan@nmsu.edu](mailto:raghavan@nmsu.edu)



**Thank you!**

**Questions?**

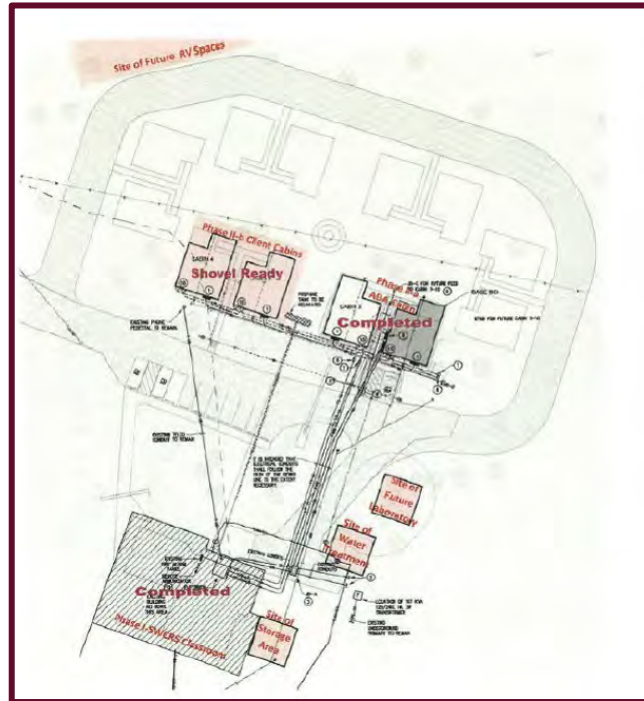


# Las Cruces: Agricultural Science Center, Corona Range and Livestock Research Center (CRLRC) Cabins

## Supplemental Information



# Existing Conditions



Existing Site Plan with Completed Cabins and proposed Shovel Ready new construction

# Existing Conditions



Aerial View of the site



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-3**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Scott Eschenbrenner  
Special Assistant to the President

**Agenda Item:** Access Easement for Pattern Wind Energy at Corona Ranch

**Requested Action of the Board of Regents:** Approval of a Grant of Access Easement; Consent to Partition, Partial Assignment and Assumption of Option Agreement, Temporary Access Easement and Payment Letter.

**Executive Summary:** One of the world's largest wind-energy based projects is based in Central New Mexico. The first phase of the project is complete and on-line with NMSU and the Corona Range and Livestock Research Center being the beneficiary through one-time payments for right-of-way's and re-occurring revenue from wind royalties over the next 50-years.

As part of the next phase of this project, Pattern Wind Energy is requesting a grant of access easement from NMSU. The access easement will be 5,480' in length and 20' wide and is part of an existing County road. The term of this easement is for 30-years with two (2) additional 10-year options to extend, similar to our agreement for the remainder of the access easements on the ranch.

The county road will be reconstructed, regraded, and maintained by Pattern Energy. Pattern will have the right to use an additional twelve feet (12') of land on either side of the easement area but not both sides. Within 120 days after the road work is complete, Pattern will return this area back to its original state. Concerns regarding fencing, gates, cattle guards, water systems that were addressed in the original agreement are also mentioned in this agreement.

Pattern is also requesting a Consent to Partition, Partial Assignment, and Assumption of Option Agreement for Land Lease and Wind Easement. This assignment is between Cowboy Mesa, LLC, and SunZia South, whereby Cowboy Mesa has assigned part of their rights and interest to SunZia South, LLC.

Compensation for this request has been negotiated at \$20,000 one-time payment plus an additional \$4,000 for a temporary construction easement to accommodate the movement of the wind structures to the construction site for two-years as noted in the attached documents. This compensation exceeds our original compensation, which was based on \$2.50 per lineal foot for access easements.

**References:**

See below.

**Prior Approvals:**

Regents Real Estate Committee meeting on May 2, 2023



AFTER RECORDING RETURN TO:  
SunZia Wind South LLC  
1201 Louisiana Street, Suite 3200  
Houston, Texas 77002  
Attn: Real Estate

## GRANT OF ACCESS EASEMENT

THIS GRANT OF ACCESS EASEMENT ("**Easement Agreement**") is dated to be effective the \_\_\_\_\_ day of \_\_\_\_\_, 2023 (the "**Effective Date**"), between **THE REGENTS OF NEW MEXICO STATE UNIVERSITY**, a New Mexico institution of higher education ("**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, does hereby give, bargain, sell, grant and convey to **SUNZIA WIND SOUTH LLC**, a Delaware limited liability company ("**Grantee**"), a non-exclusive access and right-of-way easement (the "**Easement**") on, to, from, over, across, through and within the Easement Area (as defined in Section 1 below). The Easement hereby granted and conveyed to the Grantee is a covenant running with the real property comprising the Easement Area for the duration of the term of said Easement, for access on, to, from, over, across, through and within the Easement Area as described herein. Grantor and Grantee are sometimes referred to herein individually as a "**Party**" and collectively as the "**Parties**".

1. **Easement Area.** The "**Easement Area**" is defined as that certain twenty foot (20') wide strip of land owned by the Grantor in Lincoln County, New Mexico, and more specifically described in **Exhibit A** attached hereto and made a part hereof for all purposes.
2. **Wind Project.** Grantee has informed Grantor that Grantee is developing a wind energy project to be partially located in Lincoln County, New Mexico, currently and informally known as the "SunZia South Project" (the "**Project**"), which Project will utilize the Easement and the Easement Area.
3. **Easement Term.** The term of the Easement and this Easement Agreement will begin on the Effective Date and continue for a period of thirty (30) years thereafter (the "**Initial Easement Term**"). In addition, Grantee shall have the right to extend the Initial Easement Term for two (2) additional periods of ten (10) years each (respectively, the "**First Renewal Term**" and the "**Second Renewal Term**" and, collectively, the "**Renewal Terms**"). As used herein, "**Term**" shall mean, collectively, the Initial Easement Term and the Renewal Terms, unless this Easement Agreement is earlier terminated as permitted or required herein. To exercise Grantee's option to renew the Initial Easement Term for the First Renewal Term, and to renew the First Renewal Term for the Second Renewal Term, Grantee must deliver a written extension notice to Grantor six (6) months prior to the expiration of the Initial Easement Term and the First Renewal Term, as applicable. Grantee shall have no right to extend the Easement

beyond the Second Renewal Term, unless the Parties agree to a new easement agreement. If the Initial Easement Term or the First Renewal Term expires without written notice of extension, Grantee shall have no further options or rights to renew or extend the Term. Notwithstanding the foregoing, if during the Term the Project ceases operations and all Project infrastructure is removed from the Project properties (except in the event of a repowering of the Project), then the Easement and this Easement Agreement shall automatically terminate sixty (60) days after such removal is completed.

4. **Access Easement and Road.** The Easement granted and conveyed, and hereby granted and conveyed, by Grantor to Grantee is for the benefit of Grantee and its employees, agents, representatives, contractors, subcontractors, successors and assigns for the right of ingress and egress on, to, from, over, across, through and within the Easement Area by means of the existing road located thereon (the "**Road**") and for reconstructing, regrading, upgrading, improving, repairing and maintaining such Road (collectively, "**Road Work**"). The width of the Road shall not exceed twenty feet (20'). During Road Work, Grantee will have the right to use an additional twelve feet (12') of land on either side of the Easement Area, but not both sides, in connection with such Road Work (the "**Construction Area**"). Within one hundred twenty days (120) after such Road Work is completed, Grantee will return the Construction Area and any portion of the Easement Area not occupied by the Road to substantially the same condition they were in on the Effective Date using scarification, V-rip and disc methods, as appropriate, and, if pastureland, such areas shall be reseeded. Grantee shall ensure that any holes or cavities created in the ground are filled with topsoil of the same or similar type found at Grantor's property within which the Easement Area is located and, to the extent reasonably practicable, the surface of any portion of the Easement Area not occupied by the Road and the Construction Area returned to the same condition as before Grantee dug the holes or cavities and, if pastureland, such areas shall be reseeded.

5. **Cattle Guards.** Grantee agrees to provide cattle guard maintenance, to ensure proper operation of cattle guard and protection of livestock, within ten (10) days of request from Grantor.

6. **Site Rules.** Grantee agrees to comply with all Site Rules attached hereto as **Exhibit B** and made a part hereof for all purposes.

7. **Indemnification.** Each Party shall reimburse the other Party for any loss suffered by the other Party because of the reimbursing Party's actions or omissions. Each Party (the "**Indemnifying Party**") agrees to defend, indemnify and hold the other Party and the other Party's officers, directors, employees, representatives and agents (collectively the "**Indemnified Party**") harmless against any and all losses, damages, claims (including third party claims), expenses and liabilities for physical damage to property and for physical injury to any person, including, without limitation, reasonable attorneys' fees, to the extent resulting from or arising out of (i) any operations or activities of the Indemnifying Party on the Easement Area or Construction Area or (ii) any negligent or intentional act or omission on the part of the Indemnifying Party with respect to this Easement Agreement, the Easement Area or the Construction Area. This obligation to defend, indemnify and hold harmless shall (i) not apply to losses, damages, claims, expenses and liabilities to the extent caused by any negligent or intentional act or omission on the part of the Indemnified Party and (ii) shall survive the termination of this Easement Agreement.

8. **Damage to Grantor's Property.**

(a) **Crop Damage.** The Parties anticipate and acknowledge that Grantor or Grantor's renters may suffer damage to any crops that are within the Easement Area not occupied by the Road or Construction Area during Grantee's use of the Road and its Road Work. Grantee will take commercially reasonable efforts to minimize such damage, and Grantee will compensate Grantor for such crop loss or destruction due to Grantee's activities according to the crop damage compensation formula described in Subsection (b) below. After the completion of the Road Work, Grantee shall not be obligated to pay Grantor or Grantor's renters with respect to any loss of income, rent, business opportunities, profits or other losses arising out of Grantor's inability to grow crops or otherwise use the portion of the Easement Area not occupied by the Road or the Construction Area. Grantee shall not be responsible for paying any compensation to Grantor or Grantor's tenants arising out of Grantor's or such tenants' inability to use the Easement Area or Construction Area for ranching or any other purpose.

(b) **Calculation of Crop Damages.** Crop damages will be calculated by the following formula:

$$\text{Price x Yield x Percentage of Damage x Acreage} = \text{Crop Damages}$$

(i) Prices for damaged or destroyed crops will be based on the average of the last previous March 1st and September 1st prices for that crop in the county where the Easement Area is located (or other commonly used yield information available for the area). Yield will be the average of the previous two (2) years' yields of the same crop as the damaged crop, according to Grantor's records, as received from and certified by Grantor, for the smallest parcel of land that includes the damaged area. Grantor's records may include, but not be limited to, warehouse/elevator receipts, applications for crop insurance and scale tickets from grain cart or yield monitors on combines. If Grantor does not have yield records available, Grantor will use FSA records for the county in which the Easement Area is located (or other commonly used yield information available for the area) for the smallest parcel of land which includes the damaged area. The Parties shall try in good faith to agree to the extent of damage and acreage affected. If the Parties cannot agree, they shall have the area measured and extent of damage assessed by an impartial party such as a crop insurance adjuster or extension agent.

(ii) Payment of crop damages shall be made within thirty (30) days after determining the extent of damage after the date the Project begins commercial operations.

(c) **Watering Systems Damage.** Grantee will take steps to avoid damaging any livestock watering pipelines, tile lines or irrigation systems (collectively, the "**Watering Systems**") on or under the Easement Area and Construction Area. However, the Parties anticipate and acknowledge that Grantor may suffer damage to any Watering Systems on or under the Easement Area or Construction Area during the Road Work or Grantee's use of the Road. Grantor has the right to have Grantee repair or replace any Watering Systems on or under the Easement Area or Construction Area that are damaged during the Road Work or by Grantee's use of the Road, provided that Grantor promptly notifies Grantee in writing of the damage. If Grantor chooses to repair or replace any such Watering Systems, Grantee will reimburse Grantor

for time and materials based upon current market rates as reasonably determined by agreement between Grantor and Grantee. Upon reasonable notice, Grantor shall be given the opportunity to inspect the repair, replacement or rerouting of any Watering Systems on or under the Easement Area and Construction Area prior to same being covered with topsoil.

9. **Limitations of Indemnity Obligations.** To the extent, if at all, that any agreement in or under this Easement Agreement is found to be within the scope of:

(a) NMSA 1978, § 56-7-1, as amended from time to time, or in any way subject to or conditioned upon consistency with the provisions thereof for its enforceability, then, notwithstanding any other term or condition of this Easement Agreement, such agreement shall (A) not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of bodily injury to persons or damage to property caused by or resulting from, in whole or in part, the negligence, act or omission of the Indemnified Party or its officers, employees or agents, (B) be further modified, to the extent necessary, by the provisions of NMSA 1978, § 56-7-1(B), as amended from time to time, and (C) be enforced only to the extent that such liability, claims,, damages, losses or expenses are caused by, or arise out of, the acts or omissions of the Indemnifying Party that so agreed or its officers, employees or agents; and

(b) NMSA 1978, § 56-7-2, as amended from time to time, or in any way subject to or conditioned upon consistency with the provisions thereof for its enforceability, then, notwithstanding any other term or condition of this Easement Agreement, such agreement shall not be construed or applied to indemnify the Indemnified Party against loss or liability for damages arising from (A) the sole or concurrent negligence of the Indemnified Party or its agents or employees, (B) the sole or concurrent negligence of an independent contractor who is directly responsible to the Indemnified Party, or (C) an accident that occurs in operations carried on at the direction or under the supervision of the Indemnified Party or its employees or representatives or in accordance with methods and means specified by such employees or representatives.

10. **Assignment.** The term "Grantor" will include without limitation all heirs, representatives, successors and/or assigns of Grantor. "Grantee" includes all successors and/or assigns to Grantee's interest in this Easement Agreement, any part thereof, and any right or benefit of the Easement. Grantee will have the right to sell, assign, convey, contribute, or otherwise transfer the Easement only in conjunction with the sale or assignment of the Grantee's rights in the Project. For absolute clarity, at all times the Grantee under this Easement Agreement must be the same person or entity that holds property rights for the Project. Any full assignment, transfer or conveyance by Grantee to any other party, whether one or more, that assumes the obligations of Grantee hereunder shall operate as an automatic release of Grantee from all liability and such obligations hereunder from and after the effective date of such assignment, transfer or conveyance. Without limiting the foregoing, Grantor agrees that, upon such automatic release of the assigning Grantee as aforesaid, Grantor shall provide, upon Grantee's request, a written release to evidence same.

11. **Removal of Obstructions.** Grantee has the right to trim and remove any trees, shrubs, bushes, and vegetation and remove or relocate any structures, features, barriers, or obstructions on and within the Easement Area except for gates and fences described in Section 12 below.

12. **Gates and Fences.** Grantor has the right to use the Easement Area for vehicular and pedestrian access purposes, to cross the Easement Area, and to install and maintain gates and fences across the Easement Area, provided such uses are not inconsistent with the Easement hereby granted, including any use that would limit access along the Easement Area. Grantee may install gates, only with Grantor's advanced written permission, within any fencing, barriers or walls installed by Grantor within the Easement Area. Grantee will have access through all gates on the Easement Area that would interfere with Grantee's full use of the Road or any of its Road Work.

13. **Termination.** Grantee may terminate this Easement Agreement as to all or any part of the Easement Area at any time upon notice to Grantor. Upon any such termination, Grantee shall have the right to abandon the Road in place and neither Party shall have any further obligations under this Easement Agreement.

14. **Certain Damages.** NEITHER PARTY SHALL BE ENTITLED TO, AND EACH PARTY HEREBY WAIVES AND RELEASES ANY AND ALL OF ITS RIGHTS TO, ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, EXEMPLARY AND/OR SIMILAR TYPES OF DAMAGES, WHETHER THE CLAIM MADE UNDER THIS EASEMENT AGREEMENT IS ASSERTED IN CONTRACT, TORT, OR OTHERWISE.

15. **Event of Default.** An "Event of Default" shall exist under this Easement Agreement if: (1)(A) either Party fails to pay to the other Party any amount due to such other Party hereunder or (B) either Party defaults in the its performance of any other covenant or obligation contained in this Easement Agreement, and (2) either such default in (A) and (B) hereof continues uncured for a period of sixty (60) days after written notice thereof from Grantor to Grantee or from Grantee to Grantor, as applicable, to the other Party, unless such default cannot be reasonably cured within such 60-day period, in which case no Event of Default shall exist if such defaulting Party, within such 60-day period, commences to cure such default and thereafter prosecutes the cure of such default in good faith and with due diligence. Upon the occurrence of an Event of Default by Grantee, Grantor may terminate this Easement Agreement.

16. **Grantee's Lender and Mortgage.** Grantee may collaterally assign, mortgage or otherwise encumber its interest in the Easement, the Easement Area, the Road, the Construction Area, and this Easement Agreement to a Financing Party (as hereinafter defined) under a Mortgage (as hereinafter defined). The term "Financing Party" means (i) any institution (including any trustee or agent of behalf of such institution) providing debt or other financing (including easement financing) to or for the benefit of Grantee, its affiliates or its successors or assigns, (ii) any counterparty under a power purchase agreement, renewable energy agreement or similar agreement that has been provided a Mortgage (as defined herein) by Grantee to secure obligations owing to such counterparty, and (iii) any investor in Grantee. The term "Mortgage" shall mean any mortgage, deed of trust, deed to secure debt or other security instrument by which Grantee's interest in all or any of the Easement, the Easement Area, the Road, the Construction Area, and this Easement Agreement is collaterally assigned, mortgaged, pledged,

conveyed, assigned or otherwise transferred or encumbered to secure a debt or other obligation to a Financing Party. A Financing Party who provides written notice to Grantor of such Financing Party's Mortgage (if applicable), or of its position as a Financing Party, along with its address for notices, shall be referred to as "**Lender**".

17. **Default Notice to Grantee's Lender.** Grantor, upon providing Grantee any notice of (i) default under this Easement Agreement or (ii) termination of this Easement Agreement, shall at the same time provide a copy of such notice to each Lender that has previously provided notice of its name and mailing address to Grantor. Such Lender shall have an additional thirty (30) days beyond Grantee's cure period set forth in this Easement Agreement, after the giving of such notice by Grantor to Lender, for remedying any default by Grantee or causing the same to be remedied (but shall have no obligation to remedy or cause the remedy of any default). Grantor shall accept such performance by or at the instigation of such Lender as if the same had been done by Grantee.

18. **Additional Documents.** Grantor shall execute (i) estoppel certificates (certifying as to such matters as Grantee may reasonably request, including, without limitation, that no default then exists under this Easement Agreement if such is the case); (ii) consents to assignment, (iii) non-disturbance agreements, and (iv) documents reasonably required by a title insurance company, in each case as Grantee or any Lender may reasonably request from time to time.

19. **Payments by Lender.** No payment made to Grantor by a Lender shall constitute an agreement that such payment was, in fact, due under the terms of this Easement Agreement, and a Lender, having made any payment to Grantor pursuant to Grantor's wrongful, improper or mistaken notice or demand, shall be entitled to the return of any such payment.

20. **Cooperation.** Grantor shall cooperate with Grantee in connection with Grantee's applications or requests for any and all permits, licenses, special or conditional use designations, zoning or rezoning designations and other items that may be necessary or prudent in connection with Grantee's use of the Easement Area and the Road Work.

21. **Representations.** Grantor represents and warrants that Grantor is the sole owner of the Easement Area and Construction Area and holds fee simple title in and to same. Each person signing this Easement Agreement on behalf of Grantor is authorized to do so. To Grantor's knowledge, no condemnation or eminent domain has been threatened or filed against the Easement Area, the Construction Area or the land owned by Grantor within which such areas are located.

22. **Notices.** All notices, requests and communications (each, a "**Notice**") under this Easement Agreement shall be given in writing, by (i) personal delivery (confirmed by the courier delivery service), (ii) overnight mail with a reputable carrier or (iii) first class, certified U.S. mail, return receipt requested, to the individuals and addresses indicated below. Such notice shall be deemed received by the noticed party (i) upon personal delivery, (ii) the next business day if sent by overnight mail and (ii) two (2) business days if sent by U.S. mail as described above. Any party may, by Notice in compliance with the requirements above that is given to the other party, change the individual address to which any Notice shall thereafter be sent.

If to Grantor: The Regents of New Mexico State University  
P.O. Box 30001, MSC 3-ORE  
Las Cruces, New Mexico 88003-8001

If to Grantee: SunZia Wind South LLC  
1088 Sansome Street  
San Francisco, California 94111  
Attention: General Counsel

23. **Miscellaneous.** This Easement Agreement shall be governed by and interpreted in accordance with the laws of the State of New Mexico, without regard to conflicts of law principles. Grantee may record this Easement Agreement in the real property records of Lincoln County, New Mexico. This Easement Agreement may be executed in separate and multiple counterparts, all of which, when taken together, shall constitute one and the same instrument.

24. **Municipal Officer.** Grantor represents and warrants that Grantor is not a Municipal Officer (defined herein) of the county or any municipality in which the Easement Area is located. "**Municipal Officer**" means any officer or employee of any such county or municipality, whether paid or unpaid, and includes, without limitation, members of any office, board, body, advisory board, council, commission, agency, department, district, administration, division, bureau or committee of any such county or municipality whose official duties involve discretionary decision-making with respect to the Grantee's Energy Development (defined herein). "**Energy Development**" means any stage of present or future development or siting of energy developments, power and related facilities or energy projects, whether considered, planned, attempted or completed, including but not limited to permitting, licensing construction and energy production. Municipal Officer also includes any entity that is directly or indirectly controlled by, or is under common control with, such officer or employee. However, Municipal Officer shall not include: (a) a judge, justice, officer or employee of the local court system; (b) a volunteer firefighter or civil defense volunteer, except a fire chief or assistant fire chief; or (c) a member of an advisory board of the county or municipality if, but only if, the advisory board has no authority to implement its recommendations or to act on behalf of the county or municipality or to restrict authority of the municipality to act. Grantor further represents and warrants that Grantor is not a Relative (defined herein) of a Municipal Officer. "**Relative**" shall mean a spouse or domestic partner of the Municipal Officer, or a person claimed as a dependent on the Municipal Officer's latest individual state income tax return. If Grantor is a Municipal Officer, Grantor agrees to recuse itself from participating in any vote or other discretionary decision-making action with respect to Grantee's Energy Development. Grantor agrees to promptly notify Grantee in writing if at any time Grantor becomes or any Relative becomes a Municipal Officer. Grantor agrees to indemnify Grantee against any loss, liability or damages, including attorneys' fees, directly or indirectly resulting from any misrepresentation by Grantor or failure by Grantor to notify Grantee as set forth above under this Section.

*[Signature pages follow this page]*





**GRANTEE:**

**SUNZIA WIND SOUTH LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Authorized Signatory

GRANTEE ACKNOWLEDGMENT

STATE OF TEXAS            )  
  ) ss.  
COUNTY OF HARRIS        )

The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ as Authorized Signatory of SUNZIA WIND SOUTH LLC, a Delaware limited liability company, in the capacity therein stated and as act and deed of said limited liability company.

(seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

EXHIBIT A  
Legal Description of the Easement Area

A certain strip of land located in Section 3, Township 1 South, Range 14 East, N.M.P.M., Lincoln County, New Mexico, being twenty feet (20') in width, and described as follows:

**EXHIBIT "A"****CENTERLINE DESCRIPTION FOR A 20-FOOT WIDE ROAD EASEMENT**

**A CENTERLINE DESCRIPTION FOR A 20-FOOT WIDE ROAD EASEMENT ACROSS A NEW MEXICO STATE UNIVERSITY TRACT SITUATED IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 14 EAST, N.M.P.M., LINCOLN COUNTY, NEW MEXICO, THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR LENGTHENED SO AS TO TERMINATE AT THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS AND DISTANCES AS FOLLOWS:**

**BEGINNING** at the most northerly point of this easement, a point on the New Mexico base Line, whence an aluminum cap at the section corner common to Sections 3 and 4, T.1S., R.14E., N.M.P.M. of the U.S.G.L.O. Surveys bears, N 89° 52' 27" W, a distance of 802.26 feet;

**THENCE** from the place of beginning and leaving the base line S 06° 21' 33" W, 281.74 feet to an angle point;

**THENCE** S 16° 21' 29" W, 518.27 feet to an angle point;

**THENCE** S 07° 46' 40" W, 608.72 feet to an angle point;

**THENCE** S 06° 07' 10" E, 276.89 feet to an angle point;

**THENCE** S 00° 13' 41" W, 268.13 feet to an angle point;

**THENCE** S 07° 48' 25" E, 589.07 feet to an angle point;

**THENCE** S 19° 34' 06" E, 761.32 feet to an angle point;

**THENCE** S 11° 15' 20" E, 355.74 feet to an angle point;

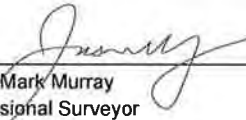
**THENCE** S 22° 02' 48" E, 586.09 feet to an angle point;

**THENCE** S 27° 49' 08" E, 1233.78 feet to a point on the south line of said Section 3 and being the point of termination, whence an aluminum cap for the section corner common to sections 3, 4, 9 and 10, T.1S., R.14E, N.M.P.M. bears, S 89° 55' 19" W, a distance of 1763.24 feet. Said centerline tract containing a total centerline length of 5479.75 feet, or 332.11 rods, and 2.52 acres, more or less.

**Notes**

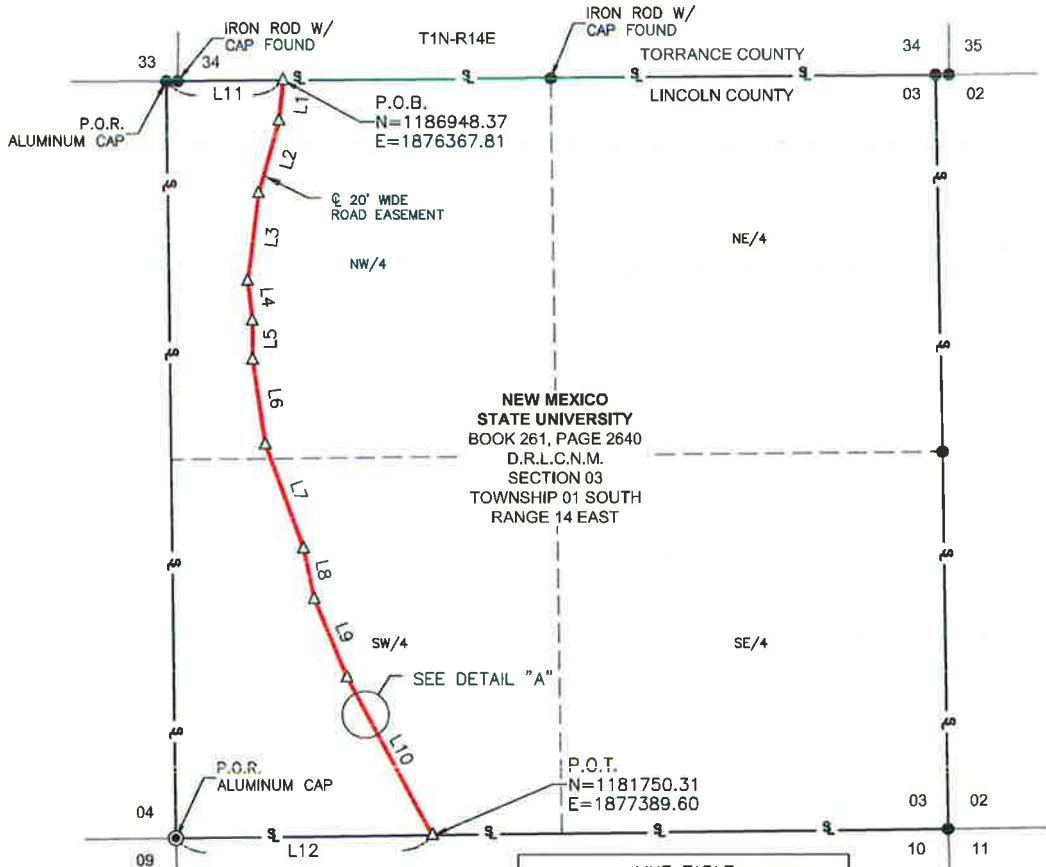
- 1) Bearings and coordinates shown hereon are NAD83 (2011), grid and conform to the New Mexico Coordinate System, "New Mexico Central Zone", U.S. feet.
- 2) This survey was completed without the benefit of an abstract of title. There may be easements or other matters of record not shown. Record information shown hereon were provided by the client.
- 3) A description of same data accompanies this plat.

I, Justin Mark Murray, New Mexico Professional Surveyor No. 24873, do hereby certify that this easement survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for the survey; that this survey meets the minimum standards for surveying in New Mexico; and that the survey is not a land division or subdivisions defined in the New Mexico Subdivision Act and that this instrument is an easement survey.

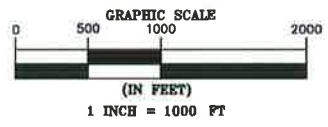
  
Justin Mark Murray      04/11/2023  
Professional Surveyor      Date  
NM PS #24873

Surveying and Mapping, LLC  
15 Smith Road, Suite 2000  
Midland, Tx. 79705  
Tx. Firm Reg. No. 10064300

Binder Page 124 of 1030  
**EASEMENT SURVEY "EXHIBIT B"**  
**LINCOLN COUNTY, NEW MEXICO**

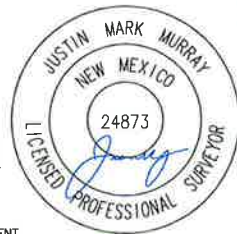
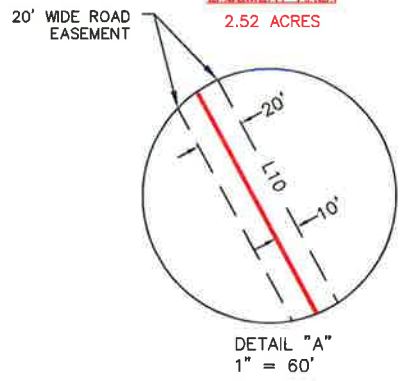


NEW MEXICO  
 STATE UNIVERSITY  
 BOOK 261, PAGE 2640  
 D.R.L.C.N.M.  
 SECTION 03  
 TOWNSHIP 01 SOUTH  
 RANGE 14 EAST



**EASEMENT CENTERLINE LENGTH**  
 5479.75 FEET  
 332.11 RODS  
**EASEMENT AREA**  
 2.52 ACRES

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S06°21'33"W	281.74'
L2	S16°21'29"W	518.27'
L3	S07°46'40"W	608.72'
L4	S06°07'10"E	276.89'
L5	S00°13'41"W	268.13'
L6	S07°48'25"E	589.07'
L7	S19°34'06"E	761.32'
L8	S11°15'20"E	355.74'
L9	S22°02'48"E	586.09'
L10	S27°49'08"E	1,233.78'
L11	N89°52'27"W	802.26'
L12	S89°55'19"W	1,763.24'



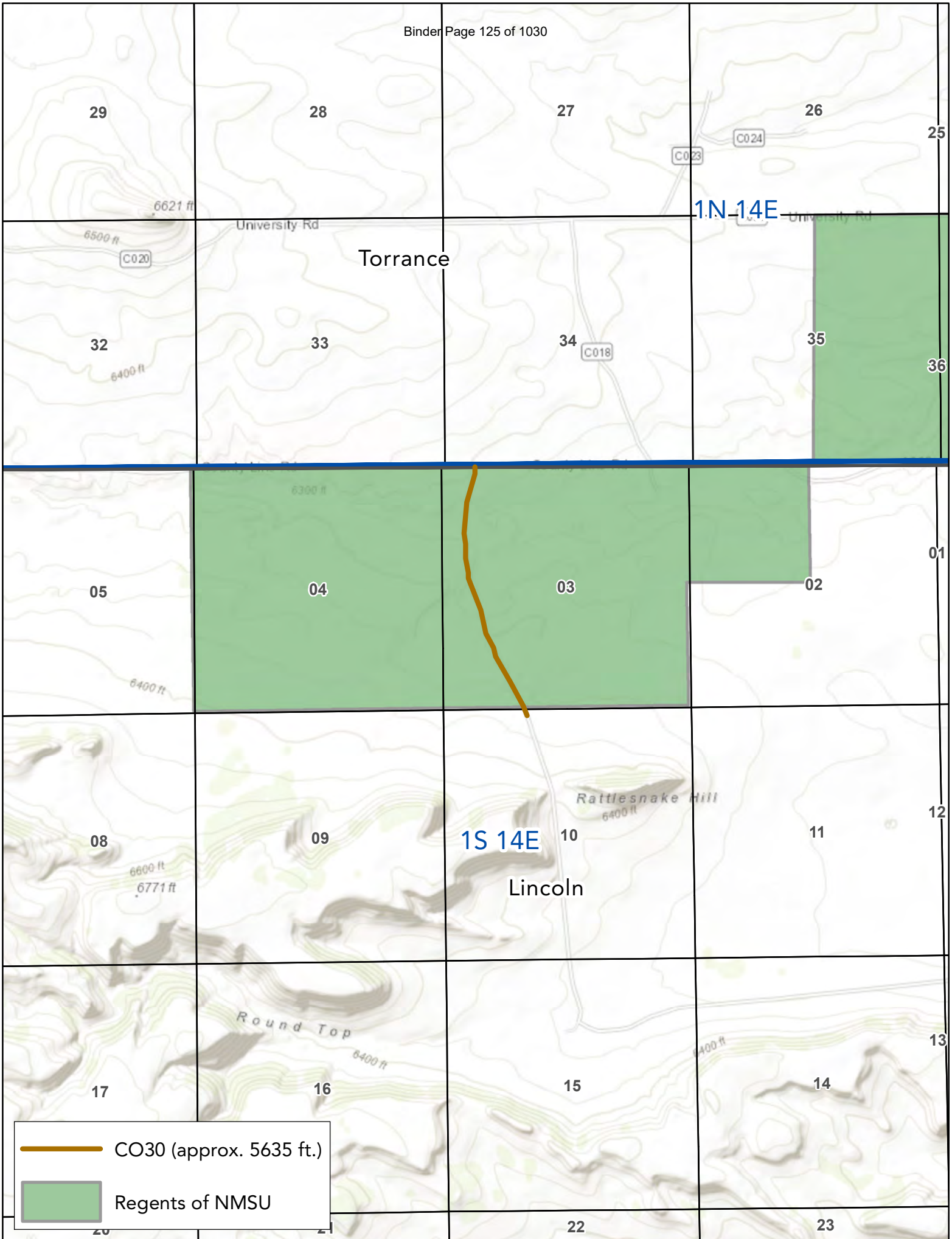
- $\phi$  OF EASEMENT
- 20' WIDE ROAD EASEMENT
- SECTION LINE
- 1/4 SECTION LINE
- IRON ROD OR REBAR FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- CALCULATED POINT
- P.O.B.
- P.O.T.
- P.O.R.
- D.R.L.C.N.M.

- NOTES:**
- BEARINGS AND COORDINATES SHOWN HEREON ARE NAD83 (2011), GRID AND CONFORM TO THE NEW MEXICO COORDINATE SYSTEM, "NEW MEXICO CENTRAL ZONE", US FEET.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN. RECORD INFORMATION SHOWN HEREON, WERE PROVIDED BY THE CLIENT.
  - A DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.

PROJECT: SUNZIA WIND SOUTH  
 JOB NUMBER: 62000  
 DATE: 04/11/2023  
 SCALE: 1" = 1000'  
 TRACT ID: NMSU 20' EAS  
 DRAWN BY: PW



**EASEMENT SURVEY**  
 20' WIDE ROAD EASEMENT  
 ACROSS A NEW MEXICO STATE  
 UNIVERSITY TRACT  
 SECTION 3, T1S-R14E  
 LINCOLN COUNTY, NEW MEXICO



— CO30 (approx. 5635 ft.)

■ Regents of NMSU

EXHIBIT B  
Site Rules

For purposes of this **Exhibit B** only, the term "Easement Area" shall include the Construction Area. Grantee agrees to cooperate with Grantor to bar further access to the Easement Area by any individual who commits violations of these Site Rules. (**"Grantee" includes all affiliated persons directed and controlled by Grantee.**)

1. When not in active use by Grantee, Grantee shall close all access gates within the Easement Area that do not have cattle guards.
2. Grantee shall be respectful of grazing animals on the Easement Area and shall avoid, to the extent reasonably practicable, any contact with any livestock on the Easement Area, provided that Grantor takes reasonable measures to relocate grazing animals from any areas where Grantee is performing the Road Work.
3. At no time shall Grantee bring any of the following onto the Easement Area:
  - a. Weapons of any type, including, but not limited to, guns, bows and arrows or sling shots;
  - b. Animal calling devices;
  - c. Fishing equipment or nets;
  - d. Dogs, cats or other animals;
  - e. Alcoholic beverages; or
  - f. Illegal drugs or related paraphernalia.
4. Smoking is prohibited except in designated areas and in vehicles. Grantee will employ reasonable precautions to prevent fires and shall be responsible for all fire damage caused by Grantee.
5. Grantee shall take commercially reasonable steps to keep the Easement Area free and clear of all trash and litter which may emanate from Grantee. Under no circumstances will Grantee bury or burn trash, debris or other foreign material of any nature on the Easement Area.
6. Grantee shall use reasonable efforts to confine its activities to the Easement Area.
7. Grantee shall not remove any wood, plants, animals (dead or alive), artifact or any other items from the Easement Area that was not originally brought onto such area by Grantee, except for removal of wood and plants that need to be removed for performance of the Road Work.
8. Grantee shall not have the right to use the Easement Area for any recreational purpose.
9. Grantee shall strictly observe the following speed limits on the Road: 30 miles per hour during daylight and 20 miles per hour after dark.

10. Within one thousand five hundred feet (1,500') of any existing water wells on Grantor's property within which the Easement Area is located, Grantee shall use commercially reasonable construction techniques that avoid cracking of bedrock caused by pressure and vibration during the Road Work.

11. Grantee shall make commercially reasonable efforts to control all weeds at and within a four-foot (4') radius of the Road so as to prevent the growth of weeds as well as the maturation and spread of seeds from such weeds. As used herein the term "weeds" is defined as any undesired, uncultivated plants in the area.

12. Grantee agrees to pay the fair market value as determined for a similar animal at the Dalhart Texas Livestock Auction or comparable event in the region for any animal that, as a direct result of Grantee's operations or equipment, dies or suffers any injury which renders the animal essentially worthless or substantially reduces its fair market value. As to any horses that are killed or damaged, Grantee agrees to pay the fair market value as determined by a livestock or horse appraiser. Grantee agrees to pay the compensation for loss of livestock or horses within sixty (60) days of reporting the loss and verification as to the cause of the loss.

13. Grantee will employ prudent precautions to prevent fires, including avoiding the build-up of plant material under vehicles. In the event a grass fire is started by Grantee, Grantor will be promptly notified, as well as emergency personnel, if necessary. For fire damage caused by Grantee, Grantee agrees to pay Grantor a reasonable fee for (i) existing crops and/or pastureland (per acre), (ii) fences, and (iii) trees and other foliage. Such payment shall be due and payable within thirty (30) days of such fire and shall in no way limit or waive Grantor's right to obtain payment for fire damage to its animals, structures, equipment or other items negatively affected by the fire.

14. Grantee will attempt to minimize, to the extent reasonably practicable, the creation of dust and the introduction of noxious plants or vegetation to the Easement Area.

15. Grantee will not use the Easement Area for storage except for materials, construction equipment and vehicles directly associated with the Road Work.

16. Grantee acknowledges that livestock may roam Grantor's property freely. Grantor shall not be responsible for any damage that Grantor's livestock may cause to the Road. Grantor authorizes Grantee to take reasonable safety measures to reduce the risk of damage to the Road or the risk that the Road or use of the Road will cause damage, injury or death to people, livestock, other animals or property.

17. Upon completion of Road Work, Grantee shall remove all construction materials and debris from the Easement Area. If the surface of the Easement Area adjacent to such Road was excavated or otherwise disturbed during the Road Work, such surface shall be restored by Grantee to substantially the same condition that existed prior to such Road Work that is suitable for productive agricultural and/or farming operations.

AFTER RECORDING RETURN TO:  
SunZia Wind South LLC  
1201 Louisiana Street, Suite 3200  
Houston, Texas 77002  
Attn: Real Estate

## GRANT OF TEMPORARY ACCESS EASEMENT

THIS GRANT OF TEMPORARY ACCESS EASEMENT ("**Easement Agreement**") is dated to be effective the \_\_\_\_\_ day of \_\_\_\_\_, 2023 (the "**Effective Date**"), between **THE REGENTS OF NEW MEXICO STATE UNIVERSITY**, a New Mexico institution of higher education ("**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, does hereby give, bargain, sell, grant and convey to **SUNZIA WIND SOUTH LLC**, a Delaware limited liability company ("**Grantee**"), a non-exclusive access and right-of-way easement (the "**Easement**") on, to, from, over, across, through and within the Easement Area (as defined in Section 1 below). The Easement hereby granted and conveyed to the Grantee is a covenant running with the real property comprising the Easement Area for the duration of the term of said Easement, for access on, to, from, over, across, through and within the Easement Area as described herein. Grantor and Grantee are sometimes referred to herein individually as a "**Party**" and collectively as the "**Parties**".

1. **Easement Area.** The "**Easement Area**" is defined as that certain thirty-four foot (34') wide strip of land owned by the Grantor in Lincoln County, New Mexico, and more specifically shown in **Exhibit A** attached hereto and made a part hereof for all purposes.
2. **Wind Project.** Grantee has informed Grantor that Grantee is developing a wind energy project to be partially located in Lincoln County, New Mexico, currently and informally known as the "SunZia South Project" (the "**Project**"), which Project will utilize the Easement and the Easement Area.
3. **Easement Term.** The term of the Easement and this Easement Agreement will begin on the Effective Date and continue for a period of three (3) years thereafter (the "**Term**"), unless this Easement Agreement is earlier terminated as permitted or required herein. Notwithstanding the foregoing, if, during the Term, Grantee ceases construction of the Project and removes all equipment and previously installed Project facilities from the Project properties, then the Easement and this Easement Agreement shall automatically terminate sixty (60) days after such removal is completed.
4. **Temporary Access Easement and Road.** The Easement granted and conveyed, and hereby granted and conveyed, by Grantor to Grantee is for the benefit of Grantee and its employees, agents,



representatives, contractors, subcontractors, successors and assigns for the right of ingress and egress on, to, from, over, across, through and within the Easement Area by means of a road to be constructed by Grantee and located thereon (the "**Road**") and for reconstructing, regrading, upgrading, improving, repairing and maintaining such Road during the Term (collectively, "**Road Work**"). The width of the Road shall not exceed approximately thirty-four feet (34'), as shown on **Exhibit A**. During the Road Work, Grantee will have the right to use an additional area of land on each side of the Easement Area in connection with such Road Work, which total area (including the Easement Area) shall not exceed approximately seventy-five feet (75'), as shown on **Exhibit A** (the "**Construction Area**"). Grantee shall also have the right to an aerial encroachment (to the extent necessary) to accommodate the turning radius of wind turbine blades over the Construction Area when the vehicles carrying such blades turn onto the Road from the public right-of-way. Within one hundred twenty (120) days after such Road Work is completed, Grantee will return the Construction Area to substantially the same condition it was in on the Effective Date using scarification, V-rip and disc methods, as appropriate, and, if pastureland, such areas shall be reseeded, and Grantee shall do the same to the Easement Area within one hundred twenty (120) days after the Term. Grantee shall ensure that any holes or cavities created in the ground are filled with topsoil of the same or similar type found at Grantor's property within which the Construction Area and Easement Area are located and, to the extent reasonably practicable, the surface of the Construction Area and Easement Area shall be returned to the same condition as before Grantee dug the holes or cavities and, if pastureland, such areas shall be reseeded.

5. **Cattle Guards.** Grantee agrees to provide cattle guard maintenance, to ensure proper operation of cattle guard and protection of livestock, within ten (10) days of request from Grantor.

6. **Site Rules.** Grantee agrees to comply with all Site Rules attached hereto as **Exhibit B** and made a part hereof for all purposes.

7. **Indemnification.** Each Party shall reimburse the other Party for any loss suffered by the other Party because of the reimbursing Party's actions or omissions. Each Party (the "**Indemnifying Party**") agrees to defend, indemnify and hold the other Party and the other Party's officers, directors, employees, representatives and agents (collectively the "**Indemnified Party**") harmless against any and all losses, damages, claims (including third party claims), expenses and liabilities for physical damage to property and for physical injury to any person, including, without limitation, reasonable attorneys' fees, to the extent resulting from or arising out of (i) any operations or activities of the Indemnifying Party on the Easement Area or Construction Area or (ii) any negligent or intentional act or omission on the part of the Indemnifying Party with respect to this Easement Agreement, the Easement Area or the Construction Area. This obligation to defend, indemnify and hold harmless shall (i) not apply to losses, damages, claims, expenses and liabilities to the extent caused by any negligent or intentional act or omission on the part of the Indemnified Party and (ii) shall survive the termination of this Easement Agreement.

8. **Damage to Grantor's Property.**

(a) **Crop Damage.** The Parties anticipate and acknowledge that Grantor or Grantor's renters may suffer damage to any crops that are within the Easement Area or Construction Area during Grantee's use of the Road and its Road Work. Grantee will take commercially reasonable efforts to minimize such damage, and Grantee will compensate Grantor for such crop loss or

destruction due to Grantee's activities according to the crop damage compensation formula described in Subsection (b) below. After the completion of the Road Work and the land restoration work required hereunder, Grantee shall not be obligated to pay Grantor or Grantor's renters with respect to any loss of income, rent, business opportunities, profits or other losses arising out of Grantor's inability to grow crops or otherwise use the Easement Area or the Construction Area. Grantee shall not be responsible for paying any compensation to Grantor or Grantor's tenants arising out of Grantor's or such tenants' inability to use the Easement Area or Construction Area for ranching or any other purpose.

(b) Calculation of Crop Damages. Crop damages will be calculated by the following formula:

**Price x Yield x Percentage of Damage x Acreage = Crop Damages**

(i) Prices for damaged or destroyed crops will be based on the average of the last previous March 1st and September 1st prices for that crop in the county where the Easement Area is located (or other commonly used yield information available for the area). Yield will be the average of the previous two (2) years' yields of the same crop as the damaged crop, according to Grantor's records, as received from and certified by Grantor, for the smallest parcel of land that includes the damaged area. Grantor's records may include, but not be limited to, warehouse/elevator receipts, applications for crop insurance and scale tickets from grain cart or yield monitors on combines. If Grantor does not have yield records available, Grantor will use FSA records for the county in which the Easement Area is located (or other commonly used yield information available for the area) for the smallest parcel of land which includes the damaged area. The Parties shall try in good faith to agree to the extent of damage and acreage affected. If the Parties cannot agree, they shall have the area measured and extent of damage assessed by an impartial party such as a crop insurance adjuster or extension agent.

(ii) Payment of crop damages shall be made within thirty (30) days after determining the extent of damage after the date the Project begins commercial operations.

(c) **Watering Systems Damage.** Grantee will take steps to avoid damaging any livestock watering pipelines, tile lines or irrigation systems (collectively, the "Watering Systems") on or under the Easement Area and Construction Area. However, the Parties anticipate and acknowledge that Grantor may suffer damage to any Watering Systems on or under the Easement Area or Construction Area during the Road Work or Grantee's use of the Road. Grantor has the right to have Grantee repair or replace any Watering Systems on or under the Easement Area or Construction Area that are damaged during the Road Work or by Grantee's use of the Road, provided that Grantor promptly notifies Grantee in writing of the damage. If Grantor chooses to repair or replace any such Watering Systems, Grantee will reimburse Grantor for time and materials based upon current market rates as reasonably determined by agreement between Grantor and Grantee. Upon reasonable notice, Grantor shall be given the opportunity to inspect the repair, replacement or rerouting of any Watering Systems on or under the Easement Area and Construction Area prior to same being covered with topsoil.

9. **Limitations of Indemnity Obligations.** To the extent, if at all, that any agreement in or under this Easement Agreement is found to be within the scope of:

(a) NMSA 1978, § 56-7-1, as amended from time to time, or in any way subject to or conditioned upon consistency with the provisions thereof for its enforceability, then, notwithstanding any other term or condition of this Easement Agreement, such agreement shall (A) not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of bodily injury to persons or damage to property caused by or resulting from, in whole or in part, the negligence, act or omission of the Indemnified Party or its officers, employees or agents, (B) be further modified, to the extent necessary, by the provisions of NMSA 1978, § 56-7-1(B), as amended from time to time, and (C) be enforced only to the extent that such liability, claims,, damages, losses or expenses are caused by, or arise out of, the acts or omissions of the Indemnifying Party that so agreed or its officers, employees or agents; and

(b) NMSA 1978, § 56-7-2, as amended from time to time, or in any way subject to or conditioned upon consistency with the provisions thereof for its enforceability, then, notwithstanding any other term or condition of this Easement Agreement, such agreement shall not be construed or applied to indemnify the Indemnified Party against loss or liability for damages arising from (A) the sole or concurrent negligence of the Indemnified Party or its agents or employees, (B) the sole or concurrent negligence of an independent contractor who is directly responsible to the Indemnified Party, or (C) an accident that occurs in operations carried on at the direction or under the supervision of the Indemnified Party or its employees or representatives or in accordance with methods and means specified by such employees or representatives.

10. **Assignment.** The term “Grantor” will include without limitation all heirs, representatives, successors and/or assigns of Grantor. “Grantee” includes all successors and/or assigns to Grantee’s interest in this Easement Agreement, any part thereof, and any right or benefit of the Easement. Grantee will have the right to sell, assign, convey, contribute, or otherwise transfer the Easement only in conjunction with the sale or assignment of the Grantee’s rights in the Project. For absolute clarity, at all times the Grantee under this Easement Agreement must be the same person or entity that holds property rights for the Project. Any full assignment, transfer or conveyance by Grantee to any other party, whether one or more, that assumes the obligations of Grantee hereunder shall operate as an automatic release of Grantee from all liability and such obligations hereunder from and after the effective date of such assignment, transfer or conveyance. Without limiting the foregoing, Grantor agrees that, upon such automatic release of the assigning Grantee as aforesaid, Grantor shall provide, upon Grantee’s request, a written release to evidence same.

11. **Removal of Obstructions.** Grantee has the right to trim and remove any trees, shrubs, bushes, and vegetation and remove or relocate any structures, features, barriers, or obstructions on and within the Easement Area and Construction Area except for gates and fences described in Section 12 below.

12. **Gates and Fences.** Grantor has the right to use the Easement Area for vehicular and pedestrian access purposes, to cross the Easement Area, and to install and maintain gates and fences across the Easement Area, provided such uses are not inconsistent with the Easement hereby granted, including

any use that would limit access along the Easement Area. Grantee may install gates, only with Grantor's advanced written permission, within any fencing, barriers or walls installed by Grantor within the Easement Area. Grantee will have access through all gates on the Easement Area that would interfere with Grantee's full use of the Road or any of its Road Work.

13. **Termination.** Grantee may terminate this Easement Agreement as to all or any part of the Easement Area at any time upon notice to Grantor. Upon any such termination, Grantee shall remove the Road and restore the Easement Area in the manner described in Section 4 above and neither Party shall have any further obligations under this Easement Agreement.

14. **Certain Damages.** NEITHER PARTY SHALL BE ENTITLED TO, AND EACH PARTY HEREBY WAIVES AND RELEASES ANY AND ALL OF ITS RIGHTS TO, ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, EXEMPLARY AND/OR SIMILAR TYPES OF DAMAGES, WHETHER THE CLAIM MADE UNDER THIS EASEMENT AGREEMENT IS ASSERTED IN CONTRACT, TORT, OR OTHERWISE.

15. **Event of Default.** An "**Event of Default**" shall exist under this Easement Agreement if: (1)(A) either Party fails to pay to the other Party any amount due to such other Party hereunder or (B) either Party defaults in the its performance of any other covenant or obligation contained in this Easement Agreement, and (2) either such default in (A) and (B) hereof continues uncured for a period of sixty (60) days after written notice thereof from Grantor to Grantee or from Grantee to Grantor, as applicable, to the other Party, unless such default cannot be reasonably cured within such 60-day period, in which case no Event of Default shall exist if such defaulting Party, within such 60-day period, commences to cure such default and thereafter prosecutes the cure of such default in good faith and with due diligence. Upon the occurrence of an Event of Default by Grantee, Grantor may terminate this Easement Agreement.

16. **Grantee's Lender and Mortgage.** Grantee may collaterally assign, mortgage or otherwise encumber its interest in the Easement, the Easement Area, the Road, the Construction Area, and this Easement Agreement to a Financing Party (as hereinafter defined) under a Mortgage (as hereinafter defined). The term "**Financing Party**" means (i) any institution (including any trustee or agent of behalf of such institution) providing debt or other financing (including easement financing) to or for the benefit of Grantee, its affiliates or its successors or assigns, (ii) any counterparty under a power purchase agreement, renewable energy agreement or similar agreement that has been provided a Mortgage (as defined herein) by Grantee to secure obligations owing to such counterparty, and (iii) any investor in Grantee. The term "**Mortgage**" shall mean any mortgage, deed of trust, deed to secure debt or other security instrument by which Grantee's interest in all or any of the Easement, the Easement Area, the Road, the Construction Area, and this Easement Agreement is collaterally assigned, mortgaged, pledged, conveyed, assigned or otherwise transferred or encumbered to secure a debt or other obligation to a Financing Party. A Financing Party who provides written notice to Grantor of such Financing Party's Mortgage (if applicable), or of its position as a Financing Party, along with its address for notices, shall be referred to as "**Lender**".

17. **Default Notice to Grantee's Lender.** Grantor, upon providing Grantee any notice of (i) default under this Easement Agreement or (ii) termination of this Easement Agreement, shall at the same time

provide a copy of such notice to each Lender that has previously provided notice of its name and mailing address to Grantor. Such Lender shall have an additional thirty (30) days beyond Grantee's cure period set forth in this Easement Agreement, after the giving of such notice by Grantor to Lender, for remedying any default by Grantee or causing the same to be remedied (but shall have no obligation to remedy or cause the remedy of any default). Grantor shall accept such performance by or at the instigation of such Lender as if the same had been done by Grantee.

18. **Additional Documents.** Grantor shall execute (i) estoppel certificates (certifying as to such matters as Grantee may reasonably request, including, without limitation, that no default then exists under this Easement Agreement if such is the case); (ii) consents to assignment, (iii) non-disturbance agreements, and (iv) documents reasonably required by a title insurance company, in each case as Grantee or any Lender may reasonably request from time to time.

19. **Payments by Lender.** No payment made to Grantor by a Lender shall constitute an agreement that such payment was, in fact, due under the terms of this Easement Agreement, and a Lender, having made any payment to Grantor pursuant to Grantor's wrongful, improper or mistaken notice or demand, shall be entitled to the return of any such payment.

20. **Cooperation.** Grantor shall cooperate with Grantee in connection with Grantee's applications or requests for any and all permits, licenses, special or conditional use designations, zoning or rezoning designations and other items that may be necessary or prudent in connection with Grantee's use of the Easement Area and the Road Work.

21. **Representations.** Grantor represents and warrants that Grantor is the sole owner of the Easement Area and Construction Area and holds fee simple title in and to same. Each person signing this Easement Agreement on behalf of Grantor is authorized to do so. To Grantor's knowledge, no condemnation or eminent domain has been threatened or filed against the Easement Area, the Construction Area or the land owned by Grantor within which such areas are located.

22. **Notices.** All notices, requests and communications (each, a "**Notice**") under this Easement Agreement shall be given in writing, by (i) personal delivery (confirmed by the courier delivery service), (ii) overnight mail with a reputable carrier or (iii) first class, certified U.S. mail, return receipt requested, to the individuals and addresses indicated below. Such notice shall be deemed received by the noticed party (i) upon personal delivery, (ii) the next business day if sent by overnight mail and (ii) two (2) business days if sent by U.S. mail as described above. Any party may, by Notice in compliance with the requirements above that is given to the other party, change the individual address to which any Notice shall thereafter be sent.

If to Grantor:                   The Regents of New Mexico State University  
P.O. Box 30001, MSC 3-ORE  
Las Cruces, New Mexico 88003-8001

If to Grantee:                   SunZia Wind South LLC  
1088 Sansome Street  
San Francisco, California 94111

Attention: General Counsel

23. **Miscellaneous.** This Easement Agreement shall be governed by and interpreted in accordance with the laws of the State of New Mexico, without regard to conflicts of law principles. Grantee may record this Easement Agreement in the real property records of Lincoln County, New Mexico. This Easement Agreement may be executed in separate and multiple counterparts, all of which, when taken together, shall constitute one and the same instrument.

24. **Municipal Officer.** Grantor represents and warrants that Grantor is not a Municipal Officer (defined herein) of the county or any municipality in which the Easement Area is located. “**Municipal Officer**” means any officer or employee of any such county or municipality, whether paid or unpaid, and includes, without limitation, members of any office, board, body, advisory board, council, commission, agency, department, district, administration, division, bureau or committee of any such county or municipality whose official duties involve discretionary decision-making with respect to the Grantee’s Energy Development (defined herein). “**Energy Development**” means any stage of present or future development or siting of energy developments, power and related facilities or energy projects, whether considered, planned, attempted or completed, including but not limited to permitting, licensing construction and energy production. Municipal Officer also includes any entity that is directly or indirectly controlled by, or is under common control with, such officer or employee. However, Municipal Officer shall not include: (a) a judge, justice, officer or employee of the local court system; (b) a volunteer firefighter or civil defense volunteer, except a fire chief or assistant fire chief; or (c) a member of an advisory board of the county or municipality if, but only if, the advisory board has no authority to implement its recommendations or to act on behalf of the county or municipality or to restrict authority of the municipality to act. Grantor further represents and warrants that Grantor is not a Relative (defined herein) of a Municipal Officer. “**Relative**” shall mean a spouse or domestic partner of the Municipal Officer, or a person claimed as a dependent on the Municipal Officer’s latest individual state income tax return. If Grantor is a Municipal Officer, Grantor agrees to recuse itself from participating in any vote or other discretionary decision-making action with respect to Grantee’s Energy Development. Grantor agrees to promptly notify Grantee in writing if at any time Grantor becomes or any Relative becomes a Municipal Officer. Grantor agrees to indemnify Grantee against any loss, liability or damages, including attorneys’ fees, directly or indirectly resulting from any misrepresentation by Grantor or failure by Grantor to notify Grantee as set forth above under this Section.

*[Signature pages follow this page]*



**GRANTEE:**

**SUNZIA WIND SOUTH LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Authorized Signatory

**GRANTEE ACKNOWLEDGMENT**

STATE OF TEXAS            )  
  ) ss.  
COUNTY OF HARRIS        )

The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ as Authorized Signatory of SUNZIA WIND SOUTH LLC, a Delaware limited liability company, in the capacity therein stated and as act and deed of said limited liability company.

(seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A**  
**Legal Description of the Easement Area**

A certain strip of land located in Section 3, Township 1 South, Range 14 East, N.M.P.M., Lincoln County, New Mexico, being thirty-four feet (34'), and shown on the following page:

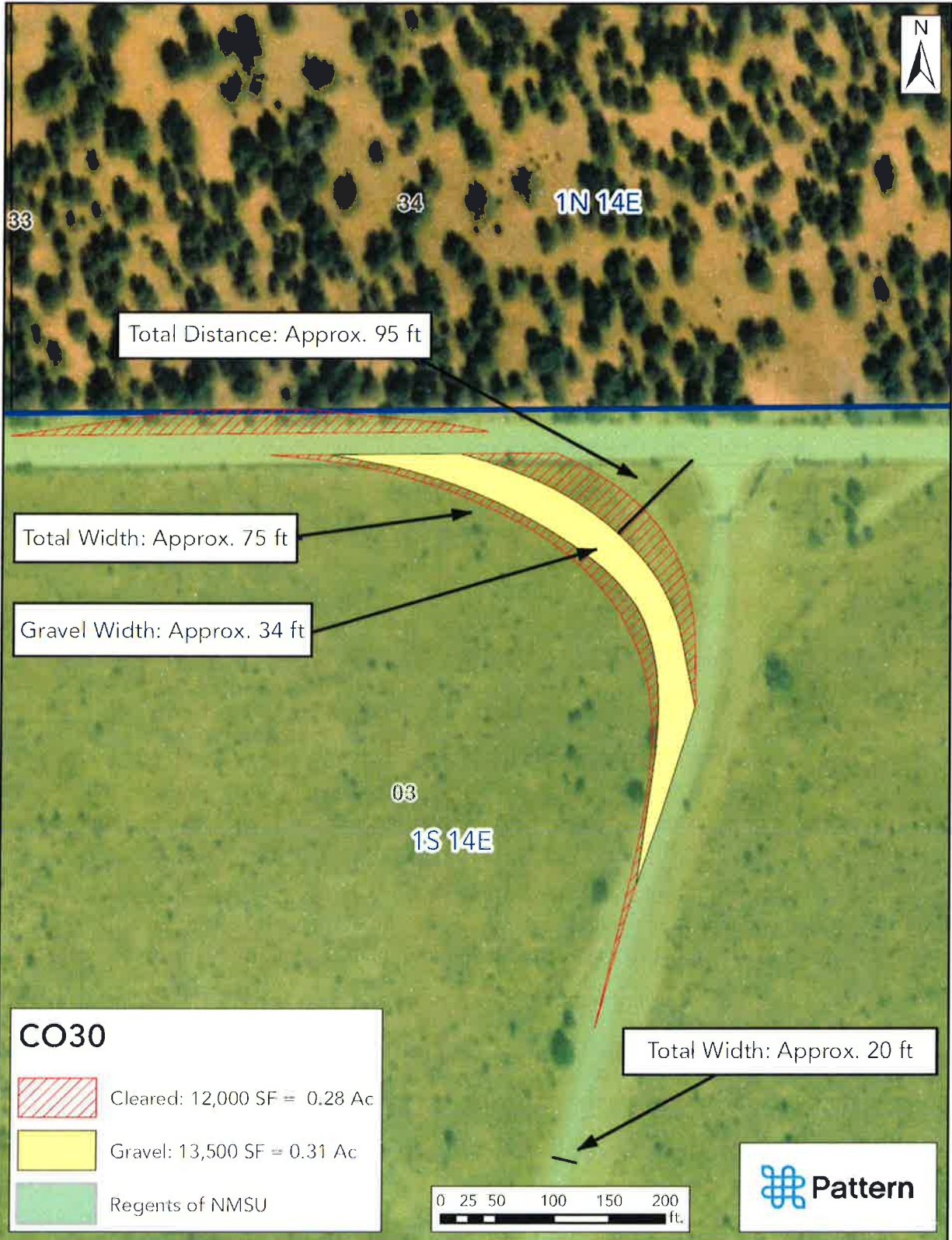


EXHIBIT B  
Site Rules

For purposes of this **Exhibit B** only, the term “Easement Area” shall include the Construction Area. Grantee agrees to cooperate with Grantor to bar further access to the Easement Area by any individual who commits violations of these Site Rules. (**“Grantee” includes all affiliated persons directed and controlled by Grantee.**)

1. When not in active use by Grantee, Grantee shall close all access gates within the Easement Area that do not have cattle guards.

2. Grantee shall be respectful of grazing animals on the Easement Area and shall avoid, to the extent reasonably practicable, any contact with any livestock on the Easement Area, provided that Grantor takes reasonable measures to relocate grazing animals from any areas where Grantee is performing the Road Work.

3. At no time shall Grantee bring any of the following onto the Easement Area:

- a. Weapons of any type, including, but not limited to, guns, bows and arrows or sling shots;
- b. Animal calling devices;
- c. Fishing equipment or nets;
- d. Dogs, cats or other animals;
- e. Alcoholic beverages; or
- f. Illegal drugs or related paraphernalia.

4. Smoking is prohibited except in designated areas and in vehicles. Grantee will employ reasonable precautions to prevent fires and shall be responsible for all fire damage caused by Grantee.

5. Grantee shall take commercially reasonable steps to keep the Easement Area free and clear of all trash and litter which may emanate from Grantee. Under no circumstances will Grantee bury or burn trash, debris or other foreign material of any nature on the Easement Area.

6. Grantee shall use reasonable efforts to confine its activities to the Easement Area.

7. Grantee shall not remove any wood, plants, animals (dead or alive), artifact or any other items from the Easement Area that was not originally brought onto such area by Grantee, except for removal of wood and plants that need to be removed for performance of the Road Work.

8. Grantee shall not have the right to use the Easement Area for any recreational purpose.

9. Grantee shall strictly observe the following speed limits on the Road: 30 miles per hour during daylight and 20 miles per hour after dark.

10. Within one thousand five hundred feet (1,500') of any existing water wells on Grantor's property within which the Easement Area is located, Grantee shall use commercially reasonable construction techniques that avoid cracking of bedrock caused by pressure and vibration during the Road Work.

11. Grantee shall make commercially reasonable efforts to control all weeds at and within a four-foot (4') radius of the Road so as to prevent the growth of weeds as well as the maturation and spread of seeds from such weeds. As used herein the term "weeds" is defined as any undesired, uncultivated plants in the area.

12. Grantee agrees to pay the fair market value as determined for a similar animal at the Dalhart Texas Livestock Auction or comparable event in the region for any animal that, as a direct result of Grantee's operations or equipment, dies or suffers any injury which renders the animal essentially worthless or substantially reduces its fair market value. As to any horses that are killed or damaged, Grantee agrees to pay the fair market value as determined by a livestock or horse appraiser. Grantee agrees to pay the compensation for loss of livestock or horses within sixty (60) days of reporting the loss and verification as to the cause of the loss.

13. Grantee will employ prudent precautions to prevent fires, including avoiding the build-up of plant material under vehicles. In the event a grass fire is started by Grantee, Grantor will be promptly notified, as well as emergency personnel, if necessary. For fire damage caused by Grantee, Grantee agrees to pay Grantor a reasonable fee for (i) existing crops and/or pastureland (per acre), (ii) fences, and (iii) trees and other foliage. Such payment shall be due and payable within thirty (30) days of such fire and shall in no way limit or waive Grantor's right to obtain payment for fire damage to its animals, structures, equipment or other items negatively affected by the fire.

14. Grantee will attempt to minimize, to the extent reasonably practicable, the creation of dust and the introduction of noxious plants or vegetation to the Easement Area.

15. Grantee will not use the Easement Area for storage except for materials, construction equipment and vehicles directly associated with the Road Work.

16. Grantee acknowledges that livestock may roam Grantor's property freely. Grantor shall not be responsible for any damage that Grantor's livestock may cause to the Road. Grantor authorizes Grantee to take reasonable safety measures to reduce the risk of damage to the Road or the risk that the Road or use of the Road will cause damage, injury or death to people, livestock, other animals or property.

17. Upon completion of Road Work, Grantee shall remove all construction materials and debris from the Easement Area. If the surface of the Easement Area adjacent to such Road was excavated or otherwise disturbed during the Road Work, such surface shall be restored by Grantee to substantially the same condition that existed prior to such Road Work that is suitable for productive agricultural and/or farming operations.

\_\_\_\_\_, 2023

The Regents of New Mexico State University  
P.O. Box 3AA  
University Park, New Mexico 88003

RE: Temporary Access Easement Agreement (the “**Easement Agreement**”) dated on or about the date hereof and entered into by THE REGENTS OF NEW MEXICO STATE UNIVERSITY, a New Mexico institution of higher education (“**Grantor**”), and SUNZIA WIND SOUTH LLC, a Delaware limited liability company (“**Grantee**”), pursuant to which Grantor granted and conveyed to Grantee a temporary access and right-of-way easement (the “**Temporary Easement**”) over a portion of that certain real property owned by Grantor and located in Lincoln County, New Mexico, as more particularly described in the Easement Agreement

Dear Regents of New Mexico State University:

As full and final consideration for the Temporary Easement and Easement Agreement, Grantee shall pay to Grantor a one-time payment in the amount of Two Thousand and No/Dollars (\$2,000.00). Grantee shall make such payment within twenty (20) business days of the date of this letter agreement.

Please sign where indicated below to acknowledge Grantor’s agreement with these terms and return a signed copy of this letter agreement along with the executed and notarized Easement Agreement to SunZia Wind South LLC, 1201 Louisiana Street, Suite 3200, Houston, Texas 77002, Attention: Real Estate Department. If you have any questions, please feel free to contact Shannon Gwin at Shannon.Gwin@patternenergy.com or (318) 267-8945. Thank you for your assistance with this matter.

Sincerely,

SunZia Wind South LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Authorized Signatory

Acknowledged and Agreed To on this \_\_\_\_ day of \_\_\_\_\_, 2023, by Grantor:

THE REGENTS OF  
NEW MEXICO STATE UNIVERSITY,  
a New Mexico institution of higher education

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**CONSENT TO PARTITION, PARTIAL ASSIGNMENT AND ASSUMPTION OF  
OPTION AGREEMENT FOR LAND LEASE AND WIND EASEMENT**

This CONSENT TO PARTITION, PARTIAL ASSIGNMENT AND ASSUMPTION OF OPTION AGREEMENT FOR LAND LEASE AND WIND EASEMENT (this “**Consent**”) is dated to be effective \_\_\_\_\_, 2023 (“**Effective Date**”), by **THE REGENTS OF NEW MEXICO STATE UNIVERSITY**, a New Mexico institution of higher education (the “**Owner**”).

WHEREAS, Owner and **COWBOY MESA LLC**, a Delaware limited liability company (the “**Cowboy**”), are parties to that certain Option Agreement for Land Lease and Wind Easement, dated September 12, 2017 (as amended, amended or restated, or modified, the “**Option Agreement**”), as evidenced by that certain Memorandum of Option Agreement for Land Lease and Wind Easement filed of record (i) on September 14, 2017 as Document No. 002172521, in Book 337, Page 2418, in the records of Torrance County, New Mexico, and (ii) on September 15, 2017 as Document No. 201705127, in Book 2017, Page 5127, in the records of Lincoln County, New Mexico (as amended, amended and restated, or modified, the “**Memorandum**”) with respect to certain property of Owner located in Torrance County and Lincoln County, New Mexico, as described in the Option Agreement and Memorandum;

WHEREAS, Cowboy declared its intent to bifurcate and effect a partition of the Option Agreement into two separate agreements in severalty and not in undivided interests, one such agreement consisting of the Retained Property and Retained Interests held by Cowboy and the other such agreement consisting of the Assigned Property and Assigned Interests held by **SUNZIA WIND SOUTH LLC** (formerly named Mesa Canyons Wind LLC), a Delaware limited liability company (“**SunZia South**”). Each such separate and partitioned agreement shall be and remain on and subject to the terms and conditions of the Option Agreement (except for any requirements that have been fulfilled by Cowboy prior to the Effective Date);

WHEREAS, Cowboy assigned, transferred, conveyed and delivered, in part, the Option Agreement and all of its rights, title and interests in and to the Assigned Property and Assigned Interests to SunZia South, and SunZia South accepted and assumed, in part, the Option Agreement and all of Cowboy’s rights, title, interests and obligations in and to the Assigned Property and Assigned Interests, by and through that certain Partition, Partial Assignment and Assumption of Option Agreement for Land Lease and Wind Easement dated December 13, 2022, and filed of record (i) on December 15, 2022 as Document No. 2223624, in Book 352, Page 5193, in the records of Torrance County, New Mexico, and (ii) on December 14, 2022 as Document No. 202207592, in Book 2022, Page 7592, in the records of Lincoln County, New Mexico (the “**Assignment**”); and

WHEREAS, Owner wishes to evidence its acknowledgment and acceptance of, and agreement with, said partition of the Option Agreement with the terms herein by executing this Consent.

THEREFORE, in consideration of the recitals set forth above and other good and valuable consideration, the receipt and sufficiency of which are acknowledged and agreed to by Owner:

1. **Recitals.** The above Recitals are incorporated into this Consent as operative provisions.

2. Consent to Partitioned Option Agreement. The Assignment covers only the assignment of the Assigned Property and Assigned Interests, and Cowboy specifically retains and reserves, unto itself and its successors and assigns, the Retained Property and Retained Interests and the Option Agreement as it pertains to same. Owner acknowledges and agrees the Option Agreement, as modified by the Assignment (each, a “**Partitioned Option Agreement**”), shall be considered separate land agreements and shall be independent of each other such that (i) no default occurring with respect to either Partitioned Option Agreement shall be considered a default with respect to the other Partitioned Option Agreement, (ii) all rights, interests and remedies (including with respect to a default) under either Partitioned Option Agreement shall be exercised independently of the rights, interests and remedies under the other Partitioned Option Agreement, and (iii) each Partitioned Option Agreement may be terminated without affecting the other Partitioned Option Agreement.

3. Multiple Option Agreements. Owner hereby acknowledges and agrees that the Assignment and each Partitioned Option Agreement shall have the same legal effect as if Owner had entered into a separate land agreement with Cowboy and a separate land agreement with Mesa Canyons, with both such agreements being otherwise identical in form as to the terms and provisions contained in the Option Agreement.

4. Owner Acknowledgment. Owner acknowledges, accepts, and agrees to the Assignment as of the Effective Date.

5. Capitalized Terms. Each capitalized term used herein but not defined shall have the meaning given to such term in the Option Agreement and Assignment.

**OWNER:**

**THE REGENTS OF  
NEW MEXICO STATE UNIVERSITY,**  
a New Mexico institution of higher  
education

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



\_\_\_\_\_, 2023

The Regents of New Mexico State University  
P.O. Box 3AA  
University Park, New Mexico 88003

RE: Temporary Access Easement Agreement (the “**Easement Agreement**”) dated on or about the date hereof and entered into by THE REGENTS OF NEW MEXICO STATE UNIVERSITY, a New Mexico institution of higher education (“**Grantor**”), and SUNZIA WIND SOUTH LLC, a Delaware limited liability company (“**Grantee**”), pursuant to which Grantor granted and conveyed to Grantee a temporary access and right-of-way easement (the “**Temporary Easement**”) over a portion of that certain real property owned by Grantor and located in Lincoln County, New Mexico, as more particularly described in the Easement Agreement

Dear Regents of New Mexico State University:

As full and final consideration for the Temporary Easement and Easement Agreement, Grantee shall pay to Grantor a one-time payment in the amount of Four Thousand and No/Dollars (\$4,000.00). Grantee shall make such payment within twenty (20) business days of the date of this letter agreement.

Please sign where indicated below to acknowledge Grantor’s agreement with these terms and return a signed copy of this letter agreement along with the executed and notarized Easement Agreement to SunZia Wind South LLC, 1201 Louisiana Street, Suite 3200, Houston, Texas 77002, Attention: Real Estate Department. If you have any questions, please feel free to contact Shannon Gwin at Shannon.Gwin@patternenergy.com or (318) 267-8945. Thank you for your assistance with this matter.

Sincerely,

SunZia Wind South LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Authorized Signatory

Acknowledged and Agreed To on this \_\_\_\_ day of \_\_\_\_\_, 2023, by Grantor:

THE REGENTS OF  
NEW MEXICO STATE UNIVERSITY,  
a New Mexico institution of higher education

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-4**

- Action Item  
 Consent Item  
 Informational Item

**Presented By:** Scott Eschenbrenner  
 Special Assistant to the President

**Agenda Item:**

NMDOT Acquisition – University Avenue

**Requested Action of the Board of Regents:**

Approval for NMDOT to acquire 0.2598-acres of land at the Fabian Garcia Agriculture Research Center on University Avenue.

**Executive Summary:**

NMSU has received an offer letter from New Mexico Department of Transportation (NMDOT) to acquire 0.2598-acres of land at the Fabian Garcia Agriculture Research Center on University Avenue. The acquisition is part of a larger project to widen University Avenue and enhance drainage along University Avenue between Highway 478 and Highway 28.

I have reviewed the appraisal and find no significant errors or faults in the land valuation analysis. My only concern is the lack of consideration given to some commercial zoning along NMSU's eastern property boundary. Given that the land compensation was only \$9,150 of the total compensation, it is my opinion that the argument for slightly higher value due to the commercial zoning would be nominal. Additionally, the compensation for damages to NMSU fencing appears more than fair. The valuation for the land was \$35,000 per acre or \$9,150 for the taking area.

The appraisal also considers compensation for 745 feet of fencing in the taking area. The compensation for these damages is \$45,050. The report mentions that a portion of NMSU owned fencing is located within the right-of-way and NMDOT is not requiring NMSU to remove, thus saving NMSU significant costs. The appraiser indicates that the project has no detrimental impact on the functional utility of the remainder of the facility in the "after" condition. Meetings and physical inspections with AES staff confirm this statement.

The **total compensation** to NMSU is **\$54,200** and I have attached a request from the College of ACES that when the transaction is consummated, funds be returned in full to the College of ACES, to be reinvested at the Fabian Garcia Science Center.

**References:**

See attached

**Prior Approvals:**

Regents Real Estate Committee – May 2, 2023

**From:** [Rolando Flores Galarza](#)  
**To:** [Scott Eschenbrenner](#)  
**Cc:** [Leslie Edgar](#); [Tim Nesbitt](#); [Yesenia Palma](#)  
**Subject:** LC00290 Parcels 4-1, 4-1A, 4-TCP-1A, 4-TCP-1B NMDOT acquisition  
**Date:** Friday, March 10, 2023 4:19:37 PM  
**Attachments:** [image001.jpg](#)

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Dear Scott,

As part of the New Mexico Department of Transportation's (DOT) University Multimodal project, DOT will be acquiring right-of-way required for this construction on University Ave. This acquisition that will result in a loss of land for New Mexico State University and the current site of the College of Agricultural, Consumer and Environmental Sciences (ACES), Agricultural Experiment Station (AES) Fabian Garcia Science Center. DOT has offered to purchase Parcels 4-1 and 4-1A for a total acreage of .2598 for the sum of \$54,200 to include the purchase of land, improvements that will be required, and damages of this project. In addition, DOT has offered \$300 in the form of a Temporary Construction Permit (TCP), a short-term easement which will remain in effect only during construction, in the amount of \$300 for a total sum to NMSU in the amount of \$54,500.

With this message, I am formally requesting that when this "sale" is submitted the funds be returned in full to the College of ACES, Agricultural Experiment Station, to be reinvested in the Fabian Garcia Science Center to restructure research boundaries and complete land improvements.

Thank you in advance for your collaboration.

Rolando

**Rolando A. Flores Galarza**

Dean and Chief Administrative Officer  
College of Agricultural, Consumer and Environmental Sciences  
New Mexico State University  
[P.O. Box 30003](#) MSC 3AG  
Las Cruces, NM 88003-8003  
(of) 575.646.3748  
(fax) 575.646.5975  
[rolflo@nmsu.edu](mailto:rolflo@nmsu.edu)

**signature\_545012408**



**BE BOLD. Shape the Future.**



*A FAIR MARKET VALUE APPRAISAL*  
*OWNER: REGENTS OF NEW MEXICO STATE UNIVERSITY*  
*PROJECT: UNIVERSITY AVENUE*  
*PROJECT: PCN LC00290/PARCELS 4-1 & 4-1A*  
*TOWN OF MESILLA, NEW MEXICO*

A Fair Market Value Appraisal & Appraisal Report (Summary Form)  
Institutional Agricultural Property With Structures & Site Improvements  
Considering A Fee Simple Title  
"As Is" On October 12, 2022

Prepared For  
Mr. Ricky Mok  
Valuation Section Manager  
New Mexico Department of Transportation  
Post Office Box 1149  
Santa Fe, New Mexico 87504-1149

Prepared By  
Bryan E. Godfrey, MAI  
Godfrey Appraisal Services, Inc.  
5600 McLeod Road, NE, Suite C  
Albuquerque, New Mexico 87109



# Godfrey Appraisal Services

REAL ESTATE APPRAISING & CONSULTATION

5600 McLeod Road, NE, Suite C • Albuquerque, New Mexico 87109

TELEPHONE: (505) 265-0033 • WEBSITE: [www.godfreyappraisal.com](http://www.godfreyappraisal.com)

January 28, 2023

Mr. Ricky Mok  
Valuation Section Manager  
New Mexico Department of Transportation  
Post Office Box 1149  
Santa Fe, New Mexico 87504-1149

RE: Project CN LC00290 / Parcels 4-1 & 4-1A

Dear Mr. Mok:

In accordance with my assignment, I have made an investigation, study and appraisal of real property consisting of institutional (NMSU) agricultural property with numerous buildings and site improvements located in the southwest quadrant of University Avenue and Main Street, in the City of Las Cruces, Dona Ana County, New Mexico. The purpose of the appraisal was to estimate the change in fair market value of a fee simple title to the subject property arising from a Permanent Partial Takings from the subject property and the broader Project, which consists of right-of-way acquisitions necessary to support widening and construction of improvements to University Avenue between I-10 and Avenida de Mesilla.

The effective date of valuation is October 12, 2022, based on my on and off-site inspections (with owner accompaniment). The appraisal was developed using the sales comparison approach, with replacement cost data considered for minor improvements. Appraisal results are hereby presented in an Appraisal Report (Summary Format). Based on my analyses, subject to the hypothetical conditions, extraordinary and standard assumptions and limiting conditions cited in the following report, I conclude the following.

DESCRIPTION	LAND	IMP	TOTAL	SUMMARY
Value of Larger Parcel	\$752,000	>\$0	>\$752,000	
Value of Remainder Before Acquisition			>\$707,050	
Value of Parcel To Be Acquired				\$44,950
Land	\$9,150			
Improvements		\$35,800		
Value of Remainder After Acquisition			>\$697,800	
Damages (Cost-To-Cure)			\$9,250	
Benefits			\$0	
Net Damages				\$9,250
TCP Taking				N/A
Land	N/A			
Improvements		N/A		
<b>Total Indicated Compensation</b>				<b>\$54,200</b>

This estimate is applicable as of October 12, 2022 and is subject to the hypothetical conditions and extraordinary assumptions cited within this report.

Respectfully,

Bryan E. Godfrey, MAI, State Certified General Appraiser G-192



## *APPRAISAL & PROPERTY INFORMATION SUMMARY*

### GENERAL INFORMATION

Purpose Of The Appraisal	Fair Market Value Estimate
Type Of Appraisal	Appraisal Using Sales Comparison Approach
Type Of Report	Appraisal Report (Summary Form)
Property Type	Institutional Agricultural Use With Improvements
Property Location	University Avenue/Main Street (SWQ) City Of Las Cruces, Dona Ana County, New Mexico
Value Estimated	Fair Market Value
Rights Appraised	Fee Simple Title
Hypothetical Conditions	Yes – See Report
Extraordinary Assumptions	Yes – See Report
Date Of Appraisal Report	January 28, 2023
Date Of Property Valuation	October 12, 2022

### PROPERTY INFORMATION

Zoning	A-2 & M-1 For Agricultural & Industrial Uses <i>Local Zoning Not Binding On Subject Property</i>
Site Areas	Larger Parcel = 21.4855 Acres Permanent Taking Parcel 4-1 = 0.0163 Acres Permanent Taking Parcel 4-1A = 0.2435 Acres Remainder Parcel = 21.2257 Acres
Improvements Considered	Site Improvements
Easements	Utility Easements
Highest & Best Use - <i>Before</i>	Residential Development With Agriculture Element
Potential Environmental Hazards	None Known

### VALUE CONCLUSIONS

Cost Approach	\$5,650 Parcel 4-1 (Cost-To-Cure) \$35,800 Parcel 4-1A (Fencing) \$3,600 Parcel 4-1A (Cost-To-Cure)
Sales Comparison Approach	\$600 Parcel 4-1 \$8,550 Parcel 4-1A
Income Capitalization Approach	Not Used
Permanent Taking	\$600 Parcel 4-1 \$44,350 Parcel 4-1A
Temporary Taking	N/A
Damages To The Remainder	\$9,250 Parcels 4-1 & 4-1A
<b>Total Value/Compensation Estimate</b>	<b>\$54,200 Parcels 4-1 &amp; 4-1A</b>





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*New Mexico Department of Transportation*

**APPRAISAL SUMMARY**

Project: PCN LC00290	Control #: PCN LC00290
Termini: University: I-10 to Avenida de Mesilla	District: 1
Parcel: 4-1 & 4-1A	County: Dona Ana

Owner: The Regents Of New Mexico State University	Phone <i>(REQUIRED)</i> : 575-646-2356 Scott Eschenbrenner
Address: Post Office Box 30001, Las Cruces, New Mexico 88003-8001	

**Subject Property Sales History:**  None In Last 5 Years

<u>Date</u>	<u>Document</u>	<u>Grantor/Grantee</u>	<u>Consideration</u>
06/09/1906	Unrecorded	N/A The Regents of NMSU	N/A

**Property Owner Interview:** **Date:** 04/11/2022

The property owner was afforded the opportunity to, and did accompany the appraiser on the inspection of the property. Data provided by my client identified The Regents of New Mexico State University as the property ownership entity. In the spring of 2022, I sent written notice to The Regents of New Mexico State University by US Mail, registered mail, return receipt requested, and by email. A property owner is under no obligation to respond, but Mr. Scott Eschenbrenner responded to my email and we made arrangements to meet on site on April 11, 2022. At the appointed time, I met with Mr. Eschenbrenner and other NMSU representatives and we toured the property and the Taking areas. Mr. Eschenbrenner is very knowledgeable about appraisal processes and had no material questions about the Takings/Project. Mr. Eschenbrenner did note that he believes there is a waterline running from NMSU property north of University Avenue to the subject site, passing under University Avenue's paved traffic lanes. He did not know if there was an easement, permit or other document allowing/acknowledging the waterline.

Following a Project delay, I again sent correspondence to Mr. Eschenbrenner in the Fall of 2022, to request a re-inspection, jointly or on my own. I did not hear back from this second round of correspondence. Absent renewed authorization, I re-inspected the property from the adjacent public right-of-way on October 12, 2022.

All procedures were followed uniformly without regard to race, color, religion, sex, or national origin.

*New Mexico Department of Transportation*

**APPRAISAL SUMMARY**

---

Project: PCN LC00290

Control #: PCN LC00290

Termini: University: I-10 to Avenida de Mesilla

District: 1

Parcel: 4-1 & 4-1A

County: Dona Ana

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I certify that:

to the best of my knowledge and belief, the statements of fact contained in this appraisal, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct;

the analyses, opinions, and conclusions contained herein, are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no present or prospective interest in, or in the acquisition of, the subject property, and I have no personal interest or bias with respect to the parties involved;

neither my employment nor my compensation are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;

this appraisal has been made in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, and the Right of Way Appraisal regulations, policies, and procedures of the New Mexico Department of Transportation;

to the best of my knowledge and belief, no portion of the reported compensation for the subject property consists of items which are non-compensable under New Mexico State law;

any decrease or increase in the market value of the subject property, prior to the date of valuation, found to have resulted from the proposed acquisition of the subject property and/or the public improvement for which it is to be acquired, other than that due to physical deterioration within the reasonable control of the owner, has been disregarded in estimating the values reported herein;

I have not revealed the findings of this appraisal to anyone other than the proper officials of the New Mexico Department of Transportation and the Federal Highway Administration, and I will not do so until I am either authorized by proper State officials, required to do so by due process of law, or released from this obligation by having publicly testified as to said findings;

I have personally inspected the subject property and all of the comparable properties used in making this valuation;

*New Mexico Department of Transportation*

**APPRAISAL SUMMARY**

Project: PCN LC00290  
 Termini: University: I-10 to Avenida de Mesilla  
 Parcel: 4-1 & 4-1A

Control #: PCN LC00290  
 District: 1  
 County: Dona Ana

I did afford the property owner or their designated representative the opportunity to accompany me during my inspection of the subject property;


all procedures were followed uniformly without regard to race, color, religion, sex, or national origin;

the conclusions set forth in this appraisal were reached without any significant professional assistance and are my independent opinions as to the value and compensation for the property;

I have formed the opinion that, as of 10/12/2022, the estimated market value of the subject real property and the estimated total compensation for the acquisition, as described herein, was as follows:

<b>Value of Larger Parcel</b>			<u>&gt;\$752,000</u>	
<b>Value of Remainder Before Acquisition</b>			<u>&gt;\$707,050</u>	
<b>Value of Parcel/s To Be Acquired</b>				<b>\$44,950</b>
<b>Land</b>	<u>\$9,150</u>			
<b>Improvements</b>		<u>\$35,800</u>		
<b>Value of Remainder After Acquisition</b>			<u>&gt;\$697,800</u>	
<b>Damages</b>			<u>\$9,250</u>	
<b>Benefits</b>			<u>\$0</u>	
<b>Net Damages</b>				<u>\$9,250</u>
<b>TCP Parcel/s To Be Acquired</b>				<b>M/A</b>
<b>Land</b>	<u>N/A</u>			
<b>Improvements</b>		<u>N/A</u>		
<b>Total Compensation</b>				<b><u>\$54,200</u></b>

January 28, 2023  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Bryan E. Godfrey, MAI, NM G-192

**Project: PCN LC00290**  
**Owner: The Regents Of New Mexico State University**  
**Taking Parcels: 4-1 & 4-1A**  
**Location: W. University Avenue & Bowman Avenue**  
**Las Cruces, Dona Ana Co., NM, Page 1**

**PROJECT AREA ON LAS CRUCES METRO AREA MAP**



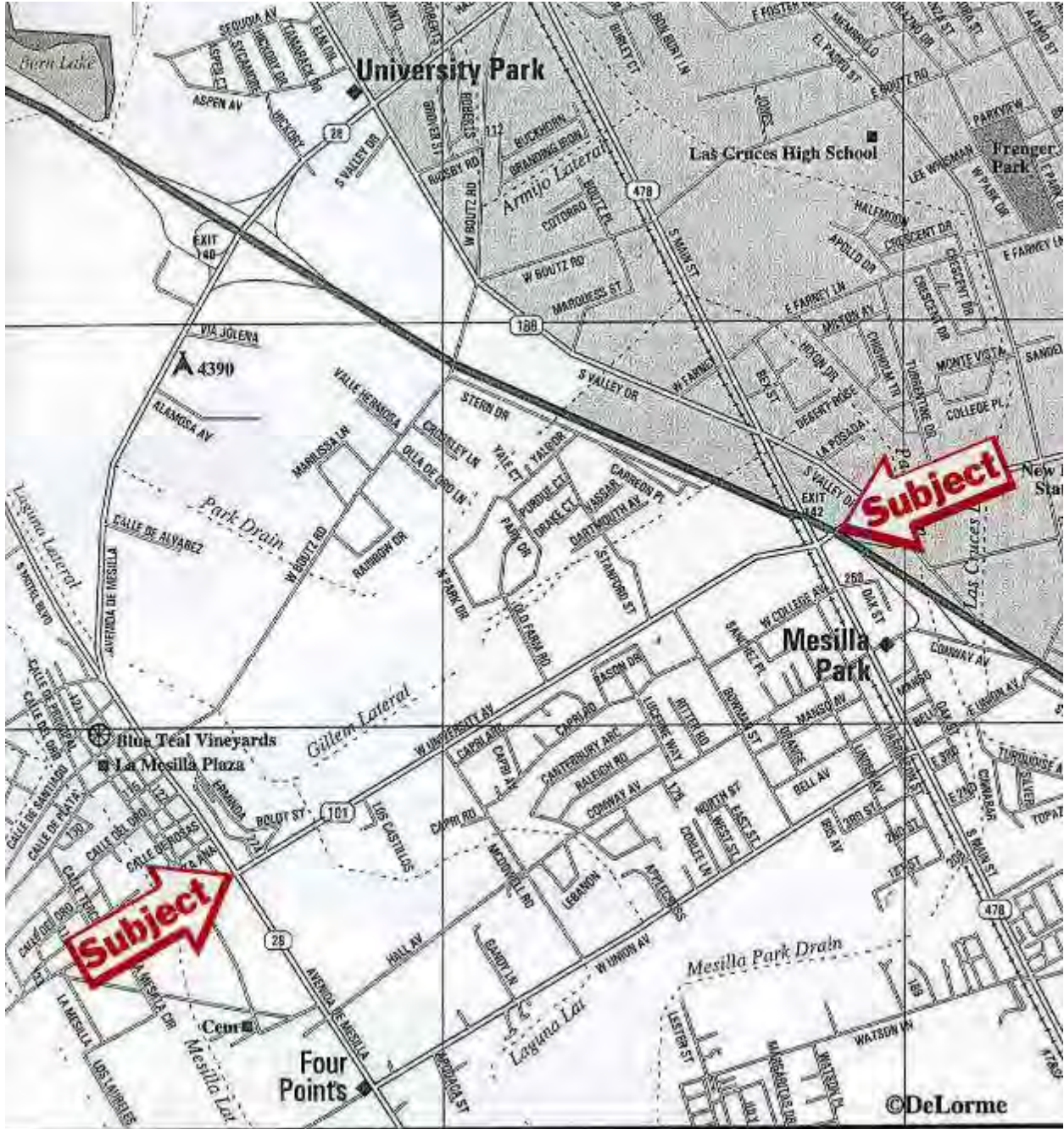
***Project: PCN LC00290***  
***Owner: The Regents Of New Mexico State University***  
***Taking Parcels: 4-1 & 4-1A***  
***Location: W. University Avenue & Bowman Avenue***  
***Las Cruces, Dona Ana Co., NM, Page 2***

***PROJECT AREA ON 2021 AERIAL***



**Project: PCN LC00290**  
**Owner: The Regents Of New Mexico State University**  
**Taking Parcels: 4-1 & 4-1A**  
**Location: W. University Avenue & Bowman Avenue**  
**Las Cruces, Dona Ana Co., NM, Page 3**

**PROJECT AREA ON NEIGHBORHOOD STREET MAP**





**Project: PCN LC00290**  
**Owner: The Regents Of New Mexico State University**  
**Taking Parcels: 4-1 & 4-1A**  
**Location: W. University Avenue & Bowman Avenue**  
**Las Cruces, Dona Ana Co., NM, Page 4**

**PROJECT AREA ON NEIGHBORHOOD 2021 AERIAL**



***Project: PCN LC00290***  
***Owner: The Regents Of New Mexico State University***  
***Taking Parcels: 4-1 & 4-1A***  
***Location: W. University Avenue & Bowman Avenue***  
***Las Cruces, Dona Ana Co., NM, Page 5***

*Identification Of The Subject Property*

The subject of this report is a nominal 21.5-acre parcel of land that with multiple structures used in support of institutional agricultural use of the property. The property is located in the southwestern region of the city of Las Cruces, in Dona Ana County, New Mexico. The property is in a neighborhood that straddles the border between the city of Las Cruces and the Town of Mesilla, said neighborhood being mostly within the latter. The subject area is most easily identified as being the area along University Avenue, between Interstate 10 and Avenida de Mesilla. Prominent developments in or adjacent to the subject neighborhood include the main campus and related improvements of New Mexico State University and the Las Cruces Convention Center, both of which are located along University Avenue, east of I-10. I note that some NMSU property is found west of I-10, but the property is agricultural in nature and not identifiable as a prominent landmark. Together, these arterial, freeway and “landmark” references help to identify the subject property’s general location within the city.

More specifically, the subject property is located in the southwest quadrant of University Avenue and Main Street, though it is technically separated from Main Street by railroad right-of-way and active tracks. This location is at the eastern edge of the subject neighborhood, being adjacent to I-10. The immediate area exhibits a mix of institutional agricultural lands, some older single-family residences, some light-industrial and commercial development, and some specialty uses, like church property. Such a mix is reasonably typical of areas located along Main Street and/or immediately adjacent to Interstate 10.

As noted, the subject site is improved with various structures that support use of the broader property by New Mexico State University for agricultural education and research purposes. The property is not formally named, at least publicly, but property tax records indicate the property has been assigned street addresses of 109, 111 and 113 W. University Avenue. Data from my client identified the property owner as The Regents of New Mexico State University.

*Legal Description*

The New Mexico Department of Transportation (NMDOT), my client, provided a title report related to the subject property, and based on that title report, I have developed the following legal description for what I believe to be the subject Larger Parcel.

*A 21.4855-Acre Tract Of Land Situate Within Section 30, Township 23 South, Range 2 East,  
N.M.P.M.*

This legal description is accepted as accurate and forms the basis for this appraisal. Any change to this legal description may necessitate revision to the appraisal or render it invalid.

The NMDOT also provided a legal description for the parcels identified as the proposed “Partial Takings” from the subject property, which fall into the “permanent” (permanent acquisition of fee title or easement rights) category. The proposed Permanent Partial Takings are necessary to accommodate expanded right-of-way and related infrastructure for reconstruction of University Avenue, bordering sidewalks, a bike lane, bus stops, and the like, along with drainage control infrastructure. Documents outlining the legal description of the proposed Partial Takings are presented in the addendum. The legal descriptions are accepted as accurate, forming the basis for this appraisal. Any change to the legal descriptions may necessitate revision to the appraisal or render it invalid. “Project” right-of-way maps (partial) are also included in the addendum for the reader’s reference.

***Project: PCN LC00290***  
***Owner: The Regents Of New Mexico State University***  
***Taking Parcels: 4-1 & 4-1A***  
***Location: W. University Avenue & Bowman Avenue***  
***Las Cruces, Dona Ana Co., NM, Page 6***

*Purpose Of The Appraisal*

The purpose of the appraisal is to estimate the change in “fair market value” of a *fee simple title* to the subject property attributed to the proposed Permanent Partial Takings from the property and the related Project. This appraisal is subject to extraordinary assumptions and hypothetical conditions cited in the following sections of this report. My analysis of the subject property, and the impact of the Project, has led me to conclude that the proposed Permanent Partial Takings and Project have no measurable detrimental impact on the functional utility of the Remainder Parcel in the “after” condition, beyond what could be addressed, as necessary, by “cost-to-cure” methodology. The impact on the subject property is in the form of a permanent loss of two small parcels of land along the north edge of the site, adjacent to University Avenue. I believe the Takings/Project have no negative impact on the Remainder Parcel. Accordingly, my client has authorized a “Taking Only” appraisal process wherein only those elements impacted by the Taking/Project are valued.

In the spring of 2022, I sent correspondence to the property owner to arrange a joint on-site inspection of the property. On April 11, 2022, I met with Mr. Scott Eschenbrenner and other representatives of NMSU and together we toured the property and discussed the Takings and how they might impact the property. In the fall of 2022, I again sent written notice to the property owner, but received no response. Absent a response from the owner, I re-inspected the subject property from the adjacent public right-of-way on October 12, 2022. Based on my last inspection, the effective date of appraisal is identified as October 12, 2022.

This appraisal *excludes* any and all personal property, including but not limited to water rights, mineral rights, and the like, that might have been present on or associated with the subject property as of the effective date of valuation. It is my intent to value only real property.

Within this report, the objective is to explain the appraisal process and present sufficient facts, reasoning and conclusions that will support the final estimates of fair market value and provide my client information that will assist in understanding the most probable price attainable for the property in an open market sale and the appropriate compensation for Permanent Partial Takings from the subject property. Underlying assumptions, limiting conditions, and term definitions are included in the addendum and should be read. My client provided a scope of work engagement letter that requires that appraisals be USPAP compliant and be compliant with the NMDOT Right-Of-Way Handbook, which is relevant as a supplement to appraisal guidelines, requirements or term definitions. Because of the length of this document, it is not included in this report.

*Hypothetical Conditions*

One or more Hypothetical Condition impacts this appraisal. As defined in the Uniform Standards of Professional Appraisal Practice (2020-2021 edition (extended to 2023)), a Hypothetical Condition is “a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment, but is used for the purpose of analysis”. That is, a Hypothetical Condition assumes a condition contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the subject, such as market conditions or trends; or about the integrity of data used in an analysis.

It is a hypothetical condition of this appraisal that:

for legally comparative purposes, the property is in “before” and “after” conditions as of the same effective date of valuation;

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The reader is advised that use of hypothetical conditions influences appraisal analyses and conclusions. Therefore, if any hypothetical condition is eliminated, this appraisal could develop different opinions, including a different opinion of fair market value.

*Extraordinary Assumptions*

One or more Extraordinary Assumption impacts this appraisal. As defined in the Uniform Standards of Professional Appraisal Practice (2020-2021 edition (extended to 2023)), an Extraordinary Assumption is “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions”. That is, an Extraordinary Assumption presumes as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

It is an extraordinary assumption of this appraisal that:

the Project that is the impetus for this appraisal was unknown and was not influencing the real estate market as of the effective date of appraisal;

the legal description of the property provided to me and used herein is a reasonable and reliable representation of the property to be appraised;

based on partial staking of the existing/proposed right-of-way on behalf of the NMDOT, my assessment of the location and physical features of the Taking Parcel(s) is reasonable and reliable for purposes of this appraisal;

based on partial staking of the existing/proposed right-of-way on behalf of the NMDOT, my conclusions regarding the presence of improvements within the Taking Parcel(s) is reasonable and reliable for purposes of this appraisal;

as indicated on Project construction plans, existing perimeter fencing that extends into the public right-of-way will be preserved/protected and not disturbed by the Project (except where an actual fee Taking is proposed);

The reader is advised that use of extraordinary assumptions influences appraisal analyses and conclusions. Therefore, if any extraordinary assumption is later shown to be inaccurate, this appraisal may be subject to revision or rendered invalid.

*Fair Market Value Definition*

As authorized by the New Mexico Department of Transportation, fair market value is defined as “the highest amount of cash a willing seller would take, and a willing buyer would offer, for the property if it were offered for sale in the open market for a reasonable time to find a purchaser, buying with knowledge of all the uses to which the property is suitable or adaptable; the seller not being required to sell nor the purchaser being required to purchase.” (Source U.J.I. Civil No. 13-711.) This fair market value definition governs this appraisal.

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*Client & Intended User Identification*

Pursuant to a Request For Proposal, my initial proposal was provided to the New Mexico Department of Transportation (NMDOT). The NMDOT subsequently provided authorization for the appraisal assignment. Therefore, the NMDOT is hereby identified as the ***sole and exclusive*** client for whom this Appraisal was prepared. The NMDOT did not identify any other intended users of this appraisal. Therefore, the NMDOT is also identified as the sole intended user and the entity that may place reliance on this appraisal. I know of no other and anticipate no other intended user(s), and I assume no responsibility for use of this appraisal by other than the client and intended user identified herein. This stated, I am aware that the New Mexico Department of Transportation may elect to provide a copy of this appraisal to the property owner as part of the acquisition process. Knowing of the potential for this distribution does not require that the property owner be identified as an intended user. Accordingly, simple possession of a copy of this Appraisal Report does not infer client or intended user status to the possessor.

*Intended Use Of The Appraisal*

Based on discussions with my client, it is my understanding that the intended use of the appraisal is as an independent estimate of the change in fair market value of the subject property, which is subject to a proposed Permanent Partial Taking by the New Mexico Department of Transportation in order to secure right-of-way for future road improvements and related infrastructure. I understand that this appraisal and its conclusions may be used as a basis for just compensation in acquisition negotiations or condemnation proceedings. I am not responsible for any unauthorized or unintended use of the appraisal.

*Jurisdictional Exception*

One Jurisdictional Exception impacts this appraisal. As defined in the Uniform Standards of Professional Appraisal Practice (2020-2021 edition (extended to 2023)), a Jurisdictional Exception is “an assignment condition established by applicable law or regulation which precludes an appraiser from complying with a part of USPAP”.

It is a Jurisdictional Exception of this appraisal that:

no estimate of “exposure time” is included in association with any estimate of fair market value presented in this appraisal;

If this Jurisdictional Exception is later shown to be inapplicable, an estimate of exposure time can be provided.

*Scope Of Work*

As of July 1, 2006, changes in the Uniform Standards of Professional Appraisal Practice (USPAP) effectively eliminated the terms “Complete” or “Limited” when referring to the development of an appraisal. While these terms can still be used to convey a common understanding of the type of process employed in developing an appraisal, the terms have no formal meaning in relation to appraisal standards (USPAP). Nonetheless, for purposes of simple reference, the Appraisal was developed in a way consistent with the general understanding of a Complete Appraisal in that it employs all applicable approaches to estimating fair market value of the Larger Parcel (applicable components) and Taking(s) therefrom.

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The Scope Of Work for this appraisal included generic processes like a periodic gathering of relevant data on the city of Las Cruces and surrounds; information such as population, employment, and other economic data. Similarly, some of the most prominent sectors of the local real estate market are periodically analyzed for trends related to construction activity, occupancy, sales, and rental rate movement. More specifically, the neighborhood in which the subject property is located has been surveyed and both historic development patterns and emerging trends are noted. I have gathered information from governmental agencies related to legal description, recorded or unrecorded plats, legal use information, property tax data, etc., and assembled other factual data from a variety of sources. I have made on and off-site inspections of the property to serve as the bases for physical description offered herein.

For purposes of valuing the subject property, I have made on and off-site inspections of the property, reviewed documents made available to me and obtained through research, and participated in discussions with the property owner representative to develop a reliable working knowledge of the property and its physical and functional attributes as of the effective date of valuation. I have researched recorded transactions in the subject area and of the same property type in expanded areas, researched sales and listing data, and researched the broad economic data related to similar property in the broader Las Cruces metro area. All of these data have been analyzed and reconciled in the process of developing the fair market value estimate for the subject. Analyses included considering the subject's physical and functional features, analysis of market data and comparisons of market data to the subject for selection of the most applicable indicators of fair market value for the subject.

I have not knowingly excluded any pertinent data in the development of the appraisal. However, New Mexico is a non-disclosure state, and parties to sales and leases cannot be compelled to provide information on real estate transactions. Therefore, it is possible that there is pertinent data that has not been included in this appraisal because of non-disclosure issues. It is also possible that data provided to me and relied upon in this appraisal is inaccurate. I have attempted to obtain information from knowledgeable and reliable parties, but I assume no responsibility for the accuracy of such data. I have not knowingly excluded any pertinent steps in the development of the appraisal.

My client has requested the appraisal be presented in an Appraisal Report. As of January 1, 2014, the term "Summary Report" was formally retired by the Appraisal Foundation. However, the term Summary Report may still be used to refer to a style of reporting that appraisal consumers have utilized for many years. Therefore, this Appraisal Report follows what is commonly known as a Summary Report format with regard to the presentation of narratives and market data. The report type does not impact the appraisal process. I have attempted to develop this appraisal and report in a fashion that satisfies all applicable appraisal standards and my client's expectations.

In accordance with appraisal standards, I hereby advise the reader that I have provided no services, appraisal or other, related to the subject property in the three years leading up to the acceptance of this assignment.

*Property Owner Contact*

Data provided by my client identified The Regents of New Mexico State University as the property ownership entity. In the spring of 2022, I sent written notice to The Regents of New Mexico State University by U S Mail, registered mail, return receipt requested, and by email. A property owner is under no obligation to respond, but Mr. Scott Eschenbrenner responded to my email and we made arrangements to meet on site on April 11, 2022. At the appointed time, I met with Mr. Eschenbrenner and other NMSU representatives and we toured the property and the Taking areas. Mr. Eschenbrenner is very knowledgeable about appraisal

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processes and had no material questions about the Takings/Project. Mr. Eschenbrenner did note that he believes there is a waterline running from NMSU property north of University Avenue to the subject site, passing under University Avenue's paved traffic lanes. He did not know if there was an easement, permit or other document allowing/acknowledging the waterline.

Following a Project delay, I again sent correspondence to Mr. Eschenbrenner in the Fall of 2022, to request a re-inspection, jointly or on my own. I did not hear back from this second round of correspondence. Absent renewed authorization, I re-inspected the property from the adjacent public right-of-way on October 12, 2022.

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*Dona Ana County & Las Cruces Overview*

**Geographic Influences**

Las Cruces is located in south-central New Mexico at the juncture of Interstate 10 and Interstate 25. Las Cruces is 42 miles north of El Paso, TX, 45 miles north of Juarez, Mexico, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ. Las Cruces is the county seat and major population center of Dona Ana County. Dona Ana County contains approximately 3,800 square miles. The wide level valley provides excellent farmland for the irrigated agriculture crops grown in the area. The valley is bounded on the west by rolling desert and on the east by the Organ Mountains with peaks above 8,500 feet. The elevation of Las Cruces is 3,800 feet.

The area has an arid continental climate characterized by moderately warm summers, mild winters and low precipitation. Average precipitation is approximately eight inches per year. Summer temperatures generally vary 30 degrees, bringing appreciable nighttime cooling. Daytime winter temperatures generally range between 50 and 60 degrees in the coldest months, and night temperatures rarely fall below zero. Summer temperatures often exceed 100 degrees during the day. Fortunately, humidity is generally low, and winds are usually light from the west, except during late winter and early spring.

**Government & Municipal Service**

Las Cruces has a Mayor/City Council type of government, with an assistant city manager. The city has a municipal planning commission, industrial development board and municipal zoning commission. Municipal services include law enforcement, fire department, water/sewer service, trash collection, and natural gas service. Electric power is provided by the El Paso Electric Company, and telecommunication services are provided by various private carriers.

**Transportation**

The Burlington Northern-Santa Fe Railway and daily freight trains provide rail service to Las Cruces. The City of Las Cruces operates a federally certified airport located approximately 10 miles west of the city, where charter service is available. Commercial air service is available at the El Paso International Airport, approximately 45 miles south of Las Cruces. Local bus and taxi service is available. The entire school district is served by school bus transportation. Inter-city bus lines serving the area include Greyhound and Trailways. A commuter bus service linking Las Cruces, Anthony and El Paso was started in late 2009. Las Cruces is located at the intersection of Interstate 10 (east/west) and Interstate 25 (north/south). These highways bisect or largely bypass the city on the east and southwest, with three exits on the east and three on the southwest.

**Population**

The population of Las Cruces and Dona County has increased as indicated in the following chart, according to the Las Cruces Community Profile, U. S. Census Bureau, and the Bureau of Business and Economic Research at the University of New Mexico. Las Cruces has previously ranked as one of the top ten communities in terms of population growth in the United States; it has grown to be the second most populous city in New Mexico.



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## CITY &amp; COUNTY POPULATION DATA

YEAR	LAS CRUCES	% CHG	DONA ANA	% CHG
2000	74,267	+1.80%	174,682	+2.58%
2010	97,618	+2.77%	209,233	+1.82%
2020	111,385	+1.33%	219,561	+0.48%

Dona Ana County population growth was impressive 2.58% per year (compound) in the 1990s. Growth slowed somewhat in the 2000s, but given restricted mobility related to the housing crisis that impacted the last few years of the decade, growth still stood at a respectable 1.82% per year. Despite the housing crisis abating, slower rate of growth ensued, with an annual growth rate of just 0.48% from 2010 to 2020. Given the pandemic that has taken place over the past two years, or so, population is likely little changed.

Las Cruces population growth lagged that of the broader county in the 1990s, but it came in at 1.80% per year. Growth accelerated in the 2000s, reaching 2.77% per year. As in the broader county, population growth slowed over the past decade to an annual rate of 1.33%. Given the patterns exhibited over the past several years, it appears Las Cruces captures the majority of growth within Dona Ana County.

**Economic Base**

For the Dona Ana County area, the main employment activities include agriculture, manufacturing, and the area's largest employer, state and federal government. Entering 2022, the top five non-agricultural employment sectors were as follows.

## EMPLOYMENT CONCENTRATIONS

SECTOR	JOBS	% TOTAL
Government	18,800	25.41%
Education/Health Care	16,800	22.70%
Trade/Transportation/Utilities	12,000	16.22%
Leisure/Hospitality	8,300	11.22%
Professional & Business	7,200	9.73%
<b>TOTAL (74,000)</b>		<b>85.28%</b>

Clearly, government employment, at all levels, is the leading source of employment in Las Cruces, accounting for nominally 25% of all jobs. Education and healthcare, often with extremely close ties to government, is the next highest employment category with 23% of the non-farm jobs. Thus, these two sectors account for almost 50% of the jobs in the Las Cruces market. While their rankings have remained the same for many years, Government's percentage of total has declined while that of Education/Healthcare has risen.

The following is a listing of the top employers in Las Cruces, or the immediately surrounding region of Dona Ana County. The specific job counts are from a few years ago, with newer counts not available (many companies now decline to cite specific employment numbers for security purposes). However, these are still the top employers in the area, even if specific counts are not precise.

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## CITY/COUNTY TOP EMPLOYERS

IDENTITY	SECTOR	JOBS
White Sands Missile Range	Government/Military	6,800+
NM State University	Government/Education	4,300+
Las Cruces Public Schools	Government/Education	3,000+
Gadsden Independent Schools	Government/Education	1,500+
Memorial Medical Center	Government/Medical	1,000+
City of Las Cruces	Government	1,000+
NASA White Sands Test Facility	Government/Military	1,000+

According to the New Mexico Department of Workforce Solutions, the Las Cruces SMA, which equals Dona Ana County, has seen its civilian labor force grow steadily over time; data from the last several years follows.

## RECENT EMPLOYMENT HISTORY

YEAR	WORK FORCE	EMPLOYED	UNEMP	% UNEMP
2015	94,974	<b>87,947</b>	7,027	7.4%
2016	96,370	<b>89,390</b>	6,980	7.2%
2017	96,802	<b>90,304</b>	6,498	6.7%
2018	97,423	<b>91,928</b>	5,495	5.6%
2019	98,941	<b>93,228</b>	5,713	5.8%
2020	96,941	<b>89,187</b>	7,754	8.0%
2021	98,170	<b>91,648</b>	6,522	6.6%
2022*	99,347	<b>95,397</b>	3,950	4.0%

\* As Of October 2022

The prior chart reflects a labor force that grew by more than 5,000 persons from 2015 through 2022, with the only periods of negative growth being in the two worst years of the COVID19 pandemic. Employment steadily increased in a similar fashion, again with the pandemic years being the only years that did not post year-over-year gains. Nonetheless, 2022 employment rebounded to a level greater than pre-pandemic years. As would be expected, the unemployment rates consistently declined, except during the pandemic, and the rebound in 2022 has brought unemployment to just 4% as of late 2022.

New Mexico State University, in addition to being a major employment center for Las Cruces, has been an important factor contributing to area growth, as an important research university. According to the University Registrar, the main campus fall semester enrollment for 2021/2022 was 13,904, with satellite campuses throughout Dona Ana County adding another 6,456 students to the roster. The enrollment numbers fluctuate some, but enrollment has remained strong for years.

### Economic Performance

The economic downturn that reached crisis level in 2008 is largely traced to the single-family residential market that surged in the middle 2000s before the bubble burst. It took many years for the residential markets to recover, but performance in recent years has been approaching those leading up to the Great Recession.

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SFR SALES STATISTICS

TIME	EXISTING HOME SALES		
YEAR	SOLD	AVG \$	D.O.M.
2017	3,111	\$191,209	109
2018	3,168	\$202,355	84
2019	2,908	\$207,779	77
2020	2,858	\$235,717	59
2021	2,888	\$273,134	28
2022	2,522	\$314,357	24

This chart shows that, like other markets, the local market was gaining strength from 2017 through 2019. In what many consider a surprise, average home prices jumped 13.45% in 2020, the first and worst year of the pandemic. In 2021, average price soared by 15.87%. Despite a significant increase in interest rates in 2022, the growth in average price was essentially unaffected, posting a gain of 15.09% through late 2022. Thus, from 2019 through 2022, average price increased by 51%. Increases in average have come, to some extent, at the expense of slightly lower annual sale totals, the market remains active. The notable decline in sales activity in 2022 is attributed to the significant increase in interest rates.

The level of construction activity is directly related to home sales and other property types is another good indicator of the status of the economy. Unfortunately, historic building permits prior to 2020 are no longer retained by the City of Las Cruces. The following table provides a summary.

BUILDING PERMIT HISTORY (DOLLARS IN MILLIONS)

YEAR	SINGLE-FAMILY # & \$		COMMERCIAL # & \$	
2020	751	\$186,641,991	30	N/A
2021	907	\$238,369,139	35	N/A
2022*	653	\$200,215,198	30	N/A

\* Thru November

New home permits tend to be the most dominant type of construction in any metro area. Las Cruces permit data, limited as it is, shows the pandemic did not negatively impact construction, as there was a 15% increase in new permits in 2021. The decline in 2022 permits is almost certainly attributed to a near doubling of interest rates that priced many buyers out of the market. Despite the drop in 2022 permits, the average price associated with a new home increased.

Even less data is available for new commercial construction, with permitting over the past three years indicates there are typically 30 to 35 new commercial permits each year (dollar amounts not available). In recent years, there has not been any new major commercial developments. Activity tends to revolve around new restaurants, stores, smaller professional and medical offices, other healthcare facilities, and the like. Despite the fairly low number of permits for new construction, a much higher number of permits issued for additions/renovations indicates overall commercial activity is more robust than new construction might indicate.

Gross Receipts are another indicator of an area's health and pace of growth. The following chart shows the most recent trend in retail gross receipts in the City of Las Cruces.

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RETAIL GROSS RECEIPTS – LAS CRUCES

TIME	1 <sup>ST</sup> QUARTER	2 <sup>ND</sup> QUARTER	3 <sup>RD</sup> QUARTER	4 <sup>TH</sup> QUARTER	TOTAL	% CHG
2016	\$413,397,053	\$379,838,816	\$250,121,248	\$388,641,672	<b>\$1,431,998,789</b>	N/A
2017	\$409,993,890	\$368,729,432	\$385,807,896	\$422,409,134	<b>\$1,586,940,352</b>	<b>10.82%</b>
2018	\$393,402,519	\$434,042,106	\$410,167,800	\$412,894,578	<b>\$1,650,507,003</b>	<b>4.01%</b>
2019	\$418,917,942	\$441,862,576	\$428,907,101	\$465,633,178	<b>\$1,755,320,797</b>	<b>6.35%</b>
2020	\$414,752,128	\$454,023,077	\$460,616,785	\$572,626,313	<b>\$1,902,018,303</b>	<b>8.36%</b>
2021	\$521,781,587	\$494,376,708	\$517,788,446	\$541,249,315	<b>\$2,075,196,056</b>	<b>9.10%</b>
2022	\$551,108,211	\$379,397,223	\$397,399,401	N/A	N/A	N/A

These figures show the steady and sizeable growth rates from 2016 through 2019. Again, while many expected to see retrenchment because of the pandemic, stimulus monies from various sources and shifts in the way consumers spent led to a continuation of increasing retail gross receipts in Las Cruces. In the worst of the pandemic years, spending increased by 8% and 9% in consecutive years. The declines in spending in 2022 are attributed to rising interest rates, high inflation, and growing concerns of a recession in 2023. If the fourth quarter of 2022 holds true to form, 2022 will see the first decline in local spending in many years.

### Summary & Conclusion

The data presented here indicates that Las Cruces was performing well in the pre-pandemic years and has weathered the pandemic rather well. Population continues to grow, employment has recovered from the worst years of the pandemic, home sales remain good and average prices have increased significantly, and the economy, based on retail sales gross receipts, has performed very well, with the pandemic years not causing any slowdown in growth.

In 2022 there are signs that the economy is slowing. These include a decline in the number of building permits for new homes and the number of existing home sales, as well as a decline in gross receipts in the second and third quarter. I do not think that these are issues isolated to Las Cruces, but signs of broader economic conditions related to rising interest rates, the highest inflation in 40+ years, and fears of a recession in 2022.

While factors beyond the control of local governments or businesses may be resulting in a slowing of the Las Cruces economy, I do not expect that there will be major pullbacks locally. With government, education and healthcare sectors accounting for almost 50% of local employment, I think the local market and economy is fundamentally sound and that Las Cruces will handle these economic headwinds with a limited degree of disruption.

### Town of Mesilla

The Town of Mesilla is situated in the southwest region of the broader Las Cruces metro area. The town encompasses lands along the north and south sides of University Avenue from an area a bit west of I-10 to Avenida Mesilla. West of Avenida Mesilla, the town stretches farther north encompassing an area from Union Avenue on the south to Glass Road on the north, and extending west to the Rio Grande. Geographically, the town is small, estimated to contain about 5.5 square miles.

The town's agricultural heritage remains very important. Preservation of this heritage has resulted in a declining population that is estimated to approximate about 1,800, or fewer, persons. This is a notable decline from the

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2010 census. Such a decline is not uncommon in predominantly rural communities in New Mexico where the population is aging, and many young people leave to seek greater economic opportunity.

Although the town has a small government/business/retail district, the dominant land uses are agriculture and low-density residential development. Viewing of aerial photographs shows that urban-style residential development is largely limited to the areas along the south side of University Avenue and the area south of the government/business/retail district. Most of the town is seen to retail agricultural uses and low to very-low density residential development. As a result, the town generally lacks the variety of goods and services common in the broader Las Cruces market, which causes spending on such goods and services to largely take place outside of Mesilla. The one area where Mesilla excels in economic gains in the food service/hospitality sector, which consistently pulls visitors/patrons and their spending to Mesilla.

Given its size and declining population trend, and the implications that spending patterns have for tax revenues, town services are often strained. Nonetheless, the town provides potable water and sanitary sewer services in more densely populated areas. Some wet services are provided in partnership with the City of Las Cruces. Other “dry” utilities are provided by various private utility companies. The town supports parks and other open spaces, and various community services.

The town’s latest comprehensive plan (2017) identifies the desire to hold onto the town’s agricultural heritage. The favored form of future development is in-fill residential development, preferably of a low-density nature. This type of development is slow to change the character or economic conditions within the community.

*The Subject Neighborhood*

The subject neighborhood, for purposes of this appraisal, is defined as the University Avenue corridor, running from I-10 on the east to Avenida de Mesilla on the west. The neighborhood includes the land and property to the north and south to a depth of perhaps 0.20 miles to the north and as much as 0.30 miles to the south. Beyond these parameters there are some changes in development character, or reasonable divisions created by alternate access routes. I note that most of the defined neighborhood falls within the Town of Mesilla, but there are some properties at the east end of the neighborhood that are within the political bounds of Las Cruces. Property uses within the neighborhood are a mix of agricultural lands, single-family residences, a public middle-school campus, institutional property, and a small amount of light-industrial property.

Agricultural lands, or otherwise undeveloped lands, are present on the north and south sides of University Avenue, from the east to west ends of the neighborhood. Those located at the east end of the neighborhood are also part of the institutional presence, being owned and operated by New Mexico State University. These lands are utilized for agricultural research associated with the university. Other lands in central and western parts of the neighborhood appear to be improved with pecan orchards or are periodically graded and use for crops. Some of the agricultural lands are combined with private residences.

Subdivisions for single-family residences dominate the central parts of the neighborhood. Most subdivisions south of University Avenue are urban-style subdivisions providing relatively small lot sizes. Toward the western end of the neighborhood, more rural-style subdivisions are seen, with larger lot sizes. Residential development north of University Avenue is more diverse, including an urban-style subdivision, a subdivision of rural-style lots of about an acre, and somewhat larger parcels that were developed with homes independently. The latter are usually on sites of more than an acre. Residences throughout the area appear to be of good to very good quality.

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Institutional uses include the agricultural lands associated with NMSU noted earlier, and a public school. Near the middle of the neighborhood sits the Zia Middle School campus, comprised of classroom and administrative buildings, supporting parking lots and a sports field. Lastly, there is a public park located at the northeast corner of University Avenue and Avenida de Mesilla.

Finally, there is a small amount of light-industrial development along the eastern edge of the neighborhood, south of University Avenue. Situated on both sides of Harrelson Street, the location is well suited to light-industrial use because of access to rail and freeway connections. I note there are a couple of commercial users located within the existing industrial buildings.

Access to the neighborhood is good. University Avenue is a secondary east/west artery that runs through the subject neighborhood and beyond to mostly rural/residential areas to the west, and to the heart of the NMSU campus to the east, east of I-10. The latest traffic counts suggest University Avenue has daily traffic counts of 4,000 to 5,000 cars. University Avenue intersects with Avenida de Mesilla and Main Street at the west and east ends of the neighborhood, and other main north/south arterials farther east. Importantly, University Avenue also has interchanges with I-10 at the east edge of the neighborhood, and I-25 somewhat farther east. Thus, the neighborhood has good surface arterial and freeway accessibility. Internally, tertiary streets branch off of University Avenue to serve subdivisions and areas to the north and south.

Growth in the subject neighborhood has been very limited in recent years. The only real observable growth has been the slow build-out of a small subdivision on the north side of University Avenue. While there may have been other instances of home building in recent years, this is the only concentrated development project. This slow pace of growth within the residential sector seems well aligned with Town of Mesilla development goals.

In sum, the subject neighborhood is a neighborhood that straddles the Las Cruces and Town of Mesilla borders, but falls mostly within the latter. The neighborhood is established with a sizeable residential base in the form of rural and urban-style subdivisions, and homes associated with larger tracts that sometimes incorporate an agricultural use. Agricultural land uses remain common and are used for crops and pecan orchards, and some of the agricultural lands are associated with NMSU and are used for research. There are various uses supporting the residential base, including a middle school and public parks, and there is a very small base of light-industrial and commercial uses. The neighborhood enjoys good access amenities and proximity to the main NMSU campus and the array of retail commercial uses supporting the campus. Growth in the neighborhood has been and remains modest, limited to periodic home building.

*Specific Subject Location*

The subject property is situated at the eastern edge of the defined neighborhood. The property is on the west side of Main Street and abutting BN & SF railroad tracks, and is adjacent, to the west, of I-10. For practical purposes, the subject can be said to be at the southwest corner of University Avenue and Main Street. Though slightly separated from Main Street, the site fronts the south side of University Avenue, the east side of Bowman Avenue and the north side of College Avenue. The site abuts the BN & SF railroad tracks, with Main Street and I-10 beyond. To the north, west and south, the subject property stands opposite additional NMSU property, single-family residential development, and more single-family residences and a small amount of industrial property, respectively. This specific location enjoys good east/west access from University Avenue, and good north/south access via Main Street and I-10. Development activity has been minimal in the immediate area for some time, with the only noted new construction being of some single-family homes in a subdivision a moderate distance to the west. I rate the immediate area as being typical of those parts of the neighborhood adjacent to Main Street and I-10.

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***Taking Parcels: 4-1 & 4-1A***  
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*The Larger Parcel*

The first step in describing the subject property is identifying the “Larger Parcel”. Criteria used to analyze the Larger Parcel include unity of ownership, unity of use or highest and best use, and physical contiguity. The site identified by my client is a nominal 21.5-acre parcel in the southwest quadrant of University Avenue and Main Street. Investigation through the Assessor’s parcel map indicates the abutting property to the east is BN & SF Railways right-of-way, and the site is surrounded on all other sides by public rights-of-way. I note that property north of University Avenue is also owned NMSU and is similarly used. However, I think it is reasonable to treat the site nominal 21.5-acre site described below as its own Larger Parcel.

*The Subject Property – Before Condition*

**The Site**

Copies of the Dona Ana County Assessor’s parcel map outlining the subject site and the right-of-way map depicting a portion of the subject site are presented at the end of this section for the reader’s reference.

**Location:** The site is bordered by University Avenue to the north, Bowman Avenue to the west, College Avenue to the south, and BN & SAF Railways right-of-way and Main Street to the east.

**Size:** The title report provided by my client did not contain a legal description, but the title pages of the Project right-of-way maps show the Larger Parcel contains 21.4855 acres, or 935,908 square feet. The Dona Ana County Assessor’s records show the site containing 20.71 or 20.72 acres. Absent other sources, this appraisal utilizes the land area of 21.4855 acres shown on the right-of-way maps.

**Shape:** The site has a semi-rectangular shape, with a curved north property line near the northeast corner of the site. Pertinent dimensions include about 1,550’ of frontage on University Avenue and College Avenue, and about 675’ of frontage on Bowman Avenue. These dimensions yield excellent frontage to depth ratio to University Avenue, the site’s primary frontage. This indicates the site offers future site improvements good street visibility and accessibility, which is further enhanced by additional street frontages and conner positions. Despite minor irregularities, I consider the shape to be good and readily usable.

**Topography:** The site reflects the grading of a leveled site typical of improved sites, and often used for agricultural purposes. Absent a detailed topographic map, observation of the site indicates it to be mostly level, with possibly a very slight downward slope from east to west. I rate the site’s topography as very mild and readily usable.

**Flood Zone:** FEMA Map Panel 35013C-1-93G (dated July 2016), shows the subject site is in a “Zone X” (not shaded), defined as “Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains”.

**Soil:** Absent current soil evaluations, but based on what appears to be successful development of parts of the site and many nearby sites, this appraisal is predicated on the underlying assumption that the subject site is sufficiently stable, without extraordinary preparation efforts, to support the existing and any legal and reasonably probable future improvements. Discovery of any adverse soil conditions could make this appraisal invalid or subject to revision.

**Environmental:** Absent a current Phase I or other environmental analysis, this appraisal is predicated on the underlying assumption that there are no above/below ground conditions that could negatively impact

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the value of the site. Discovery of adverse environmental conditions could make this appraisal invalid or subject to revision.

**Zoning:** Under authority of the City of Las Cruces, the site has two zoning designations. The eastern edge of the site, adjacent the existing rail lines, is zoned “M-1” for industrial use, and the remainder of the site is zoned “A-2” for agricultural use. The latter zoning appears to have been abandoned, as it does not appear in the City’s zoning ordinance.

Although the zoning classifications noted above appear on the City’s zoning map, it is generally the case that government-owned property, especially that of the state government, is exempt from local zoning regulations and the ownership entity is free to do what they want with the land. In such cases, the land is generally evaluated on the basis of what would be the reasonable and probable zoning of the land if it were held by a private sector entity.

In this case, the dominant zoning classifications in this area are residential zonings that allow for low to medium-density residential development, with an agricultural component possible, if not probable.

**Utilities:** All standard municipal utilities are extended to the site’s perimeter. The Town of Mesilla and the City of Las Cruces provide potable water and sanitary sewer to the site’s perimeter, and various private utility companies provide electricity, natural gas, and various telecommunication services. Utilities are believed to come to the site in typical easements (overhead or underground).

**Easements/Encroachments:** There is no recorded plat to show existing easements, if any. The title report provided by my client references a couple of utility easements, neither of which is believed to be located so that it interferes with site functionality. Based on the data available to me, this appraisal is predicated on the underlying assumption that there are no detrimental easements impacting the site.

My inspection indicated that some of the fencing along the north side of the western half of the site encroaches into the existing public right-of-way. Project construction plans indicate this fencing will be “preserved and protected” during the Project.

**Access:** Direct legal access to the site is possible from University Avenue, Bowman Avenue, and College Avenue, subject to the normal process of driveway application and approval with the applicable governing authority. Developed access appears to be via a couple of driveways to University Avenue and one to College Avenue. I assume these driveways are appropriately permitted. I note that absent bordering curbing or sidewalks, the site is physically accessible at almost any point along any of its street frontages. The ability to gain physical access does not imply such access is legal.

**Streets:** Adjacent to the site, University Avenue is a paved two-lane (and briefly four-lane) street with a painted median divider and dirt shoulders. Bowman and College Avenues are also paved two-way streets, with some painted medians and dirt shoulders. Traffic control at intersections consists of a stop sign to Bowman Avenue at University Avenue, and a stop sign to College Avenue at Bowman Avenue.

**Summary:** Overall, I rate the subject site as being well suited to use/development in accordance with customary private-sector zoning common in the area, and the existing structures. The site has frontage on a main east/west artery, is immediately adjacent to a main north/south artery, and fronts two other tertiary roads. The site has level topography and access to standard wet and dry utilities. I’m unaware of any material impediments to the use/development of the site.



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### Existing Improvements

My inspection of the subject property was focused on the land impacted by proposed Takings and the site improvements thereon. Nonetheless, I observed that the site was improved with a variety of structures, from habitable buildings to greenhouses and the like. The proposed Takings from the Larger Parcel are well removed from the existing structures and the loss of the small land areas associated with the proposed Takings will not alter the functionality of the land or the existing structures. In my opinion, the Remainder Parcel will not be negatively impacted by the proposed Takings or Project. In instances where the Remainder Parcel, especially structures thereon, are not negatively impacted, the appraisal process is not benefitted by inclusion of the structures. Since it is my conclusion that the Remainder Parcel, especially the structures, is not negatively impacted, the structures are not described in any further detail.

Improvements that are impacted by the proposed Takings fall into the category of simple site improvements and they will be detailed later in this report.

### Assessed Value & Property Taxes

Review of the records of the County Assessor shows the Larger Parcel has been assigned a single account number. The property is assessed under the name of Board of Regents of New Mexico State University, with notices sent to a Las Cruces, New Mexico address. The Assessor's website does not indicate any delinquencies. The following charts show the property's tax assessment (assessed market value), its taxable value (1/3 of assessed value), and actual tax amounts for the current tax year.

2022 PROPERTY TAX DATA

ACCOUNT	R0207709
Assessed Land	\$476,560
Assessed Improvements	\$)
<b>Total Assessment</b>	<b>\$476,560</b>
Taxable Value	\$158,853
<b>Tax Bill</b>	<b>\$0</b>

The subject assessment of \$476,560 equates to a unit price of \$23,000 per acre (based on Assessor's land area). Based on the estimate of fair market value developed in this appraisal, I conclude that the assessed market value is below its actual market value. While I would normally advise that a more accurate assessment could result in an increase in property taxes, the relative assessment is moot because the subject property, as government-owned property, is exempt from ad valorem taxes. Thus the assessment, whether accurate or not, is irrelevant. (It is similarly irrelevant that the assessment does not acknowledge existing improvements.)

### Prior Sales Of The Subject

My investigation of the subject property and the title report provided by my client indicated there have been no arm's-length sales of the subject property in the last five years. Therefore, this appraisal has not been influenced by any recent transactions of the subject property.

To the best of my knowledge, as of October 12, 2022, the subject property was not, nor had it recently been, listed for sale on the open market. Therefore, there is no relevant listing history to analyze.

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### **Highest And Best Use**

Prime concerns within a highest and best use study are the legal, physically possible, reasonably probable, and profitable use of land and/or improvements. These elements are examined as they apply to the subject site.

I conclude the highest and best use of the land is for low (primary) to medium (limited) density residential use, with or without an agricultural component. Factors considered in reaching this conclusion include the following.

- **Legal:** The land is exempt from local zoning regulations, but is located in the University Avenue corridor, which is overwhelmingly dominated by low to medium-density residential development, with agricultural uses common and often combined with residential uses.
- **Physically Possible:** The fact that the subject site's street frontages and access features, shape, topography, available utility connections, and assumed soil conditions, make the site physically capable of supporting low to medium-density residential and agricultural uses, and possibly more intense uses.
- **Probable:** The fact that most abutting and adjacent lands, and nearby lands with similar locations and physical attributes are used for agricultural purposes or are improved with single-family residences (some with an agricultural component), indicates a similar use for the site to be likely.
- **Financially Feasible:** Given the legal use options accruing to the land, the physical features of the land, and the surrounding uses, I conclude that the financially feasible use of the land is development of a single-family residences to the highest density possible, with the possible inclusion of an agricultural component.

Based on consideration of the legal, physically possible, reasonably probable and financially feasible uses, I conclude the highest and best use of the land is for residential development to the highest density possible, with the possible inclusion of agricultural land uses.

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***2021 AERIAL VIEW***



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**CITY OF LAS CRUCES ZONING MAP**  
**(Reader Is reminded Local Zoning Is Not Binding On The Subject)**



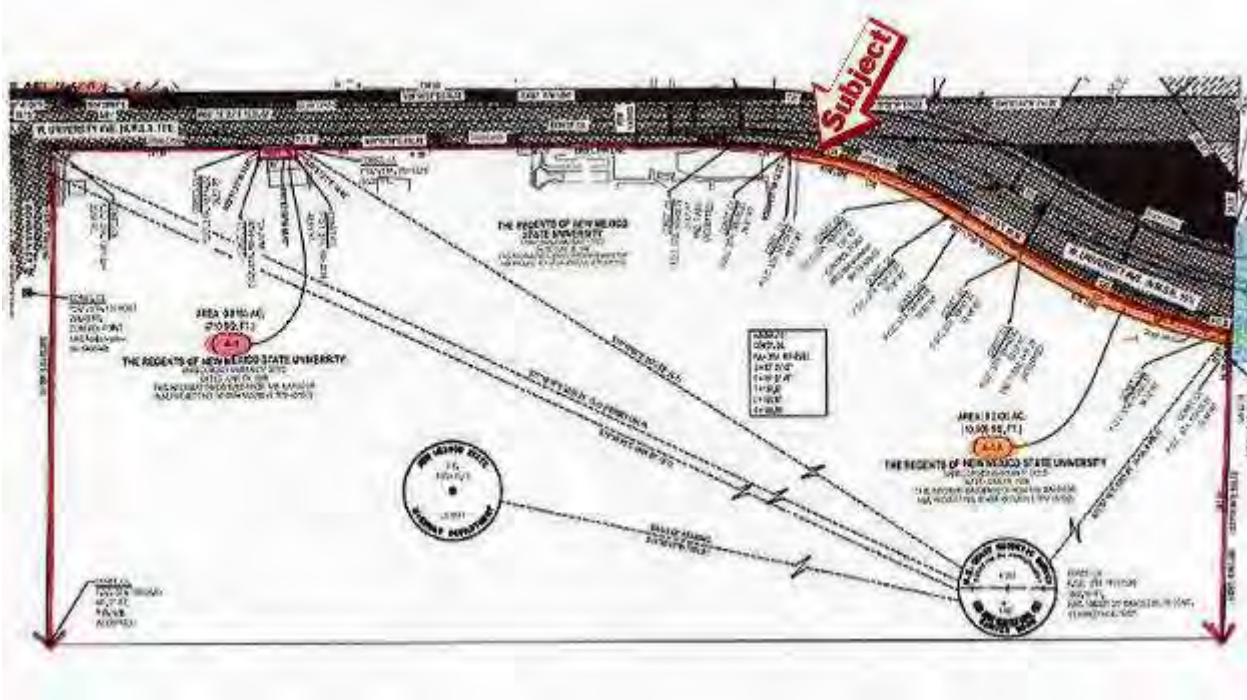
**Project: PCN LC00290**  
**Owner: The Regents Of New Mexico State University**  
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**SITE AS SEEN ON ASSESSOR'S MAP**



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**ORTION OF SUBJECT LARGER PARCEL SHOWN ON RIGHT-OF-WAY MAP**



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***SUBJECT PROPERTY LOOKING SOUTHWEST & SOUTHEAST***



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***TAKING PARCEL 4-1 OUTSIDE & INSIDE FENCING***





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***PARCE 4-1A LOOKING EAST & WEST***



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***SIGN TO BE RELOCATED***



**Project: PCN LC00290**  
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The Project

In brief, the Project consists of a widening of University Avenue and concurrent installation of bordering curb, gutter, sidewalk, bike path and bus stop infrastructure, along with drainage control infrastructure. To accomplish the widening and infrastructure installations, additional right-of-way, on a permanent and/or temporary basis, is required from many properties, including the subject property.

Permanent Partial Takings

Two Permanent Partial Takings from the subject property is proposed, identified as Parcels 4-1 and 4-1A.

**Parcel 4-1** is described by a metes and bounds legal description presented in the addendum, and on the Project right-of-way maps included in the addendum. The legal description outlines an oblong rectangular Taking Parcel with a total area of 710 square feet, or 0.0163 acres. This equates to 0.08% of the Larger Parcel. The Taking Parcel is depicted on the right-of-way map provided by the NMDOT, which is presented at the end of this section. The map shows the Taking Parcel is comprised of land along the western part of the north edge of the Larger Parcel. This parcel is being acquired to facilitate road widening, adjacent infrastructure installation, and a bus stop.

Based on the right-of-way and related maps provided by client and my property inspection of the property, I conclude that there are no improvements within the Taking Parcel. (The reader is advised that fencing that may appear to be within the Taking Parcel is located within the already existing public right-of-way. Improvements that encroach into the public right-of-way are not eligible for compensation.)

**Parcel 4-1A** is described by a metes and bounds legal description presented in the addendum, and on the Project right-of-way maps included in the addendum. The legal description outlines an oblong rectangular parcel that follows the curvature of the Larger Parcel's property line. The Taking Parcel has a total area of 10,608 square feet, or 0.2435 acres. This equates to 1.13% of the Larger Parcel. The Taking Parcel is depicted on the right-of-way map provided by the NMDOT, which is presented at the end of this section. The map shows the Taking Parcel is comprised of land along the north edge of the northeast corner of the Larger Parcel. This parcel is being acquired to facilitate road widening, adjacent infrastructure installation, and drainage control infrastructure.

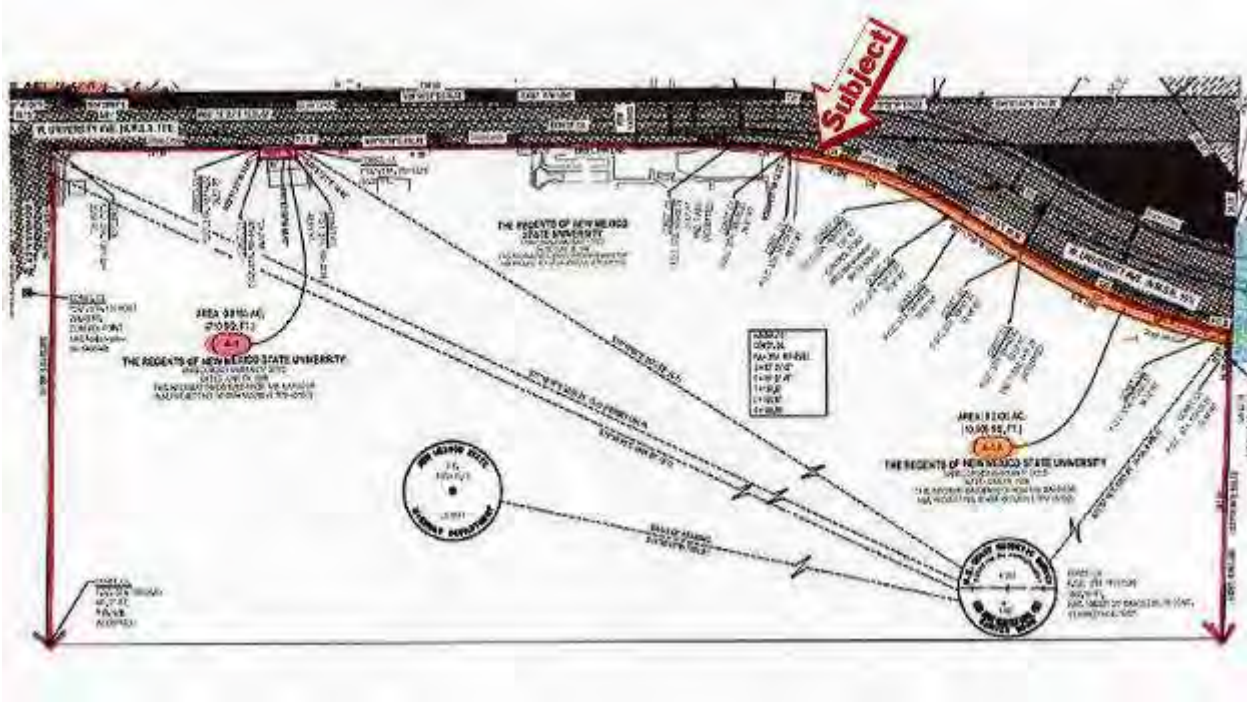
Based on the right-of-way and related maps provided by client, partial staking of the existing and proposed rights-of-way, and my property inspection of the property, I conclude that there are improvements within the Taking Parcel. The improvements are described below.

ELEMENT	QUANTITY
Chain Link Fence	745 LF
Small Two-Post Sign	1

The fencing cannot feasibly be relocated and will be lost to the property owner, making the fencing eligible for compensation. It is my opinion that the sign can be relocated. Compensation for relocation will be addressed in a subsequent section of this report.

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**RIGHT-OF-WAY MAP SHOWING PERMANENT TAKING PARCEL 4-1 (Pink)**  
**AND PERMANENT TAKING PARCEL 4-1A (ORANGE)**



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Subject Property Description – After Condition (Remainder Parcel)

After the proposed Permanent Partial Takings, the subject property should conform to the following description.

**Location:** No change.

**Size:** By subtraction (21.4855 – 0.0163 – 0.2435), the Remainder Parcel contains 21.2257 acres, or 924,591 square feet.

**Shape:** No material change.

**Topography:** No change.

**Flood Zone:** No change.

**Soil:** No change.

**Environmental:** No change.

**Zoning:** No change.

**Utilities:** No change.

**Easements:** No change.

**Access:** No change.

**Streets:** University Avenue is enhanced with slightly wider traffic lanes, curb, gutter, sidewalks, a bike path, and bus stops, and adjacent drainage control infrastructure.

**Summary:** Overall, the Remainder Parcel remains well suited to use and/or development in accordance with underlying zoning, and the existing improvements.

**Existing Improvements:** No change.

**Assessed Value & Property Taxes**

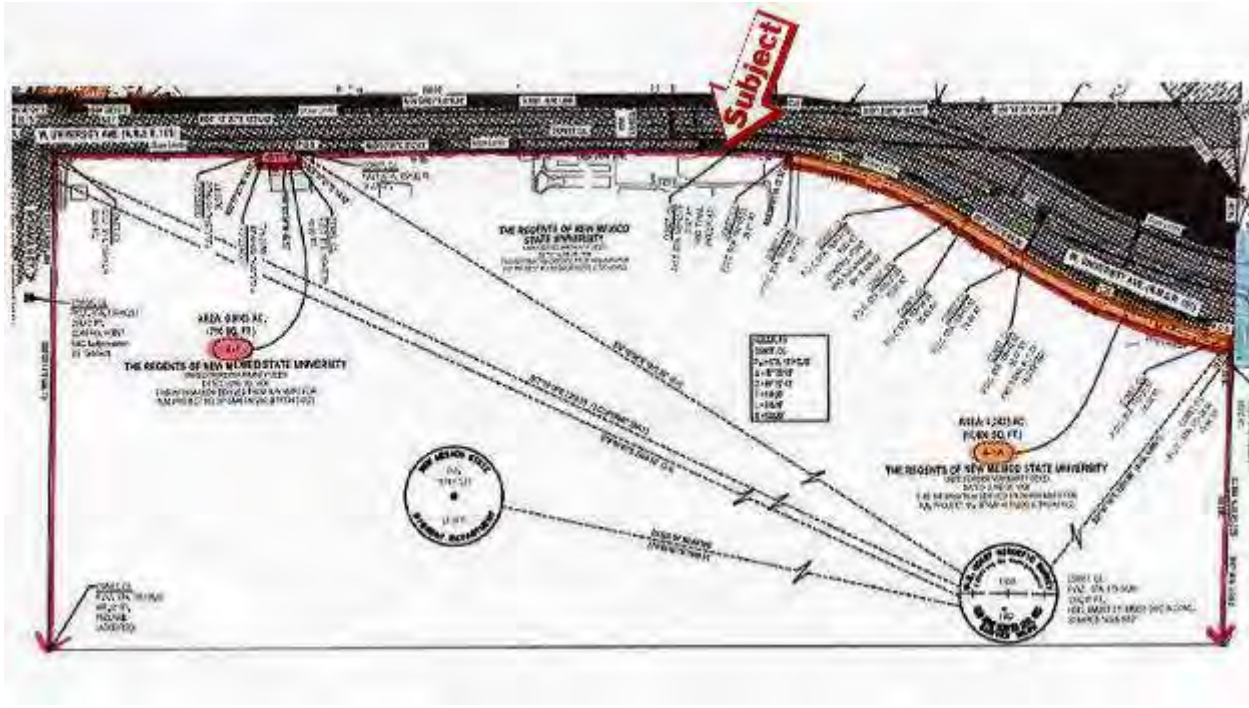
Assume proportional change in assessed value and taxes due to the reduced land area after the Taking.

**Highest And Best Use**

No change.

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**RIGHT-OF-WAY MAP SHOWING REMAINDER PARCEL (Red Outline)**



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***Taking Parcels: 4-1 & 4-1A***  
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*Impact Of The Taking/Project*

The direct impact of the Permanent Partial Takings is a modest reduction in land area within the Remainder Parcel. The Taking Parcel amounts to less than 1.25% of the Larger Parcel, and leaves a Remainder Parcel functionally unchanged, still being capable of supporting all the uses (and existing improvements) that it could in the “before” condition. In my opinion, the Remainder Parcel is not negatively impacted by the Takings/Project.

The indirect impact of the Temporary Partial Takings/Project is that the Remainder Parcel will be located along an enhanced (widened, sidewalks, bike path, bus stops, drainage control) street. While it is possible that being located along such an enhanced street is more desirable than fronting a street without said enhancements, I have no evidence to show there is a measurable monetary impact on property value. Nonetheless, these factors, if relevant at all, would be favorable to the subject property, but not in any unique, property-specific way.

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*Appraisal Procedure*

Standard approaches to estimating fair market value include the depreciated cost approach, the sales comparison approach, and income capitalization approach. While the three approaches may use some common data, the analysis of data is different for each, and each approach focuses on a different attribute of property value. Since any analysis can include certain variables, the appraisal process may develop low, high and most probable indications from each study used. A final review of the approaches, in light of each other, is the basis for the final estimate of fair market value.

The depreciated cost approach considers the property from a developer's standpoint. Thus, all aspects of land acquisition, planning costs, construction costs, and financing charges must be considered, as well as the developer's incentive. When "new" cost is estimated, deductions, if appropriate, may be made for areas where the property suffers from depreciation, be it physical, functional, or economic.

The sales comparison approach is essentially a comparison-shopping study that reflects common buyers and sellers. This approach considers the property as an item to be bought or sold like other goods. Common denominators like price per square foot, or price per acre, or net/gross income multipliers are used as units of comparison extracted from the sale properties and applied to the subject property. The approach pays particular attention to aspects of quality, condition, size, and potential.

Finally, the capitalization of revenue, usually net revenue, is the basis for the income capitalization approach, which considers real estate as an investment. Prime concerns are the quantity and quality of income that the property can be expected to produce, subject to the anticipated expenses of operating the property. Capitalization of the net income is based on required and desired capital returns.

*Applicable Approaches*

The Larger Parcel consists of nominally 21 acres of land that is extensively used for institutional agricultural purposes, along with a number of supporting structures and site improvements. The proposed Takings from the Larger Parcel are permanent in nature, but the Takings total less than 1.25% of the original site area, and loss of the land does not materially alter the site's shape or other attributes, and does not alter its highest and best use. Further, the Taking Parcels are located away from existing structures and the loss of the Taking Parcels will not impact the existing structures or their functional utility. Finally, the Project that necessitated the Taking will have no negative impact on the Remainder Parcel. In cases where the Remainder Parcel, and in particular improvements thereon, are not negatively impacted, the appraisal process is not benefitted by valuation of such improvements. Therefore, for purposes of this appraisal, the property is treated as vacant land.

Treated as vacant land, the subject property cannot be reproduced. Therefore, the depreciated cost approach is not applicable to estimating fair market value. While an income capitalization approach is technically applicable to an appraisal of vacant land, the lack of leased land transactions in the subject vicinity makes this method of valuation for the subject property impossible. Absent adequate relevant data, the income capitalization approach is not used in the valuation of the subject land. Vacant land is best valued through the sales comparison approach, and that is the sole approach to fair market value used in this appraisal. To the extent necessary, replacement cost data is used for elements that are not readily extracted from market transactions (this is not to be confused with a cost approach used to estimate fair market value).



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Sales Comparison Approach

The market value of vacant land is best estimated through a sales comparison process. This process involves analysis of sales of similar lands that have sold within a reasonably proximate period of time. Unit values like price per square foot or price per acre are taken from the sales as indicators for the subject property's market value. If there are significant differences between the sales and subject, and if the market's reaction to the differences can be isolated and demonstrated, then adjustments to the sales can be made. If sound, the adjustments make a sale, or its indication, more applicable to the subject. Where limited data is available, or adequate support cannot be demonstrated to develop an adjustment, sales can be used in a "raw" form, possibly subject to qualitative rather than quantitative adjustments.

**Sales Selection**

The search for sales applicable to the subject has focused on recent sales of land, ten acres or more in size, in the University Avenue corridor or similar locations. My research uncovered over a dozen sales in the University Avenue vicinity and similar areas. After analyzing said sales, I concluded that six of the sales are directly relevant to this appraisal.

In keeping with a Summary Report format, the sales are not described in individual narratives. Rather, pertinent data is summarized/charted for easy presentation and analysis, with additional sale details and maps found in the addendum.

**Sales Presentation**

Pertinent data from the sales is summarized below.

COMPARABLE SALE SUMMARY – BY DATE OF SALE

#	ADDRESS	DATE	PRICE	SIZE	STREET	ZONED	UTIL	END USE	\$/AC
1	Boutz/Stern	06/20/2019	\$650,000	20.56	Secondary	A2	WSGE	Res Lots	\$31,615
2	N. Valley	06/12/2020	\$800,000	18.76	Secondary	R1	WSGE	Speculation	\$42,644
3	Spitz	12/22/2020	\$430,000	10.95	Tertiary	R1	WSGE	Res Lots	\$39,269
4	Picacho	01/05/2021	\$500,000	16.82	Primary	C2	GE	Agriculture	\$29,727
5	US 70/McGuffey	08/04/2021	\$950,000	28.50	Primary	M1/C2/R2	WSGE	Mixed Use	\$33,333
6	Camino Bodegas	12/20/2021	\$630,000	18.59	Tertiary	A1	wE	Agriculture	\$33,889

The sales are analyzed for adjustments that can be extracted from the marketplace.

**Property Rights & Financing**

All transactions reported were sales of fee simple title. Therefore, no adjustments are required for property rights. Similarly, all sales were reported as cash to seller, or sold on terms believed to be cash equivalent. Accordingly, no adjustments for financing are needed.

**Conditions Of Sale**

The next consideration is "conditions of sale", which refers to the conditions under which a sale took place. That is, was the seller under some form of distress, were there unusual financing considerations, did the

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buyer have excess motivation, etc. To the best of my knowledge, none of the sales were impacted by atypical conditions of sale.

**Expenditures After Sale**

In cases where a buyer faces immediate expenses after acquisition in order to realize a usable vacant site, such as razing defunct improvements, those costs can be considered a functional part of the total acquisition cost. To the best of my knowledge, none of the comparable sales required expenditures after sale that require an adjustment.

**Market Conditions . . . Date Of Sale (Time Adjustment)**

The sales span a period of about two and a half years from the first to the last, plus 10 months to the effective date of valuation. Over such a period of time, it is certainly possible for market conditions to have changed in a way that influenced prices one way or another, possibly both, at different times.

Sales #1 and #5 have some similar zoning, similar sizes and similar locations beside highways. Comparison of the sales indicates a 5.43% increase over 25.87 months, indicating appreciation of 0.21% per month, or 2.53% per year. Comparing Sales #4 and #6 indicates a rise of 14.00% over 11.63 months, suggesting appreciation of 1.20% per month, or 14.45% per year. While similar in size, these two sales have notably different street locations and zoning attributes. These differences probably explain the wide gap in unit prices, as 14.45% annual appreciation is not supported by any other data available to me. Overall, I think there is limited support for very modest appreciation.

For this larger appraisal project, I performed analyses on different groups of sales. In one dataset, a comparison of similar sales indicated appreciation of 0.08% per month, which is less than 1% per year, while a comparison of two other sales indicated depreciation of 1.00% per month. The contrary indications are not supportive of a time adjustment.

In another study of four sales of sites improved with pecan orchards, the comparison opportunities were of poor quality, but if considered reliable, indicated 0.07% to 1.62% per month. While the indications were both positive, the vastly different indications undermine reliability and extraction of a time adjustment.

A study of multiple one-acre lot sales yielded indications from -0.90% per month to +1.34% per month. Here, there were both negative and zero indications along with widely diverse positive indications. Ultimately, the wide disparities in indications of depreciation and appreciation led me to conclude there was no definitive time adjustment to be extracted from the data.

Finally, one other subset of the data explored for this broader appraisal assignment included the sale and re-sale of one site several years apart. Comparison of the sales indicated appreciation of 0.36% per month, or about 4% per year.

Based on all of the analyses I have been able to run on the sales data I have gathered in the subject vicinity, I find the data to be mostly supportive of an appreciating market. However, the data is so inconsistent that it is not possible to extract a reliable quantitative adjustment. Therefore, I will acknowledge the potential for appreciation by a qualitative adjustment.

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## Zoning

The comparable sales have various types of residential and commercial zoning. The sales have been studied to see if zoning is influential on unit price.

### COMPARABLE SALE SUMMARY – BY ZONING

#	ADDRESS	DATE	PRICE	SIZE	STREET	ZONED	UTIL	END USE	\$/AC
4	Picacho	01/05/2021	\$500,000	16.82	Primary	C2	GE	Agriculture	\$29,727
1	Boutz/Stern	06/20/2019	\$650,000	20.56	Secondary	A2	WSGE	Res Lots	\$31,615
5	US 70/McGuffey	08/04/2021	\$950,000	28.50	Primary	M1/C2/R2	WSGE	Mixed Use	\$33,333
6	Camino Bodegas	12/20/2021	\$630,000	18.59	Tertiary	A1	wE	Agriculture	\$33,889
3	Spitz	12/22/2020	\$430,000	10.95	Tertiary	R1	WSGE	Res Lots	\$39,269
2	N. Valley	06/12/2020	\$800,000	18.76	Secondary	R1	WSGE	Speculation	\$42,644

A site with pure commercial zoning brought the lowest unit price. Sites with partial or full agricultural or residential zoning brought consistently higher unit prices. A comparison between Sale #4 and Sale #5 suggests a commercially zoned site would be subject to an upward 12% adjustment to be comparable to agricultural or residential zoned land.

As a part of this broader appraisal assignment, I studied another dataset with sales of commercial and agricultural and/or residential zoning and found that among those sales, commercially zoned lands were also subject to an upward 14% adjustment to be similar to agricultural or residential zoned lands.

Based on these indications, I will use a 12% adjustment to commercially zoned sites.

## Site Size

It is often the case that large sites command lower unit prices than otherwise similar small sites, reflecting economy of scale. The best opportunity to test the influence of size is tied to sales with residential zoning.

### COMPARABLE SALE SUMMARY – BY SITE SIZE

#	ADDRESS	DATE	PRICE	SIZE	STREET	ZONED	UTIL	END USE	\$/AC
3	Spitz	12/22/2020	\$430,000	10.95	Tertiary	R1	WSGE	Res Lots	\$39,269
4	Picacho	01/05/2021	\$500,000	16.82	Primary	C2	GE	Agriculture	\$33,294
6	Camino Bodegas	12/20/2021	\$630,000	18.59	Tertiary	A1	wE	Agriculture	\$33,889
2	N. Valley	06/12/2020	\$800,000	18.76	Secondary	R1	WSGE	Speculation	\$42,644
1	Boutz/Stern	06/20/2019	\$650,000	20.56	Secondary	A2	WSGE	Res Lots	\$31,615
5	US 70/McGuffey	08/04/2021	\$950,000	28.50	Primary	M1/C2/R2	WSGE	Mixed Use	\$33,333

The smallest site brought one of the highest unit prices at \$39,269 per acre. Four of the five other sales sold for \$31,615 to \$33,889 per acre, yielding a mean of \$33,033 per acre. Comparing this mean to Sale #3 indicates larger sites should be adjusted up by 19% to be similar to small sites. If the adjustment is applied in the other direction, a small site is reasonably adjusted down by 16%. (Adjustments rounded to +20% or -15%.)

## Application Of Adjustments

My analysis of the sales indicates quantitative and qualitative adjustments are supported. The following chart shows the sales re-tabulated in order of price per acre for final analysis.

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COMPARABLE SALE SUMMARY – BY PRICE PER ACRE

#	ADDRESS	\$/AC	COS	EXP	DATE	SIZE	STREET	ZONED	UTIL	USE	\$/AC
1	Boutz/Stern	\$31,615			+						\$31,615 +
4	Picacho	\$29,727			+			+\$3,567			\$33,294 +
4	US 70/McGuffey	\$33,333			+						\$33,333 +
3	Spitz	\$39,269			+	-\$5,890					\$33,379 +
5	Camino Bodegas	\$33,889			+						\$33,889 +
2	N. Valley	\$42,644			+						\$42,644 +

Adjusted unit values range from \$31,615 to \$42,644 per acre. Five of the six sales reflect tight bracketing of \$31,615 to \$33,889 per acre, and yield mean of \$33,102 per acre. Four of these sales show even narrower bracketing from \$33,297 to \$33,888 per acre and have a mean of \$33,474 per acre. Based on these sales and the various means explored, I think the subject’s market value is between \$33,300 and \$33,900 per acre. Given the indicated qualitative adjustment for time, the upper end of the range is indicated, and slight rounding leads me to a conclusion of \$35,000 per acre.

Valuation Of The Larger Parcel

The Larger Parcel contains 21.4855 acres of vacant land zoned for residential or agricultural use. Based on the prior analysis, the applicable unit value is \$35,000 per acre.

Estimated Unit Price	\$35,000
<u>Subject Land Area</u>	<u>X 21.4855</u>
<b>Indicated Site Value</b>	<b>\$751,993</b>

Applicable rounding indicates \$752,000.

**Conclusion**

Therefore, based on comparisons with the best available land sales, I estimate the fair market value of the Larger Parcel to be \$752,000, considering the property in “as is” condition, as of October 12, 2022, subject to the extraordinary assumptions and hypothetical conditions cited herein.

Valuation Of The Permanent Partial Takings

In brief review, the Permanent Partial Takings are small oblong parcels located along the western part of the north property line and along the north property line in the northeast corner of the Larger Parcel.

**Parcel 4-1**

**Land**

Parcel 4-1 contains 710 square feet, or 0.0163 acres, and is a proxy for the Larger Parcel.

PARCEL 4-1

AREA	\$/ACRE	INDICATION
0.0163	\$35,000	\$571

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Applicable rounding indicates \$600 for the land within Parcel 4-1.

**Improvements**

The reader is reminded that there are no improvements within Parcel 4-1.

**Conclusion**

Therefore, based on comparisons with the best available land sales, I estimate the fair market value of the land within Permanent Partial Taking Parcel 4-1 to be \$600, as of October 12, 2022.

**Parcel 4-1A**

**Land**

Parcel 4-1A contains 10,608 square feet, or 0.2435 acres, and is a proxy for the Larger Parcel.

PARCEL 4-1A

AREA	\$/ACRE	INDICATION
0.2435	\$35,000	\$8,523

Applicable rounding indicates \$8,550 for the land within Parcel 4-1A.

**Site Improvements**

The Permanent Partial Taking has landscape and parking lot elements within it. When sales data cannot account for site improvements, the NMDOT allows use of replacement cost data. I have contacted local contractors for estimates related to the impacted site improvements.

SITE IMPROVEMENT COSTS

ELEMENT	QUANTITY	\$/UNIT	TOTAL
Chain Link Fence	745 LF	\$40/LF	\$29,800

The estimated cost of the site improvements is \$29,800. Allowing for a 10% to 15% contingency and coordination factor, and for applicable sales tax, a 20% adjustment is applied resulting in a cost estimate of \$35,760, rounded to \$35,800. My observation of the site improvements indicates they are in generally good condition. In my opinion, a deduction for depreciation is not necessary.

**Conclusion**

Therefore, based on comparisons with the best available land sales and site improvement cost data, I estimate the fair market value of the land and site improvements within Permanent Partial Taking Parcel 4-1A to be \$44,350, as of October 12, 2022.

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Taking Parcel Summary

The elements of the Taking Parcels are summarized as follows.

TAKING PARCEL SUMMARY

PARCEL	AREA	\$/LAND	IMPROVEMENTS	TOTAL
4-1	0.0163	\$600	\$0	\$600
4-1A	0.2435	\$8,550	\$35,800	\$44,350
<b>TOTAL</b>		<b>\$9,150</b>	<b>\$35,800</b>	<b>\$44,950</b>

These figures are applicable as of October 12, 2002.

Remainder Damages

Despite the “Taking Only” approach to the appraisal, it is appropriate to comment on possible damages to the Remainder Parcel. These could be altered utility, change in access, relocation costs, or something else. In my opinion, the Permanent Partial Taking of land from the Larger Parcel results in no damages to the Remainder Parcel beyond what can be addressed by cost-to-cure methodology.

The reader will recall that there is a small two-post sign located within Parcel 4-1A. The sign can be relocated, with said relocation costs compensable to the owner. I have obtained numerous bids on sign relocations, and based on said information, I estimate a relocation cost at \$2,500.

Although the Project will “preserve/protect” chain-link fencing that currently encroaches into the public right-of-way, Taking Parcel 4-1 penetrates into the site and the Remainder Parcel will require new fencing to secure the site in the manner that it was before. I estimate 78 lineal feet of new fencing will be needed. The west end of Parcel 4-1A will also require new fencing estimated at 12 lineal feet. Thus, a total of 90 lineal feet of new chain-link fencing will be required. The estimated cost of the fencing is \$60 per lineal foot for 78 feet (\$4,680 to Parcel 4-1) and \$40 per lineal foot for 12’ (\$480 to Parcel 4-1A), for a total of \$5,160.

Total cost-to-cure is calculated at \$4,680 for Parcel 4-1 and \$2,980 for Parcel 4-1A. Allowing the same 20% for taxes, etc., the indications are adjusted to \$5,616 rounded to \$5,650 for Parcel 4-1 and \$3,576 rounded to \$3,600 for Parcel 4-1A. Therefore, I estimate total Remainder Damages (cost-to-cure) to be \$9,250 as of October 12, 2022.

Special Benefits

New Mexico law allows for consideration of special benefits. That is, does the Project that necessitated the Partial Taking enhance the Remainder Parcel in some unique, property-specific way? If so, estimated special benefits can be used to offset damages (but not the value of any Part Taken). While it is possible that fronting a slightly enhanced roadway could be more desirable than fronting a roadway without such enhancements, I have no market data to support such a conclusion. Moreover, any such benefit would likely be considered a “general” benefit that similarly accrues to multiple properties impacted by the Project. General benefits do not carry the same weight as special benefits. Absent any indication of special benefits accruing to the subject property, there is no prospective offset of potential Remainder Damages.

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Valuation Summary

Based on the prior analyses, the value conclusions are summarized in a chart designed by the New Mexico Department of Transportation. The chart includes Permanent and/or Temporary Taking value estimates (as applicable to the subject property).

SUMMARY OF VALUE (TAKING ONLY) ESTIMATES

DESCRIPTION	LAND	IMP	TOTAL	SUMMARY
Value of Larger Parcel	\$752,000	>\$0	>\$752,000	
Value of Remainder Before Acquisition			>\$707,050	
Value of Parcel To Be Acquired				<b>\$44,950</b>
Land	\$9,150			
Improvements		\$35,800		
Value of Remainder After Acquisition			>\$697,800	
Damages (Cost-To-Cure)			\$9,250	
Benefits			\$0	
Net Damages				<b>\$9,250</b>
TCP Taking				<b>N/A</b>
Land	N/A			
Improvements		N/A		
<b>Total Indicated Compensation</b>				<b>\$54,200</b>

This estimate is applicable as of October 12, 2022 and is subject to the hypothetical conditions and extraordinary assumptions cited within this report.

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Certification

I hereby certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the report analyses, opinions, and conclusions are limited only by the reported assumptions, extraordinary assumptions, limiting conditions and hypothetical conditions, and are my personal, unbiased professional analyses, opinions and conclusions;
- I have provided no services (appraisal or otherwise) regarding the subject property within the three-year period immediately preceding acceptance this assignment;
- I have no present or prospective interest in the property appraised that is the subject of this report and no personal interest with respect to the parties involved;
- I have no bias with respect to the property appraised that is the subject of this report or to the parties involved with this assignment;
- the engagement of this assignment was not based on or contingent upon developing or reporting a requested minimum valuation, a specific valuation, approval of a loan, the occurrence of any subsequent event, or any other predetermined result;
- the compensation for completing this assignment was not based on or contingent upon developing or of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, of the occurrence of a subsequent event directly related to the intended use of this appraisal;
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformance with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformance with the Uniform Standards of Professional Appraisal Practice;
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- as of the date of this report, Bryan E. Godfrey, MAI has completed the requirements under the continuing education program of the Appraisal Institute;
- my contractual agreement with my client does not authorize the out of context quoting from or partial reprinting of this appraisal report, nor does it permit all or any part of this appraisal report to be disseminated to the general public by the use of media for public communication without my written consent;
- Bryan E. Godfrey, MAI has made a personal inspection of the appraised property;
- no one provided significant professional appraisal assistance to me in preparing this report.

This certification is prepared for the appraisal of property located in the southwest quadrant of University Avenue and Main Street, within the City of Las Cruces, in Dona Ana County, New Mexico. Property is identified as Parcels 4-1 and 4-1A on NMDOT PCN LC00290 maps.

Respectfully submitted,



Bryan E. Godfrey, MAI, State Certified General Appraiser #G-192



***Project: PCN LC00290***  
***Owner: The Regents Of New Mexico State University***  
***Taking Parcels: 4-1 & 4-1A***  
***Location: W. University Avenue & Bowman Avenue***  
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***UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS***

Opinions of value and/or other conclusions contained in this appraisal report are based on the following basic assumptions and limiting conditions.

1. This report is based in part upon information carefully selected from a variety of sources, including public records and other sources deemed to be reliable. While a reasonable effort has been made to verify such information, the appraiser for its accuracy assumes no responsibility.
2. Legal descriptions of the property were furnished by my Client, or were obtained from public records, and are assumed to be accurate. Plans, sketches, aerial photography, and the like included in this report are intended only to assist the reader in visualizing the property and are not to be construed as engineering drawings or surveys unless so identified.
3. Property proposed for construction has been examined to the extent possible. Available plans and specifications have been examined and conclusions based on such examination reported herein. I assume no responsibility for the quantity or quality of such material provided to me and I restrict my analyses and conclusions to information so obtained.
4. The appraiser assumes no responsibility for matters legal in nature, nor does the appraiser render any opinion as to the property title, which is assumed to be marketable. Unless otherwise stated within the report, any and all liens and encumbrances have been disregarded and the property appraised as though free and clear under responsible ownership and competent management.
5. I assume that all applicable zoning and use regulations and restrictions have been complied with unless non-conformity has been stated, defined, and considered in this report.
6. I assume that all required licenses, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained within this report is based.
7. I assume that the utilization of the land and improvements of the subject is within the boundaries or property lines described and that there is no encroachment or trespass unless otherwise noted within the report.
8. I assume that there is full compliance with applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in this report.
9. No soil borings or analyses have been made of the subject. I assume that soil conditions are adequate to support standard construction consistent with the highest and best use as stated in this report, and that there are no surface or sub-surface conditions or contaminants present that would materially impact value.
10. No responsibility is assumed for engineering matters, mechanical or structural. Good mechanical and structural condition is assumed to exist.
11. I did not observe, during inspection of the subject, any materials considered to be hazardous including, but not limited to, asbestos, urea formaldehyde foam insulation, and aluminum wiring. However, no guarantees against the presence of such hazardous materials are implied by this report.

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12. No environmental impact studies were either requested or conducted in conjunction with this appraisal and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions bases on any subsequent environmental impact studies, research, or investigation.

13. This appraisal report was prepared for the confidential use of the Client for the purpose specified and must not be used in any other manner. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used by anyone but the Client and Intended User(s), for any purpose, without the written consent of the Client and the Appraiser, and in any event, only with the proper qualification.

14. The appraiser is not required to provide further consultation nor to appear or give testimony before any Court or Tribunal with reference to this report and/or the property in question unless previous arrangements have been made therefore.

15. This appraisal report and/or valuations stated herein shall not be relied upon or utilized in any matters pertaining to any syndication, or any State or Federal Securities and Exchange Commission registrations.

16. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in conformance with one or more of the requirements of the act. If so, this fact could have a negative impact on the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which the appraiser is connected or reference to the Appraisal Institute or the MAI designation) shall be disseminated to the public through advertising media, any public relations media, news media, sales media or any other public means of communication without the prior written consent of the appraiser(s).

**Project: PCN LC00290**  
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**COMMON DEFINITIONS AND RESTRICTIONS**

**Market Value** . . . “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider their own best interest;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars, or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration paid for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

(Source: Financial Institutions Recovery, Reform, and Enforcement Act of 1989 (FIRREA), Title 12 CFR, Part 34.42(g))

**“As Is” Market Value** . . . “The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal’s effective date.”

(Source: Interagency Appraisal & Evaluation Guidelines, Department of Treasury, 2010)

**Prospective Opinion Of Value** . . . “A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.”

**Fee Simple Title** . . . “Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation.”

**Leased Fee Estate** . . . “An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of the lease.”

**Leasehold Estate** . . . “The right to use and occupy real estate for a stated term and under certain conditions; conveyed by a lease.”

**Highest And Best Use** . . . “The reasonable and probable use that supports the highest present value of land or improved property, as defined, as of the date of appraisal.”

**Cash Equivalent** . . . “A price expressed in terms of cash, as distinguished from a price which is expressed all or partly in terms of the face amounts of notes or other securities which cannot be sold at face.”

(Source: The Dictionary of Real Estate Appraisal, American Institute of Real Estate Appraisers, 1984 & 2010)

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**QUALIFICATIONS OF BRYAN E. GODFREY, MAI**  
**REAL ESTATE APPRAISER**

**BASIC EDUCATION**

Highland High School, Albuquerque, Graduated 1977  
University of New Mexico, Albuquerque, B.A. 1983

**RECENT SPECIALIZED EDUCATION (Partial)**

Conservation Easements, June 2011  
Practical Linear Regression, October 2012  
Regression Analysis, April 2014  
Supporting The Work File, April 2016  
Uniform Appraisal Standards For Federal Land Acquisition (Yellow Book), July 2017  
How Tenants Create Or Destroy Value, November 2019  
Eminent Domain & Condemnation, April 2020  
Comparative Analysis, April 2020  
Uniform Standards OF Professional Appraisal Practice (Update), January 2022  
Business Practices & Ethics, January 2022  
Valuation Of Accessory Dwelling Units, April 2022  
Excel Applications For Valuation, April 2022

**PROFESSIONAL EXPERIENCE**

Real Estate Appraiser, Godfrey Appraisal Services, Inc., since 1976  
Appraisal Witness Before Albuquerque City Zoning Commission  
Appraisal Expert Witness Before NM District Court

**SAMPLE CLIENTELE**

State of New Mexico  
Cities of Albuquerque & Rio Rancho  
Counties of Bernalillo, Valencia, Sandoval  
Southern Sandoval County Arroyo Flood Control Authority  
Native American Pueblos  
Attorneys At Law  
Real Estate Investment Trusts  
Banks, Mortgage Companies, and Savings And Loans  
Private Lending-Investment Institutions  
Insurance Companies  
Private Individuals and Corporations

**PROFESSIONAL MEMBERSHIPS**

The Appraisal Institute [MAI #8030], 1988  
State Of New Mexico, Certified Real Estate Appraiser [#00192-G]

**Project: PCN LC00290**  
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**LAND SALE #1**

DB #: 1 ID #: 13646C City: LSC Doc: WD Rec #: 19- 13948  
Street Name: BOUTZ/STERN County: DNA Old File #:  
Subdivision: T23S,R02E,SEC30 Block: TRACT Lot: W/I  
Seller: ALVAREZ FARM Buyer: CREATIVE FOO Date: 06/20/19  
Square Feet: 895,720 Acres: 20.56 End Use:  
Zoning: A-2 Site: COR Imp: P Util: WSGE Topo: LEVEL  
Sale Price: \$ 650,000 Price Sf: \$ 0.73 Price Ac: \$ 31,615  
Downpayment: 100% Rate: Term: Special:  
Comments: ADJACENT TO I-10.



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**LAND SALE #2**

DB #: 2 ID #: 13622C City: LSC Doc: WD Rec #: 20-201384  
Street Name: N VALLEY RD County: DNA Old File #:  
Subdivision: T23S,R01E,SEC10/11 Block: METES Lot: BOUNDS  
Seller: MAYFIELD PRO Buyer: PURCELLA PRO Date: 06/12/20  
Square Feet: 817,312 Acres: 18.76 End Use:  
Zoning: R-1 Site: REAR Imp: Util: WSGE Topo: LEVEL  
Sale Price: \$ 800,000 Price Sf: \$ 0.98 Price Ac: \$ 42,644  
Downpayment: % Rate: Term: Special:  
Comments: FORMER MHP SITE. NO ACTIVITY ON SITE.



**Project: PCN LC00290**  
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**LAND SALE #3**

DB #: 3 ID #: 13639C City: LSC Doc: NOE Rec #: 21- 167  
Street Name: SPITZ ST County: DNA Old File #:  
Subdivision: ALAMEDA ACRES Block: Lot:  
Seller: CRUCES INVT Buyer: SALAS RENTAS Date: 12/22/20  
Square Feet: 476,982 Acres: 10.95 End Use: SUBD  
Zoning: R-1 Site: INT Imp: P Util: WSGE Topo: LEVEL  
Sale Price: \$ 430,000 Price Sf: \$ 0.90 Price Ac: \$ 39,269  
Downpayment: % Rate: Term: Special:  
Comments: WILL DEVELOP A SFR SUBDIVISION



**Project: PCN LC00290**  
**Owner: The Regents Of New Mexico State University**  
**Taking Parcels: 4-1 & 4-1A**  
**Location: W. University Avenue & Bowman Avenue**  
**Las Cruces, Dona Ana Co., NM, Page 51**

**LAND SALE #4**

DB #: 4 ID #: 13634C City: LSC Doc: WD Rec #: 21- 313  
Street Name: W PICACHO AVE County: DNA Old File #:  
Subdivision: JOHNSON EST #2 Block: Lot: 2A  
Seller: BARNARD S Buyer: LYLES S Date: 01/05/21  
Square Feet: 732,834 Acres: 16.82 End Use: AGRC  
Zoning: RF Site: INT Imp: P Util: GE Topo: LEVEL  
Sale Price: \$ 500,000 Price Sf: \$ 0.68 Price Ac: \$ 29,727  
Downpayment: % Rate: Term: Special:  
Comments: ADJOINING OWNER PURCHASED FOR AGRC PURPOSES; IRRGATED





**Project: PCN LC00290**  
**Owner: The Regents Of New Mexico State University**  
**Taking Parcels: 4-1 & 4-1A**  
**Location: W. University Avenue & Bowman Avenue**  
**Las Cruces, Dona Ana Co., NM, Page 52**

**LAND SALE #5**

DB #: 5 ID #: 13650C City: LSC Doc: WD Rec #: 21- 27445  
Street Name: US 70/MCGUFFEY County: DNA Old File #:  
Subdivision: T22S,R02E,SEC21 Block: METES Lot: BOUNDS  
Seller: GRIFFITH, E Buyer: THURSTON, K Date: 08/04/21  
Square Feet: 1,241,547 Acres: 28.50 End Use:  
Zoning: M1/C2 Site: COR Imp: P Util: WSGE Topo: LEVEL  
Sale Price: \$ 950,000 Price Sf: \$ 0.77 Price Ac: \$ 33,333  
Downpayment: 100% Rate: Term: Special:  
Comments: BUYER INTENDS IMMEDIATE MIXED-USE DEVELOPMENT.



**Project: PCN LC00290**  
**Owner: The Regents Of New Mexico State University**  
**Taking Parcels: 4-1 & 4-1A**  
**Location: W. University Avenue & Bowman Avenue**  
**Las Cruces, Dona Ana Co., NM, Page 53**

**LAND SALE #6**

DB #: 6 ID #: 13651C City: LSC Doc: WD Rec #: 21-214025  
Street Name: CAMINO BODEGAS County: DNA Old File #:  
Subdivision: T23S,R01E,SEC35 Block: METES Lot: BOUNDS  
Seller: POPE, K Buyer: GOBBLE, S Date: 12/20/21  
Square Feet: 809,567 Acres: 18.59 End Use:  
Zoning: A-1 Site: INT Imp: P Util: E Topo: LEVEL  
Sale Price: \$ 630,000 Price Sf: \$ 0.78 Price Ac: \$ 33,889  
Downpayment: 100% Rate: Term: Special:  
Comments: PARTIALLY BUILT BARN W/UNKNOWN VALUE; NEW WELL INSTALLE



**Project: PCN LC00290**  
**Owner: The Regents Of New Mexico State University**  
**Taking Parcels: 4-1 & 4-1A**  
**Location: W. University Avenue & Bowman Avenue**  
**Las Cruces, Dona Ana Co., NM, Page 54**

**COMPARABLE LAND SALES LOCATION MAP**



***Project: PCN LC00290***  
***Owner: The Regents Of New Mexico State University***  
***Taking Parcels: 4-1 & 4-1A***  
***Location: W. University Avenue & Bowman Avenue***  
***Las Cruces, Dona Ana Co., NM, Page 55***

***ITEMS TO FOLLOW THIS PAGE***

- Taking Parcel Legal Descriptions
- Right-Of-Way Maps

**NEW MEXICO DEPARTMENT OF TRANSPORTATION****WARRANTY DEED**

**The Regents of New Mexico State University**, for consideration paid, grants to the **NEW MEXICO DEPARTMENT OF TRANSPORTATION**, P.O. Box 1149, Santa Fe, New Mexico, 87504-1149, the following described real estate in **Dona Anna** County, New Mexico.

**4-1**

A certain parcel of land situated in Projected Section 30, Township 23 South, Range 2 East, New Mexico Principal Meridian, Town of Mesilla, Dona Ana County, New Mexico, of the U.S.R.S. Surveys, being a portion of a tract described in an unrecorded Warranty Deed dated June 9, 1906, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

**BEGINNING** at the northeasterly corner of said parcel, being a point on the present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101), being 34.32 feet right of the Construction Centerline P.O.T Sta. 159+32.79, NMP# LC00290/PCN LC00290, Dona Ana County, State of New Mexico, **WHENCE** a found 3-1/2" NGS Control Brass Cap in concrete stamped "H245 1952" bears South 70°10'06" East a distance of 1973.58 feet;

**THENCE** leaving said right-of-way South 29°57'21" East a distance of 14.62 feet;

**THENCE** South 60°02'39" West a distance of 48.57 feet;

**THENCE** North 29°57'21" West a distance of 14.62 feet to a point along said right-of-way;

**THENCE** along the present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101) North 60°02'39" East a distance of 48.57 feet to the **POINT OF BEGINNING**.

Parcel contains ± 0.0163 acres (710 Sq. Ft.), more or less.

**Project: CN LC00290**

(SEE REVERSE SIDE)

**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

**WARRANTY DEED**

**The Regents of New Mexico State University**, for consideration paid, grants to the **NEW MEXICO DEPARTMENT OF TRANSPORTATION**, P.O. Box 1149, Santa Fe, New Mexico, 87504-1149, the following described real estate in **Dona Anna** County, New Mexico.

**4-1A**

A certain parcel of land situated in Projected Section 30, Township 23 South, Range 2 East, New Mexico Principal Meridian, Town of Mesilla, Dona Ana County, New Mexico, being a portion of a tract described in an unrecorded Warranty Deed dated June 9, 1906, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

**BEGINNING** at the northeasterly corner of said parcel, being a point of intersection of the present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101) and the westerly right-of-way line of a BNSF railroad, being 54.03 feet right of the Construction Centerline P.O.C Sta. 172+21.57, NMP# LC00290/PCN LC00290, Dona Ana County, State of New Mexico, **WHENCE** a found 3-1/2" NGS Control Brass Cap in concrete stamped "H245 1952" bears South 31°57'16" East a distance of 1261.96 feet;

**THENCE** leaving said University Avenue right-of-way line and along said westerly railroad right-of-way line South 27°58'00" East a distance of 19.67 feet;

**THENCE** leaving said railroad right-of-way line, along the arc of a curve to the right having a central angle of 21°20'18", a radius of 833.44 feet, a chord bearing South 82°02'15" West a distance of 308.60 feet and an arc distance of 310.39 feet;

**THENCE** the following two (2) courses:

1. North 87°17'36" West a distance of 102.73 feet;
2. Along the arc of a tangent curve to the left having a central angle of 24°39'29", a radius of 518.56 feet, a chord bearing South 80°22'39" West a distance of 221.45 feet and an arc distance of 223.17 feet;

**THENCE** North 22°04'21" West a distance of 12.32 feet to a point on the present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101);

**THENCE** along the present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101) and along the arc of a curve to the right having a central angle of 24°42'14", a radius of 576.05 feet, a chord bearing North 80°16'46" East a distance of 246.45 feet and an arc distance of 248.37 feet;

**THENCE** the following two (2) courses along said present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101):

South 87°55'33" East a distance of 84.96 feet to a found t-rail stamped "4+31.29";

1. Along the arc of a curve to the left having a central angle of 20°54'32", a radius of 818.94 feet, a chord bearing North 81°48'35" East a distance of 297.20 feet and an arc distance of 298.85 feet to the **POINT OF BEGINNING**.

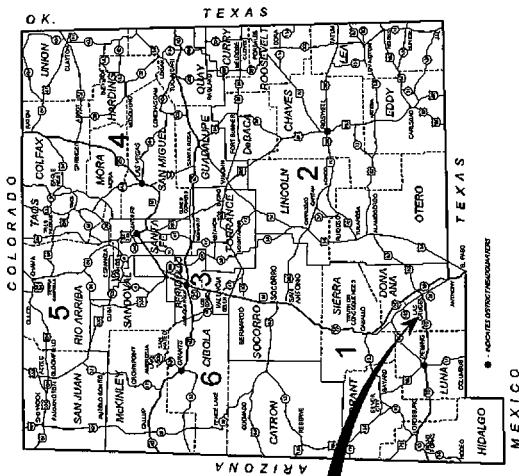
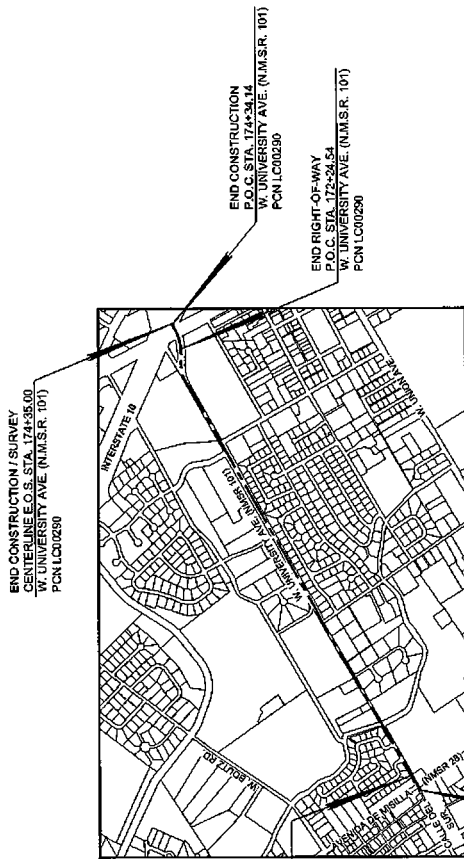
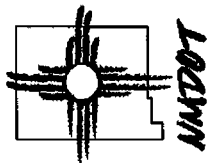
Parcel contains ± 0.2435 acres (10,608 Sq. Ft.), more or less.

**Project: CN LC00290**

(SEE REVERSE SIDE)

INDEX OF SHEETS	
No.	DESCRIPTION
1	TITLE SHEET
1A	PARCEL BLOCK SHEET
1B	PARCEL BLOCK SHEET
1C	GRAPHIC SHEET INDEX
2	STA. 99+20.00 to STA. 125+82.27
3	STA. 125+82.27 to STA. 152+70.22
4	STA. 151+70.18 to STA. 174+35.00

**TITLE SHEET**  
**RIGHT-OF-WAY MAP**  
**NMP # LC00290 / PCN LC00290**  
**WEST UNIVERSITY AVENUE (N.M.S.R. 101)**  
**LENGTH OF PROJECT 1.423 MILES**  
**LENGTH OF RIGHT-OF-WAY 1.333 MILES**



APPROVED FOR ACQUISITION

EFFECTIVE August 2, 2022

DATE: 08/02/2022

LANDS ENGINEERING MANAGER  
FOR THE SECRETARY OF THE  
DEPARTMENT OF TRANSPORTATION

**FINAL MAP**  
**DATE: 08/02/2022**  
**PCN LC00290**

NEW MEXICO DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY MAP**  
 NEW MEXICO PROJECT NO.  
**LC00290**  
 DONA ANA COUNTY  
 SHEET 1 OF 4

RIGHT-OF-WAY MAP PREPARED BY:  
**Bohannon & Houston**  
 www.bhinc.com 7600 JEFFERSON AVE. SUITE 200  
 ALBUQUERQUE, NEW MEXICO 87119  
 PHONE: 505-262-1002

NO.	DATE	DESCRIPTION	BY	DATE
1		ISSUE CONTRACT STATIONS		
2		REVISIONS (SEE CHANGE NOTICES)		

















New Mexico Department of Transportation

CONTRACT

Project:	LC00290	Control #:	LC00290
Termini:	University Ave Multimodal Project. NM 101 from Main Street to NM 28 milepost 0 to 1.4 (1.4 mile). Multimodal and Roadway Improvements. in Dona Ana County	District:	1
Parcel:	4-1, 4-1A	County:	Dona Ana

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ between THE REGENTS OF NEW MEXICO STATE UNIVERSITY whose address is PO BOX 30001 LAS CRUCES, NM 88003-8001 Party of the First Part, and the New Mexico Department of Transportation, hereinafter referred to as the Department. For the purposes of this contract, Party shall be deemed to be either singular or plural as the context requires.

**WITNESSETH:** For good and valuable consideration, receipt of which is hereby acknowledged, the Party of the First Part hereby delivers to the Department, two warranty deed(s) of real estate for highway purposes situated in Dona Ana County, State of New Mexico, and subject to the following terms and conditions:

**CONDITIONS:**

The following NMSU personnel are to be contacted by NMDOT and contractor regarding construction  
Dave Lowry- [trey17@nmsu.edu](mailto:trey17@nmsu.edu), Anthony Aranda- [aaranda@nmsu.edu](mailto:aaranda@nmsu.edu),  
Autumn Martinez- [purple@nmsu.edu](mailto:purple@nmsu.edu), Christin Mendez- [chrismdz@nmsu.edu](mailto:chrismdz@nmsu.edu).

1. Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the Party of the First Part.
2. Party of the First Part will be responsible for the payment of all property taxes for the parcel of property heretofore described to the date of closing of this transaction. The Department will reimburse the Party of the First Part for all property taxes paid by said Party of the First Part after the date of closing for the parcel of property heretofore described.
3. THIS CONTRACT embodies the whole Agreement between the parties hereto, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
4. The Party of the First Part hereby agrees that the compensation herein provided to be paid includes full compensation for their interests, and the interests of their life tenants, remaindermen, reversioners, lienors and lessees, and any and all other legal and equitable interests which are or may be outstanding, and said Party of the First Part agrees to discharge the same.

5. THIS CONTRACT shall be binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties, only when the same shall have been approved by the Secretary or his/her authorized representative.

6. The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above. It is further understood and agreed that, except as noted or specified above, **IMMEDIATE POSSESSION** of said premises, and the right to enter thereon, is **HEREBY GRANTED** to the Department, its duly authorized Agents and Contractors, upon receipt of payment by First Party.

7. The terms and conditions of this contract have been fully explained and are understood by the undersigned, and payment is to be made in accordance with the above conditions.

8. The consideration as set forth in the contract shall constitute full payment for the premises and all damages, of whatever nature, arising out of or by reason of the use of said premises for highway purposes.

9. Intentionally deleted.

10. Party of the first part will hold the Department of Transportation harmless for any and all claims, demands or causes of action arising out of or as a result of the transactions as described herein. This provision does not include claims, demands or causes of action resulting from the wrongful acts of third parties.

THE DEPARTMENT agrees to purchase the above described real estate, or interest therein, and to pay upon delivery of a good and sufficient conveyance therefore, as follows:

Parcel	Acres	Unit Value	% Fee	Land	Improvements	Net Damages	Total
4-1	0.0163	\$35,000.00	100%	\$600.00	\$0.00	\$5,650.00	\$6,250.00
4-1A	0.2435	\$35,000.00	100%	\$5,550.00	\$35,800.00	\$3,600.00	\$47,950.00

Total Compensation \$ 54,200.00

**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

By: \_\_\_\_\_  
 Right of Way Negotiator –Enjoli Castillo Date \_\_\_\_\_

Approved By: \_\_\_\_\_  
 Right of Way Acquisition Unit Supervisor -Jeff Valdez Date \_\_\_\_\_

Party of the First Part: THE REGENTS OF NEW MEXICO STATE UNIVERSITY

By: \_\_\_\_\_  
 \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_



**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

**SPECIAL WARRANTY DEED**

**The Regents of New Mexico State University**, for consideration paid, grants to the **NEW MEXICO DEPARTMENT OF TRANSPORTATION**, P.O. Box 1149, Santa Fe, New Mexico, 87504-1149, the following described real estate in Dona Anna County, New Mexico.

**4-1A**

A certain parcel of land situated in Projected Section 30, Township 23 South, Range 2 East, New Mexico Principal Meridian, Town of Mesilla, Dona Ana County, New Mexico, being a portion of a tract described in an unrecorded Warranty Deed dated June 9, 1906, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

**BEGINNING** at the northeasterly corner of said parcel, being a point of intersection of the present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101) and the westerly right-of-way line of a BNSF railroad, being 54.03 feet right of the Construction Centerline P.O.C Sta. 172+21.57, NMP# LC00290/PCN LC00290, Dona Ana County, State of New Mexico, **WHENCE** a found 3-1/2" NGS Control Brass Cap in concrete stamped "H245 1952" bears South 31°57'16" East a distance of 1261.96 feet; **THENCE** leaving said University Avenue right-of-way line and along said westerly railroad right-of-way line South 27°58'00" East a distance of 19.67 feet;

**THENCE** leaving said railroad right-of-way line, along the arc of a curve to the right having a central angle of 21°20'18", a radius of 833.44 feet, a chord bearing South 82°02'15" West a distance of 308.60 feet and an arc distance of 310.39 feet;

**THENCE** the following two (2) courses:

1. North 87°17'36" West a distance of 102.73 feet;
2. Along the arc of a tangent curve to the left having a central angle of 24°39'29", a radius of 518.56 feet, a chord bearing South 80°22'39" West a distance of 221.45 feet and an arc distance of 223.17 feet;

**THENCE** North 22°04'21" West a distance of 12.32 feet to a point on the present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101);

**THENCE** along the present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101) and along the arc of a curve to the right having a central angle of 24°42'14", a radius of 576.05 feet, a chord bearing North 80°16'46" East a distance of 246.45 feet and an arc distance of 248.37 feet;

**THENCE** the following two (2) courses along said present (2021) southerly right-of-way line of W. University Avenue (N.M.S.R. 101):

South 87°55'33" East a distance of 84.96 feet to a found t-rail stamped "4+31.29";

1. Along the arc of a curve to the left having a central angle of 20°54'32", a radius of 818.94 feet, a chord bearing North 81°48'35" East a distance of 297.20 feet and an arc distance of 298.85 feet to the **POINT OF BEGINNING**.

Parcel contains ± 0.2435 acres (10,608 Sq. Ft.), more or less.

**Project: CN LC00290**

(SEE REVERSE SIDE)



New Mexico Department of Transportation

CONTRACT

Project:	LC002920	Control #:	LC00290
Termini:	University Ave Mulimodal Project. NM 101 from Main Street to NM 28 milepost 0 to 1.4 (1.4 mile). Multimodal and Roadway Improvements. in Dona Ana County	District:	1
Parcel:	4-TCP-1A, 4-TCP-1B	County:	Dona Ana

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ between THE REGENTS OF NEW MEXICO STATE UNIVERSITY whose address is PO BOX 30001 LAS CRUCES, NM 88003-8001 Party of the First Part, and the New Mexico Department of Transportation, hereinafter referred to as the Department. For the purposes of this contract, Party shall be deemed to be either singular or plural as the context requires.

**WITNESSETH:** For good and valuable consideration, receipt of which is hereby acknowledged, the Party of the First Part hereby delivers to the Department, two warranty deed(s) of real estate for highway purposes situated in Dona Ana County, State of New Mexico, and subject to the following terms and conditions:

**CONDITIONS:**

The following NMSU personnel are to be contacted by NMDOT and contractor regarding construction  
Dave Lowry- [trey17@nmsu.edu](mailto:trey17@nmsu.edu), Anthony Aranda- [aaranda@nmsu.edu](mailto:aaranda@nmsu.edu),  
Autumn Martinez- [purple@nmsu.edu](mailto:purple@nmsu.edu), Christin Mendez- [chrismdz@nmsu.edu](mailto:chrismdz@nmsu.edu).

1. Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the Party of the First Part.
2. Party of the First Part will be responsible for the payment of all property taxes for the parcel of property heretofore described to the date of closing of this transaction. The Department will reimburse the Party of the First Part for all property taxes paid by said Party of the First Part after the date of closing for the parcel of property heretofore described.
3. THIS CONTRACT embodies the whole Agreement between the parties hereto, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
4. The Party of the First Part hereby agrees that the compensation herein provided to be paid includes full compensation for their interests, and the interests of their life tenants, remaindermen, reversioners, lienors and lessees, and any and all other legal and equitable interests which are or may be outstanding, and said Party of the First Part agrees to discharge the same.

5. THIS CONTRACT shall be binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties, only when the same shall have been approved by the Secretary or his/her authorized representative.

6. The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above. It is further understood and agreed that, except as noted or specified above, **IMMEDIATE POSSESSION** of said premises, and the right to enter thereon, is **HEREBY GRANTED** to the Department, its duly authorized Agents and Contractors, upon receipt of payment by First Party.

7. The terms and conditions of this contract have been fully explained and are understood by the undersigned, and payment is to be made in accordance with the above conditions.

8. The consideration as set forth in the contract shall constitute full payment for the premises and all damages, of whatever nature, arising out of or by reason of the use of said premises for highway purposes.

9. Intentionally deleted.

10. Party of the first part will hold the Department of Transportation harmless for any and all claims, demands or causes of action arising out of or as a result of the transactions as described herein. This provision does not include claims, demands or causes of action resulting from the wrongful acts of third parties.

THE DEPARTMENT agrees to purchase the above described real estate, or interest therein, and to pay ~~up~~ upon delivery of a good and sufficient conveyance therefore, as follows:

Parcel	Acres	Unit Value	% Fee	Land	Improvements	Net Damages	Total
4-TCP-1A	0.0037	\$35,000.00	10%	\$50.00	\$0.00	\$0.00	\$50.00
4-TCP-1B	0.0201	\$35,000.00	10%	\$250.00	\$0.00	\$0.00	\$250.00

Total Compensation \$ 300.00

**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

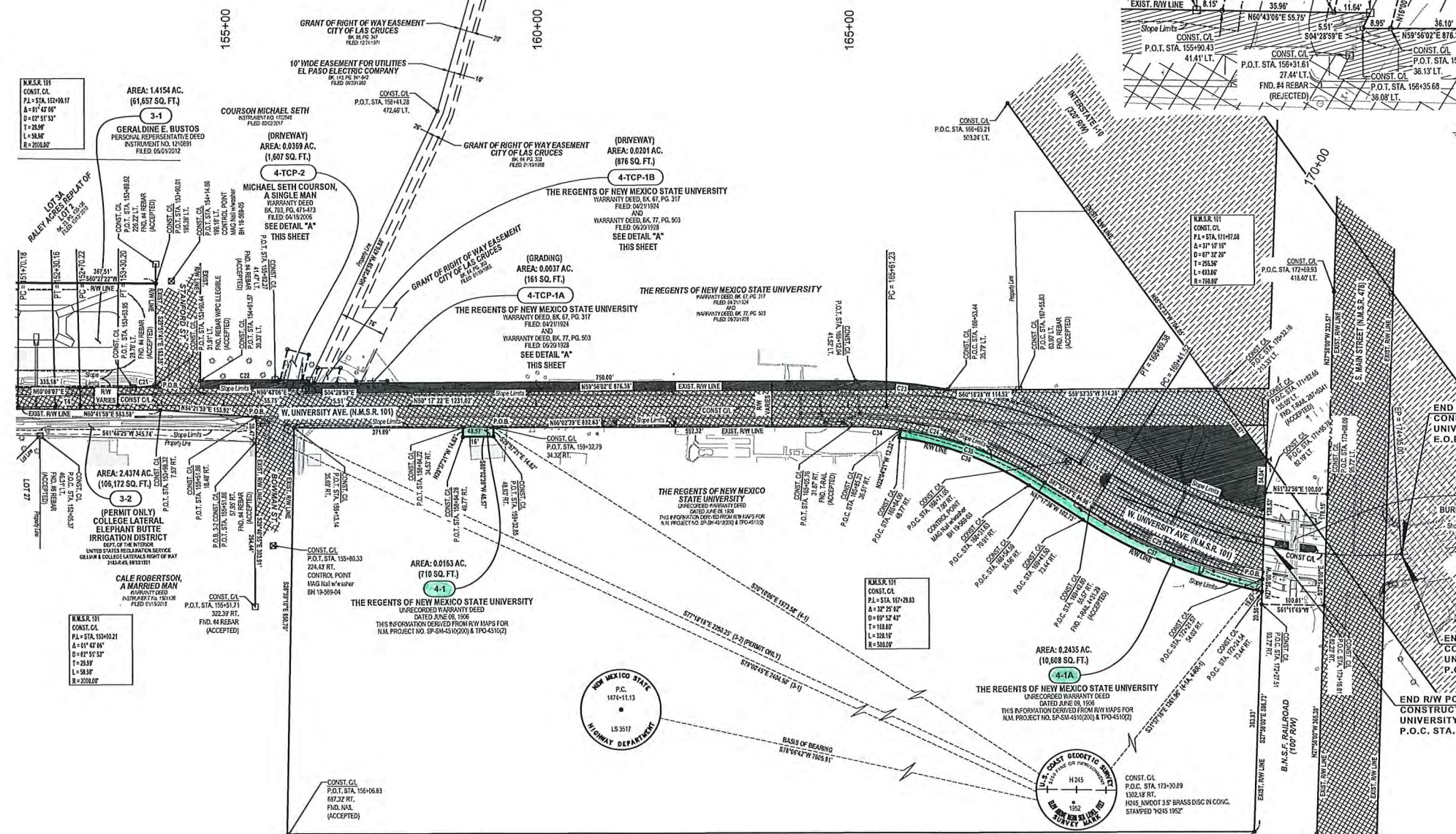
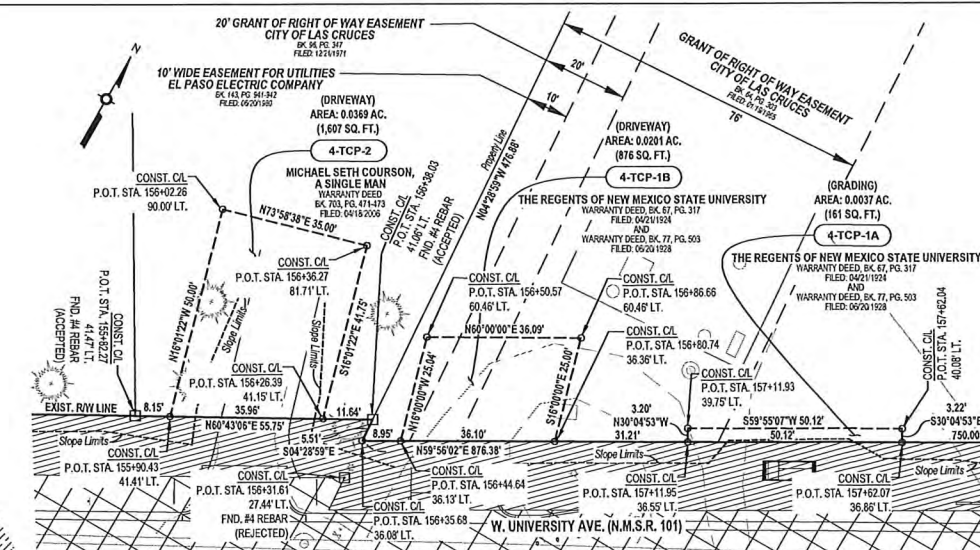
By: \_\_\_\_\_  
 Right of Way Negotiator –Enjoli Castillo \_\_\_\_\_  
Date

Approved By: \_\_\_\_\_  
 Right of Way Acquisition Unit Supervisor -Jeff Valdez \_\_\_\_\_  
Date

Party of the First Part: THE REGENTS OF NEW MEXICO STATE UNIVERSITY

By: \_\_\_\_\_  
\_\_\_\_\_  
Date  
 \_\_\_\_\_  
 Title

- SURVEY NOTES**
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - BEARINGS ARE NEW MEXICO STATE PLANE GRID CENTRAL ZONE (NAD83)
  - BASIS OF BEARING: S 78°05'42" W FROM N.G.S. MONUMENT H 245 TO N.M.D.O.T. MONUMENT HE 104-1 AS SHOWN ON N.M.D.O.T. CONTROL MAP "THE 104".
  - DATE OF FIELD SURVEY: APRIL 2019 THROUGH JULY 2021.
  - ALL STATIONS SHOWN FOR EXISTING MONUMENTS ARE TO SURVEY/CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED. ALL STATIONS SHOWN FOR NEW RIGHT OF WAY FEATURES ARE TO CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
  - BASIS OF STATIONING FOR SURVEY/CONSTRUCTION CENTERLINE DERIVED FROM CONSTRUCTION PLANS ENTITLED CN LC00290. ALL PROPOSED CONSTRUCTION FEATURES ARE BASED ON 90% COMPLETE DESIGN PLANS.
  - REFERENCE MAPS USED FOR CN LC00290: N.M.P. No. SP-SM-4510(200) & TPO-4510(2); N.M.P. No. TPO-022(8)28; N.M.P. No. SP-4997(223); N.M.P. No. M-4511(1); N.M.P. No. L-010-2(28)136.
  - ADDITIONAL RIGHT-OF-WAY INFORMATION IS AVAILABLE IN THE NMDOT, GENERAL OFFICE, LANDS ENGINEERING SECTION, SANTA FE, NEW MEXICO.
  - FOR BUILD NOTES AND OTHER CONSTRUCTION INFORMATION REFER TO CONSTRUCTION PLANS CN LC00290.
  - SURVEY CENTERLINE IS THE SAME AS CONSTRUCTION CENTERLINE FOR THE ENTIRE LENGTH OF THIS PROJECT. SURVEY CENTERLINE AS SHOWN ON RIGHT OF WAY MAP FOR N.M.P. NUMBER SP-SM-4510(200) & TPO-4510(2) IS MISSING ANNOTATION AND THEREFORE COULD NOT BE RETRACED WITH THIS SURVEY.



**CURVE DATA**

ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C11	36.62	2268.87	18.31	0°54'07"	36.62	S59°21'11"W
C12	120.34	2326.87	60.16	2°57'48"	120.32	S59°14'12"W
C13	147.53	750.60	74.00	11°15'42"	147.29	S68°32'33"W
C14	326.59	576.05	167.87	32°28'51"	322.21	S19°23'29"W
C15	298.65	818.54	151.11	29°54'32"	297.20	N31°49'29"E
C17	60.55	2018.00	30.28	1°40'00"	60.55	N89°25'49"E

INTENTIONALLY LEFT BLANK

ID	BEARING	DISTANCE
T4	N68°34'16"E	40.00'
T5	S81°17'36"E	52.11'

INTENTIONALLY LEFT BLANK

- LEGEND**
- CALCULATED POINT (NOT SET)
  - FOUND ALUMINUM CAP AS NOTED
  - FOUND REBAR AND CAP AS NOTED
  - FOUND REBAR AS NOTED
  - FOUND NMDOT T-RAIL AS NOTED
  - FOUND IRON PIPE AS NOTED
  - FOUND BRASS CAP AS NOTED
  - FOUND NAIL AS NOTED
  - FOUND WASHER AS NOTED
  - FOUND BRASS PLUG AS NOTED
  - FOUND ROD AS NOTED
  - DESIGNATES LIMITS OF CUT OR FILL SLOPES AS PER DESIGN PLANS.
  - RW LINE
  - EXISTING FENCE LINE
  - EXISTING RIGHT-OF-WAY SECURED BY PRESCRIPTIVE USE OR LOCAL PLATTING ACTION
  - EXISTING RIGHT-OF-WAY SECURED UNDER N.P.M. SP-SM-4510(200) & TPO-4510(2)
  - EXISTING RIGHT-OF-WAY SECURED UNDER N.P.M. L-010-2(28)136

RIGHT-OF-WAY MAP PREPARED BY:  
**Bohannon & Huston**  
 www.bhinc.com 800.877.5332  
 7500 JEFFERSON NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505-823-1000

FOR OWNERS NAME AND AREAS FOR PARCEL NUMBERS SHOWN SEE SHEET 1A AND 1B OF 4.

REVISION NOTE No. 1  
 ELIMINATED 4-TCP-1 & 4-TCP-1C  
 ADDED 4-RR-1  
 UPDATED CENTERLINE E.O.S. STATION

NO.	DESCRIPTION	DATE	BY
4			
3			
2			
1	SEE REVISION NOTE No. 1	07/01/22	DBC

REVISIONS (OR CHANGE NOTICES)

**DONA ANA COUNTY, NEW MEXICO**  
**MESILLA CIVIL COLONY GRANT**  
**PROJECTED SECTION 30**  
**TOWNSHIP 23 SOUTH, RANGE 2 EAST**



**SURVEYOR'S CERTIFICATION**  
 I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THESE RIGHT-OF-WAY MAPS ARE AN INTERIM PRODUCT OF PROJECT DESIGN DEVELOPMENT AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND ARE BASED ON ACTUAL FIELD SURVEYS PERFORMED UNDER MY DIRECTION FROM APRIL 2019 TO JULY 2021, CONFORMANCE WITH THE STATE OF NEW MEXICO'S MINIMUM STANDARDS FOR RIGHT-OF-WAY SURVEYING WILL OCCUR FOLLOWING ACTUAL ACQUISITION OF RIGHT-OF-WAY REQUIRED BY PROJECT NUMBER LC00290.  
 07/28/22  
 DEAN S. CHRISTMAS, N.M.P.S. 23788  
 BOHANNAN HUSTON, INC.  
 7500 JEFFERSON STREET NE  
 ALBUQUERQUE, NM 87109

**FINAL MAP**  
 DATE: 08/02/2022

**PCN LC00290**  
 NEW MEXICO DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY MAP**  
 NEW MEXICO PROJECT NO.  
**LC00290**  
 DONA ANA COUNTY  
 SCALE: 1" = 100' SHEET 4 OF 4



Control # LC00290  
 Project: LC00290  
 Parcel(s): 4-1, 4-1A  
 County: Dona Ana

March 6, 2023

THE REGENTS OF NEW MEXICO STATE UNIVERSITY  
 PO BOX 30001  
 LAS CRUCES, NM 88003-8001

RE: **FORMAL OFFER** for Parcel(s) 4-1, 4-1A, University Ave Multimodal Project. NM 101 from Main Street to NM 28 milepost 0 to 1.4 (1.4 mile). Multimodal and Roadway Improvements. in Dona Ana County

Dear Property Owner:

The New Mexico Department of Transportation is presently acquiring right of way required for the construction of the above captioned project and wishes to purchase from you (2) Fee Simple Interest in the property described herein.

For this property, the Department hereby makes an offer of \$ 54,200.00 which is considered to represent just compensation as supported by a reviewed and approved appraisal prepared by a qualified appraiser for the subject property.

The above compensation is allocated as follows:

Parcel	Acres	Unit Value	% Fee	Land	Improvements	Net Damages	Total
4-1	0.0163	\$35,000.00	100%	\$600.00	\$0.00	\$5,650.00	\$6,250.00
4-1A	0.2435	\$35,000.00	100%	\$8,550.00	\$35,800.00	\$3,600.00	\$47,950.00

**Total Compensation \$ 54,200.00**

(Rounded per NMDOT guidelines)

**Michelle Lujan Grisham**  
 Governor

**Ricky Serna**  
 Cabinet Secretary

**Commissioners**

**Jennifer Sandoval**  
 Commissioner, Vice-Chairman  
 District 1

**Bruce Ellis**  
 Commissioner  
 District 2

**Hilma E. Chynoweth**  
 Commissioner  
 District 3

**Walter G. Adams**  
 Commissioner, Chairman  
 District 4

**Thomas C. Taylor**  
 Commissioner  
 District 5

**Charles Lundstrom**  
 Commissioner, Secretary  
 District 6

Page 2, Parcel(s) 4-1, 4-1A

In connection with this offer, the following documents are enclosed:

1. Right of Way Map
2. Acquisition Booklet
3. Appraisal
4. Contract
5. (2) Warranty Deed
6. Form W-9

We sincerely trust that this offer meets with your approval. If so, please sign and date the contract where indicated, complete and sign the conveyance document in the presence of a notary public, and return them in the self-addressed, stamped envelope provided for your convenience.


The New Mexico Department of Transportation is required under section 6045(3)(1) of the Internal Revenue Code to file an information return with the Internal Revenue Service related to the acquisition of property interests. If the total compensation is more than \$600.00, the Department is required to send you a form 1099. In order to process a form 1099, a completed W-9 form is needed from you. The law (26 CFR section 1.6045-4(1)) also requires you to provide the Department with the correct taxpayer identification number and failure to do so may subject you to civil or criminal penalties. Although you will not receive a 1099 for payments under \$600.00, the Department is required to obtain a W-9 from all property owners, regardless of compensation amount, needed for payment processing. Therefore, in order to allow the Department to process the payment for acquisition of the parcel(s), all payments will require a completed W-9 form. Please complete the enclosed W-9 and mail it in the enclosed envelope addressed to NMDOT Financial Control Bureau.

Should you have any questions or need further information, please feel free to contact Enjoli Castillo at (505) 467-9316. I can also be contacted via email at [enjoli.castillo2@state.nm.us](mailto:enjoli.castillo2@state.nm.us). Your cooperation in our efforts to provide better roads for your community is greatly appreciated.

Sincerely,

  
Enjoli Castillo, Right of Way Acquisition Agent

Concur:

  
Jeff Valdez, Right of Way Acquisition Unit Supervisor  
xc: Records



**New Mexico** DEPARTMENT OF  
**TRANSPORTATION**  
MOBILITY FOR EVERYONE

Control # LC00290  
Project: LC00290  
Parcel(s): 4-TCP-1A, 4-TCP-1B  
County: Dona Ana

**Michelle Lujan  
Grisham**  
Governor

March 6, 2023

**Michael R. Sandoval**  
Cabinet Secretary

THE REGENTS OF NEW MEXICO STATE UNIVERSITY  
PO BOX 30001  
LAS CRUCES, NM 88003-8001

**Commissioners**

**Jennifer Sandoval**  
Commissioner, Vice-Chairman  
District 1

RE: **FORMAL OFFER** for Parcel(s) 4-TCP-1A, 4-TCP-1B, University Ave  
Multimodal Project. NM 101 from Main Street to NM 28 milepost 0 to 1.4 (1.4 mile).  
Multimodal and Roadway Improvements. in Dona Ana County

**Bruce Ellis**  
Commissioner  
District 2

Dear Property Owner:

**Hilma E. Chynoweth**  
Commissioner  
District 3

The New Mexico Department of Transportation is presently acquiring right of way  
required for the construction of the above captioned project and wishes to purchase  
from you (2) Temporary Construction Permit(s) in the property described herein.

**Walter G. Adams**  
Commissioner, Chairman  
District 4

A Temporary Construction Permit (TCP) is a short-term easement which remains in  
effect only during construction. Upon completion of the work, the property is  
restored to its original condition and returned to the owner

**Thomas C. Taylor**  
Commissioner  
District 5

For this property, the Department hereby makes an offer of \$ 300.00  
which is considered to represent just compensation as supported by a reviewed and  
approved appraisal prepared by a qualified appraiser for the subject property.

**Charles Lundstrom**  
Commissioner, Secretary  
District 6

The above compensation is allocated as follows:

Parcel	Acres	Unit Value	% Fee	Land	Improvements	Net Damages	Total
4-TCP-1A	0.0037	\$35,000.00	10%	\$50.00	\$0.00	\$0.00	\$50.00
4-TCP-1B	0.0201	\$35,000.00	10%	\$250.00	\$0.00	\$0.00	\$250.00

**Total Compensation \$ 300.00**

(Rounded per NMDOT guidelines)



Page 2, Parcel(s) 4-TCP-1A, 4-TCP-1B

In connection with this offer, the following documents are enclosed:

1. Right of Way Map
2. Acquisition Booklet
3. Appraisal
4. Contract
5. (2) Temporary Construction Permit(s)
6. Form W-9

We sincerely trust that this offer meets with your approval. If so, please sign and date the contract where indicated, complete and sign the conveyance document in the presence of a notary public, and return them in the self-addressed, stamped envelope provided for your convenience.

The New Mexico Department of Transportation is required under section 6045(3)(1) of the Internal Revenue Code to file an information return with the Internal Revenue Service related to the acquisition of property interests. If the total compensation is more than \$600.00, the Department is required to send you a form 1099. In order to process a form 1099, a completed W-9 form is needed from you. The law (26 CFR section 1.6045-4(1) also requires you to provide the Department with the correct taxpayer identification number and failure to do so may subject you to civil or criminal penalties. Although you will not receive a 1099 for payments under \$600.00, the Department is required to obtain a W-9 from all property owners, regardless of compensation amount, needed for payment processing. Therefore, in order to allow the Department to process the payment for acquisition of the parcel(s), all payments will require a completed W-9 form. Please complete the enclosed W-9 and mail it in the enclosed envelope addressed to NMDOT Financial Control Bureau.

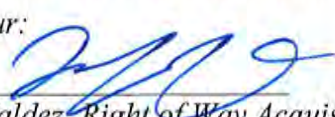
Should you have any questions or need further information, please feel free to contact Enjoli Castillo at (505) 467-9316. I can also be contacted via email at [enjoli.castillo2@state.nm.us](mailto:enjoli.castillo2@state.nm.us). Your cooperation in our efforts to provide better roads for your community is greatly appreciated.

Sincerely,



Enjoli Castillo, Right of Way Acquisition Agent

Concur:



Jeff Valdez, Right of Way Acquisition Unit Supervisor

xc: Records

**NEW MEXICO DEPARTMENT OF TRANSPORTATION  
TEMPORARY CONSTRUCTION PERMIT**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **THE REGENTS OF NEW MEXICO STATE UNIVERSITY**, party(ies) of the first part and the **NEW MEXICO DEPARTMENT OF TRANSPORTATION**, State of New Mexico, party of the second part.

WITNESSETH: That the said party(ies)of the first part, for and in consideration of lawful money of the United States of America, cash in hand paid by said party of the second part, the receipt whereof is hereby confessed and acknowledged, by these presents do(es) grant and convey unto the party of the second part, permission to construct the following feature(s) **SEE BELOW** and/or perform acts on N.M.P. No. LC00290 / PCN LC00290, County of DONA ANNA, State of New Mexico:

<u>Parcel #</u>	<u>Feature</u>	<u>Station to Station</u>	<u>Location</u>	<u>TCP -Width</u>	<u>Area (sq. ft.)</u>
4-TCP-1A	GRADING	157+11.93 to 157+62.07	(Lt.)	3.2'	(161 sq. ft.) (0.0037 AC)

**PROJECT: N.M.P. No. LC00290 / PCN LC00290**  
(See Reverse Side)

backside

THIS AGREEMENT shall extend until such time as the project is completed.

IN WITNESS WHEREOF, the said party of the first part hereupon set its hand and seal on the day and year hereinabove written.

**THE REGENTS OF NEW MEXICO STATE UNIVERSITY**

By: \_\_\_\_\_

Title: \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ who is/are the \_\_\_\_\_, respectively, of **THE REGENTS OF NEW MEXICO STATE UNIVERSITY**, and who is/are personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal,

\_\_\_\_\_  
Notary Public

(Seal)

**NEW MEXICO DEPARTMENT OF TRANSPORTATION  
TEMPORARY CONSTRUCTION PERMIT**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **THE REGENTS OF NEW MEXICO STATE UNIVERSITY**, party(ies) of the first part and the **NEW MEXICO DEPARTMENT OF TRANSPORTATION**, State of New Mexico, party of the second part.

WITNESSETH: That the said party(ies)of the first part, for and in consideration of the sum of \_\_\_\_\_ dollars of lawful money of the United States of America, cash in hand paid by said party of the second part, the receipt whereof is hereby confessed and acknowledged, by these presents do(es) grant and convey unto the party of the second part, permission to construct the following feature(s) **SEE BELOW** and/or perform acts on N.M.P. No. LC00290 / PCN LC00290, County of DONA ANNA, State of New Mexico:

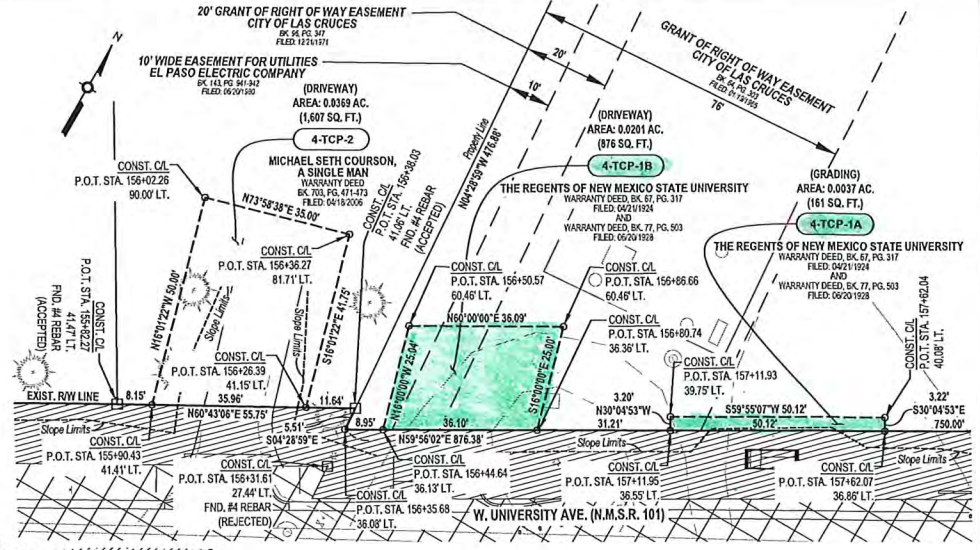
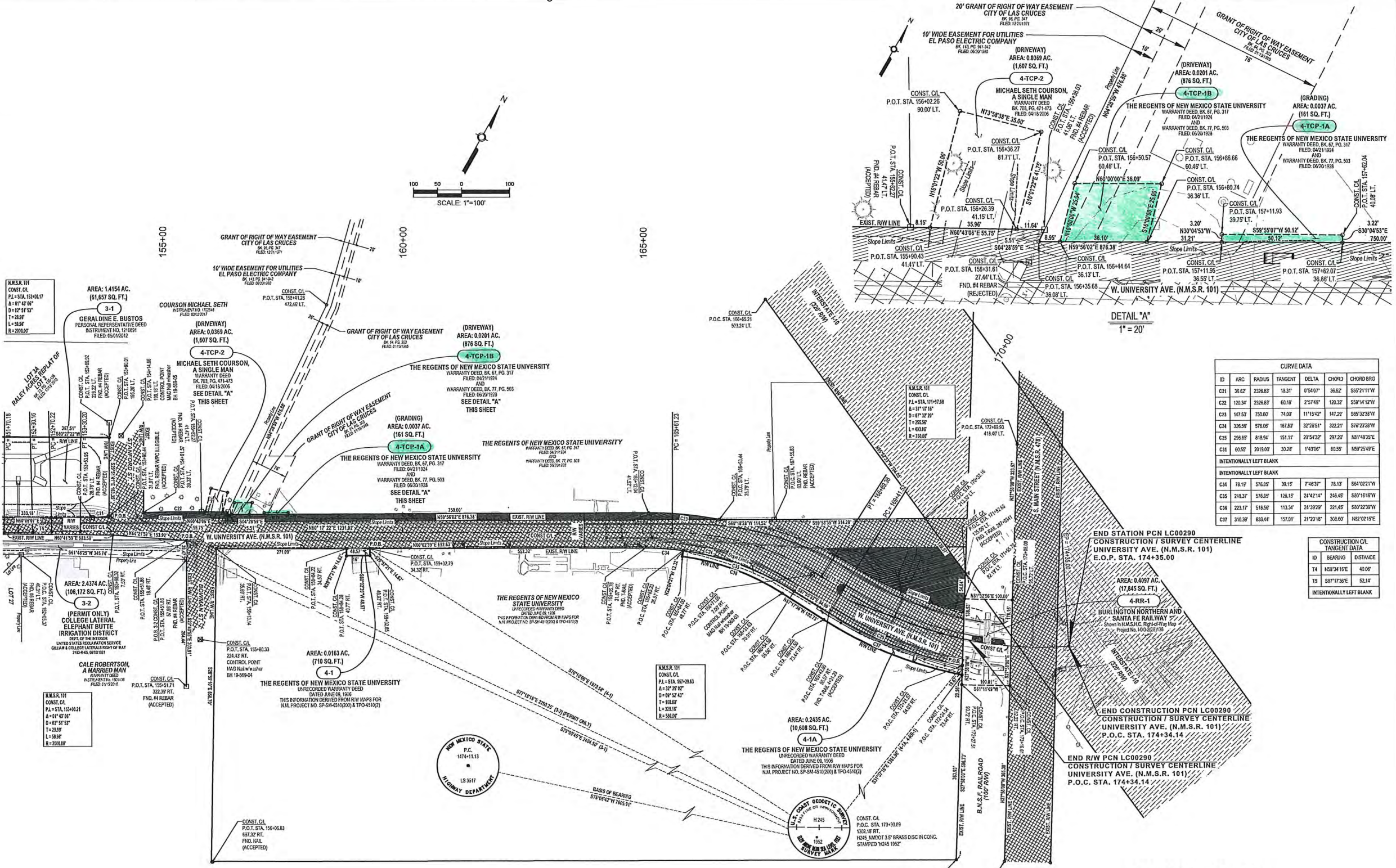
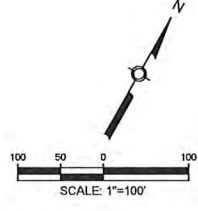
<u>Parcel #</u>	<u>Feature</u>	<u>Station to Station</u>	<u>Location</u>	<u>TCP -Width</u>	<u>Area (sq. ft.)</u>
4-TCP-1B	DRIVEWAY	156+44.64 to 156+86.66	(Lt.)	25'	(876 sq. ft.) (0.0201 AC)

**PROJECT: N.M.P. No. LC00290 / PCN LC00290**  
(See Reverse Side)



**SURVEY NOTES**

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID CENTRAL ZONE (NAD83)
- BASIS OF BEARING: S 78°05'42" W FROM N.G.S. MONUMENT H 245 TO N.M.D.O.T. MONUMENT HE 104-1 AS SHOWN ON N.M.D.O.T. CONTROL MAP "THE 104".
- DATE OF FIELD SURVEY: APRIL 2019 THROUGH JULY 2021.
- ALL STATIONS SHOWN FOR EXISTING MONUMENTS ARE TO SURVEY/CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED. ALL STATIONS SHOWN FOR NEW RIGHT OF WAY FEATURES ARE TO CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
- BASIS OF STATIONING FOR SURVEY/CONSTRUCTION CENTERLINE DERIVED FROM CONSTRUCTION PLANS ENTITLED CN LC00290. ALL PROPOSED CONSTRUCTION FEATURES ARE BASED ON 90% COMPLETE DESIGN PLANS.
- REFERENCE MAPS USED FOR CN LC00290: N.M.P. No. SP-SM-4510(200) & TPO-4510(2); N.M.P. No. TPO-0028(8)28; N.M.P. No. SP-997(223); N.M.P. No. M-4511(1); N.M.P. No. 1-1010-2(2)136.
- ADDITIONAL RIGHT-OF-WAY INFORMATION IS AVAILABLE IN THE NMDOT, GENERAL OFFICE, LANDS ENGINEERING SECTION, SANTA FE, NEW MEXICO.
- FOR BUILD NOTES AND OTHER CONSTRUCTION INFORMATION REFER TO CONSTRUCTION PLANS CN LC00290.
- SURVEY CENTERLINE IS THE SAME AS CONSTRUCTION CENTERLINE FOR THE ENTIRE LENGTH OF THIS PROJECT. SURVEY CENTERLINE AS SHOWN ON RIGHT OF WAY MAP FOR N.M.P. NUMBER SP-SM-4510(200) & TPO-4510(2) IS MISSING ANNOTATION AND THEREFORE COULD NOT BE RETRACED WITH THIS SURVEY.



ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C21	36.62	2326.89	18.31	0°54'07"	36.52	S59°21'11"W
C22	130.34	2326.89	60.15	2°57'48"	130.32	S59°14'12"W
C23	147.53	750.00	74.00	11°15'42"	147.29	S65°32'38"W
C24	326.59	576.00	167.87	32°28'51"	322.21	S70°22'28"W
C25	298.85	818.94	151.11	20°54'32"	297.20	N31°48'29"E
C31	60.55	2019.00	30.29	1°40'06"	60.55	N89°25'49"E

INTENTIONALLY LEFT BLANK

ID	BEARING	DELTA	CHORD	CHORD BRG		
C26	78.17	576.00	30.15	7°46'37"	78.17	S61°02'21"W
C35	248.37	576.00	106.15	24°42'14"	248.45	S50°16'46"W
C36	223.17	518.50	113.34	24°39'29"	221.45	S50°22'30"W
C37	310.37	833.44	157.01	21°20'18"	308.60	N82°02'15"E

CONSTRUCTION C/L TANGENT DATA

ID	BEARING	DISTANCE
T4	N58°34'15"E	40.00'
T5	S81°17'36"E	52.14'

INTENTIONALLY LEFT BLANK

**LEGEND**

- CALCULATED POINT (NOT SET)
- FOUND ALUMINUM CAP AS NOTED
- FOUND REBAR AND CAP AS NOTED
- FOUND REBAR AS NOTED
- FOUND NMDOT T-RAIL AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND NAIL AS NOTED
- FOUND WASHER AS NOTED
- FOUND BRASS PLUG AS NOTED
- FOUND ROD AS NOTED
- DESIGNATES LIMITS OF CUT OR FILL SLOPES AS PER DESIGN PLANS.
- R/W LINE
- EXISTING FENCE LINE
- EXISTING RIGHT-OF-WAY SECURED BY PRESCRIPTIVE USE OR LOCAL PLATTING ACTION
- EXISTING RIGHT-OF-WAY SECURED UNDER N.P.M. SP-SM-4510(200) & TPO-4510(2)
- EXISTING RIGHT-OF-WAY SECURED UNDER N.P.M. 1-1010-2(2)136

RIGHT-OF-WAY MAP PREPARED BY:  
**Bohannon & Huston**  
 www.bhinc.com 800.877.5332  
 7500 JEFFERSON NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505-823-1000

FOR OWNERS NAME AND AREAS FOR PARCEL NUMBERS SHOWN SEE SHEET 1A AND 1B OF 4.

NO.	DESCRIPTION	DATE	BY
4			
3			
2			
1	SEE REVISION NOTE No. 1	07/01/22	DBC

REVISIONS (OR CHANGE NOTICES)

REVISION NOTE No. 1  
 ELIMINATED 4-TCP-1 & 4-TCP-1C  
 ADDED 4-RR-1  
 UPDATED CENTERLINE E.O.S. STATION

**DONA ANA COUNTY, NEW MEXICO**  
**MESILLA CIVIL COLONY GRANT**  
**PROJECTED SECTION 30**  
**TOWNSHIP 23 SOUTH, RANGE 2 EAST**



**SURVEYOR'S CERTIFICATION**  
 I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THESE RIGHT-OF-WAY MAPS ARE AN INTERIM PRODUCT OF PROJECT DESIGN DEVELOPMENT AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND ARE BASED ON ACTUAL FIELD SURVEYS PERFORMED UNDER MY DIRECTION FROM APRIL 2019 TO JULY 2021, CONFORMANCE WITH THE STATE OF NEW MEXICO'S MINIMUM STANDARDS FOR RIGHT-OF-WAY SURVEYING WILL OCCUR FOLLOWING ACTUAL ACQUISITION OF RIGHT-OF-WAY REQUIRED BY PROJECT NUMBER LC00290.  
 07/28/22  
 DEAN S. CHRISTMAS, N.M.P.S. 23788  
 BOHANNAN HUSTON, INC.  
 7500 JEFFERSON STREET NE  
 ALBUQUERQUE, NM 87109

**FINAL MAP**  
 DATE: 08/02/2022

**PCN LC00290**  
 NEW MEXICO DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY MAP**  
 NEW MEXICO PROJECT NO.  
**LC00290**  
 DONA ANA COUNTY  
 SCALE: 1" = 100'  
 SHEET 4 OF 4



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-5**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Scott Eschenbrenner  
*President – Aggie Development Inc.*

**Agenda Item:**

EV3 Charging Station Lease Agreement

**Requested Action of the Board of Regents:**

Approval of an EV3 Charging Station Lease Agreement

**Executive Summary:**

Requesting approval for a Site Use Agreement between Aggie Development, Inc. and EV3, Inc. EV3 approached NMSU about developing a public, Level 3 fast charger stations near NMSU and Interstate 25. The Board of Regents approved a lease agreement at its March 10, 2023 meeting, which will be adjacent to the proposed Starbucks and Pan Am Plaza Shopping Center (See Attached Map). The original space requirements were approximately 20' x 30', which accounts for two parking spaces plus charging equipment and electrical service. The develop is now proposing to double the number of charging stations and increasing the land needs to 3,000 square feet in order to accommodate driveways and additional infrastructure.

Revenue to Aggie Development will include a one-time payment of \$1,000 upon execution of the agreement. Starting on the one-year anniversary of the Effective Date, EV3 will increase its percentage rent from 5% to 7 ½% of the gross revenues from operations or \$750 per month, whichever is greater. Projected future revenues indicate \$2,000 per month or \$460,000 over the 15-year term. The agreement will be for five-years with two additional five-year options to extend.

Once we have agreed to terms, the tenant will provide a survey and elevations of the improvements. EV3 and Pan Am Plaza Shopping Center will enter into a shared access easement.

**References:**

See attached

**Prior Approvals:**

Board of Regents meeting on March 10, 2023  
Regents Real Estate Committee meeting on May 2, 2023

## SITE USE AGREEMENT

THIS SITE USE AGREEMENT ("Agreement") is made and entered into as of the date of the final signature below, ("Effective Date") by and between Aggie Development Incorporated, a New Mexico Corporation (ADI) and EV3 Inc., a New Mexico corporation (EV3). Each a "Party" and together the "Parties".

**1. Grant of Right.** ADI hereby grants EV3, its successors and assigns, the right to locate on ADI's property, as described on Exhibit A attached hereto and made a part hereof ("Property"), one or more electric vehicle charger stations ("Charger Stations") and related facilities, including, without limitation, signage, lighting, video cameras, internet and cellular equipment, and potential solar generation, battery storage, and back-up generator facilities, to be owned or used by EV3 ("Facility"), and utility transformers, wires, poles, cables, conduits and pipes required for the operation of the Facility ("Utility Infrastructure") located as shown in attached Exhibit B (to be mutually agreed by the Parties prior to start of construction of the Facility), for the development, financing, construction, operation and maintenance of the Facility or Utility Infrastructure (including any replacement of such Facility or Utility Infrastructure) by EV3 or Utility, and their subcontractors, agents, and representatives and for use of the Facility by EV3, its licensees and invitees (the "Permitted Use"). The footprint of the Facility will not exceed three thousand square feet (3,000). Along with the Site Plan required below, EV3, at its sole cost and expense, will complete and provide to ADI a survey including a precise legal description of the Property that will be attached to this Agreement as an addition to Exhibit A.

**2. ADI Plan Approval.** Submission to ADI for ADI's approval the completed Site Plan (A drawing or drawings contained with the plans that defines the placement of the Buildings and Improvements on the leased land) and a complete set of construction plans and specifications for the improvements (collectively Plans) prepared by a licensed architect or engineer and conforming with all ADI and NMSU design guidelines. The Plans include, as applicable, but will not be limited to, copies of preliminary grading and drainage plans; soil test reports; descriptions of utilities, sewer and service connections; locations of ingress and egress to and from public thoroughfares; curbs; gutters; parkways, street lighting, designs and locations for outdoor signs; storage areas; building plans, elevations, and renderings; landscaping plans, and the architect's detailed estimate of the costs of construction, all sufficient to enable ADI to make an informed judgment about the nature, design and quality of the proposed improvements. ADI will have a period of twenty (20) business days after submission of the Plans, or any amendment or supplement thereto, together with a written statement of EV3 that it deems the same complete and requests approval thereof, to advise EV3 in writing of its approval, disapproval, or request for supplementation, amendment or clarification. An electronic copy of the Plans (and survey) will be submitted to ADI within nine (9) months of execution of this Agreement. Failure of ADI to respond to EV3 regarding the Plans within the twenty (20) business day period will be deemed approval.

**3. Fees.**

(A) EV3 will pay to ADI a non-refundable fee of One Thousand and No/100s (\$1,000.00) upon execution of this Agreement for the rights granted herein.



(B) Starting on the Commercial Operation Date and for the remainder of the Term, EV3 will pay ADI within thirty (30) days after each month, seven and 1/2 percent (7.5%) of the Gross Revenues received by EV3 for the operation of the Facility during such month, in no case will the monthly payment to ADI be less than seven hundred and fifty dollars (\$750) per month. "Gross Revenues" will be defined as all revenues received by EV3 from operation of the Facility during such month, but in no event will include Gross Receipt Taxes or similar local and state property taxes received by EV3. The percentage of Gross Revenues owed to ADI will be defined as the "ADI Revenue Share."

(C) After the Commercial Operation Date, and within thirty (30) days after each month thereafter, EV3 will provide ADI with a monthly accounting of Gross Revenues from operation of the Facility during such month.

**4. Ownership of Facility; Cooperation.** It is the intent of the Parties that the Facility and Utility Infrastructure do not constitute a fixture and remain the EV3's property during the term of this Agreement. If requested by EV3, ADI will execute, at EV3's sole cost and expense, all documents required by any governmental authority in connection with any development of, or construction of the Facility or Utility Infrastructure, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals. ADI will be entitled to no further consideration with respect to any of the foregoing matters. ADI will take no action that would adversely affect the Facility, the Utility Infrastructure, or the Permitted Use.

**5. Ingress and Egress.** EV3 understands that ADI does not control Pan Am Plaza Shopping Center, and EV3 may not have access to the Property and the Facility unless and until Pan Am Plaza Shopping Center provides access to the Property. Therefore, EV3 agrees to negotiate directly with Pan Am Plaza Shopping Center. For the elimination of any doubt, ADI does not grant any ingress or egress rights to the Property under this Agreement. EV3 is solely responsible to obtain ingress and egress rights to the Property from Pan Am Plaza Shopping Center.

**6. Commencement of Commercial Operation.** If EV3 does not achieve the Commercial Operation Date within eighteen (18) months after the Effective Date, ADI may terminate this Agreement by giving written notice to EV3.

**7. Term.** This Agreement will remain in force an initial term of five (5) years from the Effective Date with two automatic five (5) year extensions terms, unless terminated earlier by either Party in accordance with this Agreement. In the event EV3 terminates under Sections 4 or 6, EV3 agrees to pay, within thirty (30) days, ADI a termination fee equal to \$500 multiplied by the number of months remaining in the Term or any extension thereto.

**8. Termination and Restoration Rights.** Subject to the termination rights in Section 6, EV3 will have no obligation to build the Facility or Utility Infrastructure. EV3 will have the unilateral right to terminate this Agreement for any reason. Said termination will be effective upon EV3 providing written notice of termination to ADI. Upon expiration or earlier termination of this Agreement, EV3 will, within six months' time, remove its Facility and Utility Infrastructure that is above and below ground property and restore the surface of the Property covered by same to its original condition, reasonable wear and tear excepted.

9. **Default.** Upon the material default, except for failure to pay ADI Revenue Share, of this Agreement by a Party, the non-defaulting Party will provide the defaulting Party with written notice of such material default, and if the defaulting Party has not cured such material default within ninety (90) days after receipt of such notice of material default, the non-defaulting Party may terminate this Agreement.

10. **Notices.** All notices hereunder will be in writing and will be given by (i) established express delivery service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices will be sent to the parties at the following addresses, which may be updated by the Parties by providing written notice of such change to the other Party:

ADI'S NOTICE ADDRESS:

Attn: Scott Eschenbrenner, President  
Aggie Development Inc.  
P.O. Box 3145  
Phone: (575) 646-2356  
Email: sbrenner@nmsu.edu

EV3'S NOTICE ADDRESS:

Attn: Ron Flax-Davidson, President  
EV3, Inc.  
86b Ravens Ridge Road  
Santa Fe, NM 87505  
Phone: 202-251-2267  
Email: rflax@ev3-inc.com

11. **Applicable Law.** This Agreement will be governed, interpreted, construed, and regulated by the laws of the State of New Mexico without giving effect to any principles of conflicts of law which would lead to the application of the laws of another jurisdiction. That parties agree that the venue for any litigation regarding this Agreement will be Dona Ana, New Mexico.

12. **Successors and Assigns.** The terms of this Agreement will constitute a covenant running with the Property for the benefit of the EV3 and its successors and assigns and will extend to and bind the heirs, personal representatives, successors and assigns of the Parties hereto and upon each person having any interest therein derived through any owner thereof. Any sale, mortgage, lease, or other conveyance of the Property will be under and subject to this Agreement and EV3's rights hereunder.

13. **Sale or Assignment.** This Agreement will be assignable by the Parties so long as the assignee agrees in writing to be bound by the terms of this Agreement and that with regard to assignment by ADI, ADI provides in writing information regarding the new owner and where EV3 is to make future payments hereunder.

**14. Authority and No Violation.** Each signatory of this Agreement and of all Exhibits to this Agreement represent that they have the authority to execute this Agreement and the Memorandum attached as Exhibit C, and that the execution of this Agreement will not violate any other agreement of such Party or any law or regulation.

**15. Hazardous Substances and Hazardous Wastes.**

(A) ADI has provided EV3 with a Phase One Environmental Study of the Property. ADI has no knowledge of any Hazardous Substances or Hazardous Wastes on the Property. Each Party agrees to indemnify the other Party for any cost, liability, or damage to the other Party due to any Hazardous Substances or Hazardous Wastes brought to the Property after the Effective Date by a Party or its agents.

(B) For purposes of this Agreement, the term "Hazardous Substances" will be as defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §§ 9601 et seq., and any regulations promulgated pursuant thereto, and as used to define "Hazardous Wastes" in the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., and any regulations promulgated thereto.

(C) To the extent, if at all Section 56-7-1 NMSA 1978, or a successor statute, is found to apply to the indemnifications contained herein, the indemnifications will be deemed modified to the extent necessary, but only to the extent necessary, to comply with the provisions of such statute.

**16. Insurance.** Prior to construction start, EV3, at its sole expense, represents and warrants that it has in effect and will continue in effect a general commercial liability insurance coverage in the amounts indicated below, and will provide ADI with a certificate or certificates of insurance evidencing that insurance policies required by this section, issued by an insurance company(s) recognized as an authorized carrier in the State of New Mexico with a rating reasonably acceptable to ADI (generally Fitch B++ or equivalent). The certificates must be applicable thereafter for the full Term of this Agreement, and must be acceptable to ADI in both form and content and must meet the following criteria:

(A) Provide Commercial General Liability insurance with a minimum combined single limit (bodily injury, property damage and personal injury) of at least One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate; and

(B) Provide Workers' Compensation Insurance coverage for all staff provided by or through Promoter, in the statutory amount; and

(C) Specify as an additional insured "The Regents of New Mexico State University" and Aggie Development, Inc.

**17. Removal of Obstructions.** EV3 has the right to remove obstructions, including but not limited to vegetation, which may encroach upon, interfere with, or present a hazard to EV3's use of the Property. EV3 will be responsible for disposing of any materials related to the removal of obstructions.

**18. Real Estate Taxes.** EV3 agrees to pay all taxes that are directly attributable to the improvements constructed by EV3. ADI agrees to provide EV3 any documentation evidencing the taxes owed by EV3. EV3 reserves the right to challenge any such assessment, and ADI agrees to cooperate with EV3 in connection with any such challenge.

**19. Enforcement.** All rights and remedies provided under this Agreement are cumulative and may be pursued singularly, in any combination, and in any order. The failure to enforce any of the terms and provisions contained herein will in no event be deemed to be a waiver of the right to thereafter strictly enforce the terms and provisions hereof.

**20. Recording of Memorandum.** ADI and EV3 will execute a memorandum of this agreement in the form of Exhibit C hereto, which memorandum may be recorded by either Party in the real property records of the county where the Property is located.

**21. ADI's Covenant of Title.** ADI covenants: (a) ADI has the right and authority to grant the rights under this Agreement; (b) the EV3's rights hereunder are and will be free and clear of all liens, claims, encumbrances and rights of third parties of any kind whatsoever, except mortgages for which ADI has provided notice to EV3 and for which subordination, non-disturbance and attornment agreements are being sought in accordance with the terms of this Agreement; (c) there are no aspects of title that might interfere with or be adverse to the Permitted Use; and (d) that ADI will execute such further assurances thereof as may reasonably be required.

**22. Non-Interference.** From and after the date hereof and continuing until this Agreement is terminated (if ever), ADI will not permit any condition on the Property which creates an on-going interference with EV3's Permitted Use.

**23. Partial Invalidity.** If any term of this Agreement is found to be void or invalid, then such invalidity will not affect the remaining terms of this Agreement, which will continue in full force and effect.

**24. Headings; Construction.** The headings, captions, numbering system, etc. are inserted only as a matter of convenience and may under no circumstances be considered in interpreting the provisions of this Agreement. Whenever the singular is used, the same will include the plural and vice versa and words of any gender will include other genders. As used herein, "including" will mean "including, without limitation."

**25. Entire Agreement.** ADI and EV3 agree that this Agreement, including all exhibits, contains all of the agreements, promises and understandings between ADI and EV3. No verbal or oral agreements, promises, or understandings will be binding upon either ADI or EV3 in any dispute, controversy or proceeding at law. Any addition, variation or modification to this Agreement will be void and ineffective unless made in writing and signed by the Parties hereto.

**26. Mortgages.** In the event the Property is encumbered by a mortgage, EV3 agrees to sign a subordination, non-disturbance, and attornment agreement with the mortgagee in mutually agreeable form, and ADI will use commercially reasonable efforts to obtain the same from each mortgagee on the Property.

**27. Not to be Construed Against Drafter.** ADI and EV3 acknowledge that this Agreement will not be construed in favor or against the drafter.

**28. Counterparts.** This Agreement may be executed in any number of counterparts, each of which will for all purposes be deemed to be an original, and all of which are identical.

Intentionally left blank.

IN WITNESS WHEREOF, ADI and EV3 have executed this Agreement as of the Effective Date.

Aggie Development Inc.  
a New Mexico corporation

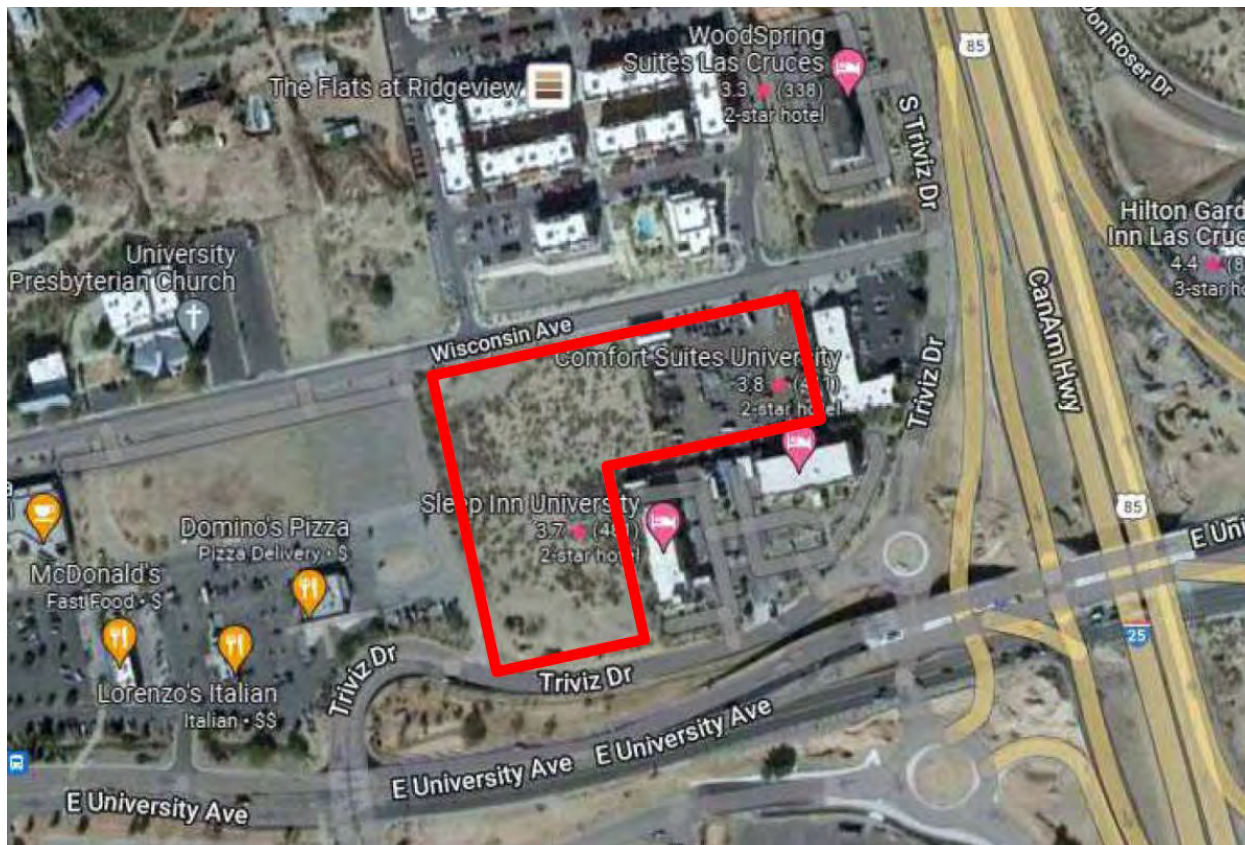
By: \_\_\_\_\_  
Name: Scott Eschenbrenner  
Title: President  
Date: \_\_\_\_\_

EV3, Inc.,  
a New Mexico corporation

By: \_\_\_\_\_  
Name: Ron Flax-Davidson  
Title: President  
Date: \_\_\_\_\_

**EXHIBIT A**  
"Property"

DESCRIPTION OF PROPERTY



**EXHIBIT "B"**  
SITE SKETCH INCLUDING ACCESS ROAD TO FACILITY:





**EXHIBIT C**

Form of Memorandum of Agreement

## MEMORANDUM OF SITE USE AGREEMENT

THIS MEMORANDUM OF SITE USE AGREEMENT (this "Memorandum"), is made, dated and effective as of \_\_\_\_\_, 20\_\_\_\_ (the "Effective Date"), between by Aggie Development Inc., ("ADI") whose address is P.O. Box 3145, Las Cruces, New Mexico 88003 \_\_\_\_\_, and EV3 Inc., a New Mexico corporation ("EV3"), whose address is 86b Ravens Ridge Road, Santa Fe, New Mexico 87505.

1. ADI and EV3 have entered into that certain Site Use Agreement ("Site Use Agreement"), dated \_\_\_\_\_ ("Agreement Date"), which grants to EV3 an easement across certain real property situated in the County of [**County**], State of New Mexico, as described on Exhibit A attached hereto ("Property").

2. The Site Use Agreement grants to EV3 the right to locate on ADI's Property, one or more electric vehicle charger stations and related facilities, including, without limitation, signage, lighting, video cameras, internet and cellular equipment, and potential solar generation, battery storage, and back-up generator facilities, to be owned or used by EV3 ("Facility") and utility transformers, wires, poles, cables, conduits and pipes required for the operation of the Facility ("Utility Infrastructure") located as shown in attached Exhibit B for the development, financing, construction, operation and maintenance of the Facility or Utility Infrastructure by EV3 or Utility, and their subcontractors, agents, and representatives and for use of the Facility by EV3, its licensees and invitees. The Site Use Agreement grants no rights to ingress or egress.

3. The Site Use Agreement commenced on the Agreement Date and will remain in force for fifteen (15) years from the Agreement Date unless terminated earlier by either Party in accordance with the Site Use Agreement.

4. ADI and EV3 have executed and are recording this Memorandum solely for the purpose of providing constructive notice of the Site Use Agreement and EV3's rights thereunder. The terms, conditions and covenants of the Site Use Agreement are set forth at length in the Site Use Agreement and are incorporated herein by reference as though fully set forth herein. This Memorandum will not, in any manner or form whatsoever, alter, modify or vary the terms, covenants and conditions of the Agreement.

5. This Memorandum will also bind and benefit, as the case may be, the heirs, legal representatives, assigns and successors of the respective parties hereto, and all covenants, conditions and agreements contained herein will be construed as covenants running with the Property.

6. This Memorandum may be executed in counterparts, each of which will be deemed an original and all of which when taken together will constitute one and the same document.

**IN WITNESS WHEREOF**, ADI and EV3, having read the foregoing and intending to be legally bound hereby, have executed this Memorandum of Site Use Agreement as of the day and year first written above.

**Aggie Development Inc.**  
a New Mexico corporation

By: \_\_\_\_\_  
Print Name: Scott Eschenbrenner  
Title: President

**EV3, Inc.**  
a New Mexico corporation

By: \_\_\_\_\_  
Print Name: Ron Flax-Davidson  
Title: \_\_\_\_\_

[Acknowledgements appear on following page]





**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-6**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Wayne L. Savage  
Executive Director  
Arrowhead Park

**Agenda Item:**

Arrowhead Park: Operations and Management Assessment Agreement

**Requested Action of the Board of Regents:**

Approval of Operations and Management Assessment Agreement between Arrowhead Inc. and NMSU Board of Regents as presented.

**Executive Summary:**

AHC develops, operated and maintains Arrowhead Park (the Park). The Park is an active research and business community that seeks to work with its tenants to pioneer and grow new technologies, businesses, and partnerships, as well as engaging tenants in “paying it forward” through providing advice, mentorship, and hands-on experiences to New Mexico State University and DACC’s students.

DACC wishes to develop a Creative Media Technology educational facility at the Park. With that in mind, AHC and DACC entered into a ground lease (the Sublease), simultaneously with this O&M Agreement, regarding the Land (as defined below). While AHC agreed in the Sublease to lease the Land to DACC at no cost, DACC agrees to separately pay an annual assessment for its portion of the Park’s operations and management expenses.

**References:**

See attached Operations and Management Assessment Agreement

**Prior Approvals:**

Regents Real Estate Committee, May 2, 2023

## **Arrowhead Park Operations and Management Assessment Agreement**

**This Arrowhead Park Operations and Management Assessment Agreement** (O&M Agreement) is made as of the final signature below (Effective Date), which is the effective date of this O&M Agreement, between ARROWHEAD CENTER, INC., a New Mexico non-profit corporation created under the University Research Park and Economic Development Act (AHC), and the REGENTS OF NEW MEXICO STATE UNIVERSITY (DACC).

### **Background**

AHC develops, operated and maintains Arrowhead Park (the Park). The Park is an active research and business community that seeks to work with its tenants to pioneer and grow new technologies, businesses, and partnerships, as well as engaging tenants in “paying it forward” through providing advice, mentorship, and hands-on experiences to New Mexico State University and DACC’s students.

DACC wishes to develop a Creative Media Technology educational facility at the Park. With that in mind, AHC and DACC entered into a ground lease (the Sublease), simultaneously with this O&M Agreement, regarding the Land (as defined below). While AHC agreed in the Sublease to lease the Land to DACC at no cost, DACC agrees to separately pay an annual assessment for its portion of the Park’s operations and management expenses.

### **Agreement**

1. LAND. DACC has leased the tract of land situated in Dona Ana County, New Mexico, identified as shown on the survey plat attached as Exhibit B (the “Land”) and the subject of the Sublease.
2. TERM; RENEWALS.
  - (a) Initial Term. This O&M Agreement will have a term that is the same as the Sublease, including any extension(s).
  - (b) Renewals. Renewal of the Sublease will act as renewal of this O&M Agreement for the same term. The initial term and any exercised renewal terms will hereinafter be referred to as the “Term”.
3. SERVICES. AHC agrees to provide the following operations and maintenance services for the Park:

- (a) **Park Infrastructure Services**  
AHC will provide and maintain all Park infrastructure outside the boundary of the DACC Sublease. This will include the following:
  - (i) All Park roadways and street lighting
  - (ii) All monument and wayfinding signage
  - (iii) All primary utility distribution
  - (iv) All common spaces, trails and multi-use paths, bus stops, and landscaping
  - (v) Other infrastructure planning and construction as required from time to time
  
- (b) **Park Operations and Maintenance Services**  
AHC will provide staff and budget to ensure all Park operations are delivered in support of the DACC Sublease. This will include the following:
  - (i) Overall Park management for operations, lease management, contract management, development services, marketing, insurances, and other services as required from time to time
  - (ii) Utility operations and Park utility costs (excluding utility costs specific to the Sublease)
  - (iii) Park activities delivered in support of all tenants

4. O&M ASSESSMENT FEE.

- (a) The O&M Assessment Fee (the Fee) will be \$10,000.00 per year.
  
- (b) The Fee will be due and payable by fund transfer on or before the anniversary of the Effective Date, without set-off, deduction and abatement of diminution, except as expressly set forth in this O&M Agreement. Fees not paid within 30 (thirty) days of its due date will bear interest at the New Mexico statutory judgment rate of interest, or the rate of six (6%) per annum, whichever is greater. Monthly payment of fee will also be accepted.
  
- (c) Every third year after the Effective Date, AHC will conduct an audit of actual costs incurred for Operations & Management of the Park, and the Fee will be adjusted accordingly, subject to a 10% maximum change for that three-year period.
  
- (d) The largest component of O&M costs for the Park is the fee that AHC pays annually to the NMSU Facilities (FS) organization. As increases in these charges are outside the control of AHC, AHC reserves the right to reenter into negotiations with DACC for the O&M Assessment should charges from NMSU FS increase more than 10% in any given fiscal year.

7. Breach. Breach of any material covenant, condition, duty, obligation, representation, or warranty provided in this O&M Agreement or the Sublease (other than the obligation to pay rent) if not cured within thirty (30) days of written notice by the AHC to DACC, unless the same cannot reasonably be cured within such period in which event DACC will constitute breach of the O&M Agreement and the Sublease.
  
8. USE OF NAMES AND RELATIONSHIP: Nothing contained herein will give DACC the right to the use of the names of AHC or make statement which could be construed as an affiliation therewith, unless specifically prescribed in other agreements between the parties. Each party to this O&M Agreement will be considered to be an independent party and will not be construed to be an agent or representative of the other party, and therefore, has no liability for the act or omissions of the other party. In addition, neither party, nor any of its employees, agents or subcontractors, will be entitled to compensation, worker's compensation, or employee benefits of the other party by virtue of this O&M Agreement.
  
9. GOVERNING LAW. This O&M Agreement and all amendments thereto will be governed by the laws of the State of New Mexico.
  
10. O&M AGREEMENT EMBODIES ALL AGREEMENTS BETWEEN THE PARTIES. The parties hereto agree that this O&M Agreement incorporates all of the agreements, covenants and understandings between the parties hereto concerning the subject matter hereof, (except for those contained in the Sublease or in any other O&M Agreement executed by the Parties under the Sublease), and that all such covenants, agreements and understandings have been merged into this O&M Agreement. No prior agreement or understanding, verbal or otherwise, of the parties or their agents (except for the Sublease) will be valid or enforceable unless embodied in this O&M Agreement.
  
11. AMENDMENTS; SECTION HEADINGS; TERMS.
  - (a) The parties hereto agree that this O&M Agreement will not be altered, changed or amended except by instrument in writing executed by the parties hereto or their successors in interest.
  
  - (b) Section titles or captions contained in this O&M Agreement are inserted as a matter of convenience only and in no way define, limit, extend or describe the scope of this O&M Agreement or the intent of any provisions hereof.
  
  - (c) Wherever the singular number is used in this O&M Agreement and when required by the context, the same will include the plural; and the masculine gender will include the, feminine and neuter genders and the word "**Person**" will include corporations, firms, partnerships or other forms of associations.



12. WAIVER OF BREACH. The parties hereto agree that no waiver, expressed or implied, of a breach of any covenant or covenants of this O&M Agreement, or failure to invoke or enforce such covenant or covenants, will be construed to be a waiver of, consent to, or estoppel as to any succeeding or continuing breach of the same or of any other covenant, unless such waiver is clear on its face that it so extends to future occurrences.
13. RIGHTS AND REMEDIES CUMULATIVE.
- (a) Notwithstanding the rights and remedies herein specified and enumerated inuring to AHC or DACC, said rights and remedies will not exclude nor preclude any other rights and/or remedies allowed AHC or DACC by the laws of the State of New Mexico at the time when any such right or remedy will be asserted or invoked.
- (b) All rights and remedies which could at any time or in any way be legally invoked or enforced by AHC or DACC, whether herein enumerated or not, will be deemed to be cumulative.
14. NOTICES. All notices, consents, approvals and other communications that may be or are required to be given by either party under this O&M Agreement will be properly given only if made in writing and sent by (a) hand delivery, or (b) certified mail, return receipt requested, or (c) nationally recognized overnight delivery service (such as Federal Express, UPS Next Day Air, Purolator Courier or Airborne Express), designated for next business day delivery with all postage and delivery charges paid by the sender and addressed to the recipient at the address set forth below, or at such other address as each may subsequently designate in writing. Such notices delivered by hand, by telecopy (subject to the provisions hereof), or overnight delivery service will be deemed received upon the earlier of actual receipt or the next general business day. Such notices sent by certified mail will be deemed received five (5) days after the date of mailing.

Any notice or communication with reference to this O&M Agreement addressed to the AHC will be addressed to:

CEO of Arrowhead Center, Inc.  
P.O. Box 30001, MSC 700  
Las Cruces, New Mexico 88003

With copies to:

New Mexico State University  
General Counsel  
MSC 3UGC  
P.O. Box 30001

Las Cruces, New Mexico 88003-8001  
Email: \_\_\_\_\_  
Tel: \_\_\_\_\_

Any notice or communication with reference to this O&M Agreement addressed to DACC will be addressed to:

DACC

\_\_\_\_\_  
Attn:  
Email:  
Tel:

If either party will at any time change its name, or if there will be an assignment or other disposition of O&M Agreement rights by either party, in whole or in part, or if either party changes the place of address to which such notice of communication will be sent, written notice of such change will be given to the other party, as hereinabove provided. Thereafter, all notices and communications will be addressed as stipulated in the notification of such change.

15. ATTORNEY'S FEES. If either party incurs any attorneys' fees and costs in connection with the enforcement of this O&M Agreement, each party hereunder agrees to reimburse the other party within thirty days of notification of incurring of said attorneys' fees.

As evidence of their Agreement, each party or their duly authorized representative has signed this document, as of the date(s) indicated below.

**ARROWHEAD CENTER, INC.**

By: \_\_\_\_\_  
Kathryn R. Hansen

Its: Chief Executive Officer

Date: \_\_\_\_\_

**REGENTS OF NEW MEXICO STATE UNIVERSITY**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

DRAFT



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-7**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Wayne L. Savage  
Executive Director  
Arrowhead Park

**Agenda Item:**

Arrowhead Park: DACC Creative Media Technology Ground Sublease Agreement

**Requested Action of the Board of Regents:**

Approval of the DACC Creative Media Technology Ground Sublease Agreement as presented.

**Executive Summary:**

This 70-year sublease agreement is entered into between the Regents of New Mexico State University and Arrowhead Center Incorporated. The purpose of the lease is for the development of the Doña Ana Community College Creative Media Technology campus located on Arrowhead Center land. There is no land rent for this agreement.

**References:**

See attached DACC Creative Media Technology Ground Sublease Agreement

**Prior Approvals:**

Regents Real Estate Committee, May 2, 2023

## SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT (Sublease) is made this \_\_\_\_ day of \_\_\_\_\_, 2023 (the "Effective Date"), which is the effective date of this Sublease, between ARROWHEAD CENTER, INC., a New Mexico non-profit corporation created under the University Research Park and Economic Development Act (AHC), and THE REGENTS OF NEW MEXICO STATE UNIVERSITY (NMSU) (TENANT).

### WITNESSETH:

1. MASTER GROUND LEASE. AHC is the Lessee under that certain Master Ground Lease dated July 20, 2020, as amended (Master Ground Lease), between AHC as lessee and the REGENTS OF NEW MEXICO STATE UNIVERSITY as lessor (NMSU). Said Master Ground Lease and amendments are attached as Exhibit "A". This Sublease is subject to said Master Ground Lease.

2. LAND. AHC does hereby demise and sublease unto TENANT the tract of land situated in Dona Ana County, New Mexico, identified as shown on the plat attached hereto as Exhibit "B" (Land).

3. DEVELOPMENT.

(a) Use. The parties intend for the Land to be used for the construction, operation and maintenance of an academic building for Dona Ana Community College. No other use will be permitted without the approval of AHC and the consent of NMSU, which consent and approval will not be unreasonably withheld or delayed. For the purpose of this Sublease, it is agreed that a proposed use of the Premises (see definition in Section 29(b)(iii)) for a purpose other than an academic facility will be deemed reasonable provided such use is consistent with

(i) the terms and conditions of this Sublease, (ii) the terms of the Master Ground Lease, (iii) the uses authorized under the University Research Park and Economic Development Act (21-28-1 et seq. NMSA 1978), as amended (herein after referred to as "URPEDA"), and with the following "criteria for occupancy" from the Arrowhead Research Park Annual Development Plan for Fiscal Year 2013:

"Operations located in the Park will be substantially research, technology or educationally oriented consistent with the teaching, research or economic development mission of NMSU. Only professional or administrative activities that are an integral part of, or directly related to, the research or technological operations of tenants will be permitted.

"Product manufacture or assembly will be limited to prototype development

or to the assembly of products which are clearly related to the on-site research and development activities of the tenant. No tenant predominantly engaged in manufacturing or assembly will be permitted to occupy space in the Arrowhead Park."

- (b) TENANT Obligations For Construction. Before undertaking any development of the Project (see definition Section 29(b)(iv)) and before any building materials have been delivered to the Land, TENANT must have performed and complied with all of the following obligations:
- (i) Commencement of Construction. No construction or ground work can commence on the Land prior TENANT receiving a written Notice to Proceed from AHC.
  - (ii) Construction Plans and Specifications. Submission to AHC for AHC's approval the completed Site Plan(See definition Section 29(b)(vi)) and a complete set of construction plans and specifications for the buildings and improvements (definition Section 29(b)(ii)) (collectively Plans) prepared by a licensed architect or engineer and conforming with all AHC and NMSU design guidelines. The Plans include, but will not be limited to, copies of preliminary grading and drainage plans; soil test reports; descriptions of utilities, sewer and service connections; locations of ingress and egress to and from public thoroughfares; curbs; gutters; parkways, street lighting, designs and locations for outdoor signs; storage areas; building plans, elevations, and renderings; landscaping plans, and the architect's detailed estimate of the costs of construction, all sufficient to enable AHC to make an informed judgment about the nature, design and quality of the proposed Building and Improvements. AHC will have a period of twenty (20) business days after submission of the Plans, or any amendment or supplement thereto, together with a written statement of TENANT that it deems the same complete and requests approval thereof, to advise TENANT in writing of its approval, disapproval, or request for supplementation, amendment or clarification. AHC will have the right to disapprove the site plan or the construction plans and specifications if they are determined to be contrary to the master plan of Arrowhead Park or the Master Ground Lease. Two hard copies and two electronic copies of the Plans will be submitted to AHC within six (6) months of execution of this Sublease Agreement. Failure of AHC to respond to TENANT regarding the Plans within the twenty (20) business day period will be deemed approval
  - (iii) Approval of Final Plans. Obtaining all required governmental agency(s) approval and permits including approval of final construction plans and specifications substantially conforming to the

Plans previously approved by AHC, and delivery to AHC of one (1) complete set as approved by such governmental agencies. Material changes required by the governmental agencies to the Plans previously approved by AHC must be returned to AHC for approval prior to proceeding. Interior design changes will not require AHC's approval. Construction must commence within six (6) months after final governmental approvals required to allow commencement of construction and the longer of (a) the time required to complete any appeals therefrom or (b) any applicable appeal periods. Upon completion and required governmental approvals required to allow commencement of construction, a copy of the Site Plan is attached as Exhibit C hereto.

- (iv) Contractor. Furnishing AHC with a true copy of TENANT's executed contract with the general contractor, who is appropriately licensed in the State of New Mexico with any confidential or proprietary information redacted. The construction contract must give AHC the right but not the obligation to assume TENANT's obligations and rights under the contract if TENANT should be in default thereon and such default is not waived by the contractor or otherwise cured within 120 days from written notification of such default from the contractor to TENANT. The contract must also require the general contractor to copy AHC upon any notification of TENANT's default.
  
- (v) Zoning and Code Compliance. Delivery to AHC at TENANT's expense evidence of compliance with all required approvals and permits from governmental entities necessary to allow commencement of construction, including, but not restricted to, a grading permit, building permits, all documents submitted in connection with applicable zoning and planning requirements, and approvals from various governmental agencies and bodies having jurisdiction.

(c) Inspection and Posting. Any other provision in this Sublease notwithstanding, AHC and TENANT agree that AHC will have the right to inspect the Land in relation to the construction at all reasonable times and the right to post upon the Land, Building and Improvements, in accordance with the mechanic's liens and other statutes authorizing liens to be filed against the Land, Building and Improvements, a notice or notices of non-responsibility as provided by Section 48-2-11, NMSA (1978) and any amendment or, modification thereof, and TENANT must maintain said

notices upon the Land, Building and Improvements until TENANT submits to AHC suitable evidence that all costs of construction, grading, installation, and the like, including architectural fees, and engineers', workmen's, material men's, laborers' and subcontractors' liens, and any other liens which could be filed under the statutes of the State of New Mexico, have been fully paid and satisfied.

(d) Condition of Land and Easements. AHC will provide to TENANT all reports, investigations, documents and data in AHC's possession or control regarding the soil, subsoil or environmental condition on the Land. Except as expressly set forth herein, AHC makes no covenants or warranties respecting the condition of the soil or subsoil, any environmental condition or presence of cultural resources, or any other condition of the Land. All costs necessary or required to make the Land suitable for development and any costs or expenses necessary to improve any improvement due to the condition of the Land will be at the sole cost of TENANT. TENANT may enter onto the Land before commencement of the term to make soil and structural engineering tests that TENANT considers necessary. All such tests made by or on behalf of TENANT will be at TENANT's sole expense. A copy of the report must be delivered to AHC upon completion of such report. AHC will request NMSU to also grant such easements to public entities and Utilities to serve the Premises as necessary provided however AHC makes no warranty as to the granting of such easements by NMSU.

AHC represents to TENANT that all utilities, including electrical and optical fiber communications are available within a reasonable distance of the property line of the Land and will be available for TENANT's extension and use, at TENANT's expense.

AHC agrees to grant to public entities or public utilities, for the purpose of serving only the Premises and only in accordance with, and expressly designated upon, the Site Plan, rights of way or easements on, under or over the Premises for underground utilities or poles or conduits or both for telephone, cable, fiber optics, electricity, water, natural gas, sanitary or storm sewers or both, and for other utility services, including additional requirements for expanded development by TENANT that may be outside the scope of the current Site Plan.

Any easement requested by TENANT will be limited to the duration of TENANT's subleased term. The terms and conditions of this Sublease must be consistent with other easements given by

NMSU; provided, that such consistency must not detract from the grant set forth above.



(e) The Work. Once the work has begun, TENANT must, with reasonable diligence, prosecute to completion all construction of improvements, additions, or alterations, subject to conditions of Unavoidable Delay. All work must be performed in a good and workmanlike manner, must comply with the approved Site Plan, **Exhibit "C"** which must be attached upon approval of the Site Plan as provided for in paragraph 3b(ii) above and must conform at all times to the valid and applicable laws, ordinances, restrictions and regulations of the State of New Mexico, or any other governmental agency having authority to impose and enforce restrictions and regulations against TENANT or AHC, and must be done in accordance with and in compliance with all applicable building, zoning, worker's compensation, and other applicable regulations and laws, whether expressly enumerated herein or not.

**"Unavoidable Delay"** means all failures or delays in a party's performance of its obligations hereunder not within such party's reasonable control, including without limitation, the impossibility of such performance which results from or be caused by any act of God, acts of the public enemy, wars, blockades, epidemics, earthquakes, storms, floods, explosions, strikes, labor disputes, riots, insurrections, breakage or accident to machines or lines or pipe or mains, acts of any governmental agency or authority restricting or curtailing actions required under the Sublease or withholding or revoking necessary consents, approvals, permits or licenses, equipment failures, inability to procure and obtain needed building materials (provided such party who is unable to do so makes reasonable efforts to procure satisfactory substitute materials if practical) or delays of inclement weather provided, that such party will pursue with reasonable diligence the avoidance or removal of such delay. The inability or refusal of a party to settle any labor dispute will not qualify or limit the effect of Unavoidable Delay. The inability of a party to secure funds required to perform its agreements hereunder will not constitute Unavoidable Delay.

AHC acknowledges that it is common practice in the construction industry to make minor changes during the course of construction and agrees that TENANT may make changes to plans and specifications if the changes, either separately or together, will not cause the Buildings or Improvements to deviate substantially or in any material respect from the Site Plan. Any change or changes to the Plans causing a substantial or material deviation from the Site Plan will constitute a breach of TENANT's obligations hereunder unless TENANT has secured the prior written approval of AHC to such changes. On completion of any structure or other improvements upon the Land, TENANT must supply AHC with an electronic copy of the complete set of "as built" drawings.

Throughout the term of this Sublease, TENANT must maintain and keep current accurate "as-built" drawings (which may include hand-drawn modifications to existing drawings). Within 45 (forty-five) days of

completion of the Project, TENANT will provide AHC an electronic copy of the complete, final "as-built" drawings for the Project.

(f) Termination if Construction Not Completed. If TENANT has not completed the construction of Building and Improvements on the Land in accordance with the Plans within twenty-four (24) months following commencement of construction on the Buildings and Improvements, unless such failure is caused by Unavoidable Delay, this Sublease will at the option of AHC, upon ten (10) days' written notice, terminate.

The twenty-four (24) month period will be extended for any periods of Unavoidable Delay, and AHC will consider, in good faith, one (1) requested extension a maximum of six (6) months to the twenty-four (24) month period for reasons other than Unavoidable Delay. If a six-month extension is granted, the rent provided for herein will commence on the earlier of completion of construction or the end of the above 6-month extension, provided that the Sublease has not been terminated for failure to complete constructions within said thirty (30) month period if a six (6) month extension is granted as provided above.

(g) Certificate of Occupancy. Upon completion of the building, TENANT must furnish to AHC a copy of certificate of occupancy issued by the appropriate-governmental authority.

4. TERM: RENEWALS

(a) Initial Term. This Sublease will have an initial term of seventy (70) years, commencing on the date hereof.

(b) Renewals. At the expiration of the initial term of this Sublease or any extension thereof, if this Sublease is then in full force and effect and if TENANT has complied with all of this Sublease's material terms and conditions, TENANT will have the option to renew this Sublease for up to two (2) additional terms of ten (10) years each. TENANT may exercise its options by giving written notice thereof to AHC at least twelve (12) months prior to the expiration of the initial term or subsequent renewal terms of this Sublease. The renewal terms of this Sublease will be upon the same terms and conditions as provided for in the initial term of this Sublease, except rent as specifically provided otherwise herein.

5. RENT AND OTHER CONSIDERATION. There is no land rent on this sublease.

6. (NOT USED)

7. WAIVER OF LANDLORDS LIEN. AHC hereby waives any lien on TENANT's personal property, including without limitation any furniture, furnishings or equipment on the Land, whether granted by statute or otherwise.

8. AD VALOREM TAXES, MUNICIPAL UTILITY LIENS, ETC.; PROOF OF PAYMENT.

(a) Taxes. TENANT must, during each year of the term of this Sublease, pay all real property taxes and assessments, and all other rates, charges, imposts and liens levied and assessed against the Premises and related to TENANT's use thereof, including but not limited to ad valorem taxes, general or special assessments and all water, sewer and refuse removal charges. The obligation to pay the same during the first and the last years of this Sublease will be prorated on the basis of the proportion of the year during which this Sublease is outstanding and taxes are assessed. Provided, that TENANT's obligation to pay taxes and assessments will not be conditioned upon there being separate tax identification number(s) for the Land or Premises. In the event taxes and assessments are levied against the Land, TENANT must pay real property taxes and assessments, and all other rates, charges, imposts and liens levied and assessed representing the Premises' portion thereof. It will be the obligation of TENANT to comply with all laws concerning securing separate tax parcel numbers for the Premises and to comply with all law concerning assessment of said property. AHC will cooperate with TENANT in obtaining separate tax parcel numbers.

(b) Proof of Payment. TENANT will be responsible for obtaining correct tax assessment and notices and must provide proof of payment to AHC; provided that if the taxing authority sends any notice of assessment to AHC, AHC must promptly forward the same to TENANT.

(c) Right to Protest. TENANT, at its sole expense, upon at least ten (10) days prior written notice to AHC but without AHC's consent, and using legal counsel reasonably acceptable to AHC, will have the right to contest the amount or validity of any property tax or assessment by diligently conducting in good faith an appropriate legal or administrative proceeding, provided that the following conditions are met: (i) the Premises will not, by reason of such postponement of payment, or the initiation of such proceeding, be subject to forfeiture, sale, or loss, (ii) such proceedings will not impact or interfere with the use or occupancy of the Premises, and (iii) such proceedings will not affect or interfere with TENANT's continued payment of rent under this Sublease. TENANT further agrees that each such contest must be promptly and diligently prosecuted to a final conclusion, and TENANT must pay all judgments, decrees and costs in connection with any such contest and must, promptly after the final determination of such contest, fully pay and discharge the amounts which will be levied. TENANT will be entitled to any refund received

with respect to property tax or assessment paid by TENANT.

9. DELINQUENT TAXES. Except in the instance of a protest under Section 8(c), AHC will have at all times during the term of this Sublease the right to pay any delinquent real property ad valorem taxes, assessments, rates, charges, imposts, liens, or other delinquent charges validly levied upon the Premises, which TENANT is obliged to pay and which are delinquent, and also the right to redeem the Premises from any sale that may be made of the same for such liens, taxes or assessments; and the amount so paid, including reasonable expenses and attorney's fees with interest will be treated as so much additional rent due at the next rental payment date. In the event AHC should elect to pay any such taxes, assessments, water charges, liens, or other charges, AHC will notify TENANT in writing of its intention to make such payment, specifying the character and amount of the payment and any cost incurred by AHC. Such failure to pay real property ad valorem taxes, assessments, grace charges and post liens and other delinquent charges levied against the Premises other than as provided in Section 8(c) will be an instance of default. TENANT will have thirty days after the date of notification of such payment by AHC to reimburse AHC otherwise, AHC may elect to exercise its remedies hereinafter granted in the event of default at the expiration of the thirty-day notice period.

10. ASSIGNMENT.

TENANT may not assign its interest in this Sublease without the prior written approval of AHC, and written consent of NMSU, which consent and approval will not be unreasonably withheld, conditioned or delayed as described below; provided, however, TENANT will have the right to assign its interest in this Sublease without the consent of AHC or the approval of NMSU (i) to any affiliate of TENANT and (ii) to mortgage or collaterally assign its leasehold interest and its interest in the Buildings and Improvements pursuant to Paragraph 23, subject to the use restrictions of Paragraph 3(a) of this Sublease. For the purposes of this Paragraph 10, "affiliate" means any entity controlled by, controlling or under common control of TENANT. The factors to be considered by AHC and NMSU in granting or withholding consent and approval to the proposed Assignment are limited to (i) the assignee's financial condition; and (ii) a determination of whether the assignee's proposed use is consistent with the restrictions of Paragraph 3(a) of this Sublease. TENANT will bear the burden and expense of establishing that the proposed assignee satisfies the foregoing criteria. Any such assignment does not release TENANT from liability under the terms of this lease.

11. TITLE TO BUILDING AND IMPROVEMENTS. Prior to the end of the term or renewal term or any earlier termination of this Sublease as provided herein, title to the Building and Improvements and any other structures, improvements and installations which may be placed upon the Premises during the term of this Sublease will be vested in TENANT. Any portable or removable buildings will not be considered attached to the

realty and may be removed by TENANT at any time. One hundred eighty (180) days prior to the termination or expiration of this Sublease, AHC will have the option of requiring TENANT, at TENANT's sole expense to remove any or all of TENANT's improvements to the Land or require that any or all of TENANT's improvements must remain in place. TENANT will have up to one hundred eighty (180) days after the expiration of the Sublease term in which to remove improvements as requested. After expiration of the Sublease term, TENANT will have the right to occupy the Land for the sole purpose of remove of the improvements and such occupancy will not be considered holding over nor will rent be due for such period of removal of improvements. In the event AHC elects to require TENANT's improvements to remain in place, the Building and Improvements and any other structures, improvements and installations which may be placed upon the Land, will be deemed to be a part of the Land and a copy of all construction plans and specifications and all related documents and instruments, including all "as-built" plans must be delivered to AHC and title to the Building and Improvements will be vested with NMSU. Provided, however, that TENANT will have the right to remove all of TENANT's personal property, furniture, fixtures, trade fixtures, equipment, telephone and security equipment, computers and signs not permanently attached to any Building and Improvements or to the Land so long as such removal occurs prior to termination and TENANT promptly repairs all damage caused by such removal. In the event AHC requires TENANT to remove TENANT's improvements, TENANT must do so in a timely manner and restore the Land to its 2021 predevelopment condition.

12. MECHANIC'S AND MATERIALMEN'S LIENS. TENANT must not create or suffer to be created any liens against the Land or Building and Improvements by reason of any architects', engineers', mechanics', artisans', laborers', contractors', subcontractors' or material men's claim or claims or any other lien or liens of any kind or nature which could or may be filed or created voluntarily or involuntarily against the Land or Building and Improvements by reason of action or inaction on the part of TENANT or any person acting or claiming to act under TENANT. However, TENANT may in good faith and at TENANT's own expense, contest the validity of any such asserted lien, claim, or demand, provided that TENANT has furnished the bond required in Section 48-2-9, NMSA (1978) or any comparable statute hereafter enacted for providing a bond freeing the Land or Building and Improvements from the effect of such a lien. TENANT must indemnify AHC against all costs and charges, including attorneys' fees, reasonably incurred in defense of any action brought against AHC to foreclose or otherwise collect on a mechanics and materialman's lien.

If TENANT does not cause to be obtained the bond described in Section 48-2-9, NMSA (1978) or make other arrangements that removes the lien from the Premises (e.g. posting a cash bond or making an escrow arrangement with the lienholder) within 90 days of service of a complaint to collect on a mechanics or materialman's lien or to foreclose said lien against the above described premises, then in such event same will be an instance of

default upon which notice of default can be given as provided for hereinafter and if the default is not cured within the time provided for hereinafter AHC may exercise its rights in the event of default provided for hereinafter. Said notice of default will be a ten-day notice of default as provided for in paragraph 18(a).

13. MAINTENANCE OF BUILDINGS.

(a) Maintenance. TENANT must at all times during the term of this Sublease, maintain and keep the Building and Improvements in sound repair in all respects, and in accordance with standards generally applied to a real estate development of similar character and location, which must include maintaining in good condition the following:

(i) Structure. The structural parts of the Building and Improvements, including the roof or roofs;

(ii) Utilities. The electrical, plumbing, and sewage systems;

(iii) Frames: Gutters. The window frames, gutters and downspouts;

(iv) HVAC. The heating, ventilating, and air-conditioning systems.

(v) Landscaping. The landscaping surrounding the Building and Improvements (provided that TENANT may change the type of plantings from time to time as deemed appropriate by AHC);

(vi) Parking Area. The parking area, including resurfacing, restriping, and cleaning as necessary; and

(vii) Surfaces. The interior and exterior surfaces, including repainting and cleaning as necessary.

Any of the foregoing notwithstanding, TENANT will have no obligation to replace (rather than repair) any of the foregoing within the last two (2) years of the lease term so long as it is in good working condition.

(b) AHC's Performance of TENANT's Obligations. AHC, its agents and employees, will have the right to enter and inspect the Premises at reasonable times to determine whether or not the obligations of TENANT under this Section are being faithfully performed.

AHC may, but is not obligated to, perform any obligation of TENANT, or of TENANT's successors and assigns, under this Section upon first delivering written notice of the failed obligation to TENANT, and thereafter the failure of TENANT or its successors or assigns to perform such obligation within thirty (30) days of receipt of such written notice. AHC's election to perform such obligation will not constitute a waiver of any right or remedy for TENANT's default, and TENANT must promptly reimburse, defend, and indemnify AHC against all liability, loss, cost, and expense arising from TENANT's failure to perform or from AHC's performance of TENANT's obligations.

(c) Minor Repairs. AHC's approval is not required for TENANT's minor repairs, alterations, or additions to the Building and Improvements For purposes hereof, "**Minor Repair**" means a construction cost not exceeding one hundred thousand dollars (\$100,000) for repair, alteration or addition, provided however a repair which materially affects the appearance of the building or improvements will not be a minor repair and provided further that the total number of repairs alterations or additions during the current year will not be minor repairs if the total repairs, alterations or additions exceed three hundred thousand dollars (\$300,000) in any calendar year. In addition, any repair, alteration or addition which, when added to the cost of all other minor repairs undertaken in the then current Sublease Year, exceeds three hundred thousand dollars (\$300,000), will be deemed a major repair. "**Construction cost**" includes the costs of repair, alteration or addition including but not limited to cost for labor, materials, and reasonable profit to general contractors and subcontractors for any demolition and any removal of existing improvements or parts of improvements as well as for preparation, construction, and completion of all new improvements or parts of improvements. "**Major**" repairs, alterations, or additions are those not defined as minor above. If it proposes to make major repairs, alterations, or additions, TENANT must comply with all conditions of construction described in Paragraph 4 hereof. Repairs or replacements to external HVAC equipment or backup generators will be excluded from this paragraph.

(d) Inspection. An independent party acceptable to both TENANT and AHC will perform an inspection for building integrity every five years, beginning after thirty (30) years from the date of signature of this agreement.

14. USE OF LAND. BUILDING AND IMPROVEMENTS. The Premises must, during the term of this Sublease, be used only and exclusively for the purposes set forth in Section 3(a) hereof.

TENANT must not use, occupy or knowingly permit any person to use in any manner whatsoever the Premises or any part thereof for any purpose that is in violation of any present or future municipal, state, and federal ordinances, laws and regulations; or that would make void or voidable any insurance then in force with respect thereto; or that would make it

impossible to obtain fire or other insurance required to be furnished hereunder; or that would be likely to cause structural damage to the Premises or any portion; or that would constitute a public or private nuisance. This paragraph will not be deemed to require TENANT to make building modifications due to subsequent changes in building codes except as required by law.

TENANT will save AHC harmless from any loss, liability or expense (including attorneys' fees) arising from such violations, including but not limited to, any and all liabilities arising from the handling, treatment, storage, transportation or disposal of hazardous substances first placed on the Premises by TENANT or its agents, employees, occupants, invitees, or contractors after the date of this Sublease.

## 15. INSURANCE

(a) General Requirements. AHC and DACC agrees to maintain coverage under the New Mexico Public Liability Fund as reflected in the Certificate of Coverage which is attached and incorporated by reference to this Agreement as Exhibit D. The Certificate of Coverage will be applied giving full effect to the intent of the Tort Claims Act, Section 41-4-1 et seq., NMSA 1978, and any amendments thereto.

(b) AHC's Right To Insure. If TENANT fails or refuses to procure or maintain insurance as required by this Sublease or refuses to furnish AHC with the required proof that the insurance has been procured and is in full force and effect and paid for, AHC will have the right, at AHC's election and following ten (10) business days' written notice to TENANT, to procure and maintain such insurance. Amounts paid by AHC for such insurance will be immediately due and payable from TENANT to AHC, with interest at the New Mexico judgment rate or 6% per annum, whichever rate of interest is greater.

(c) Blanket or Occupant Coverage. Any policy required to be maintained hereunder by TENANT may be maintained under a so called blanket policy or policies insuring other parties and other locations, or by the policy of TENANT's TENANTS, so long as the amount of insurance required to be provided hereunder is not thereby diminished and so long as any such policy specifies the amount of coverage allocated to the Premises and AHC is furnished with a certificate of insurance so specifying, and so long as such policies otherwise comply with all requirements of this Section,

(d) Exculpation and Indemnification. TENANT must defend, indemnify and hold AHC harmless from and against all liability, loss, damage, or injury of any type arising out of or related to TENANT's and its employees acts and omission related to this Sub-Lease, together with reasonable attorneys' fees and all costs and expenses incurred by AHC in defending or otherwise protecting against such claims.



(h) Proceeds of Insurance. If, prior to expirations or termination of this Sublease, any of the Buildings or Improvements are damaged or destroyed from a risk covered by insurance then the proceeds will be paid to TENANT for use in reconstruction or repair.

(i) Public Liability Insurance. During the term of this Sublease, TENANT must provide AHC at TENANT's expense with public liability, automobile liability and elevator liability insurance coverage in accordance with state requirements.

(j) Worker's Compensation Insurance. Throughout the term, at TENANT's expense, TENANT must maintain worker's compensation coverage and employer's liability insurance as may be required by applicable law.

16. DESTRUCTION OF ANY PART OF LAND, BUILDING AND IMPROVEMENTS.

(a) TENANT's Restoration. During the term of this Sublease, if the Premises are partially destroyed from a risk covered by the insurance described in Section 15, rendering the Premises totally or partially inaccessible or unusable, TENANT will reasonably promptly commence and diligently pursue restoration of the Premises to substantially the same condition as they were in immediately before the destruction, whether or not the insurance proceeds are available or sufficient to cover the actual cost of restoration. Such destruction will not terminate this Sublease. Restoration must be made in accordance with Section 3 and 56(i) in the case of major reconstruction or repairs and in accordance with Section 13(c) in the case of minor repairs. Provided, that TENANT will have no obligation to rebuild the Premises if the loss is within the last year of the initial term or any renewal term of this Sublease, and if TENANT elects not to rebuild in such case, then insurance proceeds for losses to the Building must be paid in the manner set forth in Section 15(h).

Notwithstanding the foregoing, if the Building is totally destroyed or substantially damaged by fire or casualty, TENANT may cancel this Sublease by written notice to AHC within 90 days after such substantial damage or destruction and the rents and other charges payable by TENANT hereunder will be apportioned to the termination date. In such event, all sums received by TENANT on account of insurance covering the Building must be paid in the manner set forth in Section 15(h), and the Premises must be redelivered to AHC after removal of any and all removable fixtures, furniture and equipment and removal of all debris, if requested by AHC, and the expense therefor must be paid out of the sums received or due on account of such insurance. The Building will be deemed to have been substantially damaged if the reasonably estimated cost of repair is 20% or more of the total Rent payable during the remainder of

the then current term of this Sublease. If TENANT elects not to terminate this Sublease but to re-build, rent will be equitably abated based on the amount of the Premises that is in use by TENANT until such time as TENANT is fully occupying the Premises and is open for business. At which time the rent provided for in Paragraph 5 will recommence.

(b) If, in the opinion of both AHC and TENANT, the loss is so great as to render reconstruction economically unreasonable, then this Sublease will be terminated with the proceeds of insurance being first applied to the removal and restoration of the Land to a smooth grade and sodded condition, then to the current fair market value of the personal property and equipment, and then the balance to AHC on account of lost rents. Nothing contained herein however will be interpreted to relieve TENANT from any liability for any expenses or costs in excess of any insurance proceeds.

17. TENANT'S DEFAULT. The occurrence of any of the following will constitute a default by TENANT:

- (a) Failure to Pay Rent. Failure to pay rent to AHC as prescribed in Section 5 within fifteen (15) days of the date rent is due but only if the failure continues for ten (10) days after written notice or if payment of rent made more than ten (10) days after the due date is not accompanied by a late payment fee of one percent (1%) of the delinquent rental payment and including the interest specified in Section 6.
- (b) Failure to Pay Mechanics and Materialman's Lien. Failure to pay mechanics lien and materialman's lien as provided for in paragraph 13 above will constitute an instance of default if not paid within ten days after written notice by AHC to pay same.
- (c) Bankruptcy or Insolvency. The taking by execution or other process of law or the appointment of a receiver or trustee to take possession of the Building and Improvements, or of TENANT's Subleasehold interest, for any reason, including but not limited to an assignment for the benefit of creditors, or the filing by or against TENANT of a bankruptcy proceeding, including but not limited to a petition to extend time for payment, adjustment, or arrangement on account of or to prevent bankruptcy or insolvency, unless the assignment or proceeding, and all consequent orders and adjudications are dismissed, vacated, or otherwise permanently stayed or terminated within one hundred twenty (120) days after the assignment, appointment, filing, or other initial event. The foregoing notwithstanding, AHC will not terminate this Sublease upon any such default if TENANT is not otherwise in default of the terms and conditions of this Sublease, including, without limitation, the obligation to pay rent and other sums due hereunder.
- (d) Breach of Sublease. Breach of any material covenant, condition, duty,

obligation, representation, or warranty provided in this Sublease (other than the obligation to pay rent) if not cured within thirty (30) days of written notice by the AHC to TENANT, unless the same cannot reasonably be cured within such period in which event TENANT will be in default if it does not commence such cure within such thirty (30) day period and thereafter pursue the same with reasonable diligence and complete the cure within ninety (90) days.

Notice given under this Section must specify the default and the applicable Sublease provisions, and must demand that TENANT perform the provisions of this Sublease or pay the rent that is in arrears, as the case may be, within the applicable time. No such notice will be deemed a forfeiture or termination of this Sublease unless AHC so elects in the notice.

18. AHC'S REMEDIES UPON TENANT'S DEFAULT. If TENANT is in default hereunder, AHC will have the following remedies in addition to all other rights and remedies provided by law and equity. These remedies are cumulative, not exclusive.

(a) Reletting Premises. AHC may terminate this Sublease and re-let the Premises which Premises must be surrendered voluntarily by TENANT. In the event TENANT fails to surrender said premises, AHC may institute an action for forcible entry and detainer or pursue any other lawful action to secure recovery of the premises in its sole discretion.

(b) Termination of Possession. In the event of termination, AHC will recover from TENANT only the following:

(i) All rent and other moneys due under the terms of this Sublease at the time of termination including interest, attorneys' fees and costs provided for herein.

(ii) All of TENANT's right, title and interest in and to the Building and Improvements.

(iii) Other Amounts. All attorneys' fees and court costs, necessary to compensate AHC caused by TENANT's default.

19. AHC'S DEFAULT AND TENANT'S REMEDIES. Failure of AHC to perform any of its obligations hereunder will be a default by AHC thirty (30) days after written notice from TENANT of such failure without cure by AHC. Upon default, TENANT will have the right to enforce AHC's obligations by specific performance or obtain injunctive relief related to the default. Additionally, TENANT will have the right, but not the obligation, to perform the obligation of AHC and withhold rent in the amount of any costs associated with such performance.

20. LAND, BUILDING AND IMPROVEMENTS TO BE KEPT IN GOOD AND SAFE

CONDITION. TENANT covenants that it will, at its own cost and expense, except as otherwise provided herein, and at all times keep the Building and Improvements on the Land and all appurtenances thereto, including all sidewalks, parking areas, private roadways, walkways and common areas located upon or in the Land, Building and Improvements, reasonably free and clear, and to conform to all municipal ordinances and laws affecting the Land, Building and Improvements. This paragraph will not be deemed to require TENANT to make building modifications due to subsequent changes in building codes except as required by law.

TENANT will save AHC free and harmless from any claim, penalty, damage or other charge imposed for any violation of said ordinances and laws, whether occasioned by the neglect of TENANT or any agent or person in the employ of TENANT, or any person contracting with TENANT. TENANT must indemnify and keep harmless AHC against and from any loss caused by damage or expense arising out of the use of any Building and Improvements, including all sidewalks, approaches, parking areas, private roadways, walkways and common areas and any of the foregoing installed by TENANT in any area adjoining the Land, and any resulting accident or other occurrence causing injury to any person whomever, or any property whatsoever, due directly to the fault of TENANT, its agents, employees or contractors. TENANT will have the right to control the litigation and its proceedings, including designation of attorneys, selection of strategies and tactics, and any settlement or compromise of the litigation or the claims thereunder. TENANT's obligation to indemnify AHC and right to control the litigation does not extend to the indemnitee's actions covered by Section 56-7-1 A and B, NMSA (1978), nor to intentional acts or omissions of AHC.

21. CONDEMNATION.

(a) If the entire Land or any portion thereof which is sufficient to render the remaining portion thereof unsuitable for the use being made thereof at the time of such condemnation, will in fact be taken in or by condemnation or other proceedings pursuant to law, or sold in avoidance of such condemnation or other proceedings (each of which is hereinafter in this section referred to as a "taking"), then TENANT may give notice to AHC of its intention to terminate this Sublease on any date after such taking, but no more than ninety (90) days thereafter, and this Sublease will thereupon terminate as of such date.

In the event of a taking as aforesaid, and the termination of this Sublease as a result of such taking, the award, settlement or payment resulting from such taking (including any award, settlement or payment as compensation by way of severance damage suffered by such portion of the Land as may not be taken), will be distributed to AHC, except that TENANT will have the right to recover amounts for any personal property condemned.

(b) If a lesser portion of the Land is taken, or if the use or occupancy of the Land or any part thereof is temporarily requisitioned by any governmental authority, civil or military, this Sublease will nonetheless continue in full force and effect, and TENANT

must promptly either repair any damage caused by any such taking or by requisition to the improvements on the Land, including such repairs to such improvements as may be necessitated by the partial taking thereof or clear the Land of the remainder of any damaged improvements. In the event of such temporary requisition there will be no abatement of any rent payable hereunder and TENANT will receive the entire award or payment resulting from such temporary requisition. In the event of such lesser taking (other than a temporary taking) by condemnation or otherwise, not resulting in a termination of this Sublease, the award, settlement or payment for such taking will, subject to the rights of TENANTS under approved subleases to share in any such award, be distributed to AHC. AHC will exercise its best efforts during any condemnation proceedings for a lesser portion of the Land to minimize any impairment of use of the remaining Land.

22. HAZARDOUS SUBSTANCES.

(a) Landlord represents that to its knowledge there are no hazardous materials or substances designated as such pursuant to State or Federal law as hazardous located on the Premises.

(b) Tenant will not cause or permit any hazardous material or substances designated as such pursuant to State and Federal law to be used, stored, release, handled, produced or installed in, on, or about the Premises unless same are used stored, released, handled, produced, or installed in a manner that complies with all environmental laws and regulations, both State and Federal.

(c) TENANT hereby indemnifies and holds harmless AHC its director, officers, employees, successors, assigns, agents, contractors, experts, licensees, affiliates and lessees, and NMSU from and against any and all environmental damages relating to environmental conditions which occur during the term of this sublease agreement caused by the actions or inactions of TENANT, its managers, members, directors, officers, employees, agents, or invitees. TENANT's obligation will include the burden and expense of defending all claims, suits and administrative proceedings even if such claims, suits or administrative proceedings are groundless, false or fraudulent including and discharging when and as some became due any and all judgments, penalties, fines or other sums against TENANT or the indemnities provided however that this indemnity will not apply to any environmental damages caused by AHC after the commencement date of this lease.

(d) TENANT will comply with all EPCRA reporting requirements for hazardous substances. TENANT will provide annual reports to Arrowhead Center of chemicals on hand, along with copies of applicable MSDS sheets, and work with NMSU Fire Department and any Local Emergency Planning committees on appropriate response planning.

23. MORTGAGE FINANCING.

Intentionally deleted..

24. DRAINAGE. TENANT acknowledges and agrees that it is TENANT's obligation to see that all surface water which may be collected or deposited on or must traverse the Land, Building and Improvements must be properly drained in accordance with all applicable laws, regulations and codes of governmental authorities having jurisdiction thereof and in accordance with Lessor's Storm Water Management Plan, attached hereto as Exhibit "E".

25. USE OF NAMES AND RELATIONSHIP: Nothing contained herein will give TENANT the right to the use of the names of the Lessor or AHC or make statement which could be construed as an affiliation therewith, unless specifically prescribed in other agreements between the parties. The relationship created by this sublease is one of sublessor (AHC) and sublessee (TENANT).

26. NEGATION OF PARTNERSHIP. Lessor and AHC will not become or be deemed a partner or a joint venturer with TENANT by reason of any of the provisions of this Sublease and the parties expressly negate any such intention.

27. GOVERNING LAW. This Sublease and all amendments thereto will be governed by the laws of the State of New Mexico.

28. SUBLEASE EMBODIES ALL AGREEMENTS BETWEEN THE PARTIES. The parties hereto agree that this Sublease incorporates all of the agreements, covenants and understandings between the parties hereto concerning the subject matter hereof, (except for those contained in the Master Ground Lease or in any other Sublease executed by the Parties under the Master Ground Lease), and that all such covenants, agreements and understandings have been merged into this Sublease. No prior agreement or understanding, verbal or otherwise, of the parties or their agents (except for the Master Ground Lease) will be valid or enforceable unless embodied in this Sublease.

29. AMENDMENTS; SECTION HEADINGS; TERMS.

(a) The parties hereto agree that this Sublease will not be altered, changed or amended except by instrument in writing executed by the parties hereto or their successors in interest.

Section titles or captions contained in this Sublease are inserted as a matter of convenience only and in no way define, limit, extend or describe the scope of this Sublease or the intent of any provisions hereof.

Wherever the singular number is used in this Sublease and when required by the

context, the same will include the plural; and the masculine gender will include the, feminine and neuter genders and the word "**Person**" includes corporations, firms, partnerships or other forms of associations.

(b) As used herein, the following definitions will apply:

- (i) "**Business Day**" - any day other than a Saturday, Sunday or national holiday.
- (ii) "**Building and Improvements**" - the building and improvements to be constructed upon the Land by TENANT
- (iii) "**Premises**" - the Land and the Building and Improvements to be constructed thereon
- (iv) "**Project**" - the development of the Premises
- (v) **Intentionally deleted.**
- (vi) "**Site Plan**" - A drawing or drawings contained with The Plans that defines the placement of the Buildings and Improvements on the leased land.
- (vii) "**Sublease Year**" - The 12-month period beginning initially with the Rental Commencement Date and ending on the date that is 12 months' later, then each successive 12 month period.
- (viii) "**The Plans**" - The plans and specifications for the Building and Improvements.

30. "ESTOPPEL" LETTER OR STATEMENT: AGREEMENT FOR NON-DISTURBANCE.

Upon written notice of TENANT to AHC (no more frequent than once per calendar year), AHC will advise TENANT in writing, or any person designated by TENANT in such notice, as to whether TENANT has, to the date of such statement, performed all of the obligations imposed upon it by this Sublease, whether this Sublease is in good standing; whether rent has been paid more than one month in advance, whether there is any outstanding default known at that time by AHC thereunder, and any other reasonable information requested by TENANT.

31. WAIVER OF BREACH. The parties hereto agree that no waiver, expressed or implied, of a breach of any covenant or covenants of this Sublease, or failure to invoke or enforce such covenant or covenants, will be construed to be a waiver of, consent to, or estoppel as to any succeeding or continuing breach of the same or of any other covenant, unless such waiver is clear on its face that it so extends to future occurrences.

32. ECONOMIC IMPACT. Annually on a date to be determined by AHC, TENANT will report to AHC the total number of personnel employed by the TENANT and the average wage paid to those employees for the sole purpose of supporting AHC's requirement to document economic impact generated by Arrowhead Park. This information will only

be used in the aggregate and in no way will AHC report specific employment figures of the TENANT to others.

33. MEMORANDUM OF SUBLEASE FOR RECORD. The parties hereto agree that in lieu of the recording of this entire instrument, the parties will execute a short memorandum, a form of which is attached hereto as Exhibit "F", describing the Land, Building and Improvements and reciting the term of this Sublease with a general reference to the provisions of this instrument, which memorandum must be executed and acknowledged, and must be recorded by TENANT, or, at its election, by AHC in the office of the County Clerk of Dona Ana County, New Mexico; provided, however, that either party may, in the event it seems advisable to such party, at any time record this entire Sublease.

34. RIGHTS AND REMEDIES CUMULATIVE. Notwithstanding the rights and remedies herein specified and enumerated inuring to AHC or TENANT, said rights and remedies will not exclude nor preclude any other rights and/or remedies allowed AHC or TENANT by the laws of the State of New Mexico at the time when any such right or remedy will be asserted or invoked.

All rights and remedies which could at any time or in any way be legally invoked or enforced by AHC or TENANT, whether herein enumerated or not, will be deemed to be cumulative.

35. NOTICES. All notices, consents, approvals and other communications that may be or are required to be given by either party under this Sublease will be properly given only if made in writing and sent by (a) hand delivery, or (b) certified mail, return receipt requested, or (c) nationally recognized overnight delivery service (such as Federal Express, UPS Next Day Air, Purolator Courier or Airborne Express), designated for next business day delivery with all postage and delivery charges paid by the sender and addressed to the recipient at the address set forth below, or at such other address as each may subsequently designate in writing. Such notices delivered by hand, by telecopy (subject to the provisions hereof), or overnight delivery service will be deemed received upon the earlier of actual receipt or the next general business day. Such notices sent by certified mail will be deemed received five (5) days after the date of mailing.

Any notice or communication with reference to this Sublease addressed to the AHC must be addressed to:

CEO of Arrowhead Center, Inc.  
P.O. Box 30001, MSC 700  
Las Cruces, New Mexico 88003

With copies to:

New Mexico State University

New Mexico State



University Director of Real Estate	General Counsel
MSC 30RE	MSC 3UGC
P.O. Box 30001	P.O. Box 30001
Las Cruces, New Mexico 88003-8001	Las Cruces, New Mexico 88003-8001

Any notice or communication with reference to this Sublease addressed to TENANT must be addressed to:

New Mexico State University	New Mexico State
University Director of Real Estate	General Counsel
MSC 30RE	MSC 3UGC
P.O. Box 30001	P.O. Box 30001
Las Cruces, New Mexico 88003-8001	Las Cruces, New Mexico 88003-8001

If either party at any time changes its name, or if there is an assignment or other disposition of Sublease rights by either party, in whole or in part, or if either party changes the place of address to which such notice of communication must be sent, written notice of such change must be given to the other party, as hereinabove provided. Thereafter, all notices and communications must be addressed as stipulated in the notification of such change.

36. **MASTER GROUND LEASE.** AHC must use commercially reasonable efforts to perform all of its obligations under the Master Ground Lease. AHC will upon request from TENANT, deliver to TENANT, a Non-Disturbance and Attornment Agreement from the Lessor under the Master Ground Lease which provides that in the event of a default by AHC as Lessee under the Master Ground Lease which results in a termination of the Master Ground Lease, the Lessor will recognize this Sublease as a direct lease between TENANT and such Master Ground Lease Lessor for the remaining term hereof and all renewal terms. TENANT acknowledges any rights it may have under this Sublease are limited by and will not exceed any rights of AHC granted to AHC by the Master Ground Lease. Any conflict between this Sublease and the Master Ground Lease will be governed by the terms of the Master Ground Lease.

37. **QUIET ENJOYMENT.** So long as TENANT pays its rent with due under this Sublease and observes all other provisions of this Sublease, AHC will not interfere with the peaceful and quiet enjoyment of the Premises by TENANT.

38. **ATTORNEY'S FEES.** If either party incurs any attorneys' fees and costs in connection with the enforcement of this Sublease, each party hereunder agrees to reimburse the other party within thirty days of notification of incurring of said attorneys' fees.

**IN WITNESS WHEREOF**, the parties have caused this Sublease to be executed effective as of the day and year first above written, although actually executed by each party hereto on the date set forth beneath its respective signature.

[ remainder of this page is blank - signature pages follow ]

**IN WITNESS WHEREOF**, the parties have caused this Sublease to be executed effective as of the day and year first above written.

**AHC:**

**ARROWHEAD CENTER, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**THE REGENTS OF NEW MEXICO  
STATE UNIVERSITY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**LESSOR’S CONSENT TO SUBLEASE**

The undersigned (“NMSU”), lessor under the Master Ground Lease, hereby consents to the foregoing Sublease without waiver of any restriction in the Master Ground Lease concerning further assignment or subletting. NMSU certifies that, as of the date of NMSU’s execution hereof, AHC is not in default or breach of any provisions of the Master Ground Lease, and that the Master Ground Lease has not been amended or modified except as expressly set forth in the foregoing Sublease. It is understood that Lessee under the Master Ground Lease (AHC herein) remains fully liable for performance of all the terms and conditions of the Master Ground Lease.

THE REGENTS OF NEW MEXICO STATE  
UNIVERSITY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT "A"**

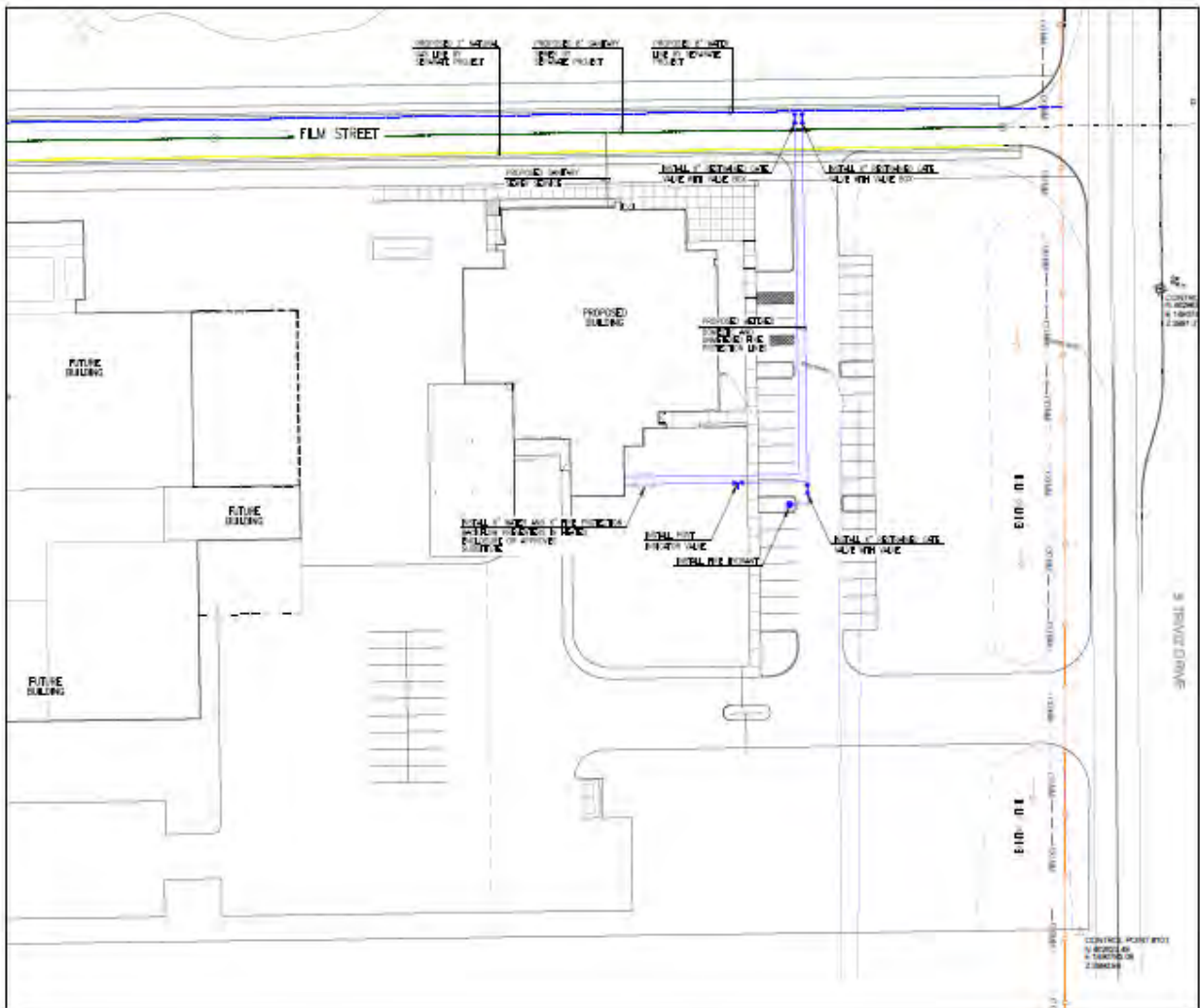
**MASTER GROUND LEASE**

(delivered separately)

### EXHIBIT "B"

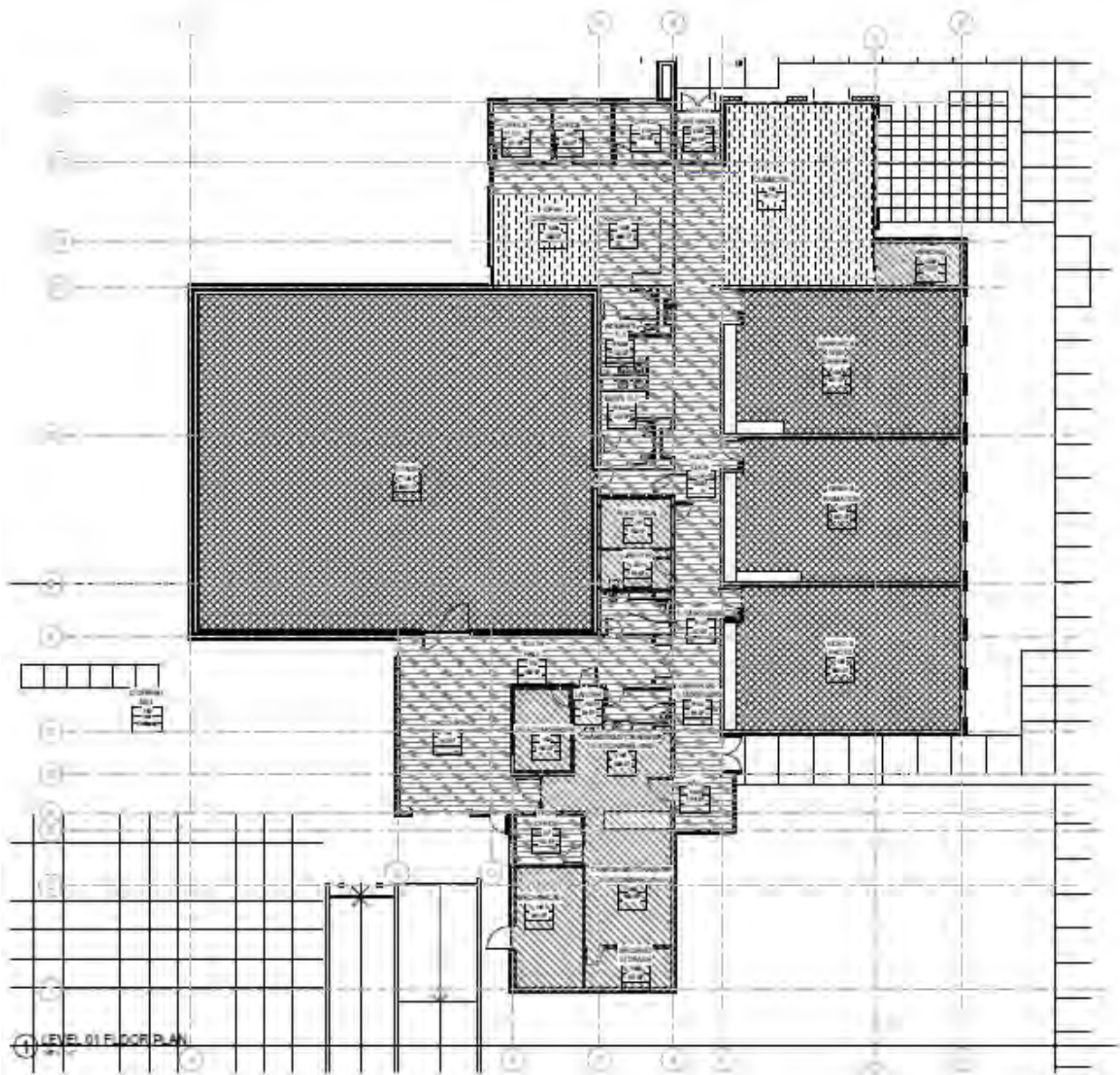
### LEGAL DESCRIPTION AND PLATS

(to be finalized after construction)





# EXHIBIT "C"

## SITE PLAN



**EXHIBIT "D"**

**Notice of Coverage**

	<p align="center"><b>NEW MEXICO</b> GENERAL SERVICES DEPARTMENT RISK MANAGEMENT DIVISION</p>	<p align="center"><b>EVIDENCE OF COVERAGE</b></p>
<p align="center"><b>MEMORANDUM NUMBER:RMD-EOC-FY23</b></p>		
<p>This Evidence of Coverage is used as a matter of information only and confers no rights upon the Certificate Holder. This Evidence of Coverage does not amend, extend, or alter the coverage afforded by the Tort Claims Act or the applicable Certificates of Coverage or policies for the type(s) of coverage listed below.</p>		
<p align="center"><b>INSURED INFORMATION</b></p>		
<p align="center"><b>STATE OF NEW MEXICO and NEW MEXICO STATE UNIVERSITY (U5300)</b>  <b>LOSS PAYEE: TO WHOM IT MAY CONCERN</b></p>		
<p align="center">Coverage Period: 12:00 AM 07/01/2022 to 11:59 PM 06/30/2023</p>		
<p>This is to certify that the Insured has the coverages listed below for the period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this Evidence of Coverage may be used or may pertain, the coverages indicated in this Evidence of Coverage are subject to all terms, exclusions, and conditions of the Certificates of Coverage and other insurance policy(s) to which this Evidence of Coverage pertains.</p>		
<p align="center"><b>Type of Coverage</b></p>	<p align="center"><b>Limit of Liability/Coverage</b></p>	
<p>A) Liability i. General Liability ii. Automobile Liability iii. Law Enforcement iv. Civil Rights</p>	<p>Statutory Limit NMSA § 41-4-19</p>	
<p>B) Workers Compensation</p>	<p>Statutory Limits NMSA § 52-1-1 et seq.</p>	
<p>C) Property i. Real and Personal Business Property ii. Auto Physical Damage</p>	<p>Replacement Cost Value (RCV) Actual Cash Value (ACV)</p>	
<p>D) Medical Malpractice</p>	<p>Statutory Limit NMSA § 41-4-19</p>	
<p>E) Fine Arts</p>	<p>\$300,000,000.00</p>	
<p>F) Boiler &amp; Machinery</p>	<p>\$1,00,000,000.00 Limit</p>	
<p><b>Per 66-5-207, NMSA 1978, - A motor vehicle owned by the United States Government, any state, or political subdivision of the state, is exempt from the Mandatory Financial Responsibility Act.</b></p>		
<p><b>Per 66-6-15(E), NMSA 1978, - A vehicle or trailer owned by and used in the service of the State of New Mexico or any county or municipality thereof need not be registered but must continually display plates furnished by the Transportation Services Division of the General Services Department.</b></p>		
<p>Should any of the above coverages for the Covered Party be changed or withdrawn prior to the expiration date issued above, the State of New Mexico will notify the Certificate Holder, but failure of such notification shall impose no obligation or liability of any kind upon the State of New Mexico, its agents, or representatives.</p>		
<p><b>Authorized Representative: Randall Cherry, Director, Risk Management Division, GSD</b> <b>Date Issued: 7-1-2022</b></p>		
<p>For questions please contact the Loss Prevention and Control Bureau at 505-827-2036 or GSD.LPCB@state.nm.us</p>		

**EXHIBIT "E"**

**STORM WATER MANAGEMENT PLAN**

**(delivered separately)**



**EXHIBIT "F"**

**MEMORANDUM OF SUBLEASE**

The Regents of New Mexico State University (Lessor) and Arrowhead Center, Inc. (Lessee) entered into a Master Ground Lease on certain land described in Exhibit A, known as Arrowhead Park. The Land is situated in an area which the Lessor and Lessee desire to develop as a University Research Park pursuant to the New Mexico Research Park and Economic Development Act 21-28-1 et. Seq. NMSA 1978. The Master Ground Lease contains terms and conditions which affect the use and occupancy of the Land. The Master Ground Lease was recorded in the Office of the Count Clerk of Dona Ana County on February 27, 2015 as instrument number 1504221.

Pursuant to the Master Ground Lease, Arrowhead Center, Inc. (Sublessor) and The Regents of New Mexico State University (Sublessee) entered into a Sublease Agreement on a certain parcel of land as described in Exhibit B, attached hereto and made a part hereof. The Sublease Agreement began \_\_\_\_\_, 2023 with an initial term of seventy (70) years, with the Sublease Agreement having two (2) successive options to renew for additional terms of ten (10) years each. The Sublease Agreement contains terms and conditions which affect the use and occupancy of the Land. Any conflict between the terms of the Sublease Agreement and the Master Ground Lease are resolved in favor of the Master Ground Lease.

The sole purpose of this Memorandum of Sublease is to provide public notice of the existence of the Sublease Agreement. The addresses for notice to the parties are:

Sublessor: Arrowhead Center, Inc.  
MSC700  
P.O. Box 30001  
New Mexico State University  
Las Cruces, NM 88003-8001

<u>Sublessee:</u>	New Mexico State University	New Mexico State
	University Director of Real Estate	General Counsel
	MSC 30RE	MSC 3UGC
	P.O. Box 30001	P.O. Box 30001
	Las Cruces, New Mexico 88003-8001	Las Cruces, New Mexico 88003-8001

**SUBLESSOR:**

**ARROWHEAD CENTER, INC.**

By: \_\_\_\_\_  
Name: Kathryn R Hansen  
Title: CEO  
Date: \_

STATE OF NEW MEXICO    )  
  ) ss.  
COUNTY OF DONA ANA    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Kathryn R. Hansen, as CEO, of **ARROWHEAD CENTER, INC.**, a New Mexico nonprofit corporation. In witness whereof, I have hereunto set my hand and affixed my official seat the day and year first above mentioned.

\_\_\_\_\_  
Notary Public in and for said State  
My Commission Expires:\_\_\_\_\_

[NOTARIAL SEAL]

**SUBLESSEE:**

The Regents of New Mexico State University

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF NEW MEXICO    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2023 by  
\_\_\_\_\_, as \_\_\_\_\_, of **The Regents of New Mexico State  
University.**

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first  
above mentioned.

\_\_\_\_\_  
Notary Public in and for said State

My Commission Expires: \_\_\_\_\_

## **EXHIBIT “G”**

### **REQUIRED PROJECT CLOSE-OUT DOCUMENTS**

Within 45 days of completion of the Project, as defined by receipt of a final Certificate of Occupancy, TPG will provide to AHC the following required Project Close-out Documents:

- The project name (as listed on the construction contract)
- Owner / Developer of Record’s contact information to include: firm name, address and phone number, and name of primary contact person
- Architect or Engineer of Record’s contact information to include: firm name, address and phone number, and name of project manager
- General Contractor’s contact information to include: firm name, address, telephone and facsimile number, contact name, telephone number, and email address
- Index of complete General Contractor’s (GC’s) Project Close-out Documents, with tabs and/or dividers provided for each to individual sections of the close-out document submittal
- Surveys and Reports
  - Site Development Plan
  - Legal description of the property(s)
  - Soils Tests
  - Existing easements and utilities
- Agreements
  - Land Sublease between AHC and TPG
  - Utility agreements between AHC and TPG
- Construction Project Close-out Documents
  - As-Built Project Record Drawings and specifications of any improvements (see requirements below)
  - Certificate of Occupancy (NMCID) or equivalent
  - Final Certificate of Inspection from AHJ (NMSU Fire Chief)
- Environmental studies
  - Cultural Resources survey and documented mitigations
  - Site environmental assessment and documented mitigations
  - Burrowing Owl assessment and documented mitigations
  - Construction site Storm Water Management Plan

#### **Project Record Drawings (Deliverables)**

Upon project completion, TPG, or their designated Design and/or Construction contractors, shall provide SUBLESSOR with complete project as-built record documentation (the Record Drawings) including but not limited to:

- construction as-built drawings,

- construction specifications and addenda,
- change order attachments, and
- any other design or construction documentation relevant to the finished project.

One hard copy of construction as-built Record Drawings must be provided by TPG, in addition to all documentation being submitted in electronic format (both PDF and AutoCad .dwg for drawings). Electronic files may be placed on an FTP site for retrieval. When digital media are provided (USB Flash Drive), they will be clearly labeled “AS-BUILT RECORD DOCUMENT” with, at a minimum, the following information: Project name, general contractor name, architectural / engineering firm name, date issued, drawing phase, and sequence number (for multiple discs).

- Submit a complete set of electronic native Autodesk (.dwg) files complete with all x-refs and embedded information, files and data eTransmitted onto Removable Media.
  - Each Autodesk file shall equal one sheet only; no multiple sheets per drawing file.
  - Each Autodesk drawing files shall have a revision cloud around an area where change occurred from bid set and drawing files shall have “Record Drawings” stamped on document.
  - The naming convention for each AutoCad and Adobe .pdf drawing files shall follow the latest version of the United States National CAD Standard<sup>®</sup> and shall be the sheet number followed by the sheet title in accordance to the discipline designator (e.g. A1.1 – Arch, C1.1 – Civil).
- Submit a complete set of Adobe (.pdf) files onto Removable Media. Each file shall correspond exactly to each Autodesk file submitted.



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-8**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Kimberly G. Rumford Ph.D.  
Chief Budget Officer

**Agenda Item:**

NMHED Quarterly Financial Certification Report

**Requested Action of the Board of Regents:**

Approval of the NMHED Quarterly Financial Certification Report for 3rd quarter 3/31/2023.

**Executive Summary:**

New Mexico State Statute 21-1-33 requires the submission of Quarterly Financial Certification Reports to NMHED

**References:**

N/A

**Prior Approvals:**

N/A

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

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

To the best of my knowledge, I certify that the information provided in the attached Financial Actions Report for the:

1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ 3<sup>rd</sup>  4<sup>th</sup> \_\_\_\_\_ Quarter, FY 23

is correct as of the signature dates noted below, and that

**New Mexico State University**

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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.

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Ammu Devasthali, Chair, Board of Regents Date

---

Jay Gogue, Interim Chancellor Date

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Kimberly G. Rumford, Chief Budget Officer Date

# New Mexico State University

## Quarterly Financial Actions Report

<b>Fiscal Year</b>	<b>2023</b>	<b>Date</b>	<b>5/2/2023</b>
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Period (check one)

Quarter 1	<input type="checkbox"/>	Quarter 2	<input type="checkbox"/>	Quarter 3	<input checked="" type="checkbox"/>	Quarter 4	<input type="checkbox"/>
-----------	--------------------------	-----------	--------------------------	-----------	-------------------------------------	-----------	--------------------------

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

- |   |     |                          |    |                                     |
|---|-----|--------------------------|----|-------------------------------------|
| (1) Request an advance of state subsidy?  | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| (2) Fail to make its required payments, as scheduled, to appropriate retirement system(s)?  | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| (3) Fail to make its payroll payments, as scheduled?  | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| (4) Fail to make its scheduled debt service payments?   | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| (5) Fail to make payments to vendors, as scheduled, due to a cash deficiency or a substantial deficiency in the payment processing system?  | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| (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 | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |

If the answer to any of the above questions is "Yes," please describe in a separate document:

- (i) the reason for the occurrence,
- (ii) the actions taken by your institution to resolve this particular occurrence, and
- (iii) 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.





**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-9**

- Action Item
- Consent Item
- Informational Item

**Presented By:** D'Anne Stuart  
Associate Vice President

**Agenda Item:**

Disposition/Deletion of Property

**Requested Action of the Board of Regents:**

Approval of Property Disposition

**Executive Summary:**

The Property Disposition Report represents tangible personal property on the capital asset list identified for disposition and deletion from the university's capital inventory.

**References:**

N/A

**Prior Approvals:**

N/A

**NMSU-BoR**  
**Capital Property Disposition Report - Summary**  
**As of 04-24-2023**

<b>Categories</b>	<b>Count</b>	<b>Total Cost</b>	<b>Accumulated Depreciation</b>	<b>Net Book Amount</b>
surplus	2	\$19,476.37	\$19,476.37	0
<b>Grand Total</b>	<b>2</b>	<b>\$19,476.37</b>	<b>\$19,476.37</b>	<b>0</b>

**NMSU-BoR**  
**Capital Property Disposition Report - Detail**  
**As of 04-24-2023**

#	Department	Barcode	Manufacturer / Model / Serial	Acquisition Date	Total Cost	Accumulated Depreciation	Net Book Amount
<b>surplus</b>							
1	DACC Computer Supp	U413911	Network Switch Cisco Catylyst 3750 12 SFPCISCO3750FD01131Z5F7	9/6/2007	\$7,373.85	\$7,373.85	\$0.00
2	PSL Security Safety Services	U425795	Software Diamond II Server Model Diamond IIG.E.DIAMOND II8681937	2/21/2011	\$12,102.52	\$12,102.52	\$0.00
<b>Total</b>					<b>\$19,476.37</b>	<b>\$19,476.37</b>	<b>\$0.00</b>

**Agenda Item:** \_\_\_\_\_

Date: May 11, 2023

I certify the Board of Regents approved the attached capital property disposition list at the May 11, 2023 board of regents meeting, and such approval will be reflected in the meeting minutes. The disposition list includes:

- (1) surplus capital property classified as worn-out, unusable, or obsolete to the extent that it is no longer economical or safe for continued use, and
- (2) vehicles identified for sale through public auction.

All attempts will be made to salvage any usable surplus items. Remaining items will be disposed of in accordance with NMSU's disposition of property procedures. All items listed will be deleted from the university's capital inventory after the required notice to the State Auditor is completed.

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Chair  
Ammu Devasthali



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # G-10**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Sherry Kollmann, PhD  
Associate Vice Chancellor, Digital Learning

**Agenda Item:**

Memorandum Concerning the Establishment and Operation of NMSU Global Campus

**Requested Action of the Board of Regents:**

Ratification of the Memorandum Concerning the Establishment and Operation of NMSU Global Campus as presented.

**Executive Summary:**

This Memorandum formally establishes a framework, mandate, and protocol for coordination throughout NMSU in support of the NMSU Global Campus.

**References:**

Please see attached memorandum.

DATE: May 11, 2023

TO: All NMSU Academic and Administrative Units

THROUGH: Ammu Devasthali, Chair, NMSU Board of Regents

FROM: Jay Gogue, Chancellor

SUBJECT: Establishment and Operation of NMSU Global Campus

**Applicability and Effect.** This Memorandum applies to each campus, program, service or other operation under the authority of the Regents of New Mexico State University (collectively, “*NMSU*”), excluding the New Mexico Department of Agriculture. This Memorandum formally establishes a framework, mandate and protocol for coordination throughout NMSU in support of the NMSU Global Campus.

**Background.** On 3 February 2023, NMSU announced a rebrand of its online education offerings as NMSU Global Campus, in an effort to:

- A. combine NMSU’s credit and not-for-credit options (previously NMSU Online and NMSU On Demand) to provide a flexible and seamless digital learning journey for students who want to earn their degrees and/or upskill their resumes;
- B. coincide with a time of growth and expansion for New Mexico’s economy, with an understanding that:
  1. as the state’s GDP continues to rise, New Mexico is becoming a key destination for innovative industries such as energy, aerospace, defense, and logistics; and
  2. with growth in these industries comes a need for more comprehensive education offerings;
- C. maintain NMSU’s commitment to “**Be Bold. Shape the Future.**” by evolving its programs and overall operational readiness to support growth and meet the emerging needs of current and prospective students and our state’s workforce; and
- D. provide better support for regional, national, international, and corporate expansion and marketing of NMSU’s online division by repositioning NMSU’s brand as a holistic global effort in terms of B2C student acquisition and B2B partnership acquisition.

**Leadership.** The senior administrative officer of NMSU Global Campus is Dr. Sherry Kollmann, Associate Vice Chancellor, Digital Learning.

**Purpose.** The purpose of the NMSU Global Campus is to enhance and expand the quality of online education at NMSU, while promoting collaborative academic interests and activities within NMSU.

**Goal and Objectives.** The goal in implementing the NMSU Global Campus is to achieve a scalable online campus with growth up to 10,000 enrollments. NMSU intends under this Protocol to:

- A. strengthen and recognize coordination within NMSU for the NMSU Global Campus;
- B. promote collaboration and cooperation within NMSU in the areas of education, and community engagement;
- C. advance online education in support of the mission and vision of NMSU including:
  - 1. enhancing and expanding the quality of education; and
  - 2. fostering innovation, diversity, and excellence in teaching, learning, and scholarship;
- D. expand access to higher education;
- E. provide flexible and innovative learning opportunities to students, faculty, and staff; and
- F. encourage the development and collaboration of online programs, initiatives, and projects that address the needs of students, communities, and industries in New Mexico and beyond.

**Scope of Collaboration.** The scope of collaboration within NMSU in support of NMSU Global Campus includes mutually-chosen activity areas that include, without limitation, the following:

- A. workforce development micro-learnings;
- B. academic resource sharing; and
- C. online learning program coordination.

**Responsibilities of NMSU Global Campus.** Fulfillment of NMSU Global Campus responsibilities under this Protocol requires cooperation from – and NMSU Global Campus’ coordination with – each NMSU campus and program and includes, without limitation:

- A. each preceding Scope of Collaboration area mentioned above;
- B. design and implementation of all NMSU online academic programs; and
- C. delivery of high-quality online courses and degree programs that enhance teaching and learning.

**Responsibilities of NMSU Campuses and Programs.** Each NMSU campus and program has responsibilities under this Protocol that include, without limitation:

- A. collaborating with NMSU Global Campus in the areas mentioned above;
- B. designing and implementing online academic programs with NMSU Global Campus; and
- C. organizing exchange of academic resources with NMSU Global Campus.

**Financial Resources.** Proceeds from NMSU Global Campus are to be reinvested into NMSU Global Campus (see **Attachment A** and **Attachment B**).

**Commitment Duration.** NMSU's initial commitment under this Protocol continues for a five-year period from the date of this Memorandum, subject to renewal for successive five-year periods solely at NMSU's determination, or earlier cessation subject to Board of Regents approval.



## Attachment A

### Enrollment

#### 5 Year Enrollment Growth Model (Grad and UG Combined)

\*Attrition and Returning are owned by Student Success.

\*\*New and Re-admits are owned by Admissions and Marketing.

\*\*\*Model indicates an average 42.6% YoY new start growth

UG/GR Enrollment Split By Term	Fall	Spring	Summer
Graduate Enrollment % of Total	45%	45%	20%
Undergraduate Enrollment % of Total	55%	55%	80%

FY 2023-24	
July 1, 2023 - June 30, 2024	
Initial Carry-In (Returning Enrolled)	1,683
Total New (New & Re-Admits)	<b>1,700</b>
Attrition (9% per term)	54%
Final Active Earning	<b>2,346</b>

FY 2024-25	
July 1, 2024 - June 30, 2025	
Initial Carry-In (Returning Enrolled)	2,135
Total New (New & Re-Admits)	<b>2,424</b>
Attrition (8% per term)	48%
Final Active Earning	<b>3,312</b>

FY 2025-26	
July 1, 2025 - June 30, 2026	
Initial Carry-In (Returning Enrolled)	3,047
Total New (New & Re-Admits)	<b>3,457</b>
Attrition (8% per term)	48%
Final Active Earning	<b>4,724</b>

FY 2026-27	
July 1, 2026 - June 30, 2027	
Initial Carry-In (Returning Enrolled)	4,346
Total New (New & Re-Admits)	<b>4,930</b>
Attrition (8% per term)	48%
Final Active Earning	<b>6,737</b>

FY 2027-28	
July 1, 2026 - June 30, 2027	
Initial Carry-In (Returning Enrolled)	6,198
Total New (New & Re-Admits)	<b>7,030</b>
Attrition (7% per term)	42%
Final Active Earning	<b>10,005</b>

Conditions: Enrollment goals will be achieved if collaboration continues to progress with the recognition that not all current practices within a particular NMSU campus can be applied to NMSU Global Campus. Below is a list of assumptions or caveats to this **Attachment A**.

- Admission/enrollment and advising teams are sufficiently staffed over the next five years to process all leads, applications, and enrollments.
- Collaboration supports delivery of agile and responsive services to students, while updating any prior administrative process or procedure (*e.g.*, procurement, human resources, *etc.*) that is determined not to support that delivery objective.

## **Attachment B**

### **Revenue-Sharing**

**Justification.** NMSU Global Campus is to engage in a tuition revenue sharing, under which NMSU, subject to its annual review and any needed suspension, modification or cessation decision:

- A. identifies selected programs and services as priorities that have a need for increased financial support; and
- B. directs those programs and services to receive a percentage of revenue from online courses offered by NMSU Global Campus.

**Transitional Investment.** To achieve full revenue sharing arising from NMSU Global Campus operations, it is important to recognize the budgetary commitments of NMSU. This Protocol proactively sets forth a revenue-sharing business model that provides a scalability for NMSU Global Campus that secures NMSU's long-term financial viability. NMSU is committed to the following actions necessary to advance that model:

- A. for FY24, NMSU is to allocate all new NMSU Global Campus revenue as follows:
  1. two percent to the Teaching Academy;
  2. ten percent for college incentives; and
  3. eighty-eight percent for reinvestment into NMSU Global Campus;
- B. by December 31, 2023, NMSU is to develop a financial plan and timeline for NMSU Global Campus that realizes a full revenue share objective benefitting not only NMSU Global Campus individually, but also NMSU in general; and
- C. NMSU is to ensure that NMSU Global Campus receives sufficient financial support until this Protocol generates a full revenue share, as further described below.

**Full Revenue Share.** Under a full revenue share, NMSU-FSA Global Campus is to receive sixty percent of any tuition revenue derived from NMSU Global Campus enrollment. The remaining percentage of that revenue is to be allocated as follows:

- Teaching Academy: two percent of tuition revenue
- Academic Deans/Academic Units: ten percent of tuition revenue from their online program enrollment
- Faculty Compensation: five percent of tuition revenue
- Graduate Students: five percent of tuition revenue
- NMSU: five percent service fee; and  
thirteen percent for NMSU-wide priority setting, as NMSU's Board of Regents and Chancellor determine both initially and under annual updates.

## **Attachment C**

### **Academic Calendar and Student Records Office**

**Coordination with Student Records Office.** NMSU Global Campus is responsible to collaborate with the NMSU Student Records office to:

- A. identify and establish each area within NMSU's current process that needs to be modified in support of the growth of NMSU Global Campus;
- B. identify six term starts throughout the academic year; and
- C. make any needed registration-day policy changes in support of NMSU Global Campus students.

**Compliance with Applicable Standards.** NMSU Global Campus is responsible to ensure that:

- A. student records are maintained and protected in accordance with the policies and procedures of the NMSU Student Records Office;
- B. it adheres to all academic policies and procedures and/or collaborates with appropriate academic units and governing bodies to establish specific needs related to NMSU Global Campus; and
- C. each online course meets the academic standards and requirements of NMSU.

**Communication with Student Records Office.** NMSU Global Campus is responsible to:

- A. maintain open communication with the NMSU Student Records Office to ensure compliance with all policies and procedures; and
- B. promptly communicate to the Student Records Office any issues or concerns related to registration, student records, or academic policies.

**Attachment D**

Capital Investment Priority

NMSU Global Campus:

- A. was established as a priority by the NMSU Board of Regents;
- B. is listed as a NMSU 2026 General Obligation Bond priority for the purpose of constructing an NMSU Global Campus building; and
- C. has transferred funds for the purpose of conducting a feasibility study in advance of the capital outlay request.



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # H-1**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Alan Shoho  
 Provost and Chief Academic Officer

**Agenda Item:** Spring 2023 Degree and Certificate Conferral

**Requested Action of the Board of Regents:** Approval of motion to confer Spring 2023 degrees and certificates.

**Executive Summary:** Requesting approval of the Regents of New Mexico State University to confer degrees and certificates to named candidates listed in the Spring 2023 Commencement Programs of the institution’s four campuses. Conferral is contingent upon the students’ satisfactory completion of the courses in which they are enrolled and meeting the requirements of the appropriate catalog. It is further contingent upon the assumption that the content of the thesis submitted by each student required to do so is original unless otherwise represented in the document.

The journey of a student through New Mexico State University is filled with caring faculty and staff working at the front of classrooms or behind the scenes. The numbers are below and details are provided in the presentation.

College/Campus	Degree Applicants
Agricultural, Consumer and Environmental Sciences	170
Arts and Sciences	528
Business	199
Engineering	231
Health, Education and Social Transformation	304
Masters	478
Specialist in Education	8
Doctoral	58
<b>Total Degree Applicants</b>	<b>1,432</b>

College/Campus	Degree Applicants
Alamogordo	36
Carlsbad-Southeast New Mexico	45
Dona Ana	633
Grants	31
<b>Total Degree Applicants</b>	<b>745</b>



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # H-2**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Kimberly G. Rumford Ph.D.  
Chief Budget Officer

**Agenda Item:**

Operating Budgets for Fiscal Year 2023-2024

**Requested Action of the Board of Regents:**

Approval of the Operating Budgets for Fiscal Year 2023-2024

**Executive Summary:**

As part of the annual budget process, the University prepares original budgets for the upcoming fiscal year. Operating budgets for fiscal year 2024 by campus are below:

<b>Campus</b>	<b>Total Expenditures</b>
Las Cruces	\$ 707,401,197
Alamogordo	\$ 19,854,656
Dona Ana	\$ 104,722,134
Grants	\$ 14,273,388
<b>Total</b>	<b>\$ 846,251,375</b>

**References:**

N/A

**Prior Approvals:**

N/A

# Board of Regents

## OPERATING BUDGETS FOR FY2023-2024

Kimberly G. Rumford, Ph.D.  
Chief Budget Officer

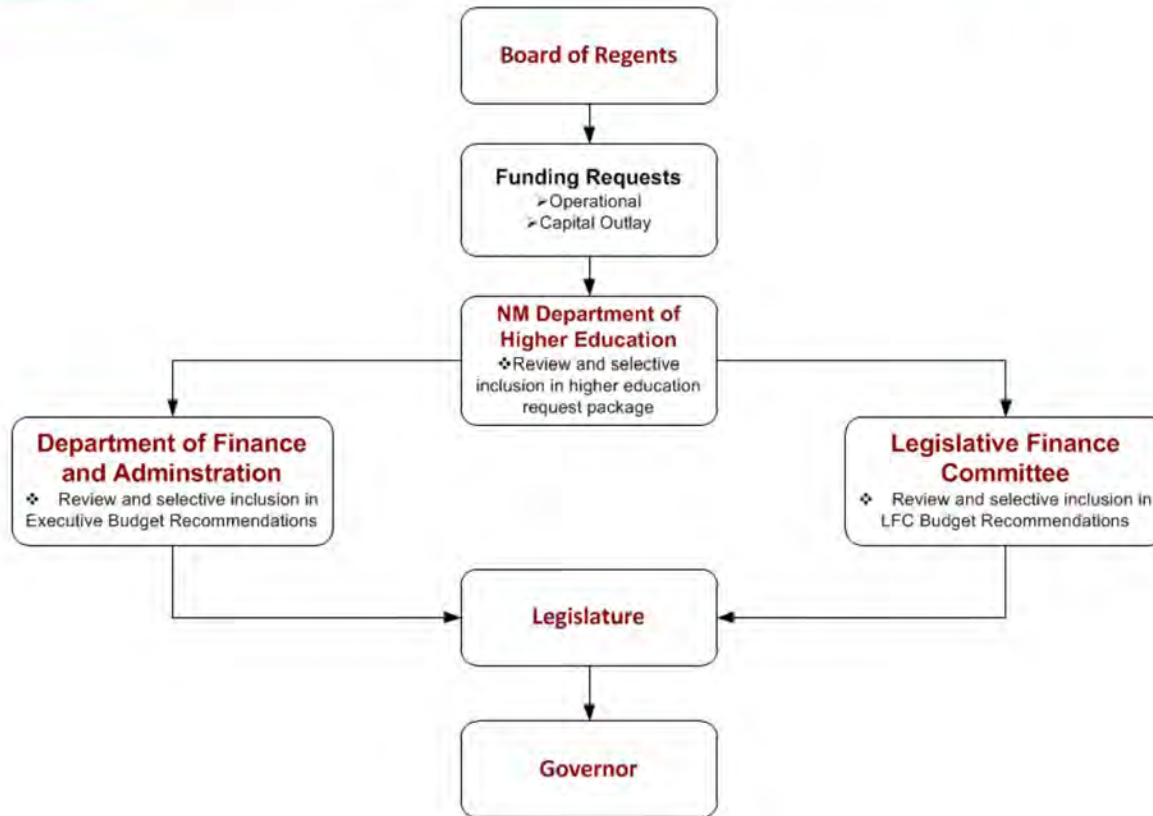
The logo for New Mexico State University, featuring the letters "NM" stacked above "STATE" in a white serif font, enclosed within a white outline of the state of New Mexico. This logo is centered within a solid maroon square.

NM  
STATE

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**New Mexico State University**

# Budget cycle

## NMSU - State Level Approval Processes - Based on Statutory Authority

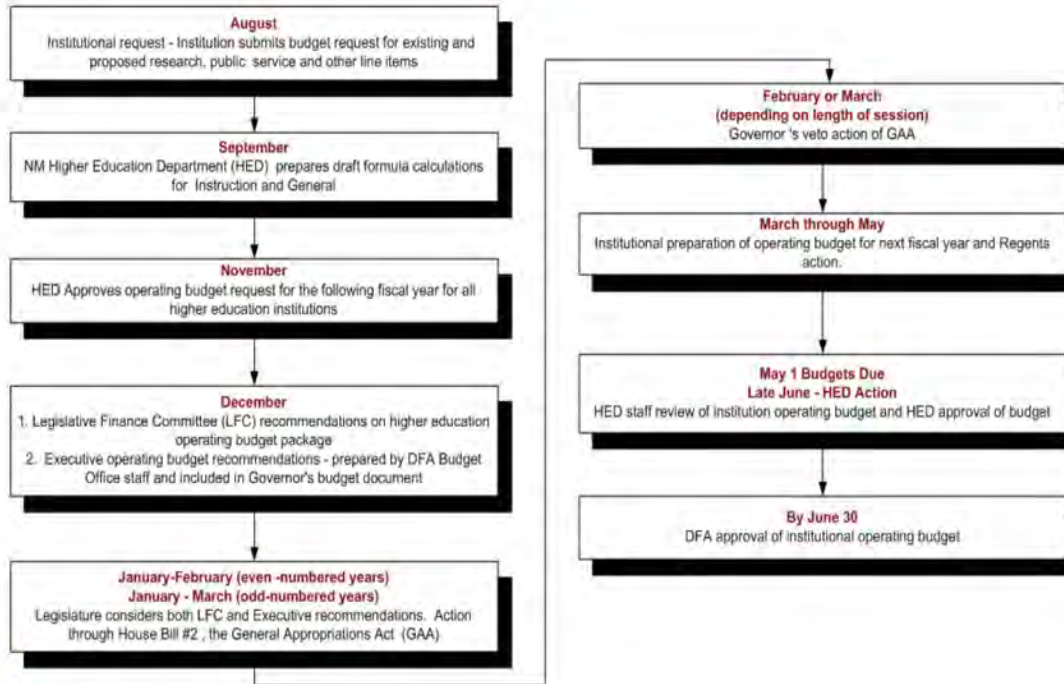




# Budget cycle

## New Mexico Higher Education Budget Cycles

### Operating Budget



# NMSU Typical Operating Budget Timeline

Timeframe	Recommendations / Approvals / Required Submittal
May	<ul style="list-style-type: none"> <li>✓ BOR Approval of Operating Budget</li> <li>✓ BOR Approval of 5 Year Capital Plans</li> </ul>
June	University System Budget Committee Review BRR Funding Sectors
June/October	Budget Hearings for I&G New Money Sources <ul style="list-style-type: none"> <li>✓ Financial Strategies</li> <li>✓ Performance Priorities</li> </ul>
July	5 Year Capital Plans for Following FY Due to HED Budget Hearings for Legislative Appropriations (RPSP)
August 1	Prioritize Budget Requests for Following FY Due to HED (RPSP)



# NMSU Typical Operating Budget Timeline

Timeframe	Recommendations / Approvals / Required Submittal
November 1	NMHED Submits Higher Education Funding Recommendation; Includes Preliminary Formula Calculations
November	Budget Cycle for Next Fiscal Year Begins ✓ First Discussions on Sources and Uses of Funding ✓ Discussions regarding sectors of investment for new funding
January	Legislative Session Begins
February/March	Legislative Session Ends
April	Board Approval of Tuition & Fee and Budget Guidelines



# Roles and Responsibilities

- **Academic and Administrative Units**
  - Maintain process and communicate needs
- **Student Fee Review Board**
  - Propose required student fees to President
- **University System Budget Committee**
  - Review and provide input on I&G budget priorities; I&G and RPSP Budget Hearing Recommendations to President
- **Faculty Senate Budget and Resources Committee**
  - Provide feedback and input
- **NMSU Leadership**
  - Propose budget to Regents
- **Regents Financial Strategies, Finance and Budget Committee**
  - Represent Regents through in-depth review of budget
- **Board of Regents**
  - Approval of budget



# All Funds and Campuses



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**New Mexico Higher Education Department**  
**Budget Approval Form**  
**FY 2023-2024**  
**New Mexico State University**

		UNRESTRICTED EXPENDITURES	RESTRICTED EXPENDITURES	TOTAL EXPENDITURES
<b>LAS CRUCES CAMPUS</b>	CURRENT FUNDS	\$ 391,796,603	\$ 246,533,573	\$ 638,330,176
	PLANT FUNDS	69,071,021	N/A	69,071,021
	<b>TOTAL</b>	<b>\$ 460,867,624</b>	<b>\$ 246,533,573</b>	<b>\$ 707,401,197</b>
<b>ALAMOGORDO CAMPUS</b>	CURRENT FUNDS	\$ 11,053,877	\$ 3,832,371	\$ 14,886,248
	PLANT FUNDS	4,968,408	N/A	4,968,408
	<b>TOTAL</b>	<b>\$ 16,022,285</b>	<b>\$ 3,832,371</b>	<b>\$ 19,854,656</b>
<b>DOÑA ANA CAMPUS</b>	CURRENT FUNDS	\$ 48,188,973	\$ 27,667,099	\$ 75,856,072
	PLANT FUNDS	28,866,062	N/A	28,866,062
	<b>TOTAL</b>	<b>\$ 77,055,035</b>	<b>\$ 27,667,099</b>	<b>\$ 104,722,134</b>
<b>GRANTS CAMPUS</b>	CURRENT FUNDS	\$ 6,407,719	\$ 2,598,964	\$ 9,006,683
	PLANT FUNDS	5,266,705	N/A	5,266,705
	<b>TOTAL</b>	<b>\$ 11,674,424</b>	<b>\$ 2,598,964</b>	<b>\$ 14,273,388</b>
<b>SUMMARY EXPENDITURES</b>	CURRENT FUNDS	\$ 457,447,172	\$ 280,632,007	\$ 738,079,179
	PLANT FUNDS	108,172,196	N/A	108,172,196
	<b>TOTAL</b>	<b>\$ 565,619,368</b>	<b>\$ 280,632,007</b>	<b>\$ 846,251,375</b>

# Current Funds Combined Campuses



# NMSU Combined Campus S&U of Current Funds

Sources	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Tuition & Fees	\$ 124,082,522	\$ -	\$ 124,082,522	18.6%	\$ 130,361,309	\$ -	\$ 130,361,309	17.3%	5.1%
Federal Appropriations	-	4,972,000	4,972,000	0.7%	-	6,250,000	6,250,000	0.8%	25.7%
State Appropriations	240,980,600	-	240,980,600	36.2%	268,267,800	-	268,267,800	35.6%	11.3%
Local Appropriations	7,378,000	2,500,000	9,878,000	1.5%	7,817,090	2,650,000	10,467,090	1.4%	6.0%
Govt Grants & Contracts	136,514	196,792,861	196,929,375	29.6%	135,890	247,592,987	247,728,877	32.9%	25.8%
Private Gifts, Grants & Contracts	19,000	17,645,380	17,664,380	2.7%	5,000	19,493,770	19,498,770	2.6%	10.4%
Sales & Services	29,555,153	-	29,555,153	4.4%	23,522,973	145,000	23,667,973	3.1%	-19.9%
Indirect Cost Recoveries	16,572,901	-	16,572,901	2.5%	18,157,212	-	18,157,212	2.4%	9.6%
Other	21,473,493	3,353,850	24,827,343	3.7%	23,671,090	4,500,250	28,171,340	3.7%	13.5%
<b>Total</b>	<b>\$ 440,198,183</b>	<b>\$ 225,264,091</b>	<b>\$ 665,462,274</b>	<b>100%</b>	<b>\$ 471,938,364</b>	<b>\$ 280,632,007</b>	<b>\$ 752,570,371</b>	<b>100%</b>	<b>13.1%</b>

Uses	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Instruction & General	\$ 266,652,751	\$ 12,727,333	\$ 279,380,084	42.0%	\$ 297,706,592	\$ 26,004,977	\$ 323,711,569	43.0%	15.9%
Research	39,509,389	79,456,834	118,966,223	17.9%	42,662,859	80,520,305	123,183,164	16.4%	3.5%
Public Service	25,526,215	32,950,989	58,477,204	8.8%	28,503,755	36,786,275	65,290,030	8.7%	11.7%
Student Aid	22,182,188	94,040,216	116,222,404	17.5%	22,815,150	130,767,650	153,582,800	20.4%	32.1%
Auxiliary	22,077,070	184,800	22,261,870	3.3%	17,050,783	183,400	17,234,183	2.3%	-22.6%
Athletics	20,821,057	1,548,619	22,369,676	3.4%	23,882,136	1,715,000	25,597,136	3.4%	14.4%
NMDA	22,360,940	4,153,400	26,514,340	4.0%	20,191,179	4,469,300	24,660,479	3.3%	-7.0%
Net Transfers	21,967,474	-	21,967,474	3.3%	18,928,222	-	18,928,222	2.5%	-13.8%
Other	6,348,436	201,900	6,550,336	1.0%	4,634,718	185,100	4,819,818	0.6%	-26.4%
<b>Total</b>	<b>\$ 447,445,520</b>	<b>\$ 225,264,091</b>	<b>\$ 672,709,611</b>	<b>101%</b>	<b>\$ 476,375,394</b>	<b>\$ 280,632,007</b>	<b>\$ 757,007,401</b>	<b>101%</b>	<b>12.5%</b>





# Las Cruces Campus



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# NMSU - Las Cruces Campus S&U

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Sources	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Tuition & Fees	\$ 110,466,868	\$ -	\$ 110,466,868	19.2%	\$ 115,752,854	\$ -	\$ 115,752,854	17.7%	4.8%
Federal Appropriations	-	4,962,000	4,962,000	0.9%	-	6,250,000	6,250,000	1.0%	26.0%
State Appropriations	202,282,100	-	202,282,100	35.1%	226,070,600	-	226,070,600	34.6%	11.8%
Local Appropriations	-	2,500,000	2,500,000	0.4%	-	2,650,000	2,650,000	0.4%	6.0%
Govt Grants & Contracts	134,000	169,084,770	169,218,770	29.4%	134,000	214,592,281	214,726,281	32.9%	26.9%
Private Gifts, Grants & Contracts	19,000	17,001,739	17,020,739	3.0%	5,000	18,496,292	18,501,292	2.8%	8.7%
Sales & Services	29,117,143	-	29,117,143	5.1%	23,070,813	145,000	23,215,813	3.6%	-20.3%
Indirect Cost Recoveries	16,252,100	-	16,252,100	2.8%	18,068,100	-	18,068,100	2.8%	11.2%
Other	21,282,240	3,281,000	24,563,240	4.3%	23,157,415	4,400,000	27,557,415	4.2%	12.2%
<b>Total</b>	<b>\$ 379,553,451</b>	<b>\$ 196,829,509</b>	<b>\$ 576,382,960</b>	<b>100%</b>	<b>\$ 406,258,782</b>	<b>\$ 246,533,573</b>	<b>\$ 652,792,355</b>	<b>100%</b>	<b>13.3%</b>

Uses	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Instruction & General	\$ 208,262,155	\$ 8,039,800	\$ 216,301,955	37.1%	\$ 233,542,219	\$ 20,711,000	\$ 254,253,219	38.7%	17.5%
Research	39,509,389	79,456,834	118,966,223	20.4%	42,662,859	80,520,305	123,183,164	18.8%	3.5%
Public Service	25,389,519	31,110,640	56,500,159	9.7%	28,365,173	33,590,768	61,955,941	9.4%	9.7%
Student Aid	21,662,486	72,276,916	93,939,402	16.1%	22,212,486	105,275,800	127,488,286	19.4%	35.7%
Auxiliary	21,789,045	112,700	21,901,745	3.8%	16,796,258	111,300	16,907,558	2.6%	-22.8%
Athletics	20,821,057	1,548,619	22,369,676	3.8%	23,882,136	1,715,000	25,597,136	3.9%	14.4%
NMDA	22,360,940	4,153,400	26,514,340	4.5%	20,191,179	4,469,300	24,660,479	3.8%	-7.0%
Net Transfers	20,882,263	-	20,882,263	3.6%	17,910,511	-	17,910,511	2.7%	-14.2%
Other	6,008,947	130,600	6,139,547	1.1%	4,144,293	140,100	4,284,393	0.7%	-30.2%
<b>Total</b>	<b>\$ 386,685,801</b>	<b>\$ 196,829,509</b>	<b>\$ 583,515,310</b>	<b>100%</b>	<b>\$ 409,707,114</b>	<b>\$ 246,533,573</b>	<b>\$ 656,240,687</b>	<b>100%</b>	<b>12.5%</b>



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## Las Cruces Campus - Unrestricted Current Funds

### Expenditure Categories for Instruction and General

#### FY2024 Proposed and FY2023 Approved Budgets

Expenditure Category	Operating Budget 2022-2023	Percent of Total	Operating Budget 2023-2024	Percent of Total	Dollar Change	Percent Change
Faculty Salaries	\$ 58,814,551	28.24%	\$ 63,162,143	27.05%	\$ 4,347,592	7.39%
Professional Salaries	30,970,959	14.87%	34,575,429	14.80%	3,604,470	11.64%
Support Staff Salaries	13,453,332	6.46%	17,142,908	7.34%	3,689,576	27.42%
GA/TA, Student Salaries	11,846,773	5.69%	10,071,353	4.31%	(1,775,420)	-14.99%
Other Salaries	256,336	0.12%	26,336	0.01%	(230,000)	-89.73%
<b>Subtotal Salaries</b>	<b>115,341,951</b>	<b>55.38%</b>	<b>124,978,169</b>	<b>53.51%</b>	<b>9,636,218</b>	<b>8.35%</b>
Fringes	44,007,977	21.13%	48,024,733	20.56%	4,016,756	9.13%
<b>Subtotal Salaries and Fringe</b>	<b>159,349,928</b>	<b>76.51%</b>	<b>173,002,902</b>	<b>74.07%</b>	<b>13,652,974</b>	<b>8.57%</b>
Travel	-	0.00%	-	0.00%	-	N/A
Utilities	7,731,368	3.71%	10,731,368	4.60%	3,000,000	38.80%
Supplies and Expenses	26,516,542	12.74%	36,381,754	15.59%	9,865,212	37.20%
Computer Services	12,619,820	6.06%	14,232,086	6.09%	1,612,266	12.78%
Unallocated	16,428,927	7.89%	14,499,529	6.21%	(1,929,398)	-11.74%
Less Institutional Support	(9,884,356)	-4.75%	(10,813,412)	-4.63%	(929,056)	9.40%
Less Plant O&M	(4,500,074)	-2.16%	(4,492,008)	-1.92%	8,066	-0.18%
<b>Subtotal Other</b>	<b>48,912,227</b>	<b>23.49%</b>	<b>60,539,317</b>	<b>25.94%</b>	<b>11,627,090</b>	<b>23.77%</b>
<b>Total Expenditures</b>	<b>\$ 208,262,155</b>	<b>100.00%</b>	<b>\$ 233,542,219</b>	<b>100.01%</b>	<b>\$ 25,280,064</b>	<b>12.14%</b>

# Community College Campuses



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# NMSU - Alamogordo Campus S&U

Sources	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Tuition & Fees	\$ 1,371,238	\$ -	\$ 1,371,238	10.1%	\$ 1,497,740	\$ -	\$ 1,497,740	10.0%	9.2%
Federal Appropriations	-	-	-	0.0%	-	-	-	0.0%	0.0%
State Appropriations	8,018,000	-	8,018,000	59.3%	8,769,500	-	8,769,500	58.4%	9.4%
Local Appropriations	803,000	-	803,000	5.9%	827,090	-	827,090	5.5%	3.0%
Govt Grants & Contracts	1,664	3,199,641	3,201,305	23.7%	1,040	3,742,527	3,743,567	24.9%	16.9%
Private Gifts, Grants & Contracts	-	30,333	30,333	0.2%	-	61,844	61,844	0.4%	103.9%
Sales & Services	4,000	-	4,000	0.0%	-	-	-	0.0%	-100.0%
Indirect Cost Recoveries	14,973	-	14,973	0.1%	12,340	-	12,340	0.1%	-17.6%
Other	55,870	26,000	81,870	0.6%	72,876	28,000	100,876	0.7%	23.2%
<b>Total</b>	<b>\$ 10,268,745</b>	<b>\$ 3,255,974</b>	<b>\$ 13,524,719</b>	<b>100%</b>	<b>\$ 11,180,586</b>	<b>\$ 3,832,371</b>	<b>\$ 15,012,957</b>	<b>100%</b>	<b>11.0%</b>

Uses	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Instruction & General	\$ 9,998,114	\$ 353,988	\$ 10,352,102	76.3%	\$ 10,903,009	\$ 365,249	\$ 11,268,258	74.6%	8.8%
Research	-	-	-	0.0%	-	-	-	0.0%	0.0%
Public Service	12,000	1,337,386	1,349,386	10.0%	12,000	1,465,122	1,477,122	9.8%	9.5%
Student Aid	46,266	1,564,600	1,610,866	11.9%	120,000	2,002,000	2,122,000	14.1%	31.7%
Auxiliary	22,000	-	22,000	0.2%	3,500	-	3,500	0.0%	-84.1%
Athletics	-	-	-	0.0%	-	-	-	0.0%	0.0%
NMDA	-	-	-	0.0%	-	-	-	0.0%	0.0%
Net Transfers	211,317	-	211,317	1.6%	211,317	-	211,317	1.4%	0.0%
Other	14,367	-	14,367	0.1%	15,368	-	15,368	0.1%	7.0%
<b>Total</b>	<b>\$ 10,304,064</b>	<b>\$ 3,255,974</b>	<b>\$ 13,560,038</b>	<b>100%</b>	<b>\$ 11,265,194</b>	<b>\$ 3,832,371</b>	<b>\$ 15,097,565</b>	<b>100%</b>	<b>11.3%</b>



# NMSU - Doña Ana Campus S&U

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Sources	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Tuition & Fees	\$ 11,258,354	\$ -	\$ 11,258,354	16.5%	\$ 11,972,115	\$ -	\$ 11,972,115	15.7%	6.3%
Federal Appropriations	-	-	-	0.0%	-	-	-	0.0%	0.0%
State Appropriations	26,603,600	-	26,603,600	38.9%	29,160,700	-	29,160,700	38.2%	9.6%
Local Appropriations	6,290,000	-	6,290,000	9.2%	6,690,000	-	6,690,000	8.8%	6.4%
Govt Grants & Contracts	500	22,799,232	22,799,732	33.3%	500	26,690,749	26,691,249	35.0%	17.1%
Private Gifts, Grants & Contracts	-	604,611	604,611	0.9%	-	914,100	914,100	1.2%	51.2%
Sales & Services	417,010	-	417,010	0.6%	425,160	-	425,160	0.6%	2.0%
Indirect Cost Recoveries	293,828	-	293,828	0.4%	61,772	-	61,772	0.1%	-79.0%
Other	67,383	46,850	114,233	0.2%	299,439	62,250	361,689	0.5%	216.6%
<b>Total</b>	<b>\$ 44,930,675</b>	<b>\$ 23,450,693</b>	<b>\$ 68,381,368</b>	<b>100%</b>	<b>\$ 48,609,686</b>	<b>\$ 27,667,099</b>	<b>\$ 76,276,785</b>	<b>100%</b>	<b>11.5%</b>

Uses	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Instruction & General	\$ 43,258,119	\$ 4,059,206	\$ 47,317,325	69.2%	\$ 46,950,980	\$ 4,002,083	\$ 50,953,063	66.7%	7.7%
Research	-	-	-	0.0%	-	-	-	0.0%	0.0%
Public Service	121,696	399,387	521,083	0.8%	121,582	1,583,066	1,704,648	2.2%	227.1%
Student Aid	435,243	18,848,700	19,283,943	28.2%	435,243	21,964,850	22,400,093	29.3%	16.2%
Auxiliary	251,025	72,100	323,125	0.5%	226,025	72,100	298,125	0.4%	-7.7%
Athletics	-	-	-	0.0%	-	-	-	0.0%	0.0%
NMDA	-	-	-	0.0%	-	-	-	0.0%	0.0%
Net Transfers	551,148	-	551,148	0.8%	541,148	-	541,148	0.7%	-1.8%
Other	318,622	71,300	389,922	0.6%	455,143	45,000	500,143	0.7%	28.3%
<b>Total</b>	<b>\$ 44,935,853</b>	<b>\$ 23,450,693</b>	<b>\$ 68,386,546</b>	<b>100%</b>	<b>\$ 48,730,121</b>	<b>\$ 27,667,099</b>	<b>\$ 76,397,220</b>	<b>100%</b>	<b>11.7%</b>



# NMSU - Grants Campus S&U

Sources	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Tuition & Fees	\$ 986,062	\$ -	\$ 986,062	13.7%	\$ 1,138,600	\$ -	\$ 1,138,600	13.4%	15.5%
Federal Appropriations	-	10,000	10,000	0.1%	-	-	-	0.0%	0.0%
State Appropriations	4,076,900	-	4,076,900	56.8%	4,267,000	-	4,267,000	50.3%	4.7%
Local Appropriations	285,000	-	285,000	4.0%	300,000	-	300,000	3.5%	5.3%
Govt Grants & Contracts	350	1,709,218	1,709,568	23.8%	350	2,567,430	2,567,780	30.3%	50.2%
Private Gifts, Grants & Contracts	-	8,697	8,697	0.1%	-	21,534	21,534	0.3%	147.6%
Sales & Services	17,000	-	17,000	0.2%	27,000	-	27,000	0.3%	58.8%
Indirect Cost Recoveries	12,000	-	12,000	0.2%	15,000	-	15,000	0.2%	0.0%
Other	68,000	-	68,000	0.9%	141,360	10,000	151,360	1.8%	122.6%
<b>Total</b>	<b>\$ 5,445,312</b>	<b>\$ 1,727,915</b>	<b>\$ 7,173,227</b>	<b>100%</b>	<b>\$ 5,889,310</b>	<b>\$ 2,598,964</b>	<b>\$ 8,488,274</b>	<b>100%</b>	<b>18.3%</b>

Uses	Original Budget Approved FY 2022-2023				Original Budget Proposed FY 2023-2024				% Change
	Unrestricted	Restricted	Total		Unrestricted	Restricted	Total		
Instruction & General	\$ 5,134,363	\$ 274,339	\$ 5,408,702	74.6%	\$ 6,310,384	\$ 926,645	\$ 7,237,029	78.1%	33.8%
Research	-	-	-	0.0%	-	-	-	0.0%	0.0%
Public Service	3,000	103,576	106,576	1.5%	5,000	147,319	152,319	1.6%	42.9%
Student Aid	38,193	1,350,000	1,388,193	19.2%	47,421	1,525,000	1,572,421	17.0%	13.3%
Auxiliary	15,000	-	15,000	0.2%	25,000	-	25,000	0.3%	66.7%
Athletics	-	-	-	0.0%	-	-	-	0.0%	0.0%
NMDA	-	-	-	0.0%	-	-	-	0.0%	0.0%
Net Transfers	322,746	-	322,746	4.5%	265,246	-	265,246	2.9%	-17.8%
Other	6,500	-	6,500	0.1%	19,914	-	19,914	0.2%	206.4%
<b>Total</b>	<b>\$ 5,519,802</b>	<b>\$ 1,727,915</b>	<b>\$ 7,247,717</b>	<b>100%</b>	<b>\$ 6,672,965</b>	<b>\$ 2,598,964</b>	<b>\$ 9,271,929</b>	<b>100%</b>	<b>27.9%</b>



# Supplemental Information



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# NMSU

## Fiscal Year 2024 Original Budget Las Cruces I&G (Unrestricted and Restricted)

Instruction and General	FY 2024 Original Budget	FY 2024 Original Budget	FY 2024 Original Budget
	Unrestricted	Restricted	Total
<b>REVENUES</b>			
Tuition and Fees	\$ 101,375,789		\$ 101,375,789
State Appropriations	\$ 158,456,700		\$ 158,456,700
Grants & Contracts	\$ 134,000	\$ 20,711,000	\$ 20,845,000
Endowment/Land & Permanent Income	\$ 3,397,136		\$ 3,397,136
Sales & Services	\$ 532,500		\$ 532,500
Other	\$ 19,702,200		\$ 19,702,200
<b>Total Revenue</b>	<b>\$ 283,598,325</b>	<b>\$ 20,711,000</b>	<b>\$ 304,309,325</b>
<b>EXPENDITURES</b>			
Instruction	\$ 134,537,109	\$ 18,918,800	\$ 153,455,909
Academic Support	\$ 27,178,826	\$ 1,281,300	\$ 28,460,126
Student Services	\$ 18,378,452	\$ 289,000	\$ 18,667,452
Institutional Support	\$ 27,542,378	\$ 221,400	\$ 27,763,778
Plant O&M	\$ 25,905,454	\$ 500	\$ 25,905,954
<b>Total Expenditures</b>	<b>\$ 233,542,219</b>	<b>\$ 20,711,000</b>	<b>\$ 254,253,219</b>

## Las Cruces Campus - Current Funds (Unrestricted and Restricted)

### Expenditure Categories for Research

#### FY2024 Proposed and FY2023 Approved Budgets

Expenditure Category	Operating Budget 2022-2023	Percent of Total	Operating Budget 2023-2024	Percent of Total	Dollar Change	Percent Change
Faculty Salaries	\$ 11,042,698	9.27%	\$ 12,420,974	10.09%	\$ 1,378,276	12.48%
Professional Salaries	22,945,154	19.29%	19,570,847	15.89%	(3,374,307)	-14.71%
Support Staff Salaries	5,168,924	4.34%	5,251,583	4.26%	82,659	1.60%
GA/TA, Student Salaries	10,451,816	8.79%	10,640,676	8.64%	188,860	1.81%
Other Salaries	283,848	0.24%	794,084	0.64%	510,236	179.76%
<b>Subtotal Salaries</b>	<b>49,892,440</b>	<b>41.93%</b>	<b>48,678,164</b>	<b>39.52%</b>	<b>(1,214,276)</b>	<b>-2.43%</b>
Fringes	15,867,948	13.34%	14,737,532	11.96%	(1,130,416)	-7.12%
<b>Subtotal Salaries and Fringe</b>	<b>65,760,388</b>	<b>55.27%</b>	<b>63,415,696</b>	<b>51.48%</b>	<b>(2,344,692)</b>	<b>-3.57%</b>
Travel	1,699,492	1.43%	2,672,254	2.17%	972,762	57.24%
Utilities	598,000	0.50%	630,400	0.51%	32,400	5.42%
Supplies and Expenses	46,166,232	38.81%	50,742,462	41.19%	4,576,230	9.91%
Institutional Support Charges	3,135,256	2.64%	3,592,312	2.92%	457,056	14.58%
Plant O&M Charges	50,355	0.04%	41,015	0.03%	(9,340)	-18.55%
Equipment	1,556,500	1.31%	2,089,025	1.70%	532,525	34.21%
<b>Subtotal Other</b>	<b>53,205,835</b>	<b>44.73%</b>	<b>59,767,468</b>	<b>48.52%</b>	<b>6,561,633</b>	<b>12.33%</b>
<b>Total Expenditures</b>	<b>\$ 118,966,223</b>	<b>100.00%</b>	<b>\$ 123,183,164</b>	<b>100.00%</b>	<b>\$ 4,216,941</b>	<b>3.54%</b>

## Las Cruces Campus - Current Funds (Unrestricted and Restricted)

### Expenditure Categories for Public Service

#### FY2024 Proposed and FY2023 Approved Budgets

Expenditure Category	Operating Budget 2022-2023	Percent of Total	Operating Budget 2023-2024	Percent of Total	Dollar Change	Percent Change
Faculty Salaries	\$ 10,014,921	17.73%	\$ 10,736,958	17.33%	\$ 722,037	7.21%
Professional Salaries	10,064,453	17.81%	10,576,550	17.07%	512,097	5.09%
Support Staff Salaries	4,436,493	7.85%	5,794,277	9.35%	1,357,784	30.60%
GA/TA, Student Salaries	2,704,611	4.79%	2,638,120	4.26%	(66,491)	-2.46%
Other Salaries	314,386	0.56%	222,969	0.36%	(91,417)	-29.08%
<b>Subtotal Salaries</b>	<b>27,534,864</b>	<b>48.74%</b>	<b>29,968,874</b>	<b>48.37%</b>	<b>2,434,010</b>	<b>8.84%</b>
Fringes	9,063,953	16.04%	9,505,998	15.34%	442,045	4.88%
<b>Subtotal Salaries and Fringe</b>	<b>36,598,817</b>	<b>64.78%</b>	<b>39,474,872</b>	<b>63.71%</b>	<b>2,876,055</b>	<b>7.86%</b>
Travel	1,281,984	2.27%	1,392,716	2.25%	110,732	8.64%
Utilities	108,328	0.19%	80,800	0.13%	(27,528)	-25.41%
Supplies and Expenses	17,380,344	30.77%	19,844,904	32.04%	2,464,560	14.18%
Institutional Support Charges	870,500	1.54%	940,700	1.52%	70,200	8.06%
Plant O&M Charges	72,186	0.13%	71,949	0.12%	(237)	-0.33%
Equipment	188,000	0.33%	150,000	0.24%	(38,000)	-20.21%
<b>Subtotal Other</b>	<b>19,901,342</b>	<b>35.23%</b>	<b>22,481,069</b>	<b>36.30%</b>	<b>2,579,727</b>	<b>12.96%</b>
<b>Total Expenditures</b>	<b>\$ 56,500,159</b>	<b>100.01%</b>	<b>\$ 61,955,941</b>	<b>100.01%</b>	<b>\$ 5,455,782</b>	<b>9.66%</b>

**NEW MEXICO HIGHER EDUCATION DEPARTMENT  
Budget Approval Form  
FY 2024 (Academic Year 2023-2024)**

INSTITUTION: New Mexico State University Alamogordo

<b>EXPENDITURES</b>			
	<b>UNRESTRICTED</b>	<b>RESTRICTED</b>	<b>TOTAL</b>
CURRENT FUNDS	\$11,053,877	\$3,832,371	\$14,886,248
PLANT FUNDS	\$4,968,408	N/A	\$4,968,408
<b>TOTAL</b>	\$16,022,285	\$3,832,371	\$19,854,656

**Amounts must agree with Exhibit 1 of the Operating Budget.**

This operating budget is submitted in accordance with Article 5, Section 9, of the Constitution of New Mexico and Section 21-1-26 NMSA 1978. All information herein stated is true and correct to the best of my knowledge and belief.

**Approved by Governing Board:**

\_\_\_\_\_  
Chair \_\_\_\_\_  
Date

**Approved by New Mexico Higher Education Department:**

\_\_\_\_\_  
NMHED Analyst \_\_\_\_\_  
Date

\_\_\_\_\_  
NMHED Cabinet Secretary or Designee \_\_\_\_\_  
Date

**Approved by Department of Finance & Administration:**

\_\_\_\_\_  
State Budget Division Analyst \_\_\_\_\_  
Date

\_\_\_\_\_  
State Budget Division Director \_\_\_\_\_  
Date

\_\_\_\_\_  
Cabinet Secretary \_\_\_\_\_  
Date

**NEW MEXICO HIGHER EDUCATION DEPARTMENT  
Budget Approval Form  
FY 2024 (Academic Year 2023-2024)**

INSTITUTION: New Mexico State University - Doña Ana

<b>EXPENDITURES</b>			
	<b>UNRESTRICTED</b>	<b>RESTRICTED</b>	<b>TOTAL</b>
CURRENT FUNDS	\$48,188,973	\$27,667,099	\$75,856,072
PLANT FUNDS	\$28,866,062	N/A	\$28,866,062
<b>TOTAL</b>	<b>\$77,055,035</b>	<b>\$27,667,099</b>	<b>\$104,722,134</b>

**Amounts must agree with Exhibit 1 of the Operating Budget.**

This operating budget is submitted in accordance with Article 5, Section 9, of the Constitution of New Mexico and Section 21-1-26 NMSA 1978. All information herein stated is true and correct to the best of my knowledge and belief.

**Approved by Governing Board:**

\_\_\_\_\_  
Chair \_\_\_\_\_  
Date

**Approved by New Mexico Higher Education Department:**

\_\_\_\_\_  
NMHED Analyst \_\_\_\_\_  
Date

\_\_\_\_\_  
NMHED Cabinet Secretary or Designee \_\_\_\_\_  
Date

**Approved by Department of Finance & Administration:**

\_\_\_\_\_  
State Budget Division Analyst \_\_\_\_\_  
Date

\_\_\_\_\_  
State Budget Division Director \_\_\_\_\_  
Date

\_\_\_\_\_  
Cabinet Secretary \_\_\_\_\_  
Date

**NEW MEXICO HIGHER EDUCATION DEPARTMENT  
Budget Approval Form  
FY 2024 (Academic Year 2023-2024)**

INSTITUTION: New Mexico State University Grants

<b>EXPENDITURES</b>			
	<b>UNRESTRICTED</b>	<b>RESTRICTED</b>	<b>TOTAL</b>
CURRENT FUNDS	\$6,407,719	\$2,598,964	\$9,006,683
PLANT FUNDS	\$5,266,705	N/A	\$5,266,705
<b>TOTAL</b>	\$11,674,424	\$2,598,964	\$14,273,388

**Amounts must agree with Exhibit 1 of the Operating Budget.**

This operating budget is submitted in accordance with Article 5, Section 9, of the Constitution of New Mexico and Section 21-1-26 NMSA 1978. All information herein stated is true and correct to the best of my knowledge and belief.

**Approved by Governing Board:**

\_\_\_\_\_  
Chair \_\_\_\_\_  
Date

**Approved by New Mexico Higher Education Department:**

\_\_\_\_\_  
NMHED Analyst \_\_\_\_\_  
Date

\_\_\_\_\_  
NMHED Cabinet Secretary or Designee \_\_\_\_\_  
Date

**Approved by Department of Finance & Administration:**

\_\_\_\_\_  
State Budget Division Analyst \_\_\_\_\_  
Date

\_\_\_\_\_  
State Budget Division Director \_\_\_\_\_  
Date

\_\_\_\_\_  
Cabinet Secretary \_\_\_\_\_  
Date

**NEW MEXICO HIGHER EDUCATION DEPARTMENT  
Budget Approval Form  
FY 2024 (Academic Year 2023-2024)**

INSTITUTION: New Mexico State University - Main Campus

<b>EXPENDITURES</b>			
	<b>UNRESTRICTED</b>	<b>RESTRICTED</b>	<b>TOTAL</b>
CURRENT FUNDS	\$391,796,603	\$246,533,573	\$638,330,176
PLANT FUNDS	\$69,071,021	N/A	\$69,071,021
<b>TOTAL</b>	\$460,867,624	\$246,533,573	\$707,401,197

**Amounts must agree with Exhibit 1 of the Operating Budget.**

This operating budget is submitted in accordance with Article 5, Section 9, of the Constitution of New Mexico and Section 21-1-26 NMSA 1978. All information herein stated is true and correct to the best of my knowledge and belief.

**Approved by Governing Board:**

\_\_\_\_\_  
Chair \_\_\_\_\_  
Date

**Approved by New Mexico Higher Education Department:**

\_\_\_\_\_  
NMHED Analyst \_\_\_\_\_  
Date

\_\_\_\_\_  
NMHED Cabinet Secretary or Designee \_\_\_\_\_  
Date

**Approved by Department of Finance & Administration:**

\_\_\_\_\_  
State Budget Division Analyst \_\_\_\_\_  
Date

\_\_\_\_\_  
State Budget Division Director \_\_\_\_\_  
Date

\_\_\_\_\_  
Cabinet Secretary \_\_\_\_\_  
Date



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # H-3**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Kimberly G. Rumford, Ph.D.  
Chief Budget Officer

**Agenda Item:**

Budget Adjustment Requests (BAR's) for fiscal year 2022-2023

**Requested Action of the Board of Regents:**

Approval of Budget Adjustment Request (BARs) for 2022-2023.

**Executive Summary:**

On an annual basis, the university requests approval from the Board of Regents to adjust our expenditure budget authority to align with our estimated Actuals to adhere to the rules of the New Mexico Higher Education Department (HED) and State statutes

**References:**

N/A

**Prior Approvals:**

N/A



NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Alamogordo**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<b>Current Approved Budget</b>	<b>INCREASE (DECREASE)</b>	<b>Revised Budget</b>
<b>REVENUES</b>			
Instruction and General	353,988	180,114	534,102
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	1,337,386	74,645	1,412,031
Internal Service Dept.	0	0	0
Student Financial Aid	1,564,600	437,400	2,002,000
Auxiliary Enterprises	0	0	0
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>3,255,974</b>	<b>692,159</b>	<b>3,948,133</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL REVENUES</b>	<b>3,255,974</b>	<b>692,159</b>	<b>3,948,133</b>
<b>BEGINNING BALANCES</b>			
Instruction and General	0	0	0
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	0	0
Student Financial Aid	0	0	0
Auxiliary Enterprises	0	0	0
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL BEGINNING BALANCES</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL AVAILABLE</b>			
Instruction and General	353,988	180,114	534,102
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	1,337,386	74,645	1,412,031
Internal Service Dept.	0	0	0
Student Financial Aid	1,564,600	437,400	2,002,000
Auxiliary Enterprises	0	0	0
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>3,255,974</b>	<b>692,159</b>	<b>3,948,133</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL AVAILABLE</b>	<b>3,255,974</b>	<b>692,159</b>	<b>3,948,133</b>

\*NMHED/DFA Approval moved to Page 3

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Alamogordo**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<b>Current Approved Budget</b>	<b>INCREASE (DECREASE)</b>	<b>Revised Budget</b>	
<b>EXPENDITURES</b>				
Instruction and General	353,988	180,114	534,102	
Student Social & Cultural Activities	0	0	0	
Research	0	0	0	
Public Service	1,337,386	74,645	1,412,031	
Internal Service Dept.	0	0	0	
Student Financial Aid	1,564,600	437,400	2,002,000	
Auxiliary Enterprises	0	0	0	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>3,255,974</b>	<b>692,159</b>	<b>3,948,133</b>	
Capital Outlay	0	0	0	
Renewals & Replacements	0	0	0	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL EXPENDITURES</b>	<b>3,255,974</b>	<b>692,159</b>	<b>3,948,133</b>	
<b>TRANSFERS IN (OUT)</b>				
Instruction and General	0	0	0	
Student Social & Cultural Activities	0	0	0	
Research	0	0	0	
Public Service	0	0	0	
Internal Service Dept.	0	0	0	
Student Financial Aid	0	0	0	
Auxiliary Enterprises	0	0	0	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Capital Outlay	0	0	0	
Renewals & Replacements	0	0	0	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>NET TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>ENDING BALANCES</b>				
Instruction and General	0	0	0	0%
Student Social & Cultural Activities	0	0	0	#DIV/0!
Research	0	0	0	#DIV/0!
Public Service	0	0	0	0%
Internal Service Dept.	0	0	0	#DIV/0!
Student Financial Aid	0	0	0	0%
Auxiliary Enterprises	0	0	0	#DIV/0!
Athletics	0	0	0	#DIV/0!
Independent Operations	0	0	0	#DIV/0!
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	0%
Capital Outlay	0	0	0	#DIV/0!
Renewals & Replacements	0	0	0	#DIV/0!
Retirement of Indebtedness	0	0	0	#DIV/0!
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	#DIV/0!
<b>TOTAL ENDING BALANCES</b>	<b>0</b>	<b>0</b>	<b>0</b>	0%
<b>TOTAL EXPENDITURES, TRANSFERS, BALANCES</b>	<b>3,255,974</b>	<b>692,159</b>	<b>3,948,133</b>	

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Alamogordo**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>INSTRUCTION &amp; GENERAL:</b>			
<b>REVENUES</b>			
Tuition and Fees	0	0	0
Federal Government Appropriations	0	0	0
State Government Appropriations	0	0	0
Local Government Appropriations	0	0	0
Federal Grants/Contracts	111,023	79,205	190,228
State Grants/Contracts	229,965	33,864	263,829
Local Grants/Contracts	0	0	0
Private Gifts/Grants/Contracts	13,000	67,045	80,045
Endowment/Land/Permanent Fund	0	0	0
Sales & Services of Ed Activities	0	0	0
Other Sources	0	0	0
<b>TOTAL REVENUES</b>	<b>353,988</b>	<b>180,114</b>	<b>534,102</b>
<b>BEGINNING BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL AVAILABLE</b>	<b>353,988</b>	<b>180,114</b>	<b>534,102</b>
<b>EXPENDITURES</b>			
Instruction	287,088	151,953	439,041
Academic Support	36,000	(16,667)	19,333
Student Services	27,700	35,772	63,472
Institutional Support	3,200	9,056	12,256
Operation & Maintenance of Plant	0	0	0
<b>TOTAL EXPENDITURES</b>	<b>353,988</b>	<b>180,114</b>	<b>534,102</b>
<b>TRANSFERS (IN) OUT OF I&amp;G</b>			
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	0	0
Student Financial Aid	0	0	0
Auxiliary Enterprises	0	0	0
Intercollegiate Athletics	0	0	0
Independent Operations	0	0	0
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
Non-Budgetary Exhibits:			
Endowment Fund	0	0	0
<b>NET TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ENDING BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>

Prepared by: **Kimberly G. Rumford**

Date Approved by BOR **11-May-2023**

<b>For NMHED Use Only</b>	Accept	Reject	Date	
NMHED Analyst	_____	_____	___/___/___	NMHED Control # _____
NMHED Director	_____	_____	___/___/___	
<b>For DFA Use Only</b>				
DFA Analyst	_____	_____	___/___/___	DFA Control # _____
DFA Director	_____	_____	___/___/___	Agency Code _____
	Increase _____	Decrease _____	Transfer _____	



NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Doña Ana**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>REVENUES</b>			
Instruction and General	4,059,206	266,448	4,325,654
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	399,387	737,725	1,137,112
Internal Service Dept.	71,300	(11,900)	59,400
Student Financial Aid	18,848,700	2,645,888	21,494,588
Auxiliary Enterprises	72,100	0	72,100
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>23,450,693</b>	<b>3,638,161</b>	<b>27,088,854</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL REVENUES</b>	<b>23,450,693</b>	<b>3,638,161</b>	<b>27,088,854</b>
<b>BEGINNING BALANCES</b>			
Instruction and General	0	0	0
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	0	0
Student Financial Aid	0	0	0
Auxiliary Enterprises	0	0	0
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL BEGINNING BALANCES</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL AVAILABLE</b>			
Instruction and General	4,059,206	266,448	4,325,654
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	399,387	737,725	1,137,112
Internal Service Dept.	71,300	(11,900)	59,400
Student Financial Aid	18,848,700	2,645,888	21,494,588
Auxiliary Enterprises	72,100	0	72,100
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>23,450,693</b>	<b>3,638,161</b>	<b>27,088,854</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL AVAILABLE</b>	<b>23,450,693</b>	<b>3,638,161</b>	<b>27,088,854</b>

\*NMHED/DFA Approval moved to Page 3

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Doña Ana**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>	
<b>EXPENDITURES</b>				
Instruction and General	4,059,206	266,448	4,325,654	
Student Social & Cultural Activities	0	0	0	
Research	0	0	0	
Public Service	399,387	737,725	1,137,112	
Internal Service Dept.	71,300	(11,900)	59,400	
Student Financial Aid	18,848,700	2,645,888	21,494,588	
Auxiliary Enterprises	72,100	0	72,100	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>23,450,693</b>	<b>3,638,161</b>	<b>27,088,854</b>	
Capital Outlay	0	0	0	
Renewals & Replacements	0	0	0	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL EXPENDITURES</b>	<b>23,450,693</b>	<b>3,638,161</b>	<b>27,088,854</b>	
<b>TRANSFERS IN (OUT)</b>				
Instruction and General	0	0	0	
Student Social & Cultural Activities	0	0	0	
Research	0	0	0	
Public Service	0	0	0	
Internal Service Dept.	0	0	0	
Student Financial Aid	0	0	0	
Auxiliary Enterprises	0	0	0	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Capital Outlay	0	0	0	
Renewals & Replacements	0	0	0	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>NET TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>ENDING BALANCES</b>				
Instruction and General	0	0	0	0%
Student Social & Cultural Activities	0	0	0	#DIV/0!
Research	0	0	0	#DIV/0!
Public Service	0	0	0	0%
Internal Service Dept.	0	0	0	0%
Student Financial Aid	0	0	0	0%
Auxiliary Enterprises	0	0	0	0%
Athletics	0	0	0	#DIV/0!
Independent Operations	0	0	0	#DIV/0!
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	0%
Capital Outlay	0	0	0	#DIV/0!
Renewals & Replacements	0	0	0	#DIV/0!
Retirement of Indebtedness	0	0	0	#DIV/0!
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	#DIV/0!
<b>TOTAL ENDING BALANCES</b>	<b>0</b>	<b>0</b>	<b>0</b>	0%
<b>TOTAL EXPENDITURES, TRANSFERS, BALANCES</b>	<b>23,450,693</b>	<b>3,638,161</b>	<b>27,088,854</b>	

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Doña Ana**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>INSTRUCTION &amp; GENERAL:</b>			
<b>REVENUES</b>			
Tuition and Fees	0	0	0
Federal Government Appropriations	0	0	0
State Government Appropriations	0	0	0
Local Government Appropriations	0	0	0
Federal Grants/Contracts	2,552,556	136,079	2,688,635
State Grants/Contracts	1,312,600	48,623	1,361,223
Local Grants/Contracts	0	0	0
Private Gifts/Grants/Contracts	194,050	81,746	275,796
Endowment/Land/Permanent Fund	0	0	0
Sales & Services of Ed Activities	0	0	0
Other Sources	0	0	0
<b>TOTAL REVENUES</b>	<b>4,059,206</b>	<b>266,448</b>	<b>4,325,654</b>
<b>BEGINNING BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL AVAILABLE</b>	<b>4,059,206</b>	<b>266,448</b>	<b>4,325,654</b>
<b>EXPENDITURES</b>			
Instruction	2,895,334	575,860	3,471,194
Academic Support	1,004,347	(315,087)	689,260
Student Services	97,725	(625)	97,100
Institutional Support	30,300	(13,300)	17,000
Operation & Maintenance of Plant	31,500	19,600	51,100
<b>TOTAL EXPENDITURES</b>	<b>4,059,206</b>	<b>266,448</b>	<b>4,325,654</b>
<b>TRANSFERS (IN) OUT OF I&amp;G</b>			
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	0	0
Student Financial Aid	0	0	0
Auxiliary Enterprises	0	0	0
Intercollegiate Athletics	0	0	0
Independent Operations	0	0	0
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
Non-Budgetary Exhibits:			
Endowment Fund	0	0	0
<b>NET TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ENDING BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>

Prepared by: **Kimberly G. Rumford**

Date Approved by BOR **11-May-2023**

<b>For NMHED Use Only</b>	Accept	Reject	Date	
NMHED Analyst	_____	_____	___/___/___	NMHED Control # _____
NMHED Director	_____	_____	___/___/___	
<b>For DFA Use Only</b>				
DFA Analyst	_____	_____	___/___/___	DFA Control # _____
DFA Director	_____	_____	___/___/___	Agency Code _____
	Increase _____	Decrease _____	Transfer _____	





NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Grants**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<b>Current Approved Budget</b>	<b>INCREASE (DECREASE)</b>	<b>Revised Budget</b>
<b>REVENUES</b>			
Instruction and General	274,339	1,074,974	1,349,313
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	103,576	43,743	147,319
Internal Service Dept.	0	0	0
Student Financial Aid	1,350,000	152,000	1,502,000
Auxiliary Enterprises	0	0	0
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>1,727,915</b>	<b>1,270,717</b>	<b>2,998,632</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL REVENUES</b>	<b>1,727,915</b>	<b>1,270,717</b>	<b>2,998,632</b>
<b>BEGINNING BALANCES</b>			
Instruction and General	0	0	0
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	0	0
Student Financial Aid	0	0	0
Auxiliary Enterprises	0	0	0
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL BEGINNING BALANCES</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL AVAILABLE</b>			
Instruction and General	274,339	1,074,974	1,349,313
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	103,576	43,743	147,319
Internal Service Dept.	0	0	0
Student Financial Aid	1,350,000	152,000	1,502,000
Auxiliary Enterprises	0	0	0
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>1,727,915</b>	<b>1,270,717</b>	<b>2,998,632</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL AVAILABLE</b>	<b>1,727,915</b>	<b>1,270,717</b>	<b>2,998,632</b>

\*NMHED/DFA Approval moved to Page 3

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Grants**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>	
<b>EXPENDITURES</b>				
Instruction and General	274,339	1,074,974	1,349,313	
Student Social & Cultural Activities	0	0	0	
Research	0	0	0	
Public Service	103,576	43,743	147,319	
Internal Service Dept.	0	0	0	
Student Financial Aid	1,350,000	152,000	1,502,000	
Auxiliary Enterprises	0	0	0	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>1,727,915</b>	<b>1,270,717</b>	<b>2,998,632</b>	
Capital Outlay	0	0	0	
Renewals & Replacements	0	0	0	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL EXPENDITURES</b>	<b>1,727,915</b>	<b>1,270,717</b>	<b>2,998,632</b>	
<b>TRANSFERS IN (OUT)</b>				
Instruction and General	0	0	0	
Student Social & Cultural Activities	0	0	0	
Research	0	0	0	
Public Service	0	0	0	
Internal Service Dept.	0	0	0	
Student Financial Aid	0	0	0	
Auxiliary Enterprises	0	0	0	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Capital Outlay	0	0	0	
Renewals & Replacements	0	0	0	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>NET TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>ENDING BALANCES</b>				
Instruction and General	0	0	0	0%
Student Social & Cultural Activities	0	0	0	#DIV/0!
Research	0	0	0	#DIV/0!
Public Service	0	0	0	0%
Internal Service Dept.	0	0	0	#DIV/0!
Student Financial Aid	0	0	0	0%
Auxiliary Enterprises	0	0	0	#DIV/0!
Athletics	0	0	0	#DIV/0!
Independent Operations	0	0	0	#DIV/0!
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	0%
Capital Outlay	0	0	0	#DIV/0!
Renewals & Replacements	0	0	0	#DIV/0!
Retirement of Indebtedness	0	0	0	#DIV/0!
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	#DIV/0!
<b>TOTAL ENDING BALANCES</b>	<b>0</b>	<b>0</b>	<b>0</b>	0%
<b>TOTAL EXPENDITURES, TRANSFERS, BALANCES</b>	<b>1,727,915</b>	<b>1,270,717</b>	<b>2,998,632</b>	

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Grants**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<b>Current Approved Budget</b>	<b>INCREASE (DECREASE)</b>	<b>Revised Budget</b>
<b>INSTRUCTION &amp; GENERAL:</b>			
<b>REVENUES</b>			
Tuition and Fees	0	0	0
Federal Government Appropriations	0	0	0
State Government Appropriations	0	0	0
Local Government Appropriations	0	0	0
Federal Grants/Contracts	97,926	1,029,121	1,127,047
State Grants/Contracts	167,716	34,450	202,166
Local Grants/Contracts	0	0	0
Private Gifts/Grants/Contracts	8,697	11,403	20,100
Endowment/Land/Permanent Fund	0	0	0
Sales & Services of Ed Activities	0	0	0
Other Sources	0	0	0
<b>TOTAL REVENUES</b>	<b>274,339</b>	<b>1,074,974</b>	<b>1,349,313</b>
<b>BEGINNING BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL AVAILABLE</b>	<b>274,339</b>	<b>1,074,974</b>	<b>1,349,313</b>
<b>EXPENDITURES</b>			
Instruction	246,655	524,451	771,106
Academic Support	10,100	498,607	508,707
Student Services	16,200	53,300	69,500
Institutional Support	1,384	(1,384)	0
Operation & Maintenance of Plant	0	0	0
<b>TOTAL EXPENDITURES</b>	<b>274,339</b>	<b>1,074,974</b>	<b>1,349,313</b>
<b>TRANSFERS (IN) OUT OF I&amp;G</b>			
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	0	0
Student Financial Aid	0	0	0
Auxiliary Enterprises	0	0	0
Intercollegiate Athletics	0	0	0
Independent Operations	0	0	0
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
Non-Budgetary Exhibits:			
Endowment Fund	0	0	0
<b>NET TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ENDING BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>

Prepared by: **Kimberly G. Rumford**

Date Approved by BOR **11-May-2023**

<b>For NMHED Use Only</b>	Accept	Reject	Date	
NMHED Analyst	_____	_____	___/___/___	NMHED Control # _____
NMHED Director	_____	_____	___/___/___	
<b>For DFA Use Only</b>				
DFA Analyst	_____	_____	___/___/___	DFA Control # _____
DFA Director	_____	_____	___/___/___	Agency Code _____
	Increase _____	Decrease _____	Transfer _____	



NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Las Cruces**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>REVENUES</b>			
Instruction and General	8,039,800	16,131,600	24,171,400
Student Social & Cultural Activities	56,400	98,126	154,526
Research	79,456,834	10,811,262	90,268,096
Public Service	31,110,640	8,255,060	39,365,700
Internal Service Dept.	74,200	141,358	215,558
Student Financial Aid	72,276,916	33,943,582	106,220,498
Auxiliary Enterprises	112,700	90,362	203,062
Athletics	1,548,619	2,449,700	3,998,319
Independent Operations	4,153,400	1,008,200	5,161,600
<b>Subtotal Current Funds</b>	<b>196,829,509</b>	<b>72,929,250</b>	<b>269,758,759</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL REVENUES</b>	<b>196,829,509</b>	<b>72,929,250</b>	<b>269,758,759</b>
<b>BEGINNING BALANCES</b>			
Instruction and General	0	0	0
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	0	0
Student Financial Aid	0	0	0
Auxiliary Enterprises	0	0	0
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL BEGINNING BALANCES</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL AVAILABLE</b>			
Instruction and General	8,039,800	16,131,600	24,171,400
Student Social & Cultural Activities	56,400	98,126	154,526
Research	79,456,834	10,811,262	90,268,096
Public Service	31,110,640	8,255,060	39,365,700
Internal Service Dept.	74,200	141,358	215,558
Student Financial Aid	72,276,916	33,943,582	106,220,498
Auxiliary Enterprises	112,700	90,362	203,062
Athletics	1,548,619	2,449,700	3,998,319
Independent Operations	4,153,400	1,008,200	5,161,600
<b>Subtotal Current Funds</b>	<b>196,829,509</b>	<b>72,929,250</b>	<b>269,758,759</b>
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL AVAILABLE</b>	<b>196,829,509</b>	<b>72,929,250</b>	<b>269,758,759</b>

\*NMHED/DFA Approval moved to Page 3

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

Budget Page 359 of 1030

INSTITUTION : **New Mexico State University - Las Cruces**

FY **2022-2023**

Adjustment to Fund: **Restricted**

Request # **1**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>	
<b>EXPENDITURES</b>				
Instruction and General	8,039,800	16,131,600	24,171,400	
Student Social & Cultural Activities	56,400	98,126	154,526	
Research	79,456,834	10,811,262	90,268,096	
Public Service	31,110,640	8,255,060	39,365,700	
Internal Service Dept.	74,200	141,358	215,558	
Student Financial Aid	72,276,916	33,943,582	106,220,498	
Auxiliary Enterprises	112,700	90,362	203,062	
Athletics	1,548,619	2,449,700	3,998,319	
Independent Operations	4,153,400	1,008,200	5,161,600	
<b>Subtotal Current Funds</b>	<b>196,829,509</b>	<b>72,929,250</b>	<b>269,758,759</b>	
Capital Outlay	0	0	0	
Renewals & Replacements	0	0	0	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL EXPENDITURES</b>	<b>196,829,509</b>	<b>72,929,250</b>	<b>269,758,759</b>	
<b>TRANSFERS IN (OUT)</b>				
Instruction and General	0	0	0	
Student Social & Cultural Activities	0	0	0	
Research	0	0	0	
Public Service	0	0	0	
Internal Service Dept.	0	0	0	
Student Financial Aid	0	0	0	
Auxiliary Enterprises	0	0	0	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Capital Outlay	0	0	0	
Renewals & Replacements	0	0	0	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>NET TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>ENDING BALANCES</b>				
Instruction and General	0	0	0	0%
Student Social & Cultural Activities	0	0	0	0%
Research	0	0	0	0%
Public Service	0	0	0	0%
Internal Service Dept.	0	0	0	0%
Student Financial Aid	0	0	0	0%
Auxiliary Enterprises	0	0	0	0%
Athletics	0	0	0	0%
Independent Operations	0	0	0	0%
<b>Subtotal Current Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	0%
Capital Outlay	0	0	0	#DIV/0!
Renewals & Replacements	0	0	0	#DIV/0!
Retirement of Indebtedness	0	0	0	#DIV/0!
<b>Subtotal Plant Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	#DIV/0!
<b>TOTAL ENDING BALANCES</b>	<b>0</b>	<b>0</b>	<b>0</b>	0%
<b>TOTAL EXPENDITURES, TRANSFERS, BALANCES</b>	<b>196,829,509</b>	<b>72,929,250</b>	<b>269,758,759</b>	

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : New Mexico State University - Las Cruces FY 2022-2023

Adjustment to Fund: Restricted Request # 1

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>INSTRUCTION &amp; GENERAL:</b>			
<b>REVENUES</b>			
Tuition and Fees	0	0	0
Federal Government Appropriations	0	0	0
State Government Appropriations	0	0	0
Local Government Appropriations	0	0	0
Federal Grants/Contracts	2,463,700	13,561,604	16,025,304
State Grants/Contracts	530,600	226,999	757,599
Local Grants/Contracts	0	0	0
Private Gifts/Grants/Contracts	5,045,500	2,342,997	7,388,497
Endowment/Land/Permanent Fund	0	0	0
Sales & Services of Ed Activities	0	0	0
Other Sources	0	0	0
<b>TOTAL REVENUES</b>	<b>8,039,800</b>	<b>16,131,600</b>	<b>24,171,400</b>
<b>BEGINNING BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL AVAILABLE</b>	<b>8,039,800</b>	<b>16,131,600</b>	<b>24,171,400</b>
<b>EXPENDITURES</b>			
Instruction	6,509,500	14,840,400	21,349,900
Academic Support	1,025,100	799,600	1,824,700
Student Services	248,700	243,400	492,100
Institutional Support	256,000	148,200	404,200
Operation & Maintenance of Plant	500	100,000	100,500
<b>TOTAL EXPENDITURES</b>	<b>8,039,800</b>	<b>16,131,600</b>	<b>24,171,400</b>
<b>TRANSFERS (IN) OUT OF I&amp;G</b>			
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	0	0
Student Financial Aid	0	0	0
Auxiliary Enterprises	0	0	0
Intercollegiate Athletics	0	0	0
Independent Operations	0	0	0
Capital Outlay	0	0	0
Renewals & Replacements	0	0	0
Retirement of Indebtedness	0	0	0
Non-Budgetary Exhibits:			
Endowment Fund	0	0	0
<b>NET TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ENDING BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>

Prepared by: Kimberly G. Rumford Date Approved by BOR 11-May-2023

<b>For NMHED Use Only</b>	Accept	Reject	Date	
NMHED Analyst	_____	_____	___/___/___	NMHED Control # _____
NMHED Director	_____	_____	___/___/___	
<b>For DFA Use Only</b>				
DFA Analyst	_____	_____	___/___/___	DFA Control # _____
DFA Director	_____	_____	___/___/___	Agency Code _____
	Increase _____	Decrease _____	Transfer _____	





NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Alamogordo**

FY **2022-2023**

Adjustment to Fund: **Unrestricted**

Request # **2**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>REVENUES</b>			
Instruction and General	10,255,697	189,394	10,445,091
Student Social & Cultural Activities	6,048	832	6,880
Research	0	0	0
Public Service	1,000	0	1,000
Internal Service Dept.	0	0	0
Student Financial Aid	0	0	0
Auxiliary Enterprises	6,000	1,040	7,040
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>10,268,745</b>	<b>191,266</b>	<b>10,460,011</b>
Capital Outlay	1,050,319	2,610,634	3,660,953
Renewals & Replacements	82,726	0	82,726
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>1,133,045</b>	<b>2,610,634</b>	<b>3,743,679</b>
<b>TOTAL REVENUES</b>	<b>11,401,790</b>	<b>2,801,900</b>	<b>14,203,690</b>
<b>BEGINNING BALANCES</b>			
Instruction and General	3,085,576	0	3,085,576
Student Social & Cultural Activities	39,375	0	39,375
Research	0	0	0
Public Service	41,342	0	41,342
Internal Service Dept.	0	0	0
Student Financial Aid	251,998	0	251,998
Auxiliary Enterprises	142,840	0	142,840
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>3,561,131</b>	<b>0</b>	<b>3,561,131</b>
Capital Outlay	6,785,073	0	6,785,073
Renewals & Replacements	238,735	(214,368)	24,367
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>7,023,808</b>	<b>(214,368)</b>	<b>6,809,440</b>
<b>TOTAL BEGINNING BALANCES</b>	<b>10,584,939</b>	<b>(214,368)</b>	<b>10,370,571</b>
<b>TOTAL AVAILABLE</b>			
Instruction and General	13,341,273	189,394	13,530,667
Student Social & Cultural Activities	45,423	832	46,255
Research	0	0	0
Public Service	42,342	0	42,342
Internal Service Dept.	0	0	0
Student Financial Aid	251,998	0	251,998
Auxiliary Enterprises	148,840	1,040	149,880
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>13,829,876</b>	<b>191,266</b>	<b>14,021,142</b>
Capital Outlay	7,835,392	2,610,634	10,446,026
Renewals & Replacements	321,461	(214,368)	107,093
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>8,156,853</b>	<b>2,396,266</b>	<b>10,553,119</b>
<b>GRAND TOTAL AVAILABLE</b>	<b>21,986,729</b>	<b>2,587,532</b>	<b>24,574,261</b>

\*NMHED/DFA Approval moved to Page 3

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

Bids Page 354 of 1030

INSTITUTION : **New Mexico State University - Alamogordo** FY **2022-2023**

Adjustment to Fund: **Unrestricted** Request # **2**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>	
<b>EXPENDITURES</b>				
Instruction and General	9,998,114	(322,106)	9,676,008	
Student Social & Cultural Activities	14,367	(1,572)	12,795	
Research	0	0	0	
Public Service	12,000	0	12,000	
Internal Service Dept.	0	0	0	
Student Financial Aid	46,266	73,734	120,000	
Auxiliary Enterprises	22,000	(18,500)	3,500	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>10,092,747</b>	<b>(268,444)</b>	<b>9,824,303</b>	
Capital Outlay	3,222,491	2,630,194	5,852,685	
Renewals & Replacements	264,960	24,367	289,327	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>3,487,451</b>	<b>2,654,561</b>	<b>6,142,012</b>	
<b>TOTAL EXPENDITURES</b>	<b>13,580,198</b>	<b>2,386,117</b>	<b>15,966,315</b>	
<b>TRANSFERS IN (OUT)</b>				
Instruction and General	(257,583)	(2,511,500)	(2,769,083)	
Student Social & Cultural Activities	0	0	0	
Research	0	0	0	
Public Service	0	0	0	
Internal Service Dept.	0	0	0	
Student Financial Aid	46,266	0	46,266	
Auxiliary Enterprises	0	0	0	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>(211,317)</b>	<b>(2,511,500)</b>	<b>(2,722,817)</b>	
Capital Outlay	29,083	2,511,500	2,540,583	
Renewals & Replacements	182,234	0	182,234	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>211,317</b>	<b>2,511,500</b>	<b>2,722,817</b>	
<b>NET TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>ENDING BALANCES</b>				
Instruction and General	3,085,576	(2,000,000)	1,085,576	11%
Student Social & Cultural Activities	31,056	2,404	33,460	262%
Research	0	0	0	#DIV/0!
Public Service	30,342	0	30,342	253%
Internal Service Dept.	0	0	0	#DIV/0!
Student Financial Aid	251,998	(73,734)	178,264	149%
Auxiliary Enterprises	126,840	19,540	146,380	4182%
Athletics	0	0	0	#DIV/0!
Independent Operations	0	0	0	#DIV/0!
<b>Subtotal Current Funds</b>	<b>3,525,812</b>	<b>(2,051,790)</b>	<b>1,474,022</b>	15%
Capital Outlay	4,641,984	2,491,940	7,133,924	122%
Renewals & Replacements	238,735	(238,735)	0	0%
Retirement of Indebtedness	0	0	0	#DIV/0!
<b>Subtotal Plant Funds</b>	<b>4,880,719</b>	<b>2,253,205</b>	<b>7,133,924</b>	116%
<b>TOTAL ENDING BALANCES</b>	<b>8,406,531</b>	<b>201,415</b>	<b>8,607,946</b>	54%
<b>TOTAL EXPENDITURES, TRANSFERS, BALANCES</b>	<b>21,986,729</b>	<b>2,587,532</b>	<b>24,574,261</b>	

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : New Mexico State University - Alamogordo FY 2022-2023

Adjustment to Fund: Unrestricted Request # 2

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>INSTRUCTION &amp; GENERAL:</b>			
<b>REVENUES</b>			
Tuition and Fees	1,365,190	125,670	1,490,860
Federal Government Appropriations	0	0	0
State Government Appropriations	8,018,000	11,429	8,029,429
Local Government Appropriations	803,000	0	803,000
Federal Grants/Contracts	1,664	(624)	1,040
State Grants/Contracts	0	0	0
Local Grants/Contracts	0	0	0
Private Gifts/Grants/Contracts	0	0	0
Endowment/Land/Permanent Fund	0	0	0
Sales & Services of Ed Activities	0	0	0
Other Sources	67,843	52,919	120,762
<b>TOTAL REVENUES</b>	<b>10,255,697</b>	<b>189,394</b>	<b>10,445,091</b>
<b>BEGINNING BALANCE</b>	<b>3,085,576</b>	<b>0</b>	<b>3,085,576</b>
<b>TOTAL AVAILABLE</b>	<b>13,341,273</b>	<b>189,394</b>	<b>13,530,667</b>
<b>EXPENDITURES</b>			
Instruction	5,164,141	(421,377)	4,742,764
Academic Support	1,355,212	27,165	1,382,377
Student Services	750,575	14,092	764,667
Institutional Support	1,606,519	16,765	1,623,284
Operation & Maintenance of Plant	1,121,667	41,249	1,162,916
<b>TOTAL EXPENDITURES</b>	<b>9,998,114</b>	<b>(322,106)</b>	<b>9,676,008</b>
<b>TRANSFERS (IN) OUT OF I&amp;G</b>			
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	0	0
Student Financial Aid	46,266	0	46,266
Auxiliary Enterprises	0	0	0
Intercollegiate Athletics	0	0	0
Independent Operations	0	0	0
Capital Outlay	29,083	2,511,500	2,540,583
Renewals & Replacements	182,234	0	182,234
Retirement of Indebtedness	0	0	0
Non-Budgetary Exhibits:			
Endowment Fund	0	0	0
Other (To Las Cruces Campus)	0	0	0
Other (Specify)	0	0	0
<b>NET TRANSFERS</b>	<b>257,583</b>	<b>2,511,500</b>	<b>2,769,083</b>
<b>ENDING BALANCE</b>	<b>3,085,576</b>	<b>(2,000,000)</b>	<b>1,085,576</b>

Prepared by: Kimberly G. Rumford Date Approved by BOR 11-May-2023

For NMHED Use Only	Accept	Reject	Date	
NMHED Analyst	_____	_____	___/___/___	NMHED Control # _____
NMHED Director	_____	_____	___/___/___	
<b>For DFA Use Only</b>				
DFA Analyst	_____	_____	___/___/___	DFA Control # _____
DFA Director	_____	_____	___/___/___	Agency Code _____
	Increase _____	Decrease _____	Transfer _____	



NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Doña Ana**

FY **2022-2023**

Adjustment to Fund: **Unrestricted**

Request # **2**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>REVENUES</b>			
Instruction and General	44,177,310	2,754,230	46,931,540
Student Social & Cultural Activities	390,655	39,800	430,455
Research	0	0	0
Public Service	125,400	148,179	273,579
Internal Service Dept.	1,850	(1,650)	200
Student Financial Aid	0	0	0
Auxiliary Enterprises	235,460	(41,874)	193,586
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>44,930,675</b>	<b>2,898,685</b>	<b>47,829,360</b>
Capital Outlay	3,452,000	9,769,889	13,221,889
Renewals & Replacements	271,781	0	271,781
Retirement of Indebtedness	400,000	0	400,000
<b>Subtotal Plant Funds</b>	<b>4,123,781</b>	<b>9,769,889</b>	<b>13,893,670</b>
<b>TOTAL REVENUES</b>	<b>49,054,456</b>	<b>12,668,574</b>	<b>61,723,030</b>
<b>BEGINNING BALANCES</b>			
Instruction and General	9,570,274	0	9,570,274
Student Social & Cultural Activities	379,113	0	379,113
Research	0	0	0
Public Service	146,658	0	146,658
Internal Service Dept.	83,981	0	83,981
Student Financial Aid	215,080	0	215,080
Auxiliary Enterprises	173,658	0	173,658
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>10,568,764</b>	<b>0</b>	<b>10,568,764</b>
Capital Outlay	18,975,090	0	18,975,090
Renewals & Replacements	9,498,246	0	9,498,246
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>28,473,336</b>	<b>0</b>	<b>28,473,336</b>
<b>TOTAL BEGINNING BALANCES</b>	<b>39,042,100</b>	<b>0</b>	<b>39,042,100</b>
<b>TOTAL AVAILABLE</b>			
Instruction and General	53,747,584	2,754,230	56,501,814
Student Social & Cultural Activities	769,768	39,800	809,568
Research	0	0	0
Public Service	272,058	148,179	420,237
Internal Service Dept.	85,831	(1,650)	84,181
Student Financial Aid	215,080	0	215,080
Auxiliary Enterprises	409,118	(41,874)	367,244
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>55,499,439</b>	<b>2,898,685</b>	<b>58,398,124</b>
Capital Outlay	22,427,090	9,769,889	32,196,979
Renewals & Replacements	9,770,027	0	9,770,027
Retirement of Indebtedness	400,000	0	400,000
<b>Subtotal Plant Funds</b>	<b>32,597,117</b>	<b>9,769,889</b>	<b>42,367,006</b>
<b>GRAND TOTAL AVAILABLE</b>	<b>88,096,556</b>	<b>12,668,574</b>	<b>100,765,130</b>

\*NMHED/DFA Approval moved to Page 3

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Doña Ana** FY **2022-2023**

Adjustment to Fund: **Unrestricted** Request # **2**

	<u>Current Approved Budget</u>	INCREASE (DECREASE)	<u>Revised Budget</u>	
<b>EXPENDITURES</b>				
Instruction and General	43,258,119	2,296,824	45,554,943	
Student Social & Cultural Activities	387,637	39,173	426,810	
Research	0	0	0	
Public Service	121,696	178,576	300,272	
Internal Service Dept.	(69,015)	186,251	117,236	
Student Financial Aid	435,243	25,000	460,243	
Auxiliary Enterprises	251,025	(10,235)	240,790	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>44,384,705</b>	<b>2,715,589</b>	<b>47,100,294</b>	
Capital Outlay	15,145,107	7,481,130	22,626,237	
Renewals & Replacements	2,871,781	204,710	3,076,491	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>18,016,888</b>	<b>7,685,840</b>	<b>25,702,728</b>	
<b>TOTAL EXPENDITURES</b>	<b>62,401,593</b>	<b>10,401,429</b>	<b>72,803,022</b>	
<b>TRANSFERS IN (OUT)</b>				
Instruction and General	(869,191)	(8,367,000)	(9,236,191)	
Student Social & Cultural Activities	(27,200)	0	(27,200)	
Research	0	0	0	
Public Service	0	0	0	
Internal Service Dept.	(90,000)	327,000	237,000	
Student Financial Aid	435,243	25,000	460,243	
Auxiliary Enterprises	0	0	0	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>(551,148)</b>	<b>(8,015,000)</b>	<b>(8,566,148)</b>	
Capital Outlay	163,107	5,000,000	5,163,107	
Renewals & Replacements	423,207	2,990,000	3,413,207	
Retirement of Indebtedness	(400,000)	0	(400,000)	
<b>Subtotal Plant Funds</b>	<b>186,314</b>	<b>7,990,000</b>	<b>8,176,314</b>	
<b>NET TRANSFERS</b>	<b>(364,834)</b>	<b>(25,000)</b>	<b>(389,834)</b>	
<b>ENDING BALANCES</b>				
Instruction and General	9,620,274	(7,909,594)	1,710,680	4%
Student Social & Cultural Activities	354,931	627	355,558	83%
Research	0	0	0	#DIV/0!
Public Service	150,362	(30,397)	119,965	40%
Internal Service Dept.	64,846	139,099	203,945	174%
Student Financial Aid	215,080	0	215,080	47%
Auxiliary Enterprises	158,093	(31,639)	126,454	53%
Athletics	0	0	0	#DIV/0!
Independent Operations	0	0	0	#DIV/0!
<b>Subtotal Current Funds</b>	<b>10,563,586</b>	<b>(7,831,904)</b>	<b>2,731,682</b>	6%
Capital Outlay	7,445,090	7,288,759	14,733,849	65%
Renewals & Replacements	7,321,453	2,785,290	10,106,743	329%
Retirement of Indebtedness	0	0	0	#DIV/0!
<b>Subtotal Plant Funds</b>	<b>14,766,543</b>	<b>10,074,049</b>	<b>24,840,592</b>	97%
<b>TOTAL ENDING BALANCES</b>	<b>25,330,129</b>	<b>2,242,145</b>	<b>27,572,274</b>	38%
<b>TOTAL EXPENDITURES, TRANSFERS, BALANCES</b>	<b>88,096,556</b>	<b>12,668,574</b>	<b>100,765,130</b>	

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : New Mexico State University - Doña Ana FY 2022-2023

Adjustment to Fund: Unrestricted Request # 2

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>INSTRUCTION &amp; GENERAL:</b>			
<b>REVENUES</b>			
Tuition and Fees	10,883,999	1,344,614	12,228,613
Federal Government Appropriations	0	0	0
State Government Appropriations	26,603,600	1,215,291	27,818,891
Local Government Appropriations	6,290,000	200,000	6,490,000
Federal Grants/Contracts	500	0	500
State Grants/Contracts	0	0	0
Local Grants/Contracts	0	0	0
Private Gifts/Grants/Contracts	0	0	0
Endowment/Land/Permanent Fund	0	0	0
Sales & Services of Ed Activities	41,500	0	41,500
Other Sources	357,711	(5,675)	352,036
<b>TOTAL REVENUES</b>	<b>44,177,310</b>	<b>2,754,230</b>	<b>46,931,540</b>
<b>BEGINNING BALANCE</b>	<b>9,570,274</b>	<b>0</b>	<b>9,570,274</b>
<b>TOTAL AVAILABLE</b>	<b>53,747,584</b>	<b>2,754,230</b>	<b>56,501,814</b>
<b>EXPENDITURES</b>			
Instruction	24,835,786	1,296,215	26,132,001
Academic Support	5,449,762	30,000	5,479,762
Student Services	3,772,744	22,796	3,795,540
Institutional Support	5,829,885	697,813	6,527,698
Operation & Maintenance of Plant	3,369,942	250,000	3,619,942
<b>TOTAL EXPENDITURES</b>	<b>43,258,119</b>	<b>2,296,824</b>	<b>45,554,943</b>
<b>TRANSFERS (IN) OUT OF I&amp;G</b>			
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	0	0	0
Internal Service Dept.	0	317,000	317,000
Student Financial Aid	435,243	25,000	460,243
Auxiliary Enterprises	0	0	0
Intercollegiate Athletics	0	0	0
Independent Operations	0	0	0
Capital Outlay	143,107	5,000,000	5,143,107
Renewals & Replacements	205,841	3,000,000	3,205,841
Retirement of Indebtedness	0	0	0
Non-Budgetary Exhibits:			
Endowment Fund	0	0	0
Other (to Las Cruces Campus)	85,000	25,000	110,000
Other (Specify)	0	0	0
<b>NET TRANSFERS</b>	<b>869,191</b>	<b>8,367,000</b>	<b>9,236,191</b>
<b>ENDING BALANCE</b>	<b>9,620,274</b>	<b>(7,909,594)</b>	<b>1,710,680</b>

Prepared by: Kimberly G. Rumford Date Approved by BOR 11-May-2023

For NMHED Use Only	Accept	Reject	Date	
NMHED Analyst	_____	_____	___/___/___	NMHED Control # _____
NMHED Director	_____	_____	___/___/___	
<b>For DFA Use Only</b>				
DFA Analyst	_____	_____	___/___/___	DFA Control # _____
DFA Director	_____	_____	___/___/___	Agency Code _____
	Increase _____	Decrease _____	Transfer _____	





NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Grants**

FY **2022-2023**

Adjustment to Fund: **Unrestricted**

Request # **2**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>REVENUES</b>			
Instruction and General	5,416,312	977,942	6,394,254
Student Social & Cultural Activities	11,000	2,000	13,000
Research	0	0	0
Public Service	1,000	(700)	300
Internal Service Dept.	2,000	(1,000)	1,000
Student Financial Aid	0	0	0
Auxiliary Enterprises	15,000	10,000	25,000
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>5,445,312</b>	<b>988,242</b>	<b>6,433,554</b>
Capital Outlay	3,120,000	(520,000)	2,600,000
Renewals & Replacements	40,259	0	40,259
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>3,160,259</b>	<b>(520,000)</b>	<b>2,640,259</b>
<b>TOTAL REVENUES</b>	<b>8,605,571</b>	<b>468,242</b>	<b>9,073,813</b>
<b>BEGINNING BALANCES</b>			
Instruction and General	1,494,233	0	1,494,233
Student Social & Cultural Activities	88,275	0	88,275
Research	0	0	0
Public Service	273,415	0	273,415
Internal Service Dept.	38,848	0	38,848
Student Financial Aid	4,000	0	4,000
Auxiliary Enterprises	75,589	0	75,589
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>1,974,360</b>	<b>0</b>	<b>1,974,360</b>
Capital Outlay	5,085,961	0	5,085,961
Renewals & Replacements	5,693,205	0	5,693,205
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>10,779,166</b>	<b>0</b>	<b>10,779,166</b>
<b>TOTAL BEGINNING BALANCES</b>	<b>12,753,526</b>	<b>0</b>	<b>12,753,526</b>
<b>TOTAL AVAILABLE</b>			
Instruction and General	6,910,545	977,942	7,888,487
Student Social & Cultural Activities	99,275	2,000	101,275
Research	0	0	0
Public Service	274,415	(700)	273,715
Internal Service Dept.	40,848	(1,000)	39,848
Student Financial Aid	4,000	0	4,000
Auxiliary Enterprises	90,589	10,000	100,589
Athletics	0	0	0
Independent Operations	0	0	0
<b>Subtotal Current Funds</b>	<b>7,419,672</b>	<b>988,242</b>	<b>8,407,914</b>
Capital Outlay	8,205,961	(520,000)	7,685,961
Renewals & Replacements	5,733,464	0	5,733,464
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>13,939,425</b>	<b>(520,000)</b>	<b>13,419,425</b>
<b>GRAND TOTAL AVAILABLE</b>	<b>21,359,097</b>	<b>468,242</b>	<b>21,827,339</b>

\*NMHED/DFA Approval moved to Page 3

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Grants**

FY **2022-2023**

Adjustment to Fund: **Unrestricted**

Request # **2**

	<u>Current Approved Budget</u>	INCREASE (DECREASE)	<u>Revised Budget</u>	
<b>EXPENDITURES</b>				
Instruction and General	5,134,363	299,884	5,434,247	
Student Social & Cultural Activities	10,000	0	10,000	
Research	0	0	0	
Public Service	3,000	(1,000)	2,000	
Internal Service Dept.	(3,500)	20,200	16,700	
Student Financial Aid	38,193	4,000	42,193	
Auxiliary Enterprises	15,000	10,000	25,000	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>5,197,056</b>	<b>333,084</b>	<b>5,530,140</b>	
Capital Outlay	4,330,000	(720,000)	3,610,000	
Renewals & Replacements	480,259	(10,259)	470,000	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>4,810,259</b>	<b>(730,259)</b>	<b>4,080,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>10,007,315</b>	<b>(397,175)</b>	<b>9,610,140</b>	
<b>TRANSFERS IN (OUT)</b>				
Instruction and General	(343,439)	(1,052,000)	(1,395,439)	
Student Social & Cultural Activities	(5,000)	0	(5,000)	
Research	0	0	0	
Public Service	2,000	0	2,000	
Internal Service Dept.	(9,500)	9,500	0	
Student Financial Aid	38,193	0	38,193	
Auxiliary Enterprises	(5,000)	2,000	(3,000)	
Athletics	0	0	0	
Independent Operations	0	0	0	
<b>Subtotal Current Funds</b>	<b>(322,746)</b>	<b>(1,040,500)</b>	<b>(1,363,246)</b>	
Capital Outlay	13,681	516,953	530,634	
Renewals & Replacements	309,065	540,500	849,565	
Retirement of Indebtedness	0	0	0	
<b>Subtotal Plant Funds</b>	<b>322,746</b>	<b>1,057,453</b>	<b>1,380,199</b>	
<b>NET TRANSFERS</b>	<b>0</b>	<b>16,953</b>	<b>16,953</b>	
<b>ENDING BALANCES</b>				
Instruction and General	1,432,743	(373,942)	1,058,801	19%
Student Social & Cultural Activities	84,275	2,000	86,275	863%
Research	0	0	0	#DIV/0!
Public Service	273,415	300	273,715	13686%
Internal Service Dept.	34,848	(11,700)	23,148	139%
Student Financial Aid	4,000	(4,000)	0	0%
Auxiliary Enterprises	70,589	2,000	72,589	290%
Athletics	0	0	0	#DIV/0!
Independent Operations	0	0	0	#DIV/0!
<b>Subtotal Current Funds</b>	<b>1,899,870</b>	<b>(385,342)</b>	<b>1,514,528</b>	27%
Capital Outlay	3,889,642	716,953	4,606,595	128%
Renewals & Replacements	5,562,270	550,759	6,113,029	1301%
Retirement of Indebtedness	0	0	0	#DIV/0!
<b>Subtotal Plant Funds</b>	<b>9,451,912</b>	<b>1,267,712</b>	<b>10,719,624</b>	263%
<b>TOTAL ENDING BALANCES</b>	<b>11,351,782</b>	<b>882,370</b>	<b>12,234,152</b>	127%
<b>TOTAL EXPENDITURES, TRANSFERS, BALANCES</b>	<b>21,359,097</b>	<b>468,242</b>	<b>21,827,339</b>	

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

INSTITUTION : **New Mexico State University - Grants** FY **2022-2023**  
 Adjustment to Fund: **Unrestricted** Request # **2**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>INSTRUCTION &amp; GENERAL:</b>			
<b>REVENUES</b>			
Tuition and Fees	975,062	148,438	1,123,500
Federal Government Appropriations	0	0	0
State Government Appropriations	4,076,900	653,900	4,730,800
Local Government Appropriations	285,000	15,000	300,000
Federal Grants/Contracts	350	(126)	224
State Grants/Contracts	0	0	0
Local Grants/Contracts	0	0	0
Private Gifts/Grants/Contracts	0	0	0
Endowment/Land/Permanent Fund	0	0	0
Sales & Services of Ed Activities	0	0	0
Other Sources	79,000	160,730	239,730
<b>TOTAL REVENUES</b>	<b>5,416,312</b>	<b>977,942</b>	<b>6,394,254</b>
<b>BEGINNING BALANCE</b>	<b>1,494,233</b>	<b>0</b>	<b>1,494,233</b>
<b>TOTAL AVAILABLE</b>	<b>6,910,545</b>	<b>977,942</b>	<b>7,888,487</b>
<b>EXPENDITURES</b>			
Instruction	2,094,649	126,445	2,221,094
Academic Support	606,628	37,644	644,272
Student Services	806,920	27,712	834,632
Institutional Support	945,098	41,501	986,599
Operation & Maintenance of Plant	681,068	66,582	747,650
<b>TOTAL EXPENDITURES</b>	<b>5,134,363</b>	<b>299,884</b>	<b>5,434,247</b>
<b>TRANSFERS (IN) OUT OF I&amp;G</b>			
Student Social & Cultural Activities	0	0	0
Research	0	0	0
Public Service	2,000	0	2,000
Internal Service Dept.	0	0	0
Student Financial Aid	33,193	0	33,193
Auxiliary Enterprises	(5,000)	2,000	(3,000)
Intercollegiate Athletics	0	0	0
Independent Operations	0	0	0
Capital Outlay	13,681	500,000	513,681
Renewals & Replacements	299,565	550,000	849,565
Retirement of Indebtedness	0	0	0
Non-Budgetary Exhibits:			
Endowment Fund	0	0	0
Other (To Las Cruces Campus)	0	0	0
Other (Specify)	0	0	0
<b>NET TRANSFERS</b>	<b>343,439</b>	<b>1,052,000</b>	<b>1,395,439</b>
<b>ENDING BALANCE</b>	<b>1,432,743</b>	<b>(373,942)</b>	<b>1,058,801</b>

Prepared by: **Kimberly G. Rumford** Date Approved by BOR **11-May-2023**

For NMHED Use Only	Accept	Reject	Date	
NMHED Analyst	_____	_____	___/___/___	NMHED Control # _____
NMHED Director	_____	_____	___/___/___	
<b>For DFA Use Only</b>				
DFA Analyst	_____	_____	___/___/___	DFA Control # _____
DFA Director	_____	_____	___/___/___	Agency Code _____
	Increase _____	Decrease _____	Transfer _____	



NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

Binder Page 365 of 1030

INSTITUTION : **New Mexico State University - Las Cruces**

FY **2022-2023**

Adjustment to Fund: **Unrestricted**

Request # **2**

	<b>Current Approved Budget</b>	<b>INCREASE (DECREASE)</b>	<b>Revised Budget</b>
<b>REVENUES</b>			
Instruction and General	260,463,538	20,236,749	280,700,287
Student Social & Cultural Activities	2,753,092	533,055	3,286,147
Research	22,479,299	20,068,323	42,547,622
Public Service	23,897,385	9,251,121	33,148,506
Internal Service Dept.	3,099,329	4,820,623	7,919,952
Student Financial Aid	75,000	57,000	132,000
Auxiliary Enterprises	28,854,831	4,086,238	32,941,069
Athletics	17,584,667	4,015,368	21,600,035
Independent Operations	20,346,310	3,567,890	23,914,200
<b>Subtotal Current Funds</b>	<b>379,553,451</b>	<b>66,636,367</b>	<b>446,189,818</b>
Capital Outlay	17,745,500	14,267,045	32,012,545
Renewals & Replacements	1,406,691	68,431	1,475,122
Retirement of Indebtedness	1,745,598	1,422,040	3,167,638
<b>Subtotal Plant Funds</b>	<b>20,897,789</b>	<b>15,757,516</b>	<b>36,655,305</b>
<b>TOTAL REVENUES</b>	<b>400,451,240</b>	<b>82,393,883</b>	<b>482,845,123</b>
<b>BEGINNING BALANCES</b>			
Instruction and General	28,932,282	0	28,932,282
Student Social & Cultural Activities	2,139,659	0	2,139,659
Research	24,203,730	0	24,203,730
Public Service	17,296,824	0	17,296,824
Internal Service Dept.	5,142,977	0	5,142,977
Student Financial Aid	4,350,956	0	4,350,956
Auxiliary Enterprises	2,253,119	0	2,253,119
Athletics	(4,699,517)	0	(4,699,517)
Independent Operations	7,910,351	0	7,910,351
<b>Subtotal Current Funds</b>	<b>87,530,381</b>	<b>0</b>	<b>87,530,381</b>
Capital Outlay	27,500,154	0	27,500,154
Renewals & Replacements	21,379,348	0	21,379,348
Retirement of Indebtedness	0	0	0
<b>Subtotal Plant Funds</b>	<b>48,879,502</b>	<b>0</b>	<b>48,879,502</b>
<b>TOTAL BEGINNING BALANCES</b>	<b>136,409,883</b>	<b>0</b>	<b>136,409,883</b>
<b>TOTAL AVAILABLE</b>			
Instruction and General	289,395,820	20,236,749	309,632,569
Student Social & Cultural Activities	4,892,751	533,055	5,425,806
Research	46,683,029	20,068,323	66,751,352
Public Service	41,194,209	9,251,121	50,445,330
Internal Service Dept.	8,242,306	4,820,623	13,062,929
Student Financial Aid	4,425,956	57,000	4,482,956
Auxiliary Enterprises	31,107,950	4,086,238	35,194,188
Athletics	12,885,150	4,015,368	16,900,518
Independent Operations	28,256,661	3,567,890	31,824,551
<b>Subtotal Current Funds</b>	<b>467,083,832</b>	<b>66,636,367</b>	<b>533,720,199</b>
Capital Outlay	45,245,654	14,267,045	59,512,699
Renewals & Replacements	22,786,039	68,431	22,854,470
Retirement of Indebtedness	1,745,598	1,422,040	3,167,638
<b>Subtotal Plant Funds</b>	<b>69,777,291</b>	<b>15,757,516</b>	<b>85,534,807</b>
<b>GRAND TOTAL AVAILABLE</b>	<b>536,861,123</b>	<b>82,393,883</b>	<b>619,255,006</b>

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
BUDGET ADJUSTMENT REQUEST

Binder Page 366 of 1030

INSTITUTION : **New Mexico State University - Las Cruces**

FY **2022-2023**

Adjustment to Fund: **Unrestricted**

Request # **2**

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>	
<b>EXPENDITURES</b>				
Instruction and General	208,262,155	28,428,541	236,690,696	
Student Social & Cultural Activities	3,892,841	578,587	4,471,428	
Research	34,222,808	10,213,139	44,435,947	
Public Service	23,045,261	12,642,527	35,687,788	
Internal Service Dept.	(1,680,589)	15,589,616	13,909,027	
Student Financial Aid	22,085,986	411,097	22,497,083	
Auxiliary Enterprises	20,787,402	10,001,255	30,788,657	
Athletics	19,913,073	7,130,341	27,043,414	
Independent Operations	17,233,985	10,971,666	28,205,651	
<b>Subtotal Current Funds</b>	<b>347,762,922</b>	<b>95,966,769</b>	<b>443,729,691</b>	
Capital Outlay	20,322,600	32,291,835	52,614,435	
Renewals & Replacements	14,418,600	5,596,490	20,015,090	
Retirement of Indebtedness	12,156,823	814,575	12,971,398	
<b>Subtotal Plant Funds</b>	<b>46,898,023</b>	<b>38,702,900</b>	<b>85,600,923</b>	
<b>TOTAL EXPENDITURES</b>	<b>394,660,945</b>	<b>134,669,669</b>	<b>529,330,614</b>	
<b>TRANSFERS IN (OUT)</b>				
Instruction and General	(52,201,383)	(4,878,741)	(57,080,124)	
Student Social & Cultural Activities	398,466	185,869	584,335	
Research	15,446,298	(4,859,269)	10,587,029	
Public Service	1,885,502	(866,534)	1,018,968	
Internal Service Dept.	(3,282,177)	1,132,797	(2,149,380)	
Student Financial Aid	21,587,486	777,597	22,365,083	
Auxiliary Enterprises	(8,159,130)	5,285,196	(2,873,934)	
Athletics	3,860,863	(40,866)	3,819,997	
Independent Operations	(418,188)	(2,911,031)	(3,329,219)	
<b>Subtotal Current Funds</b>	<b>(20,882,263)</b>	<b>(6,174,982)</b>	<b>(27,057,245)</b>	
Capital Outlay	2,513,129	9,376,960	11,890,089	
Renewals & Replacements	8,620,054	(3,510,593)	5,109,461	
Retirement of Indebtedness	10,085,605	(281,845)	9,803,760	
<b>Subtotal Plant Funds</b>	<b>21,218,788</b>	<b>5,584,522</b>	<b>26,803,310</b>	
<b>NET TRANSFERS</b>	<b>336,525</b>	<b>(590,460)</b>	<b>(253,935)</b>	
<b>ENDING BALANCES</b>				
Instruction and General	28,932,282	(13,070,533)	15,861,749	7%
Student Social & Cultural Activities	1,398,376	140,337	1,538,713	34%
Research	27,906,519	4,995,915	32,902,434	74%
Public Service	20,034,450	(4,257,940)	15,776,510	44%
Internal Service Dept.	6,640,718	(9,636,196)	(2,995,478)	-22%
Student Financial Aid	3,927,456	423,500	4,350,956	19%
Auxiliary Enterprises	2,161,418	(629,821)	1,531,597	5%
Athletics	(3,167,060)	(3,155,839)	(6,322,899)	-23%
Independent Operations	10,604,488	(10,314,807)	289,681	1%
<b>Subtotal Current Funds</b>	<b>98,438,647</b>	<b>(35,505,384)</b>	<b>62,933,263</b>	14%
Capital Outlay	27,436,183	(8,647,830)	18,788,353	36%
Renewals & Replacements	16,987,493	(9,038,652)	7,948,841	40%
Retirement of Indebtedness	(325,620)	325,620	0	0%
<b>Subtotal Plant Funds</b>	<b>44,098,056</b>	<b>(17,360,862)</b>	<b>26,737,194</b>	31%
<b>TOTAL ENDING BALANCES</b>	<b>142,536,703</b>	<b>(52,866,246)</b>	<b>89,670,457</b>	17%
<b>TOTAL EXPENDITURES, TRANSFERS, BALANCES</b>	<b>536,861,123</b>	<b>82,393,883</b>	<b>619,255,006</b>	

NEW MEXICO HIGHER EDUCATION DEPARTMENT  
 BUDGET ADJUSTMENT REQUEST

Binder Page 367 of 1030

INSTITUTION : New Mexico State University - Las Cruces

FY 2022-2023

Adjustment to Fund: Unrestricted

Request # 2

	<u>Current Approved Budget</u>	<u>INCREASE (DECREASE)</u>	<u>Revised Budget</u>
<b>INSTRUCTION &amp; GENERAL:</b>			
<b>REVENUES</b>			
Tuition and Fees	96,994,302	3,994,630	100,988,932
Federal Government Appropriations	0	0	0
State Government Appropriations	142,195,200	10,935,894	153,131,094
Local Government Appropriations	0	0	0
Federal Grants/Contracts	134,000	41,000	175,000
State Grants/Contracts	0	0	0
Local Grants/Contracts	0	0	0
Private Gifts/Grants/Contracts	0	0	0
Endowment/Land/Permanent Fund	3,397,136	0	3,397,136
Sales & Services of Ed Activities	556,700	(23,200)	533,500
Other Sources	17,186,200	5,288,425	22,474,625
<b>TOTAL REVENUES</b>	<b>260,463,538</b>	<b>20,236,749</b>	<b>280,700,287</b>
<b>BEGINNING BALANCE</b>	<b>28,932,282</b>	<b>0</b>	<b>28,932,282</b>
<b>TOTAL AVAILABLE</b>	<b>289,395,820</b>	<b>20,236,749</b>	<b>309,632,569</b>
<b>EXPENDITURES</b>			
Instruction	119,397,759	20,186,240	139,583,999
Academic Support	22,747,942	7,486,031	30,233,973
Student Services	16,532,281	(1,381,167)	15,151,114
Institutional Support	27,715,553	662,824	28,378,377
Operation & Maintenance of Plant	21,868,620	1,474,613	23,343,233
<b>TOTAL EXPENDITURES</b>	<b>208,262,155</b>	<b>28,428,541</b>	<b>236,690,696</b>
<b>TRANSFERS (IN) OUT OF I&amp;G</b>			
Student Social & Cultural Activities	213,345	82,600	295,945
Research	16,814,363	3,442,733	20,257,096
Public Service	2,107,370	(1,687,697)	419,673
Internal Service Dept.	0	0	0
Student Financial Aid	21,252,486	777,597	22,030,083
Auxiliary Enterprises	(25,000)	44,717	19,717
Intercollegiate Athletics	3,490,663	(3,183)	3,487,480
Independent Operations	0	0	0
Capital Outlay	1,463,129	1,910,365	3,373,494
Renewals & Replacements	5,571,296	401,150	5,972,446
Retirement of Indebtedness	1,427,622	0	1,427,622
Non-Budgetary Exhibits:			
Endowment Fund	0	0	0
Other (from Community Colleges)	(113,891)	(89,541)	(203,432)
Other (Specify)	0	0	0
<b>NET TRANSFERS</b>	<b>52,201,383</b>	<b>4,878,741</b>	<b>57,080,124</b>
<b>ENDING BALANCE</b>	<b>28,932,282</b>	<b>(13,070,533)</b>	<b>15,861,749</b>

Prepared by: Kimberly G. Rumford

Date Approved by BOR 11-May-2023

For NMHED Use Only	Accept	Reject	Date	
NMHED Analyst	_____	_____	___/___/___	NMHED Control # _____
NMHED Director	_____	_____	___/___/___	
<b>For DFA Use Only</b>				
DFA Analyst	_____	_____	___/___/___	DFA Control # _____
DFA Director	_____	_____	___/___/___	Agency Code _____
	Increase _____	Decrease _____	Transfer _____	







**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # H-4**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Antonio Salinas, NMSU Alamogordo  
Vice President for Business and  
Finance

**Agenda Item:**

Authorization of Alamogordo Community College (NMSUA) District General Obligation Bond Election November 7, 2023

**Requested Action of the Board of Regents:**

Approval of Submission of \$15,000,000 General Obligation Bond Question to Voters of NMSUA District at November 7, 2023 Election.

**Executive Summary:**

Resolution Authorizing the Issuance and Sale of the Alamogordo Community College District General Obligation (Limited Tax) Bond, Series 2023 in an aggregate principal amount not to exceed \$15,000,000. As to be approved by the Alamogordo Public School Board acting as the Advisory Board of NMSUA on May 17, 2023 to seek voter approval of the issuance of \$15,000,000 in general obligation bonds at the regular local election. In order to meet capital needs identified in the approved Alamogordo Community College Master Plan 2023-2028.

**References:**

Alamogordo Community College Governing Board Authorizing Approval meeting to be held May 17, 2023.

NMSUA 2023 General Obligation Bond Election Resolution (from Modrall Sperling)

GO Bond Election Overview (provided by RBC Capital Markets)

Alamogordo Community Campus Master Plan 2023-2023 –  
<https://alamogordo.nmsu.edu/files/NMSU-A-FMP-Final-2023-01-26.pdf>

**Prior Approvals:**

Alamogordo Community College District Governing Board – January 15, 2008. Approval of Special Election Question for \$5M Local District General Obligation Bond (2008).

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*Antonio Salinas Jr.*  
*NMSU Alamogordo Vice President for Business and Finance*

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Date

# New Mexico State University Alamogordo Branch

## GO Bond Election Discussion

4/14/2023

**STRICTLY PRIVATE AND CONFIDENTIAL**



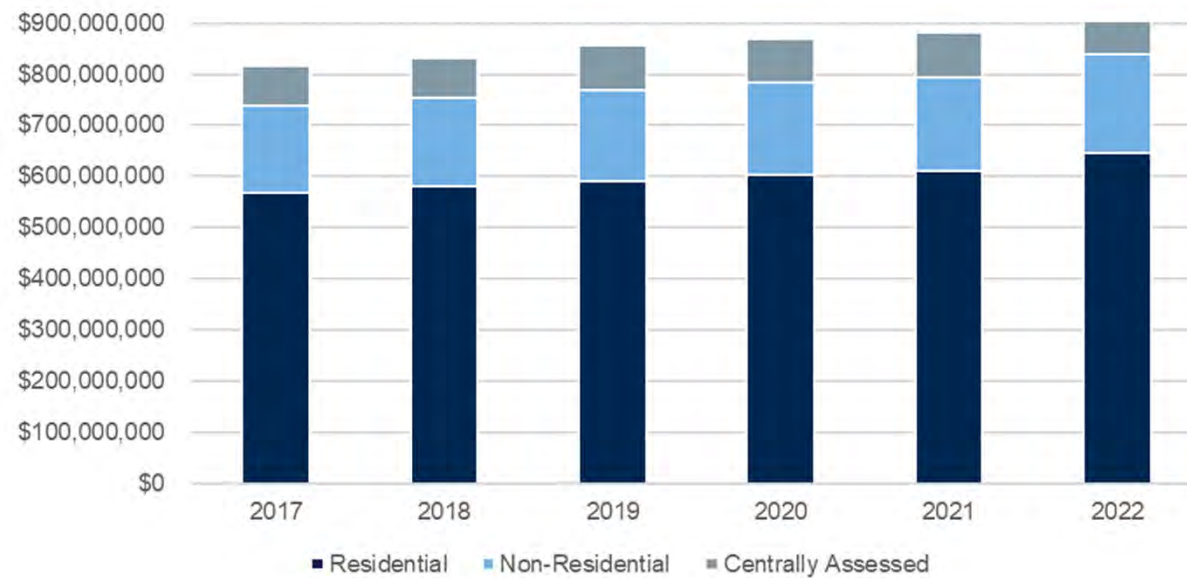
**Capital  
Markets**

## Historical Assessed Valuation

Tax Year	Residential	Non-Residential	Centrally Assessed	Total	% Growth
2017	\$567,651,983	\$172,317,037	\$75,400,088	\$815,369,108	2.49%
2018	579,912,203	174,111,873	78,376,527	832,400,603	2.09%
2019	590,337,254	178,708,637	87,561,690	856,607,581	2.91%
2020	602,980,034	181,648,666	84,889,485	869,518,185	1.51%
2021	611,206,449	182,122,509	87,219,279	880,548,237	1.27%
2022	645,575,676	193,085,324	89,665,062	928,326,062	5.43%

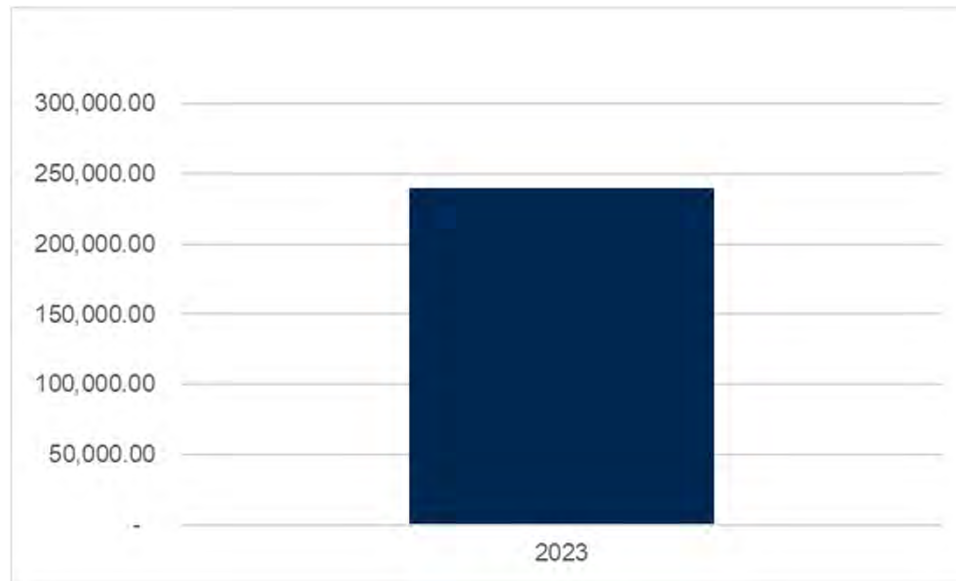
5 Year Average Annual Growth	2.63%
10 Year Average Annual Growth	2.76%

Source: New Mexico Department of Finance & Administration



## Outstanding Debt - Current

	Original Par Amount	Principal Outstanding	Callable Amount Outstanding	Call Date	Coupons	Final Maturity
Series 2008	\$5,000,000	\$240,000	\$240,000	08/01/2017	4.200%	08/01/23
<b>Total</b>	<b>\$5,000,000</b>	<b>\$240,000</b>	<b>\$240,000</b>			



## Plan of Finance

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- The Branch College's last election was held on April 1, 2008 which authorized \$5 million of general obligation bonds
  - \$5 million was sold on September 23, 2008
  - Maintained existing debt service tax rate at that time of 0.600 mils
  - Final payment on Series 2008 Bonds is August 1, 2023
  
- The Branch College can go out for an election in 2023
  - Regular election: November 2023
    - Outside of regular election Branch College would need to have a special election in early 2024 (at the cost to the College) or November 2024
  
- Assuming November 2023 Election for \$15 million, below is the projected tax rate:
  - 2023 Tax Year / 2024 Fiscal Year - \$0.00
  - 2024 Tax Year / 2025 Fiscal Year – \$1.05
    - Total tax rate of \$1.05 equates to approximately \$35 per 100,000 of home value per year.
    - Difference between \$1.05 tax rate and historical tax rate of \$0.60 or \$0.45 equates to approximately \$15 per \$100,000 of home values per year.
    - Tax rate would stay level until bonds are paid off

# Proposed Special Bond Election Schedule

Date	2023 GO Bond Election				Projected Tax Rate	Tax Rate Per \$100,000 of Home Value	Comparison to Historical 0.60 Tax Rate Tax Rate Per \$100,000 of Home Value
	Series 2023						
	\$15,000,000						
	Principal	Coupon	Interest	Total Debt Service			
8/1/24	300,316	4.000%	600,000	900,316	1.056	35.22	15.22
8/1/25	330,335	4.000%	587,987	918,323	1.056	35.22	15.22
8/1/26	361,915	4.000%	574,774	936,689	1.056	35.22	15.22
8/1/27	399,809	4.000%	560,297	960,106	1.056	35.22	15.22
8/1/28	439,804	4.000%	544,305	984,109	1.056	35.22	15.22
8/1/29	481,999	4.000%	526,713	1,008,712	1.056	35.22	15.22
8/1/30	526,497	4.000%	507,433	1,033,930	1.056	35.22	15.22
8/1/31	573,405	4.000%	486,373	1,059,778	1.056	35.22	15.22
8/1/32	622,835	4.000%	463,437	1,086,272	1.056	35.22	15.22
8/1/33	674,906	4.000%	438,523	1,113,429	1.056	35.22	15.22
8/1/34	729,738	4.000%	411,527	1,141,265	1.056	35.22	15.22
8/1/35	787,459	4.000%	382,338	1,169,796	1.056	35.22	15.22
8/1/36	848,202	4.000%	350,839	1,199,041	1.056	35.22	15.22
8/1/37	912,106	4.000%	316,911	1,229,017	1.056	35.22	15.22
8/1/38	979,316	4.000%	280,427	1,259,743	1.056	35.22	15.22
8/1/39	1,049,982	4.000%	241,254	1,291,236	1.056	35.22	15.22
8/1/40	1,124,262	4.000%	199,255	1,323,517	1.056	35.22	15.22
8/1/41	1,202,321	4.000%	154,285	1,356,605	1.056	35.22	15.22
8/1/42	1,284,329	4.000%	106,192	1,390,520	1.056	35.22	15.22
8/1/43	1,370,465	4.000%	54,819	1,425,283	1.056	35.22	15.22
	<b>\$15,000,000</b>		<b>\$7,787,689</b>	<b>\$22,787,689</b>			

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STATE OF NEW MEXICO )  
 )  
COUNTY OF OTERO )

The Board of Education of Alamogordo Municipal School District No. 1 acting as the Advisory Board (the "Board") of the New Mexico State University Alamogordo Branch Community College District (the "District"), in the County of Otero, and State of New Mexico, met in regular open session in full conformity with law and the rules and regulations of the Board, at 1211 Hawaii Avenue, Alamogordo, New Mexico, on May 17, 2023, at the hour of \_\_\_\_ p.m., at which meeting there were present and answering the roll call the following:

Present:            President: \_\_\_\_\_

                         Vice-President: \_\_\_\_\_

                         Secretary: \_\_\_\_\_

                         Members \_\_\_\_\_

\_\_\_\_\_

Absent: \_\_\_\_\_

\_\_\_\_\_

Also present: \_\_\_\_\_

\_\_\_\_\_

Board:                    The following resolution was then introduced for consideration by the



NEW MEXICO STATE UNIVERSITY ALAMOGORDO BRANCH COMMUNITY  
COLLEGE DISTRICT GENERAL OBLIGATION BOND ELECTION

**A RESOLUTION CONCERNING A GENERAL OBLIGATION BOND QUESTION TO BE SUBMITTED TO THE ELECTORS OF THE NEW MEXICO STATE UNIVERSITY ALAMOGORDO BRANCH COMMUNITY COLLEGE DISTRICT AT THE ELECTION ON TUESDAY, NOVEMBER 7, 2023; PROVIDING THE FORM OF THE GENERAL OBLIGATION BOND QUESTION AUTHORIZING THE ISSUANCE BY THE DISTRICT OF \$15,000,000 GENERAL OBLIGATION (LIMITED TAX) BONDS; DIRECTING THAT THIS RESOLUTION BE DELIVERED TO THE OTERO COUNTY CLERK; AUTHORIZING AND DIRECTING THE OFFICERS AND EMPLOYEES OF THE DISTRICT TO COORDINATE AND ASSIST THE OTERO COUNTY CLERK TO INCLUDE THE GENERAL OBLIGATION BOND QUESTION ON THE BALLOT FOR THE ELECTION; RATIFYING ACTION TAKEN IN CONNECTION THEREWITH; PROVIDING THE EFFECTIVE DATE OF THIS RESOLUTION.**

WHEREAS, the Advisory Board (the "Board") for the New Mexico State University Alamogordo Branch Community College District (the "District") which Board consists of the members of the Board of Education of Alamogordo Municipal School District No. 1, in the County of Otero and State of New Mexico, is established pursuant to Sections 21-14-1 through 21-14-16 NMSA 1978, as amended; and

WHEREAS, the Board desires that a general obligation bond question be submitted to the voters on the ballot at the election (the "Election") to be held Tuesday, November 7, 2023, and that a Resolution regarding the Election shall be issued by the Board, in accordance with Section 21-2A-10, NMSA 1978; and

WHEREAS, the Board has determined upon its own initiative to submit to a vote the question of the issuance of general obligation bonds in the amount and for the purposes hereinafter specified, as permitted by Sections 21-2A-6 and 21-14-2, NMSA 1978, at the Election; and

WHEREAS, the question to be submitted to the voters has not been defeated at a regular, general obligation bond election held within a period of two years from the date of the Election; and

NOW, THEREFORE, BE IT RESOLVED BY THE ADVISORY BOARD OF NEW MEXICO STATE UNIVERSITY ALAMOGORDO BRANCH COMMUNITY COLLEGE DISTRICT, COUNTY OF OTERO, STATE OF NEW MEXICO THAT THE FOLLOWING RESOLUTION BE ISSUED:

Section 1. The general obligation bond election for the New Mexico State University Alamogordo Branch Community College District, County of Otero, New Mexico shall be held at the Election.

Section 2. There shall be submitted to all qualified registered electors of the District at the Election, the following question (the "Bond Question"):

Community College General Obligation Bond Question:	"Shall the Advisory Board of the New Mexico State University Alamogordo Branch Community College District, be authorized to issue up to \$15,000,000 of general obligation bonds for the purpose of erecting, furnishing, constructing, purchasing, remodeling and equipping buildings and utility facilities, exclusive of stadiums; making other real property improvements; purchasing grounds; and purchasing and installing computer hardware and software; or any combination of these purposes?"
--	---

Section 3. The District shall file this Resolution with the County Clerk of Otero County (the "County Clerk") pursuant to Sections 21-2A-10 and 1-16-3 (B) NMSA 1978, as amended. The District hereby requests that the Otero County Board of County Commissioners place the Bond Question on the ballot for the Election.

Section 4. Officers of the District are authorized and directed to take all action necessary for the Election and to coordinate the inclusion of the District's Bond Question on the ballot for the Election with the County Clerk and New Mexico Secretary of State as necessary.

Section 5. The County Clerk shall conduct and canvass the Election pursuant to the Local Election Act, Sections 1-22-1 through 1-22-20, NMSA 1978, the College District Tax Act, Sections 21-2A-1 through 21-2A-12 NMSA 1978, the New Mexico Election Code, Sections 1-1-1 through 1-1-26, NMSA 1978, and the Federal Voting Rights Act.

Section 6. Notice of the Election and other publications including the Bond Question shall be published by the County Clerk as required by the Local Election Act and the Election Code. All such publications shall be in the *Alamogordo Daily News* or such other legal newspaper having a general circulation within the District as determined by the County Clerk.

Section 7. The President of the District, officers of the District, the County Clerk be, and they hereby are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 8. All action heretofore taken by the Board, the President, officers, and employees of the District not inconsistent with the provisions of this Resolution directed toward the calling and conducting of the Election be, and the same hereby is ratified, approved and confirmed.

Section 9. All acts, motions or resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency.

Section 10. This resolution shall be in full force and effect after its passage and adoption.

PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF MAY, 2023.

NEW MEXICO STATE UNIVERSITY –  
ALAMOGORDO BRANCH  
COMMUNITY COLLEGE DISTRICT

By: \_\_\_\_\_  
Judy Rabon, President

[SEAL]

ATTEST:

By: \_\_\_\_\_  
Carol Teweleit, Secretary

Member \_\_\_\_\_ moved the adoption of the foregoing Resolution of General Obligation Bond Election. The motion to adopt such resolution was seconded by Member \_\_\_\_\_ and, upon being put to a vote, was passed and adopted on the following recorded vote:

Those Voting Aye: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting Nay: \_\_\_\_\_  
\_\_\_\_\_

Those Absent: \_\_\_\_\_  
\_\_\_\_\_

STATE OF NEW MEXICO )  
 )  
COUNTY OF OTERO )

I, Carol Teweleit, duly qualified and acting Secretary of the Board of Education of Alamogordo Municipal School District No. 1 acting as the Advisory Board (the "Board") of New Mexico State University Alamogordo Branch Community College District (the "District") in Otero County, do hereby certify:

1. The foregoing pages are a true, perfect and complete copy of the record of the proceedings of the Board, constituting the governing board of the District, had and taken at a duly called regular meeting held at 1211 Hawaii Avenue, Alamogordo, New Mexico, on May 17, 2023, at the hour of \_\_\_\_ p.m., insofar as the same relate to the proposed general obligation bond election, a copy of which is set forth in the regular book of official records of the proceedings of the Board kept in my office. None of the action taken has been rescinded, repealed or modified.

2. The proceedings and the meeting were duly held and the persons therein named were present at the meeting, as therein shown.

3. Notice of such meeting attached hereto as Exhibit "A", was posted in accordance with the open meetings standards presently in effect, i.e., Open Meeting Resolution adopted \_\_\_\_\_, which is currently in effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, this 17<sup>th</sup> day of May, 2023.

By: \_\_\_\_\_  
Carol Teweleit, Secretary

ATTACH EXHIBIT "A"

[Notice of May \_\_, 2023 Meeting]

# NEW MEXICO STATE UNIVERSITY ALAMOGORDO

ADVISORY BOARD MEETING  
FRIDAY, APRIL 14, 5:30 PM – 7:30 PM

Ken Van Winkle	Branch Executive Director
Mark Cal	Assoc. Branch Campus Director
Antonio Salinas Jr.	VP for Business and Finance



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# BE BOLD



*New Mexico State University Alamogordo*



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# NMSUA Current Use Endowments

Binder Page 386 of 1030

Aggie Cupboard	\$10,470
New Mexico Film Office Giveback Program (Digital Arts/Graphics Design)	\$43,780
PNM Family Literacy (Adult Ed/Pathways & Career Education)	\$6,155
PNM Foundation Reduce Your Use (Charging Station Cover)	\$4,750
Dollar General – PACE	\$3,550
Fechner – Presidential Discretionary Funds (\$9,500)	\$3,925
NMSUA STEM Camp (Federal Funds)	\$7,000
NMSUA Annual Car Show	\$3,925
Southwest Range Services (IT/ET Assistance) – may be 3 yrs	\$25,000 (\$75K)
Gerald Champion Regional Medical Center (Nursing ADN)	\$150,000



# NMSUA Endowments (perpetuity)

Binder Page 387 of 1050

<u>ENDOWED NAME</u>	<u>Endow./Int.</u>
Major Robert M. Phillips Memorial	\$47,023 (\$1,527)
Charlie Lee Memorial Scholarship (State Match)	\$39,296 (\$1,735)
Janine Twomey Foundation (State Match)	\$16,353 (\$649)
Marvin D. Rohovec Scholarship	\$41,825 (\$1,509)
Froylan L. Velasco Foundation (State Match)	\$70,760 (\$2,899)
Title V – STEM Foundation (Federal Match)	\$36,111 (\$1,312)
Jim Griggs Technology Endowment Scholarship (Federal Match)	\$33,532 (\$1,345)
Robert W. Hamilton Endowment	\$183,126 (\$7,306)
Retirees Remember General Education Endowment	\$27,444 (\$1,083)
First National Bank (Lady of the Mountain Run)	\$38,633 (\$1,378)
Reba & Jimmy Smith Endowment	\$25,022 (\$941)
Esther & Evan Sheldon Endowment	\$75,001 (\$2,872)
Ronald & Gloria Burch Endowment	\$25,000 (\$965)
New Mexico Film Office Giveback Program (Graphic Design/Film)	\$30,791 (\$1,224)
Barbara & Clif McDonald Education Endowment	\$25,000 (\$981)
Twelfth Judicial District Bar Association Endowment (Criminal Justice/Paralegal)	\$25,003 (\$767)
First National Bank Automotive Technology Endowment (LOTMR)	Fully Endowed at \$25K
Pomposo & Josefina Misquez Endowment	<u>Fully Endowed at \$25K</u>
Total	\$789,920 (\$28,493)



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# Restricted Funds

Binder Page 386 of 1030

<u>Restricted Grants, Contracts and Other Funds</u>	<u>Endow./Int.</u>
Southwest Range Services ET/IT Current Use	\$23,750
New Mexico Film Office Giveback Program (Digital Arts/Graphics Design) Current Use	\$21,261
Adult Ed/PACE Grant	\$259,138
SBDC Grant	\$206,770
Southwest Range Services Grant	\$583,469
Title V Grant	\$671,050
Annual Car Show – Current Use	\$3,833
Aggie Cupboard - Current Use	\$5,000
Presidents Excellence – Current Use	\$7,000
Federal/State Workstudy	\$49,100
Financial Aid (Pell Grant, College Afford., LEAP, SEOG, Lottery etc.)	<u>\$2,002,000</u>
Total	\$3,832,371

SEOG Supplemental Educational Opportunity Grant & LEAP Leveraging Educational Assistance Partnership Grant



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# Current Plant Projects & Needs

20STB Townsend Library to be completed 2023	\$400,000
21GOB Physical Plant Renovation	\$891,000
21GOB (\$833K)/21STB (\$650K) Science Cntr HVAC (replace chiller/boiler w/stand alone units)	\$1,483,000
22STB Rohovec Renovation (\$1M)/Campus Match (\$3.2M up from \$1.7M)	\$4,200,000

## Needs

Bridgers and Paxton HVAC Assessment Study

### NMSU - Alamogordo Campus HVAC Assessment

Priority Level	Building	Building Area (SF)	Mechanical + Controls & Electrical Renovation Cost
1	Pro-Tech -Partial	19,625	\$1,213,000
2	Tays Center-Auto Shop	8,900	\$665,700
3	Academic Support Center - Replace Controls		\$18,000
4	Pro-Tech - Replace Trane Voyager VAV & Terminal Units	9,760	\$506,400
5	Tays Center-Gym & Classroom	36,950	\$1,204,000
6	Cambell Fine Art Center-Replace Controls	8,600	\$26,000
7	Townsend Library	14,000	\$113,000
8	Allied Health Building	15,000	\$870,000
9	Reidlinger Science Center	20,000	\$1,171,000
10	Academic Support Center-Replace Heat Pump and Split System	3,100	\$75,000
11	Student Union	7,300	\$418,500
12	Fettinger Student Services	15,500	\$902,000
13	Faculty Office Building - Controls connected to Campus DDC	4,900	\$36,000
14	Faculty Office Building- Replace Packaged Roof Top Units	4,900	\$139,500
15	Faculty Office Building - Add System for IT Closet		\$7,200
			\$7,365,300



# Current Plant Projects & Needs

Needs Continued – Architectural Research Consultants, Inc. – 5 year Facilities Master Plan 2023-2028 for NMSUA

The condition assessment identified about \$21.84 million in total capital improvements. The majority of the work is to address renewal of facility building systems. ARC recommends about \$8.13 million of this work be done over the next five years if possible.

*Ex-07: NMSU-A Facility Condition Assessment Summary by Category*

Category	Estimated Cost	% Total
1. Health and Safety	\$5,134	0.02%
2. Code Compliance	\$674,538	3.09%
3. ADA Compliance	\$1,243,333	5.69%
4. Facility Renewal	\$19,789,203	90.61%
8. Demolition/Removal	\$128,495	0.59%
<b>Total</b>	<b>\$21,840,703</b>	<b>100%</b>

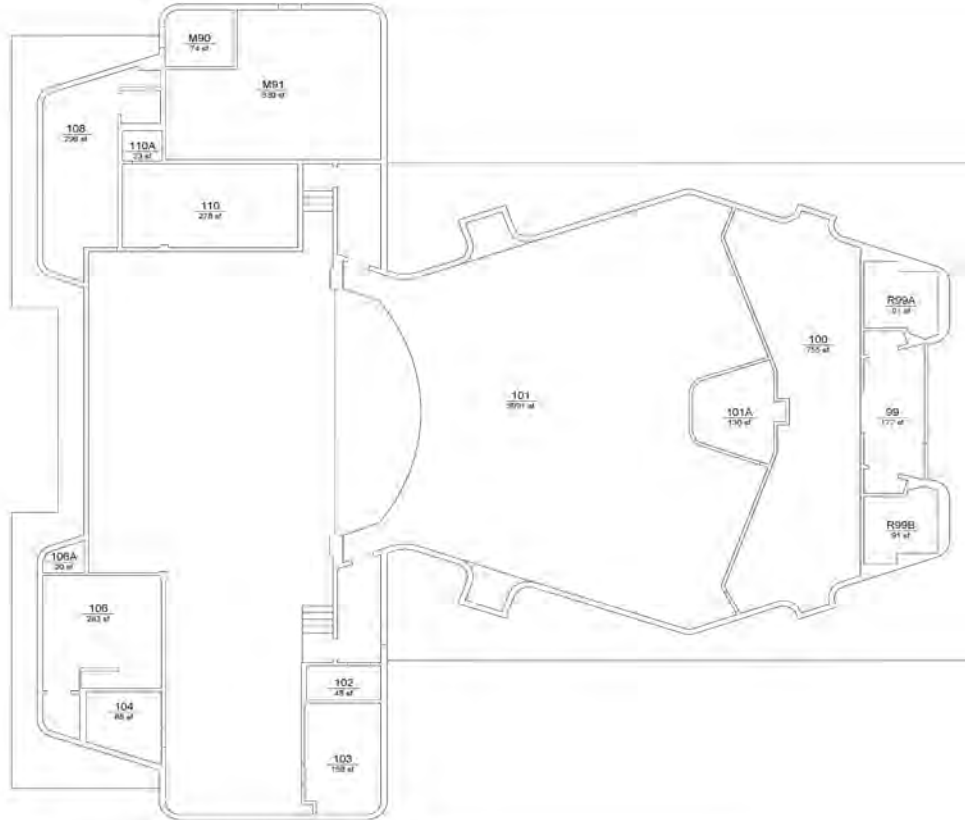
*Ex-08: NMSU-A Facility Condition Assessment Summary by Building*

NMSU Building	Facility ID	Facility	GSF	ARC %	ARCTier	FCI Score	Project Budget	5-Year Recommendation		
292V	ASC	Academic Support	4,327	78.70%	C	Satisfactory	0.0395	Good	\$1,248,437	\$37,190
292S	AC	Art Center	6,609	72.70%	C	Satisfactory	0	Good	\$551,227	Replace*
292G	CB	Classroom Building	19,190	47.50%	F	Poor	0.1988	Poor	\$1,656,097	Replace*
292L	FO	Faculty Office	5,417	69.90%	D	Borderline	0.0117	Good	\$377,321	Replace*
292T	PP	Physical Plant	3,999	86.50%	B	Good	0.0896	Fair	\$59,338	\$59,338
292M	FA	Rohovec Fine Arts Center	9,321	75.90%	C	Satisfactory	0.3359	Poor	\$3,568,801	\$519,877
292U	SC / AH	Science Center / Allied Health	39,593	83.30%	B	Good	0.0006	Good	\$2,802,577	\$5,889
292H	SS	Student Services	17,505	88.30%	B	Good	0.4041	Poor	\$1,846,533	\$1,491,763
292J	SU	Student Union	9,595	86.50%	B	Good	0.398	Poor	\$2,308,791	\$828,787
292C	Tays / ATC	Tays Center / Advanced Technology Center	47,471	85.90%	B	Good	0.2282	Poor	\$4,132,496	\$2,668,494
292N	TE	Technical Center	30,354	85.90%	B	Good	0.3556	Poor	\$2,922,657	\$2,409,698
292Q	TL	Townsend Library	15,395	81.50%	B	Good	0.031	Good	\$366,429	\$104,942
<b>Totals</b>			<b>208,776</b>						<b>\$21,840,704</b>	<b>\$8,125,978</b>

\* Recommend replacement as part of capital strategy (see Ex-17)



# Rohovec – 7,973 GSF (1979)



**FACILITIES & SERVICES**  
 UNIVERSITY ARCHITECT & SPACE MANAGEMENT  
 NEW MEXICO STATE UNIVERSITY  
 LAS CRUCES, NM 88003  
 PHONE # 545-7734

NAME: Alamogordo Park Arts Building	DRAWN BY:	DATE:	NOTES:
NUMBER: 205A	RG	06-15-79	AUDITED AND MADE UPDATES
ADDRESS: 2400 Garcia Drive			
YEAR BUILT: 1979			
BUILDING SIZE: 9,320			
BUILDING NAME: xx,xxx			
FLOOR: 000			
FLOOR NAME: ...			

Owner warrants user of the drawings shall not be held responsible for any errors or omissions. The drawings are prepared for the purpose of construction and are not to be used for any other purpose. The drawings are prepared for the purpose of construction and are not to be used for any other purpose. The drawings are prepared for the purpose of construction and are not to be used for any other purpose.

FLOOR	1
SHEET	1-1



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# Rohovec - Currently





# NMSUA Local GOB24 Approval Request

Binder Page 393 of 1030

Katherine McKinney (Modrall Sperling) & Erik Harrigan (RBC Capital Markets, LLC)

Proposed Timeline Approvals Needed and Bond Question for \$15M Local GOB

- May 9 – APS Bond Election
- May 11 – NMSU BOR considers NMSUA Request to Submit Bond Question to Voters
- May 15 – Deadline to Submit Items to HED for June Capital Projects Committee Meeting
- May 17 NMSUA Advisory Board Meeting for Adoption of Election Resolution
- June 14 – HED Capital Projects Committee Meeting to Approve Bonds
- June 15 – Submit Election Resolution to Otero Clerk for Inclusion on Ballot
- November 7 - Election

Community College  
General Obligation  
Bond Question:

"Shall the Advisory Board of the New Mexico State University Alamogordo Branch Community College District, be authorized to issue up to \$15,000,000 of general obligation bonds for the purpose of erecting, furnishing, constructing, purchasing, remodeling and equipping buildings and utility facilities, exclusive of stadiums; making other real property improvements; purchasing grounds; and purchasing and installing computer hardware and software; or any combination of these purposes?"

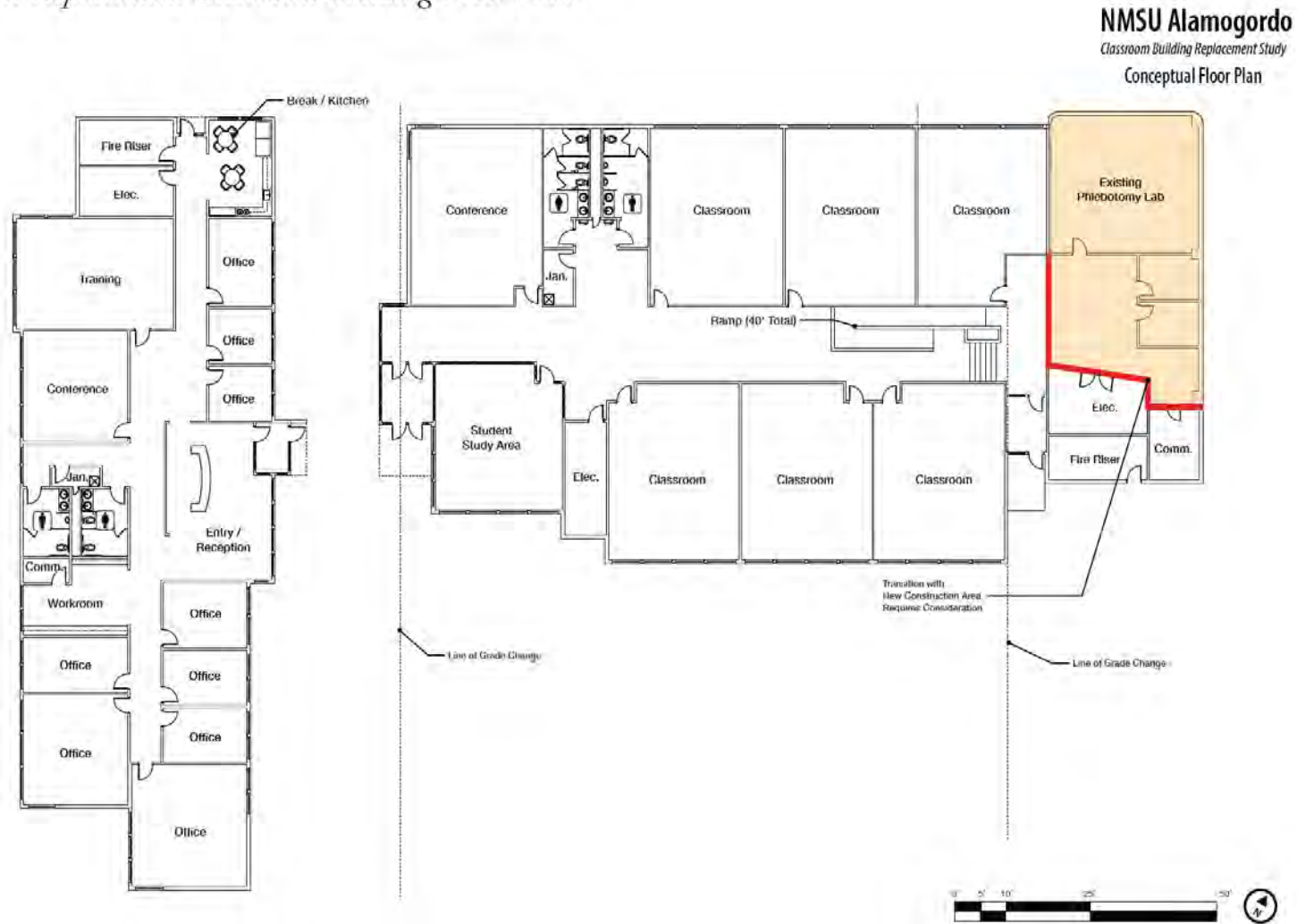


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# Classroom Building Replacement

Bidder Page 394 of 1030

Ex-04: Replacement Classroom Building Floor Plan

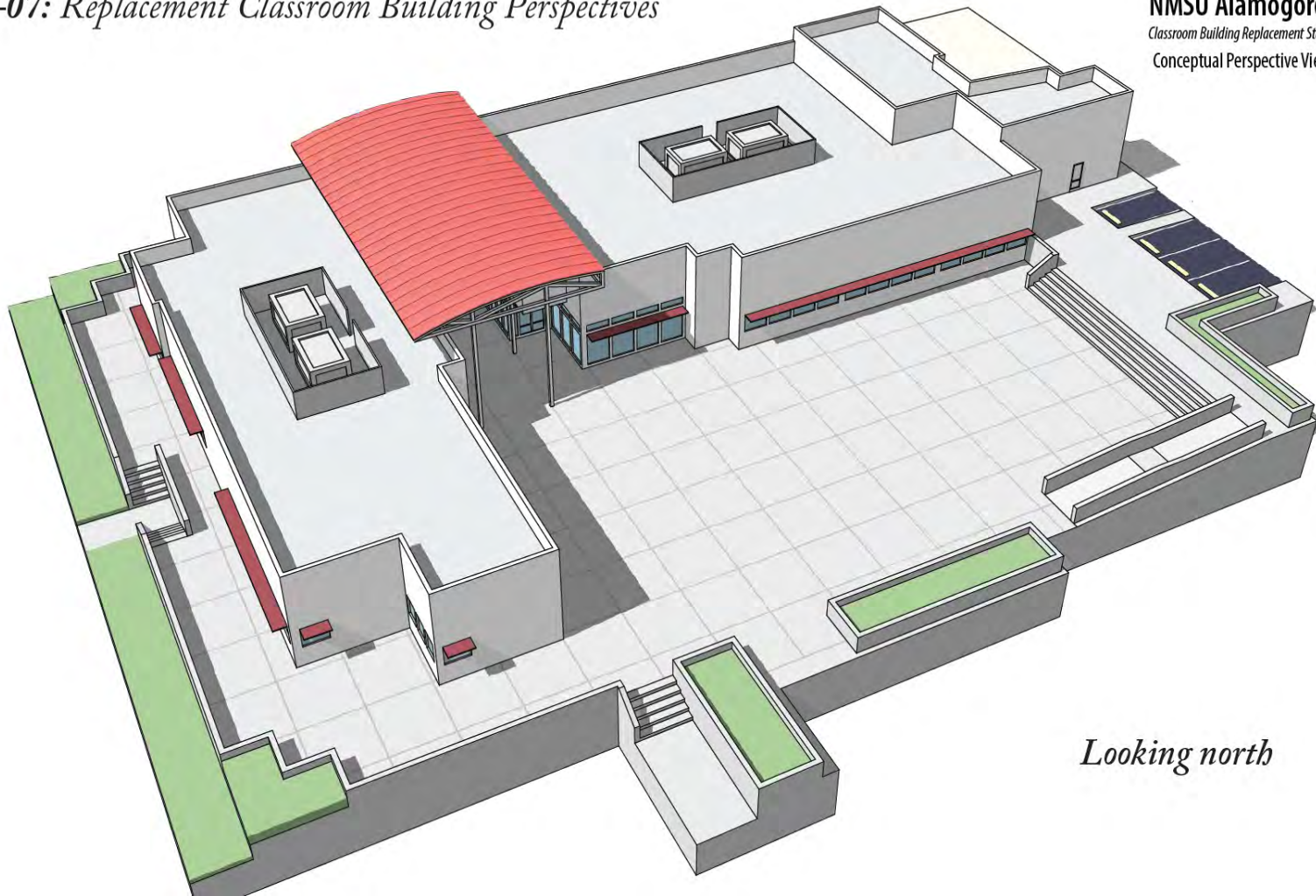


# Classroom Building Replacement

Binder Page 395 of 1030

*Ex-07: Replacement Classroom Building Perspectives*

**NMSU Alamogordo**  
Classroom Building Replacement Study  
Conceptual Perspective View



*Looking north*



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# 2024-2025 (2024 GO BOND)

Binder Page 396 of 1030

## Classroom Building Replacement

State GOB Bond (2024)	\$7,000,000
NMSU Alamogordo Institutional Funds Match	\$3,000,000
Local GOB Bond (2024) Match	<u>\$5,000,000</u>
Total Cost	\$15,000,000

## Classroom Building Demolition

State Demolition Proceeds (2024)	\$5,000,000
NMSU Alamogordo Institutional Funds Match	<u>\$1,750,000</u>
Total Cost	\$6,750,000

### Note:

Demolition was to include CB Building (23,325 GSF), Faculty Office (5,417 GSF) and Henry Campbell Arts Center (6,609 GSF). However this may only include CB.



New Mexico State University  
 Five Year Facilities Plan for GOB/STB  
 NMSU\_A.Final Campus

March 29, 2023

<b>2024-2025 (2024 GO Bond)</b>	
Classroom Building Replacement	\$ 7,000,000
Classroom Building (292G) Demolition is the separate request <i>(NMSU-A Institutional Fund Commitment \$3,000,000 and Local GOB Match \$5,000,000)</i>	
<b>2025-2026 (Severance Tax Bond Year)</b>	
Chiller/Boiler repair and replacement campus-wide Including HVAC renovations, replacement and repairs (Pro-tech Building and campus-wide) <i>(NMSU-A Institutional Fund Commitment 350,000)</i>	\$ 1,000,000
Building Envelope Improvements (Protech Building and campus-wide) including windows, doors and stucco repairs <i>(NMSU-A Institutional Fund Commitment \$180,000)</i>	\$ 500,000
<b>2026-2027 (2026 GO Bond)</b>	
Chiller/Boiler repair and replacement campus-wide Including HVAC renovations, replacement and repairs (Reidlinger Science Ctr./Allied Health) <i>(NMSU-A Institutional Fund Commitment 350,000)</i>	\$ 1,000,000
Tays Special Events Center Repairs, including HVAC and roof <i>(NMSU-A Institutional Fund Commitment \$180,000)</i>	\$ 500,000
<b>2027-2028 (Severance Tax Bond Year)</b>	
Electronic Access Control for all buildings <i>(NMSU-A Institutional Fund Commitment \$375,000)</i>	\$ 1,125,000
<b>2028-2029 (2028 GO Bond)</b>	
Building Envelope Improvements (Tays Special Events Center and campus-wide) including wind doors and stucco repairs <i>(NMSU-A Institutional Fund Commitment \$350,000)</i>	\$ 1,000,000



# QUESTIONS?



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**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # H-5**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Mónica F. Torres, Ph.D.  
President, DACC  
Kelly Brooks  
VP Business & Finance, DACC  
Katherine E. McKinney  
Bond Counsel, Modrall Sperling  
Erik Harrigan  
Bond Advisor, RBC Capital Markets  
John Petronis  
Consultant, Architectural Research  
Consultants

**Agenda Item:** Authorization of Doña Ana Community College (DACC) District General Obligation Bond Election November 7, 2023

**Requested Action of the Board of Regents:** Authorization of Doña Ana Community College (DACC) District General Obligation Bond Election November 7, 2023, *DACC President Mónica F. Torres*

**Executive Summary:**

**NMSU DACC is requesting authorization for submission of a General Obligation Bond question to voters at the November 7, 2023 election as outlined in the completed Facilities Master Plan. This master plan update outlines key planning drivers and the capital funding strategy for 2023-2030.**

**References:**

DACC Finance Plan Update May 10, 2023  
DACC 2023-2030 Master Plan and Facility Condition Assessment

**Prior Approvals:**

Doña Ana Community College District Governing Board – April 20, 2023

# Doña Ana Community College

## Finance Plan Update

5/10/2022

**STRICTLY PRIVATE AND CONFIDENTIAL**



Capital  
Markets

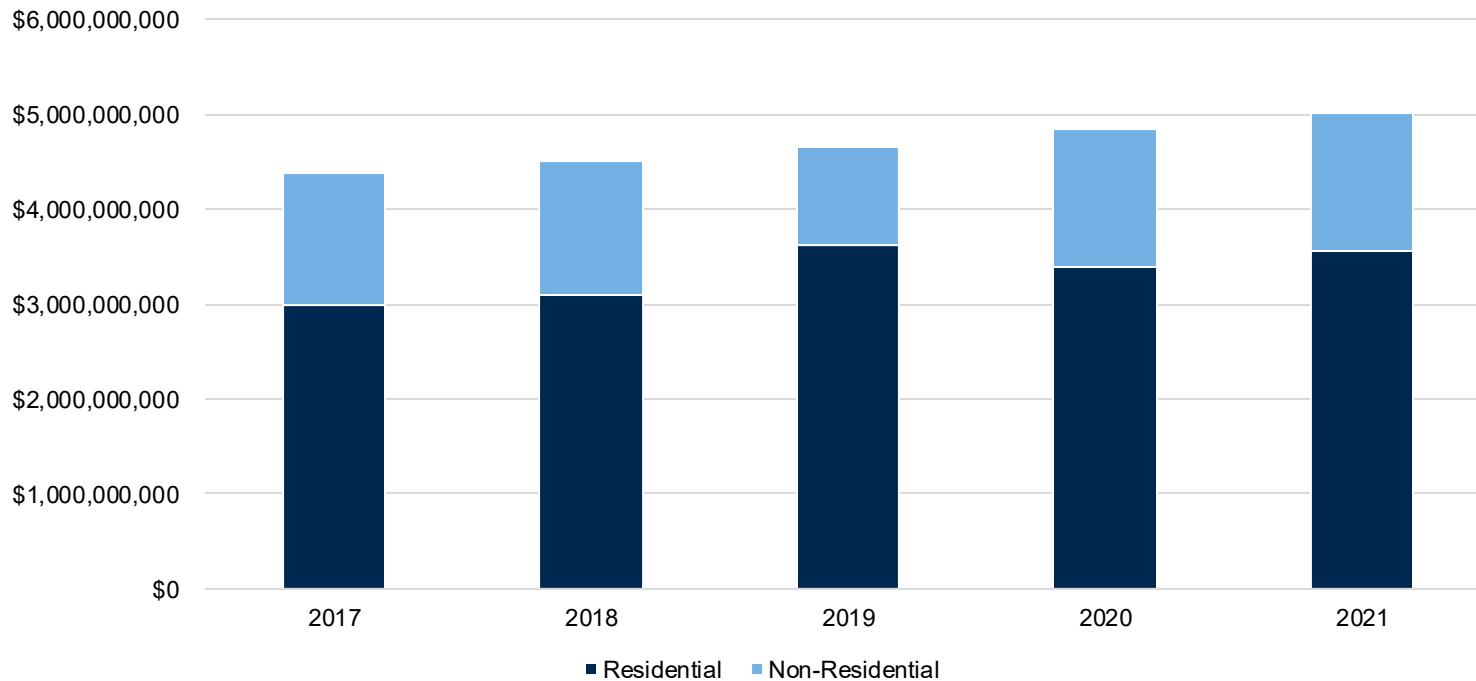


# History of Assessed Valuation

	2017	2018	2019	2020	2021
Residential	\$2,998,803,460	\$3,090,064,154	\$3,625,533,070	3,397,980,487	3,562,434,853
Non-Residential	1,377,351,860	1,414,522,446	1,034,541,593	1,450,724,579	1,442,891,892
<b>Total</b>	<b>\$4,376,155,320</b>	<b>\$4,504,586,600</b>	<b>\$4,660,074,663</b>	<b>\$4,848,705,066</b>	<b>\$5,005,326,745</b>
<b>% Growth</b>	<b>3.12%</b>	<b>2.93%</b>	<b>3.45%</b>	<b>4.05%</b>	<b>3.23%</b>

5 Year Average Growth Rate	3.36%
10 Year Average Growth Rate	2.85%

Source: Dona Ana Assessor's Office and Otero Assessor's Office



# History of Tax Rates

## Within 20 Mill Limit for General Purposes

	2021	2020	2019	2018	2017
State of New Mexico	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Dona Ana County	9.114	9.222	9.253	9.137	9.055
Dona Ana Community College	1.230	1.245	1.250	1.250	1.250
City of Las Cruces	4.774	4.805	4.841	4.776	4.732
Las Cruces Schools	0.339	0.342	0.344	0.340	0.337
<b>Total</b>	<b>\$15.457</b>	<b>\$15.614</b>	<b>\$15.688</b>	<b>\$15.503</b>	<b>\$15.374</b>

## Over 20 Mill Limit - Interest, Principal, Judgment, etc.

	2021	2020	2019	2018	2017
State of New Mexico	\$1.360	\$1.360	\$1.360	\$1.360	\$1.360
Dona Ana County	0.096	0.099	0.098	0.108	0.108
Dona Ana Community College (DS)	0.750	0.750	0.750	0.750	0.350
City of Las Cruces	4.002	3.994	4.007	3.994	1.970
Las Cruces Schools	9.593	9.604	9.605	9.600	9.581
<b>Total</b>	<b>\$15.801</b>	<b>\$15.807</b>	<b>\$15.820</b>	<b>\$15.812</b>	<b>\$13.369</b>

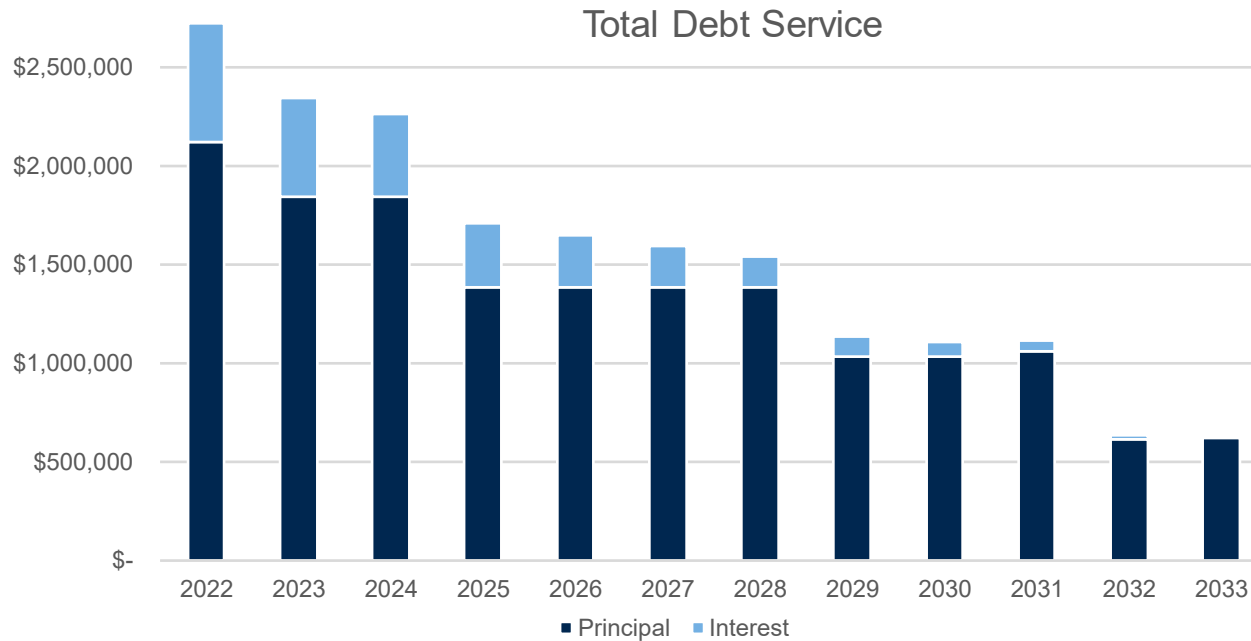
## Total Levy

	2021	2020	2019	2018	2017
State of New Mexico	\$1.360	\$1.360	\$1.360	\$1.360	\$1.360
Dona Ana County	9.210	9.321	9.351	9.245	9.163
Dona Ana Community College	1.980	1.995	2.000	2.000	1.600
City of Las Cruces	8.776	8.799	8.848	8.770	6.702
Las Cruces Schools	9.932	9.946	9.949	9.940	9.918
<b>Total Residential in Las Cruces</b>	<b>\$31.258</b>	<b>\$31.421</b>	<b>\$31.508</b>	<b>\$31.315</b>	<b>\$28.743</b>
<b>Total Non-Residential in Las Cruces</b>	<b>\$34.573</b>	<b>\$34.554</b>	<b>\$34.540</b>	<b>\$34.546</b>	<b>\$32.147</b>
<b>Total for Town of Mesilla</b>					
Residential	\$23.490	\$23.638	\$23.688	\$23.574	\$23.077
Non-Residential	\$27.763	\$27.765	\$27.753	\$27.760	\$27.367
<b>Total for Town of Hatch</b>					
Residential	\$30.683	\$30.843	\$30.891	\$30.593	\$30.110
Non-Residential	\$33.642	\$33.646	\$33.674	\$33.676	\$33.233
<b>Total for City of Sunland Park</b>					
Residential	\$35.593	\$35.870	\$35.754	\$35.625	\$35.074
Non-Residential	\$39.739	\$39.739	\$39.712	\$39.780	\$39.378
<b>Total for City of Anthony</b>					
Residential	\$34.477	\$31.371	\$31.833	\$29.231	\$28.677
Non-Residential	\$34.497	\$34.184	\$34.612	\$32.130	\$31.728

Source: New Mexico Department of Finance & Administration

## Current Outstanding Debt

Issue	Bond Type	Original Par Amount	Amount Outstanding	Callable Amount Outstanding	Call Date	Coupons	Final Maturity	Purpose
2015 Bonds	Fixed Rate	\$8,800,000	\$2,300,000	\$1,700,000	8/1/2023 @ 100%	3.00%	2028	New money
2018 Bonds	Fixed Rate	6,200,000	4,230,000	2,550,000	8/1/2025 @ 100%	3.00% - 5.00%	2031	New Money
2021 Bonds	Fixed Rate	9,995,000	9,145,000	2,440,000	8/1/2028 @ 100%	2.00% - 5.00%	2033	New money
<b>TOTAL</b>			<b>\$15,675,000</b>	<b>\$6,690,000</b>				



## Key Points of Debt Management Plan

---

- To meet current capital needs, voters approved the issuance of \$16,000,000 in general obligation bonds In November 2019 to be sold over a period of four years.
  - \$8,000,000 sold in early 2021
  - Original plan of finance had remaining \$8,000,000 to be sold in 2022
  - Sale of bonds is structured to maintain tax rate of 0.75 mils.
    - Maintain current tax rate
  - 13-year final maturity (20-year maximum).

2021 Assessed Valuation	\$ 5,005,326,745
Constitutional Debt Limitation (3% of Assessed Valuation)	150,159,802
Less Current Outstanding Debt	(15,675,000)
<b>Available Debt Capacity</b>	<b>\$ 134,484,802</b>
<b>% Bonded to Capacity</b>	<b>10.44%</b>

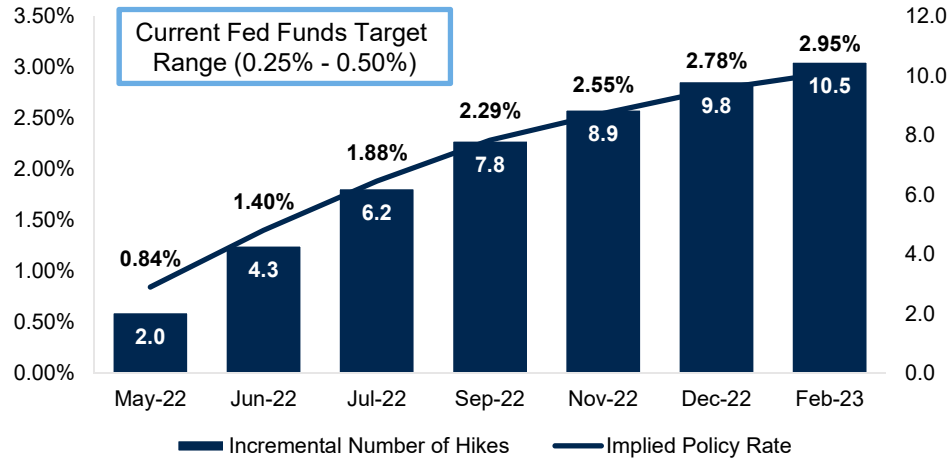
## Bond Sale Timing, Considerations and Election Timing

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- Original plan of finance has remaining \$8 million of voter authorized bonds to be issued in 2022.
- Voter authorization is good through November 2023
- DACC has until October 2023 to issue any remaining bonds and not lose authorization
  - When issuing bonds there are several factors to consider
    - How quickly can the funds be spent
      - There has to be a reasonable expectation that the proceeds can be spend within a three year period
      - After the issuance of bonds DACC has three years to expend 85% of the proceeds
    - Market conditions
      - Interest rates are currently experiencing significant volatility along with rates rising at a rapid pace
      - Rates are impacted to a certain degree by the uncertainty of how quickly the federal reserve will raise rates for the remainder of the year
      - The impact of supply chain issues from the Russian and Ukraine war and a resurgence of COVID and Lockdown in China
        - Supply chain issue are expected to further exacerbate inflation through tightening of the money supply by the Federal Reserve with more aggressive rate hikes.
      - While the market have priced in fairly aggressive Federal Reserve rate hikes, rates are expected to be higher next yearThe impact of supply chain issues from the Russian and Ukraine war and a resurgence of COVID and Lockdown in China

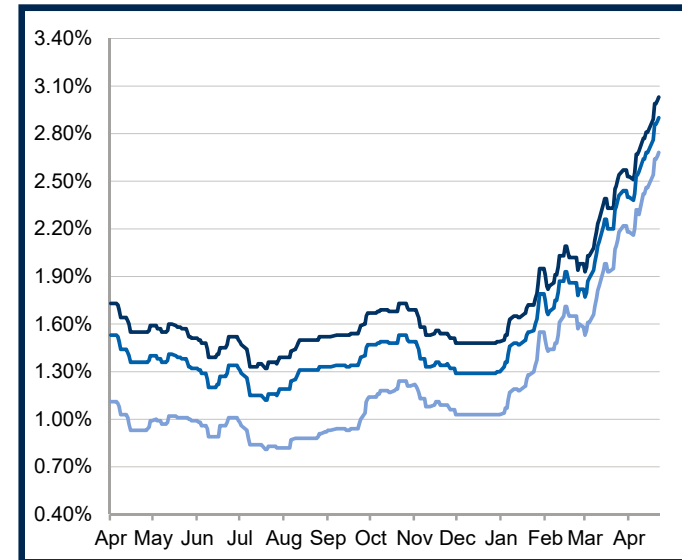
# Economic Overview Reflects Increased Volatility – Invasion of Ukraine and Monetary Policy Focus

## Futures Market – Fed Funds Rate Hike Probability

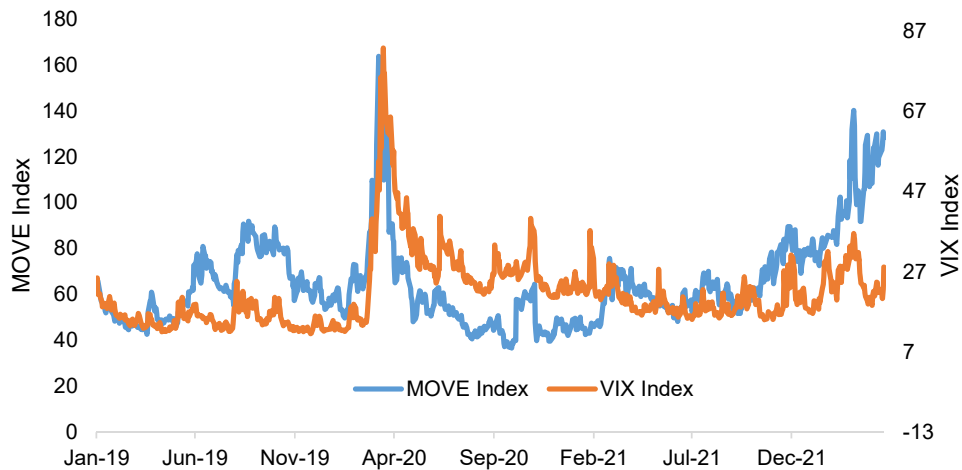


Source: Bloomberg, as of market close April 22, 2022

## Shift in “AAA” MMD Since April 2021



## Treasury and Equity Volatility has Increased Over the Last Several Months



Source: RBC Economics

## April 1, 2021 to Present

	10 Year	20 Year	30 Year
Maximum	2.68%	2.90%	3.03%
Minimum	0.81%	1.12%	1.32%
Average	1.22%	1.53%	1.71%

# Market Update

**STRICTLY PRIVATE AND CONFIDENTIAL**



**Capital  
Markets**

## Overview of Key US Market Themes

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### Municipal Markets Commentary

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- Hawkish comments by numerous Federal Reserve officials, including Fed Chair Powell, pushed rates in the fixed income markets noticeably higher last week
- The short end of the yield curve was particularly hard hit with the Treasury curve flattening materially as a result
  - The spread between 2yr and 10yr Treasury yields fell to 23 basis points on Friday from 37 basis points a week earlier
  - By the close of the week, US Treasuries were 14 basis points higher in the five year range, seven basis points higher in the ten year range, and three basis points higher in the thirty year range
- While municipals generally followed the lead of Treasuries last week, they underperformed despite a light new issue calendar
  - Continued large mutual fund outflows have been pressuring municipals for weeks and have pushed 30yr municipal/Treasury yield ratios past 100%
  - The Municipal Market Data AAA yield closed 19 basis points higher week/week in the five year range and 22 basis points higher in the ten and thirty year ranges
- Municipal supply totaled \$5.3bn last week and is expected to top \$12bn this week, marking the heaviest calendar of 2022
- New issues have been pressured by volatility in the Treasury market, sizable fund outflows, and secondary selling pressure
  - Transactions continue to price with concessions in order to appeal to an investor base with limited cash
- Secondary market bid-wanted volumes topped \$8.4bn last week, averaging \$1.7bn on a daily basis
- Municipal bond funds reported net outflows of \$3.548bn last week, marking the 10th straight week of outflows
  - Outflows have been reported in 13 of the last 14 weeks, with cumulative outflows totaling \$26bn during that period

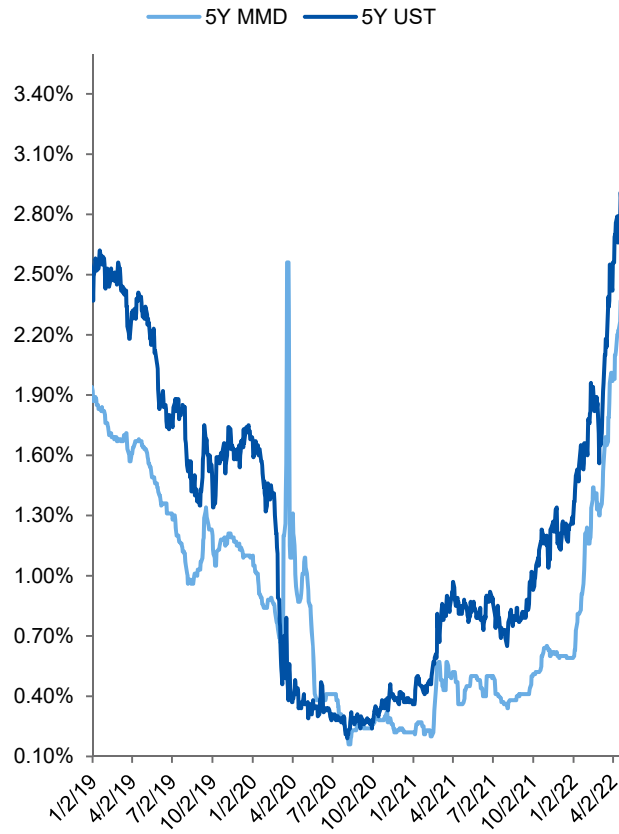
Source: RBC Capital Markets, Thomson Reuters and Bloomberg. For more sources, see disclaimer slide.



# Interest Rate Movements

## Relative Performance of Municipal Yields Versus Treasury Yields

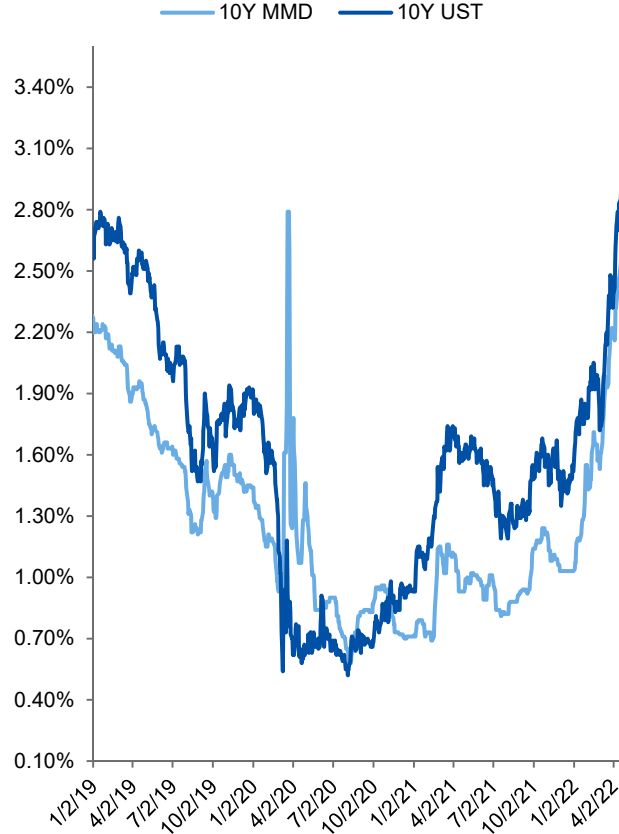
### 5 Year MMD<sup>(1)</sup> and 5 Year UST



### Change in 5 Year MMD and UST

	Current Values	2.41 Δ MMD (bps)	Current Values	2.94 Δ UST (bps)
3 Months	0.91	150	1.54	140
6 Months	0.6	181	1.22	172
1 Year	0.36	205	0.81	213
2 Years	0.94	147	0.37	257

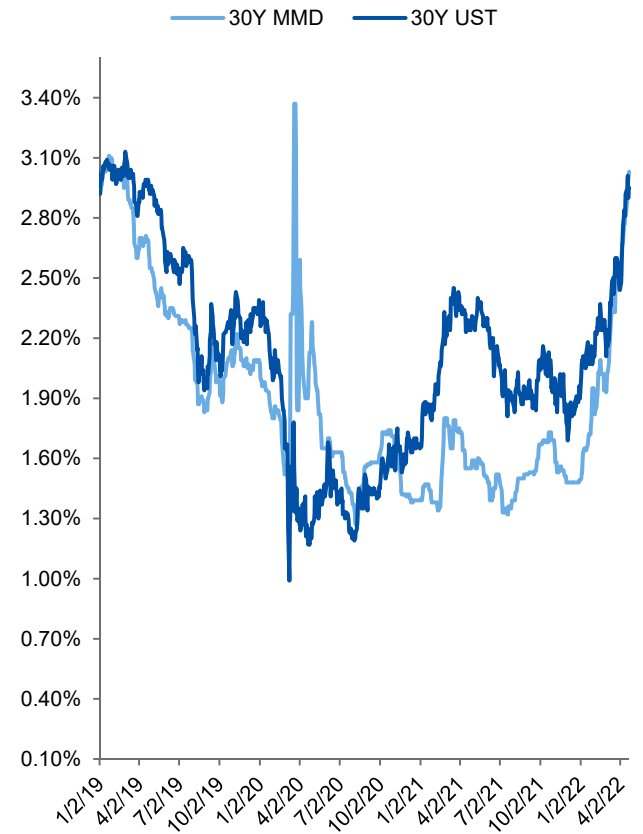
### 10 Year MMD and 10 Year UST



### Change in 10 Year MMD and UST

	Current Values	2.68 Δ MMD (bps)	Current Values	2.9 Δ UST (bps)
3 Months	1.28	140	1.75	115
6 Months	1.24	144	1.66	124
1 Year	0.93	175	1.57	133
2 Years	1.18	150	0.63	227

### 30 Year MMD and 30 Year UST



### Change in 30 Year MMD and UST

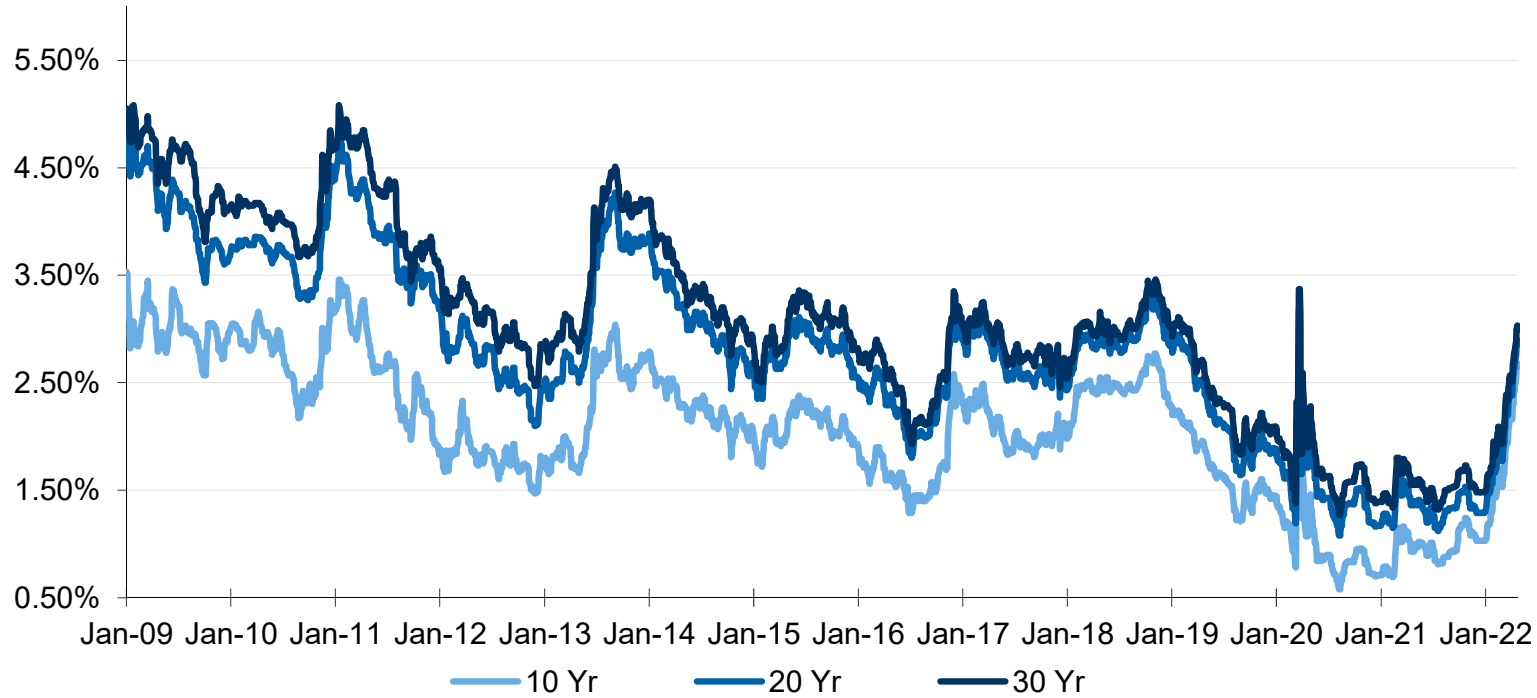
	Current Values	3.03 Δ MMD (bps)	Current Values	2.95 Δ UST (bps)
3 Months	1.72	131	2.07	88
6 Months	1.73	130	2.08	87
1 Year	1.55	148	2.24	71
2 Years	2.03	100	1.22	173

(1) MMD stands for Municipal Market Data; which is the daily index off of which all municipal bonds are priced.  
Source: Thomson Reuters

# Current Municipal Market Conditions: “AAA” MMD

After closing at 2.81% the previous week, 30-year “AAA” MMD increased 22 bps on the week

## “AAA” MMD January 1, 2009 to Present



### January 1, 2009 to Present

	10 Year	20 Year	30 Year
Maximum	3.53%	4.89%	5.08%
Minimum	0.58%	1.08%	1.27%
Current	2.68%	2.90%	3.03%

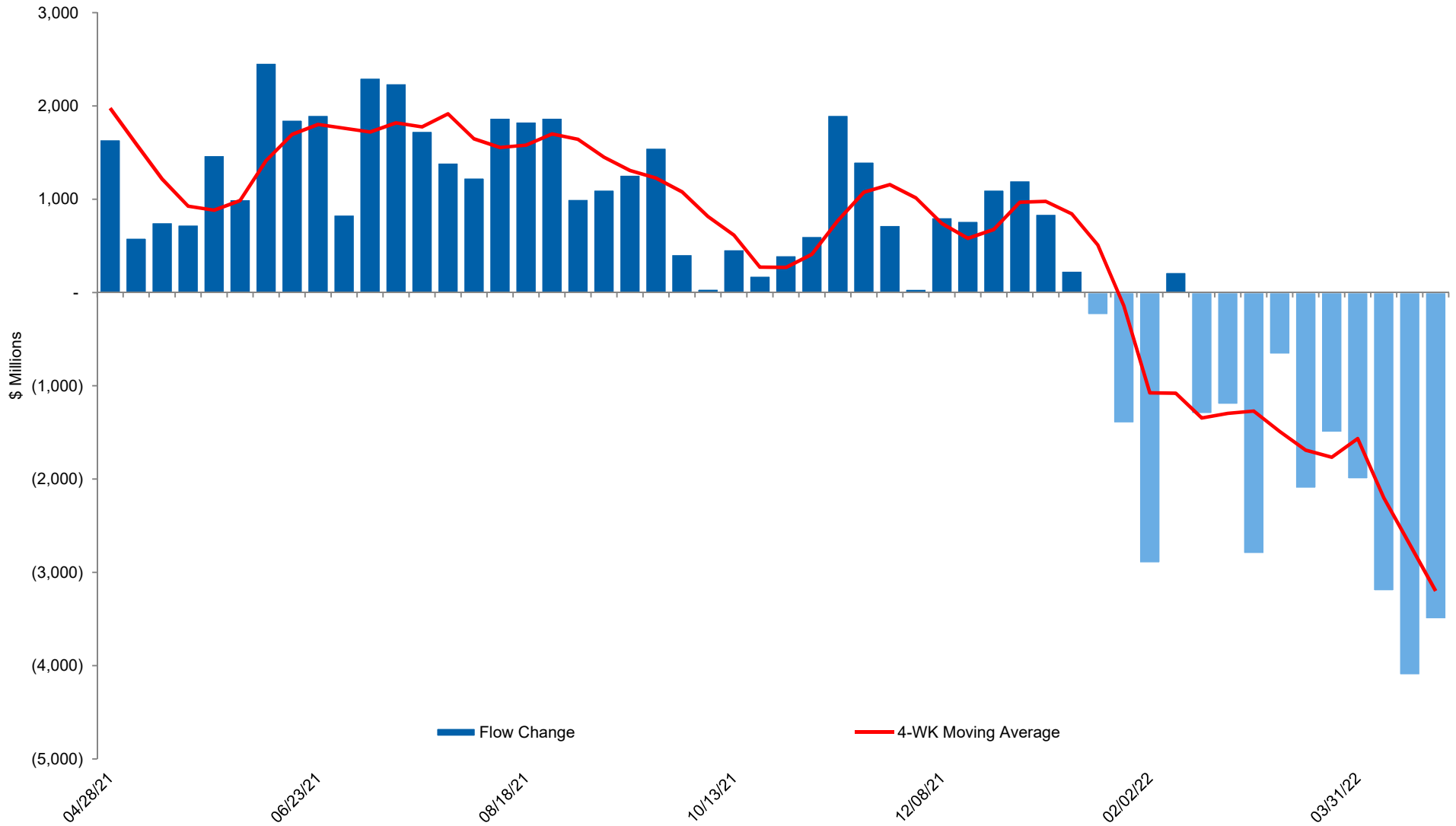
### Shift in 30-year “AAA” MMD

2014	2015	2016	2017	2018	2019	2020
-1.34%	-0.01%	0.27%	-0.51%	0.47%	-0.93%	-0.68%

Source: TM3, Thomson Reuters  
 10, 20, and 30 year “AAA” MMD shown to represent different average lives of municipal transactions  
 Rates as of April 22, 2022

# Municipal Bond Fund Flows

- For the week ended April 20, 2022, Lipper reported weekly municipal bond fund outflows of \$3.5 billion compared to the previous week's \$4.1 billion of outflows.



Source: Lipper

## Disclaimer

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Sources include: [https://www.rbccm.com/assets/rbccm/docs/uploads/2017/RBCCM\\_Muni\\_Markets\\_Weekly\\_Newsletter.pdf](https://www.rbccm.com/assets/rbccm/docs/uploads/2017/RBCCM_Muni_Markets_Weekly_Newsletter.pdf), <http://www.rbc.com/economics/>, RBC Capital Markets.

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# DACC

NMSU

Doña Ana Community College

# Facilities Master Plan

**FMP 2023-2030**

**FINAL** May 2023



**Architectural Research Consultants, Incorporated**

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## Acknowledgements

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## List of Abbreviations and Acronyms

Acronym	Definition
ADA	Americans With Disabilities Act
ARC	Architectural Research Consultants, Incorporated
BPCE	Bridgers & Paxton Consulting Engineers
CIP	Capital Improvement Project
COVID	Coronavirus Respiratory Disease (SARS-CoV-2)
CPTED	Crime Prevention Through Environmental Design
DAAR	DACC Academic Resources
DAAU	DACC Auditorium
DAC	Doña Ana County
DACC	Doña Ana Community College
DACH	DACC Chaparral Center
DACL	DACC General Classrooms
DADM	DACC Digital Media
DAEM	DACC East Mesa Campus
DAGA	DACC Roadrunner Hall
DAGC	DACC Main Building
DAHL	DACC Health & Public Services
DALR	DACC Learning Resources
DAMA / DASH	DACC Alex Sanchez Hall
DARS	DACC Student Resources
DASP	DACC Sunland Park Center
DATS	DACC Technical Studies
DAWD	DACC Workforce Development Center
FCA	Facility Condition Assessment
FCI	Facility Condition Index
FICM	Education Facilities and Classification Manual (Codes)
FMP	Facilities Master Plan
FTE	Full-Time Equivalent
GO	General Obligation (Bond)
GSF	Gross Square Feet
HC	Headcount; Tally of the Number of People Present
HED	(NM) Higher Education Department
HVAC	Heating, Ventilation, and Air Conditioning

Acronym	Definition
<b>I&amp;G</b>	Instructional and General (Square Footage)
<b>ID</b>	Identification
<b>IT</b>	Instructional Technology or Information Technology
<b>NASF</b>	Net Assignable Square Feet
<b>NM</b>	State of New Mexico
<b>NM HED</b>	New Mexico Department of Higher Education
<b>NMAC</b>	New Mexico Administrative Code
<b>NMSU</b>	New Mexico State University
<b>RBC</b>	Royal Bank of Canada
<b>RUR</b>	Room Utilization Rate
<b>SF</b>	Square Feet
<b>SOR</b>	Station Occupancy Ratio
<b>SUR</b>	Station Utilization Rate
<b>UNM GPS</b>	UNM Geospatial and Population Studies
<b>US, USA</b>	United States
<b>VP</b>	Vice President
<b>WRH</b>	Weekly Room Hours
<b>WSCH</b>	Weekly Student Contact Hours

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# 1. Introduction / Summary

## Introduction

This document is a Facilities Master Plan (FMP) for New Mexico State University (NMSU) Doña Ana Community College (DACC). The FMP results from a collaborative planning effort by DACC administrators, faculty, and the DACC Advisory Board in cooperation with the NMSU Facilities and Services Department.

The plan is divided into three parts:

- Introduction
- Plan overview that discusses:
  - Background information about the mission, programs, and existing facilities
  - Expected service area and enrollment growth
  - Expected facility needs to accommodate growth
  - Implications for the future and the chosen development strategy
  - Capital needs and resources required to make the plan a reality
- Appendices that provide more detailed information regarding:
  - Sites and facilities
  - Instructional utilization
  - Stakeholder input
  - Student location
  - Demographics and economic of DACC's service area

A major goal of the plan is to develop and clearly communicate the college's long-range development strategy and capital requirements to meet expected program requirements.

## Capital Strategy Summary

The Facilities Master Plan identifies specific and general needs anticipated from 2023 to 2026 and a preliminary capital strategy through 2030. This plan updates planning data and strategies first developed and adopted in 1994 and refined in 1998, 2004, 2008, 2014, and 2019. These strategies include:

- Continue to be agile and responsive to service area growth and demand for new programs.
- Provide educational opportunities to a diverse community of learners in support of workforce and economic development, in accordance with DACC's fundamental mission.
- Shift focus from facility growth to renewal of facility and instructional technology to stay at the forefront educational delivery in light of declining enrollment.
- Identify projects that align with state and service area priorities.

Specific projects to be implemented in the next two funding cycles include [ Ex-01 ]:

- Area Security / Safety Upgrades: Improves Security and Surveillance access / control and camera Systems, exterior locks, and site lighting at all DACC locations guided by Crime Prevention Through Environmental Design (CPTED) principles which include natural surveillance, natural access control, and territoriality and the 2018 Technologies Systems Master Plan.
- Infrastructure Improvements: Funds for maintenance and repair, and site development to DACC sites
- Classroom Upgrades / Facility Renewal / Renovations: Renovation and repurposing to selected instructional areas at all DACC sites, including room configuration, furniture, room finishes, and instructional equipment guided by a Classroom Renovation Master Plan and other assessment to best utilize space to meet program needs.
- Information Technology (IT) / Upgrades / Equipment Acquisition: Makes improvements to IT infrastructure, IT service rooms, and audio visual spaces at all DACC locations, based on a 2018 Technologies Systems Master Plan.

• Facilities:

In the 2023-2026 funding cycle (Cycle 7), DACC has the following priority:

- Improvement to the Sunland Park Center to replace portables with permanent classrooms, and provision of science labs, and student areas.

In the 2027-30 funding cycle (Cycle 8), DACC identified the following priority:

- Physical Plant Facility: New construction to provide warehouse, shop and office facilities to support site and facility maintenance.

*Ex-01: NMSU-DACC 2023-2030 Capital Strategy*

NMSU-DACC Capital Strategy 2023-2030						
Capital Allocations	2023-2026 Cycle 7			2027-2030 Cycle 8		
	Local Funding	Potential State Funding	Total	Local Funding	Potential State Funding	Total
<b>Capital Projects</b>						
Sunland Park Center Improvements	\$8,100,000	\$4,000,000	\$12,100,000			
East Mesa Physical Plant Facility				\$5,000,000	\$2,200,000	\$7,200,000
<b>Fund Allocations</b>						
Area Security / Safety Upgrades	\$1,400,000	\$700,000	\$2,100,000	\$1,400,000	\$700,000	\$2,100,000
Infrastructure Improvements	\$1,150,000	\$575,000	\$1,725,000	\$1,100,000	\$575,000	\$1,675,000
Classroom Upgrades / Facility Renewal / Renovations	\$2,850,000	\$1,500,000	\$4,350,000	\$6,000,000	\$3,000,000	\$9,000,000
Information Technology / Upgrades / Equipment Acquisition	\$2,500,000	\$1,250,000	\$3,750,000	\$2,500,000	\$1,250,000	\$3,750,000
<b>Total</b>	<b>\$16,000,000</b>	<b>\$8,025,000</b>	<b>\$24,025,000</b>	<b>\$16,000,000</b>	<b>\$7,725,000</b>	<b>\$23,725,000</b>

## 2. Overview

### 2.1 Background

#### History and Organization

In 1965, the New Mexico Department of Education designated Doña Ana County as an appropriate site in southern New Mexico for an area vocational-technical school. In 1971, the Boards of Education of the Gadsden, Hatch, and Las Cruces school districts requested that New Mexico State University establish a branch community college. Located in be the existing NMSU campus in Las Cruces, the new college would offer postsecondary vocational-technical education in Doña Ana County. The New Mexico State University Board of Regents approved the request in 1972, and the voters in Doña Ana County approved an operational mill levy in May 1973. The institution became an official entity on July 1, 1973. It began offering vocational training programs on September 4, 1973, as the Doña Ana County Occupational Education Branch of New Mexico State University.

NMSU Doña Ana Community College is accredited by the North Central Association of Colleges and Schools.

#### Governance and Funding

DACC is a branch of New Mexico State University and is governed by the Board of Regents of the university through an operating agreement between the university and the three school districts in Doña Ana County. The community college Advisory Board, comprised of representatives of the three school boards, approves the budget, initiates mill levy and bond issue elections, and advises the college on program needs. The Board of Regents sets tuition and personnel policies, determines curricula and degrees, and handles all records, funds, receipts, and disbursements for the community college.

The college pays for operating expenses from state-appropriated funds, a property tax within the three school districts in the county, federal education funds, special grants, and tuition paid by students.

#### Mission / Programs

DACC provides transformative educational opportunities with a mission to meet the transfer and workforce needs of Doña Ana County [Ex-02].

DACC is a responsive and accessible learning-centered community college that provides educational opportunities for a diverse community of learners in support of academic interests, workforce development, and economic growth.

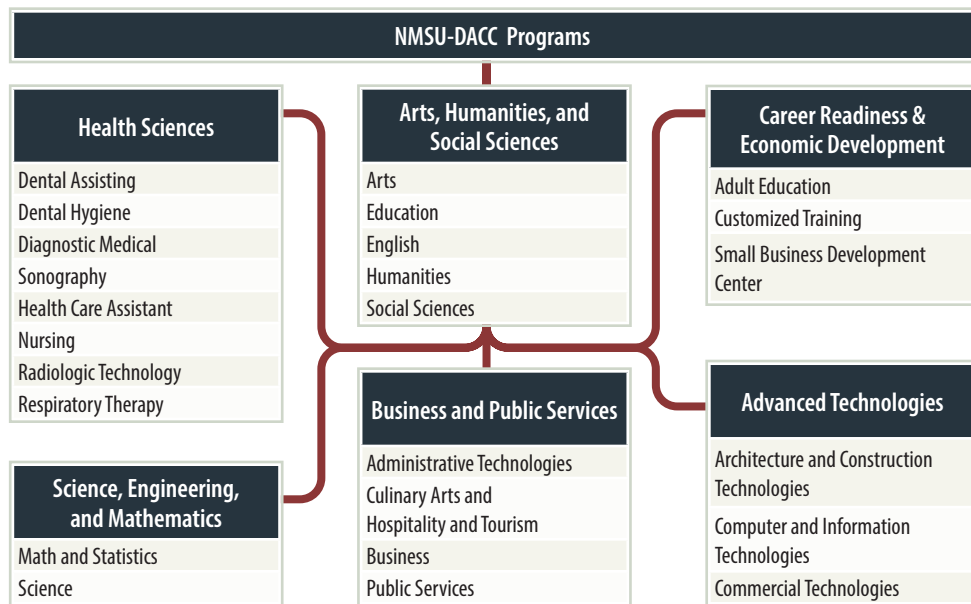


*Ex-02: NMSU-DACC Mission / Vision / Principles*

DACC offers over ninety degrees and certificates, adult education, specialized workforce training, and small business assistance. [ Ex-02 ]

DACC Mission / Vision / Principles	
<b>Mission</b>	DACC is a responsive and accessible learning-centered community college that provides educational opportunities for a diverse community of learners in support of academic interests, workforce development, and economic growth
<b>Vision</b>	DACC will be a premier, inclusive college that is grounded in academic excellence and committed to fostering lifelong learning and active, responsible citizenship within the community
<b>Principles</b>	Access • Innovation • Excellence

*Ex-03: NMSU-DACC Organization, Degrees, and Certificates*



Academic Programs and Certifications			
Aerospace Technology	Diagnostic Medical Sonography	Nursing	
Allied Healthcare Assistant	Drafting & Design Technologies	Office Administration Technology	
Associate of Arts	Early Childhood Education	Pre-Business	
Associates of Science	Education	Public Health	
Automation & Manufacturing Technology	Electrical Programs	Radiologic Technology	
Automotive Technology	Electronics Technology	Respiratory Therapy	
Building Construction Technology	Emergency Medical Services	Water Technology	
Business Management	Environmental & Energy Technologies	Welding Technology	
Computer Information Technology	Fire Science Technology	<b>Noncredit Programs</b>	
Creative Media Technology	General Engineering		
Criminal Justice & Law Enforcement	Health Information Technology		
Culinary Arts	HVAC		
Dental Assistant	Hospitality & Tourism		
Dental Hygiene	Hospitality Services Management		
			Adult Education
			The Small Business Development Center
			Workforce Development and Career Readiness

## 2.3 Site and Facilities

### Existing Locations

DACC offers six campus locations throughout New Mexico [Ex-04]. East Mesa Campus is DACC's primary campus. The East Mesa Campus opened in fall 2003 and occupies a 60-acre parcel on Las Cruces' east mesa. The East Mesa Campus currently has about 200,000 gross square feet (GSF) of facilities housing and about 1,300 Full-Time Equivalent (FTE) students.

 See Appendix [A.2] for additional information about sites and facilities

The Espina Campus at NMSU is the oldest DACC campus, located on 15.5 acres on the southwest edge of NMSU's campus in Las Cruces. The Espina Campus has ~233,000 GSF and is at its planned capacity serving about 1,400 student FTEs. All academic divisions offer programs at this site.

DACC is also in the process of constructing the Creative Media Technology facility, an 18,800 GSF facility located as part of the Creative Campus on NMSU's Arrowhead Research Park scheduled to open in May 2024. The State Economic Development Department has recently provided funding through the New Mexico Film Office for a volumetric stage and additional classrooms that will be owned by the state and managed by DACC.

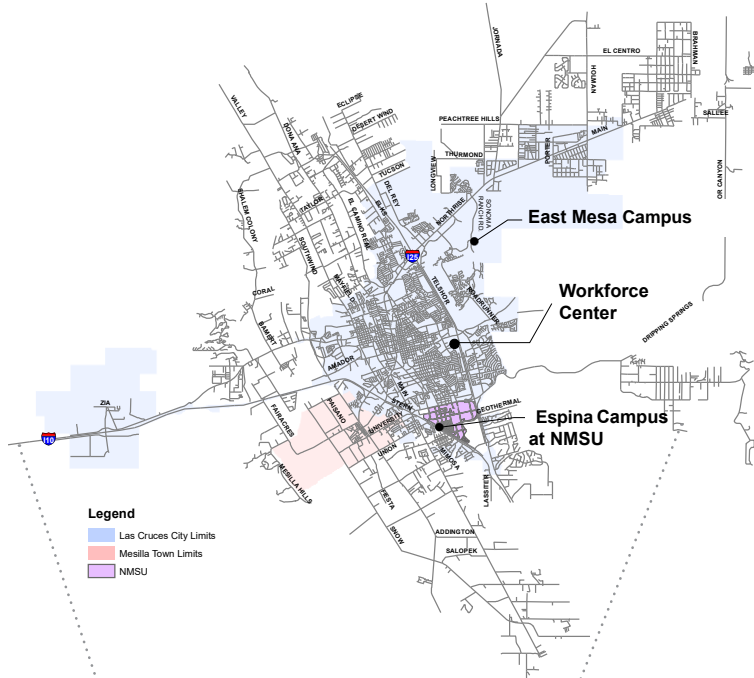
Satellite centers that offer occupational education and lower division university courses include:

- In the south area are two centers:
  - Gadsden Center, first occupied in 1999 and has about 40,000 GSF of permanent facilities after a recent classroom addition.
  - Chaparral Learning Center, opened in 2012 and contains about 8,500 GSF of permanent facilities.
- Sunland Park Center is located in the border area. This center was completed and occupied in 1996, and has about 32,500 GSF of permanent facilities.

The 2,000 GSF Workforce Center in Las Cruces predominantly offers customized training and education related to small business development.

All DACC locations and at community sites throughout the county offer Adult Basic Education (ABE). Likewise, the East Mesa Campus and various other locations in Las Cruces offer a diverse range of programs for community education.

Ex-04: DACC Campus Locations



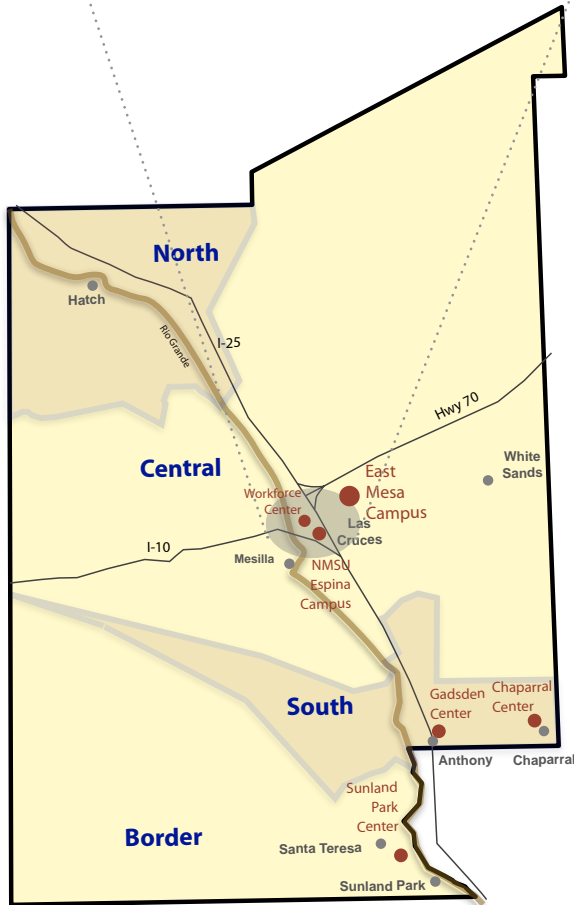
East Mesa Campus



Workforce Center



Espina Campus at NMSU



Gadsden Center



Chaparral Center



Sunland Park Center

## Condition of Existing Buildings

DACC’s six campuses encompass about 540,000 gross square feet with 13 permanent buildings. The oldest buildings at the Espina Campus are now 45 years old, and the newest addition— Roadrunner Hall at the Gadsden Center—is just opening this year.

See Appendix [A.3] for additional facility condition discussion

ARC conducted facilities condition assessments (FCAs) of all of DACC’s facilities. The FCA process assesses the condition of all the building systems that results in an industry-standard Facility Condition Index (FCI) rating. This rating is simply the cost of noted repairs needed divided by the building replacement value. This narrow metric indicates that most of DACC’s facilities are in good or fair condition. Sunland Park and Chaparral have some portable buildings which are rated in poor condition and require attention or eventual replacement.

ARC also scores the building on a broader scale that takes into account the functional adequacy of the building and condition and adequacy of the immediate site. The average rating of the permanent facilities is excellent or good.

*Ex-05: NMSU-DACC Facility Condition Assessment Summary by Category*

Category	Estimated Cost	% Total
1. Immediate	\$1,648,651	6.7%
2. Critical	\$1,612,000	6.6%
3. Necessary - Not Yet Critical	\$9,627,031	39.3%
4. Recommended - Short Term	\$10,624,791	43.3%
5. Recommended - Long Term	\$924,344	3.8%
6. Reasonable Accommodation	\$75,346	0.3%
<b>Total</b>	<b>\$24,512,163</b>	<b>100.00%</b>

The FCA identified \$24.5 million of potential projects [Ex-05]. However, the FCA found only about \$3.2 million to be of immediate or critical priority to address improvements for security (electronic access), accessibility (ADA for site and interior), environmental (heating and cooling upgrades), site (erosion and drainage), and science lab upgrades.

## Instructional Technology (IT) Assessment

As part of the 2019 DACC Facilities Master Plan, Bridgers & Paxton Consulting Engineers, Inc. (BPCE) assessed instructional technology (IT) needs at all DACC campuses. The examination identified existing characteristics, functionality, limitations and vulnerabilities of DACC’s IT/Data/AV systems. BPCE identified capital improvements necessary to address IT Infrastructure, IT spaces, security and surveillance systems (which impact all sites and facilities), and audio-visual systems. Implementing these improvements would occur by drawing upon a dedicated capital fund, as well as integrating upgrades gradually through renovation and new construction efforts.

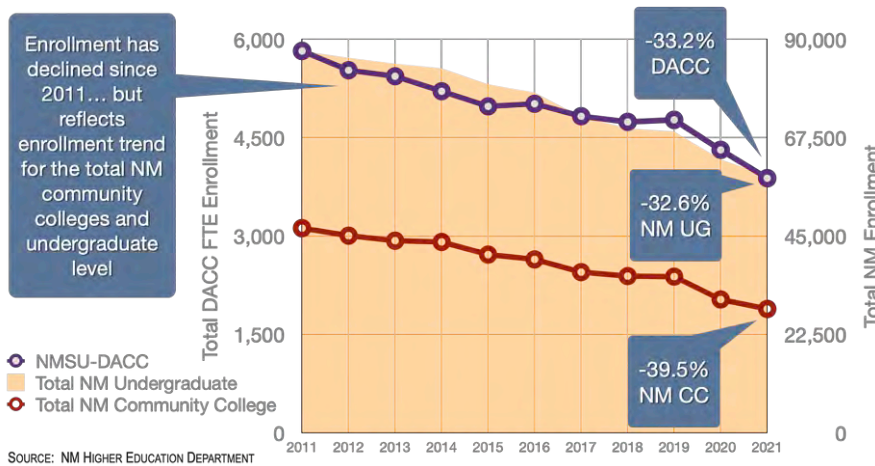
See Appendix [A.5] for a link to download further details

## Historic Program / Enrollment Growth

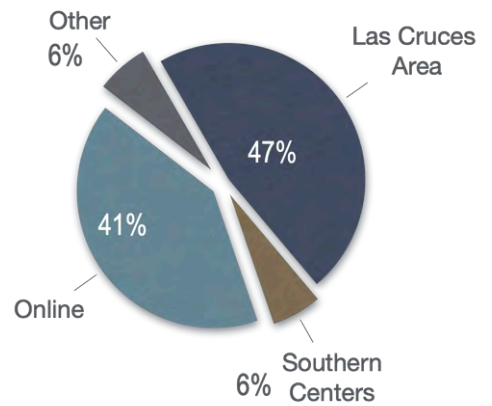
DACC has seen continuous enrollment growth until 2011, when enrollment (headcount and FTE) began to decline, reflecting both national and regional enrollment trends with concerns about the value of higher education, and since 2020 the COVID pandemic [Ex-06].

At DACC, 47% of Fall 2022 students attended classes in the Las Cruces Centers; 12% attended one of the southern centers, 6% at other locations, and 41% totally online—an increase from 18.5% in 2011 [Ex-07]. Spurring this shift was largely the increased demand for online and hybrid courses during the pandemic.

*Ex-06: NMSU-DACC FTE Enrollment Trend 2011–2022 compared with all Undergraduate and 2-Year NM Higher Education Institutions in NM enrollment*



*Ex-07: NMSU-DACC Enrollment by Location Type*



## Demographic and Economic Scan of DACC's Service Area

### Overview

Enrollment is a direct correlate to population and population growth, and economic drivers are fundamental to both the primary sources of population growth—births and migration.

Economic drivers include a range of indicators such as the health of the jobs and housing markets and the vibrancy of the business profile. In Las Cruces, these quick indicators are all pointing up. However, economic growth is tempered by broader national trends in key demographic factors that drive potential future growth in enrollment.

See Appendix [A.9] for more detailed information about service area demographics and economics

### Population Trends

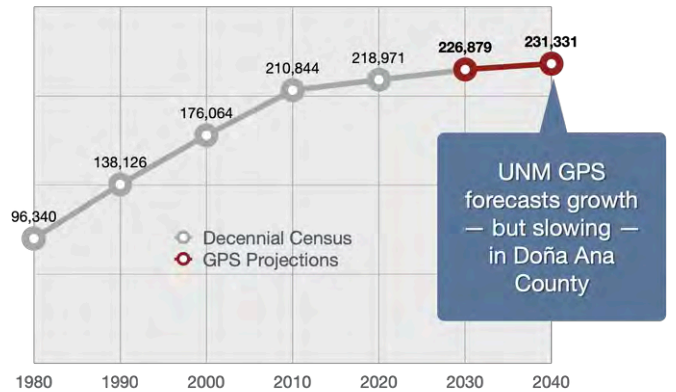
- UNM's Geopopulation Studies Group (UNM GPS) projects county population to continue to grow for the next two decades, but at a relative slow rate, rising by about 8,000 persons by 2040 [Ex-08].
- The number of births in relation to population (birth rate, defined as number of births per year per 1,000 total population) has been declining sharply [Ex-09]. The birth rate of Doña Ana County has fallen faster than state and national averages.

In the early 1990s, the rate peaked at just under 22, surpassing state and national averages. By 2020, the birth rate had fallen to just under 12, almost reaching the level of state and national averages. A falling birth rate results in smaller numbers of children, even if the total population increases, and where populations are declining overall, younger populations will exhibit steeper declines than other age groups.

The decline of Doña Ana County's birth rate is likely to resemble that of the overall state, beginning in 2025 and continuing at least 18 years. This rate aligns with the state-wide graduation projections. The decline will persist as long as births continue to remain low.

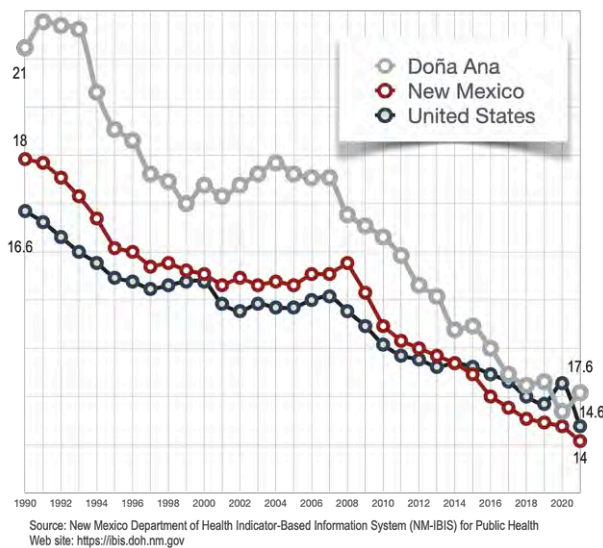
- UNM GPS projects a general aging of the population and a declining birth rate to result in a general percentage shift of the population from younger to older age groups [ Ex-10 ].

Ex-08: Doña Ana County Population Growth



Sources: US Decennial Census (1980-2010); American Communities Survey (ACS) 5-Year Estimate, 2011-2015; and UNM Geospatial and Population Studies (GPS, formerly Bureau of Business and Economic Research/BBER)

Ex-09: Births Per 1,000 Population, 1990-2021



Source: New Mexico Department of Health Indicator-Based Information System (NM-IBIS) for Public Health  
Web site: <https://ibis.doh.nm.gov>

Ex-10: Projected State of New Mexico Percent Change in Age Cohorts, 2020-2040

Age	Change 2020 to 2040
0 - 4	-0.50%
5-9	-0.16%
10-14	-1.34%
15 - 19	-1.23%
20 - 24	-1.23%
25 - 29	-1.68%
30 - 34	0.12%
35 - 39	0.25%
40 - 44	0.81%
45 - 49	1.43%
50 - 54	0.94%
55 - 59	-0.13%
60 - 64	-0.88%
65 - 69	-0.78%
70 - 74	-0.24%
75 - 79	1.27%
80 - 84	1.50%
85+	1.85%

- Some 2,200 people relocated to the area each year. However, this momentum was not enough to overcome outgoing migration of some 4,600 each year, and the area saw net losses of just over 2,400 on average each year. These factors will continue to hinder population growth.

## Employment and Economy

The unemployment rate of the City of Las Cruces spiked at over 10% at the height of the 2020 pandemic, then fell below pre-pandemic rates to just 3.8% by January of 2023. Nearly every category of industry in Las Cruces (except state government) had already fully recovered from the pandemic by March 2022, and more than that, most industries had surpassed pre-pandemic rates. This robust revival illustrates the resiliency of the area’s economy.

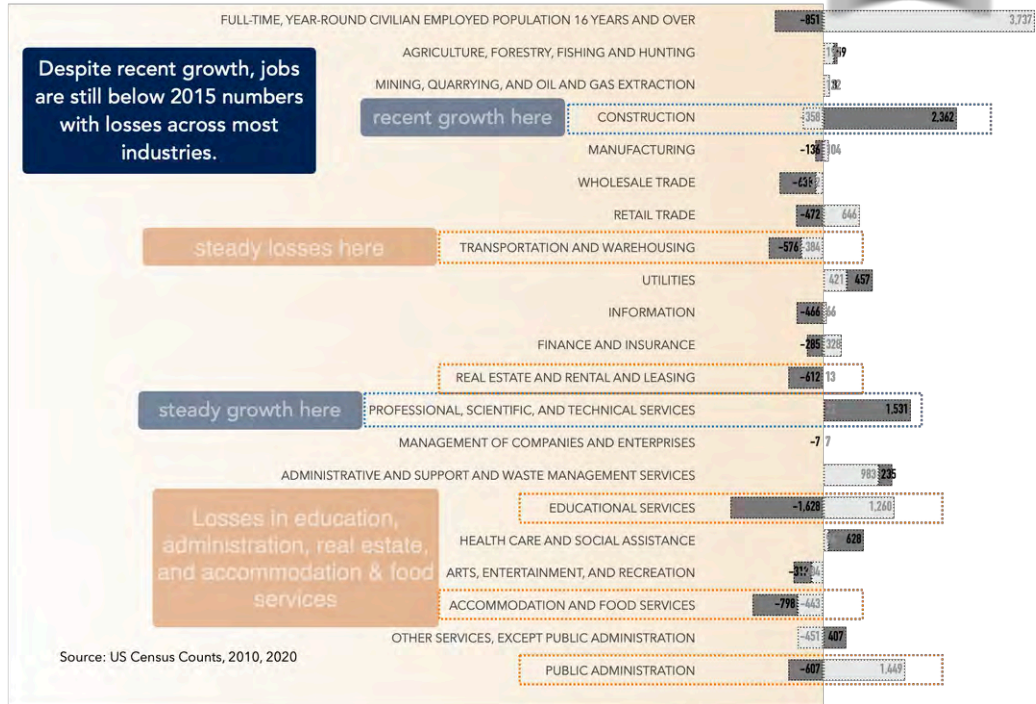
Since 2015, industry trends have shown that total employment and jobs in several key industries remain below numbers from 2009. Projections also have shown continuous losses from 2015 through 2021, reflecting an overall declining trend for each industry [ Ex-11 ].

Education trends were positive at the beginning of the decade, but turned negative in the second half, similar to the decline that administration and retail services exhibited. Utilities and waste management services defied overall trends and exhibited modest growth throughout the decade. In contrast, construction, professional, scientific, and technical services only began showing real gains in the last six years.

Growth indicators in the area suggest that Santa Theresa’s economy could be poised for meaningful regional expansion. Trade appears to be rebounding and may begin climbing following its downturn during the pandemic. Well-funded transportation projects are set to begin soon with staunch state-level support.

The US Department of Education projects that graduating classes throughout the state will shrink sharply around 2026. That would be eighteen years after the birth decline that coincided with the extensive recession of 2008. Beginning around 2025, the county will see a decline similar to the overall state, a trend likely to last at least another 18 years.

*Ex-11: Doña Ana County Relative Job Growth by Industry (2010 to 2015, and 2015 to 2021)*



## Projected Enrollment Growth

Actual enrollment failed to meet the projections of the 2019 DACC master plan, largely due to the massive disruption of the COVID pandemic that spread around the world in 2020.

Higher education enrollments face considerable headwinds caused in part by a declining supply of high school graduates and concerns about higher education value. Although DACC’s service area shows a modest increase in population and signs of local area economic climate rebound, ARC assumes enrollment in the next five years will remain flat. By recent trends, this would be an optimistic but plausible projection.

Online participation has increased from 18.5% of the FTE enrollment in 2011 to 41% in 2022. Based on this enrollment trend and general higher education patterns, ARC assumes that online participation will continue to increase. Naturally, this growth will impact the need for any additional physical general classrooms.

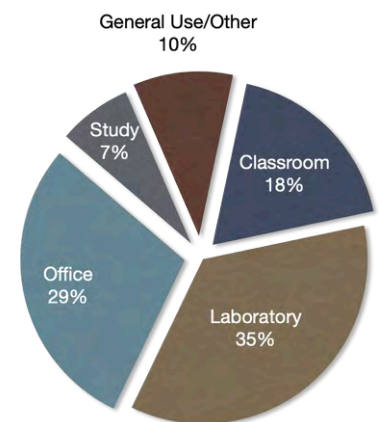
## 2.4 Instructional Utilization

### Instructional Space Utilization

Facilities devoted to instructional or instructional support purposes make up 53% of total DACC square footage [ Ex-12 ].

*Ex-12: DACC Distribution of Space*

DACC has 177 total instructional spaces (i.e., general classrooms, and laboratories) distributed throughout its six campuses. 120 of the spaces were scheduled in Fall 2022 (68% of the total), indicating capacity to accommodate additional enrollment. Given the enrollment declines the DACC has experienced, these results are consistent with expectations.




ARC analyzed the Fall 2019 (representing pre-COVID enrollment demand) and Fall 2022 scheduled instructional use. While New Mexico has not established instructional use targets, ARC based its examination on various state utilization studies that represent the range of commonly adopted higher educational utilization standards.

Of those scheduled for use in Fall 2022, peak instructional use is on Tuesdays between 9:00 a.m. to 1:00 p.m.. The average Station Occupancy Ratio (SOR) of instructional space is 53.2% for all sites, a measure that indicates the percentage of instructor-desired seats occupied when the room is scheduled. The generally-accepted target for this metric is 65 to 80% depending on the type of space, indicating that the classrooms that are scheduled are well occupied.

The blended Room Utilization Rate (RUR, the average number of hours per week an instructional room is scheduled) for is 12.2 based on 70 possible hours per week, as compared with a metric of 30-40 hours per week. The average Station Utilization Rate (SUR, the average hours per week a station is scheduled) is 6.48 hours compared to a metric of 21 to 30 hours per week, depending on when a station is scheduled.



Given the enrollment decline and the number of unscheduled rooms, DACC’s existing instructional capacity at most campuses is sufficient to accommodate needs for most programs. Specialized instructional requirements for health and trades have been noted by stakeholders in those programs. General opportunities to improve instructional utilization rates include reconfiguration, renovation, or removal of some existing instructional spaces. These measures can help DACC meet changing program demands and optimize overall space use.

 See Appendix [A.6] for additional information about instructional utilization

One exception to the general utilization picture is Sunland Park Center, whose demand for specialized instructional space differs from other campuses due to its unique support for the health program in that area. Also, its three portables are in poor condition and may be slated for removal.

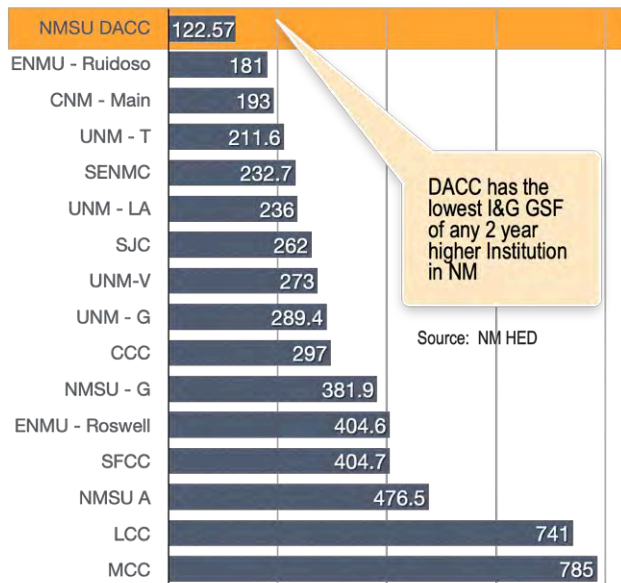
### Comparison to Peer Colleges

One broad measure of space utilization is the total amount of space (square feet) divided by the total for full-time equivalent students (FTE). The lower the number, the better the space use.

NMSU-DACC has the lowest Instructional and General (I&G) Square Foot / Full Time Equivalent (GSF/FTE) student of any New Mexico higher education institution [Ex-13].

The Southern Centers (Gadsden and Sunland Park) have the lowest current and projected GSF/FTE within DACC [Ex-14].

*Ex-13: I&G Square Feet / FTE of NM 2-Year Colleges, 2021*



*Ex-14: I&G Square Feet / FTE of DACC’s Campus Regions, 2021*

	DACC GSF	FTE Enrollment*	GSF / FTE
<b>Central Area</b>	<b>462,409</b>	3,573	129
<b>South Area</b>	<b>48,127</b>	444	108
<b>Border Area</b>	<b>34,266</b>	471	73
<b>Total</b>	<b>544,802</b>	<b>4,488</b>	<b>121</b>

Note: GSF / FTE = Gross Square Footage  
\*Not including online enrollment

## 2.5 Stakeholder Input

The master planning process sought input from DACC stakeholders about issues at the current college campuses and the programs and improvements needed meet the challenges of the post-COVID world. Three separate opportunities took place for stakeholders to participate.

- Interviews with Executive Team members (27 participants)
- A web-based survey available to students, staff, and community members (55 participants)
- An online (Zoom teleconference) campus forum (39 participants)

 See Appendix [A.7] for more detail about the on-line survey and interview participants

Some recurring themes emerged during this process that helped inform setting capital improvement priorities [Ex-15].

*Ex-15: Stakeholder Input Themes*

Interview Themes	
<b>Repurposing / Renovation of Existing Space</b>	Repurpose classrooms to provide flexibility for face-to-face and hybrid instruction (hyperflex)
	Provide "Hoteling" spaces for faculty who do not need permanent offices
	Provide storage space
	Continue to upgrade technology
	Provide an area for expanded testing capability
<b>Physical and Mental Health</b>	Improve outdoor spaces
	Provide a Fitness center for student, staff, community use
	Upgrade social spaces
	Provide space for faculty gathering and collaboration
<b>Community Engagement</b>	Provide childcare area (DACC is currently studying options)
	Provide a professional conference center (rentable, with shared co-working space)
	Provide spaces for community gathering / events
	Expand the Food pantry
<b>Student Engagement</b>	Consolidate all of student services functions into one facility
<b>Health Program</b>	Grow dental programs (Dental clinic in the Gadsden Area, Expand space at Espina Campus)
	Provide robust simulation spaces
	Expand Respiratory programs at Sunland Park / Nursing at Gadsden
<b>Trades</b>	Expand Diesel and Electric Vehicle program at Espina
	Provide adaptable laboratory space
	Provide / Expand Maker space
<b>Science, Engineering, Math</b>	Provide wet lab(s) at Sunland Park
	Renovate science labs at East Mesa
	Provide computer classrooms for proctored exams
	Create a true testing center

## 2.6 Capital Strategy

### Capital Resources

DACC's capital strategy is based on a "cycling" financing approach that uses a combination of local General Obligation (GO) bond funding and assumptions about potential state funding support. Each cycle is four years long. Local GO bond debt is managed to maintain a consistent tax rate.

Statewide GO bonds are issued every two years (even years). To request state support, higher education institutions submit their capital project requests to the Higher Education Department (HED) for review and potential recommendation. The process is competitive amongst all other higher education institutions, with approval and funding priorities based on the criteria set forth in NMAC 5.3.9.8. HED's priorities typically favor projects that improve infrastructure and do not add any additional square footage. For two-year institutions, the higher education department requires local matching participation in the amount of 25 percent of the total cost for each project or group of projects.

DACC's Facilities Master Plan identifies capital needs for the next eight years, or for two GO bond cycles, and revisits and validates anticipated capital needs prior to the second GO bond election. DACC is in the process of completing its sixth GO bond cycle.

This current DACC master plan update will address the specific needs of GO bond Cycle 7 covering the period from 2023-2026, and in a general way, the needs of 2027-2030.

Based on analysis by DACC's Financial Advisor (RBC Capital Markets), the college plans to ask voters to approve \$16 million in GO bonds in 2023 (Cycle 7), and \$16 million in 2027 (Cycle 8).

### 2023-2030 Capital Strategy

The college originally adopted basic planning strategies in 1994 which the current master planning process validated. These strategies include:

- DACC will be agile and responsive to service area growth and demand for new programs.
- DACC will provide educational opportunities to a diverse community of learners in support of workforce and economic development will remain DACC's fundamental mission.
- Due to declining enrollment levels, DACC will shift focus from facility growth to facility renovation / repurposing and instructional technology renewal to stay at the forefront of educational delivery.
- DACC will continue to identify projects that align with state and service area priorities.

## Capital Needs

DACC will meet its capital needs by combining issuance of local general obligation bonds (GO bonds) with requested state matching funds. The college will ask voters to approve \$16 million in GO bonds in 2023 (Cycle 7) and \$16 million in 2027 (Cycle 8). With potential state matches, the capital strategy encompasses \$47.75 million. The plan is based on a target of about 33% state funding assistance over the course of its implementation.

The amount of capital improvement work that can be accomplished in the upcoming funding cycles has been tempered by recent escalation in the cost of construction caused in part by supply chain issues and inflation.

The capital plan continues a variety of capital ‘funds’ dedicated to site and facility renewal and repurposing and the highest priority capital projects selected based on their educational program impact or long-standing capital improvement need.

Specific projects to be implemented in the next two funding cycles include [Ex-17]:

- Area Security / Safety Upgrades: Improves Security and Surveillance access / control and camera Systems, exterior locks, and site lighting at all DACC locations guided by Crime Prevention Through Environmental Design (CPTED) principles which include natural surveillance, natural access control, and territoriality and the 2018 Technologies Systems Master Plan.
- Infrastructure Improvements: Funds for maintenance and repair, and site development to DACC sites.
- Classroom Upgrades / Facility Renewal / Renovations: Renovation and repurposing to selected instructional areas at all DACC sites, including room configuration, furniture, room finishes, and instructional equipment guided by a Classroom Renovation Master Plan [A.4] and other assessment to best utilize space to meet program needs.
- Information Technology / Upgrades / Equipment Acquisition: Makes improvements to IT infrastructure, IT service rooms, and audio visual spaces at all DACC locations, based on a 2018 Technologies Systems Master Plan.

- Facilities:

In the 2023-2026 funding cycle (Cycle 7), DACC has the following priority:

- Improvement to the Sunland Park Center to replace portables with permanent classrooms, and provision of science labs, and student areas.

In the 2026-30 funding cycle (Cycle 8), DACC identified the following priority:

- Physical Plant Facility: New construction to provide warehouse, shop and office facilities to support site and facility maintenance.

DACC’s capital strategy priorities for 2023-2026 align with the HED funding criteria as shown in [Ex-18].

Ex-17: NMSU-DACC 2023-2030 Capital Strategy

NMSU-DACC Capital Strategy 2023-2030						
Capital Allocations	2023-2026 Cycle 7			2027-2030 Cycle 8		
	Local Funding	Potential State Funding	Total	Local Funding	Potential State Funding	Total
<b>Capital Projects</b>						
Sunland Park Upgrades	\$8,100,000	\$4,000,000	\$12,100,000			
East Mesa Physical Plant Facility				\$5,000,000	\$2,200,000	\$7,200,000
<b>Fund Allocations</b>						
Area Security / Safety Upgrades	\$1,400,000	\$700,000	\$2,100,000	\$1,400,000	\$700,000	\$2,100,000
Infrastructure Improvements	\$1,150,000	\$575,000	\$1,725,000	\$1,100,000	\$575,000	\$1,675,000
Classroom Upgrades / Facility Renewal / Renovations	\$2,850,000	\$1,500,000	\$4,350,000	\$6,000,000	\$3,000,000	\$9,000,000
Information Technology / Upgrades / Equipment Acquisition	\$2,500,000	\$1,250,000	\$3,750,000	\$2,500,000	\$1,250,000	\$3,750,000
<b>Total</b>	<b>\$16,000,000</b>	<b>\$8,025,000</b>	<b>\$24,025,000</b>	<b>\$16,000,000</b>	<b>\$7,725,000</b>	<b>\$23,725,000</b>

Ex-18: NMSU-DACC 2023-2026 (Cycle 7) Capital Strategy Aligned with HED Priorities

HED Funding Priorities Criteria	
1 Strongly related to instructional programs / support institutional mission	5 Unforeseen conditions may result in major property deterioration
2 Provide high-quality educational settings / modern technologies	6 Renovate facilities / make wise use of existing resources
3 Necessary to accommodate enrollment growth	7 Improve utility Systems or building energy efficiency / result in reduction of energy costs
4 Address major health and safety problems / eliminate physical barriers for handicapped persons (ADA)	8 Projects with no other available or appropriate funding

NMSU-DACC Capital Plan Priorities (Cycle 7)																
Project Name	\$ Millions			% Local Match	Year Funding Received	HED Priority Criteria										
	State Request	Local GO	Total			1	2	3	4	5	6	7	8			
1 Sunland Park Center Improvements (Replace Portables with Permanent / Science Labs / Student Center)	\$4.00	\$8.10	\$12.10	33%	2024-2025	◆	◆		◆	◆	◆	◆				
2 Area Security / Safety Upgrades	\$0.70	\$1.40	\$2.10	33%	2024-2025				◆	◆	◆					
3 Infrastructure Improvements	\$0.58	\$1.15	\$1.73	33%	2024-2025				◆	◆	◆	◆				
4 Classroom Upgrades / Facility Renewal / Renovations	\$1.50	\$2.85	\$4.35	34%	2024-2025	◆	◆		◆	◆	◆	◆				
5 Information Technology / Upgrades / Equipment Acquisition	\$1.25	\$2.50	\$3.75	33%	2024-2025	◆	◆									
<b>Total</b>	<b>\$8.03</b>	<b>\$16.00</b>	<b>\$24.03</b>	<b>33%</b>												

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# Appendices

## A.1 Facility Planning Decisions

The recommendations in this report result from a planning process involving key administrative and educational personnel with periodic briefings to the Advisory Board. A professional planning consultant facilitated this process. The capital outlay planning decision-making flow, roles, and responsibilities include:

- Advisory Board – One of the roles of the advisory board is to advise and consent to capital outlay recommendations made by the administration. The board is kept informed at each board meeting regarding the progress of the planning process. A full presentation to the board presents recommended courses of action.
- Campus President – The role of the Campus President is to establish an ongoing planning process, organize the parties involved in the effort, and make recommendations to the advisory board regarding future courses of action. The campus executive officer receives assistance in this endeavor from the campus finance officer.
- Strategic Planning Committee – The Strategic Planning Committee is an ongoing committee with an advisory role to the campus executive officer and the planning consultant. The strategic planning committee prepared the Campus Strategic Plan which provides overall guidance for campus development. This committee is composed of key members of the administration, instructional and support areas. It meets periodically to review material developed by the planning consultant and advise regarding capital projects and priorities.
- NMSU Architect and Campus Planning Officer – The NMSU Architect’s office participates in planning workshops and reviews master plan recommendations.
- Planning Consultant – The planning consultant acts as an advisor to the campus director. The consultant’s role is to facilitate the planning process by developing a database of existing and projected conditions. The consultant also develops preliminary concepts regarding future courses of action and prepares verbal and written presentations that describe this information.

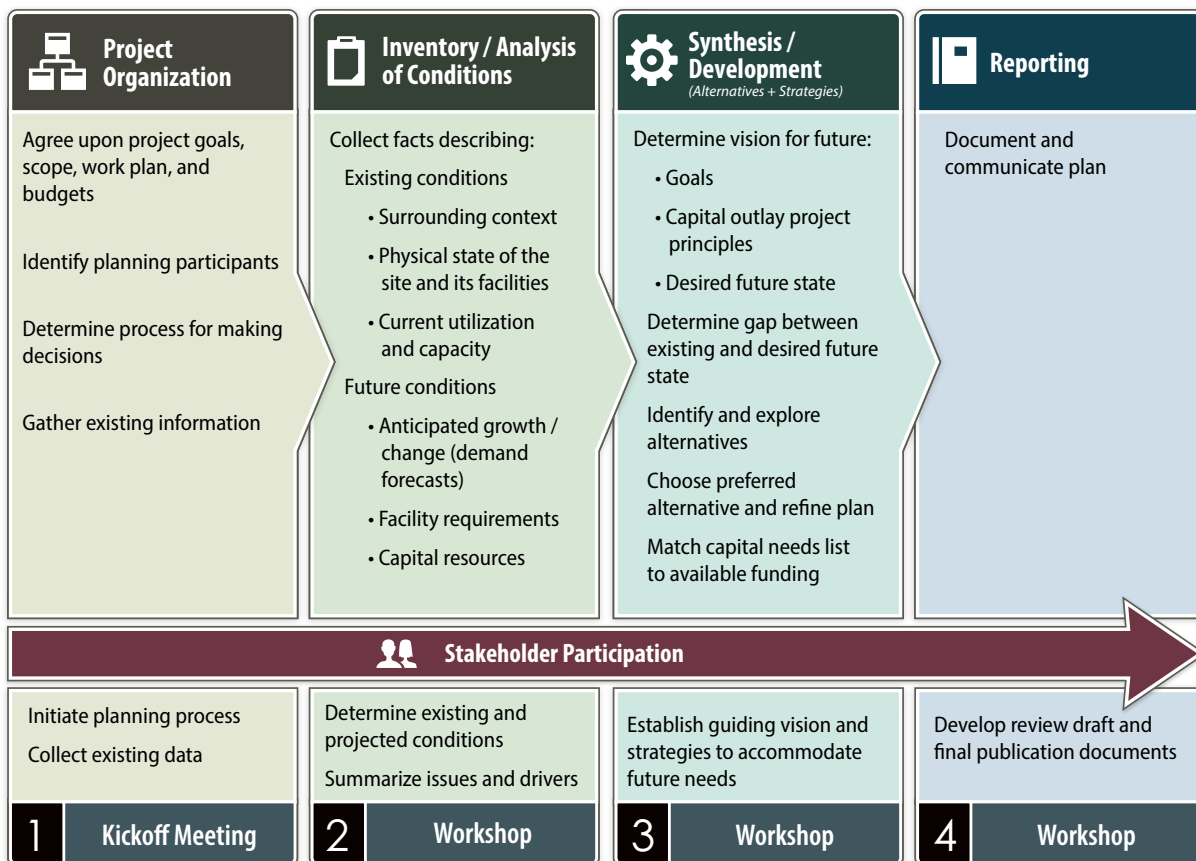
The planning consultant organized a four-step planning process [Ex-19].

1. Project Organization – During this step, the planners identified existing plans, reports, organizational charts, space allocation standards, utilization data and other data relevant to the study. The planners met with campus representatives to discuss the planning proposal and identify project goals and issues. This step identified participants in the study and a decision-making framework, and formed an agreement on the project work plan, schedule, and proposed budgets.
2. Inventory Analysis of Conditions – The planners collected information about existing and projected future conditions using questionnaires, interviews and on-site evaluations. Information included: facilities data, user data, facility conditions and use data, office and educational space utilization projections, and space requirement projections.






3. Development of Alternatives and Strategies – Participants explored various development scenarios to accommodate present and future programs. They chose an option as the basis for developing a Capital Improvement Plan. The planners developed capital project recommendations based upon the information collected in the previous steps.
4. Final Report – Participants developed the final report, which met New Mexico Higher Education Department guidelines.

*Ex-19: NMSU-DACC Campus Master Planning Process*



## A.2 Sites and Facilities

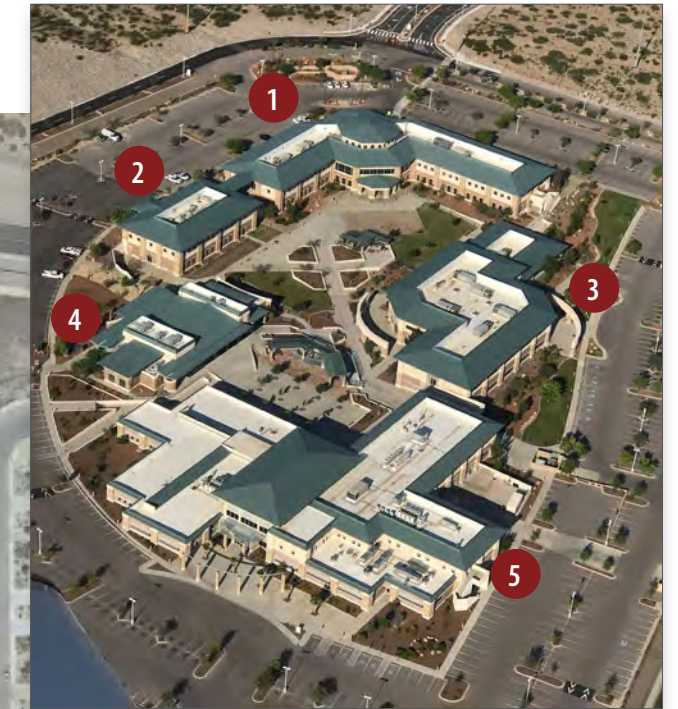
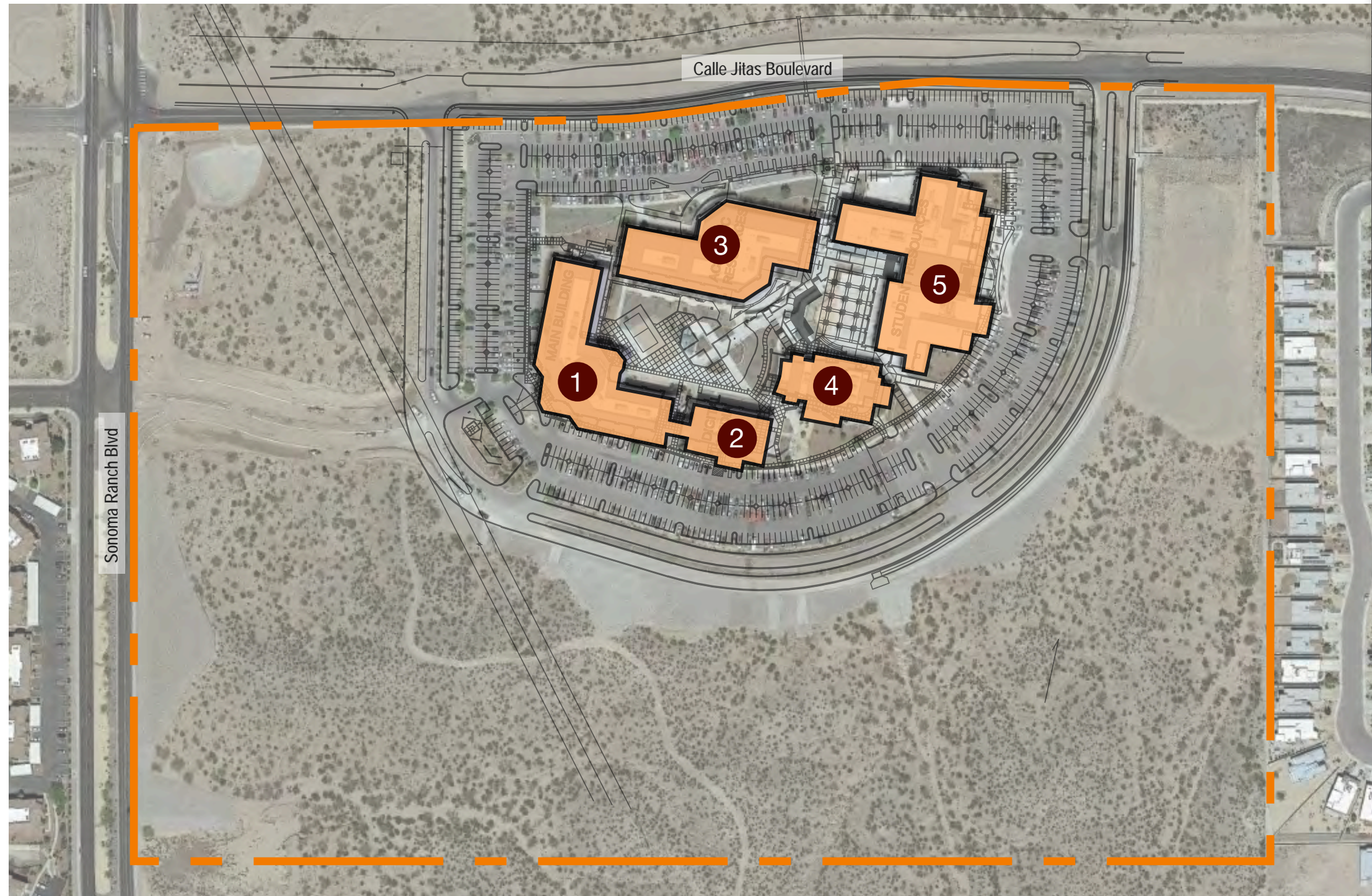
Ex-20: NMSU-DACC Building Inventory

NMSU-DACC Building Inventory						
Region	Building	Building ID	Year Built	NASF (Less Non-assignable Area)	GSF	Efficiency (NASF / GSF)
 <p>Central Area</p>	<b>East Mesa</b>			127,250	196,227	64%
	East Mesa Campus	DAEM	2003	30,198	48,997	60%
	Digital Media	DADM	2006	10,567	16,716	63%
	Academic Resources	DAAR	2008	37,080	51,209	70%
	Auditorium	DAAU	2010	6,218	10,999	54%
	Student Resources	DASR	2012	43,187	68,306	65%
	<b>Espina Center at NMSU</b>			153,553	232,406	66%
	Alex Sanchez Hall (Main Building)	DAMA / DASH	1978	71,740	107,644	67%
	Technical Studies	DATS	1978	31,437	39,085	80%
	Learning Resources Center	DALR	1995	14,385	23,415	60%
	Classroom Building	DACL	1995	11,473	20,578	56%
	Health and Public Services	DAHL	1996	24,518	41,684	59%
	<b>Workforce Center</b>			24,508	33,776	76%
Workforce Center	DAWD	1994	24,508	33,776	76%	
 <p>South Area</p>	<b>Gadsden Center</b>			27,325	39,665	70%
	Gadsden Center	DAGC	2000	20,609	30,155	68%
	Gadsden Roadrunner Hall	DAGA	2023	6,716	10,466	64%
	<b>Chaparral Education Center</b>			5,453	8,462	64%
	Chaparral Learning Center	DACH	2011	3,848	6,734	57%
	Portable F	DACH	1993	535	576	93%
	Portable G	DACH	1993	535	576	93%
 <p>Border Area</p>	<b>Sunland Park Education Center</b>			25,358	34,266	74%
	Sunland Park	DASP	1996	23,753	32,538	73%
	Portable C	DASP	1993	535	576	93%
	Portable D	DASP	1993	535	576	93%
	Portable D	DASP	1993	535	576	93%
	Portable E	DASP	1993	535	576	93%
<b>Total All Campuses</b>				<b>363,447</b>	<b>544,802</b>	<b>67%</b>

*Ex-21: NMSU-DACC Distribution of Space by FICM Category*

FICM	Assignable Area	ASF	Percent Total	Percent Assignable
100	Classroom Facilities	61,832	13.5%	18%
200	Laboratory Facilities	119,240	26.1%	35%
300	Office Facilities	98,006	21.5%	29%
400	Study Facilities	24,384	5.3%	7%
500	Special Use Facilities	1,247	0.3%	0%
600	General Use Facilities	24,827	5.4%	7%
700	Support Facilities	6,823	1.5%	2%
800	Health Care Facilities	172	0.0%	0%
<b>Subtotals</b>		<b>336,531</b>	<b>73.7%</b>	<b>100.0%</b>
WW	Circulation Area	85,701	19%	
XX	Building Service Area	15,242	3%	
YY	Mechanical Area	19,388	4%	
ZZ	Structural Area	-	-	
<b>Subtotals</b>		<b>120,331</b>	<b>26%</b>	
<b>Total</b>		<b>456,862</b>	<b>100%</b>	
<b>Reported Gross Square Feet</b>		<b>544,802</b>		
		<b>Net/Gross</b>	<b>61.8%</b>	

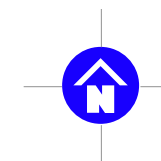
Ex-22: DACC East Mesa Campus Site Plan



View looking southwest

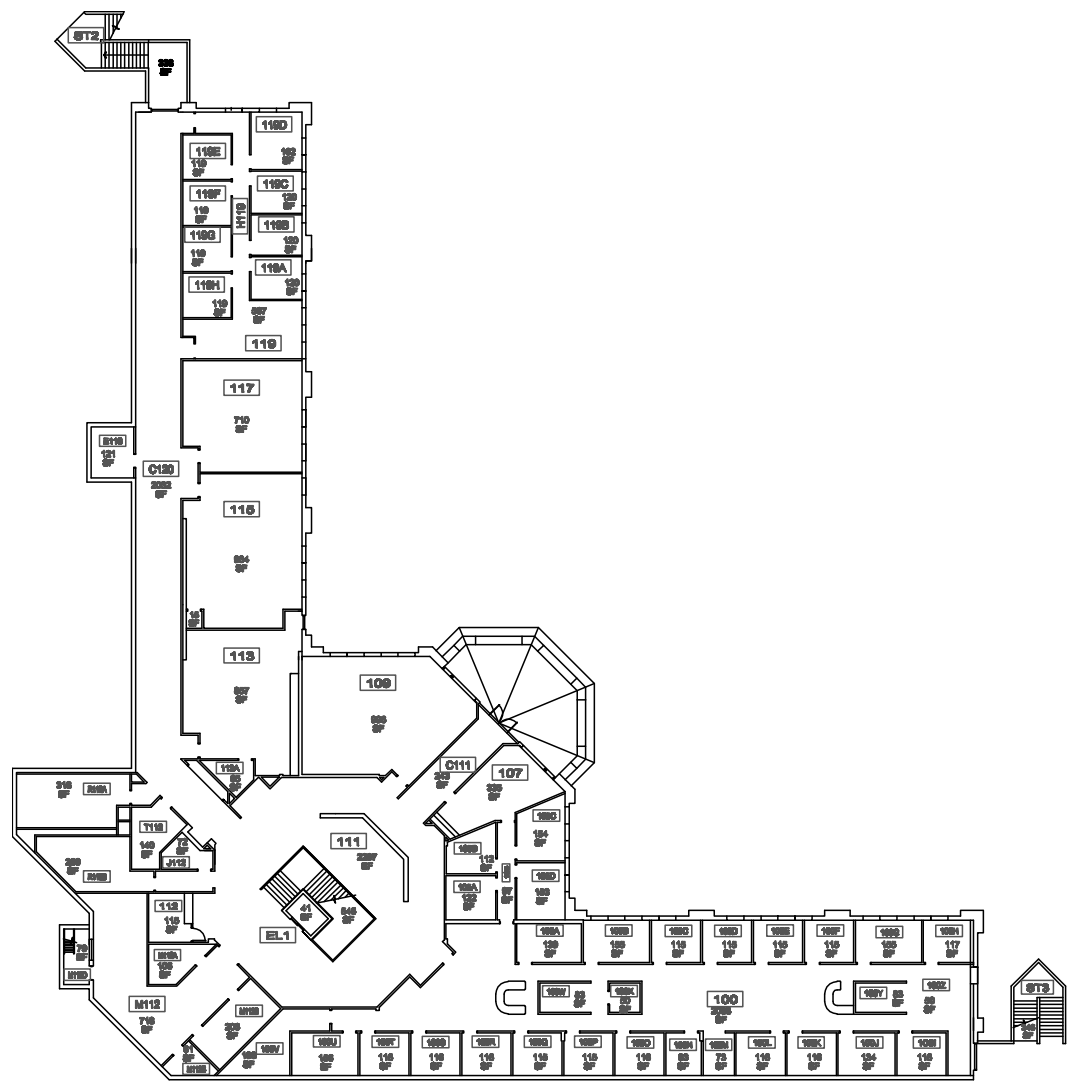
- 1. DAEM – East Mesa
- 2. DADM – Digital Media
- 3. DAAR – Academic Resources
- 4. DAAU – Auditorium
- 5. DASR – Student Resources

## EAST MESA CAMPUS

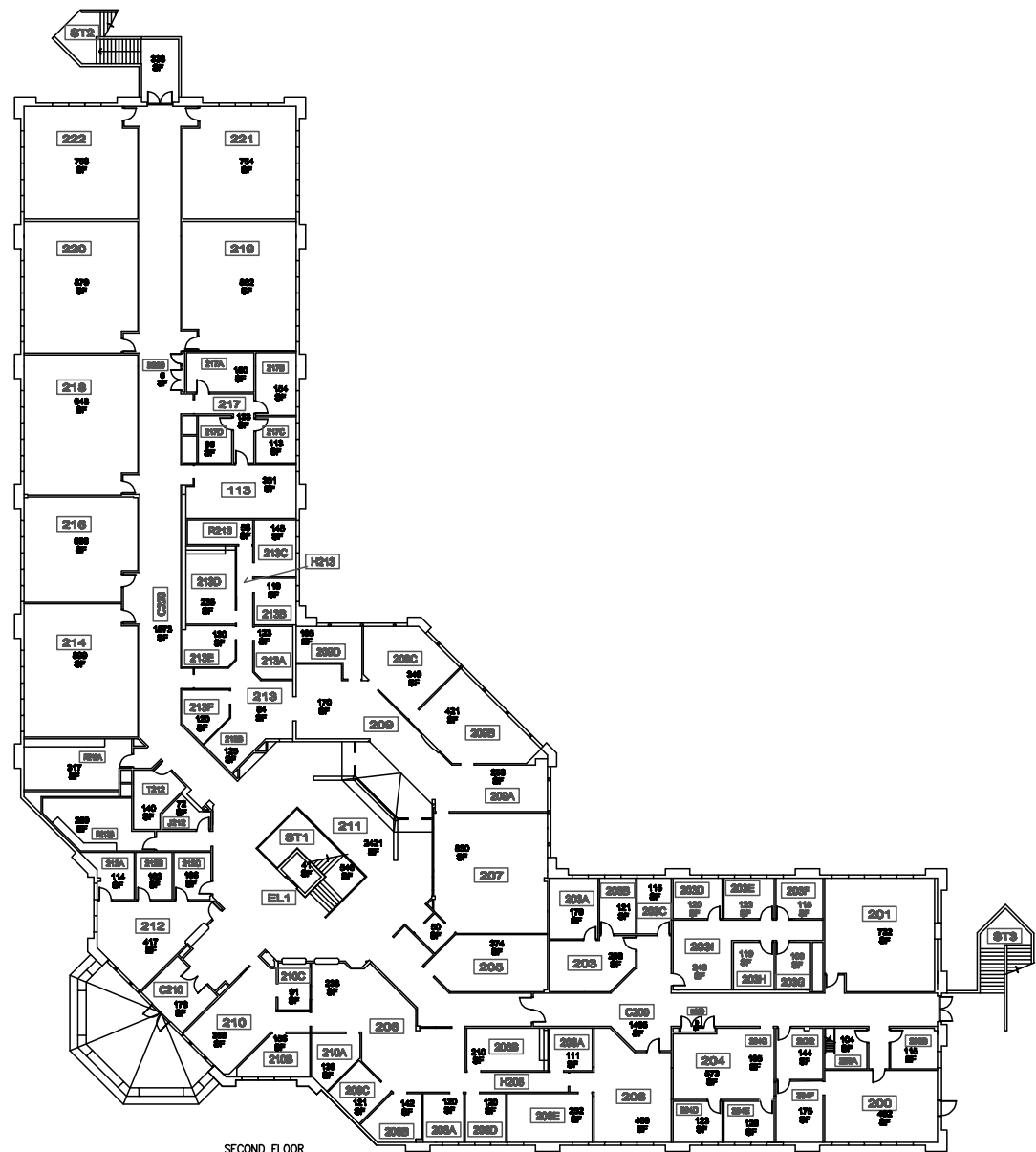


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Ex-23: East Mesa Campus - Main Building (DAEM)



First Floor

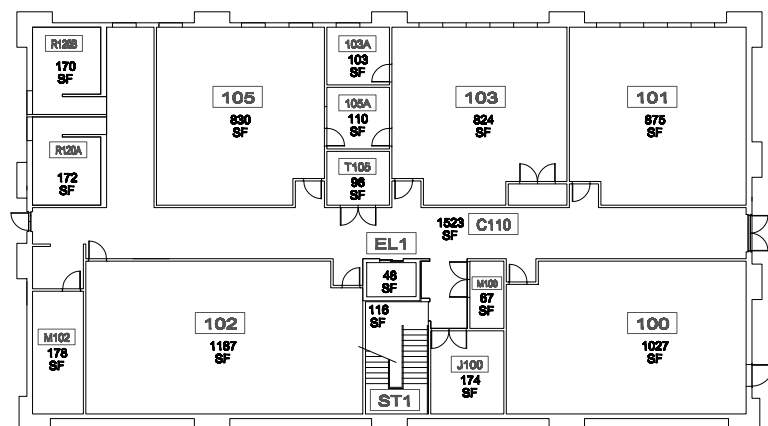


SECOND FLOOR

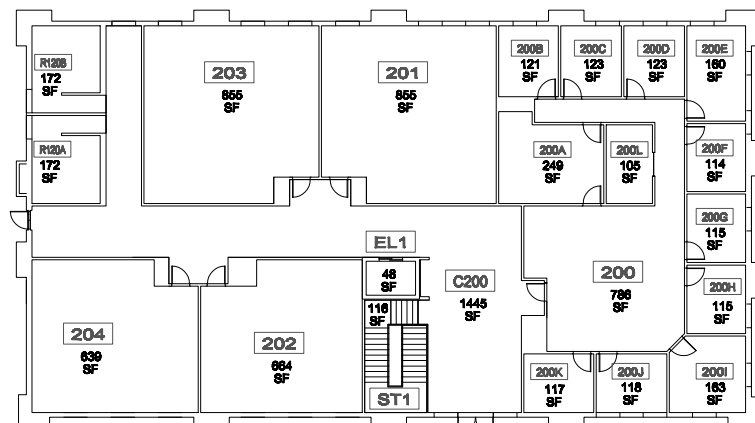
Main Building  
(DAEM)  
**EAST MESA CAMPUS**



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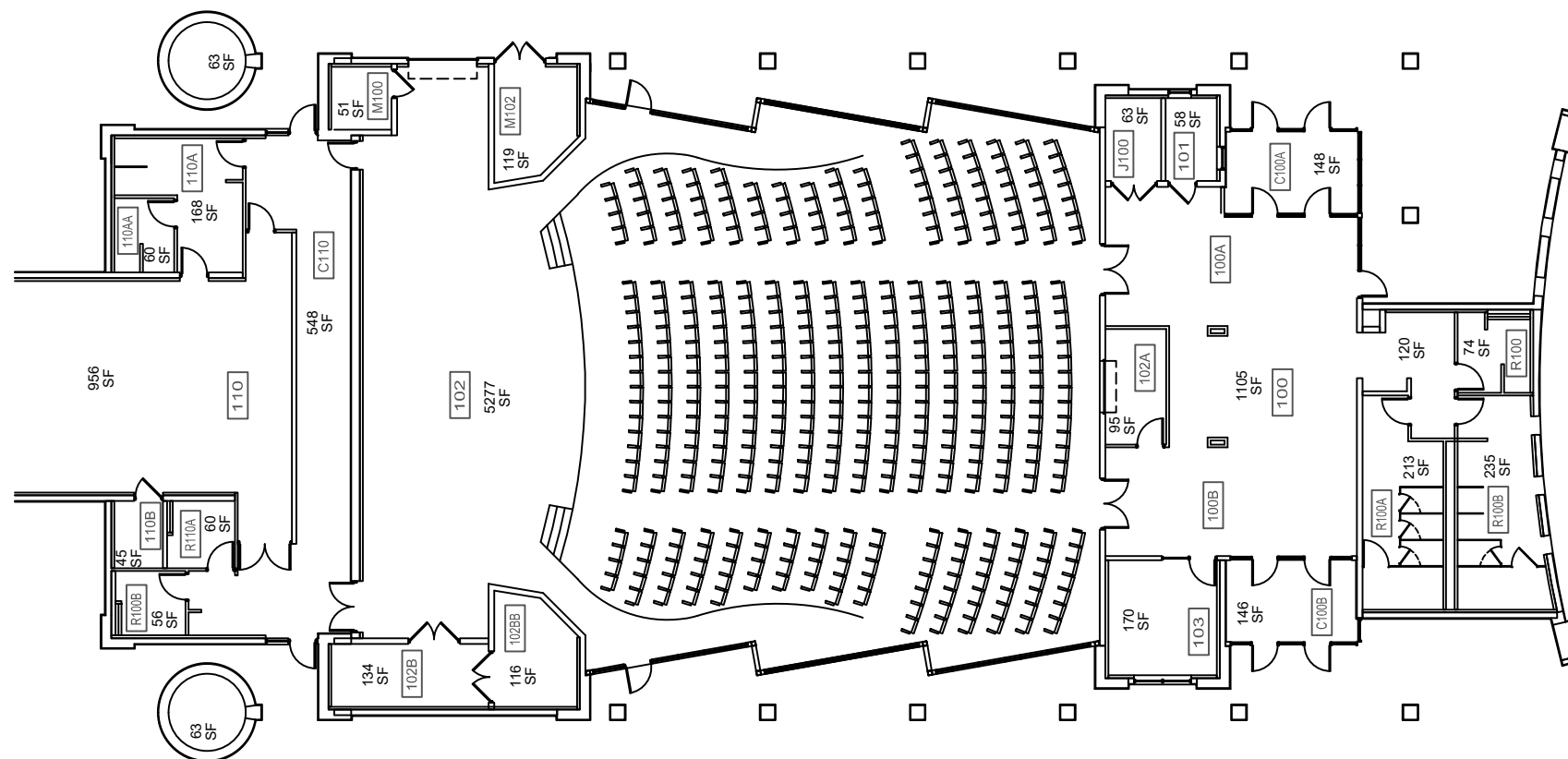


Lower Level

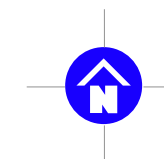


Upper Level

### Digital Media (DADM)



### Auditorium (DAAU) EAST MESA CAMPUS

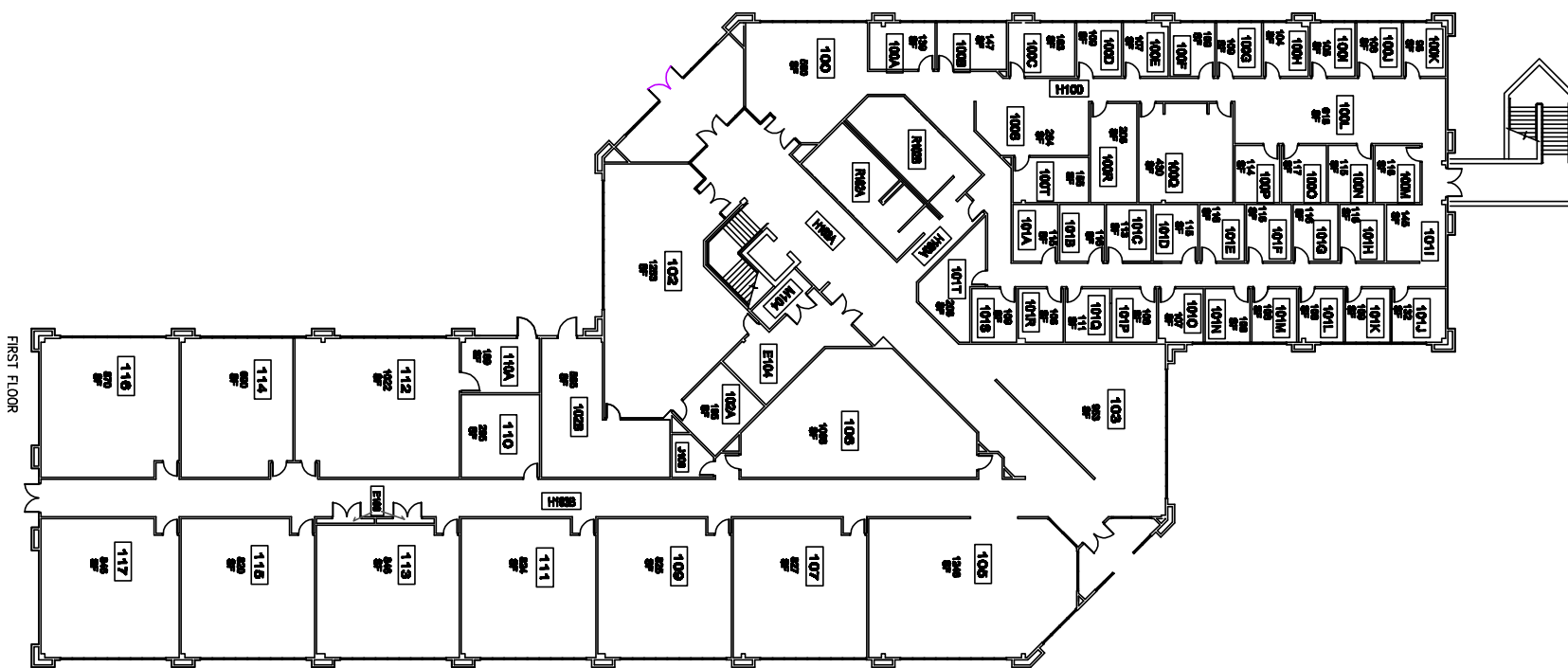




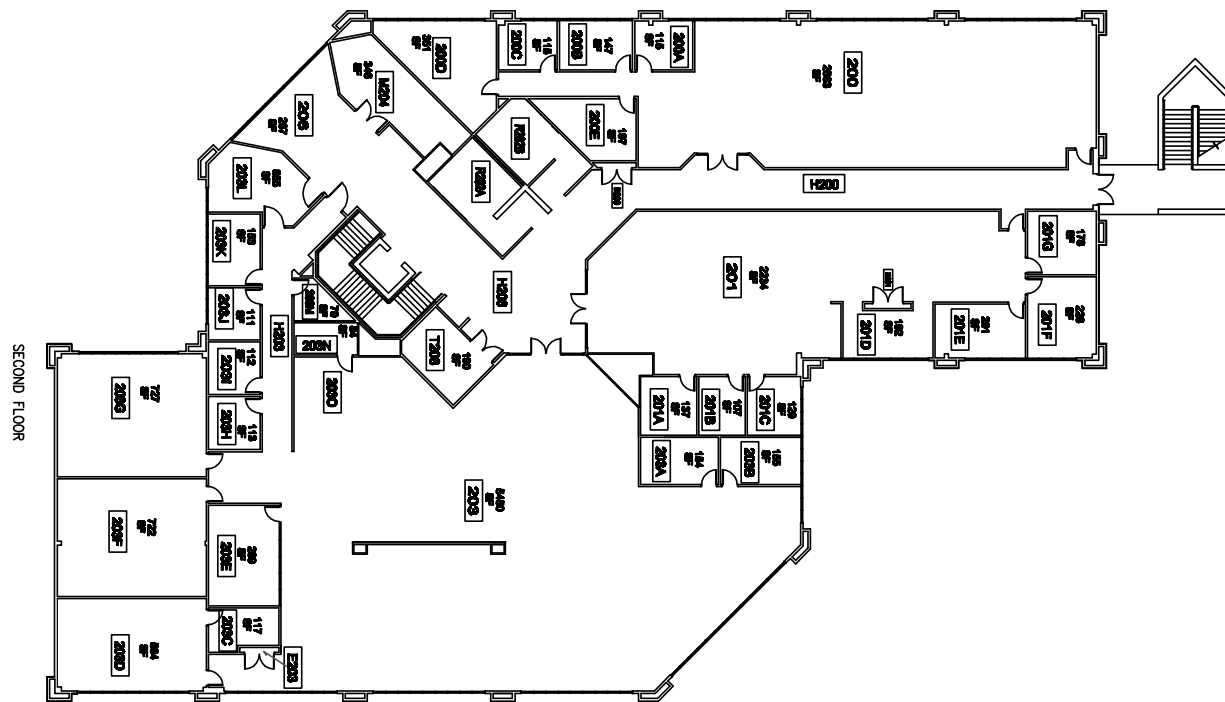
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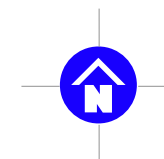


First Floor



Academic Resources (DAAR)

EAST MESA CAMPUS



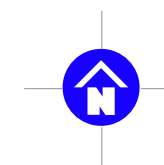
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Ex-27: Espina Campus at NMSU

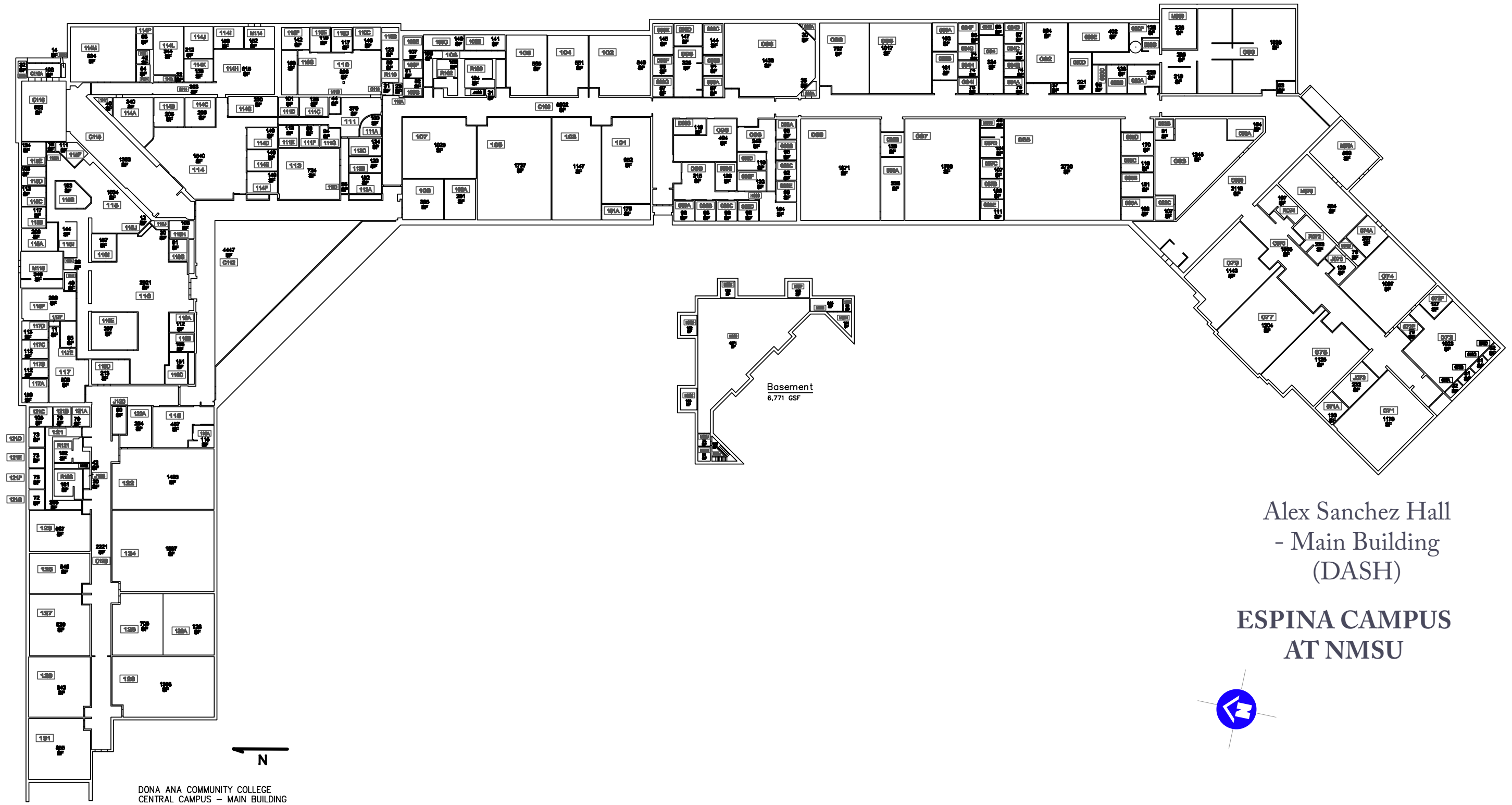


1. DAMA /DASH - Alex Sanchez Hall (Main Building)
2. DATA - Technical Studies
3. DALR - Learning Resources Center
4. DACL - Classroom Building
5. DAHL - Health and Public Services

## ESPINA CAMPUS AT NMSU



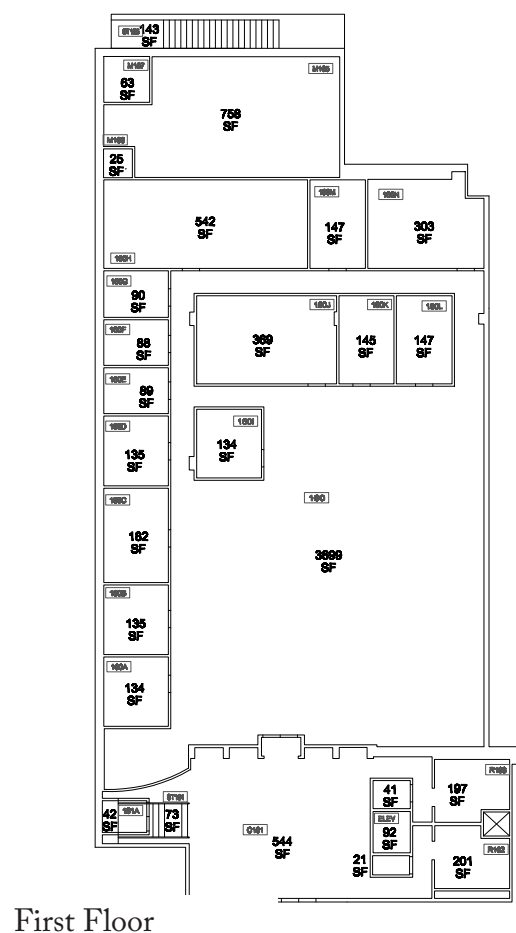
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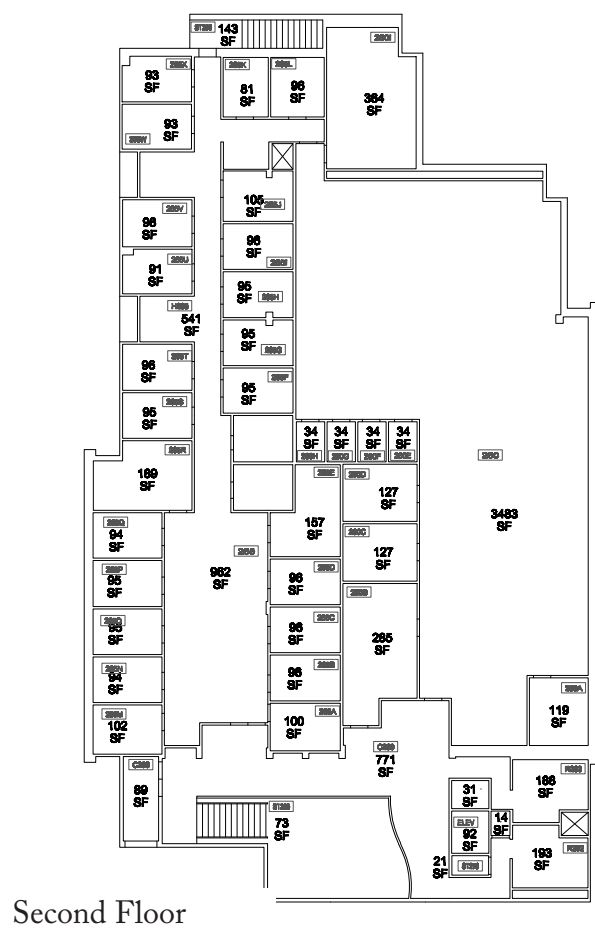
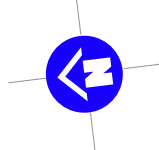


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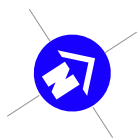
### Learning Resources Center (DALR)



First Floor



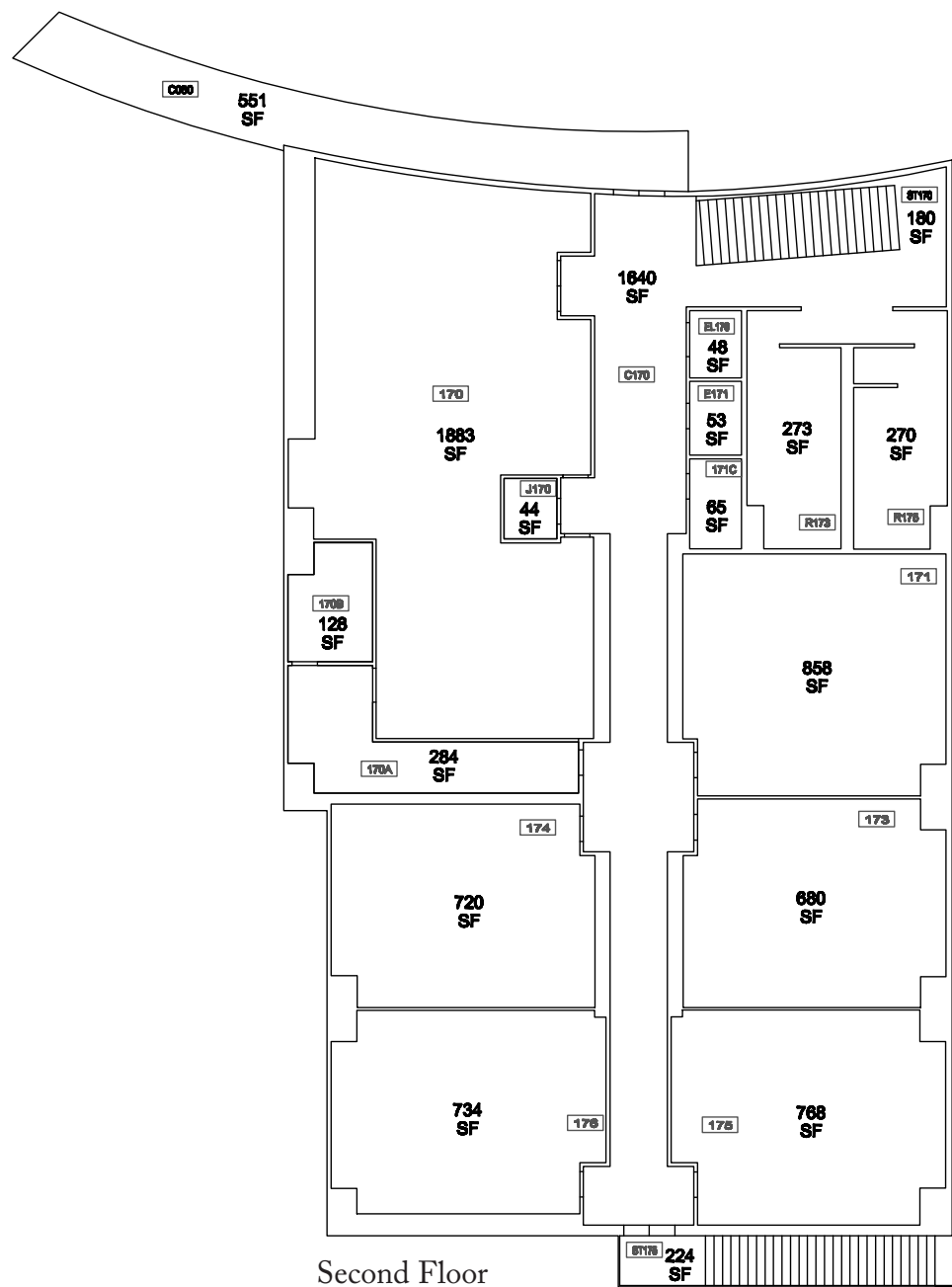
Second Floor



Technical Studies (DATS)

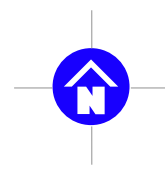
### ESPINA CAMPUS AT NMSU

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Classroom Building (DACL)

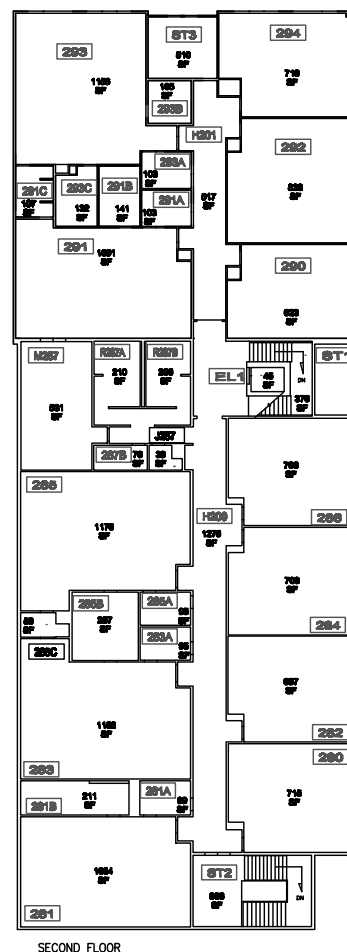
### ESPINA CAMPUS AT NMSU



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First Floor



SECOND FLOOR

Health and Public  
Services (DAHL)

**ESPINA CAMPUS  
AT NMSU**

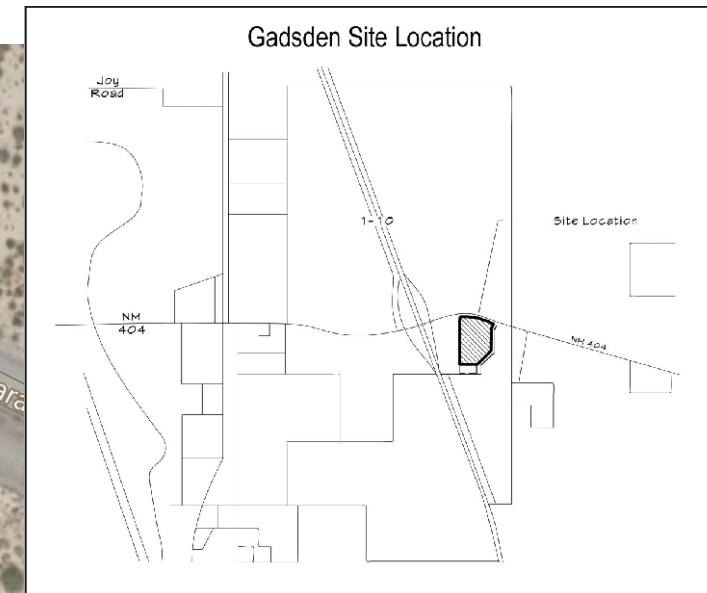
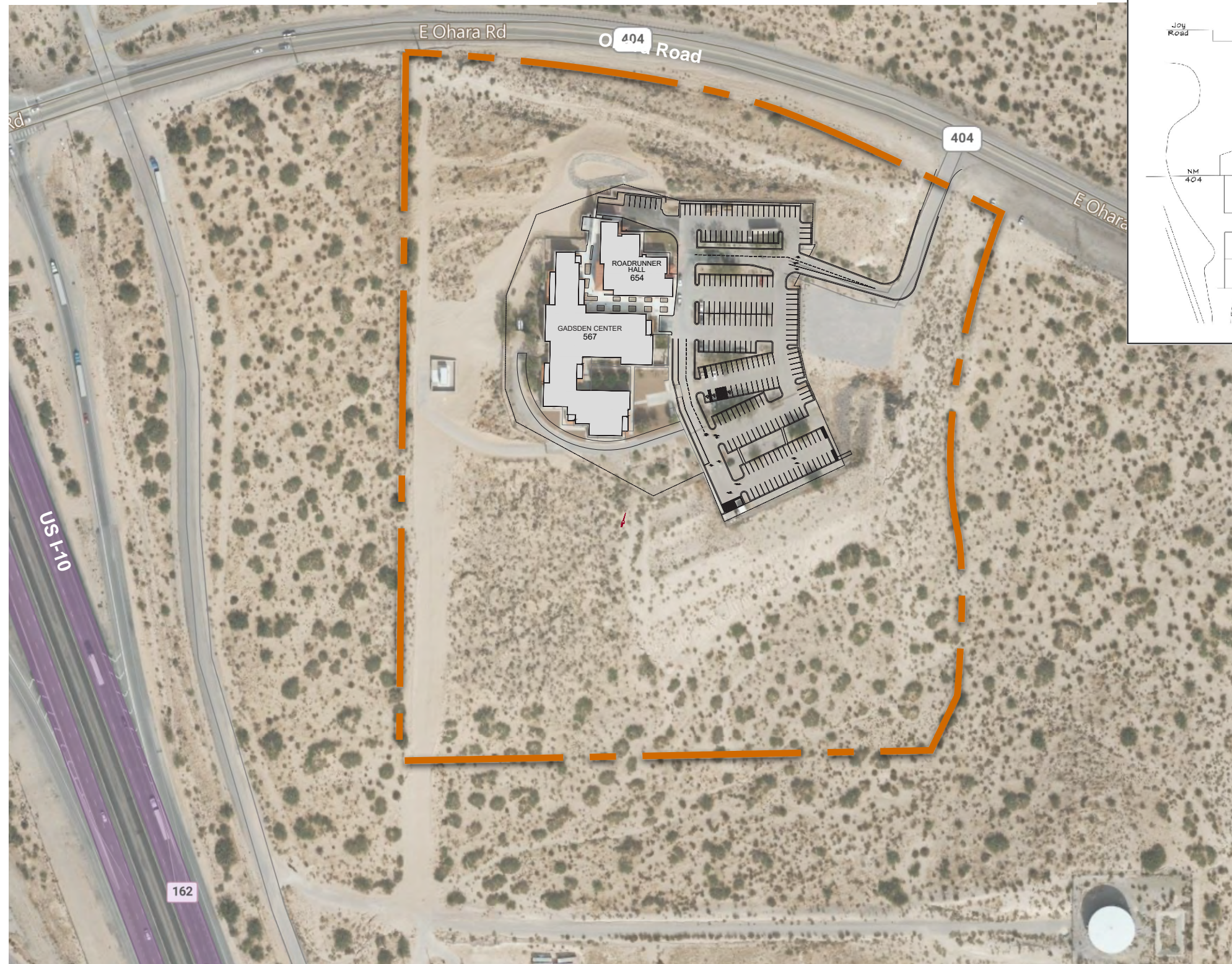
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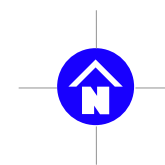


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Ex-33: Gadsden Center

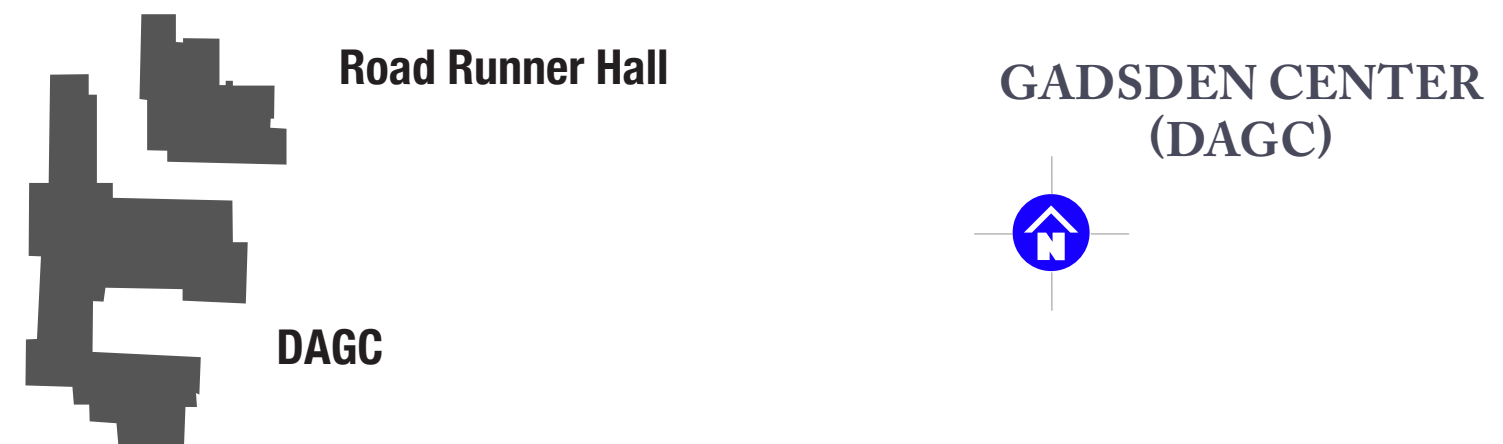
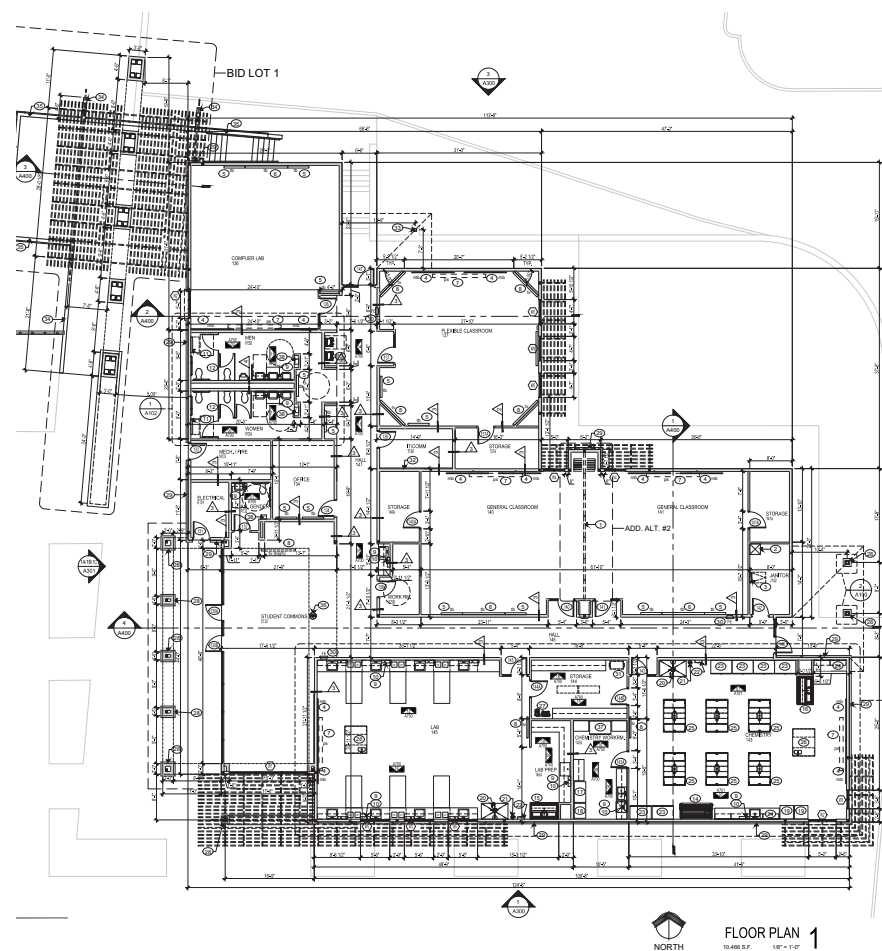
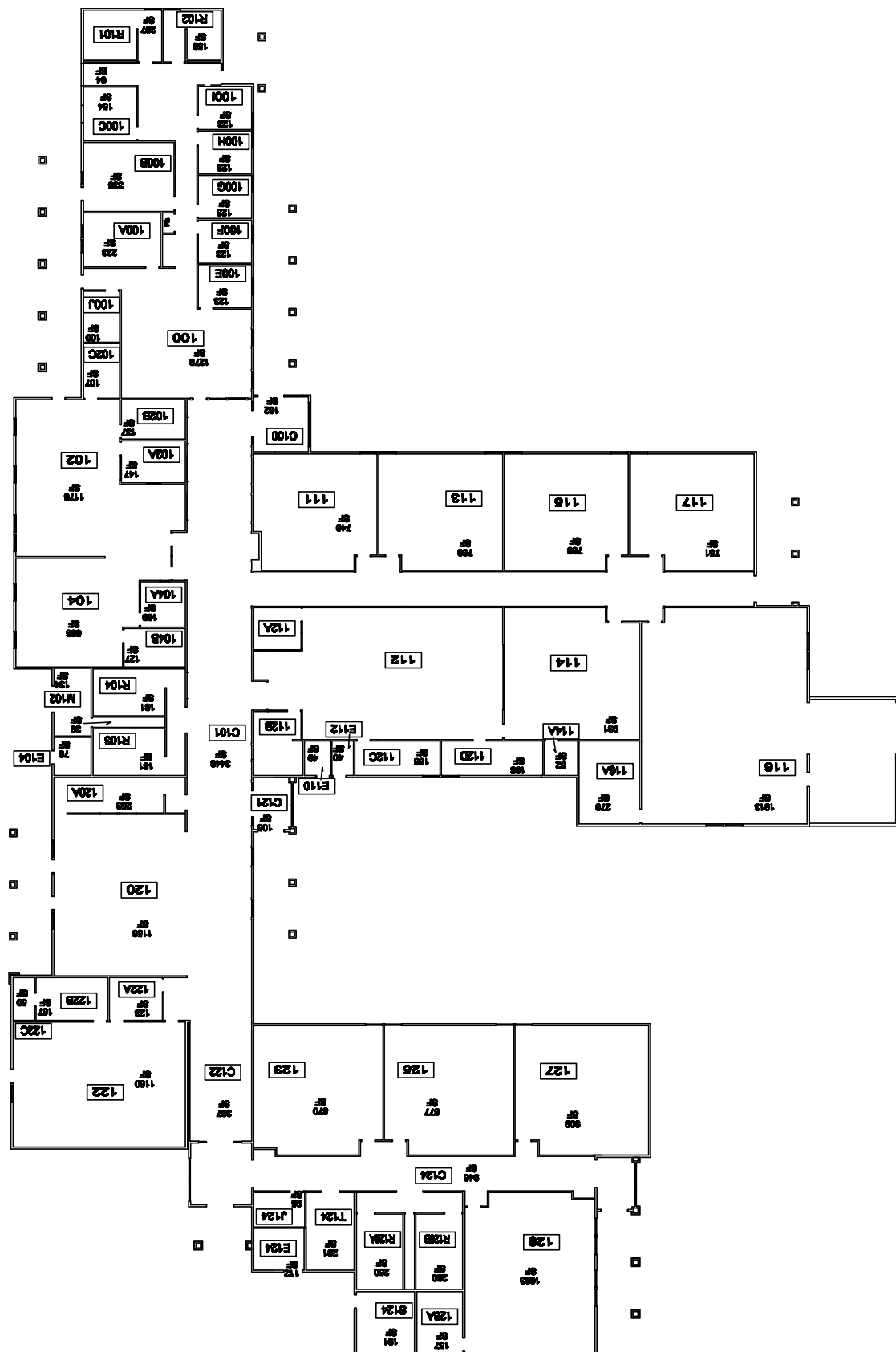


## GADSDEN CENTER

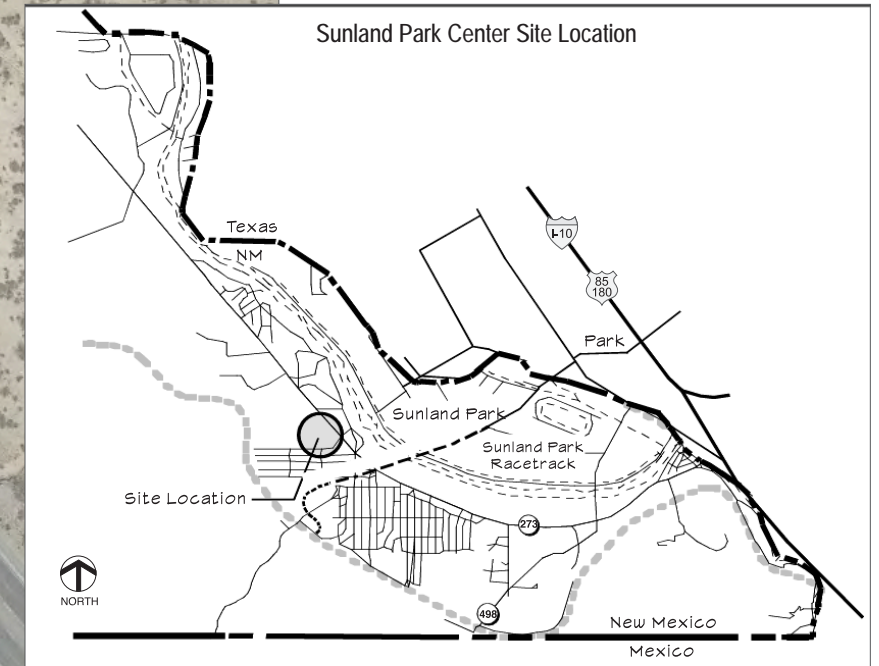


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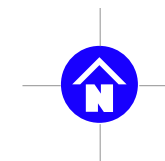
Ex-34: Gadsden Center Floor Plan (DAGC)



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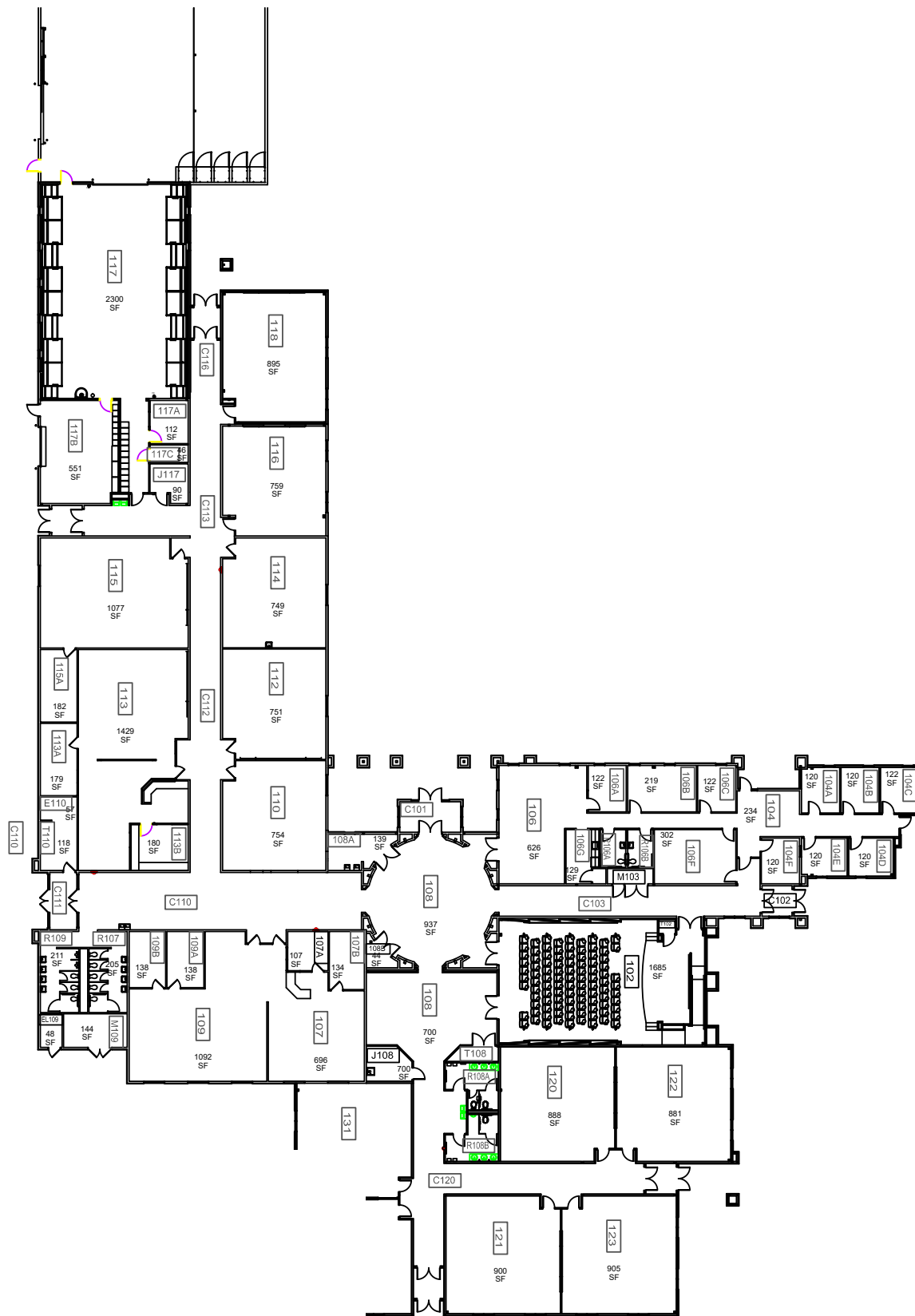


## SUNLAND PARK CENTER

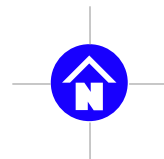


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Ex-36: Sunland Park Center (DASP)

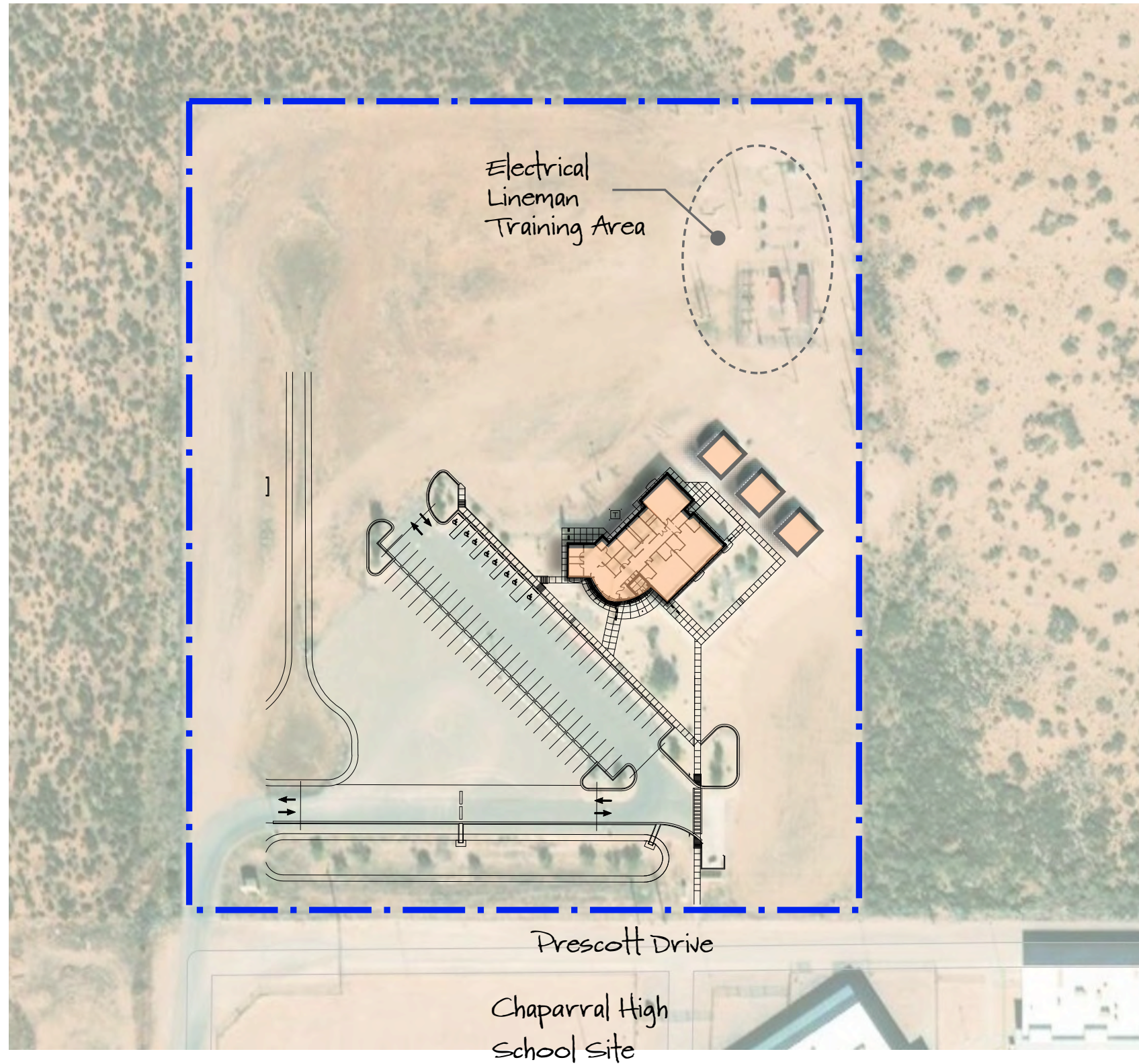


# SUNLAND PARK CENTER (DASP)

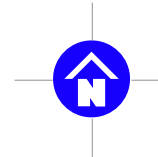




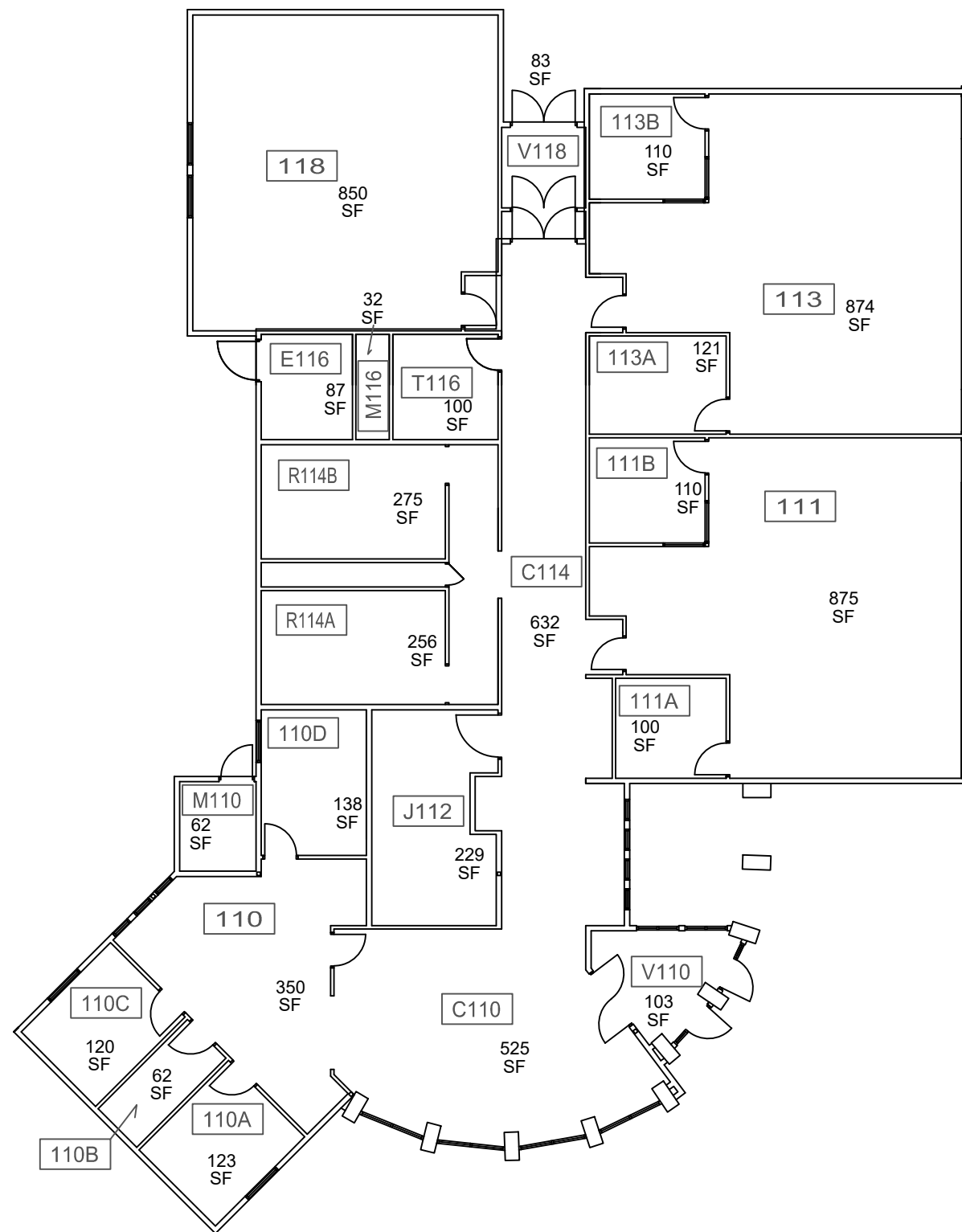
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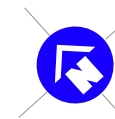
# CHAPARRAL CENTER



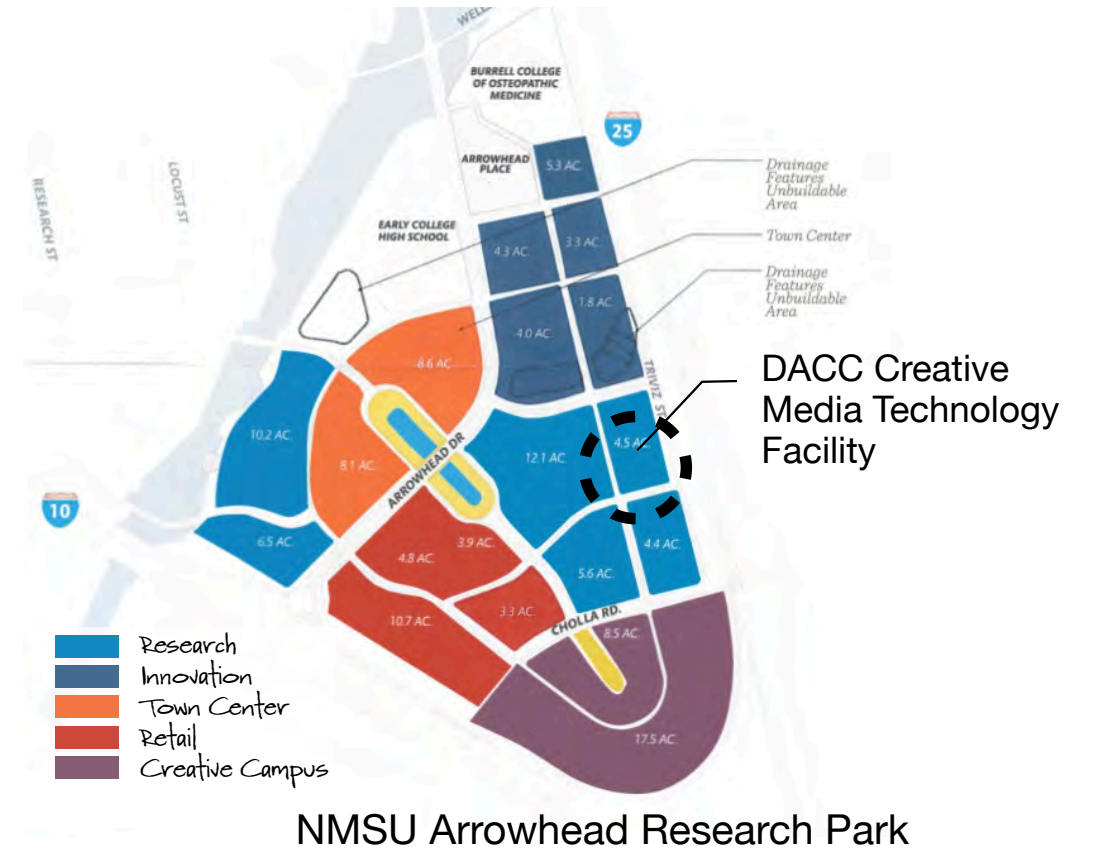
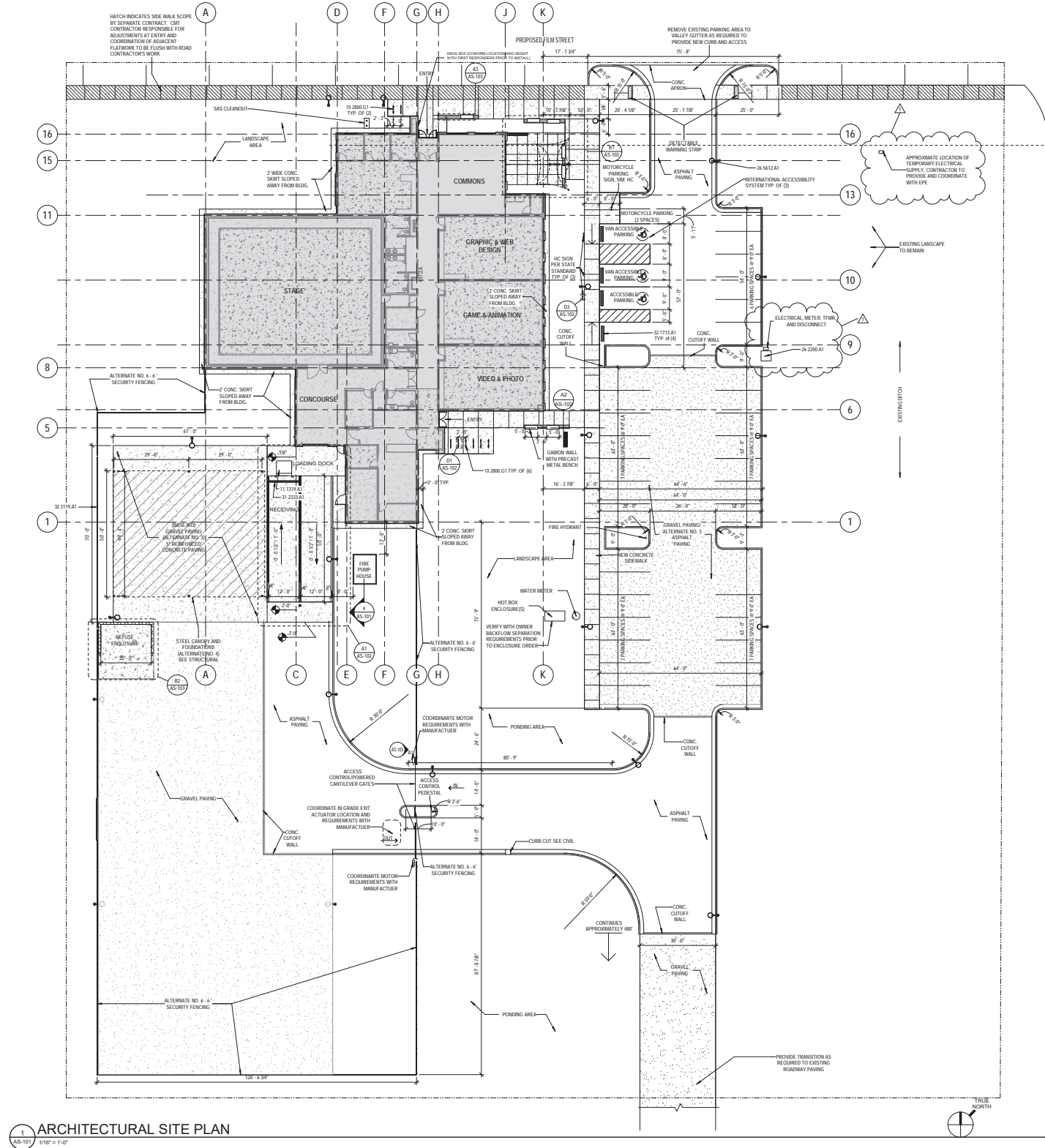
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# CHAPARRAL CENTER (DACH)



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## A.3 Facility Condition Assessment (A Separate Volume)

ARC conducted a condition assessment of all the buildings on DACC’s six campuses totalling approximately 545,000 GSF [ Ex-40 ].

Prior to the assessment, ARC collected and reviewed relevant information about the facilities, including: building and site plans, history of capital improvements, work order history, replacement cost data, and other relevant reports or available reports.

ARC conducted an on-site assessment that included visual inspection of all site features and building elements and spaces. The results of the assessment includes a web-based application and separate report that documents the condition for each building and site. Each report includes:

- An executive summary that describes repair, renovation, and maintenance needs for the site, building, HVAC, and roof, as well as how well the building supports its assigned activities and programs.
- An ARC condition rating score, which is a composite-weighted scoring method that reflects the observed conditions for the site, building, and functional adequacy.
- Facility condition index (FCI) scores are based on a national scoring system that applies only to building condition. The FCI score is ratio of the cost of repairs to the building within the next five years divided by the replacement cost of the building (insurance) based on the age and condition of each building system with respect to its expected life cycle.
- A list of capital improvement projects (CIPs) and associated cost to rectify observed deficiencies coded by major, secondary, and tertiary categories that describe the nature of the project to assist in information searches and the prioritization process. CIP costs are based on national cost guides adjusted to Albuquerque location conditions, and experience of DACC construction history [ Ex-41 ] to [ Ex-44 ].
- Digital photographs
- Composite digital site plans showing the location of recommended capital improvements

Ex-40: NMSU-DACC FCA Report Excerpts



Site Data				
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible	
Building Data				
Permanent building area:	52864 GSF	Number of floors:	2	
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF	
Construction Dates				
Year Built:	2008	Building age:	14	
Initial Construction Date:		Renovation/Addition 1:		
Renovation/Addition 2:		Renovation/Addition 3:		
FCI Data				
Building Type:	Education	Facility Class:		
Building Height:	Two Story	CRV:	\$14,989,587	
Cost per GSF:	\$283.55	FCI Cost:	\$56,574	
FCI Score:	0.004	FCI:	Good	
FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor				
Assessment Score for DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4				
Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	215.0	208.0		96.7%
Physical Plant Assessment	357.0	289.0		81.0%
Adequacy and Environment	192.0	169.0		88.0%
Total	764.0	666.0		87.2%
Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate				



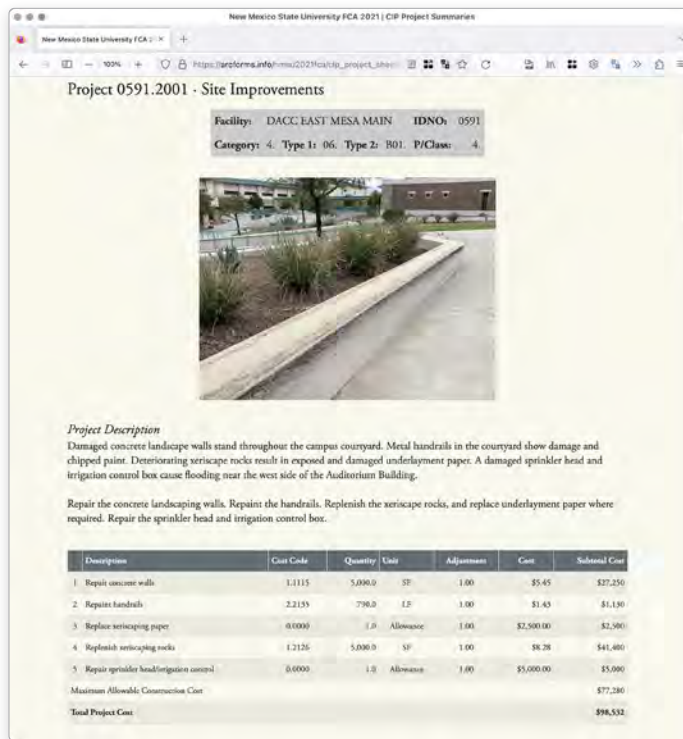
*Ex-41: NMSU-DACC Facility Condition Assessment Summary by Category*

Category	Estimated Cost	% Total
1. Health and Safety	\$5,795	0.02%
2. Code Compliance	\$375,019	1.5%
3. ADA Compliance	\$645,792	2.6%
4. Facility Renewal	\$22,695,834	92.6%
6. Programmatic	\$674,402	2.8%
7. Operational Support	\$20,261	0.1%
10. Sustainability	\$95,060	0.4%
<b>Total</b>	<b>\$24,512,163</b>	<b>100.00%</b>


*Ex-42: NMSU-DACC Facility Condition Assessment Summary by Timing*

Category	Estimated Cost	% Total
1. Immediate	\$1,648,651	6.7%
2. Critical	\$1,612,000	6.6%
3. Necessary - Not Yet Critical	\$9,627,031	39.3%
4. Recommended - Short Term	\$10,624,791	43.3%
5. Recommended - Long Term	\$924,344	3.8%
6. Reasonable Accommodation	\$75,346	0.3%
<b>Total</b>	<b>\$24,512,163</b>	<b>100.00%</b>

*Ex-43: NMSU-DACC Facility Condition Assessment Reporting Application*



**Download**

 <https://tinyurl.com/dacc-fca-final-2023>

Ex-44: NMSU-DACC Facility Condition Assessment Summary by Building

Campus	NMSU ID	DACC ID	Facility	Age	GSF	ARC Score	ARC Tier	FCI Score	FCI	Project Budget	Current Replacemet Value (CRV)
East Mesa Campus	591	DAEM	East Mesa Main	20	50,666	91.5%	A Excellent	0.004	Good	\$2,395,437	\$14,366,344
	622	DAAR	Academic Resources	15	52,864	87.2%	B Good	0.004	Good	\$2,380,487	\$14,989,587
	636	DAAU	Auditorium	13	11,593	90.1%	A Excellent	0.000	Good	\$0	\$2,295,414
	606	DADM	Digital Media	18	15,000	91.5%	A Excellent	0.434	Poor	\$2,022,779	\$4,253,250
	639	DARS	Student Resources	11	70,000	91.4%	A Excellent	0.002	Good	\$3,066,085	\$19,848,500
Espina Campus	341	DAMA / DASH	Alex Sanchez Hall	45	107,644	90.2%	A Excellent	0.166	Poor	\$7,918,845	\$30,522,456
	357	DATS	Technical Studies	45	39,485	89.3%	B Good	0.006	Good	\$394,177	\$11,195,972
	479	DALR	Learning Resources	28	23,836	90.1%	A Excellent	0.037	Good	\$475,228	\$6,307,006
	480	DACL	General Classrooms	28	20,578	93.0%	A Excellent	0.039	Good	\$399,728	\$5,834,892
	540	DAHL	Health & Public Services	27	41,737	92.1%	A Excellent	0.058	Fair	\$1,021,494	\$11,834,526
Workforce Center	476	DAWD	Workforce Development Center	29	32,132	85.2%	B Good	0.034	Good	\$351,336	\$9,111,029
Gadsden Center	567	DAGC	Main Building	23	32,447	88.8%	B Good	0.099	Fair	\$1,314,984	\$9,200,347
	654	DAGA	Roadrunner Hall	4	10,466	92.6%	A Excellent	0.002	Good	\$112,558	\$2,967,634
Chaparral Center	637	DACH	Chaparral Center	12	8,428	90.4%	A Excellent	0.023	Good	\$117,193	\$2,389,759
	477A		Portable 1	30	576	70.0%	C Satisfactory	0.592	Poor	\$53,662	\$59,167
	477B		Portable 2	30	576	70.0%	C Satisfactory	0.318	Poor	\$59,060	\$59,167
	477C		Portable 3	30	576	70.0%	C Satisfactory	0.335	Poor	\$53,662	\$59,167
Sunland Park Center	546	DASP	Sunland Park Center	23	32,410	87.6%	B Good	0.096	Fair	\$2,192,372	\$9,189,856
	477E		Portable 2	29	576	70.0%	C Satisfactory	1.003	Poor	\$60,715	\$59,167
	477F		Portable 3	29	576	70.0%	C Satisfactory	1.011	Poor	\$61,180	\$59,167
	477G		Portable 4	29	576	70.0%	C Satisfactory	0.934	Poor	\$61,180	\$59,167
<b>Totals:</b>										<b>\$24,512,162</b>	<b>\$154,661,574</b>

## A.4 Classroom Renovation Plan (a Separate Volume)

The DACC 2019-2026 Facilities Master Plan provided \$2.75 million for classroom upgrades and renovations from a successful local 2019 General Obligation and \$750,000 from a subsequent state match. The 2023-2030 DACC Facilities Master Plan update also identifies an additional \$4.3 million (\$2.85 from the 2023 bond, and \$1.5 million in potential state match) for classroom updates, facility renewal and renovations [ Ex-45 ].

ARC assisted DACC to develop a plan that identifies priority classrooms and laboratories for renovation. The proposed strategy focuses capital dollars to improve classroom finishes and acoustics (e.g., painting, carpets, flooring), upgrade classroom furniture to provide arrangement flexibility, and implement other selected renovations prioritizing older sites and buildings. The strategy also establishes a separate fund to renovate class-labs that have specialized individual requirements.

*Ex-45: NMSU-DACC Classroom Renovation Plan Excerpt*



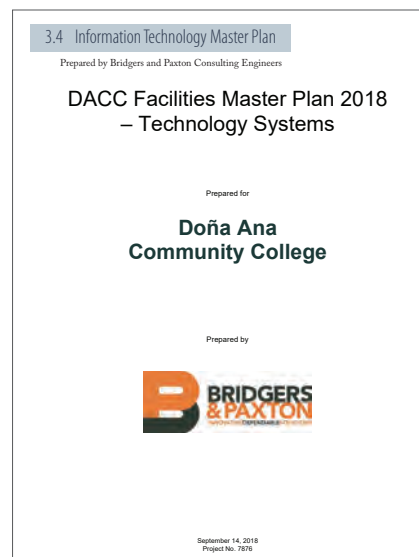
**For Further Detail**

 <https://tinyurl.com/dacc-classroom-plan>


## A.5 Technology Systems Master Plan

As part of the DACC 2019-2026 Facilities Master Plan, Bridgers & Paxton Consulting Engineers prepared a Technology Systems Master Plan to guide capital investments in information technology infrastructure, information technology service rooms, and audio visual spaces at all DACC locations [ Ex-46 ].

*Ex-46: NMSU-DACC Technology Systems Master Plan Excerpt*



**For Further Detail**

 <https://tinyurl.com/dacc-tech-plan>

## A.6 Instructional Utilization Analysis

*Ex-47: Instructional Utilization Metrics Used for Instructional Space Analysis*


Term		Metrics (Range)		
<b>WSCH</b>	<b>Weekly Student Contact Hours</b> The time in which the student is involved in direct face-to-face instructional contact.			
<b>WRH</b>	<b>Weekly Room Hours</b> Hours a classroom is scheduled for use. <i>Calculation: Days in Class x Time in Class</i>		70 Hours	14 hours per day / 5 days per week)
<b>RUR</b>	<b>Room Utilization Rate</b> Average number of hours per week a group of rooms is scheduled. <i>Calculation: WRH / Classrooms</i>	Classroom	30-45 Hours	60% - 65% of available hours
		Lab	15-24 Hours	
<b>SUR</b>	<b>Station Utilization Rate</b> Average number of hours per week a station is scheduled. <i>Calculation: RUR x SOR</i>	Classroom	24-30 Hours	
		Lab	15-24 Hours	Depending on discipline
<b>SOR</b>	<b>Station Occupancy Ratio</b> Proportion of stations scheduled for use when the room is scheduled. <i>Calculation: (WSCH / Stations) / (WRH / Classrooms)</i>	Classroom	65-70%	
		Lab	80%	

Source: Architectural Research Consultants, Incorporated


Ex-48: DACC Instructional Utilization Web Application

## Classroom Utilization & Inventory Data


**Doña Ana Community College 2022**




Use  
Analysis




Utilization  
Metrics



Scheduling  
by Capacity



Scheduling by  
Department



Facilities  
Data

NOTE: The "Scheduling by Capacity" and "Scheduling by Department" pages are calculation intensive and take time to load.

## For Further Detail



<https://www.arcforms.info/dacc2022suite/>  
(Login Credentials Required)

**Doña Ana Community College  
Utilization Metrics - Fall 2022**

Select a semester: Fall 2022

Click here to toggle on and off room type breakouts.  
Abbreviation\* descriptions lie in the Calculations Key below.

Campus	WRH*	WSCH*	Rooms Scheduled	Stations Available	SOR*	RUR*	SUR*
Chaparral Center	17.16	167.00	2	44	44.24%	8.58	3.80
East Mesa Campus	648.89	8,925.19	43	1159	51.03%	15.09	7.70
Espina Campus	559.68	8,184.56	49	1247	57.46%	11.42	6.56
Gadsden Center	95.10	1,327.50	11	280	54.84%	8.65	4.74
NMSU Campus	27.03	494.23	2	29	126.10%	13.52	17.04
Sunland Park Center	35.50	543.92	8	232	52.83%	4.44	2.34
Workforce Center	69.74	816.34	4	120	39.02%	17.44	6.80
<b>All Building Totals</b>	<b>1,453.10</b>	<b>20,458.74</b>	<b>119</b>	<b>3111</b>	<b>53.86%</b>	<b>12.21</b>	<b>6.58</b>

**Room Type Notes**

Classrooms are composed of Assembly and Classroom room types.

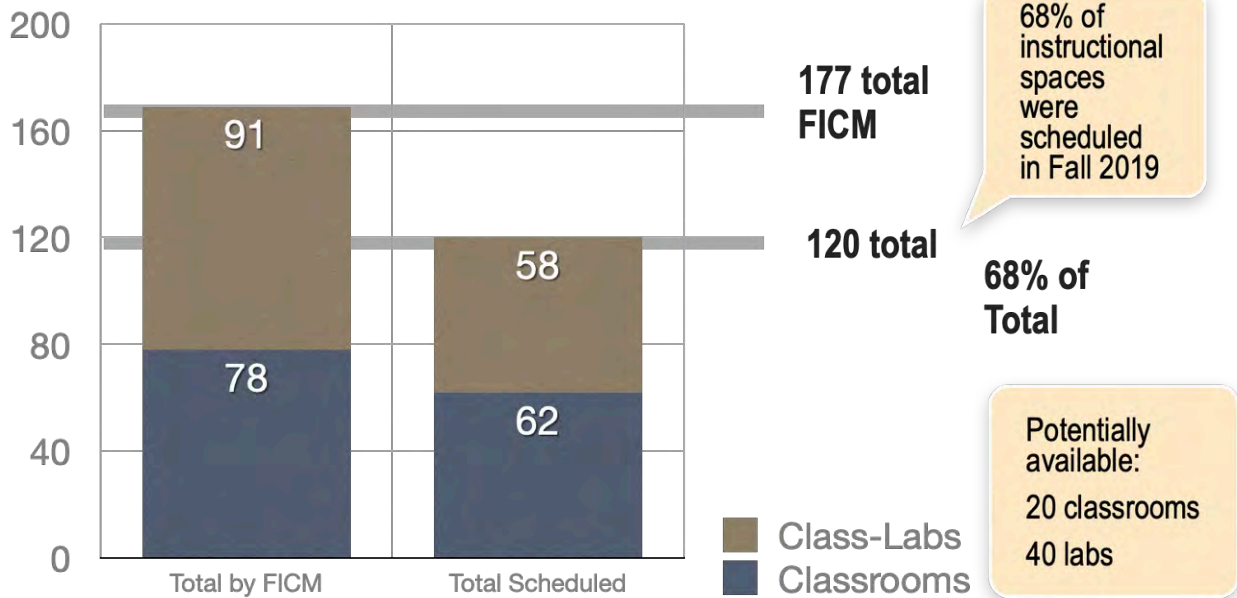
Class Laboratories are composed of Shop and Class Laboratory room types.

Open Laboratories are composed of Open Lab Service and Open Laboratory room types.

- Athletic or PE room type rooms are excluded from the breakout calculations above.

\*Any discrepancy between a facility's totaled Rooms Scheduled or totaled Stations Available amount and the sum of line items breakouts under that room type is due to courses being offered in non-Classroom and/or non-Lab room types (Office, Physical Education, or Assembly).

Ex-49: DACC Instructional Spaces Available / Scheduled

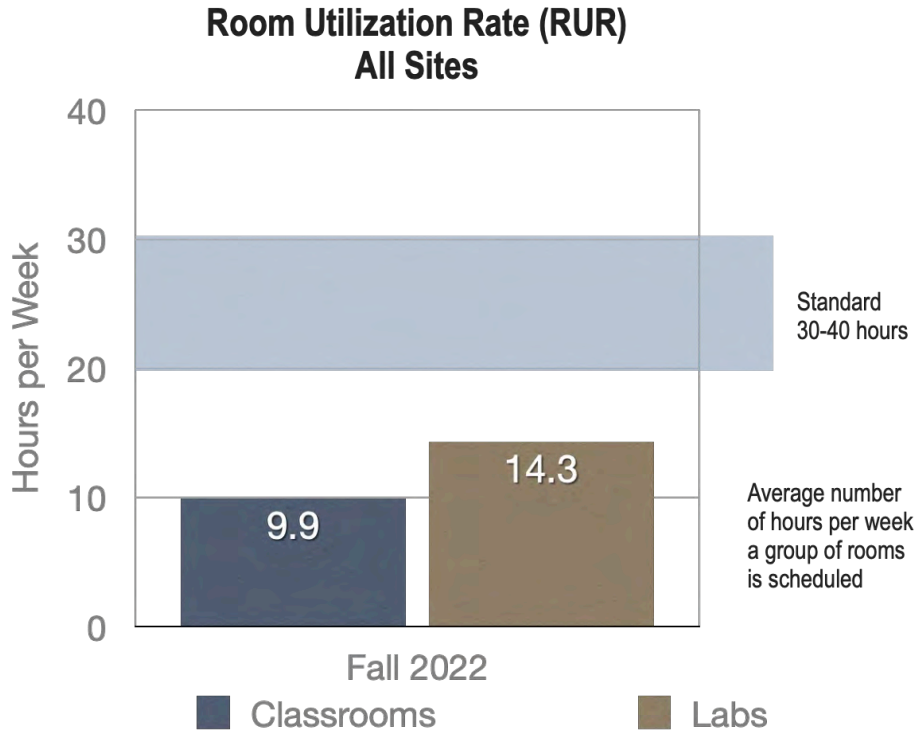


Source: NMSU AiM database, and NMSU-DACC Fall 2022 classroom scheduling data

	ASF	Classroom 110	Lab 210	Computer Lab 220	Total Instructional	Fall 2022 Scheduled		Difference: FICM - Scheduled	
						Classroom 110	Lab 210	Classroom 110	Lab 210
<b>East Mesa</b>	<b>243,469</b>	<b>27</b>	<b>48</b>	<b>2</b>	<b>77</b>	<b>18</b>	<b>28</b>	<b>9</b>	<b>20</b>
DACC EAST MESA MAIN	44,813	5	6	1	12			33%	42%
DACC, EAST MESA, STUDENT RESOURCES, PH-6&7	63,302	7	15	0	22			% Utilized	
DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4	46,874	6	4	1	11				
DACC, EAST MESA, AUDITORIUM, PH-5	10,105	1	0	0	1				
DACC, EAST MESA, DIGITAL MEDIA	15,073	1	8	0	9				
DACC, EAST MESA, STUDENT RESOURCES, PH-6&7	63,302	7	15	0	22				
<b>Espina Campus</b>	<b>202,638</b>	<b>35</b>	<b>41</b>	<b>3</b>	<b>79</b>	<b>34</b>	<b>25</b>	<b>1</b>	<b>16</b>
ALEX SANCHEZ HALL	95,246	14	20	2	36			3%	39%
DACC TECHNICAL STUDIES	36,568	5	7	0	12			% Utilized	
DACC HEALTH & PUBLIC SERVICES	33,396	7	12	0	19				
DACC GENERAL CLASSROOMS	18,637	9	2	0	11				
DACC, LEARNING RESOURCES	18,791	0	0	1	1				
<b>Gadsden Center</b>	<b>39,546</b>	<b>11</b>	<b>10</b>	<b>2</b>	<b>23</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>5</b>
DACC, GADSDEN CENTER	27,814	4	7	2	13			55%	50%
DACC GADSDEN - ROADRUNNER HALL	9,752	3	3	0	6			% Utilized	
DACC GADSDEN PORTABLE A	990	2	0	0	2				
DACC GADSDEN PORTABLE B	990	2	0	0	2				
<b>DACC, WORKFORCE DEVELOPMENT CENTER</b>	<b>31,905</b>	<b>7</b>	<b>9</b>	<b>0</b>	<b>16</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>7</b>
								14%	78%
								% Utilized	
<b>Sunland Park Center</b>	<b>32,287</b>	<b>10</b>	<b>6</b>	<b>1</b>	<b>17</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>0</b>
DACC SUNLAND PARK CENTER	30,682	7	6	1	14			40%	0%
DACC PORTABLE C, SUNLAND PARK	535	1	0	0	1			% Utilized	
DACC PORTABLE D, SUNLAND PARK	535	1	0	0	1				
DACC, PORTABLE E, SUNLAND PARK	535	1	0	0	1				
<b>Chaparral Center</b>	<b>7,885</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>
DACC CHAPARRAL CENTER	6,280	0	2	2	4			0%	50%
DACC PORTABLE F, CHAPARRAL	535	1	0	0	1			% Utilized	
DACC PORTABLE G, CHAPARRAL	535	1	0	0	1				
DACC PORTABLE H, CHAPARRAL	535	0	0	0	0				

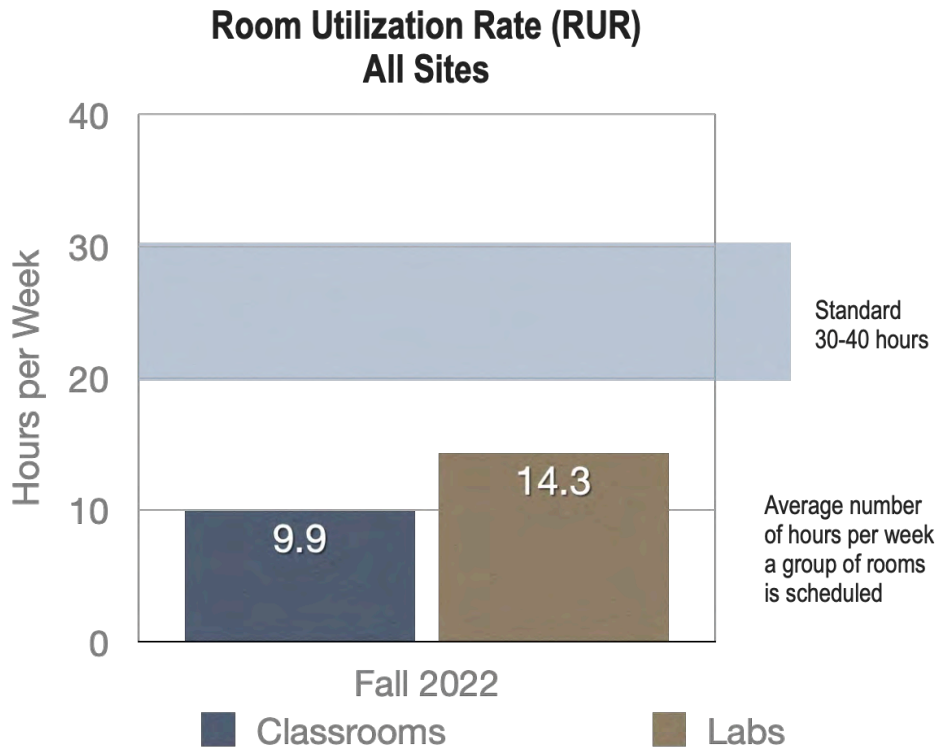
Ex-50: NMSU-DACC Instructional Utilization Metrics

Ex-50-1



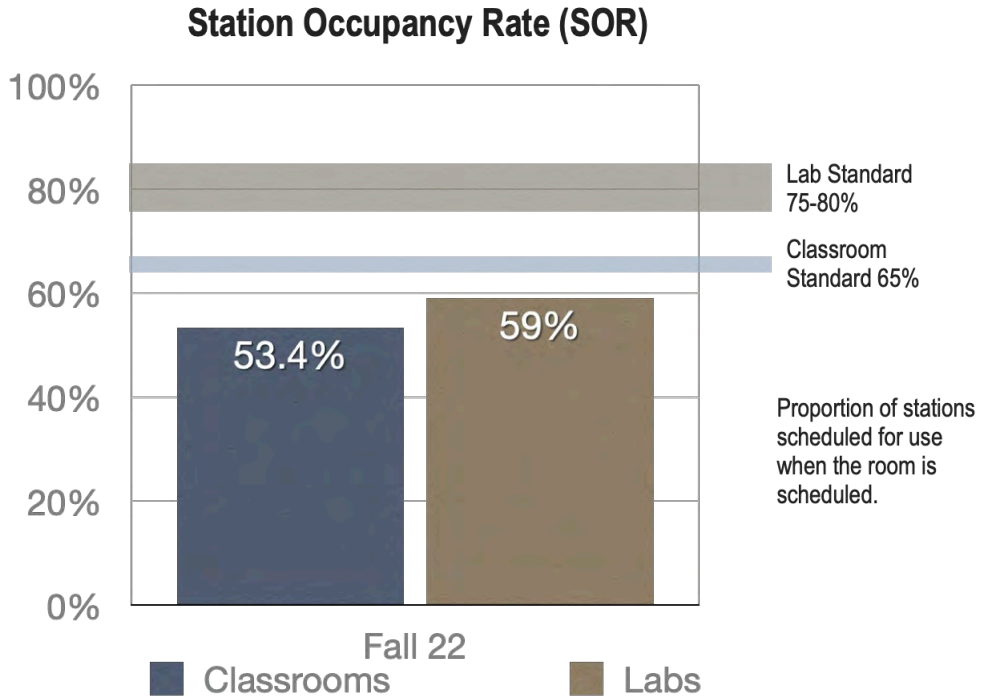
Source: Fall 2022 classroom scheduling data and ARC

Ex-50-2



Source: Fall 2022 classroom scheduling data and ARC

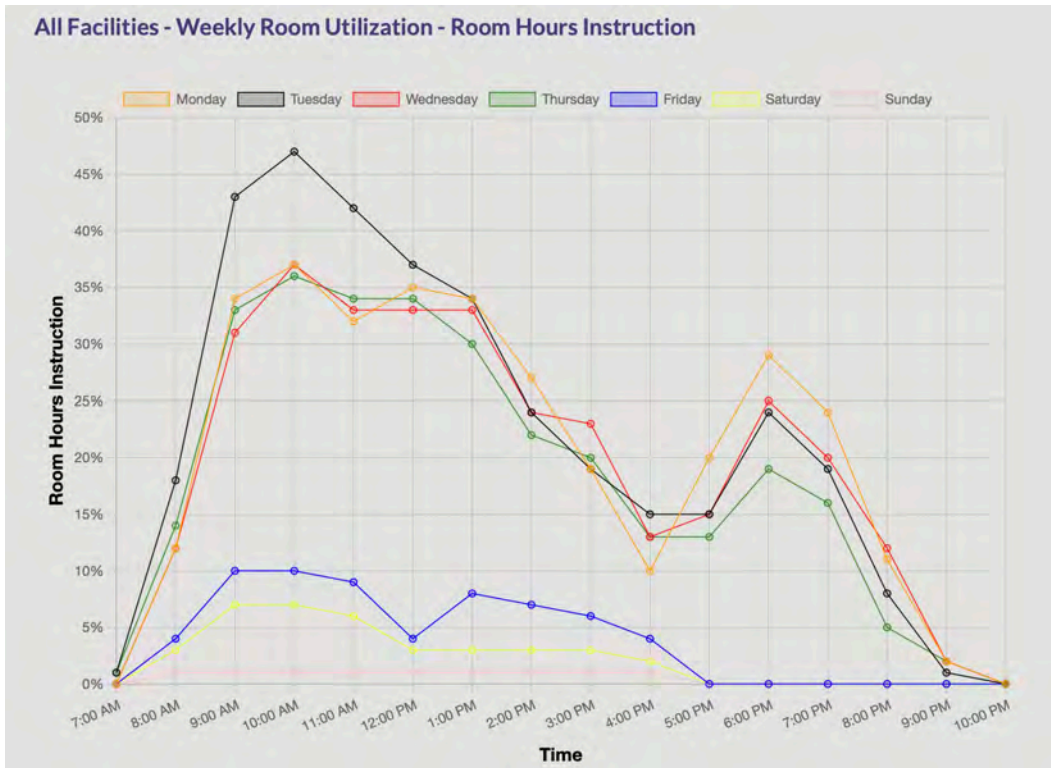
Ex-50-3



Source: Fall 2022 classroom scheduling data and ARC

Ex-51: NMSU-DACC Weekly Room Utilization, Fall 2022 (all Spaces)

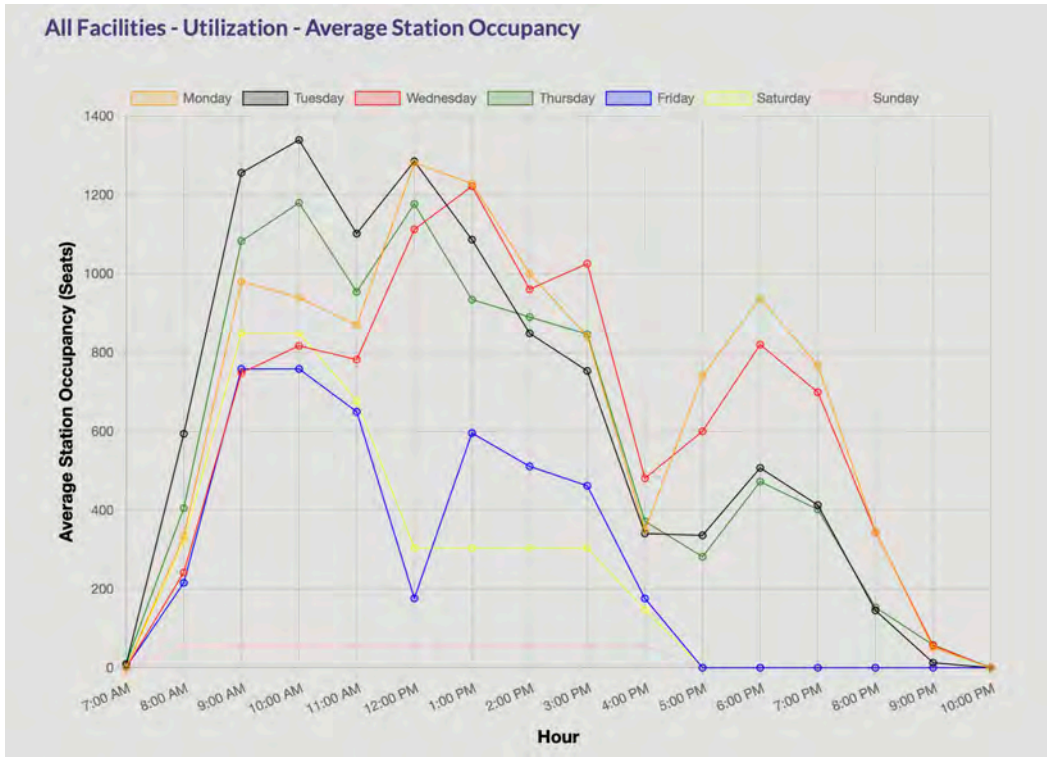
Source: ARC





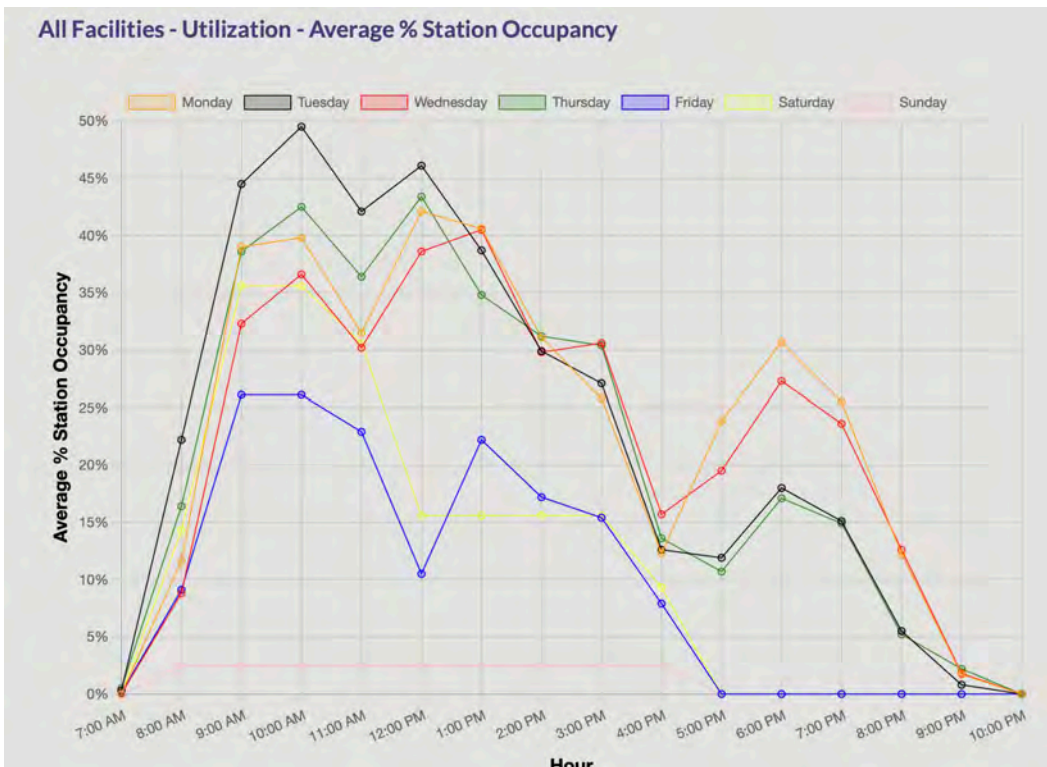
Ex-53: NMSU-DACC Average Station Occupancy, Fall 2022 (all Spaces)

Source: ARC



Ex-54: NMSU-DACC Average Percent Station Occupancy, Fall 2022 (all Spaces)

Source: ARC



## A.7 Stakeholder Input

### Online Survey Response

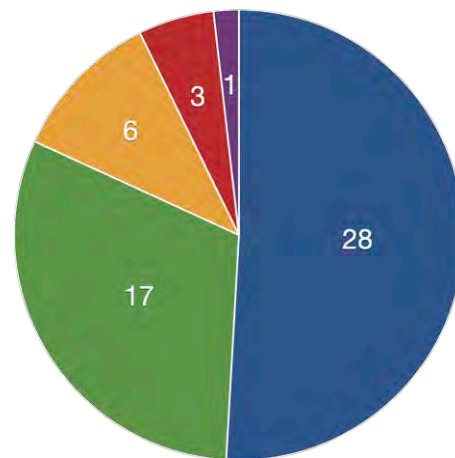
Planners solicited input from students, faculty, staff members, and administrators via an online survey [Ex-55] from December 6, 2022 to February 9, 2023. The survey received 55 verified responses [Ex-56] and posed the following questions:

1. When you think about what it means to be college of the future, what academic programs might we need to add to better serve our students and the community?
2. DACC campus facilities or spaces do you like the most (for example, certain buildings, classrooms, offices, support spaces, courtyards, etc.)?
3. What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community? (At each campus.)
4. When you think about what it means to be a college of the future, what student support services might we need to add?
5. What do you think is the one most important physical building- or site-related improvement for DACC to complete over the next 10 years?
6. How might we use existing spaces at the college differently to support employees?
7. Please provide any other comments or thoughts you have that may impact DACC's Facilities Master Plan.

Ex-55: Online Survey Introduction Screen



Ex-56: Online Survey Responses



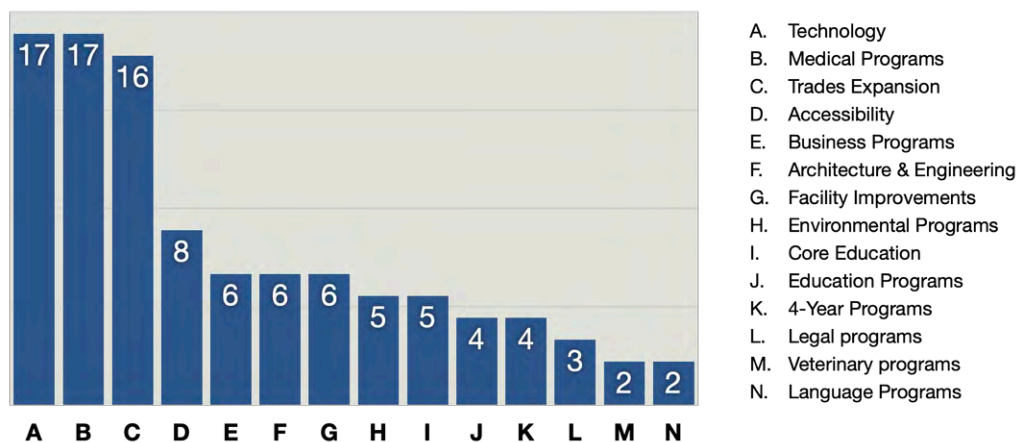
55 Responses

- Staff / Instructor
- DACC Student
- Administrator
- Community Member
- Other

Ex-57: NMSU-DACC Detailed Survey Results

Ex-57-1

**1. When you think about what it means to be college of the future, what academic programs might we need to add to better serve our students and the community? ...Think 2 years out, 5 years out, and 10 years and beyond (short-, medium-, and long-term).\***



\*May include multiple ideas from a single responder; Some responders did not answer all questions)

**Q1 Detailed Survey Responses**

1. Introductory Tech, IT, 4-Year Degrees	15. Education, Technology
2. Trade Schools, Law, Animals	16. In-Person Classes
3. Cosmetology, Massage Therapy, Physical/Occupational Therapy Assistant	17. Immigration, Sustainability, Holistic Health and Wellness
4. Programs Leading to Jobs, Future Industry, ASL Classes, Court Reporter, Message Therapist, Agriculture, Diesel Mech., Surgical Tech, Psychology	18. Film, Data Analysis, IT Security, IT, Medical Assistant, Physical Assistant, AI and Machine Learning, Agriculture Tech, Mental Health, Sales Management
5. Coding, Graphic Design, IT, Physical Therapy	19. Education, Bachelor Program
6. Dorms, Meal Plans, Places to Eat Close Together?	20. Specialized Building Space for in Person Students
7. Online Safety, Physical Safety	21. Physical Agriculture, IT Security, Coding, Fine Arts, Real Estate, Financial Advisor, CPA, Grant Writing, Trades
8. Education, Tech, Trades, Architecture, Engineering	22. Trades, Certificate Programs,
9. Language Arts and Mathematics	23. Cosmetology
10. Computer Training, Financial Training	24. Nursing
11. Hybrid Classes, Online Offerings	25. Larger Cohorts of Medical Students
12. Paralegal, Veterinarian, Cosmetology, and Physical Therapy	26. Hybrid Classes, IT
13. Mental Health	27. Tools for Parents in School
14. Tools for Parent Students, Educate Local Families	

## Q1 Detailed Responses (Continued)

- |   |  |
|---|--|
| <p>28. Updated Technology</p> <p>29. Mandatory Tutoring</p> <p>30. Health Certificates, STEM, Diesel Mechanic</p> <p>31. Computer Training, IT, Data Analysis, Coding, Green Tech., Environmental</p> <p>32. CNA, Drafting, Welding, and Medical Assistant</p> <p>33. More Associate Programs, CNA, Drafting, Medical Asst., Computer Training Pre-Req.</p> <p>34. IT Security, Bachelors Programs</p> <p>35. CTE</p> <p>36. Nursing Expansion, Mental Health</p> <p>37. Health Certificates, Film, IT, Cyber Security</p> <p>38. Certificate to Associate to Bachelors Programs, Chip Manufacturing, Tech Certifications</p> <p>39. Trades, In-Person Classes</p> <p>40. Health, Public Services, Business, AI, IT</p> <p>41. I think being a college of the future means education that will stand the test of time in our ever changing world. In my opinion, I think areas of focus that would serve students well would be a larger emphasis on computers technology and IT, as well as slowly rolling out programs for four year degrees in popular majors.</p> <p>42. maybe additional trade school programs, or more programs involving law or animals</p> <p>43. Cosmetology, Massage Therapy, Physical or Occupational Therapy Assistant</p> <p>44. We need to provide programs that guarantee our students a job, look for programs that are needed in this up-coming industry.</p> <p>45. American Sign language - I am asked on a DAILY basis about this program and if it is offered at DACC.</p> <p>46. Court Reporter - There is a HUGE shortage and court cases are being pushed back due to this shortage.</p> <p>47. Massage therapist- we are a community college and should offer something related to this.</p> | <p>48. Agriculture - DACC is a part of NMSU which is one of the biggest Agriculture schools.</p> <p>49. Diesel Mechanics - Another big and popular program that is asked about on the daily.</p> <p>50. Surgical Tech- We're already sponsoring San Juan College, why not do our own Surgical Tech program.</p> <p>51. Psychology- This is another HUGE and popular program, make it transferable to NMSU.</p> <p>52. Physical Therapist Assistant or Occupational Therapist Assistant - Dire need for these individuals.</p> <p>53. Cosmetology - another popular program</p> <p>54. Software coding</p> <p>55. Information graphics design specialist (think the ability to use instagram and social media for PR and Marketing)</p> <p>56. Apps Creation Specialist</p> <p>57. Physical Therapy Assistant</p> <p>58. Have dorms/Housing available on campus. Students that have no access to transport run into a lot of circumstances when taking public transport. Instructors like to say that you have no excuses for not being in class" but public transportation is unpredictable sometimes.</p> <p>59. If you are an online student living far from campus don't think that all students will be able to talk to instructors in person or via online webcam.</p> <p>60. Have a small meal plan if you can. Because if I decide to try to apply for dorms (which are only on the NMSU campus) I don't want to run around a big campus to get my breakfast, lunch, and dinner.</p> <p>61. When I think of college of the future, one thing that comes to mind is safety. Safety for computers in getting viruses and data leaks. Safety for faculty/ students/visitors full time/part time with well lit areas and perhaps better cameras. Safety for facilities with access to buildings using ID cards or pin codes.</p> <p>62. Programs: the general education, English, math etc... computer/tech for the automotive/EV and HVAC etc. Smart houses for architecture</p> |
|---|--|

## Q1 Detailed Resonances (continued)

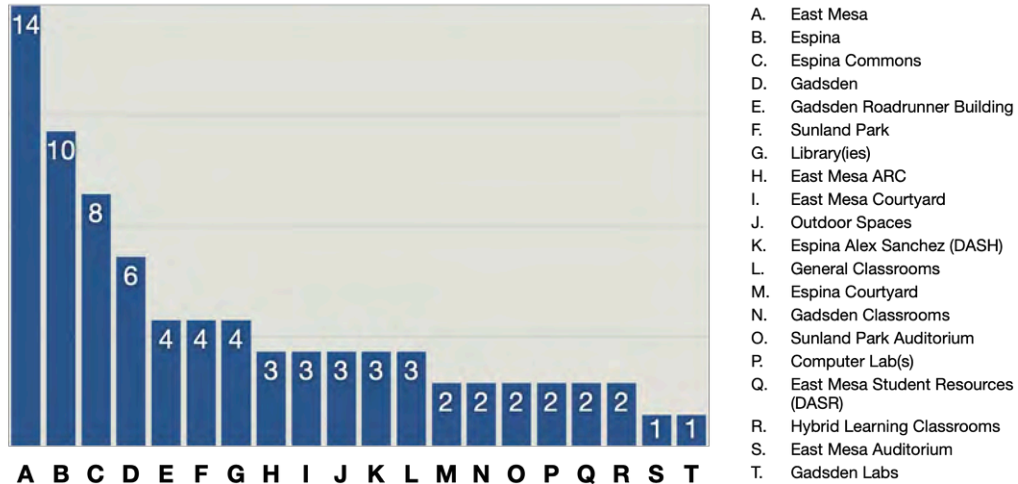
63. Solar/wind engineering
64. Become the go-to institution in the delivery of remedial (for lack of a better term) course work, in particular language arts and mathematics; especially in consideration of preliminary legislative proposals to change the minimum requirements for high school graduation.
65. Digital Literacy Tutoring & Financial Literacy would really benefit the students.
66. I foresee more hybrid classes - not necessarily that meet once a week and work on their own once a week, but a class where there are face-to-face classes equipped cameras/mics with the ability for students to view content from their offices or homes.
67. More 100% online degrees.
68. I believe DACC could benefit from paralegal, veterinarian, cosmetology, and physical therapy programs. I often hear high school students expressing interest in these programs but struggle to find schools that are affordable for them.
69. Better pathways for students to complete 2 years of coursework that will lead to a terminal mental health degree.
70. I think of young mother's who are single and face difficulties such as childcare. I know first hand that I did not attend college earlier in life due to transportation and childcare.
71. So why not have a DACC shuttle just dedicated for single parents not just mothers but fathers as well.
72. We need to help educate our local families who have children and get the word out there that DACC cares this will set the example for future leaders of New Mexico.
73. Ed/Tech based learning: state of art online medical environments; Teleworking workspace; video and digital literacy, Project based remote learning; Outdoor learning activities to improve mental health; Real world environments no physical campuses; Able to explore nature by project based learning (ex. Math/Science/Engineering - robotics/ game coding); No test/student performance will be based on project performance
74. More face to face classes
75. To look beyond means to address concerns impacting all of society:  
- Immigration  
- Earth Sustainability  
- Holistic Health and Wellness
76. Motion picture technical guide (certificate)
77. Data analysis data scientists (certificate and associate)
78. Information Security (certificate and associate)
79. Medical Assistants (certificates and associate)
80. Physical Assistant (associate)
81. Artificial Intelligence and Machine Learning Certification
82. Agriculture technology
83. Substance Abuse, behavioral disorder technician or counselor
84. Online sales representative management
85. I think adding Bachelor's for teaching field.
86. We need physical spaces for programs like printmaking, painting, drawing, welding, building construction, hospitality, Emergency, Fire, police, film, programs that are still very hands on. Students do seem to prefer the online for almost all others.
87. Localized agriculture more than just teaching actually growing and supplying food imagine our culinary program fed by an agricultural program not only would students learn how to cultivate their craft but the work going into buying and selling
88. Cyber security and coding are the future
89. More fine arts, there are not very many arts classes and considering the retirement age of the local population offering drawing, painting, ceramics could be an attractive way to engage more folks. I know as a student I would enjoy the opportunity to take such classes.
90. Real estate certificates
91. Financial advisor/ CPA certificates
92. Grant writing programs
93. More trade programs teach people real skills

## Q1 Detailed Resonances (continued)

94. I do think we will need more short term certificates in the trades. We should also look into more internships (paid, if possible).
95. A cosmetology program. There doesn't seem to be any college related programs in this part of the state, just a few private programs.
96. Analysis of local trends and professional needs. Ex: nursing expansion
97. Increase number of students that can enroll in the medical programs. Cohorts are too small and many students leave DACC when they are not accepted or get upset when they are encouraged to take additional classes and never get into to the cohorts.
98. Courses that have integrated technology. Face to Face classes will be offered along with hybrid and online. Technology changes quickly and DACC must stay in touch with that change.
99. More family involvement as many students attending school now are parents or programs to help with childcare or work while parents are in school.
100. Having up-to-date technology for students and staff to use.
101. Make it mandatory for students that are not passing. To go to the tutoring department to bring grades up.
102. Advanced health certificates (mammography, MRI)
103. Limited x-ray program (for small doctors' offices or urgent care facilities)
104. STEM programs
105. Diesel Mechanical
106. Computer literacy, IT technologies, data research, programming, green technology, environmental
107. CNA, Drafting, Welding, and Medical Assistant. Basic computer certificates.
108. Complete Associate programs for CNA, Drafting, and Medical Assistant at the South County Centers, as well as basic computer skills certificate; delivered via presential classes.
109. As many bachelor degrees or degree completion programs as you can.
110. Bachelor of science in respiratory care, cyber security
111. Bachelor of science in respiratory care, cyber security
112. Increased emphasis on CTE and terminal 2 year degrees that lead to increased employment opportunities and the ability to get ahead in a rapidly changing business environment.
113. Increase Nursing ADN program and expand a bridge program that allows ADN to BSN online 2 years out.
114. Create mental health tech program that can provide the much-needed staffing support in mental health services whether it be for psychiatric inpatient facilities or outpatient.
115. Short-term: expand Allied Health offerings/ programs
116. Medium-term: expand programs/courses related to film industry & computer tech, including cybersecurity
117. Long-term: consider programs focusing on environmental issues like climate control, sustainability, resource management
118. Programs that are stackable and facilitate life-long learning (certificate to associate to bachelors and beyond). Programs that can be developed quickly to respond to emerging industry needs - the new Drone cert is a good example. Education of technicians to work in the chip industry could be a future need.
119. Offer beginning face to face electrical, welding and other technical classes at the South County Campuses. As most general ed classes are not offered face to face any longer perhaps this would slowly help with student enrollment at these campuses.
120. Short-term: Health and Public Services support
121. Medium-term: Business analytics addition
122. Long-term: Artificial intelligence, supercomputing programs

Ex-57-2

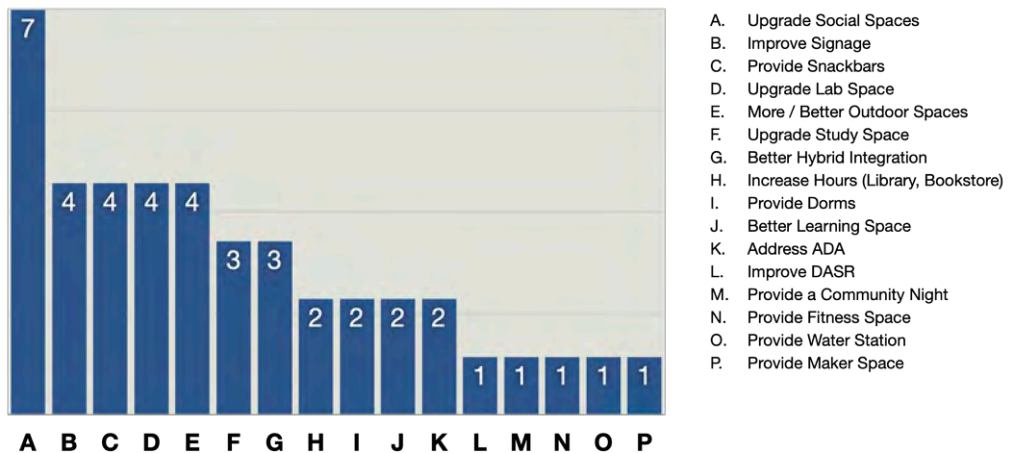
**2. What DACC campus facilities or spaces do you like the most (for example, certain buildings, classrooms, offices, support spaces, courtyards, etc.)?\***



\*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-57-3

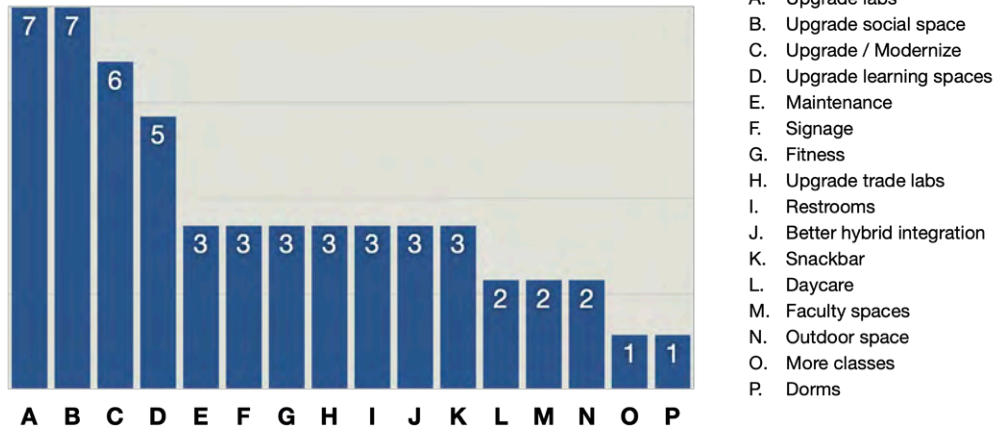
**3a. East Mesa: What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?\***



\*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-57-4

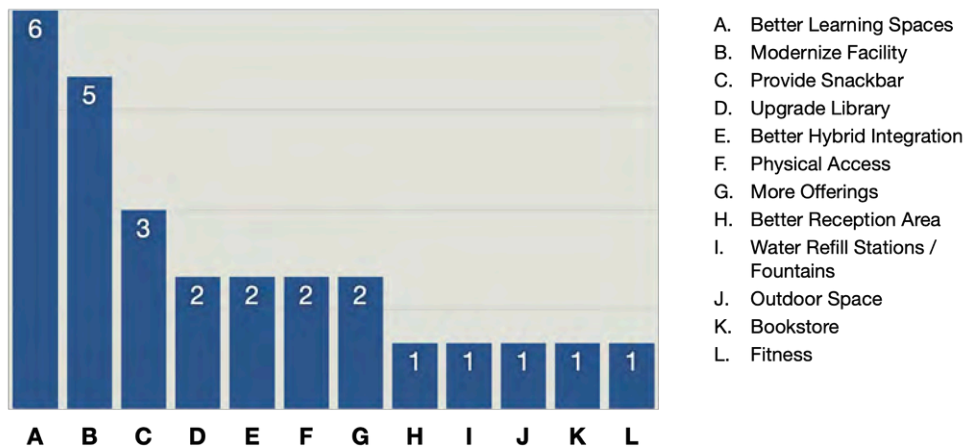
**3b. Espina Campus: What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?\***



\*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-57-5

**3c. South Centers (Sunland Park and Gadsden): What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?\***



\*May include multiple ideas from a single responder; some responders did not answer all questions



*Ex-57-6*

**3d. Chaparral: What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?\***

1. Need more classes
2. Build up the open labs with areas for students to take Zoom classes or remote meetings with instructors.
3. Some physical fitness equipment or classes
4. Outdoor Table and Chairs
5. Walking Path
6. Water fountains or water refill stations, recycling bins
7. More face to face courses at satellite campuses.
8. More outdoor seating
9. Have workforce offer classes there to the adult community.

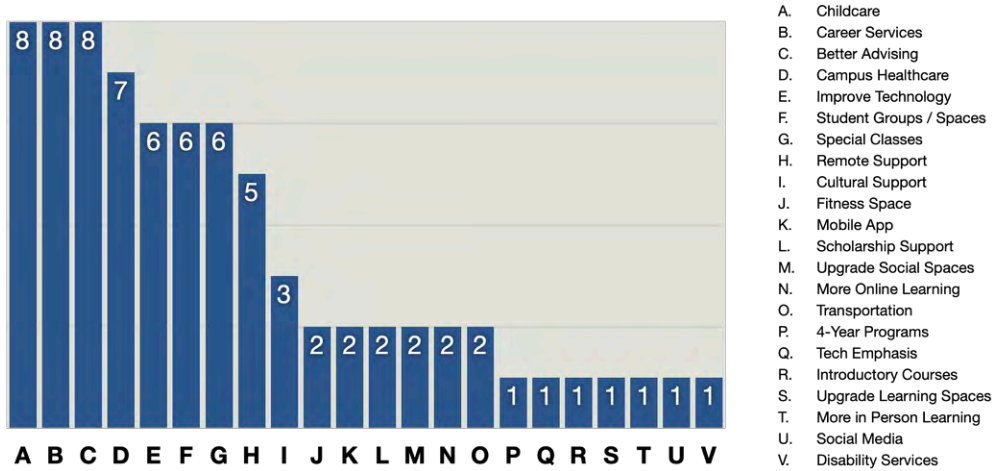
*Ex-57-7*

**3e. Workforce Center: or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?\***

1. Repave parking lot and improve lighting, i.e. sense of security is woefully weak.
2. Better security and bathroom remodeling would be great. Those are the 2 areas that seem to be lacking the most.
3. Job fairs or classes on how to write a resume, cover letter etc... Also allow people to search for employment outside of the state for those who would like to travel beyond.
4. Update floors, paint and welcome entry. Feels like it is stuck in 1970 decor
5. Some physical fitness equipment or classes
6. Water fountains or water refill stations, recycling bins
7. More face to face courses at satellite campuses.
8. More outdoor seating

Ex-57-8

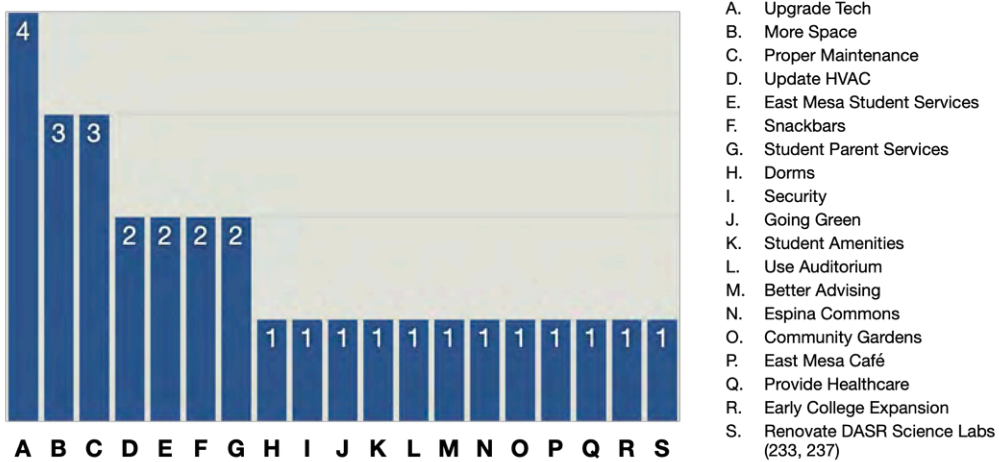
**4. When you think about what it means to be a college of the future, what student support services might we need to add? Think short-, medium-, and long-term.\***



\*May include multiple ideas from a single responder; some responders did not answer all questions

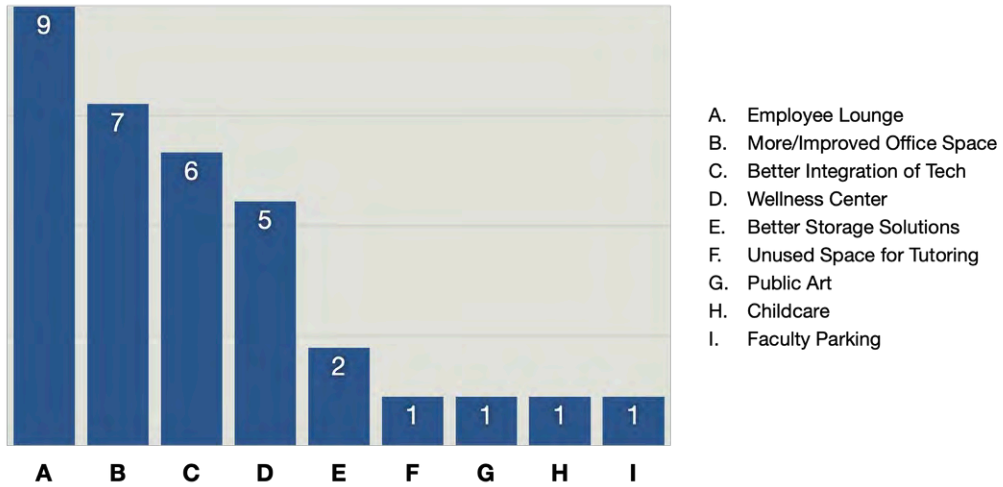
Ex-57-9

**5. What do you think is the one most important physical building- or site-related improvement for DACC to complete over the next 10 years?\***



Ex-57-10

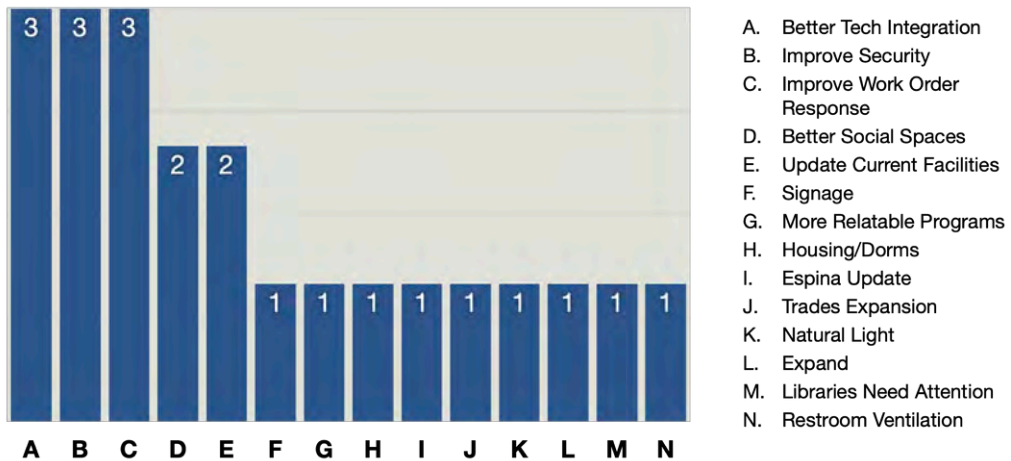
**6. How might we use existing spaces at the college differently to support employees?\***



\*May include multiple ideas from a single responder; some responders did not answer all questions

Ex-57-11

**7. Please provide any other comments or thoughts you have that may impact DACC's Facilities Master Plan.\***



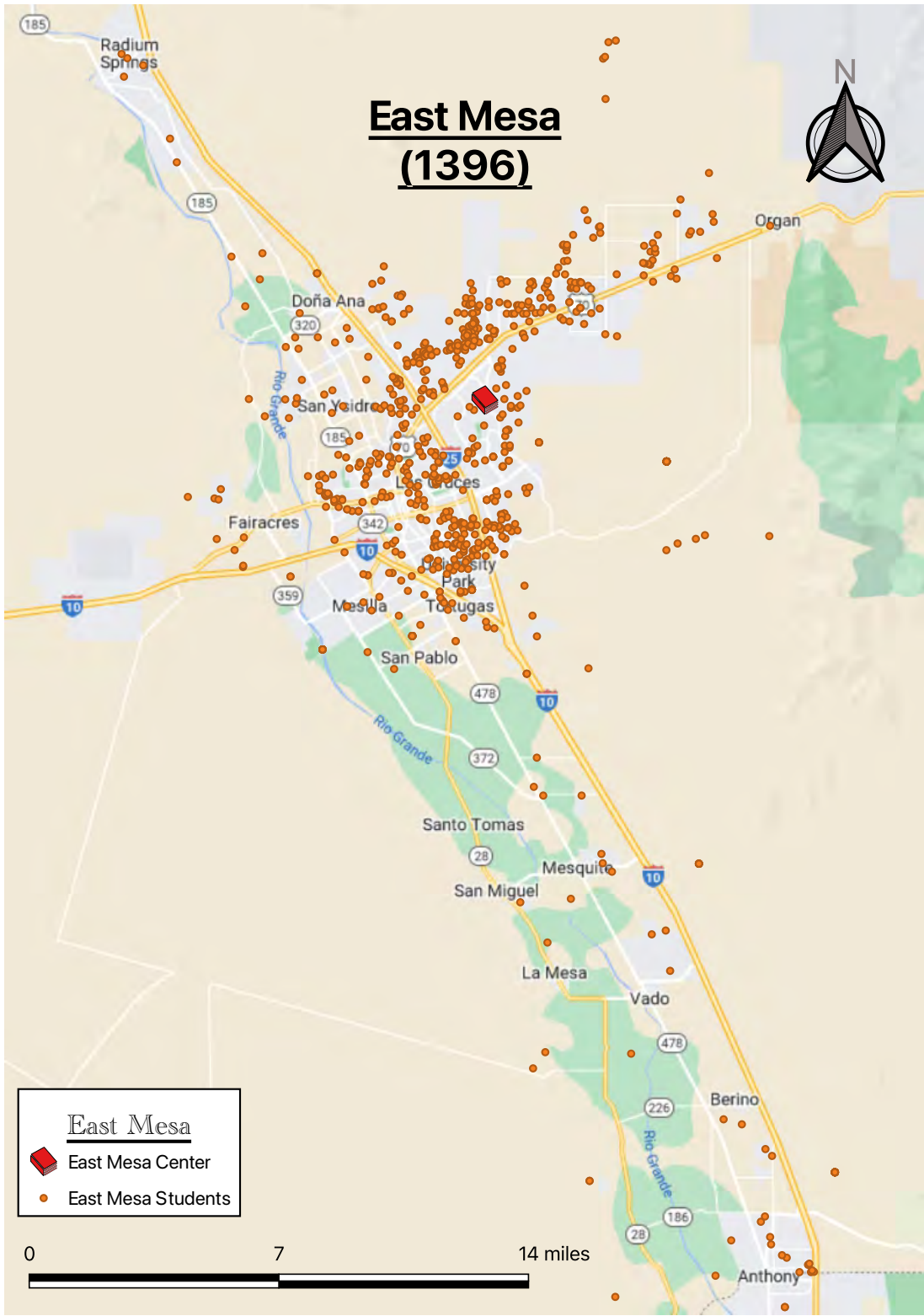
\*May include multiple ideas from a single responder; some responders did not answer all questions

## Administrative Interview Participants

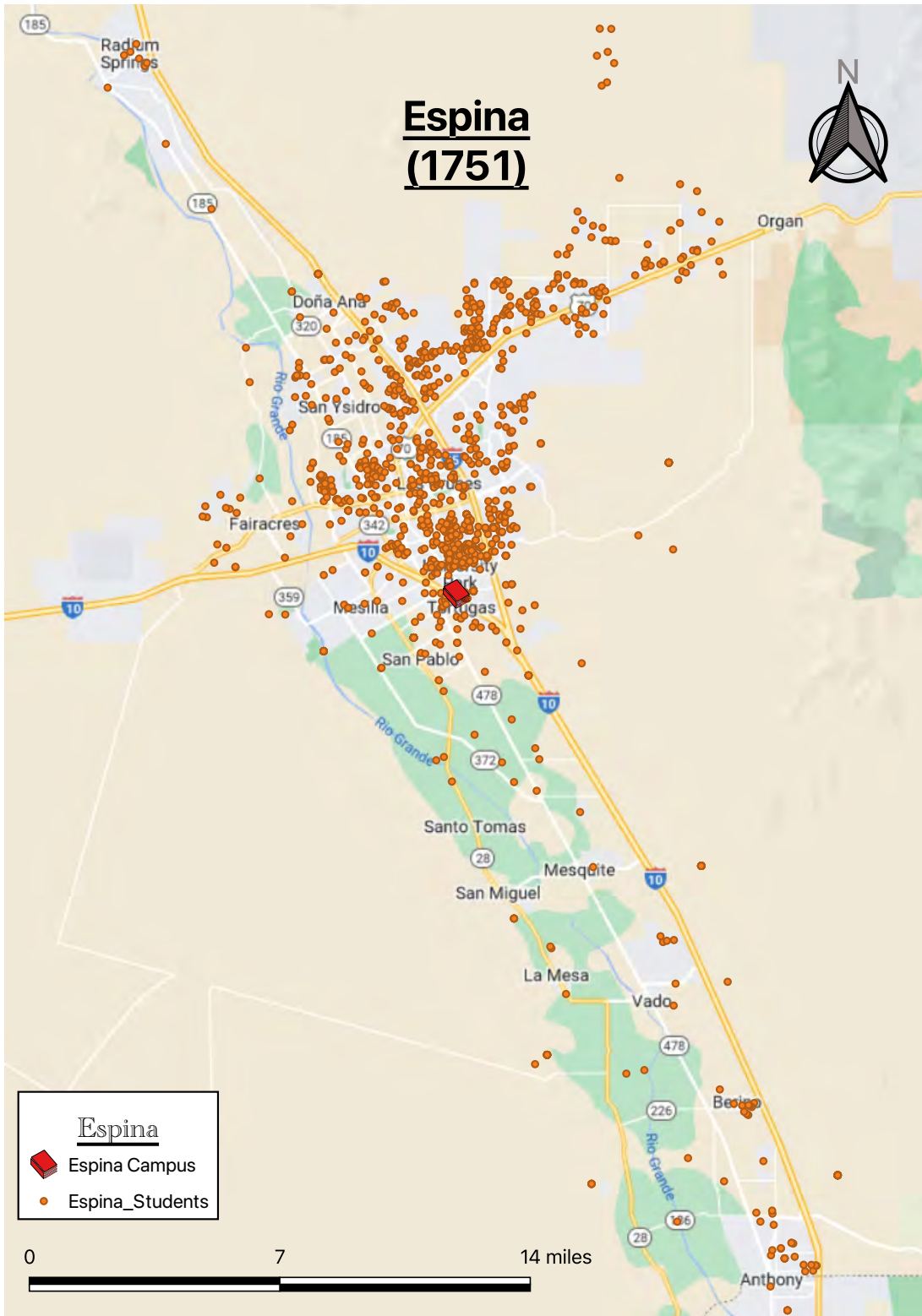
- **Student Services**
  - Ike Ledesma, *VP Student Services*
- **Career Readiness & Economic Development**
  - Fred Owensby, *Continuing Education Department; Executive Director, Workforce Development/Training*
  - Mary Ulrich, *Community Education and Customized Training Director*
- **Health Sciences**
  - Josefina Carmona, *Division Dean*
  - Elmer Gonzales, *Program Director for Dental Hygiene/Dental Assistant*
  - Sharon Lashley, *Director for Allied Healthcare*
  - Cynthia Olivas, *Director for Nursing Program*
- **Advanced Technologies**
  - Chipper Moore, *Division Dean*
  - Terry Mount, *Department Chair of Commercial Technologies*
  - Jon Juarez, *Department Chair for Computer Information and Technology*
  - Matt Byrnes, *Interim Department Chair for Architecture and Construction Technology (Arts, Humanities, & Social Sciences)*
- **Arts, Humanities, & Social Sciences**
  - Shannon Bradley, *Division Dean*
  - Matt Byrnes, *Dept Chair for Arts, Theatre, Media, Photography*
  - Michelle Guzman-Armijo, *Dept Chair for English*
- Mylis Murdock, Ed Chai
- **Science, Engineering, & Math**
  - Joe Butler, *Division Dean*
  - Jimmy Chu, *Dept Chair for Science*
  - Rita Gonzales, *Dept Chair of Mathematics*
- **Business & Public Services**
  - Jonathan Nunley, *Division Dean*
  - Hillary Avita, *Professor, Administrative Technologies*
  - Juan Wittke, *Instructor/Dept Chair, Public Services*
  - Laura De La Cruz, *Associate Professor, Administrative Technologies*
- **Business & Finance**
  - Kelly Brooks, *VP*
  - Michael Luchau, *Facilities*
- **DACC Cabinet**
  - Monika Torres, *President*
  - Ike Ledesma, *VP for Students Services*
  - Xeturah Woodley, *VP for Academic Affairs*
  - Kelly Brooks, *VP for Business & Finance*
  - Kristi Martin, *Lead Development Officer*

# A.8 Student Location (Fall 2022)

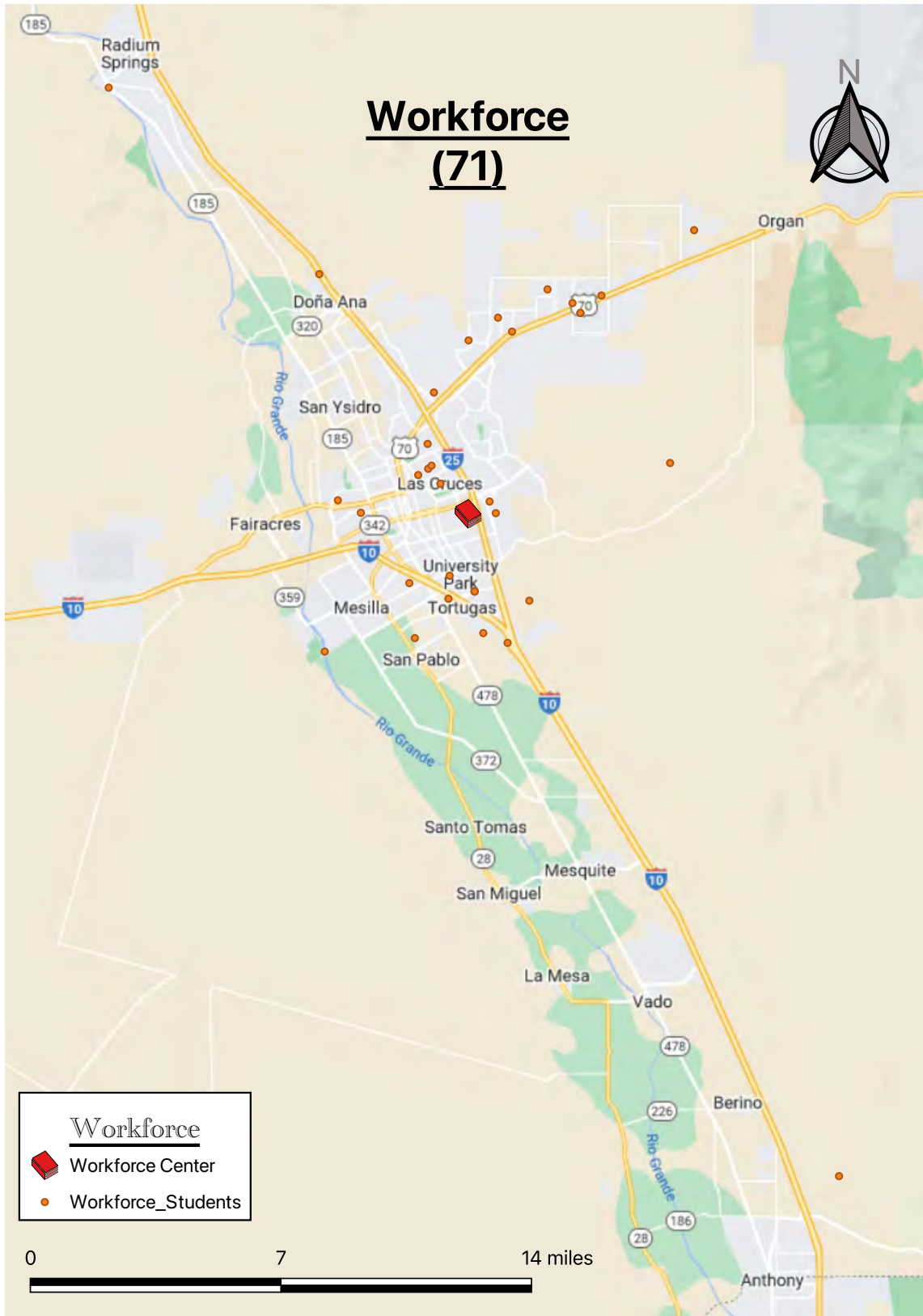
Ex-58: NMSU-DACC Student Location: East Mesa



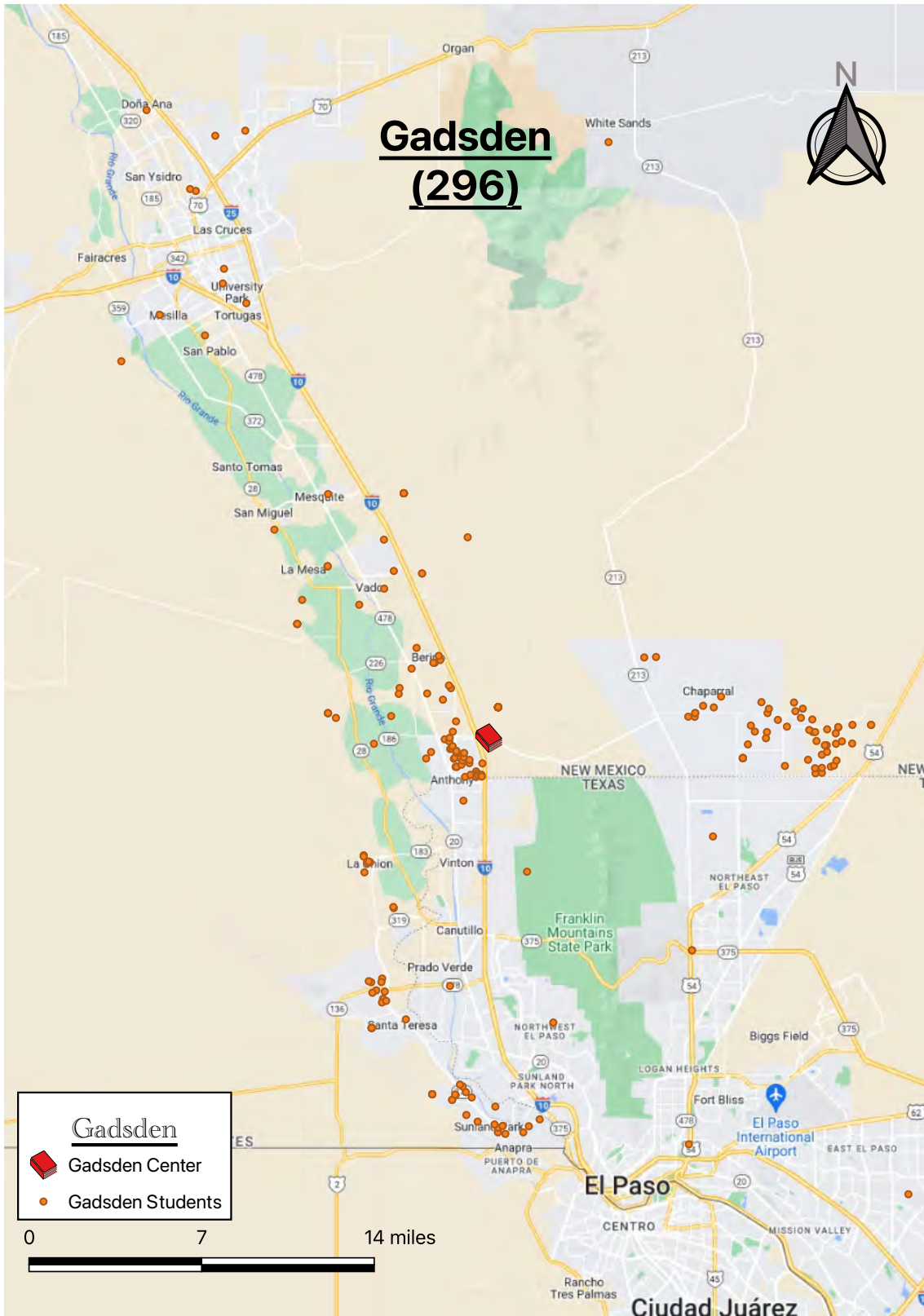
Ex-59: NMSU-DACC Student Location: Espina



Ex-60: NMSU-DACC Student Location: Workforce Center

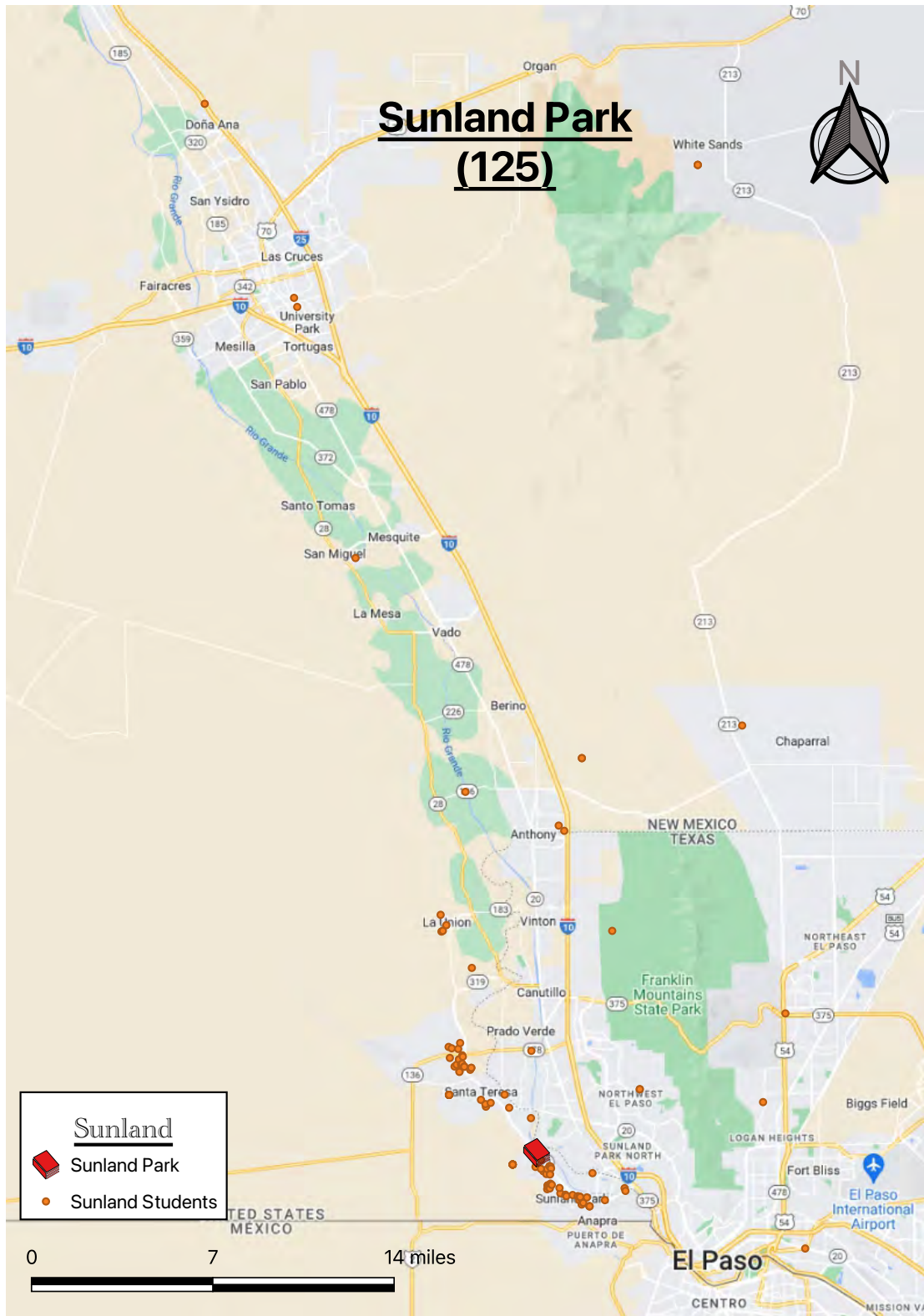


Ex-61: NMSU-DACC Student Location: Gadsden Center

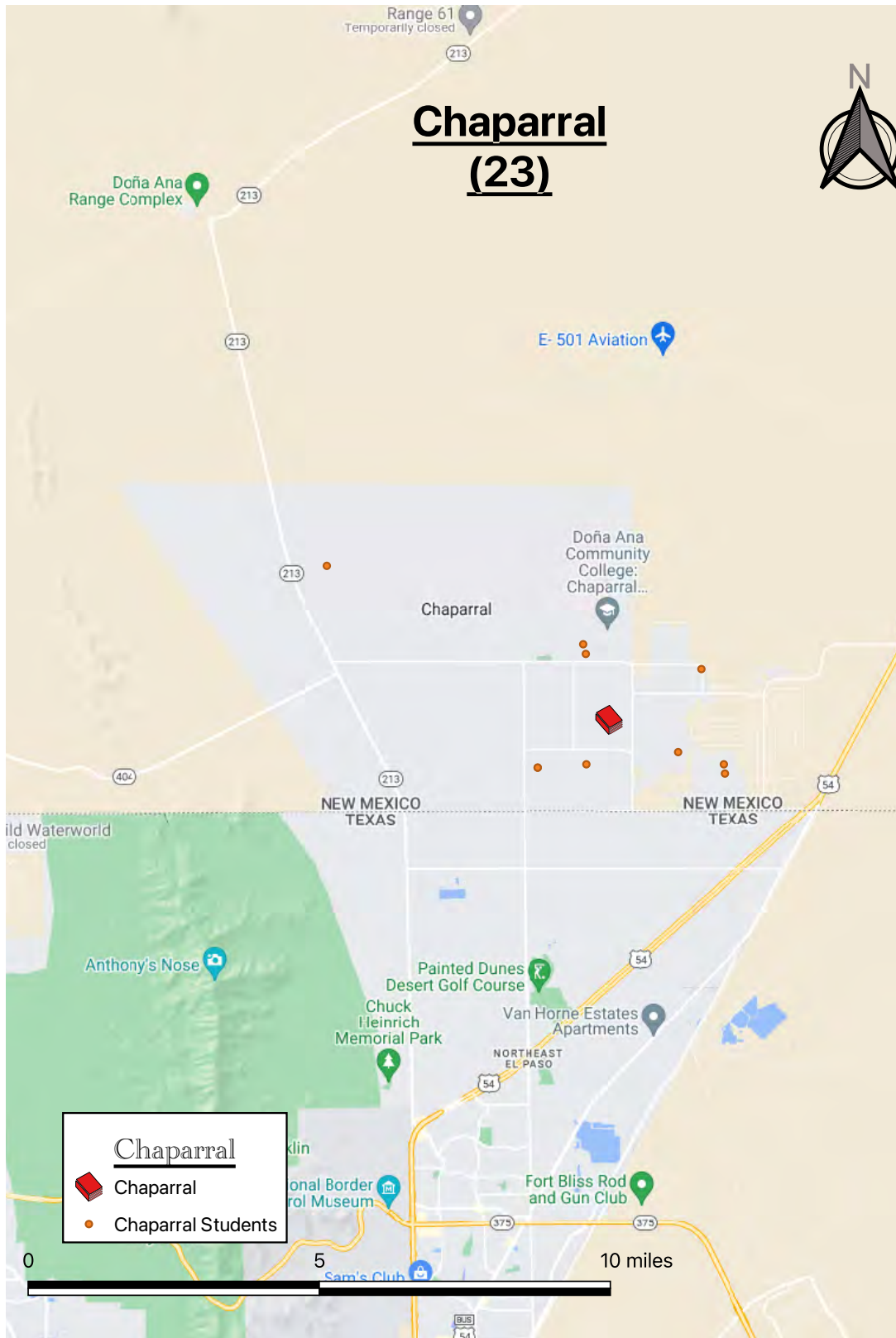




Ex-62: NMSU-DACC Student Location: Sunland Park Center



Ex-63: NMSU-DACC Student Location: Chaparral Center

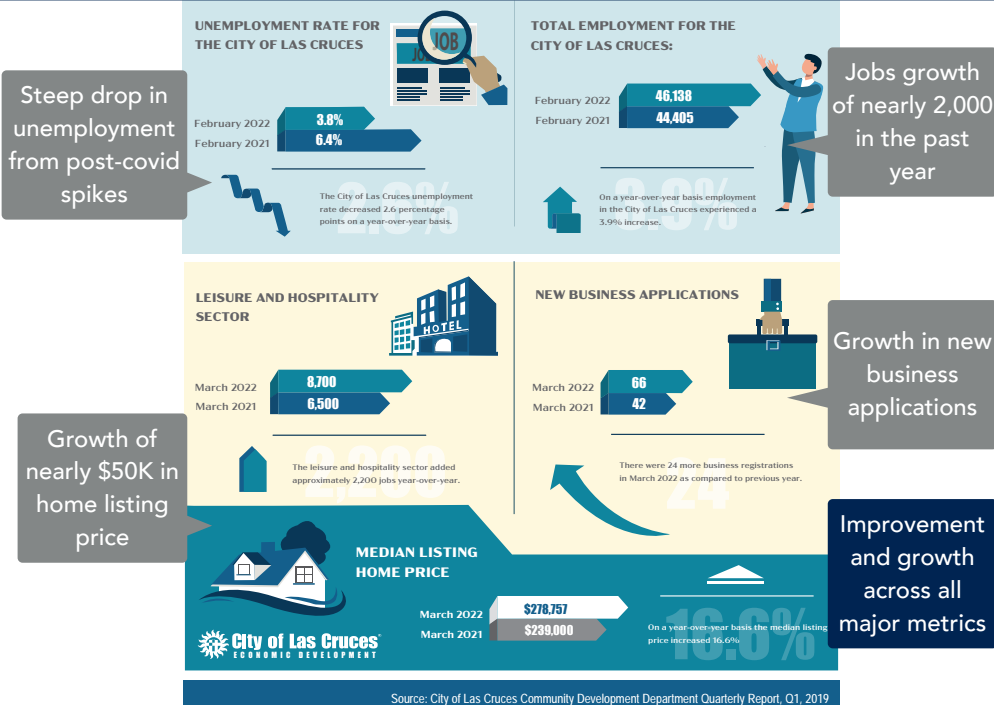


# A.9 Demographic / Economic Scan

Download

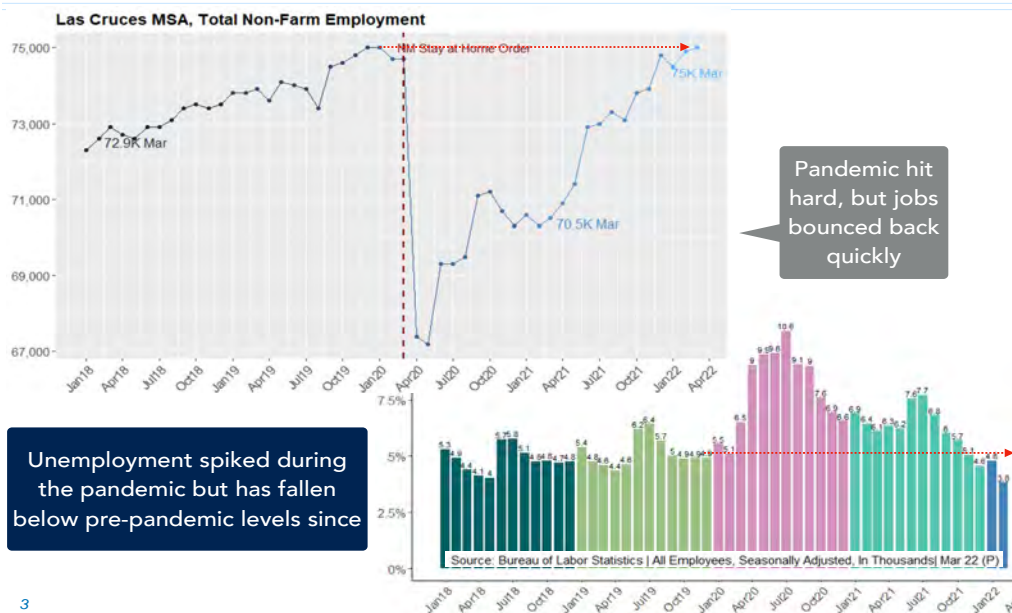
<https://tinyurl.com/dacc-demographics>  
(6 MB PDF)

## Economic Drivers: City of Las Cruces Economic Overview



2

## Economic Factors: Pandemic & Unemployment, Las Cruces



3

### Las Cruces Economic Indicators, Pre- & Post- Pandemic

The most recent data published by the City of Las Cruces shows that much of the jobs losses resulting from the pandemic have already been recovered.

Recovery from economic hit during and just after COVID in jobs and labor force. Together these metrics describe a community's economic recovery capacity, or resiliency.

Recovery capacity is an indicator of a healthy, resilient, and growing economy

**Resiliency** is a major factor supporting birth rates in an area.  
**Economic growth** is a major factor supporting in-migration.

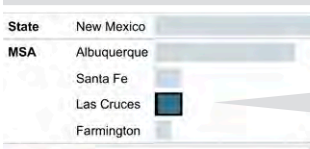
Region	Indicator	Month	2010	2018	2020	2021	2022	2022 vs '18	YoY change
City of Las Cruces	Employment	Feb.		44,646		44,405	46,138	3.3%	3.9%
City of Las Cruces	Labor force	Feb.		46,957		47,466	47,972	2.2%	1.1%
Las Cruces MSA	Total non-farm employment	Mar.		72,900		70,500	75,000	2.9%	6.4%
Las Cruces MSA	Leisure & hospitality	Mar.		8,300		6,500	8,700	4.8%	33.8%
City of Las Cruces	New business registrations	Mar.				42	66		57%
City of Las Cruces	New residential construction permits	Q1				241	246		2.2%
City of Las Cruces	Population		97,618		111,385				14%
City of Las Cruces	Median listing price	Mar.				239K	279K		16.7%
City of Las Cruces	Median listing days	Feb.				59	83		41%
Doña Ana County USA	SNAP	Dec.			30,402	34,694			14%
USA	CPI (all items)	Mar.				265.03	287.70		8.6%

#### Year-over-Year Decline

Region	Indicator	Month	2010	2018	2020	2021	2022	2022 vs '18	YoY change
City of Las Cruces	Unemployment rate	Feb.		4.9%	5.1%	6.4%	3.8%	1.1pp	2.6pp

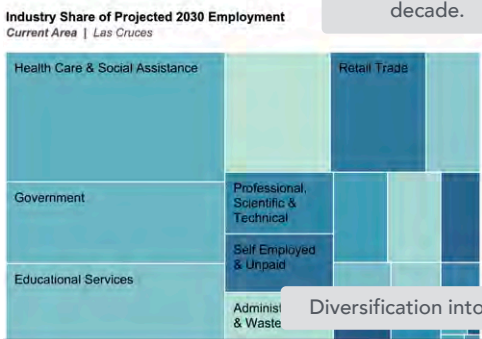
### Las Cruces Economic Indicators: Post- Pandemic & Projected Growth

NMDWS projects continued economic growth for Las Cruces



**Las Cruces Total All Industries Projected Numeric Growth: 7,850.0**  
 2020 Employment: 76,480  
 2030 Employment: 84,330

Though a distant third in the state behind Abq., and Santa Fe metro areas, Las Cruces is projected to see additional jobs growth of nearly 8,000 in the coming decade.

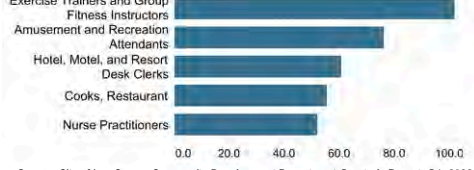


#### Largest Growth



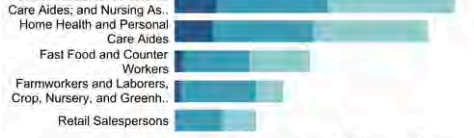
Health care is still the leading employer, but recreation is growing & agriculture remains strong

#### Fastest Growth (%)



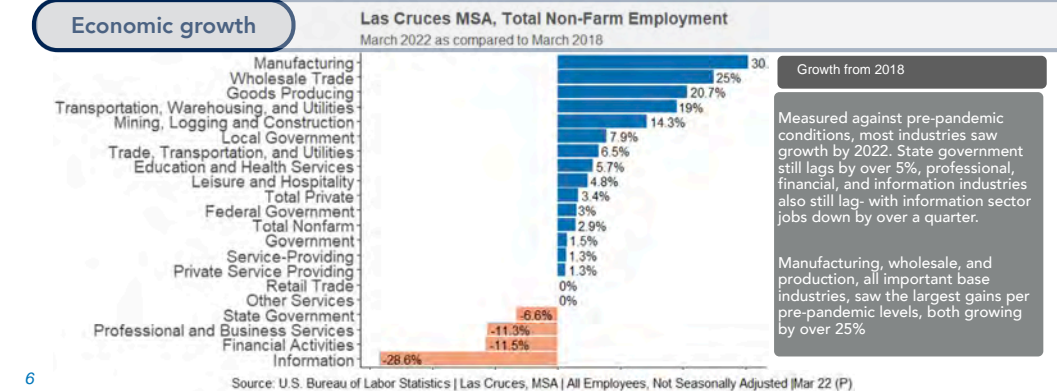
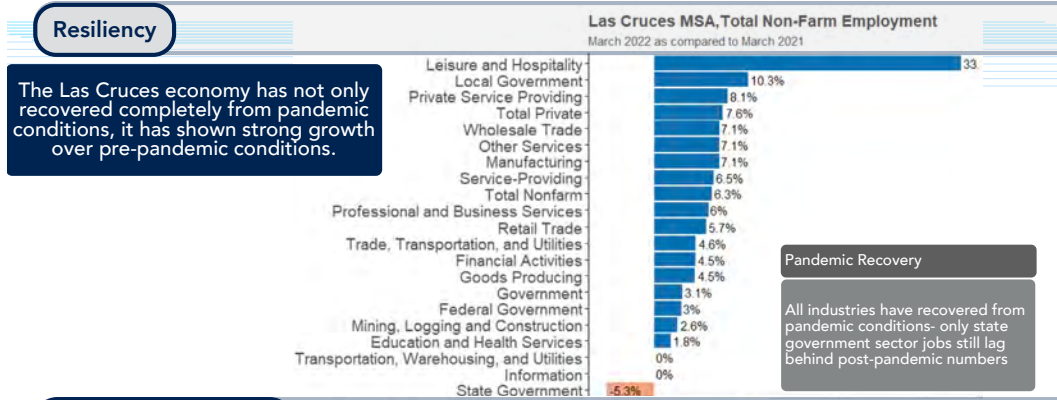
Source: City of Las Cruces Community Development Department Quarterly Report, Q1, 2022

#### Most Annual Job Openings

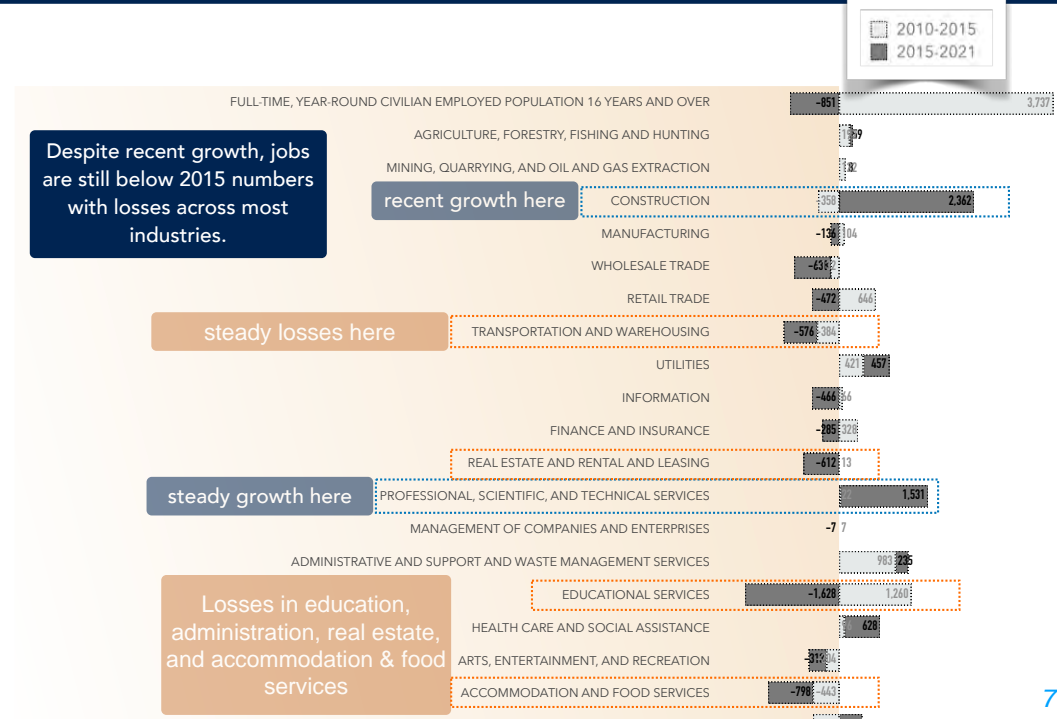


Diversification into recreational industries & strong ag. base support resiliency

Resiliency is a product of economic diversity, stable economic base industries, effective leadership, and adequate infrastructure and workforce. **Resiliency**



**Relative Growth: Jobs by Industry, from 2010 to 2015, and 2015 to 2021**  
Trends in industry growth described by changes jobs by industry



**Regional Growth: Santa Teresa Continues to Dominate economic pull  
Small population produces big business, tax revenue, and growth expected go keep growing**

Strong political support= infrastructure funding, including planned jetport improvements

Jobs & tax base growth not really reflected in population numbers

Certainly an important tax base resource and expanding branch of the local economy, not a huge population population growth or student producer. Well-supported by state funding & seeing good success at attracting companies.

**Jetport Improvements**



Though growth is expected to continue at high rates including some planned housing. However, based on existing population behaviors, the era is not expected to be a significant student producer in the immediate future;

**Economic Impacts: Births & Migration**

**Resiliency is a major factor supporting birth rates in an area.**



Together, births & in-migration account for *all possible population growth* in any geography

**Economy, Population, & Enrollment**

The local economy's relationship to college enrollment is most closely\* linked to population growth. Economic factors are the most influential drivers of population growth's only two sources: births and in-migration.

Population change gets broken out into "natural change," and "net migration." In Doña Ana County, natural change added while migration subtracted population.

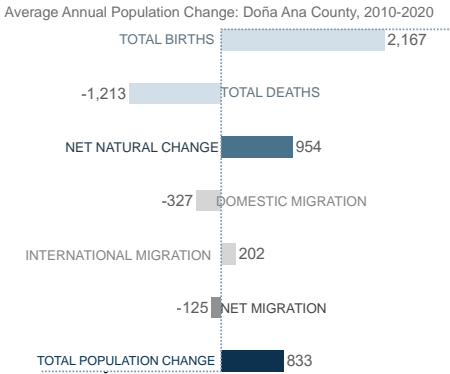
\* jobs training programs are also an important link

**Population Growth: Sources**

New population can only from from two sources: they are born or they move into an area

**DAC Population Growth**

In Doña Ana County, on average, total births and positive international in-migration outweigh deaths and negative out-migration to add 833 new persons a year.

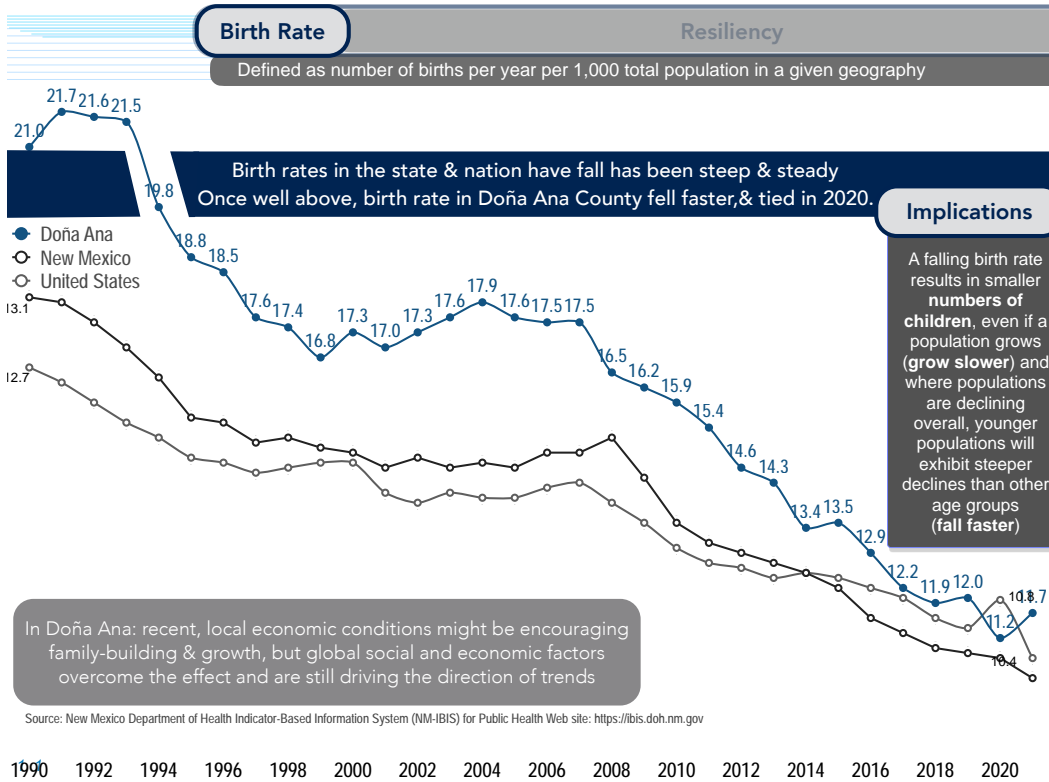
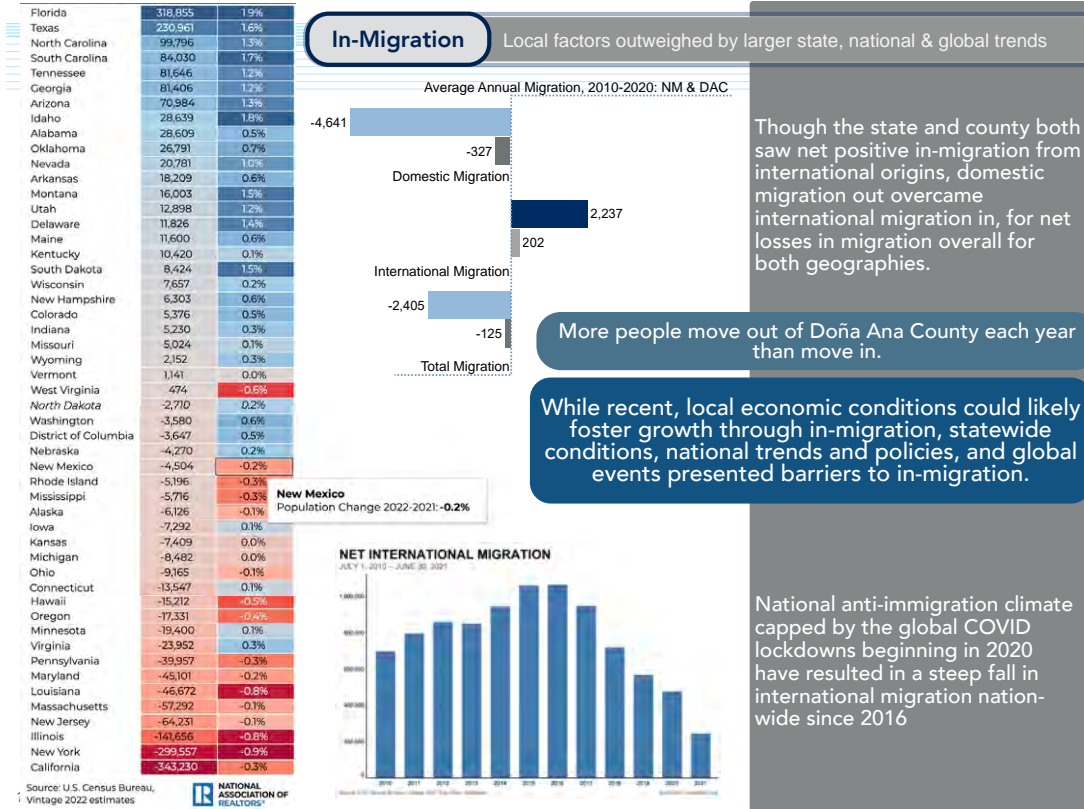


Net positive population growth despite negative net migration due to strong birth numbers



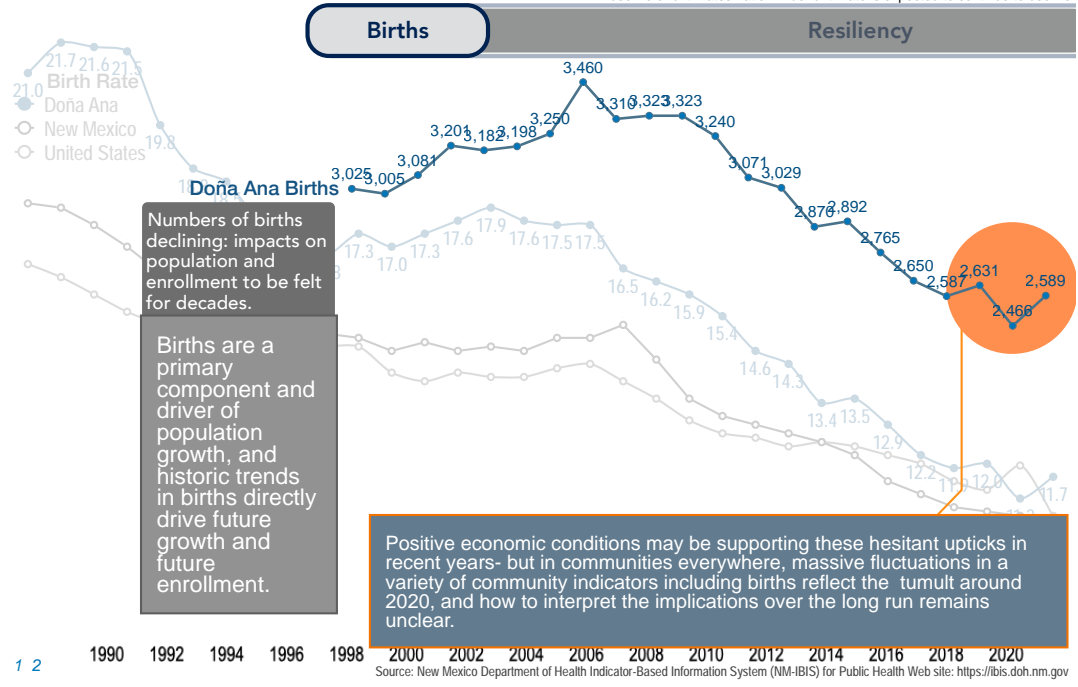
**Economic growth is a major factor supporting in-migration.**

<sup>9</sup> Data Sources: U.S. Department of Commerce. 2021. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System, headwaterseconomics.org/eps.



Despite recent fluctuations, the county's downward trend in births is likely to continue\*. The immediate result of falling births is smaller cohorts of school children. Over time, low births erode the higher education student base to an extent that is extremely difficult to reverse and continues to impact enrollment for decades.

\* Large scale economic shifts putting the cost of housing and raising families out of reach for many, declining child mortality and social shifts in priorities drive the continued decline of birth rates nation-wide: birth rate is expected to continue to decline.

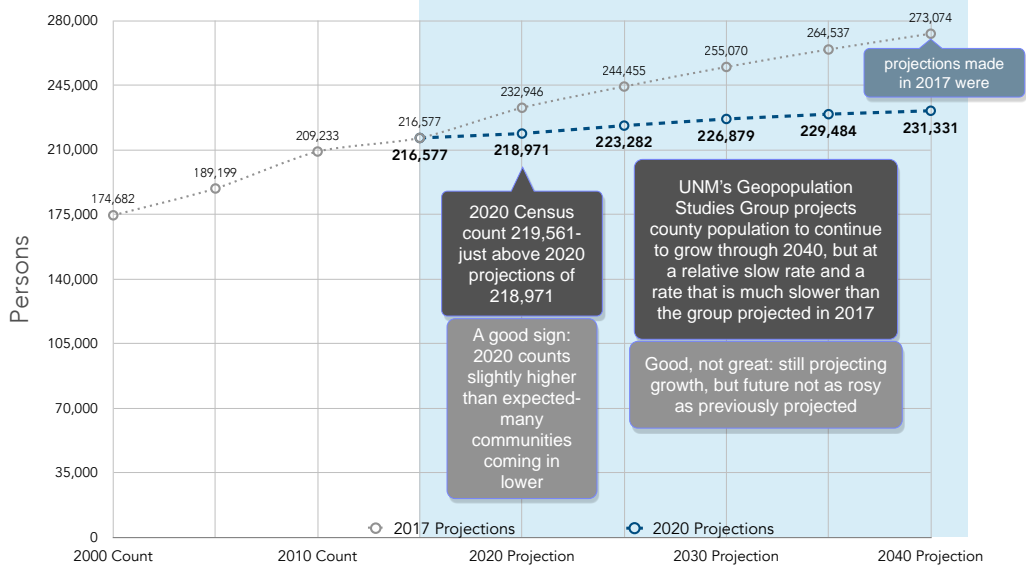


### Population Growth: Historic & Projected

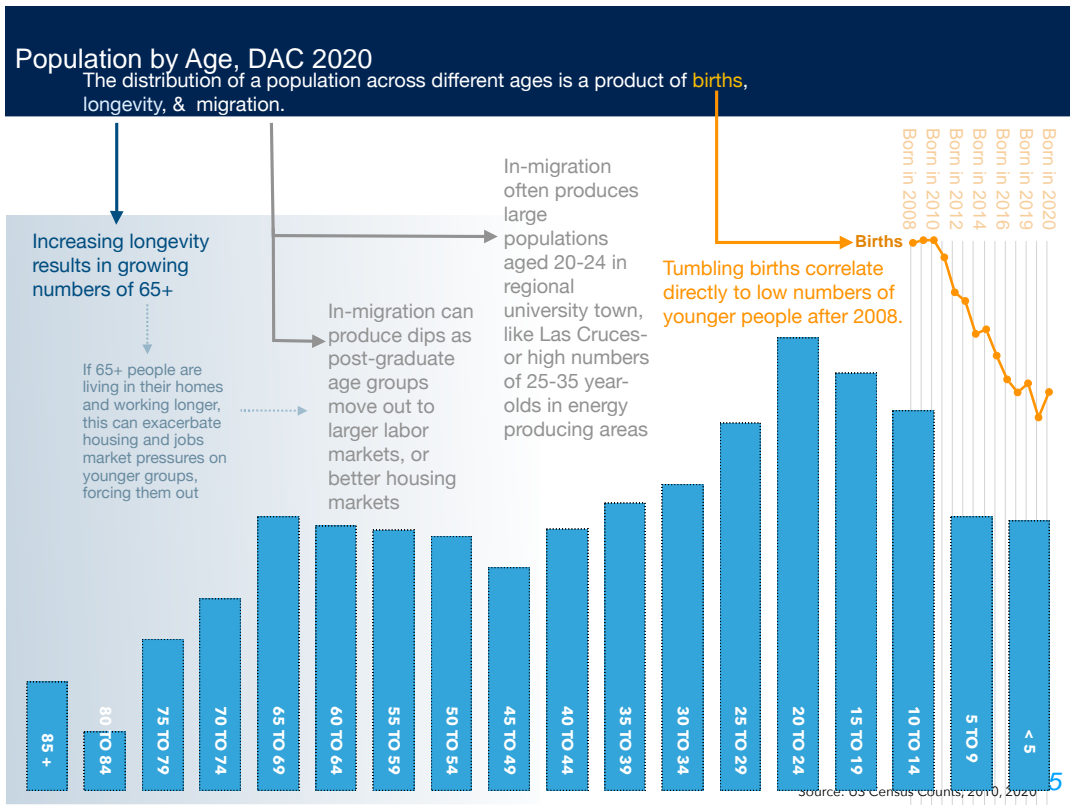
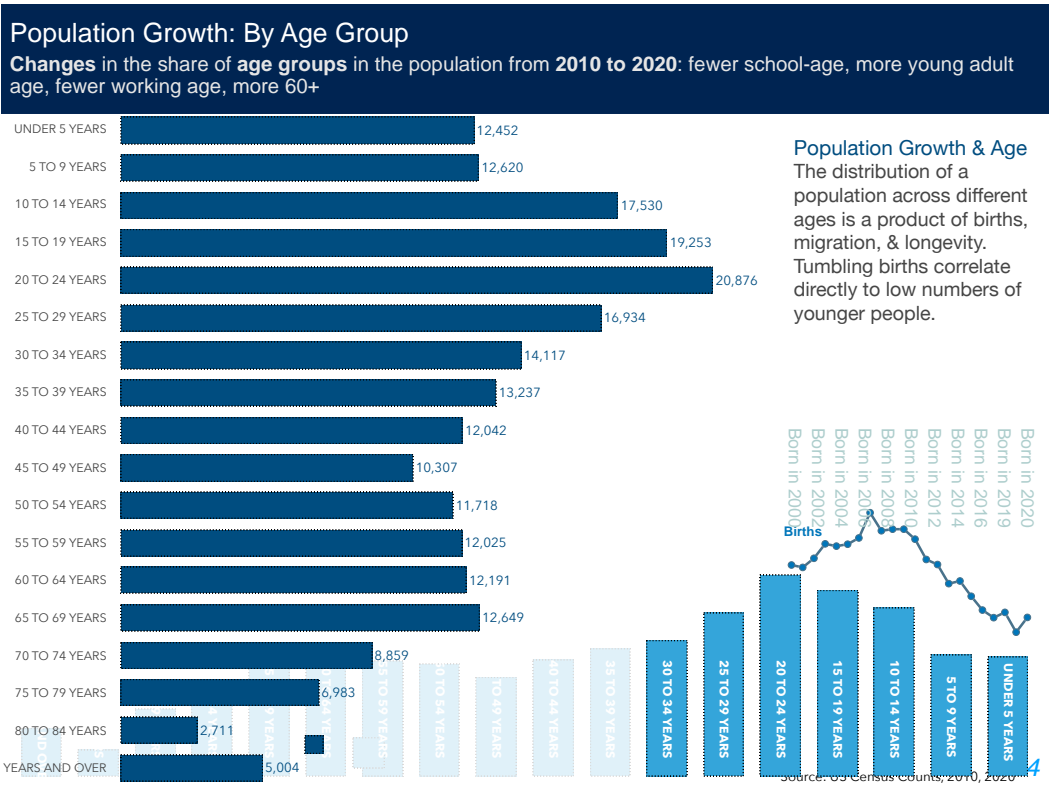
migration & births determine the rate of population growth; in Dona Ana County, the population is projected to continue growing over the in the coming decades

#### Demographics: Population Projections

Historic and Projected Doña Ana County Population: 2015-2040



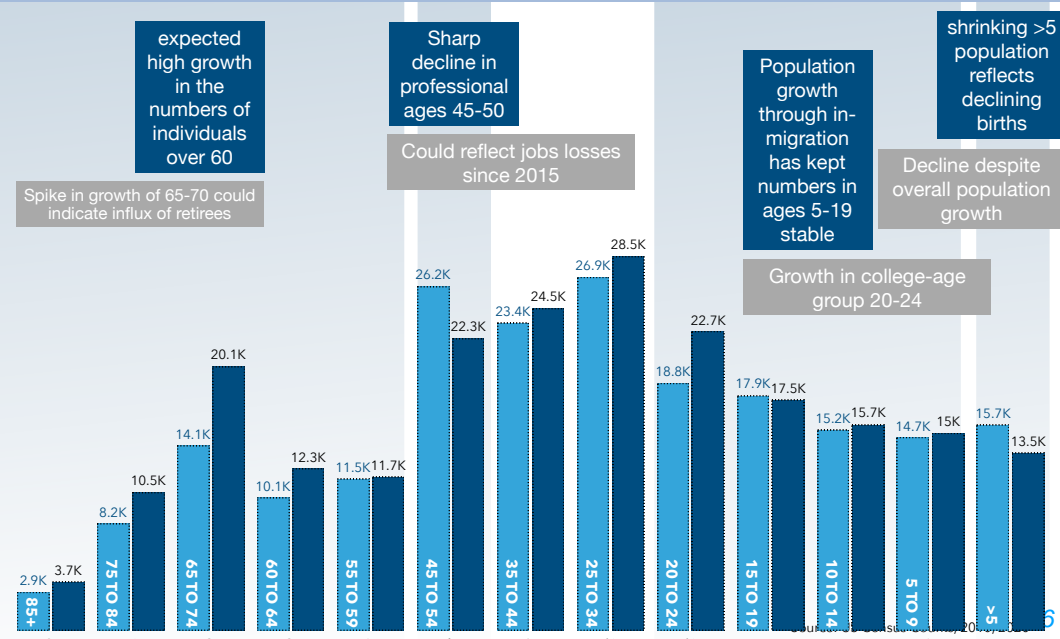




## Population Change by Age, DAC 2010-2020

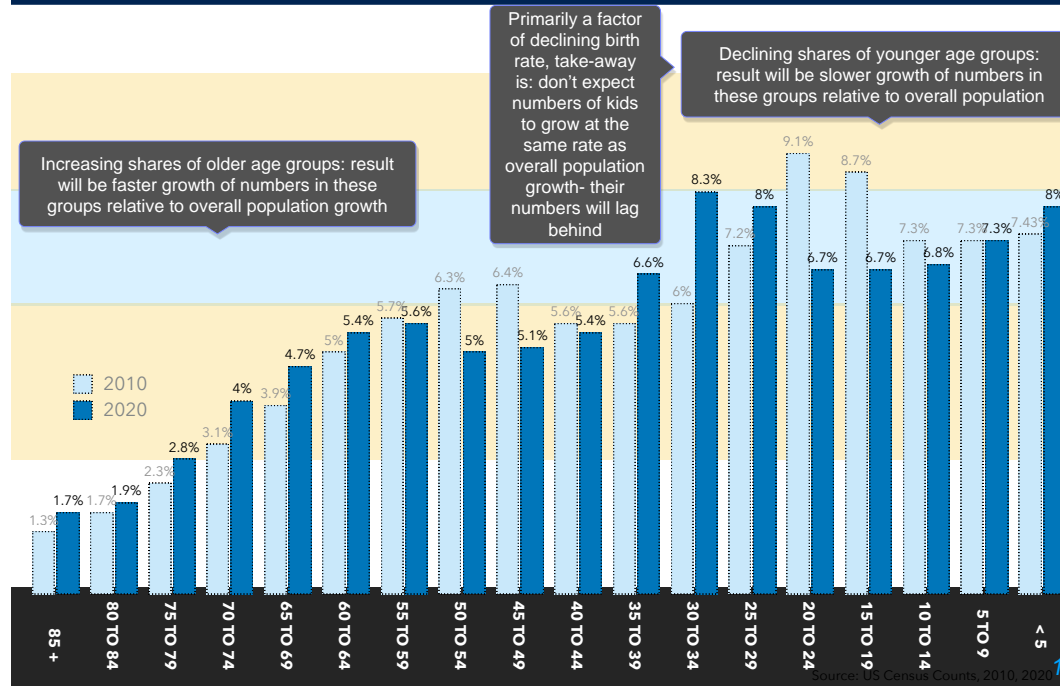
Absolute changes in the number of individuals in each age group in their decade: overall population growth of around 10,000 in that time. If evenly distributed, each age group would see growth of about 750.

Where changes in population deviate significantly from that pattern (growth of about 750), we learn something about how outside forces are impacting population growth in DAC.

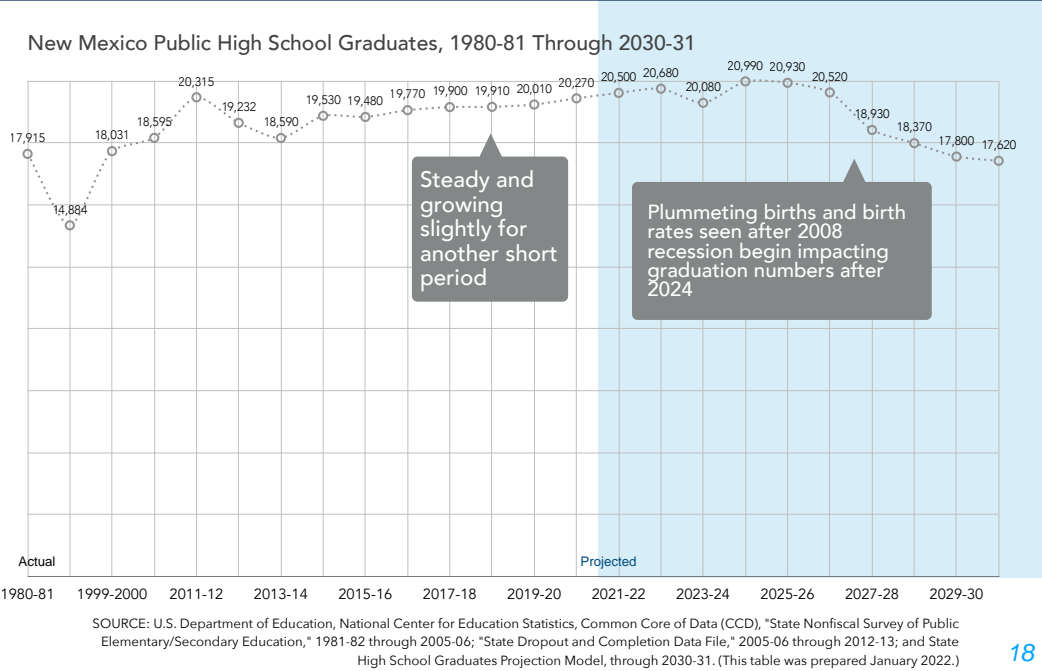


## Relative Growth: By Age Group, from 2010 to 2020

Changes in the **share** of age groups in the total population describe shifts in the overall population profile resulting from shifts in trends over time- and indicates how age groups are and will respond to overall population growth

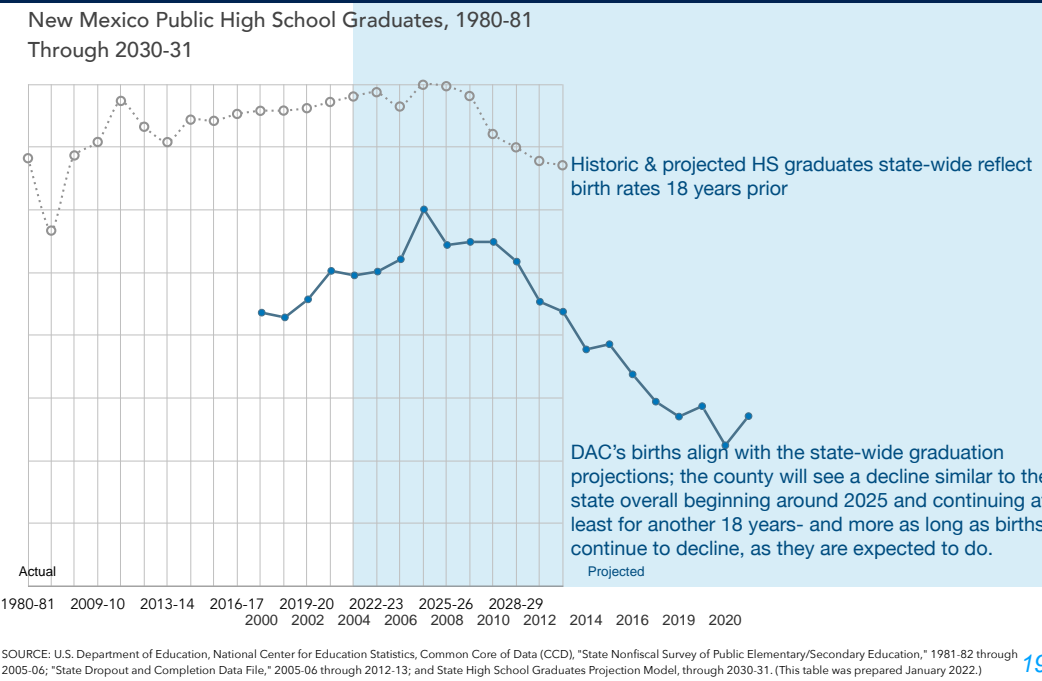


Immediate enrollment base outlook: holding steady until about 2026.



18

Immediate enrollment base outlook: holding steady until about 2026.



19

The Take-Aways

**Economic Growth** a major factor supporting in-migration, is strong in DAC

**Resiliency** a major factor supporting birth rates, is also strong

Despite these factors, greater national and global trends remain too strong to be reversed locally, and

**In-Migration** does not overcome out-migration: net migration remains negative

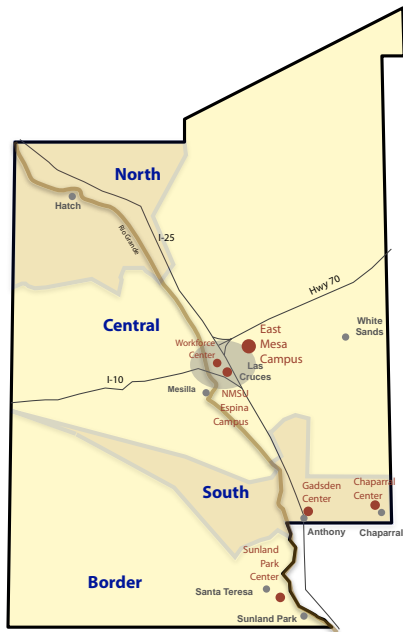
**Birth Rate** continues to tumble- with enrollment implications reaching decades into the future

Though the local economy recovered with strength and resilience after the pandemic, it remains slow 2015 levels, and while DAC continues to be a regional higher education draw, there are losses above graduate age, and the reserves of up-and-coming students, in primary & secondary school now, are already and will continue to dwindle in coming years.

The first wave of hits should begin in about 3 years and are unlikely to cease for many years to come.

2 0

Population Distribution

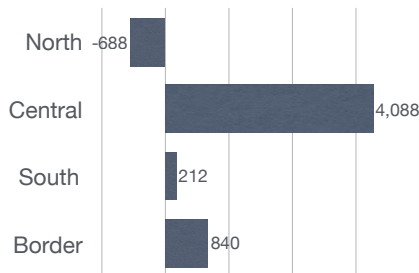


Projected Population by Subarea, 2020 - 2030

	2020		2030		Increase 2020 - 2030
	2020	2030	2020	2030	
North	5,315	4,627			-688
Central	183,984	188,072			4,088
South	22,921	23,133			212
Border	14,659	15,499			840
<b>Total</b>	<b>226,879</b>	<b>231,331</b>			<b>4,452</b>

Sources:  
US Decennial Census (1980-2020); American Communities Survey (ACS) 5-Year Estimate  
Population Projections Source (2020 - 2040); University of New Mexico Geospatial and Population Studies Group  
ARC assumed percentage distribution by area

2030 Forecasted Growth Distribution by Subarea



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## A.10 Itemized Capital Improvements (2023-2030)

NMSU-DACC Planned Funding Cycles														
Planned Funding Cycle	Area	Campus / Location	Project No.	Project No. / Title	Project Category	Years to Be Requested	Gross Square Feet (GSF)	Estimated Cost*	Proposed Funding	Percent Funding		Local GO Bond	State Appropriation	Project Narrative
										GO Bond	State			
7.	South	Sunland Park Center	1.0	Replace Portables with Permanent / Science Labs / Student Center	New Construction	2024-25	11,585	\$12,100,000	Local GO Bond	66.0%	33.0%	\$8,100,000	\$4,000,000	New construction to replace portable classrooms with permanent facilities, and provision of science labs, and a student gathering area
7.	All Areas	All Campuses	2.0	Area Security / Safety Upgrades	Infrastructure / Security / Safety	2024-25		\$2,100,000	Local GO Bond	66.6%	33.3%	\$1,400,000	\$700,000	Makes improvements to Security and Surveillance access / control and camera Systems, exterior locks, and site lighting guided by the 2018 Technologies Systems Master Plan
7.	All Areas	All Campuses	3.0	Infrastructure Improvements	Facility Renewal / Renovation	2024-25		\$1,725,000	Local GO Bond	66.6%	33.3%	\$1,150,000	\$575,000	Funds for maintenance and repair and site development
7.	All Areas	All Campuses	4.0	Classroom Upgrades / Facility Renewal / Renovations	Facility Renewal / Renovation	2024-25		\$4,350,000	Local GO Bond	66.6%	33.3%	\$2,850,000	\$1,500,000	Renovation and repurposing to selected instructional areas at all DACC sites, including room configuration, furniture, room finishes, and instructional equipment guided by a Classroom Renovation Master Plan and other assessment to best utilize space
7.	All Areas	All Campuses	5.0	Information Technology /Upgrades / Equipment Acquisition	Facility Renewal / Renovation	2024-25		\$3,750,000	Local GO Bond	66.7%	33.3%	\$2,500,000	\$1,250,000	Makes improvements to IT infrastructure, IT service rooms, and Audio Visual Spaces based on a 2018 Technologies Systems Master Plan
8.	Central	East Mesa Campus	6.0	Physical Plant Facility	New construction	2028-29	6,896	\$7,200,000	Local GO Bond	69.4%	30.6%	\$5,000,000	\$2,200,000	New construction to provide warehouse, shop, and office facilities to support site and facility maintenance
8.	All Areas	All Campuses	7.0	Area Security / Safety Upgrades	Infrastructure / Security / Safety	2028-29		\$2,100,000	Local GO Bond	66.6%	33.3%	\$1,400,000	\$700,000	Makes improvements to Security and Surveillance access / control and camera Systems, exterior locks, and site lighting guided by the 2018 Technologies Systems Master Plan
8.	All Areas	All Campuses	8.0	Infrastructure Improvements	Facility Renewal / Renovation	2028-29		\$1,675,000	Local GO Bond	66.6%	33.3%	\$1,100,000	\$575,000	Funds for maintenance and repair and site development
8.	All Areas	All Campuses	9.0	Classroom Upgrades / Facility Renewal / Renovations	Facility Renewal / Renovation	2028-29		\$9,000,000	Local GO Bond	66.6%	33.3%	\$6,000,000	\$3,000,000	Renovation and repurposing to selected instructional areas at all DACC sites, including room configuration, furniture, room finishes, and instructional equipment guided by a Classroom Renovation Master Plan and other assessment to best utilize space
8.	All Areas	All Campuses	10.0	Information Technology /Upgrades / Equipment Acquisition	Facility Renewal / Renovation	2028-29		\$3,750,000	Local GO Bond	66.6%	33.3%	\$2,500,000	\$1,250,000	Makes improvements to IT infrastructure, IT service rooms, and Audio Visual Spaces based on a 2018 Technologies Systems Master Plan
<b>Totals</b>								<b>\$47,750,000</b>				<b>\$32,000,000</b>	<b>\$15,750,000</b>	

NMSU-DACC Capital Improvement Project Requests Summary 2023-2030				
Funding Cycle Status			Local GO Bond	Potential State Appropriation
Cycle 7	2023-2026	Planned	\$16,000,000	\$8,025,000
Cycle 8	2027-2030	Planned	\$16,000,000	\$7,725,000
			<b>\$32,000,000</b>	<b>\$15,750,000</b>
<b>Total</b>			<b>\$47,750,000</b>	
			67%	33%

NMSU-DACC Capital Improvement Project Requests Summary 1995-2022				
Funding Cycle Status			Local GO Bond	Potential State Appropriation
Cycle 1	1995-1998	Completed	\$7,500,000	\$4,700,000
Cycle 2	1999-2002	Completed	\$9,000,000	\$6,450,000
Cycle 3	2005-2008	Completed	\$18,650,000	\$6,450,000
Cycle 4	2009-2012	Completed	\$20,000,000	\$13,000,000
Cycle 5	2015-2018	Completed	\$15,000,000	\$4,000,000
Cycle 6	2019-2022	Completed / In Progress	\$16,000,000	\$8,550,000
			<b>\$86,150,000</b>	<b>\$43,150,000</b>
<b>Total</b>			<b>\$129,300,000</b>	
			67%	33%

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**Architectural Research Consultants, Incorporated**

✉ Albuquerque, New Mexico

☎ 505-842-1254

🌐 <https://arcplanning.com>



NMSU

Doña Ana Community College

*New Mexico State University Doña Ana Community College*  
**Facilities Condition Assessment**

**FCA 2023**

**FINAL** May 2023



**Architectural Research Consultants, Incorporated**

✉ Albuquerque, New Mexico

☎ 505-842-1254

🌐 <https://arcplanning.com>

## Acknowledgements

### DACC Advisory Board

**Laura Salazar Flores** *President, Gadsden Independent School District*

**Bob Wofford** *Vice President, Las Cruces Public Schools District*

**Patrick Nolan** *Member, Las Cruces Public Schools District*

**Daniel Castillo** *Member, Gadsden Independent School District*

**Elva Gara** *Member, Hatch Valley Public School District*

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**Maggie Lukes** *Facility Evaluator*

**Carol Orona** *Facility Evaluator*

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## List of Abbreviations and Acronyms

Acronym	Definition
ADA	Americans With Disabilities Act
ANSI	American National Standards Institute
ARC	Architectural Research Consultants, Incorporated
BPCE	Bridgers & Paxton Consulting Engineers
CABO	Council of American Building Officials
CIP	Capital Improvement Project
CNA	Certified Nurse Assistant
COVID	Coronavirus Respiratory Disease (SARS-CoV-2)
DAAR	DACC Academic Resources
DAAU	DACC Auditorium
DAC	Doña Ana County
DACC	Doña Ana County Community Colleges
DACH	DACC Chaparral Center
DACL	DACC General Classrooms
DADM	DACC Digital Media
DAEM	DACC East Mesa Campus
DAGA	DACC Roadrunner Hall
DAGC	DACC Main Building
DAHL	DACC Health & Public Services
DALR	DACC Learning Resources
DAMA / DASH	DACC Alex Sanchez Hall
DARS	DACC Student Resources
DASP	DACC Sunland Park Center
DATS	DACC Technical Studies
DAWD	DACC Workforce Development Center
FCA	Facility Condition Assessment
FCI	Facility Condition Index

Acronym	Definition
GSF	Gross Square Feet
HVAC	Heating, Ventilation, and Air Conditioning
ID	Identification
IT	Information Technology
MACC	Maximum Allowable Construction Cost
NM	State of New Mexico
NMBC	New Mexico Building Code
NMSU	New Mexico State University
RBC	Royal Bank of Canada
SF	Square Feet
TPC	Total Project Cost
US/USA	United States
VP	Vice President

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# Appendix: Facility Condition Assessment Summaries

## Introduction

This Appendix documents a facility condition assessment (FCA) of New Mexico State University Doña Ana Community College (NMSU-DACC) to help guide future planning for facilities renovation and expansion, campus infrastructure improvements, and promote efficient space utilization

## Assessment Scope

Architectural Research Consultants, Incorporated evaluated all components of the assessment in accordance with the following requirements and recommendations:

- 2015 International Building Code (IBC)
- CABO/ANSI 117.1 2009
- NMBC 2015 Accessibility Amendments to the IBC 2015
- 2010 Americans with Disabilities Act
- 2012 New Mexico Electrical Safety Code
- 2012 New Mexico Mechanical Code
- 2015 New Mexico Commercial Building Code
- 2015 New Mexico Existing Building Code
- 2015 New Mexico Residential Code
- 2017 New Mexico Electrical Code
- 2018 New Mexico Energy Conservation Code
- 2021 New Mexico Plumbing Code

Site considerations include:

- Access: pedestrian access and vehicular access
- Site development: landscaping, drainage, walkways, seating, shade
- Safety / security: fencing, lighting, site utilities, fire protection, security
- Accessibility Attributes: ADA walkways, egress routes, ramps, steps, ADA parking

Building considerations include but are not limited to:

- Exterior: foundation / slab exterior walls, exterior doors and windows, roof / roof drainage / access
- Interior: floor finishes, interior walls, interior doors, ceilings, fixtures, casework, equipment, signage / wayfinding
- Systems: HVAC, plumbing, electrical / lighting, energy conservation measures
- Safety / security: communications / security, fire detection / alarm, sprinklers and standpipes systems
- ADA and code compliance: accessible entrances / routes, tactile and Braille signage, protruding objects, ramps and stairs, restrooms.



## Cost Estimates

The cost estimates are a compilation of RSMMeans Cost Estimating Data, and actual costs of local construction company projects within the last two years, adjusted for local site conditions for 2021/22. Evaluators calculated these costs as a maximum allowable construction cost (MACC), or the base cost that the State would pay a contractor to perform the work. Evaluators also calculated the total project cost (TPC), which adds “soft costs,” or expenses not considered direct construction costs, such as taxes, architectural fees, engineering fees, legal fees, permits, and other pre- and post-construction expenses.

## Facility Assessment Report Contents

The results of the assessment includes a web-based report that documents the condition for each building and site. Each report includes:

- An executive summary that describes repair, renovation and maintenance needs for site, building, HVAC and roof, as well as how well the building is supporting the assigned activities and programs.
- Facility condition index (FCI) scores that are based on a national scoring system that applies only to building condition. The FCI score is ratio of the cost of repairs to the building within the next five years divided by the current replacement value (CRV) of the building (insurance) based on the age and condition of each building system with respect to its expected life cycle.
- An ARC condition rating score, which is a composite weighted scoring method that reflects the observed conditions for the site, building, and functional adequacy.

The assessment rates buildings with a score of 90-100% (“A”) as “excellent,” indicating a recommendation for only minor upgrades or cyclical improvements. Scores of 80-89% (“B”) are “good,” requiring a modest increase of recommended investments. Scores of 70-79% (“C”) are “satisfactory,” indicating a building in need for capital investment to bring it up to current standards, building codes, current ADA requirements, and cyclical systems renewal. Scores of 60-69% (“D”) are “borderline,” indicating a need for major renovations and capital investments. A score of 59% and below is “poor,” and a score below 50% (“F”) indicates a substandard building that may represent a health hazard for occupants and should be replaced.

These scores help prioritize facilities and projects, and assigning resources that would have the greatest impact on individual assets, state needs and available resources.

- A list of capital improvement projects (CIPs) and associated cost to rectify observed deficiencies coded by major, secondary, and tertiary categories that describe the nature of the project to assist in information searches and the prioritization process. CIP costs are based on national cost guides adjusted to Las Cruces location conditions, and experience of state construction history.
- Digital photographs.
- Composite digital site plans showing the location of recommended capital improvements.

**Exhibit B-01:**  
Facility Condition  
Index Scoring

FCI Calculation Formula	
Facility Condition Index	= $\frac{\text{Total Repair Cost}}{\text{Replacement Cost}}$

Facility Condition Index (FCI) Scoring		
Condition	Definition	Percentage Value
Good	In new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in serviceable and functioning condition.	Greater than 5% to 10%
Poor	Subjected to hard or long-term wear; Nearing the end of its useful or serviceable life.	Between 10% and 60%
Very Poor	Subjected to hard or long-term wear; Has reached the end of its useful or serviceable life; Renewal necessary.	Greater than 60%

**Exhibit B-02:**  
ARC Capital Improvement Project (CIP) Codes

Type 1	Type 2			Classification
Category	A. Code Issues	D. Systems	F. Programmatic	Category Code
0 Alternative Solution	A01 General	D01 General	F01 Education - General:	1 Health and Safety
1 New Facility	A02 Hazardous Materials	D02 Structural	F01.1 Core Program	2 Code Compliance
2 Addition	A03 Arch. Barriers:	D03 Mechanical	F01.2 Special Program	3 ADA Compliance
3 Portable/Modular	A03.1 Site	D04 Electrical	F01.3 Fine Arts	4 Facility Renewal
4 Renovation	A03.2 Restrooms	D05 Plumbing	F01.4 Vocational/ Occupational	5 Growth
5 Refurbishment	A03.3 Building	D06 Security	F01.5 Ed. P/E Athletics	6 Programmatic
6 Site Improvement	A04 Other	D07 Computer	F01.6 Ed. Support	7 Operational Support
7 Special Projects	B. Site	D08 Energy	F01.7 Ed. Other	8 Demolition / Removal
8 Cyclical Renewal	B01 General	D09 Emergency (Fire)	F02 Administration	9 Maintenance
9 Replacement Facility	B02 Landscaping	D10 Other	F03 Detention	10 Sustainability
10 Closure	B03 Paving/Parking	E. Interior	F04 Exhibition	11 Master Plan Phase
11 Site Acquisition	B04 Fences/Walls	E01 General	F05 Fire	<b>Priority Class</b>
12 Planning/Design	B05 Drainage	E02 Floors	F06 Housing	1 Immediate
13 Engineering Studies	B06 Site Utilities	E03 Walls	F07 Judicial	2 Critical (1-2 years)
14 Tech. Infrastructure	B07 Portable/Modular	E04 Ceilings	F08 Maintenance	3 Necessary, not yet critical (3-5 yrs)
	B08 Playground	E05 Lighting	F09 Medical	4 Recommended Short-Term (6-10 yrs)
	B09 Athletic Field	E06 Finishes	F10 Police / Sheriff	5 Recommended Long-Term (10+ yrs)
	B10 Surfaced Tracks	E07 Doors	F11 Recreational	6 Reasonable Accommodation
	B11 Recreational Areas	E08 Windows	F12 Shared	<b>FCA Class</b>
	B12 Other	E09 Furnishings	F13 Support Services	1 Plant Adaptation
	C. Exterior	E10 Hardware	F14 Other	2 Routine Maintenance
	C01 General	E11 Restrooms	G. Miscellaneous	3 Deferred Maintenance
	C02 Surfaces	E12 Fixtures	G01 Various Indoor/Outdoor	4 Capital Renewal
	C03 Openings	E13 Other		5 Energy Conservation
	C04 Canopies			6 Design Construction Defects
	C05 Roofs			<b>Difficulty Level</b>
	C06 Other			1 Readily Achievable
				2 Achievable - Moderate Cost
				3 Difficult - High Cost

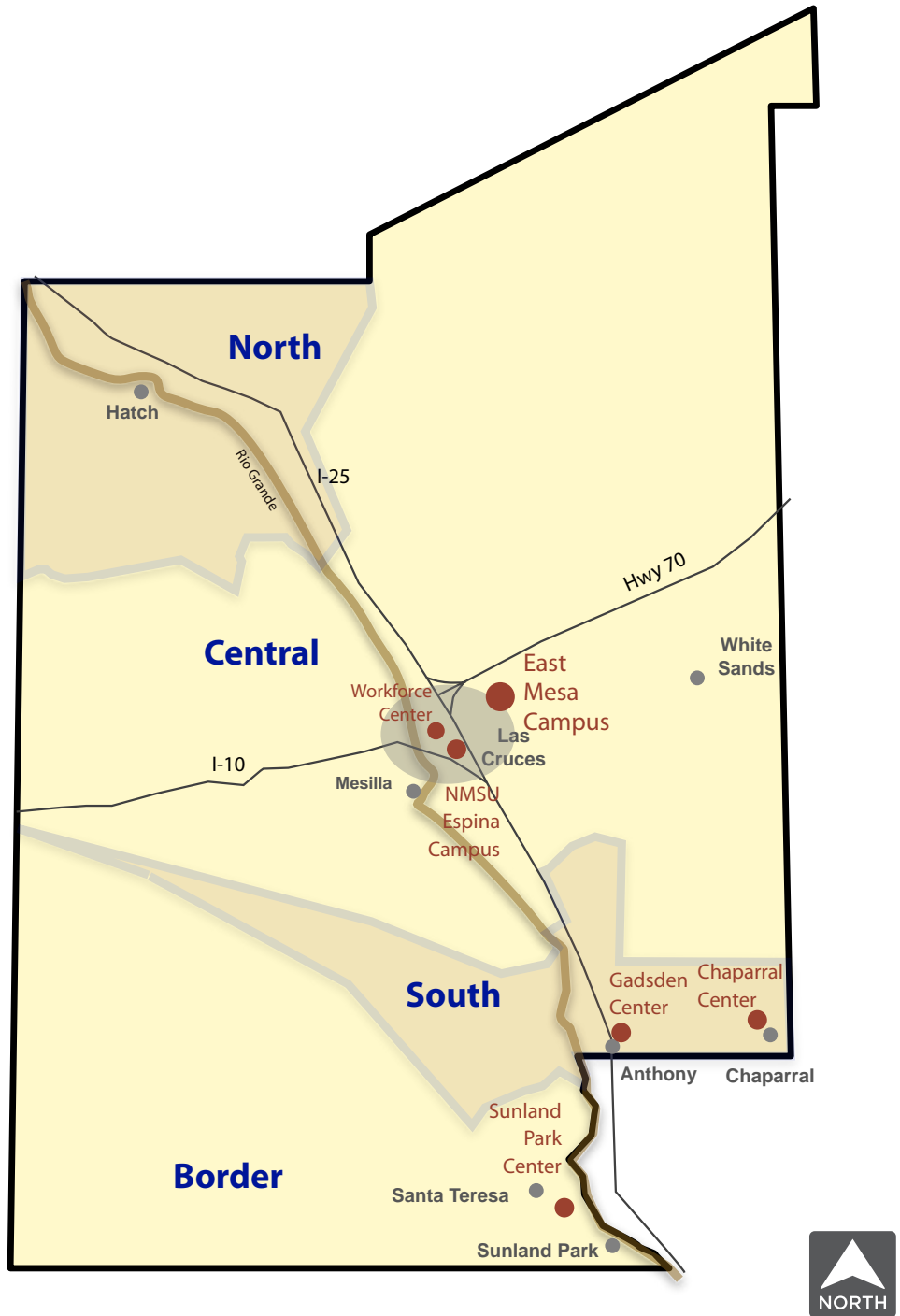
**Note:** CIPs can be sorted, or reporting by any combination of these codes. On the right is an example of a typical project code

CIP Code Structure						
Project Identification			Project Code			
Building Identification	Project Number	Sub-Number	Category	Type 1	Type 2	Priority
01-001-00004	101	2001	1	15	D09	1
<b>Examples:</b>	0557.2001	3.06.B03.2.	ADA Compliance: Site Upgrades			
	110.2001	4.04.D04.1.	Electrical Room Expansion			
	292C.2003	4.05.C05.3.	Roof Improvements			

**Exhibit B-03:**  
*Facility Condition Assessment Summary by Building*

Campus	NMSU ID	DACC ID	Facility	Age	GSF	ARC Score	ARC Tier	FCI Score	FCI	Project Budget	Current Replacemet Value (CRV)
East Mesa Campus	591	DAEM	East Mesa Main	20	50,666	91.5%	A Excellent	0.004	Good	\$2,395,437	\$14,366,344
	622	DAAR	Academic Resources	15	52,864	87.2%	B Good	0.004	Good	\$2,380,487	\$14,989,587
	636	DAAU	Auditorium	13	11,593	90.1%	A Excellent	0.000	Good	\$0	\$2,295,414
	606	DADM	Digital Media	18	15,000	91.5%	A Excellent	0.434	Poor	\$2,022,779	\$4,253,250
	639	DARS	Student Resources	11	70,000	91.4%	A Excellent	0.002	Good	\$3,066,085	\$19,848,500
Espina Campus	341	DAMA / DASH	Alex Sanchez Hall	45	107,644	90.2%	A Excellent	0.166	Poor	\$7,918,845	\$30,522,456
	357	DATS	Technical Studies	45	39,485	89.3%	B Good	0.006	Good	\$394,177	\$11,195,972
	479	DALR	Learning Resources	28	23,836	90.1%	A Excellent	0.037	Good	\$475,228	\$6,307,006
	480	DACL	General Classrooms	28	20,578	93.0%	A Excellent	0.039	Good	\$399,728	\$5,834,892
	540	DAHL	Health & Public Services	27	41,737	92.1%	A Excellent	0.058	Fair	\$1,021,494	\$11,834,526
Workforce Center	476	DAWD	Workforce Development Center	29	32,132	85.2%	B Good	0.034	Good	\$351,336	\$9,111,029
Gadsden Center	567	DAGC	Main Building	23	32,447	88.8%	B Good	0.099	Fair	\$1,314,984	\$9,200,347
	654	DAGA	Roadrunner Hall	4	10,466	92.6%	A Excellent	0.002	Good	\$112,558	\$2,967,634
Chaparral Center	637	DACH	Chaparral Center	12	8,428	90.4%	A Excellent	0.023	Good	\$117,193	\$2,389,759
	477A		Portable 1	30	576	70.0%	C Satisfactory	0.592	Poor	\$53,662	\$59,167
	477B		Portable 2	30	576	70.0%	C Satisfactory	0.318	Poor	\$59,060	\$59,167
	477C		Portable 3	30	576	70.0%	C Satisfactory	0.335	Poor	\$53,662	\$59,167
Sunland Park Center	546	DASP	Sunland Park Center	23	32,410	87.6%	B Good	0.096	Fair	\$2,192,372	\$9,189,856
	477E		Portable 2	29	576	70.0%	C Satisfactory	1.003	Poor	\$60,715	\$59,167
	477F		Portable 3	29	576	70.0%	C Satisfactory	1.011	Poor	\$61,180	\$59,167
	477G		Portable 4	29	576	70.0%	C Satisfactory	0.934	Poor	\$61,180	\$59,167
<b>Totals:</b>										<b>\$24,512,162</b>	<b>\$154,661,574</b>

*Exhibit B-04:  
DACC Campus Location Identification Map*



# Detailed Summaries and Recommended Capital Improvement Projects

Capital Improvement Project (CIP) Summary..... 7  
DACC East Mesa Main (DAEM) ..... 9  
Academic Resources (DAAR) ..... 25  
Digital Media (DADM) ..... 48  
Student Resources (DASR) ..... 60  
Alex Sanchez Hall (DAMA) ..... 74  
Technical Studies (DATS) ..... 103  
Learning Resources (DALR) ..... 120  
General Classrooms (DACL) ..... 135  
Health & Public Services (DAHL) ..... 148  
Workforce Development Center (DAWD) ..... 166  
Gadsden Main Building (DAGC) ..... 193  
Gadsden Roadrunner Hall (GAGA) ..... 218  
Chaparral Center (DACH) ..... 230  
Chaparral Portable 1 (DACH) ..... 247  
Chaparral Portable 2 (DACH) ..... 265  
Chaparral Portable 3 (DACH) ..... 284  
Sunland Park Center (DASP)..... 302  
Sunland Park Portable 2 (DASP) ..... 339  
Sunland Park Portable 3 (DASP) ..... 358  
Sunland Park Portable 4 (DASP) ..... 377

NMSU Doña Ana Community College Facilities Condition Assessment				
Region	DACC Campus	DACC ID	Number	Budget
 <p>Central Area</p>	<b>East Mesa</b>			
	Main	DAEM	591	\$2,395,437
	Academic Resources	DAAR	622	\$2,380,487
	Auditorium	DAAU	636	\$0
	Digital Media	DADM	606	\$2,022,779
	Student Resources	DASR	639	\$3,066,085
	<b>Espina Center</b>			
	Alex Sanchez Hall	DAMA/DASH	341	\$7,918,845
	Technical Studies	DATS	357	\$394,177
	Learning Resources	DALR	479	\$475,228
	General Classrooms	DACL	480	\$399,728
	Health & Public Services	DAHL	540	\$1,021,494
	<b>Workforce Center</b>			
	Workforce Development Center	DAWD	476	\$351,336
 <p>South Area</p>	<b>Gadsden Center</b>			
	Main Building	DAGC	567	\$1,314,984
	Roadrunner Hall	DAGA	654	\$112,558
	<b>Chaparral Center</b>			
	Chaparral Center	DACH	637	\$117,193
	Portable 1	DACH	477A	\$53,662
	Portable 2	DACH	477B	\$59,060
	Portable 3	DACH	477C	\$53,662
 <p>Border Area</p>	<b>Sunland Park Center</b>			
	Sunland Park Center	DASP	546	\$2,192,372
	Portable 2	DASP	477E	\$60,715
	Portable 3	DASP	447F	\$61,180
	Portable 4	DASP	447G	\$61,180
<b>Total Projects Budget:</b>				<b>\$24,512,162</b>

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# DAEM (0591) · DACC EAST MESA MAIN

2800 Sonoma Ranch Boulevard, Las Cruces, NM 88011

Evaluation Date: 2022-08-17

Evaluator: Maggie Hirsch

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard/31 accessible
Building Data			
Permanent building area:	50666 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	2003	Building age:	19
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	\$14,366,344
Cost per GSF:	\$283.55	FCI Cost:	\$62,387
FCI Score:	0.004	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC EAST MESA MAIN

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		215.0	204.0	94.9%
Physical Plant Assessment		357.0	318.0	89.1%
Adequacy and Environment		237.0	218.0	92.0%
Total		809.0	740.0	91.5%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate



## Notes from Evaluation Meeting and Questionnaire

### DACC East Mesa Main

\* East Mesa Main is the oldest building on the East Mesa campus.

### Site Assessment



Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

### Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

### Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner

enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.

The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

### **Safety/Security**

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

## Building Assessment



The Main Building occupies the southwest corner of the Doña Ana Community College's East Mesa Campus. Upon arrival to the campus from the main vehicle entrance driveway, it is the first building visitors encounter. Its main entrance sits at the corner circular drive, where the west parking lots branch to the north and the south parking lots branch to the east.

The Main Building is a two-story, steel-frame structure with concrete masonry unit (CMU) infill, stucco, and stone facades. The building's main entrance accesses the upper level, which sits at grade level between the parking lots. Its secondary entry, on the building's lower level, sits at grade level on the southwest corner of the central courtyard. The building contains a central space and two classroom/office corridor wings. The west wing branches to the north, and the south wing to the east. The building's primary and secondary entries occupy opposite corners of the central section on the upper and lower levels.

### Exterior

The building's exterior shows high concrete foundation walls covered with stucco. The building facades include CMU-infill sections, stucco, and stone veneers. Notable cracks show on the foundation walls at connection joints and pilasters. The primary and secondary entries sit protected beneath sloped metal roofed porticos supported by stone veneer columns. Sloped metal roofs with wide overhangs and metal panel-covered fascia and soffits protect building entries. Roof drains along the building's west face drain into stone-lined swales. The swales run in xeriscape areas with deteriorating gravel and exposed, damaged paper underlayment. Single-ply roof systems, with some soft spots and water ponding, cover the flat roofs. Active roof leaks are present in the south corridor wing. Windows consist of tinted, fixed, double-glazed units in clear aluminum frames and storefront system units with clear aluminum frames and break-metal sections between tinted safety glazing. Exterior doors are storefront system units with clear aluminum frames and tinted safety glazing.

### Interior

The upper level of the Main Building contains the building's main lobby—an ample, octagonal space with a tall roof surrounded by clerestory windows and clad with decorative wood trim. A granite-tiled elevator enclosure sits in the center of the octagonal lobby space, surrounded by an open stairwell descending to the lower level. Tinted safety-glass panels with wood handrails protect the open stairwell.

The upper level of the building contains the ENLACE Program offices; Student Government/Student Activities and Organizations offices; personnel and payroll offices; offices for the President, Vice President, and Associate Vice President for Academic Affairs; and the Vice President for External Relations office. The board room, the data offices, and restrooms are also located on the upper level of the building.

The lower level of the building contains a student lounge area, mechanical and electrical rooms, restrooms, a server room, the Business and Public Services Division offices, and the Computer and Information Technology Department.

Finishes in the Main Building are beginning to show signs of age and wear. No corner guards protect the gypsum-board walls, which show damage and chipped paint. Plastic laminate cabinets and counters throughout the building exhibit worn, damaged, and stained material; and in some locations, the laminate is peeling away from its substrate. Sinks in classrooms sit in cabinets with operable doors that open to provide accessible knee space, but drainpipes are uninsulated. Carpet tile floors show stains and water damage in the corridors, although some office suites have replaced carpet tiles. Acoustic ceiling tiles throughout the building show water stains, warping, and damage. The staff replaced or painted many tiles to address water stains from continuous roof leaks. Structural cracks show on the walls in classrooms 216 and 218 on the upper level, as well as the west corridor wing's lower level. Paint covers structural wall cracks throughout the building. The ceramic tile flooring in the elevator shows cracks and wear. Drinking fountains occupy alcoves without wet wall protective material. The accessible stall partition door in the women's lower-level restroom hangs by only one set of hinges, making the door crooked and inoperative. Wood doors are in good condition, and the building's entry doors have push-bar closers and tinted safety glass. Mini blinds on windows are in good condition.

### **Systems**

Gas-fired boilers and roof-mounted refrigerated units, with variable air volume (VAV) boxes inside the plenums, heat and cool the building. Problems with the delivery of heat cause the lower level to remain cold through the winter months in the south corridor wing. No individual temperature controls serve the building. A network-based system centrally controls temperatures. Plumbing fixtures throughout the building have flush-valve malfunctions and suffer drain backups. The electrical supply is adequate, and the lighting is in good condition.

### **Safety/Security**

The building has a fire suppression system, extinguishers, and a central alarm system with pull stations and strobes. The university is installing security cameras and key card access locks for exterior doors.

### **ADA and Code Compliance**

Classroom and restroom sinks sit on counters that are Americans with Disabilities Act (ADA)-noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Vertical grab bars are missing in the accessible restroom stalls. Restroom doors have noncompliant hardware. Steel stringer and concrete pan stairs with ceramic tile treads provide access between the floor

levels. Aluminum handrails are compliant, but the stairs lack contrasting-color nosings. The elevator is outdated.

Office spaces and classrooms in the Main Building are of adequate size for the program, but some are underutilized. Unused offices and classrooms serve as storage. The upper level of the west corridor wing holds furniture awaiting placement. Classrooms and office spaces are flexible and can be easily repurposed.

## Adequacy and Environment



Office spaces and classrooms in the Main Building are of adequate size for the program, but some are underutilized. Unused offices and classrooms serve as storage. The upper level of the west corridor wing holds furniture awaiting placement. Classrooms and office spaces are flexible and can be easily repurposed.

## Site Plan



## Review Participants

Michael Luchau, DACC Facilities Support  
Arturo Ferrales, DACC Facilities Support  
Maggie Hirsch, ARC Facilities Evaluatior

2021 CIP List of Projects for DACC EAST MESA MAIN

<b>Project No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Project Budget</b>
0591.2001	4.06.B01.4.	Site Improvements	\$77,280	<b>\$98,532</b>
0591.2002	3.05.A03.3.3.	ADA Compliance: Interior Improvements	\$27,969	<b>\$37,479</b>
0591.2003	4.08.E13.5.	Elevator Modernization	\$138,320	<b>\$176,359</b>
0591.2004	4.05.E06.4.	Interior Improvements	\$1,535,940	<b>\$2,058,159</b>
0591.2005	4.13.D03.2.	Mechanical Study	\$6,955	<b>\$8,311</b>
0591.2006	4.13.D05.2.	Plumbing Study	\$6,955	<b>\$8,311</b>
0591.2007	4.13.D02.2.	Structural Study	\$6,934	<b>\$8,286</b>
<b>Total of Project Budgets</b>				<b>\$2,395,437</b>



Project 0591.2001 · Site Improvements

<b>Facility:</b>	DACC EAST MESA MAIN	<b>IDNO:</b>	0591
<b>Category:</b>	4.	<b>Type 1:</b>	06.
<b>Type 2:</b>	B01.	<b>P/Class:</b>	4.



*Project Description*

Damaged concrete landscape walls stand throughout the campus courtyard. Metal handrails in the courtyard show damage and chipped paint. Deteriorating xeriscape rocks result in exposed and damaged underlayment paper. A damaged sprinkler head and irrigation control box cause flooding near the west side of the Auditorium Building.

Repair the concrete landscaping walls. Repaint the handrails. Replenish the xeriscape rocks, and replace underlayment paper where required. Repair the sprinkler head and irrigation control box.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair concrete walls	1.1115	5,000.0	SF	1.00	\$5.45	\$27,250
2 Repaint handrails	2.2135	790.0	LF	1.00	\$1.43	\$1,130
3 Replace xeriscaping paper	0.0000	1.0	Allowance	1.00	\$2,500.00	\$2,500
4 Replenish xeriscaping rocks	1.2126	5,000.0	SF	1.00	\$8.28	\$41,400
5 Repair sprinkler head/irrigation control	0.0000	1.0	Allowance	1.00	\$5,000.00	\$5,000
Maximum Allowable Construction Cost						\$77,280
<b>Total Project Cost</b>						<b>\$98,532</b>

Project 0591.2002 · ADA Compliance: Interior Improvements

<b>Facility:</b>	DACC EAST MESA MAIN	<b>IDNO:</b>	0591
<b>Category:</b>	3.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	A03.3.
		<b>P/Class:</b>	3.



*Project Description*

The classroom, break room, and restroom sinks sit in counters that are ADA-noncompliant in height throughout the building, and faucets sit outside of compliant reach ranges. Sinks with knee spaces have uninsulated pipes. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Vertical grab bars are missing in accessible restroom stalls. Restroom doors offer noncompliant hardware. Stairs lack contrasting colored nosings.

Install counters and sinks at compliant heights in classrooms, break rooms, and restrooms. Move restroom accessories to compliant heights. Insulate pipes. Install vertical grab bars in restrooms. Replace restroom door hardware with compliant handles. Install contrasting colored stair nosings.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install sinks and cabinets	2.3511	10.0	EA	1.00	\$1,471.23	\$14,712
2 Move accessories	2.3713	15.0	EA	1.00	\$147.45	\$2,212
3 Insulate pipes	2.3725	20.0	EA	1.00	\$38.91	\$778
4 Install vertical grab bars	2.3723	6.0	EA	1.00	\$168.63	\$1,012
5 Replace hardware	2.2116	6.0	EA	1.00	\$1,182.80	\$7,097
6 Install nosings	2.3222	25.0	EA	1.00	\$86.33	\$2,158
Maximum Allowable Construction Cost						\$27,969
<b>Total Project Cost</b>						<b>\$37,479</b>

Project 0591.2003 · Elevator Modernization

<b>Facility:</b>	DACC EAST MESA MAIN	<b>IDNO:</b>	0591
<b>Category:</b>	4.	<b>Type 1:</b>	08.
		<b>Type 2:</b>	E13.
		<b>P/Class:</b>	5.



*Project Description*

The elevator serving the building is original.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	\$69,160.20	\$138,320
Maximum Allowable Construction Cost						\$138,320
<b>Total Project Cost</b>						<b>\$176,359</b>

Project 0591.2004 · Interior Improvements

<b>Facility:</b>	DACC EAST MESA MAIN	<b>IDNO:</b>	0591
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E06.
		<b>P/Class:</b>	4.



*Project Description*

Finishes throughout the building show wear, stains, and damage. Some office suites have updated finishes.

Refresh the interior finishes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refresh finishes (adj. to exclude already-replaced finishes)	2.1116	50,666.0	SF	0.75	\$40.42	\$1,535,940
Maximum Allowable Construction Cost						\$1,535,940
<b>Total Project Cost</b>						<b>\$2,058,159</b>

Project 0591.2005 · Mechanical Study

<b>Facility:</b>	DACC EAST MESA MAIN	<b>IDNO:</b>	0591
<b>Category:</b>	4.	<b>Type 1:</b>	13.
		<b>Type 2:</b>	D03.
		<b>P/Class:</b>	2.



*Project Description*

Poor heat delivery results in the south corridor wing's lower level remaining cold through the winter months. No individual temperature controls serve the building.

Commission a mechanical study.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Commission a mechanical study	2.4314	1.0	Per	1.00	\$6,955.00	\$6,955
Maximum Allowable Construction Cost						\$6,955
<b>Total Project Cost</b>						<b>\$8,311</b>

Project 0591.2006 · Plumbing Study

**Facility:** DACC EAST MESA MAIN      **IDNO:** 0591  
**Category:** 4.   **Type 1:** 13.   **Type 2:** D05.   **P/Class:** 2.



*Project Description*

Plumbing fixtures throughout the building experience flush valve malfunctions and drain backups.

Commission a plumbing study.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Commission a plumbing study	2.4314	1.0	Per	1.00	\$6,955.00	\$6,955
Maximum Allowable Construction Cost						\$6,955
<b>Total Project Cost</b>						<b>\$8,311</b>

Project 0591.2007 · Structural Study

<b>Facility:</b>	DACC EAST MESA MAIN	<b>IDNO:</b>	0591
<b>Category:</b>	4.	<b>Type 1:</b>	13.
		<b>Type 2:</b>	D02.
		<b>P/Class:</b>	2.



*Project Description*

Structural cracks show on the walls in upper-level classrooms 216 and 218, in the west corridor wing on the lower level, and on the building's exterior.

Repair cracks and repaint walls. Commission a structural study.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair cracks, repaint	2.3323	10.0	EA	1.00	\$158.39	\$1,584
2 Commission a structural study	2.4316	1.0	Per	1.00	\$5,350.00	\$5,350
Maximum Allowable Construction Cost						\$6,934
<b>Total Project Cost</b>						<b>\$8,286</b>

# DAAR (0622) · DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4

2800 SONOMA RANCH BLVD., LAS CRUCES, NM 88011

Evaluation Date: 2022-08-16

Evaluator: Maggie Hirsch

**Evaluation Status:** Evaluated

## Facility Summary

### Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible
Building Data			
Permanent building area:	52864 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	2008	Building age:	14
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	\$14,989,587
Cost per GSF:	\$283.55	FCI Cost:	\$56,574
FCI Score:	0.004	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

### Assessment Score for DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		215.0	208.0	96.7%
Physical Plant Assessment		357.0	289.0	81.0%
Adequacy and Environment		192.0	169.0	88.0%
Total		764.0	666.0	87.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate



## Site Assessment



Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

### Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

### Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.

The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

### **Safety/Security**

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

## Building Assessment



The Academic Resources Building occupies the north edge of Doña Ana Community College's East Mesa Campus. The building forms the north border of the protected central courtyard, and its overall form is in the shape of an extended S. The building comprises a center section and two corridor sections that branch to the northeast and the southwest. The main entrances sit at either end of the center section—one on the southeast corner facing the courtyard, and the other on the northwest corner facing the north parking lot. It is a two-story, steel-frame structure with stucco, concrete panel, and stone facades. The upper level covers a portion of the building above the center section, the northeast wing, and part of the southwest wing.

### Exterior

The building's exterior shows concrete foundation walls covered with stucco at the base. Puncture marks and holes in the stucco system have exposed the mesh underlayment and the rigid insulation. The lower portion of the building's façade includes concrete panels and stone- veneer-covered pilasters with a stucco edge cap. The upper portion façade is a stucco system with control joints and a stucco-covered cornice. The primary building entries sit on either side of the building's central portion, facing southeast and northwest. The main entries are well- defined by concrete plazas and feature curved archways supported by stone veneer-covered columns. Stucco covers the top wall portions of these curved archways. Sloped metal roofs with wide overhangs and metal-panel-covered fascia and soffits surround the building. Secondary entries sit at both ends of the building corridor wings on the lower level, facing east and west. A third entry sits on the east end of the upper-level corridor wing, opening into a concrete platform and walkway that provides access to the upper-level entry into the Student Resources Building.

Roof drains along the building's base drain into stone-lined and concrete swales. The swales run into xeriscape areas with deteriorating gravel and exposed damaged underlayment paper. Single-ply roof systems sit in the center of the building behind the sloped metal sections and show some soft spots and signs of water ponding. Windows consist of tinted, fixed, double-glazed units in clear aluminum frames and storefront system units with clear aluminum frames and break-metal sections between tinted safety glazing. Exterior doors are storefront system units with clear aluminum frames and tinted safety glazing. Doors to the mechanical and electrical rooms use solid metal leaves and show faded, chipped paint.

## **Interior**

The upper level of the Academic Resources Building contains the campus Library Media Center, the Academic Readiness Center, and an open computer lab. A granite-tiled elevator enclosure sits in the center of the central lobby space, surrounded by an open stairwell with stairs that descend to the lower level.

The lower level of the building contains the campus snack bar; the bookstore; an open student lounge area; and the Arts, Humanities, and Social Sciences Division's offices and classrooms.

Finishes in the Academic Resources Building are beginning to show signs of age and wear. No corner guards protect the gypsum-board walls, which show damage and chipped paint. Plastic laminate cabinets and counters throughout the building exhibit worn, damaged, and stained material; in some locations, the laminate is peeling away from its substrate. Carpet tile floors show stains and water damage in the corridors. Some office suites exhibit replaced carpet tiles. Acoustic ceiling tiles throughout the building show water stains, warping, and damage. The staff replaced or painted many tiles to address water stains from continuous roof leaks. Structural cracks show on walls in classrooms 113, 114, 115, and 117 on the lower level; across the ceiling in classroom 112; and on the wall outside of storage room 110 in the southwest wing corridor. Cracks also show on the window wall of the computer lab on the upper level. Paint covers structural wall cracks throughout the building. The ceramic tile flooring in the elevator shows cracks and wear. Wood doors are in good condition, and the building entry doors have push-bar closers and tinted safety glass. The mini blinds on windows appear to be in good condition.

Restrooms exhibit outdated fluorescent lights with missing lenses, acoustic tile ceilings, and uneven floors with crooked ceramic tiles.

## **Systems**

Gas-fired boilers and roof-mounted refrigerated units, with variable air volume (VAV) boxes inside the plenums, heat and cool the building. No individual temperature controls serve the building. A network-based system centrally controls temperatures. Plumbing fixtures throughout the building have flush-valve malfunctions and suffer drain backups. The electrical supply is adequate, although the administrative offices lack sufficient outlets. Pendant-style lights collect dirt and dust.

## **Safety/Security**

The building includes a fire suppression system, extinguishers, and a central alarm system with pull stations and strobes. The university is installing security cameras and key card access locks for exterior doors.

## **ADA and Code Compliance**

Restroom sinks sit on counters that are Americans with Disabilities Act (ADA) noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Vertical grab bars are missing in the accessible restroom stalls. Break room sinks sit in counters that are ADA noncompliant in height and lack open knee space. Pipes are uninsulated. Steel stringer and concrete pan stairs with

ceramic tile treads provide access between the floor levels. Aluminum handrails are compliant, but the stairs lack contrasting-color nosings. The elevator is outdated.

## Adequacy and Environment



Office spaces and classrooms in the Academic Resources Building are of adequate size for the program. Classrooms and office spaces are flexible and can be easily repurposed.

## Site Plan



## Review Participants

Michael Luchau, DACC Facilities Support

Arturo Ferrales, DACC Facilities Support

Maggie Hirsch, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4

Project No.	Code	Project Name	MACC	Project Budget
0622.2001	4.05.C02.4.	Exterior Improvements	\$81	<b>\$108</b>
0622.2002	3.05.A03.3.3.	ADA Compliance: Interior Improvements	\$15,562	<b>\$20,853</b>
0622.2003	4.05.E06.4.	Interior Improvements	\$1,602,572	<b>\$2,147,447</b>
0622.2004	4.08.E13.5.	Elevator Modernization	\$138,320	<b>\$176,359</b>
0622.2005	4.05.D05.2.	Plumbing Upgrades	\$19,061	<b>\$25,541</b>
0622.2006	4.13.D02.2.	Structural Study	\$8,518	<b>\$10,179</b>
<b>Total of Project Budgets</b>				<b>\$2,380,487</b>



Project 0622.2001 · Exterior Improvements

**Facility:** DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4 **IDNO:** 0622  
**Category:** 4. **Type 1:** 05. **Type 2:** C02. **P/Class:** 4.



*Project Description*

Puncture marks and holes in the stucco system exposed the mesh underlayment and the rigid insulation.

Repair the stucco.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair stucco	2.2320	50.0	SF	1.00	\$1.61	\$81
Maximum Allowable Construction Cost						\$81
<b>Total Project Cost</b>						<b>\$108</b>

Project 0622.2002 · ADA Compliance: Interior Improvements

**Facility:** DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4 **IDNO:** 0622  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



*Project Description*

The classroom, break room, and restroom sinks sit in counters that are noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Sinks with knee spaces have uninsulated pipes. Restroom accessories hang at noncompliant heights and sit outside of reach ranges above the counters. Vertical grab bars are missing in the accessible restroom stalls. Stairs lack contrasting colored nosings.

Install counters and sinks at compliant heights in classrooms, break rooms, and restrooms. Move restroom accessories to compliant heights. Insulate the pipes. Install vertical grab bars in restrooms. Install contrasting colored stair nosings.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install sinks and cabinets	2.3511	7.0	EA	1.00	\$1,471.23	\$10,299
2 Move accessories	2.3713	12.0	EA	1.00	\$147.45	\$1,769
3 Insulate pipes	2.3725	17.0	EA	1.00	\$38.91	\$661
4 Install vertical grab bars	2.3723	4.0	EA	1.00	\$168.63	\$675
5 Install nosings	2.3222	25.0	EA	1.00	\$86.33	\$2,158
Maximum Allowable Construction Cost						\$15,562
<b>Total Project Cost</b>						<b>\$20,853</b>

Project 0622.2003 · Interior Improvements

**Facility:** DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4 **IDNO:** 0622  
**Category:** 4. **Type 1:** 05. **Type 2:** E06. **P/Class:** 4.



*Project Description*

Finishes throughout the building show wear, stains, and damage. Some office suites have updated finishes.

Refurbish the interiors.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refresh finishes (adj. to exclude already-replaced finishes)	2.1116	52,864.0	SF	0.75	\$40.42	\$1,602,572
Maximum Allowable Construction Cost						\$1,602,572
<b>Total Project Cost</b>						<b>\$2,147,447</b>

Project 0622.2004 · Elevator Modernization

**Facility:** DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4 **IDNO:** 0622  
**Category:** 4. **Type 1:** 08. **Type 2:** E13. **P/Class:** 5.



*Project Description*

The elevator serving the building is original.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	\$69,160.20	\$138,320
Maximum Allowable Construction Cost						\$138,320
<b>Total Project Cost</b>						<b>\$176,359</b>

Project 0622.2005 · Plumbing Upgrades

**Facility:** DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4 **IDNO:** 0622  
**Category:** 4. **Type 1:** 05. **Type 2:** D05. **P/Class:** 2.



*Project Description*

Plumbing fixtures throughout the building experience flush valve malfunctions and suffer drain backups.

Replace flush valves throughout the building.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace flush valves	2.3722	28.0	EA	1.00	\$680.74	\$19,061
Maximum Allowable Construction Cost						\$19,061
<b>Total Project Cost</b>						<b>\$25,541</b>

Project 0622.2006 · Structural Study

**Facility:** DACC, EAST MESA, ACADEMIC RESOURCES, PH-3&4 **IDNO:** 0622  
**Category:** 4. **Type 1:** 13. **Type 2:** D02. **P/Class:** 2.



*Project Description*

Structural cracks show on walls in classrooms 113, 114, 115, and 117 on the lower level; across the ceiling in classroom 112; and on the wall outside of storage room 110 in the southwest wing corridor. Cracks also appear on the computer lab's window wall on the upper level.

Repair cracks and repaint walls. Commission a structural study.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair cracks and repaint	2.3323	20.0	EA	1.00	\$158.39	\$3,168
2 Commission a structural study	2.4316	1.0	Per	1.00	\$5,350.00	\$5,350
Maximum Allowable Construction Cost						\$8,518
<b>Total Project Cost</b>						<b>\$10,179</b>

## DAAU (0636) · DACC, EAST MESA, AUDITORIUM, PH-5

2800 SONOMA RANCH BLVD., LAS CRUCES, NM 88011

Evaluation Date: 2022-08-17

Evaluator: Maggie Hirsch

**Evaluation Status:** Evaluated

### Facility Summary

### Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible
Building Data			
Permanent building area:	11593 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	2010	Building age:	12
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$2,295,414
Cost per GSF:	\$198.00	FCI Cost:	\$0
FCI Score:	0.000	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

### Assessment Score for DACC, EAST MESA, AUDITORIUM, PH-5

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		219.0	196.5	89.7%
Physical Plant Assessment		357.0	321.0	89.9%
Adequacy and Environment		177.0	161.0	91.0%
Total		753.0	678.5	90.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Site Assessment



Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

### Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

### Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.



The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

### **Safety/Security**

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

## Building Assessment



The Auditorium Building is a single-story, steel-frame structure with stucco, exposed concrete masonry units (CMU), stone, and aluminum storefront system facades. The building sits on the southeast corner of the East Mesa Campus, between the Digital Arts Building to the west and the Student Resources Building to the northeast.

### Exterior

A concrete slab-on-grade foundation stabilizes the single-story building. Steel posts and beams lie exposed above stone and stucco columns, which support the metal roof's deep overhangs and the covered portico at the main entrance on the south side of the building. The building comprises vertically tiered sections and multiple faceted elevations defined by glass-wall storefront systems, stucco, stone veneer, and smooth-faced CMU. Changes in facade elevation and materials clearly define the entries. Exterior materials are in good condition, free from cracks and wear, show no water damage, and show no structural damage. Building entries are protected beneath column-supported and cantilevered roof overhangs. Entry doors use tinted, tempered storefront system glass with aluminum frames and handles. Windows consist of tinted, insulated storefront system glazing in clear, anodized-aluminum frames. Service doors use painted, solid-metal leaves in painted, metal masonry frames. No operable windows serve the building.

The roof consists of pitched, standing seam metal portions and flat sections covered with single-ply material. The roofs are in good condition.

### Interior

The building has two main entrance vestibules and sets of entry doors on either end of a tall lobby space with high clerestory windows. Men's restrooms and women's restrooms have access from a small vestibule on one side of this lobby, and entry doors into the main auditorium space sit on the other. The auditorium space has a gently sloped floor and seats 400 people. The concrete-floor stage is shallow and has limited wing space on the sides. Two sets of doors lie on either side of the stage's back wall and lead to a rear corridor, where dressing rooms and restrooms flank a tall scene-study classroom.

Finishes include polished concrete floors with cracks, carpet with stains, vinyl composition tile (VCT), and porcelain tile floors in restrooms. Walls include exposed smooth CMU, painted gypsum board, and

porcelain tile. Wood doors feature handles and kick plates. Ceilings include painted exposed-structure ceilings, decorative acoustic panels covered with fabric, painted gypsum board, and acoustic ceiling tiles with integral LED lighting. Some office ceilings show minor water stains from roof leaks that have been repaired. The staff report no current roof leaks. Concrete floors on either side of the audience seating area remain at ground/stage level as the audience floor slopes down to the front of the stage. Storefront systems with tinted glass define the side walls of the auditorium space. Retractable, mechanized shade systems control light. Painted, metal, decorative railings protect the edges of these walkways. Restrooms show plastic laminate counters with inset sinks and panels that allow knee space and protection from drainpipes. Phenolic partitions are in good condition. Finishes, fixtures, and equipment all appear to be in good condition.

### **Systems**

Roof-mounted combination heating and cooling units sit on the flat roof portions of the building. Distribution is good, and the system is audible but not intrusive. The plumbing system is in good working order, and the electrical distribution is sufficient.

### **Safety/Security**

A fire alarm system includes pull stations and visible strobes. Lighted signs identify exits. Fire extinguishers hang in wall cabinets in various locations. A fire suppression system protects the building. Smoke detectors hang throughout the building.

### **ADA and Code Compliance**

The Auditorium Building is fully Americans with Disabilities Act (ADA)-compliant.

## Adequacy and Environment



The Auditorium Building adequately serves its program and function.

## Site Plan



## Review Participants

Michael Luchau, DACC Facilities Support  
Arturo Ferrales, DACC Facilities Support  
Maggie Hirsch, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC, EAST MESA, AUDITORIUM, PH-5

There are no CIP projects associated to this facility.

# DADM (0606) · DACC, EAST MESA, DIGITAL MEDIA

2800 SONOMA RANCH BLVD., LAS CRUCES, NM 88011

Evaluation Date: 2022-08-17

Evaluator: Maggie Hirsch

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible
Building Data			
Permanent building area:	15000 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	2005	Building age:	17
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	\$4,253,250
Cost per GSF:	\$283.55	FCI Cost:	\$1,846,420
FCI Score:	0.434	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC, EAST MESA, DIGITAL MEDIA

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		205.0	192.0	93.7%
Physical Plant Assessment		352.0	315.5	89.6%
Adequacy and Environment		227.0	210.0	92.5%
Total		784.0	717.5	91.5%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### DACC East Mesa Digital Media

\* The Digital Media Building is the second-oldest building on the East Mesa Campus

### Site Assessment



Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

### Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

### Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner



enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.

The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

### **Safety/Security**

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

## Building Assessment



The Digital Media Building stands along the south edge of the campus, directly east of the Main Building and west of the Auditorium Building. A covered walkway on the upper and lower levels connects it to the Main Building on the west end. The building acts as a retaining structure. Like the Main Building, the Digital Media Building's upper level sits at a grade level that is adjacent to the parking lots and pedestrian sidewalks to the south. In contrast, the lower level is adjacent to the grade level of the interior courtyard to the north. Exterior concrete stairs connect the two levels.

### Exterior

The building's exterior shows concrete foundation walls covered with stucco. Notable cracks show on the foundation walls at the lower level. Building facades include concrete masonry unit (CMU) infill, stucco, and stone veneers. The primary entrance sits protected beneath a portico, which features a sloped metal roof and is supported by stone veneer columns. The secondary entries at the west end on the upper and lower levels of the building sit beneath covered walkways. The secondary entry on the west end of the building on the lower level stands unprotected, as is the third entry on the building's north side, facing the courtyard. Sloped metal roofs with wide overhangs, metal-panel-covered fascia, and soffits surround the building. Roof drains along the building's north face drain into stone-lined swales. The swales run between xeriscape areas and into grass lawns. Single-ply roof systems, with some soft spots and water ponding, cover the flat-roofed sections in the center of the building. Active roof leaks occur throughout the building, where the flat-roofed sections meet the high parapets that hold the top ridges of the metal roofs. Windows hold tinted, fixed, double-glazed units in clear aluminum frames and storefront system units with clear aluminum frames and tinted glazing. Exterior doors use storefront system units with clear aluminum frames and tinted safety glazing.

### Interior

The primary building entrance sits in the center of the south side of the building on the upper level. An expansive lobby connects to a central building corridor that branches west. An open stair beside an elevator provides access to the lower level from the lobby's west side. The college's Advanced Technologies (AT) Division office suite has access from the east side of the building lobby. The Arts Department's offices, classrooms, and restrooms occupy the remainder of the upper level. The lower level contains a central corridor running east to west; secondary entries reside at either end, and an entry lies at the end of the restroom corridor on the north side of the building. Open computer labs

occupy the lower level, serving the campus Creative Media/Digital and Design Department.

Building finishes are outdated and worn with cracked concrete floors, stained and worn carpet, structural wall cracks, and bowed and stained acoustic ceiling tiles. Damp odors permeate most spaces in the building. No corner guards protect the gypsum-board walls, which exhibit cracks and damage. Plastic laminate cabinets and counters show chipped and damaged material. Painted metal doors and view lite frames appear chipped and damaged in many locations. Warped acoustic ceiling tiles show water damage and stains; many spaces on the upper level show active dripping leaks. Ceilings hold outdated fluorescent lights throughout the building. Metal air-distribution vents on the ceilings show rust stains. Large porcelain tiles on restroom floors are slick and exhibit stained grout. Plastic laminate counters and panels in restrooms hold sinks with ADA-noncompliant reach ranges and mounting heights. No vertical grab bars serve the restrooms, which have acoustic tile ceilings. Wall-mounted toilets have come loose from their connections, and additional reinforcement supports the bowls. In the AT suite and the drafting lab, the sinks mounted in plastic laminate cabinets are noncompliant in height and lack open knee space.

### **Systems**

Roof-mounted combination units heat and cool the building. No individual temperature controls serve the building. A network-based system centrally controls temperatures. The electrical supply is adequate, and the lighting is in good condition.

### **Safety/Security**

The building includes a fire suppression system, extinguishers, and a central alarm system with pull stations and strobes. The university is installing security cameras throughout the campus, as well as keycard access locks for exterior doors.

### **ADA and Code Compliance**

Sinks sit in counters that are noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Sinks lack knee spaces and pipe insulation. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Vertical grab bars are missing in accessible restroom stalls. Steel stringer and concrete pan stairs with ceramic tile treads provide access between the floor levels. Aluminum handrails are compliant. The elevator is outdated.

## Adequacy and Environment



Office spaces and classrooms in the Digital Media Building are of adequate size for the program. Classrooms and office spaces are flexible and can be easily repurposed.

## Site Plan



## Review Participants

Michael Luchau, DACC Facilities Support

Arturo Ferrales, DACC Facilities Support

Maggie Hirsch, ARC Facilities Evaluatior

2021 CIP List of Projects for DACC, EAST MESA, DIGITAL MEDIA

Project No.	Code	Project Name	MACC	Project Budget
0606.2001	4.05.C05.2.	Roof Repairs	\$933	\$1,250
0606.2002	4.05.E01.3.	Interior Improvements	\$1,364,250	\$1,828,095
0606.2003	3.05.A03.3.2.	ADA Compliance: Interior Improvements	\$12,743	\$17,075
0606.2004	4.08.E13.5.	Elevator Modernization	\$138,320	\$176,359
<b>Total of Project Budgets</b>				<b>\$2,022,779</b>

Project 0606.2001 · Roof Repairs

**Facility:** DACC, EAST MESA, DIGITAL MEDIA **IDNO:** 0606  
**Category:** 4. **Type 1:** 05. **Type 2:** C05. **P/Class:** 2.



*Project Description*

Active roof leaks show on the ceilings. The ceilings exhibit damaged, stained acoustic tiles and rusted vents.

Repair roof leaks.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair the roof	2.2442	2,276.0	SF	1.00	\$0.41	\$933
Maximum Allowable Construction Cost						\$933
<b>Total Project Cost</b>						<b>\$1,250</b>

Project 0606.2002 · Interior Improvements

**Facility:** DACC, EAST MESA, DIGITAL MEDIA **IDNO:** 0606  
**Category:** 4. **Type 1:** 05. **Type 2:** E01. **P/Class:** 3.



*Project Description*

Building finishes are outdated and worn with cracked concrete floors, stained and worn carpet, structural wall cracks, and bowed and stained acoustic ceiling tiles. No corner guards serve the gypsum-board walls, which exhibit cracks and damage. Plastic laminate cabinets and counters show chipped and damaged material. Painted metal doors and vision-lite frames appear chipped and damaged in many locations. Warped acoustic ceiling tiles show water damage and stains. The metal air-distribution vents on the ceilings have rust stains. Large porcelain tiles on restroom floors are slick and exhibit stained grout. The restrooms have acoustic tile ceilings.

Refurbish the building's interior finishes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refurbish the finishes	2.1117	15,000.0	SF	1.00	\$90.95	\$1,364,250
Maximum Allowable Construction Cost						\$1,364,250
<b>Total Project Cost</b>						<b>\$1,828,095</b>



Project 0606.2003 · ADA Compliance: Interior Improvements

**Facility:** DACC, EAST MESA, DIGITAL MEDIA **IDNO:** 0606  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 2.



*Project Description*

Throughout the building, sinks sit in counters that are ADA-noncompliant in height. Sink faucets sit outside of compliant reach ranges. Sinks offer no knee spaces and have uninsulated pipes. Restroom accessories hang at noncompliant heights and sit outside of reach ranges above the counters. Vertical grab bars are missing in the accessible restroom stalls.

Replace cabinets and sinks with ADA-compliant height units with open knee space and provide pipe insulation. Move restroom accessories within compliant mounting heights. Install vertical grab bars in accessible toilet stalls.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace cabinets and sinks	2.3511	7.0	EA	1.00	\$1,471.23	\$10,299
2 Move accessories	2.3713	12.0	EA	1.00	\$147.45	\$1,769
3 Install vertical grab bars	2.3723	4.0	EA	1.00	\$168.63	\$675
Maximum Allowable Construction Cost						\$12,743
<b>Total Project Cost</b>						<b>\$17,075</b>

Project 0606.2004 · Elevator Modernization

**Facility:** DACC, EAST MESA, DIGITAL MEDIA **IDNO:** 0606  
**Category:** 4. **Type 1:** 08. **Type 2:** E13. **P/Class:** 5.



*Project Description*

The elevator serving the building is original.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	\$69,160.20	\$138,320
Maximum Allowable Construction Cost						\$138,320
<b>Total Project Cost</b>						<b>\$176,359</b>

# DASR (0639) · DACC, EAST MESA, STUDENT RESOURCES, PH-6&7

2800 SONOMA RANCH BLVD., LAS CRUCES, NM 88011

Evaluation Date: 2022-08-16

Evaluator: Maggie Hirsch

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	918 standard, 31 accessible
Building Data			
Permanent building area:	70000 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	2012	Building age:	10
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	\$19,848,500
Cost per GSF:	\$283.55	FCI Cost:	\$46,180
FCI Score:	0.002	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC, EAST MESA, STUDENT RESOURCES, PH-6&7

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		217.0	210.0	96.8%
Physical Plant Assessment		357.0	306.0	85.7%
Adequacy and Environment		197.0	189.0	95.9%
Total		771.0	705.0	91.4%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Site Assessment



Doña Ana Community College's East Mesa Campus stands in a newly developed portion of Las Cruces, on the East Mesa. The campus buildings and services occupy about 20 acres within a larger undeveloped site. Sonoma Ranch Boulevard borders the site on the west, and Calle Jitas Boulevard lies to the north. A residential neighborhood rims the east edge of the site, and undeveloped open space defines the south border.

### Access

The campus lies in a D shape with a ring road surrounding the parking lots to the west, south, and east. The primary vehicle entrance branches east from Sonoma Ranch Blvd. Two secondary access drives stem to the south from Calle Jitas Blvd. at the ends of the ring road—one on the west and one on the east side of the campus. The primary vehicle entrance penetrates the southwest corner of the D shape and provides access onto the ring road and into the parking lots, which lie to the north and the east. This prominent entrance includes a circular drive at the corner entrance of the Main Building. Multiple secondary vehicle entrances branch from the ring road and provide access to the parking lots. Concrete sidewalks along the north edge of campus on Calle Jitas Blvd. provide pedestrian access into the north parking lot, and a marked crosswalk defines the accessible path to the Academic Resources Building. Concrete sidewalks flank the main driveway. Marked crosswalks define pedestrian access across the driveway, the ring road, and the parking lots at the campus's main entry corner. Additional marked pedestrian crosswalks define accessible routes through the parking lots near the Main Building and the Student Resources Building.

### Site Development

Parking lots surround the campus buildings on all four sides. The campus buildings form an oval around a large central courtyard and open plaza. The site slopes down from south to north, and the buildings act as retaining walls. Building entries sit at multiple levels with ground-level entries to the south and lower-level entries to the north. The upper levels of the Main Building and the Digital Arts Building sit at a ground level, adjacent to the south parking lots and the south end of the west parking lot. The building's lower levels exit into the central courtyard. These two buildings form the west corner enclosure of the central courtyard. The Auditorium Building sits lower than the Digital Arts Building, but the Auditorium Building's main entrance also faces south. This entrance has access from sloped sidewalks, concrete stairs, and the ramps from the south parking lots.

The Student Resources Building forms the east corner enclosure of the central courtyard. Two main entrances serve the building—one facing east and one facing west. The east entry faces the east parking lots, and the west entry faces the central courtyard. Both entrances access the lower level of the building. The Academic Resources Building occupies the north side of the central courtyard with two main entrances—one on the north side of the building facing the north parking lots, and the other on the south side of the building facing the central courtyard. Both entrances access the lower level of the building.

The courtyard slopes down from south to north. Multiple levels within the central courtyard are separated by concrete sidewalks, concrete ramps, and landscaping surrounded by low concrete walls. Building entrances are accessible from different levels in the parking lots and central courtyard. Poured-in-place concrete walls, stairway walls, and landscape planters form retaining walls throughout the campus. Areas of xeriscape lie interspersed with grass lawns and concrete plazas throughout the central courtyard and surrounding the buildings. Diverse gathering areas for students include multiple picnic tables under shaded structures, grass lawns, a sand volleyball court, tiered concrete seating areas, and shaded platforms. Metal handrails and concrete benches, including the tops of the concrete landscape planter walls, show damage and deterioration from skateboards. Low-water-use plants and mature shade trees appear to be in good condition throughout the site. Xeriscape areas with gravel and landscaping rocks show aggregate breakdown and exposed underlayment paper surrounding the buildings. Ground drains catch water runoff on the north side of the campus. Water collects and ponds near the west side of the Auditorium Building, where an irrigation sprinkler head and a junction box are damaged.

### **Safety/Security**

The semi-remote location of the campus and the isolated vehicle entries create a secure site. Pedestrian access to the site is limited with surrounding areas of undeveloped land. The layout secures the site with the outer ring road surrounding the parking lots. The parking lots then surround the buildings, which form a perimeter and protect the inner courtyard. Xeriscape berms protect the south side of the ring road, and metal pipe gates protect vehicle entry drives. No fencing surrounds the developed site. Two dumpster enclosures sit within the parking lots on the south and north sides of the campus. The site and exterior building lighting are adequate. Underground electrical utilities, city water, sewer, and natural gas serve the campus and its buildings.

## Building Assessment



The Student Resources Building occupies the northeast corner of Doña Ana Community College's East Mesa Campus. The building forms the northeast corner of the protected central courtyard. The Student Resources Building contains a double-height center section and two corridor sections that branch to the north and the south. The main entrances sit at either end of the center section with one on the west side facing the courtyard and the other on the east side facing the east parking lot. The building is a two-story, steel-frame structure with stucco, concrete panel, and stone facades. The upper level covers a portion of the building above the north section.

### Exterior

The building's exterior shows concrete foundation walls covered with stucco at the base. The lower portion of the building's facade includes concrete panels and stone-veneer pilasters with a stucco edge cap. The upper portion of the facade is a stucco system with control joints and a stucco-covered cornice. The primary entries sit on either side of the building's central portion, facing east and west. The entries are well defined by concrete plazas and have a curved archway, which is supported by stone-veneer columns on the east side. The top wall portion of this curved archway consists of a curved metal beam. Sloped metal roofs with wide overhangs, metal-panel-covered fascia, and soffits surround the building. Single-ply roof systems, with some soft spots and water ponding, cover the flat-roofed sections in the center of the building. Active roof leaks are present throughout the building, where flat roofs meet the high parapets that hold the top ridges of the metal roofs.

Secondary entries sit on the lower level at the end of the culinary arts corridor on the east facade, at the end of the emergency services classroom corridor on the west facade, and at the south side of the building serving the student services corridors. The upper level contains two additional entries on the north and west sides of the building, which open to exterior concrete stairs that descend to the courtyard level. The upper-level entry on the west side of the building opens into a concrete platform and walkway that provides access to the upper-level entry into the Academic Resources Building.

Roof drains along the building's base drain into concrete and stone-lined swales. The swales run into xeriscape areas with deteriorating gravel and exposed, damaged paper underlayment. Then, they run out into the concrete service yard. Single-ply roof systems sit in the center of the building behind the sloped metal sections and show some soft spots and signs of water ponding. Windows consist of tinted, fixed,

double-glazed units in clear aluminum frames and storefront system units with clear aluminum frames and break-metal sections between tinted safety glazing. Aluminum shade structures with open blades sit above windows on all sides of the building. Exterior doors are storefront system units with clear aluminum frames and tinted safety glazing. Doors to the mechanical and electrical rooms hold solid metal leaves and show faded, chipped paint. Four roll-up, garage-style doors open from the emergency services training classrooms into a protected service yard on the building's north side. This yard serves as the training area for the emergency services labs and as a delivery area for the culinary arts kitchens. The yard includes a set of double doors that open into the culinary arts service corridor. Six-foot-high, stucco-covered CMU walls and an electronic, solid metal gate enclose the yard. The yard contains two storage sheds, a storage container, and fire department training equipment.

### **Interior**

The lower level of the Student Resources Building contains a central, double-height student commons space with a snack bar run by the culinary arts program and three executive conference rooms. The Culinary Arts and Hospitality Wing comprises the north portion of the building's lower level. Classrooms, a conference room, culinary arts teaching spaces, and kitchens occupy this section. A double-loaded classroom corridor branches to the west and contains the Emergency Medical Services Program training labs and an instructional TV studio. The south portion of the building is a single-story structure containing the student development suites, which include the Information Center/Admissions offices, Cashiers, Academic Advising, offices for Student Accessibility Services, a testing center, Registration, Veterans Affairs, and Financial Aid offices.

The upper level of the Student Resources Building holds classrooms and offices for the Emergency Medical Services Program; the Hospitality Services Department's offices; the Public Services/Criminal Justice Department; Fire Investigations; classrooms and offices for the Fire Science and Law Enforcement; and the Science, Engineering, and Mathematics (SEM) Division classrooms and offices. A granite-tiled elevator enclosure stands at the north side of the central lobby space, surrounded by an open stairwell with stairs descending to the lower level. Tinted glass panels with wood handrails protect the open stair.

Finishes in the Academic Resources Building are beginning to show signs of age and wear. No corner guards or wall protection serve the gypsum-board walls, which show damage and chipped paint, most notably in the lower-level teaching labs. Drinking fountains hang on walls without protective wet wall materials. Porcelain tile floors show stains, stained grout, chipped tiles, broken tiles, and vinyl transition strips that have separation between the tile and carpet. Carpet tile floors show stains and water damage in the corridors, although some office suites show replaced carpet tiles. Finished concrete floors in teaching labs show cracks, stains, and missing vinyl wall bases. Some classroom floors show static-dissipative vinyl tile, which is in good condition. The IT server closet is missing a threshold at the door, exposing mastic and a missing tile section. A floor ramp and raised platform lack a handrail or protective rail in the culinary arts demonstration kitchen. Quarry tile floors in the teaching kitchen show chemical stains and damage beneath a hand-washing sink.

Acoustic ceiling tiles and wood slat decorative ceilings are in good condition throughout the building.

Some water stains are present in the upper-level ceiling tiles. Washable ceiling tiles and fiber-reinforced plastic (FRP) wall panels are in good condition in the teaching kitchens. The ceramic tile flooring in the elevator shows cracks and wear. Wood doors are in good condition, and the building's entry doors have push-bar closers and tinted safety glass. Doors at the lower-level teaching labs have locks requiring number codes. The mini blinds on windows are in good condition. Restrooms exhibit washable acoustic tile ceilings.

### **Systems**

Gas-fired boilers and roof-mounted refrigerated units, with variable air volume (VAV) boxes inside the plenums, heat and cool the building. No individual temperature controls serve the building. A network-based system centrally controls temperatures. The maintenance staff report that some of the recently replaced split system units are insufficient. The plumbing system includes crossed supply lines with hot water running through cold water lines and vice versa. The electrical supply is adequate.

### **Safety/Security**

The building offers a fire suppression system, extinguishers, and a central alarm system with pull stations and strobes. Magnetic devices hold open fire-rated doors, which protect classroom and office corridors. The university is installing security cameras and key card access locks for exterior doors campus-wide.

### **ADA and Code Compliance**

Restroom sinks sit on counters that are Americans with Disabilities Act (ADA)-noncompliant in height throughout the building, and faucets sit outside of compliant reach ranges. Restroom accessories hang at noncompliant heights and are outside of reach ranges above the counters. Break room sinks sit in counters that are ADA noncompliant in height and lack open knee space. Pipes are uninsulated. Steel stringer and concrete pan stairs with ceramic tile treads provide access between the floor levels. Wood handrails are compliant. The elevator is outdated.



## Adequacy and Environment



Office spaces and classrooms in the Student Resources Building are of adequate size for the program, but some are underutilized. Unused offices and classrooms serve as storage. Classrooms and office spaces are flexible and can be easily repurposed.

## Site Plan



## Review Participants

Michael Luchau, DACC Facilities Support

Arturo Ferrales, DACC Facilities Support

Maggie Hirsch, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC, EAST MESA, STUDENT RESOURCES, PH-6&7

Project No.	Code	Project Name	MACC	Project Budget
0639.2001	4.05.C05.3.	Roof Repairs	\$1,640	<b>\$2,198</b>
0639.2002	3.05.A03.3.3.	ADA Compliance: Interior Improvements	\$17,702	<b>\$23,721</b>
0639.2003	4.05.E06.4.	Interior Improvements	\$2,122,050	<b>\$2,843,547</b>
0639.2004	7.13.D05.2.	Plumbing Study	\$16,955	<b>\$20,261</b>
0639.2005	4.08.E13.5.	Elevator Modernization	\$138,320	<b>\$176,359</b>
<b>Total of Project Budgets</b>				<b>\$3,066,085</b>

Project 0639.2001 · Roof Repairs

**Facility:** DACC, EAST MESA, STUDENT RESOURCES, PH-6&7 **IDNO:** 0639  
**Category:** 4. **Type 1:** 05. **Type 2:** C05. **P/Class:** 3.



*Project Description*

Active roof leaks in the upper level caused stains and damage on the ceiling tiles.

Repair roof leaks as needed.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair TPO roofs	2.2442	4,000.0	SF	1.00	\$0.41	\$1,640
Maximum Allowable Construction Cost						\$1,640
<b>Total Project Cost</b>						<b>\$2,198</b>

Project 0639.2002 · ADA Compliance: Interior Improvements

<b>Facility:</b>	DACC, EAST MESA, STUDENT RESOURCES, PH-6&7	<b>IDNO:</b>	0639
<b>Category:</b>	3.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	A03.3.
		<b>P/Class:</b>	3.



*Project Description*

Classroom, break room, and restroom sinks sit in counters that are noncompliant in height throughout the building. Sink faucets sit outside of compliant reach ranges. Sinks with knee spaces have uninsulated pipes. Restroom accessories hang at noncompliant heights and sit outside of reach ranges above the counters.

Install counters and sinks at compliant heights in classrooms, break rooms, and restrooms. Move restroom accessories to compliant heights. Insulate the pipes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install sinks and cabinets	2.3511	10.0	EA	1.00	\$1,471.23	\$14,712
2 Move accessories	2.3713	15.0	EA	1.00	\$147.45	\$2,212
3 Insulate pipes	2.3725	20.0	EA	1.00	\$38.91	\$778
Maximum Allowable Construction Cost						\$17,702
<b>Total Project Cost</b>						<b>\$23,721</b>

Project 0639.2003 · Interior Improvements

**Facility:** DACC, EAST MESA, STUDENT RESOURCES, PH-6&7 **IDNO:** 0639  
**Category:** 4. **Type 1:** 05. **Type 2:** E06. **P/Class:** 4.



*Project Description*

Finishes throughout the building show wear, stains, and damage. Some office suites have updated finishes.

Refresh the interior finishes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refresh finishes (adj. to exclude already-replaced finishes)	2.1116	70,000.0	SF	0.75	\$40.42	\$2,122,050
Maximum Allowable Construction Cost						\$2,122,050
<b>Total Project Cost</b>						<b>\$2,843,547</b>

Project 0639.2004 · Plumbing Study

**Facility:** DACC, EAST MESA, STUDENT RESOURCES, PH-6&7 **IDNO:** 0639  
**Category:** 7. **Type 1:** 13. **Type 2:** D05. **P/Class:** 2.



*Project Description*

The plumbing system has crossed supply lines; hot water runs through what should be cold water lines and vice versa.

Commission a plumbing study. An allowance is added for repairs.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Commission a plumbing study	2.4314	1.0	Per	1.00	\$6,955.00	\$6,955
2 Plumbing repair allowance	0.0000	1.0	allowance	1.00	\$10,000.00	\$10,000
Maximum Allowable Construction Cost						\$16,955
<b>Total Project Cost</b>						<b>\$20,261</b>

Project 0639.2005 · Elevator Modernization

**Facility:** DACC, EAST MESA, STUDENT RESOURCES, PH-6&7 **IDNO:** 0639  
**Category:** 4. **Type 1:** 08. **Type 2:** E13. **P/Class:** 5.



*Project Description*

The elevator serving the building is original.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	\$69,160.20	\$138,320
Maximum Allowable Construction Cost						\$138,320
<b>Total Project Cost</b>						<b>\$176,359</b>



# DAMA / DASH (0341) · ALEX SANCHEZ HALL

3400 S. ESPINA ST., LAS CRUCES, NM 88003

Evaluation Date: 2022-08-16

Evaluator: Amy Smith

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	14.20	No/type of parking spaces:	575 general, 3 motorcycle, 22 ADA (includes 17 van accessible)
Building Data			
Permanent building area:	107644 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1978	Building age:	44
Initial Construction Date:	1978	Renovation/Addition 1:	1981
Renovation/Addition 2:	1985	Renovation/Addition 3:	1987
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$30,522,456
Cost per GSF:	\$283.55	FCI Cost:	\$5,079,883
FCI Score:	0.166	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for ALEX SANCHEZ HALL

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	340.5	92.8%
Adequacy and Environment		309.0	270.0	87.4%
Total		918.0	828.0	90.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Site Assessment



Alex Sanchez Hall is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies at the south end of Las Cruces, New Mexico, adjacent to New Mexico State University (NMSU). Gregg Street bounds the irregularly-shaped site to the north, with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides, and Interstate 10 runs on the south side of the site.

### Access

Concrete-paved walkways along Gregg, Wells, and Espina Streets provide pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, concrete walkways in good condition lead to the building's entrances.

Vehicles access the site from either Gregg Street or Sam Steel Way and park in one of three asphalt-paved lots. The first small parking lot (lot 71) offers 21 spaces and lies on the north side of Alex Sanchez Hall. The second medium lot (lot 69) offers 86 spaces and sits on the north side of the Technical Studies Building. The large lot (lot 70) fills a significant portion of the south half of the site with 416 parking spaces. A fourth gravel parking lot (lot 98) serves the campus with approximately 72 spaces.

The asphalt pavement in all of the parking lots is heavily cracked, and the paint delineating the spaces has faded. However, in the small and medium parking lots, a seal coat covers the asphalt, and the large cracks are filled. DACC has a project request in progress for \$1.6 million for remediation of the parking lot. DACC expects the project to start in September 2023.

An asphalt-paved driveway runs between the Technical Studies and the Learning Resources Buildings, providing vehicular access to Alex Sanchez Hall's west wing. The asphalt pavement is in poor condition, with cracks and loose aggregate.

### Site Development

Grass lawns, gravel beds, mature trees, and shrubs landscape the site. Portions of the grass lawn along the east side of Alex Sanchez Hall are dead due to the steam lines running below the grass, and the lawn between the Technical Studies Building and Alex Sanchez Hall is mostly bare. Except for a few trees

with dead sections, the plants are in good condition. Weeds grow in many of the gravel beds. In some areas, especially around the Learning Resources Building, the gravel beds are thin, and the landscape fabric is tattered and visible.

Rainwater runoff flows between the buildings and drains toward the edges of the site. A culvert at the southwest corner of the site collects water from the large parking lot and directs it to a drainage channel along Sam Steel Way. Rainwater runoff is well mitigated over most of the property. However, minor ponding occurs in the courtyard surrounded by Alex Sanchez Hall, the Learning Resource Building, and the General Classroom Building, and water pools outside of the exterior door to lecture hall 96 and runs under the door.

Concrete walkways in good condition connect all of the buildings. The patio at the southeast entrance to Alex Sanchez Hall includes cracked concrete and empty planters.

#### Safety/Security

A rock wall surrounds the grass gathering area at the site's southern corner. The concrete on top of the wall appears to be heaving in one area, and it is cracked. Another rock wall lines a section of the grass lawn on the site's north edge, and the concrete on top of the wall is cracked and chipped. Several walls on the south and east sides of Alex Sanchez Hall are cracked, and the stucco finish is chipped. The split-face concrete masonry unit (CMU) walls between Alex Sanchez Hall and the Learning Resource Building appear to be settling, resulting in cracks running through the bricks and joints. A section of the stucco-covered CMU wall near the stairway to the basement mechanical room has settled several inches, resulting in wide gaps in the joints.

Dumpsters stand on the east side of the Technical Studies Building. No enclosure surrounds them.

Pole and building-mounted lights illuminate the site. Site lighting appears adequate.

Municipal sewer and water systems serve the campus. Electrical feeds run underground.

#### Accessibility Attributes

The walkway leading from the small parking lot on the north side of Alex Sanchez Hall to the building's main entrance has an eight percent slope, which exceeds Americans with Disabilities Act (ADA) allowances for a walkway, and it rises over 30 inches without an intermediate landing. An alternate route is available from the parking lot to the main entrance, but it requires traveling around the corner and up another walkway and is a significantly longer route. The cross-slope on the sidewalk along the west edge of the south wing of Alex Sanchez Hall is too steep at eight percent. No accessible paths lead to the gazebo in the grass area on the south corner of the site. The handrails on the exterior stairs leading to the basement mechanical room do not meet ADA requirements, and the exterior stair to mechanical room M080 offers no handrails. A sign is missing from one of the ADA parking spaces at the east end of the medium parking lot.

## Building Assessment



Alex Sanchez Hall is a large, long, L-shaped building that defines the northeast corner of the site. The building is a single story with a basement mechanical room.

DACC constructed the building in multiple phases between 1978 and 1987. The original 1978 portion of the building consisted of two wings that formed an L at the northeast corner of the site. In 1981, additions on each wing lengthened the building. Between 1985 and 1987, the college built another V-shaped addition on the south end of the structure that runs along the east edge of the site.

### Exterior

A concrete foundation with CMU walls and steel frame construction compose the building's structure. Several minor wall cracks show, but the structure appears in good condition.

Thermoplastic polyolefin (TPO) installed between 2013 and 2016 covers most of the roof. Built-up roofing with asphalt cap sheets composes several small sections of the roof on the building's east side, and a standing-seam metal roof forms a tiny section of the roof on the south end. The built-up roof dates to 1989, and a silicone coating covers several large sections of the built-up roof. The TPO portion of the roof is in good condition, but several areas show patches. The built-up roof is in fair to poor condition, with bubbles, loose aggregate, and soft spots. The standing-seam metal roof is in good condition. Metal caps in good condition cover some of the parapets. Stucco covers the remaining parapets, but most of it is in poor condition with cracks and chips. Several areas of the roof have no ladder access.

Stucco covers the exterior walls. In most areas, the stucco was recently refinished and is in good condition. However, on several walls, the stucco is cracked, and the colors are mismatched, especially on the exterior walls that extend above the lower roof lines.

The exterior doors are solid metal and storefront leaves, and the doors from the corridors include panic hardware. The exterior doors are in good condition, but water runs under the door from lecture hall 96.

Single and double-glazed, fixed units compose the exterior windows. Most of the windows are in good condition. However, several windows are cracked, a few are cloudy, and some of the windows above the

roof line have rusted frames and caulk running around the edges of the glazing.

### Interior

Alex Sanchez Hall is arranged around a long, double-loaded corridor with classrooms, labs, office suites, and support spaces on both sides. The building has two main entrances, one at the northeast corner of the site and another at the southeast corner.

The college refurbished most of the classrooms and labs about five years ago, and the interior finishes in those spaces are in good condition. Carpet tile finishes the classroom floors, and the labs have concrete and vinyl composition tile (VCT) flooring. Several of the refurbished computer classrooms have raised floors to facilitate flexible furniture arrangements. A mixture of carpet tile, textile composite, and VCT finish the office suite floors. The carpet tile is in good to fair condition, but in some areas, the carpet shows wear, and the edges of the tiles are frayed. The facilities department plans to replace the carpet tile in some of the office suites this winter. The textile composite flooring is new and in good condition. The snack bar has a mixture of ceramic tile, carpet tile, and VCT flooring. The tile is in good condition, but the VCT is mismatched, discolored, and damaged, and the carpet is worn and stained. The health clinic has carpet tile and linoleum tile flooring, both in good condition. Ceramic tile and carpet tile flooring in good condition cover the corridor floors. The restrooms have ceramic tile floors in good condition.

A combination of painted and textured gypsum board, painted CMU, and painted stucco finish the interior walls. Ceramic tile wainscot protects the restroom walls behind the plumbing fixtures. The interior walls are in good condition.

Suspended acoustic ceiling tiles compose most of the building's ceilings. Most ceiling tiles are in good condition, but a few show water stains from possible roof or roof drain leaks, and several classrooms, labs, and offices show mismatched tiles. The water treatment labs and some mechanical rooms have exposed-structure ceilings, the corridors near the main entrances have wood plank ceilings, and several secondary rooms have hard-lid ceilings; all are in good condition.

The interior doors include wood and metal leaves. Most doors are in good condition, but several doors to the mechanical rooms show damage.

The water treatment labs have metal cabinets with resin countertops in excellent condition. The dental clinic has wood veneer cabinets with a mixture of laminate and solid surface countertops, all in good condition. The electronics labs have wood veneer desks and metal desks with laminate table tops. The veneer and laminate finishes are worn and chipped.

The break rooms in the office suites and the snack bar have laminate cabinets and countertops. The casework in the break rooms is in good to fair condition with some minor chipping. However, the veneer on the casework in the snack bar is aged and delaminating.

### Systems

The building's heating, ventilation, and air conditioning (HVAC) systems use air handlers, packaged units, chillers, and cooling towers. A portion of the building receives steam from NMSU. A network-based system controls the building's temperatures. The HVAC system works well, and the units are well-maintained and replaced at the end of their life cycles. Staff report that they will soon get a new chilling tower and chiller. Staff would like to install boilers to replace the steam lines from NMSU.

The plumbing system works well, and the staff reports no concerns. The multi-stall restrooms recently received renovations, and the fixtures and partitions are in good condition. The three-compartment sink in the snack bar prep room lacks an air gap.

The building's electrical system functions well, but it is original to the building. The college has upgraded the interior lights to LED fixtures in most spaces.

#### Safety/Security

The building has a voice over internet protocol (VOIP) system that replaced the original phone lines. Many of the legacy phone lines still hang in the building, but staff plans to remove them.

No security cameras serve the campus. However, a project to install security cameras is underway. A key card access system secures all of the classrooms, and key card access installation on the exterior doors is in progress.

A fire alarm system with manual pull stations and horn/strobe combination and a fire suppression system protects the building. Fire extinguisher cabinets hang in the corridors.

#### ADA and Code Compliance

A few exterior doors on the south wing include no landings on the exterior side of the door. Numerous rooms, especially in the unrefurbished parts of the building, lack tactile and Braille signs. None of the lockers in the dental clinic are marked as accessible, and the bench in the locker room does not have a back. Several exterior and interior doors offer doorknobs rather than lever-style hardware. The sink pipe in break room 114G lacks insulation. The sink in conference room 114M has knob faucet handles, and the casework is too tall at 36 inches.

No vertical grab bars hang in the ambulatory stalls in the women's multi-stall restrooms R072 and R100, in the accessible stall in the men's multi-stall restroom R102, or in the single-occupant restroom R110. No insulation wraps the sink pipes in women's multi-stall restroom R123. Single-occupant restroom M1 lacks grab bars, and the toilet flush control is not on the open side of the room. Single occupant restroom R116 has no vertical grab bar, the toilet flush control is not on the open side of the room, the toilet paper dispenser hangs too close to the side grab bar, and the sink encroaches on the toilet's clear floor space.

## Adequacy and Environment



Alex Sanchez Hall holds classrooms, labs, and computer classrooms for general classes and various programs, including dental, nursing, electronics, and water treatment. The building also offers several office suites for faculty, departments, and student services programs, including the Academic Readiness Center, the Business and Finance department, the Student Accessibility and Resource Center, and the Admissions, Arts, Humanities, and Social Sciences Division.

The general classrooms, computer classrooms, and offices are adequate in size and meet the school's needs. They offer flexibility to serve a variety of programs. Several office suites have no occupants, but the college plans to move student programs into them.

The dental and nursing program staff expressed the need for additional space and upgrades to their spaces. The size of the dental clinic limits the number of students to 12 per class, but the staff would like a larger space so they can expand the class size. The dental clinic has a dark lab with a revolving door, but the room is no longer required, and students use it as a changing room.

The nursing program needs additional space for the Licensed Practical Nurse (LPN) program, a dual-purpose classroom lab, and additional storage. Their current nursing lab is not constructed to reflect real-life conditions, making it difficult to prepare students for the field.

The building has a health clinic that served students before the Covid-19 pandemic, but the suite is currently vacant.

Many of the classrooms and labs receive no natural light, but the interior lighting is adequate.

## Site Plan



## Review Participants

Mike Luchau, Facilities Services Manager  
Amy Smith, ARC Facilities Evaluator



## 2021 CIP List of Projects for ALEX SANCHEZ HALL

Project No.	Code	Project Name	MACC	Project Budget
0341.2001	4.06.B03.3.	Parking Lot Improvements	\$1,240,575	<b>\$1,247,014</b>
0341.2002	4.06.B02.4.	Landscaping Improvements	\$69,915	<b>\$89,142</b>
0341.2003	4.06.B05.1.	Drainage Improvements	\$19,027	<b>\$24,260</b>
0341.2004	4.06.B04.3.	Site Wall Improvements	\$75,735	<b>\$96,562</b>
0341.2005	4.06.B04.4.	Dumpster Enclosure	\$33,368	<b>\$42,544</b>
0341.2006	3.06.A03.1.3.	ADA Compliance: Entry Access Improvements	\$63,445	<b>\$80,893</b>
0341.2007	3.06.A03.1.5.	ADA Compliance: Walkway Improvements	\$32,453	<b>\$41,378</b>
0341.2008	3.06.A03.1.3.	ADA Compliance: Minor Site Improvements	\$5,704	<b>\$7,273</b>
0341.2009	4.08.C05.4.	Roof Upgrades	\$318,223	<b>\$405,735</b>
0341.2010	4.05.C01.3.	Exterior Improvements	\$48,919	<b>\$65,551</b>
0341.2011	4.05.E06.4.	Interior Improvements	\$198,960	<b>\$266,607</b>
0341.2012	4.05.E13.4.	Casework Replacement	\$55,694	<b>\$74,629</b>
0341.2013	4.05.E13.4.	Snack Bar Upgrades	\$326,048	<b>\$436,904</b>
0341.2014	4.04.D03.3.	Boiler Upgrades	\$497,338	<b>\$666,432</b>
0341.2015	4.04.D04.3.	Electrical Upgrade	\$2,695,406	<b>\$3,611,844</b>
0341.2016	3.05.A03.3.3.	ADA Compliance: Interior Upgrades	\$43,943	<b>\$58,884</b>
0341.2017	3.05.A03.2.3.	ADA Compliance: Minor Restroom Improvements	\$2,066	<b>\$2,769</b>
0341.2018	3.04.A03.2.6.	ADA Compliance: Restroom Renovation	\$19,421	<b>\$26,023</b>
0341.2019	6.05.F01.4.3.	Dental Clinic Improvements	\$11,824	<b>\$15,843</b>
0341.2020	6.04.F01.4.3.	Nursing Lab Improvements	\$491,462	<b>\$658,559</b>
<b>Total of Project Budgets</b>				<b>\$7,918,845</b>

Project 0341.2001 · Parking Lot Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B03.
		<b>P/Class:</b>	3.



*Project Description*

The site includes three parking lots, which are numbered 69, 70, and 71). All parking lots exhibit heavily cracked asphalt pavement, and the paint delineating the spaces appears faded. A seal coat covers the asphalt at parking lots 69 and 71, and the larger cracks are filled. The asphalt pavement on the driveway between the Technical Studies Building and the Learning Resources Building is in poor condition with cracks and loose aggregate.

Repave and stripe parking lots 69 and 71, as well as the south and east sections of parking lot 70. At the west section of parking lot 70, repave the degraded asphalt, seal the cracks, and seal coat the asphalt surface. Resurface the driveway between the Technical Studies Building and the Learning Resources Building.

Molzen Corbin provided the repavement project costs for parking lots 69, 70, and 71.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repave parking lot 69	0.0030	1.0	Project	1.00	\$227,801.98	\$227,802
2 Repave parking lot 71	0.0030	1.0	Project	1.00	\$78,377.55	\$78,378
3 Repave the south and east sections of parking lot 70	0.0030	1.0	Project	1.00	\$773,983.37	\$773,983
4 Repair and seal the west section of parking lot 70	0.0030	1.0	Project	1.00	\$136,997.76	\$136,998
5 Resurface driveway	1.1418	4,600.0	SF	1.00	\$5.09	\$23,414
Maximum Allowable Construction Cost						\$1,240,575
<b>Total Project Cost</b>						<b>\$1,247,014</b>

Project 0341.2002 · Landscaping Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	06.
<b>Type 2:</b>	B02.	<b>P/Class:</b>	4.



*Project Description*

Portions of the grass lawn are dead along the east side of Alex Sanchez Hall, due to the steam lines running below the grass. The lawn is mostly bare between the Technical Studies Building and Alex Sanchez Hall. Weeds grow in many of the gravel beds. In some areas, especially around the Learning Resources Building, the gravel beds are thin, and the landscape fabric is tattered and visible. The patio at the southeast entrance to Alex Sanchez Hall includes cracked concrete and empty planters.

Once the steam lines are replaced with a boiler, reseed the grass lawn on the east side of Alex Sanchez Hall (coordinate with Boiler Upgrades CIP). Reseed the lawn between the Technical Studies Building and Alex Sanchez Hall. Remove the weeds, install landscape fabric, and replenish the gravel beds where needed. Replace the concrete in the patio at the southeast entrance to Alex Sanchez Hall and fill the empty planters. NMSU main campus facility operations is responsible for site amenity refurbishment. Coordinate with NMSU Grounds for these improvements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Reseed grass lawns	1.2134	10,750.0	SF	1.00	\$0.80	\$8,600
2 Remove weeds	1.2130	0.5	Acre	1.00	\$5,594.71	\$2,797
3 Install landscape fabric and gravel (adj. for scope)	1.2125	12,000.0	SF	0.50	\$5.52	\$33,120
4 Replace concrete	1.1118	1,800.0	SF	1.00	\$14.11	\$25,398
Maximum Allowable Construction Cost						\$69,915
<b>Total Project Cost</b>						<b>\$89,142</b>

Project 0341.2003 · Drainage Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B05.
		<b>P/Class:</b>	1.



*Project Description*

Water pools outside the exterior door to lecture hall 96 and runs under the door. The CMU retaining wall surrounding the concrete pad outside of the door is cracked, and the stucco finish is chipped and bubbled.

Demolish the concrete pad and retaining wall outside of the door. Regrade the site to correct the ponding, install a drain, and construct a new walkway and retaining wall. Connect the walkway to the sidewalk along Espina Street to create a continuous path of travel.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Demolish concrete pad	1.1116	310.0	SF	1.00	\$3.42	\$1,060
2 Demolish CMU wall	1.4123	160.0	SF	1.00	\$3.53	\$565
3 Correct drainage	1.2114	600.0	SF	1.00	\$8.69	\$5,214
4 Install drain	1.2113	50.0	LF	1.00	\$21.40	\$1,070
5 Construct walkway	1.1119	340.0	SF	1.00	\$7.44	\$2,530
6 Construct retaining wall	1.4124	160.0	SF	1.00	\$53.68	\$8,589
Maximum Allowable Construction Cost						\$19,027
<b>Total Project Cost</b>						<b>\$24,260</b>

## Project 0341.2004 · Site Wall Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341	
<b>Category:</b>	4. <b>Type 1:</b>	06. <b>Type 2:</b>	B04. <b>P/Class:</b>	3.

*Project Description*

A wall surrounds the grass area at the south corner of the site; the concrete at the top of the wall appears to be heaving in one area, which shows cracked concrete. The concrete on top of the rock wall lining a section of the grass lawn on the site's north edge is cracked and chipped. Several walls have cracked, chipped stucco on the south and east sides of Alex Sanchez Hall. The split-face CMU walls between Alex Sanchez Hall and the Learning Resource Building appear to be settling, resulting in cracks running through the bricks and joints. The stucco-covered CMU wall near the stairway to the basement mechanical room has a section that dropped several inches, resulting in wide gaps in the joints.

Repair the heaving, cracked, and chipped concrete on the rock walls. Repair the cracked and chipped stucco on the walls at the south and east sides of Alex Sanchez Hall. Fog coat the stucco finish. Because the CMU walls are close to the basement mechanical room, investigate the cause of the settling and replace the settling walls.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair concrete on rock walls	1.1115	300.0	SF	1.00	\$5.45	\$1,635
2 Repair stucco (adj. for scope)	2.2321	1,000.0	SF	0.10	\$6.02	\$602
3 Fog coat stucco	2.2320	1,000.0	SF	1.00	\$1.61	\$1,610
4 Investigate settling (adj. for scope)	2.4316	1.0	Per	0.50	\$5,350.00	\$2,675
5 Demolish CMU walls	1.4123	2,450.0	SF	1.00	\$3.53	\$8,649
6 Construct CMU walls	1.4122	2,450.0	SF	1.00	\$24.72	\$60,564
Maximum Allowable Construction Cost						\$75,735
<b>Total Project Cost</b>						<b>\$96,562</b>

Project 0341.2005 · Dumpster Enclosure

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	06.
<b>Type 2:</b>	B04.	<b>P/Class:</b>	4.



*Project Description*

No enclosure surrounds the dumpsters sitting east of the Technical Studies Building.

Construct a dumpster enclosure.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Construct dumpster enclosure (adj. for size)	1.2119	1.0	EA	1.50	\$22,245.30	\$33,368
Maximum Allowable Construction Cost						\$33,368
<b>Total Project Cost</b>						<b>\$42,544</b>

Project 0341.2006 · ADA Compliance: Entry Access Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	3.	<b>Type 1:</b>	06.
<b>Type 2:</b>	A03.1.	<b>P/Class:</b>	3.



*Project Description*

The walkway from the small parking lot on the north side of Alex Sanchez Hall leads to the main entrance and has an eight percent slope, which exceeds ADA allowances for a walkway and rises over 30 inches without an intermediate landing. An alternate route from the parking lot to the main entrance requires traveling around the corner to another walkway that is a significantly longer route.

Replace the walkway leading from the small parking lot on the north side of Alex Sanchez Hall to the building's main entrance with a ramp that meets ADA requirements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Demolish walkway	1.1116	775.0	SF	1.00	\$3.42	\$2,651
2 Construct ramp	1.1219	76.0	LF	1.00	\$799.93	\$60,795
Maximum Allowable Construction Cost						\$63,445
<b>Total Project Cost</b>						<b>\$80,893</b>

Project 0341.2007 · ADA Compliance: Walkway Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	3. <b>Type 1:</b> 06. <b>Type 2:</b> A03.1.	<b>P/Class:</b>	5.



*Project Description*

The sidewalk along the west edge of the south wing of Alex Sanchez Hall has a cross-slope that is too steep at eight percent. Four of the exterior doors open onto the sidewalk and lack landings on the exterior side of the door.

Replace the sidewalk along the west edge of the south wing at Alex Sanchez Hall and construct landings at the exterior doors.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace sidewalk	1.1118	2,300.0	SF	1.00	\$14.11	\$32,453
Maximum Allowable Construction Cost						\$32,453
<b>Total Project Cost</b>						<b>\$41,378</b>



Project 0341.2008 · ADA Compliance: Minor Site Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	3.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	A03.1.
		<b>P/Class:</b>	3.



*Project Description*

No accessible paths lead to the gazebo in the grass area at the south corner of the site. The handrails do not meet ADA requirements on the exterior stair leading to the basement mechanical room. The exterior stair to mechanical room M080 lacks handrails. A sign is missing from one of the ADA parking spaces at the east end of the medium parking lot.

Construct an accessible path to the gazebo. Install ADA-compliant handrails on the exterior stair leading to the basement mechanical room. Install handrails on the exterior stair to mechanical room M080. Install an accessible parking sign.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Construct concrete walkway	1.1119	250.0	SF	1.00	\$7.44	\$1,860
2 Install handrails	1.1213	40.0	LF	1.00	\$87.28	\$3,491
3 Install ADA parking sign	1.1440	1.0	EA	1.00	\$353.27	\$353
Maximum Allowable Construction Cost						\$5,704
<b>Total Project Cost</b>						<b>\$7,273</b>

Project 0341.2009 · Roof Upgrades

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	08.
<b>Type 2:</b>	C05.	<b>P/Class:</b>	4.



*Project Description*

The built-up roofing passed its expected life span and is in fair to poor condition with bubbles, loose aggregate, and soft spots. Most of the stucco-covered parapets are in poor shape with cracks and chips. Several areas of the roof have no ladder access.

Replace the built-up roofing with a TPO roofing system. Repair the stucco parapets and install metal caps over all of the stucco parapets. Install roof transfer ladders where needed. Recent silicon overcoat will help delay replacement.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install TPO roof	2.2439	17,765.0	SF	1.00	\$17.47	\$310,355
2 Install metal parapet caps (adj. for repairs)	2.2426	975.0	LF	1.50	\$4.14	\$6,055
3 Install roof transfer ladders	2.2434	22.0	VLF	1.00	\$82.46	\$1,814
Maximum Allowable Construction Cost						\$318,223
<b>Total Project Cost</b>						<b>\$405,735</b>

Project 0341.2010 · Exterior Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	C01.
		<b>P/Class:</b>	3.



*Project Description*

Several exterior walls exhibit cracked stucco and the colors are mismatched, especially on the exterior walls that extend above the lower roof lines. Several windows are cracked, and a few are cloudy. Some of the windows above the roof line have rusted frames and caulk running around the edges of the glazing.

Repair the cracked stucco. Fog coat the stucco finish. Replace the windows that are cracked, cloudy, and rusted.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair stucco (adj. for scope)	2.2321	7,000.0	SF	0.10	\$6.02	\$4,214
2 Fog coat stucco	2.2320	7,000.0	SF	1.00	\$1.61	\$11,270
3 Replace windows	2.2227	450.0	SF	1.00	\$74.30	\$33,435
Maximum Allowable Construction Cost						\$48,919
<b>Total Project Cost</b>						<b>\$65,551</b>

Project 0341.2011 · Interior Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E06.
		<b>P/Class:</b>	4.



*Project Description*

A few of the suspended acoustic ceiling tiles show water stains from possible roof or roof drain leaks. Several classrooms, labs, and offices have mismatched tiles. Several doors to the mechanical rooms are damaged. The electronics labs have wood veneer desks and metal desks with laminate table tops; the veneer and laminate finishes are worn and chipped.

Replace the stained and mismatched ceiling tiles. Replace the damaged doors. Replace the wood veneer desks and the metal desks.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace suspended acoustic ceiling tiles	2.3413	7,050.0	SF	1.00	\$6.81	\$48,011
2 Replace doors	2.2125	2.0	EA	1.00	\$3,249.87	\$6,500
3 Replace desks	3.1119	60.0	EA	1.00	\$2,407.50	\$144,450
Maximum Allowable Construction Cost						\$198,960
<b>Total Project Cost</b>						<b>\$266,607</b>

Project 0341.2012 · Casework Replacement

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E13.
		<b>P/Class:</b>	4.



*Project Description*

The casework in the break rooms ranges from good to fair condition with some minor chipping. In some areas, the casework is too tall to meet ADA requirements at 36 inches.

Replace the casework in the break rooms and update them to current ADA standards.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Demolish casework	2.3516	55.0	LF	1.00	\$48.27	\$2,655
2 Install casework	2.3515	55.0	LF	1.00	\$964.34	\$53,039
Maximum Allowable Construction Cost						\$55,694
<b>Total Project Cost</b>						<b>\$74,629</b>

Project 0341.2013 · Snack Bar Upgrades

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E13.
		<b>P/Class:</b>	4.



*Project Description*

The finishes in the snack bar and its support spaces are dated and show wear. Ceramic tiles, carpet tiles, and VCT cover the floors. The tile is in good condition. The VCT is mismatched, discolored, and damaged. The carpet is worn and stained. The veneer on the snack bar's casework is aged and delaminating. The three-compartment sink in the snack bar prep room lacks an air gap.

Refurbish the snack bar and support spaces to update the finishes and equipment. Include an air gap at the three-compartment sink.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refurbish snack bar and prep room	3.1137	860.0	SF	1.00	\$357.27	\$307,252
2 Refurbish offices, storage room, and hallway	2.1116	465.0	SF	1.00	\$40.42	\$18,795
Maximum Allowable Construction Cost						\$326,048
<b>Total Project Cost</b>						<b>\$436,904</b>

Project 0341.2014 · Boiler Upgrades

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	04.
<b>Type 2:</b>	D03.	<b>P/Class:</b>	3.

*Project Description*

The building receives steam from NMSU, and staff would like to install boilers to replace the steam lines from NMSU.

Install electric boilers to replace the steam lines from NMSU.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install electric boilers (adj. for system replacement)	2.3812	4.0	EA	2.00	\$62,167.21	\$497,338
Maximum Allowable Construction Cost						\$497,338
<b>Total Project Cost</b>						<b>\$666,432</b>

Project 0341.2015 · Electrical Upgrade

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	4.	<b>Type 1:</b>	04.
		<b>Type 2:</b>	D04.
		<b>P/Class:</b>	3.



*Project Description*

The building's electrical system functions well, but it is original.

Upgrade the building's secondary electrical system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Upgrade secondary electrical service	2.3923	107,644.0	SF	1.00	\$25.04	\$2,695,406
Maximum Allowable Construction Cost						\$2,695,406
<b>Total Project Cost</b>						<b>\$3,611,844</b>



Project 0341.2016 · ADA Compliance: Interior Upgrades

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	3.	<b>Type 1:</b>	05.
<b>Type 2:</b>	A03.3.	<b>P/Class:</b>	3.



*Project Description*

Numerous rooms lack tactile and Braille signs, especially in parts of the building that have not received refurbishment. None of the lockers in the dental clinic are marked as accessible, and the bench in the locker room does not have a back. Several exterior and interior doors have knobs rather than lever-style hardware. The sink pipe in break room 114G lacks insulation. The sink in conference room 114M has knob handles on the faucet .

Install tactile and Braille signs where needed. Mark a locker in the dental clinic that is marked as accessible. Install an accessible bench in the locker room. Replace the doorknobs with lever-style hardware. Install pipe insulation on the sink in break room 114G. Install lever faucet handles in conference room 114M.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install tactile and Braille signs and sign locker	2.3617	120.0	EA	1.00	\$102.45	\$12,294
2 Install accessible bench	1.3122	1.0	EA	1.00	\$1,603.33	\$1,603
3 Install lever-style hardware	2.2116	25.0	EA	1.00	\$1,182.80	\$29,570
4 Install sink pipe insulation	2.3725	1.0	EA	1.00	\$38.91	\$39
5 Install lever faucet handles	2.3721	1.0	EA	1.00	\$437.23	\$437
Maximum Allowable Construction Cost						\$43,943
<b>Total Project Cost</b>						<b>\$58,884</b>

Project 0341.2017 · ADA Compliance: Minor Restroom Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	3.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	A03.2.
		<b>P/Class:</b>	3.



*Project Description*

No vertical grab bars hang in the ambulatory stalls of the women's multistall restrooms R072 and R100, the accessible stall of the men's multistall restroom R102, or the single-occupant restroom R110. No insulation wraps the sink pipes in women's multistall restroom R123. The single-occupant restroom M1 lacks grab bars, and the toilet flush control is not on the open side of the room.

Install vertical grab bars and sink pipe insulation where needed. Install grab bars in restroom M1. Relocate the toilet flush control to the open side of the room.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install vertical grab bars	2.3723	6.0	EA	1.00	\$168.63	\$1,012
2 Install sink pipe insulation	2.3725	1.0	EA	1.00	\$38.91	\$39
3 Install grab bars	2.3724	1.0	Set	1.00	\$334.87	\$335
4 Relocate toilet flush controls	2.3722	1.0	EA	1.00	\$680.74	\$681
Maximum Allowable Construction Cost						\$2,066
<b>Total Project Cost</b>						<b>\$2,769</b>

Project 0341.2018 · ADA Compliance: Restroom Renovation

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	3.	<b>Type 1:</b>	04.
		<b>Type 2:</b>	A03.2.
		<b>P/Class:</b>	6.



*Project Description*

Single-occupant restroom R116 has no vertical grab bar, the toilet flush control is not on the open side of the room, the toilet paper dispenser hangs too close to the side grab bar, and the sink encroaches on the toilet's clear floor space.

Renovate restroom R116 to meet current ADA requirements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Renovate restroom	2.3712	1.0	EA	1.00	\$19,420.50	\$19,421
Maximum Allowable Construction Cost						\$19,421
<b>Total Project Cost</b>						<b>\$26,023</b>

Project 0341.2019 · Dental Clinic Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	6.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	F01.4.
		<b>P/Class:</b>	3.



*Project Description*

The dental clinic has a dark lab with a revolving door, but the room is no longer required and students use it as a changing room.

Remove the revolving door and refurbish the dark lab to meet the needs of the dental clinic.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refurbish dark lab	2.1117	130.0	SF	1.00	\$90.95	\$11,824
Maximum Allowable Construction Cost						\$11,824
<b>Total Project Cost</b>						<b>\$15,843</b>

Project 0341.2020 · Nursing Lab Improvements

<b>Facility:</b>	ALEX SANCHEZ HALL	<b>IDNO:</b>	0341
<b>Category:</b>	6.	<b>Type 1:</b>	04.
		<b>Type 2:</b>	F01.4.
		<b>P/Class:</b>	3.



*Project Description*

The nursing program's lab is not constructed to reflect real-life conditions, making it challenging to prepare students for the field.

Renovate nursing labs 72 and 74 to meet the nursing program's needs.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Renovate nursing labs	2.1122	2,660.0	SF	1.00	\$184.76	\$491,462
Maximum Allowable Construction Cost						\$491,462
<b>Total Project Cost</b>						<b>\$658,559</b>

# DATS (0357) · DACC TECHNICAL STUDIES

3400 S. ESPINA ST., LAS CRUCES, NM 88003

Evaluation Date: 2022-08-16

Evaluator: Amy Smith

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	See Alex Sanchez Hall summary
Building Data			
Permanent building area:	39485 GSF	Number of floors:	0
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1978	Building age:	44
Initial Construction Date:	1978	Renovation/Addition 1:	1980
Renovation/Addition 2:	2008	Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$11,195,972
Cost per GSF:	\$283.55	FCI Cost:	\$63,315
FCI Score:	0.006	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC TECHNICAL STUDIES

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	334.5	91.1%
Adequacy and Environment		302.0	261.5	86.6%
Total		911.0	813.5	89.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### Technical Studies Building

\* The Alex Sanchez Hall summary includes the site acres.

### Site Assessment



The Technical Studies Building is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies, adjacent to New Mexico State University (NMSU), at the south end of Las Cruces, New Mexico. Gregg Street bounds the irregularly shaped site to the north with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides. Interstate 10 runs on the south side of the site.

### Access

Concrete-paved walkways along Gregg Street, Wells Street, and Espina Street provide pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, pedestrians can cross the parking lots or the concrete walkways to reach the building's entrances.

Vehicles access the site from either Gregg Street or Sam Steel Way and may park in one of three asphalt-paved lots. Two of the site's parking lots surround three sides of the Technical Studies Building and provide an adequate number of parking spaces. Driveways allow vehicles to access the building's loading dock and the yards for the automotive, welding, and heating, ventilation, and air conditioning labs. The asphalt pavement in the lab yards shows exposed and loose aggregate.

### Site Development

Gravel beds with mature trees and shrubs landscape the site immediately surrounding the building. The plants are healthy and well maintained.

Around most of the building, the site slopes away from the facility. However, rainwater from the roof gutters pools next to the building near the north corner of the facility and below the electrical equipment outside the welding lab.

Concrete walkways, stairs, and ramps are in good condition and lead to the building's entrances.

### **Safety/Security**

Concrete masonry unit (CMU) walls with a stucco finish enclose the yards outside the labs. The stucco finish on the walls is cracked and chipped, especially at the top. A concrete retaining wall lines the ramp on the northeast side of the building. However, the concrete is spalled, and the stucco is bubbled and peeling due to water damage.

Pole lights and building-mounted lights illuminate the site. Site lighting appears to be adequate.

Municipal systems for sewer and water serve the building. Electrical feeds run underground.

### **Accessibility Attributes**

The ramp along the northeast side of the Technical Studies Building is too steep without handrails or intermediate landings. The ramp leading to the northwest entrance of the building is also too steep to be accessible, and the handrails do not extend the entire length of the ramp.



## Building Assessment



The Technical Studies Building is a single-story facility and the site's westernmost structure. Alex Sanchez Hall and the Learning Resource Building stand to the east of the facility, and parking lots surround the other sides.

DACC constructed the original portion of the building in 1978, which comprises the welding lab; the heating, ventilation, and air conditioning (HVAC) lab; several classrooms; and offices at the east corner of the building. The college added the automotive lab, additional classrooms, and offices on the south side of the original building in 1980. In 2008, the college expanded the building with three small additions on the west and south sides, including classrooms and office suites.

### Exterior

A concrete slab-on-grade fountain, concrete masonry unit (CMU) walls, and steel joists compose the building's structure. The structure appears to be in good condition.

The roofing material consists of thermoplastic polyolefin (TPO), which was installed in 2018 and is in good condition. A few ceiling tiles show stains, possibly resulting from roof or mechanical system leaks. Metal caps are in good condition and cover the parapets.

Stucco finishes the exterior walls. The stucco ranges from good to fair condition, but it is discolored and cracked under the roof drain spouts. Minor cracks run through the stucco on some roof parapets. Due to possible water damage, a small section of stucco shows bubbles and cracks below the door to the exterior electrical equipment yard.

The exterior doors include solid metal leaves and metal leaves with glazing in hollow-metal frames. Large roll-up doors open the labs to their outer yards. The exterior doors are in good condition, but the paint has faded on the exterior doors to the labs.

The building includes metal-framed windows with a mixture of fixed, double-glazed, and glass block units. The exterior windows are in good condition.

### Interior

Double-loaded corridors with classrooms, labs, office suites, and maintenance areas compose the T-shaped building. The building offers three main entrances on the north, west, and south sides.

Several years ago, facilities staff updated the floor finishes in many areas. The classroom flooring is in good condition and includes textile composite flooring, sealed concrete, concrete with an epoxy coating, and vinyl composition tile (VCT) flooring. The labs and their storage rooms have concrete floors that are finished with either sealant or paint. The concrete is in good condition, but the painted floors are chipped in some areas in the welding lab and HVAC lab. The office suites include carpet tile flooring, and the offices next to the labs have VCT flooring. The office flooring is in good condition. Linoleum composition tile finishes the corridor floors and is in good condition. Ceramic tile floors are in good condition and lie in the restrooms.

Painted and textured gypsum board, painted CMU, and painted stucco finish the interior walls. Fiber-reinforced plastic (FRP) panels line the walls in the automotive classrooms next to the lab. The east restrooms feature painted CMU walls, and the west restrooms use painted CMU walls with ceramic tile behind the plumbing fixtures. The interior walls remain in good condition, but the painted CMU walls exhibit dirt and grime in the automotive and welding labs. Water from a possible roof or roof drain leak caused the paint to blister and exfoliate on a section of the CMU wall in the Commercial Technologies office suite.

Suspended acoustic ceiling tiles finish most of the building's ceilings. The ceiling tiles are in good condition, but a few show water stains from possible roof, roof drain, or mechanical system leaks. Several offices show mismatched tiles. The labs have exposed-structure ceilings.

The interior doors are a mixture of wood leaves and metal leaves. The interior doors are in good condition other than some minor damage from wear and tear.

Drafting classroom 151, office 145A, break room 141B, and storage room 141A include wood cabinets with laminate countertops. The wood cabinets are in good condition, but the countertops show delamination in break room 141B and storage room 141A. The Facilities Support's office suite 153 and break/storage room 157C have laminate cabinets and countertops. The cabinets range from good to fair condition, but the cabinets in the break/storage room show minor damage from use.

### **Systems**

Packaged rooftop units (RTUs), evaporative coolers, and overhead heaters condition the building. Some RTUs are new, and the evaporative coolers were replaced with the roof in 2018. The units appear well maintained, and the college replaces them at the end of their life cycles. A network-based system controls the building's temperatures. The four overhead heaters in the welding lab do not adequately heat the space, and the ventilation system above the welding stations does not meet the lab's needs.

The plumbing system works well, and staff report no concerns. The multistall restrooms recently received refurbishments, and the fixtures and partitions are in good condition.

The building's electrical system functions well. Electrical panels hang in the labs and hallways, and the floor space in front of the panels is clear. The college updated the interior lights to LED fixtures in most areas.

### **Safety/Security**

No security cameras serve the building. However, a project to install security cameras is underway. A key card access system secures all classrooms. Installation is in progress for key card access on the exterior doors.

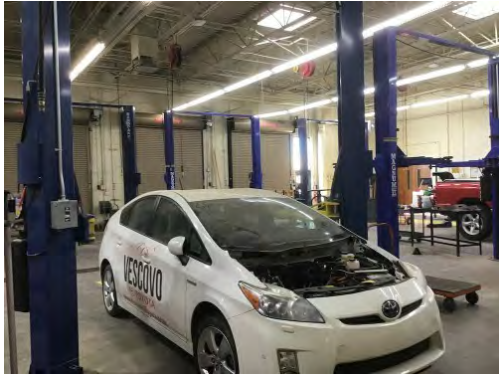
A fire alarm system with manual pull stations and horn/strobe combination and a fire suppression system protect the building. Fire extinguishers hang in the labs and hallways, and each lab offers an eye wash and shower station in case of emergencies.

### **ADA and Code Compliance**

Many rooms lack tactile and Braille signs. Automotive storage room 156E, welding lab 150, and Facilities Support room 157C show lockers without Americans with Disabilities Act (ADA) signs. A few exterior and interior doors offer doorknobs rather than lever-style hardware.

No vertical grab bars hang in the accessible stalls in the restrooms. No insulation wraps the sink pipes in the west restrooms R157 and R159. The toilet paper dispensers hang too close to the grab bars in all restrooms, except men's restroom R159. No partitions separate the urinals in east men's restroom R145.

## Adequacy and Environment



The Technical Studies Building holds classrooms, labs, computer classrooms, and offices for several Advanced Technology Division programs, including welding, automotive, and HVAC. The building also offers office suites for Commercial Technologies and Facilities Support.

The classrooms, labs, and offices are of adequate size and meet the needs of the programs. Spaces offer flexibility to serve other programs.

Manufacturing technology lab 149 includes a lab space and adjacent offices and storage rooms, but the school uses the suite for storage.

Many of the classrooms and labs receive no natural light except through open exterior doors and roll-up doors. However, the interior lighting is adequate.

## Site Plan



## Review Participants

Mike Luchau, Facilities Services Manager  
Amy Smith, ARC Facilities Evaluator

2021 CIP List of Projects for DACC TECHNICAL STUDIES

<b>Project No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Project Budget</b>
0357.2001	4.06.B03.4.	Yard Pavement Improvements	\$23,701	<b>\$30,219</b>
0357.2002	4.06.B05.2.	Drainage Improvements	\$3,524	<b>\$4,493</b>
0357.2003	3.06.A03.1.4.	ADA Compliance: Ramp Improvements	\$112,191	<b>\$143,043</b>
0357.2004	4.05.C03.3.	Exterior Door Improvements	\$4,131	<b>\$5,535</b>
0357.2005	4.05.E06.4.	Interior Improvements	\$114,259	<b>\$153,108</b>
0357.2006	4.05.D03.3.	Welding Lab HVAC Improvements	\$35,072	<b>\$46,996</b>
0357.2007	3.05.A03.3.3.	ADA Compliance: Interior Improvements	\$5,951	<b>\$7,975</b>
0357.2008	3.05.A03.2.3.	ADA and Code Compliance: Restroom Improvements	\$2,096	<b>\$2,809</b>
<b>Total of Project Budgets</b>				<b>\$394,177</b>

Project 0357.2001 · Yard Pavement Improvements

**Facility:** DACC TECHNICAL STUDIES **IDNO:** 0357  
**Category:** 4. **Type 1:** 06. **Type 2:** B03. **P/Class:** 4.



*Project Description*

The asphalt pavement shows exposed, loose aggregate in the lab yards.

Resurface the asphalt pavement.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Resurface asphalt pavement	1.1417	6,850.0	SF	1.00	\$3.46	\$23,701
Maximum Allowable Construction Cost						\$23,701
<b>Total Project Cost</b>						<b>\$30,219</b>

Project 0357.2002 · Drainage Improvements

<b>Facility:</b>	DACC TECHNICAL STUDIES	<b>IDNO:</b>	0357
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B05.
		<b>P/Class:</b>	2.



*Project Description*

Rainwater from the roof gutters ponds next to the building near the north corner of the facility and also below the electrical equipment outside the welding lab.

Correct the ponding near the north corner, and install downspouts with extensions and splash blocks to direct water away from the building. Install downspouts to direct rainwater away from the equipment outside the welding lab.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Correct ponding	1.2114	300.0	SF	1.00	\$8.69	\$2,607
2 Install downspouts and gutters	2.2417	70.0	LF	1.00	\$10.00	\$700
3 Install downspout extensions and splash blocks	2.2415	5.0	EA	1.00	\$43.31	\$217
Maximum Allowable Construction Cost						\$3,524
<b>Total Project Cost</b>						<b>\$4,493</b>



Project 0357.2003 · ADA Compliance: Ramp Improvements

<b>Facility:</b>	DACC TECHNICAL STUDIES	<b>IDNO:</b>	0357
<b>Category:</b>	3.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	A03.1.
		<b>P/Class:</b>	4.



*Project Description*

The ramp along the northeast side of the Technical Studies Building has a steep slope without handrails or intermediate landings. The concrete spalled on the retaining wall lining the ramp. The stucco bubbled and peeled due to water damage. The ramp leading to the northwest entrance is too steep and the handrails do not extend across the full length of the ramp.

Replace the ramp and the adjacent retaining wall on the building's northeast side to meet ADA requirements, including handrails, an intermediate landing, and correct drainage to direct water away from the retaining wall. Finish the wall with a cement-based stucco or stain to prevent future bubbling and peeling. Replace the ramp leading to the northwest entrance with a ramp that meets ADA slope requirements. Install new handrails that extend the full length of the ramp. Include adequate landings at the ramp and the curb cut to the accessible parking spaces.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Demolish northeast ramp and wall	1.1116	800.0	SF	1.00	\$3.42	\$2,736
2 Construct northeast ramp	1.1218	70.0	LF	1.00	\$678.94	\$47,526
3 Install handrails on northeast ramp	1.1213	140.0	LF	1.00	\$87.28	\$12,219
4 Construct retaining wall	1.4124	250.0	SF	1.00	\$53.68	\$13,420
5 Stucco retaining wall	2.2321	500.0	SF	1.00	\$6.02	\$3,010
6 Demolish northwest ramp	1.1116	375.0	SF	1.00	\$3.42	\$1,283
7 Construct northwest ramp and handrails	1.1219	40.0	LF	1.00	\$799.93	\$31,997
Maximum Allowable Construction Cost						\$112,191
<b>Total Project Cost</b>						<b>\$143,043</b>

Project 0357.2004 · Exterior Door Improvements

**Facility:** DACC TECHNICAL STUDIES **IDNO:** 0357  
**Category:** 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 3.



*Project Description*

The exterior doors to the labs show faded paint.

Repaint the exterior doors where needed.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Paint exterior doors	2.2112	4.0	EA	1.00	\$145.21	\$581
2 Paint exterior roll-up doors	2.3319	1,250.0	SF	1.00	\$2.84	\$3,550
Maximum Allowable Construction Cost						\$4,131
<b>Total Project Cost</b>						<b>\$5,535</b>

Project 0357.2005 · Interior Improvements

<b>Facility:</b>	DACC TECHNICAL STUDIES	<b>IDNO:</b>	0357
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E06.
		<b>P/Class:</b>	4.



*Project Description*

The painted concrete floors show chips in some areas of the the welding lab and the HVAC lab. The painted CMU walls exhibit dirt and grime in the automotive lab and welding lab. A few suspended acoustic ceiling tiles show water stains, possibly from the roof, roof drain, or mechanical system leaks. Several offices show mismatched tiles. The laminate countertops are delaminating in break room 141B and storage room 141A.

Clean and paint the concrete floors in the welding lab and HVAC lab. Clean and paint the walls in the automotive lab and welding lab. Replace the stained and mismatched ceiling tiles. Replace the delaminating countertops.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Clean concrete floor	2.3118	9,000.0	SF	1.00	\$5.00	\$45,000
2 Paint concrete floor	2.3328	9,000.0	SF	1.00	\$3.17	\$28,530
3 Paint walls	2.3328	10,500.0	SF	1.00	\$3.17	\$33,285
4 Replace suspended acoustic ceiling tiles	2.3413	760.0	SF	1.00	\$6.81	\$5,176
5 Replace laminate countertops	2.3518	27.0	LF	1.00	\$84.03	\$2,269
Maximum Allowable Construction Cost						\$114,259
<b>Total Project Cost</b>						<b>\$153,108</b>

Project 0357.2006 · Welding Lab HVAC Improvements

<b>Facility:</b>	DACC TECHNICAL STUDIES	<b>IDNO:</b>	0357
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	D03.
		<b>P/Class:</b>	3.



*Project Description*

The four overhead heaters in the welding lab do not adequately heat the space, and the ventilation system above the welding stations does not meet the lab's needs.

Replace the heaters in the lab, and install an improved exhaust system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install overhead heaters	2.3817	4.0	EA	1.00	\$5,841.24	\$23,365
2 Install exhaust fans	2.3816	7.0	EA	1.00	\$1,672.41	\$11,707
Maximum Allowable Construction Cost						\$35,072
<b>Total Project Cost</b>						<b>\$46,996</b>

Project 0357.2007 · ADA Compliance: Interior Improvements

**Facility:** DACC TECHNICAL STUDIES    **IDNO:** 0357  
**Category:** 3.    **Type 1:** 05.    **Type 2:** A03.3.    **P/Class:** 3.



*Project Description*

A number of rooms lack tactile and Braille signs. No lockers include ADA signs in automotive storage room 156E, welding lab 150, or facilities support room 157C. A few exterior and interior doors offer doorknobs rather than lever-style hardware.

Install tactile and Braille signs where needed. Mark a locker in each location as accessible. Replace the doorknobs with lever-style hardware.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install tactile and Braille signs	2.3617	35.0	EA	1.00	\$102.45	\$3,586
2 Install lever-style hardware	2.2116	2.0	EA	1.00	\$1,182.80	\$2,366
Maximum Allowable Construction Cost						\$5,951
<b>Total Project Cost</b>						<b>\$7,975</b>

Project 0357.2008 · ADA and Code Compliance: Restroom Improvements

**Facility:** DACC TECHNICAL STUDIES    **IDNO:** 0357  
**Category:** 3.    **Type 1:** 05.    **Type 2:** A03.2.    **P/Class:** 3.



*Project Description*

No vertical grab bars hang in the accessible stalls in restrooms. No insulation wraps the sink pipes in west restrooms R157 and R159. In all restrooms, except men's restroom R159, the toilet paper dispensers hang too close to the grab bars. In the east men's restroom R145, no partitions separate the urinals.

Install vertical grab bars in the accessible stalls. Install sink pipe insulation where needed. Relocate the toilet paper dispensers. Install urinal partitions in restroom R145.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install vertical grab bars	2.3723	4.0	EA	1.00	\$168.63	\$675
2 Install sink pipe insulation	2.3725	2.0	EA	1.00	\$38.91	\$78
3 Relocate toilet paper dispenser	2.3713	3.0	EA	1.00	\$147.45	\$442
4 Install urinal partitions	2.3742	2.0	EA	1.00	\$450.66	\$901
Maximum Allowable Construction Cost						\$2,096
<b>Total Project Cost</b>						<b>\$2,809</b>

## DALR (0479) · DACC, LEARNING RESOURCES

3400 S. ESPINA ST., LAS CRUCES, NM 88003

Evaluation Date: 2022-08-16

Evaluator: Amy Smith

**Evaluation Status:** Evaluated

### Facility Summary

### Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	See Alex Sanchez Hall summary
Building Data			
Permanent building area:	23836 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1995	Building age:	27
Initial Construction Date:	1995	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	\$6,307,006
Cost per GSF:	\$264.60	FCI Cost:	\$231,365
FCI Score:	0.037	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

### Assessment Score for DACC, LEARNING RESOURCES

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	337.5	92.0%
Adequacy and Environment		294.0	259.0	88.1%
Total		903.0	814.0	90.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### Learning Resources Building

\* The Alex Sanchez Hall summary includes the site acres.

### Site Assessment



The Learning Resources Building is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies adjacent to New Mexico State University (NMSU), at the south end of Las Cruces, New Mexico. Gregg Street bounds the irregularly shaped site to the north with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides. Interstate 10 runs on the south side of the site.

#### Access

Concrete-paved walkways lie along Gregg Street, Wells Street, and Espina Street, providing pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, pedestrians can cross the parking lots or the concrete walkways to reach the building's entrances.

Vehicles access the site from either Gregg Street or Sam Steel Way and may park in one of three asphalt-paved lots. The site's large parking lot lies south of the Learning Resources Building and provides an adequate number of parking spaces.

#### Site Development

Grass lawns and gravel beds with mature trees and shrubs landscape the area immediately surrounding the building. The plants are healthy and well-maintained.

The site slopes away from the building, allowing rainwater runoff to flow away from the structure.

Concrete walkways are in good condition and lead to the building's entrances.

#### Safety/Security

Pole lights and building-mounted lights illuminate the site. Site lighting appears adequate.



Municipal sewer and water systems serve the building. Electrical feeds run underground.

## Building Assessment



The Learning Resources Building is a two-story structure on the site's northeast quadrant. Alex Sanchez Hall wraps the building on the north and east sides with the Technical Studies Building to the west, the General Classroom Building to the southeast, and the large parking lot to the south. In 1995, the college constructed the Learning Resources Building and the General Classroom Building simultaneously; an exterior, second-story walkway connects the two buildings.

### Exterior

A concrete slab-on-grade foundation and steel frame construction compose the building's structure. The structure appears to be in good condition, and staff report no concerns.

The college installed thermoplastic polyolefin (TPO) roofing in 2018. The TPO roof is in good condition. Metal caps cover the parapets and remain in good condition. Built-up roofing with asphalt cap sheets covers the roof on the elevated walkway connecting the Learning Resources and Classroom Buildings. The built-up roof is in fair condition; however, the aggregate is thinning, and the scrim shows through in some areas.

Stucco covers the exterior walls, and split-face concrete masonry unit (CMU) blocks wrap the lower portions of the columns supporting the second floor. The stucco covering the building ranges from fair to poor condition with extensive cracks and mismatched colors. Facilities staff plan to redo the building's stuccowork in the fall of 2022.

The exterior doors include solid metal leaves and metal leaves with glazing in hollow-metal frames. The exterior doors are in good condition.

The building has fixed, double-glazed, metal-framed windows that are in good condition.

### Interior

The building's main entrance lies on the east side. On both floors, offices and support spaces border three sides of a large area: an adult education center on the first floor and a library on the second floor.

Carpet tile comprises most of the floor finishes in the building. Most of the carpet tile is new, but many offices have old carpet flooring. Vinyl composition tile (VCT) covers the floors in the workrooms on both floors. Ceramic tile finishes the restroom floors. The interior flooring is in good condition.

The interior painted and textured gypsum-board walls are in good condition. Ceramic tile wainscot lines the walls in the restrooms.

Most ceilings hold suspended acoustic ceiling tiles (ACT), but the restrooms and several corridors have hard-lid ceilings. The ceiling finishes are in good condition. However, several ceiling tiles show stains in the second-floor corridor of the Science, Engineering, and Math (SEM) office suite.

The interior doors include solid wood leaves and leaves with vision panels. All interior doors are in good condition.

The workrooms and break areas have laminate cabinets and countertops. The casework ranges from good to fair condition, but some units show minor wear from use and age.

### **Systems**

Air handlers heat and cool the building, and a network-based system controls the temperatures. The system seems to work well, and staff report no concerns.

The elevator serving the building is original. Staff report that replacement parts for the elevator will soon be unavailable, making repairs impossible.

The plumbing system works well, and staff report no concerns.

The building's electrical system functions well. The college updated the interior lights to LED fixtures in most spaces.

### **Safety/Security**

No security cameras serve the building. However, a project to install security cameras is underway. A key card access system secures some interior spaces. Installation is in progress for key card access on the exterior doors.

A fire alarm system with manual pull stations and a horn/strobe combination protects the building, but the system is aging. The building does not offer a fire sprinkler system. Fire extinguisher cabinets hang in the corridors.

### **ADA and Code Compliance**

Most rooms lack tactile and Braille signs. The men's restrooms and women's restrooms on the first and second floors lack vertical grab bars, and the toilet paper dispensers hang too far from the toilets. The sinks in the second-floor restrooms lack pipe insulation. No partitions separate the urinals in the men's restrooms.

## Adequacy and Environment



The Learning Resources Building houses the library, the Quintana Learning Center, offices and support spaces for the Library and Learning Technology Division, the SEM Division, and adult education services.

The offices, the library, the learning center, and support spaces are of adequate size to meet the school's needs. The rooms offer flexibility to serve other functions.

The Learning Resources Building sits at a central location on campus, making the library and learning center easily accessible to students.

Large storefront windows provide ample natural light in the library and learning center. Smaller windows allow natural light into the exterior offices.

## Site Plan



## Review Participants

Mike Luchau, Facilities Services Manager  
Amy Smith, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC, LEARNING RESOURCES

<b>Project No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Project Budget</b>
0479.2001	4.08.C05.5.	Roof Improvements	\$11,792	<b>\$15,035</b>
0479.2002	4.05.E06.4.	Interior Improvements	\$29,530	<b>\$39,570</b>
0479.2003	4.08.E13.1.	Elevator Modernization	\$138,320	<b>\$176,359</b>
0479.2004	4.08.D09.2.	Fire Alarm Upgrades	\$34,324	<b>\$43,763</b>
0479.2005	2.05.D09.4.	Fire Suppression System Installation	\$141,237	<b>\$189,258</b>
0479.2006	3.05.A03.3.3.	ADA Compliance: Sign Improvements	\$6,147	<b>\$8,237</b>
0479.2007	3.05.A03.2.3.	ADA and Code Compliance: Restroom Improvements	\$2,243	<b>\$3,006</b>
<b>Total of Project Budgets</b>				<b>\$475,228</b>

Project 0479.2001 · Roof Improvements

<b>Facility:</b>	DACC, LEARNING RESOURCES	<b>IDNO:</b>	0479
<b>Category:</b>	4.	<b>Type 1:</b>	08.
		<b>Type 2:</b>	C05.
		<b>P/Class:</b>	5.



*Project Description*

A built-up roof covers the elevated walkway connecting the Learning Resources and Classroom Buildings. This built-up roof is in fair condition; however, the aggregate is thinning and the scrim shows through in some areas.

Replace the built-up roof with a TPO roof.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install TPO roof	2.2439	675.0	SF	1.00	\$17.47	\$11,792
Maximum Allowable Construction Cost						\$11,792
<b>Total Project Cost</b>						<b>\$15,035</b>

Project 0479.2002 · Interior Improvements

**Facility:** DACC, LEARNING RESOURCES **IDNO:** 0479  
**Category:** 4. **Type 1:** 05. **Type 2:** E06. **P/Class:** 4.



*Project Description*

Many of the offices include old carpet. Several ceiling tiles show stains in the Science, Engineering, and Math Office Suite's corridor on the second floor.

Replace the carpet tile in the offices. Replace the stained ceiling tiles.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install carpet tile	2.3113	5,100.0	SF	1.00	\$5.69	\$29,019
2 Replace ceiling tiles	2.3413	75.0	SF	1.00	\$6.81	\$511
Maximum Allowable Construction Cost						\$29,530
<b>Total Project Cost</b>						<b>\$39,570</b>



Project 0479.2003 · Elevator Modernization

**Facility:** DACC, LEARNING RESOURCES **IDNO:** 0479  
**Category:** 4. **Type 1:** 08. **Type 2:** E13. **P/Class:** 1.

*Project Description*

The building's elevator is original. Replacement parts for the elevator will soon be unavailable, making repairs impossible.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	\$69,160.20	\$138,320
Maximum Allowable Construction Cost						\$138,320
<b>Total Project Cost</b>						<b>\$176,359</b>

Project 0479.2004 · Fire Alarm Upgrades

**Facility:** DACC, LEARNING RESOURCES **IDNO:** 0479  
**Category:** 4. **Type 1:** 08. **Type 2:** D09. **P/Class:** 2.

*Project Description*

The fire alarm system is aging.

Upgrade the fire alarm system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Upgrade fire alarm system	2.4018	23,836.0	SF	1.00	\$1.44	\$34,324
Maximum Allowable Construction Cost						\$34,324
<b>Total Project Cost</b>						<b>\$43,763</b>

Project 0479.2005 · Fire Suppression System Installation

**Facility:** DACC, LEARNING RESOURCES **IDNO:** 0479  
**Category:** 2. **Type 1:** 05. **Type 2:** D09. **P/Class:** 4.



*Project Description*

The building does not have a fire suppression system.

Install a fire suppression system to protect the physical asset and its occupants, improve safe egress routes, and reduce the spread of airborne contaminants in case of a fire. Tap the line to the city's main water supply and provide water to the automatic fire sprinkler system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install fire suppression system	2.4020	23,836.0	SF	1.00	\$4.04	\$96,297
2 Tap the city's water main and set up valve room	2.4021	1.0	EA	1.00	\$44,940.00	\$44,940
Maximum Allowable Construction Cost						\$141,237
<b>Total Project Cost</b>						<b>\$189,258</b>

Project 0479.2006 · ADA Compliance: Sign Improvements

**Facility:** DACC, LEARNING RESOURCES **IDNO:** 0479  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



*Project Description*

Most rooms lack tactile and Braille signs.

Install tactile and Braille signs where needed.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install tactile and Braille signs	2.3617	60.0	EA	1.00	\$102.45	\$6,147
Maximum Allowable Construction Cost						\$6,147
<b>Total Project Cost</b>						<b>\$8,237</b>

Project 0479.2007 · ADA and Code Compliance: Restroom Improvements

**Facility:** DACC, LEARNING RESOURCES **IDNO:** 0479  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.2. **P/Class:** 3.



*Project Description*

The first- and second-floor restrooms lack vertical grab bars and have toilet paper dispensers hanging too far from the toilets; both of these occur in the men's restrooms and the women's restrooms. Sinks lack pipe insulation in the second-floor restrooms. No partitions separate urinals in the men's restrooms.

Install vertical grab bars in the accessible stalls. Relocate the toilet paper dispensers within reach range. Install sink pipe insulation. Install urinal partitions.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install vertical grab bars	2.3723	4.0	EA	1.00	\$168.63	\$675
2 Relocate toilet paper dispensers	2.3713	4.0	EA	1.00	\$147.45	\$590
3 Install sink pipe insulation	2.3725	2.0	EA	1.00	\$38.91	\$78
4 Install urinal partitions	2.3742	2.0	EA	1.00	\$450.66	\$901
Maximum Allowable Construction Cost						\$2,243
<b>Total Project Cost</b>						<b>\$3,006</b>

## DACL (0480) · DACC GENERAL CLASSROOMS

3400 S. ESPINA ST., LAS CRUCES, NM 88003

Evaluation Date: 2022-08-16

Evaluator: Amy Smith

**Evaluation Status:** Evaluated

### Facility Summary

### Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	See Alex Sanchez Hall summary
Building Data			
Permanent building area:	20578 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1995	Building age:	27
Initial Construction Date:	1995	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	\$5,834,892
Cost per GSF:	\$283.55	FCI Cost:	\$224,971
FCI Score:	0.039	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

### Assessment Score for DACC GENERAL CLASSROOMS

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	349.0	95.1%
Adequacy and Environment		309.0	287.0	92.9%
Total		918.0	853.5	93.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

\* The Alex Sanchez Hall summary includes the site acres.

### Site Assessment



The General Classroom Building is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies at the south end of Las Cruces, New Mexico, adjacent to New Mexico State University (NMSU). Gregg Street bounds the irregularly-shaped site to the north, with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides, and Interstate 10 runs on the south side of the site.

#### Access

Concrete-paved walkways along Gregg, Wells, and Espina Streets provide pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, pedestrians can cross the parking lots or the concrete walkways to reach the building's entrances.

Vehicles access the site from Gregg Street and Sam Steel Way and park in one of three asphalt-paved lots. The site's large parking lot lies west of the General Classroom Building and supplies an adequate number of parking spaces.

#### Site Development

Grass lawns and gravel beds with mature trees and shrubs landscape the site immediately surrounding the building. The plants are healthy and well-maintained.

The site slopes away from the building, allowing rainwater runoff to flow away from the structure.

Concrete walkways in good condition lead to the building's entrances.

#### Safety/Security

Pole and building-mounted lights illuminate the site. Site lighting appears adequate.

Municipal sewer and water systems serve the building. Electrical feeds run underground.

## Building Assessment



The General Classroom Building is a two-story structure on the site's east side. The Learning Resources Building sits northwest of the General Classroom Building, with the Health and Public Services Building to the south, Alex Sanchez Hall to the east, and the Technical Studies Building, and the school's large parking lot to the west. In 1995, the college constructed the General Classroom Building and the Learning Resources Building simultaneously. An exterior, second-story walkway connects the two buildings.

### Exterior

A concrete slab-on-grade foundation and steel frame construction compose the building's structure. The structure appears in good condition, and the staff reports no concerns.

Thermoplastic polyolefin (TPO) installed in 2018 covers the roof and is in good condition. Metal caps in good condition cover the parapets.

Stucco covers the exterior walls, and split-face concrete masonry unit (CMU) blocks wrap the lower portions of the columns at the entrances. The stucco covering the building received refinishing about three years ago and is in good condition.

The exterior doors comprise metal leaves with glazing in hollow metal frames. The Internal Services suite has an exterior roll-up door. All of the exterior doors are in good condition.

The building offers fixed, double-glazed, metal-framed windows. The windows are in good condition, but several window panes have trapped condensation.

### Interior

A double-loaded corridor with classrooms, computer classrooms, and support spaces on both sides organizes both building floors. The main entrances lie on the north and south ends.

The college recently refurbished the interior classroom finishes, which are in good condition. Textile composite flooring covers the classroom and game room floors. Carpet tiles finish the corridor floors, and the Internal Services suite uses carpet and linoleum composition tiles. The restrooms and custodial



closet show ceramic tile floors in good condition.

Painted and textured gypsum board in good condition covers the interior walls. Ceramic tile wainscot lines the walls in the restrooms and custodial closets.

Most of the ceilings hold suspended acoustic tiles. However, the restrooms, portions of the corridors, and the elevator and custodial closets use hard-lid ceilings, and the mechanical room shows an exposed-structure ceiling. The ceiling finishes are in good condition.

Most interior doors hold solid wood leaves or wood leaves with vision panels. A metal storefront door leads to the Internal Services suite. All interior doors are in good condition.

#### Systems

Air handlers heat and cool the building, and a network-based system controls the temperatures. The system seems to work well, and the staff reports no concerns.

The elevator serving the building is original. Staff reports that replacement parts for the elevator will soon be unavailable, making repairs impossible.

The plumbing system works well, and the staff reports no concerns.

The building's electrical system functions well. The college updated the interior lights to LED fixtures in most spaces.

#### Safety/Security

No security cameras serve the building. However, a project to install security cameras is underway. A key card access system secures all classrooms, and key card access installation on the exterior doors is in progress.

A fire-alarm system with manual pull stations and a horn/strobe combination protects the building, but the system is aging. The building does not offer a fire-suppression system. Fire extinguisher cabinets hang in the corridors.

#### ADA and Code Compliance

Several rooms lack tactile and Braille signs. None of the lockers in room 270 hold Americans with Disabilities Act (ADA) signs.

The men's and women's restrooms include no vertical grab bars in the accessible and ambulatory stalls, and the toilet paper dispensers hang too high. No insulation wraps the sink pipes except in the women's restroom on the second floor. No partitions separate the urinals in the men's restrooms. In the second-floor women's restroom, the toilet's flush control is on the wrong side of the stall.

## Adequacy and Environment



The General Classroom Building houses general classrooms, computer classrooms, a game room and lounge, and the Internal Services suite.

The general and computer classrooms are adequate in size and meet the school's needs. They offer flexibility to serve a variety of programs. The small room 270 on the second floor is vacant. The college plans to convert classroom 272 into a collaboration space.

The category five cables serving the building are outdated. The college has the funds to replace the wires but finds no one available to perform the work.

Windows provide ample natural light in the classrooms, computer classrooms, and game rooms.

## Site Plan



## Review Participants

Mike Luchau, Facilities Services Manager  
Amy Smith, ARC Facilities Evaluator

2021 CIP List of Projects for DACC GENERAL CLASSROOMS

<b>Project No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Project Budget</b>
0480.2001	4.05.C03.4.	Exterior Window Improvements	\$2,341	<b>\$3,136</b>
0480.2002	4.08.E13.1.	Elevator Modernization	\$138,320	<b>\$176,359</b>
0480.2003	4.08.D09.2.	Fire Alarm Upgrades	\$29,632	<b>\$37,781</b>
0480.2004	2.05.D09.4.	Fire-Suppression System Installation	\$128,075	<b>\$171,621</b>
0480.2005	3.05.A03.3.3.	ADA Compliance: Sign Improvements	\$1,742	<b>\$2,334</b>
0480.2006	3.05.A03.2.3.	ADA and Code Compliance: Restroom Improvements	\$6,342	<b>\$8,498</b>
<b>Total of Project Budgets</b>				<b>\$399,728</b>

Project 0480.2001 · Exterior Window Improvements

**Facility:** DACC GENERAL CLASSROOMS **IDNO:** 0480  
**Category:** 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 4.



*Project Description*

The double-glazed windows are in good condition, but several window panes show trapped condensation.

Replace the windows with trapped condensation.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace window panes	2.2219	50.0	SF	1.00	\$46.81	\$2,341
Maximum Allowable Construction Cost						\$2,341
<b>Total Project Cost</b>						<b>\$3,136</b>

Project 0480.2002 · Elevator Modernization

**Facility:** DACC GENERAL CLASSROOMS **IDNO:** 0480  
**Category:** 4. **Type 1:** 08. **Type 2:** E13. **P/Class:** 1.



*Project Description*

The elevator serving the building is original. Replacement parts for the elevator will soon be unavailable, making repairs impossible.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	\$69,160.20	\$138,320
Maximum Allowable Construction Cost						\$138,320
<b>Total Project Cost</b>						<b>\$176,359</b>

Project 0480.2003 · Fire Alarm Upgrades

**Facility:** DACC GENERAL CLASSROOMS **IDNO:** 0480  
**Category:** 4. **Type 1:** 08. **Type 2:** D09. **P/Class:** 2.

*Project Description*

The fire alarm system is aging.

Upgrade the fire alarm system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Upgrade fire alarm system	2.4018	20,578.0	SF	1.00	\$1.44	\$29,632
Maximum Allowable Construction Cost						\$29,632
<b>Total Project Cost</b>						<b>\$37,781</b>

Project 0480.2004 · Fire-Suppression System Installation

**Facility:** DACC GENERAL CLASSROOMS **IDNO:** 0480  
**Category:** 2. **Type 1:** 05. **Type 2:** D09. **P/Class:** 4.

*Project Description*

The building does not have a fire suppression system.

Install a fire suppression system to protect the physical asset and its occupants, improve safe egress routes, and reduce the spread of airborne contaminants in case of fire. Tap the line to the city's main water supply and provide water to the system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install fire suppression system	2.4020	20,578.0	SF	1.00	\$4.04	\$83,135
2 Tap the city's water main and set up valve room	2.4021	1.0	EA	1.00	\$44,940.00	\$44,940
Maximum Allowable Construction Cost						\$128,075
<b>Total Project Cost</b>						<b>\$171,621</b>



Project 0480.2005 · ADA Compliance: Sign Improvements

**Facility:** DACC GENERAL CLASSROOMS **IDNO:** 0480  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



*Project Description*

Several rooms lack tactile and Braille signs. None of the lockers in room 270 are marked as accessible.

Install tactile and Braille signs where needed. Mark a locker in room 270 as accessible.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install tactile and Braille signs	2.3617	17.0	EA	1.00	\$102.45	\$1,742
Maximum Allowable Construction Cost						\$1,742
<b>Total Project Cost</b>						<b>\$2,334</b>

Project 0480.2006 · ADA and Code Compliance: Restroom Improvements

**Facility:** DACC GENERAL CLASSROOMS **IDNO:** 0480  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.2. **P/Class:** 3.



*Project Description*

The men's restrooms and women's restrooms lack vertical grab bars in the accessible and ambulatory stalls. The toilet paper dispensers hang too high to be ADA compliant in the accessible stalls. No insulation wraps the sink pipes in restrooms, except in the women's second-floor restroom. No partitions separate the urinals in the men's restrooms. In the women's second-floor restroom, the toilet's flush control is not on the open side of the stall.

Install vertical grab bars in the accessible and ambulatory stalls. Lower the toilet paper dispensers. Install sink pipe insulation where needed. Install urinal partitions. Relocate the toilet's flush control.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install vertical grab bars	2.3723	8.0	EA	1.00	\$168.63	\$1,349
2 Lower toilet paper dispensers	2.3713	4.0	EA	1.00	\$147.45	\$590
3 Install sink pipe insulation	2.3725	3.0	EA	1.00	\$38.91	\$117
4 Install urinal partitions	2.3742	8.0	EA	1.00	\$450.66	\$3,605
5 Relocate flush control	2.3722	1.0	EA	1.00	\$680.74	\$681
Maximum Allowable Construction Cost						\$6,342
<b>Total Project Cost</b>						<b>\$8,498</b>

# DAHL (0540) · DACC HEALTH & PUBLIC SERVICES

3400 S. ESPINA ST., LAS CRUCES, NM 88003

Evaluation Date: 2022-08-16

Evaluator: Amy Smith

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	See Alex Sanchez Hall summary
Building Data			
Permanent building area:	41737 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1996	Building age:	26
Initial Construction Date:	1996	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	\$11,834,526
Cost per GSF:	\$283.55	FCI Cost:	\$686,004
FCI Score:	0.058	FCI:	Fair

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC HEALTH & PUBLIC SERVICES

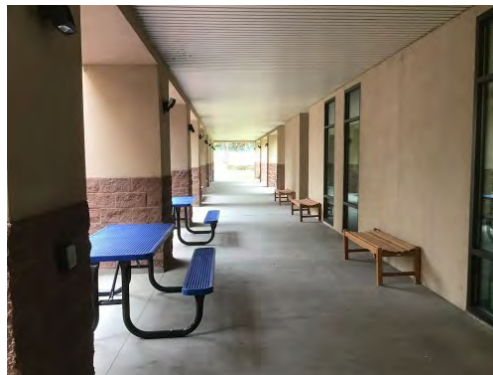
Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		242.0	217.5	89.9%
Physical Plant Assessment		367.0	343.5	93.6%
Adequacy and Environment		309.0	284.5	92.1%
Total		918.0	845.5	92.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

\* The site acres are included in the Alex Sanchez Hall summary.

### Site Assessment



The Health and Public Services Building is one of five buildings on Doña Ana Community College's (DACC) Espina Campus. The campus lies adjacent to New Mexico State University (NMSU), at the south end of Las Cruces, New Mexico. Gregg Street bounds the irregularly shaped site to the north with Sam Steel Way to the west, Wells Street to the south, and Espina Street to the east. Agricultural, housing, and educational facilities belonging to NMSU surround the campus on the west, north, and east sides. Interstate 10 runs on the site's south side.

#### Access

Concrete-paved walkways along Gregg Street, Wells Street, and Espina Streets provide pedestrian access to the site. Walkways line portions of Same Steel Way, but they are not continuous. Once on the campus, pedestrians can cross the parking lots or the concrete walkways to reach the building's entrances.

Vehicles access the site from either Gregg Street or Sam Steel Way and may park in one of three asphalt-paved lots. The site's large parking lot lines the west and south sides of the Health and Public Services Building and provides an adequate number of parking spaces.

#### Site Development

Grass lawns and gravel beds with mature trees and shrubs landscape the site that is immediately around the building. The plants are healthy and well maintained, but weeds grow in the gravel beds.

The site slopes away from the building, allowing rainwater runoff to flow away from the structure.

Concrete walkways, stairs, and ramps appear to be in good condition and lead to the building's entrances.

#### Safety/Security

Pole lights and building-mounted lights illuminate the site. Site lighting appears adequate.

Municipal sewer and water systems serve the building. Electrical feeds run underground.

## Building Assessment



The Health and Public Services Building is a two-story facility on the site's south corner. A colonnade connects the structure to the south end of Alex Sanchez Hall, which stands east of the building. The Classroom Building sits north of the Health and Public Services Building, and parking lots border the west and south sides. DACC constructed the building in 1996, and it holds classrooms, labs, and offices.

### Exterior

A concrete slab-on-grade foundation and steel frame construction compose the building's structure. The structure appears in good condition, and staff report no concerns.

The college installed thermoplastic polyolefin (TPO) in 2020. TPO covers most of the roof, except for a tiny section of standing seam metal roofing over the internal stairway and elevator. Both roofs are in good condition. No ladder leads to the lower section of the roof. Accessing the roof from Alex Sanchez Hall is possible, but it requires traveling over or under large pipes.

Stucco covers most of the exterior wall surface and split-face concrete masonry unit (CMU) blocks wrap the lower portion of the building. The CMU is in good condition. The stucco is in fair condition, and it shows numerous small cracks on most sides of the building.

The exterior doors are storefront leaves in hollow-metal frames. The exterior doors are in good condition.

The building has fixed, double-glazed, metal-framed windows, which are in good condition.

### Interior

A single-story office wing and a two-story classroom wing compose the L-shaped building. Offices and support spaces organized around a circular corridor form the office wing. A double-loaded corridor with classrooms and labs on either side comprises the classroom wing. The building's main entrances lie between the office and classroom wings on the building's west side.

Depending on the room's function, most classrooms, labs, and support spaces have vinyl composition

tile (VCT), textile composite, or carpet tile flooring. Radiologic technology lab 185 uses linoleum tiles. Textile composite and carpet finish the floors in the office wing. The corridors in the classroom wing have carpet tile, and the corridor at the building's main entrance has ceramic tile flooring. Ceramic tile covers the floors in the multistall restrooms, while vinyl sheet flooring overlays the floors in the single-occupant restrooms. The flooring is in good condition in most of the building, and facilities staff replace the flooring as it ages. However, in science labs 181 and 183, the VCT flooring has some minor wear, scuffs, and cracks. And the VCT has a few stained areas in IT room 187B.

The interior walls hold painted and textured gypsum board, which is in good condition. Fiber-reinforced plastic (FRP) panels line the walls in the multistall restrooms.

Suspended acoustic tiles comprise most of the ceilings, while some service rooms have hard-lid ceilings. The ceiling finishes are in good condition.

The interior doors are in good condition and consist of solid wood leaves, wood leaves with vision panels, and metal leaves with vision panels.

The building uses laminate cabinets in the office wing, wood cabinets with laminate countertops in the nursing labs, and wood cabinets with resin countertops in the science labs. The laminate countertops exhibit delamination in some of the nursing labs. The wood cabinets show some wear and damage but are in good condition.

### **Systems**

Air handlers condition the building, and a network-based system controls the temperatures. The system works well; however, the equipment in sonography lab 291 generates a lot of heat, and the instructors need to keep the room cool. This requires lowering the temperature for the whole building.

The elevator serving the building is original. Staff report that replacement parts for the elevator will soon be unavailable, making repairs impossible.

The plumbing system works well, and staff report no concerns.

The building's electrical system functions well. However, the hot plates in science lab 183 trip the circuits. The college updated the interior lights to LED fixtures in most spaces.

### **Safety/Security**

No security cameras serve the building. However, a project to install cameras is underway. A key card access system secures all classrooms. Installation is in progress for key card access on the exterior doors.

A fire alarm system with manual pull stations and a horn/strobe combination protects the building, but the system is aging and requires upgrades. The building does not have a fire suppression system. Fire extinguishers hang in the labs and hallways.

### **ADA and Code Compliance**

Many rooms lack tactile and Braille signs. The first- and second-floor multistall restrooms offer no sink pipe insulation or vertical grab bars. The restrooms in classrooms 184 and 291 lack a vertical grab bar. The toilet paper dispenser hangs too close to the side grab bar in the women's first-floor restroom. The transfer shower in shower room 187D has a threshold that is too high to be compliant, and the shower does not offer the required clearance at the seat wall. The transfer shower in restroom 291C does not offer the required clearance on the seat wall.



## Adequacy and Environment



The Health and Public Services Building holds classrooms, labs, computer classrooms, and offices for several programs, including radiologic technology, respiratory therapy, nursing, and diagnostic medical sonography. The building includes an office suite for the Health Sciences Division.

Most classrooms, labs, computer classrooms, and offices are of adequate size to serve the programs. However, several programs are limited by the size of their spaces. Radiologic technology lab 185 and its support spaces received recent renovations to support the program, but the program needs additional space to grow. The sonography staff expressed a desire to expand the program housed in lab 291.

The health programs would like a simulation lab and makerspace to keep up with modern practices and programs. The Health Sciences Division wants to convert the office wing into a simulation lab and replace the faculty offices with hoteling spaces. The school is considering converting classroom 293 into a makerspace.

Science lab 183 requires upgrades, including vacuum lines to each desk and an updated fume hood with vacuum and gas connections. No drains collect water at the emergency showers in science labs 181 and 183.

Windows provide ample natural light in the classroom, labs, and offices.

## Site Plan



## Review Participants

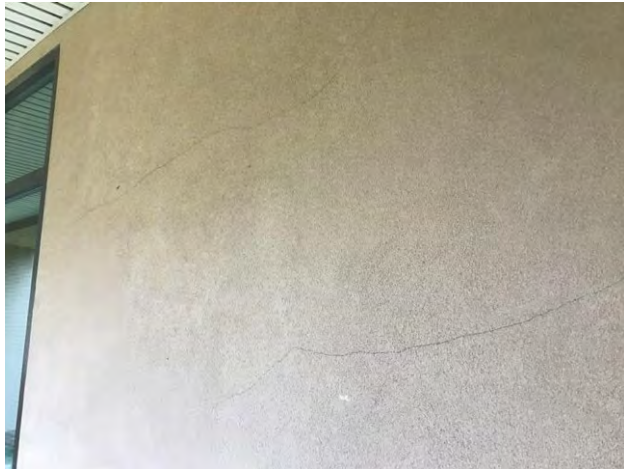
Mike Luchau, Facilities Services Manager  
Amy Smith, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC HEALTH &amp; PUBLIC SERVICES

<b>Project No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Project Budget</b>
0540.2001	4.05.C01.3.	Exterior Improvements	\$45,230	<b>\$60,608</b>
0540.2002	4.05.D03.1.	HVAC Improvements	\$3,160	<b>\$4,235</b>
0540.2003	4.08.E13.1.	Elevator Modernization	\$138,320	<b>\$176,359</b>
0540.2004	4.08.D09.2.	Fire Alarm Upgrade	\$60,101	<b>\$76,629</b>
0540.2005	4.05.D09.4.	Fire Suppression System Installation	\$213,557	<b>\$286,167</b>
0540.2006	3.05.A03.3.3.	ADA Compliance: Sign Improvements	\$3,586	<b>\$4,805</b>
0540.2007	3.05.A03.2.3.	ADA Compliance: Restroom Improvements	\$1,315	<b>\$1,762</b>
0540.2008	3.04.A03.2.6.	ADA Compliance: Shower Room Improvements	\$36,808	<b>\$49,323</b>
0540.2009	4.05.D01.2.	Science Lab Upgrades	\$269,856	<b>\$361,607</b>
<b>Total of Project Budgets</b>				<b>\$1,021,494</b>

Project 0540.2001 · Exterior Improvements

**Facility:** DACC HEALTH & PUBLIC SERVICES **IDNO:** 0540  
**Category:** 4. **Type 1:** 05. **Type 2:** C01. **P/Class:** 3.



*Project Description*

No ladder leads to the lower section of the roof. Accessing the roof from Alex Sanchez Hall is possible, but it requires traveling over or under large pipes. The stucco covering the exterior walls is in fair condition and shows numerous small cracks on most sides of the building.

Install a roof transition ladder to the lower section of the roof. Repair the cracked stucco and fog coat the stucco finish.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install roof transition ladder	2.2434	12.0	VLF	1.00	\$82.46	\$990
2 Repair stucco (adj. for scope)	2.2321	20,000.0	SF	0.10	\$6.02	\$12,040
3 Fog coat stucco	2.2320	20,000.0	SF	1.00	\$1.61	\$32,200
Maximum Allowable Construction Cost						\$45,230
<b>Total Project Cost</b>						<b>\$60,608</b>

Project 0540.2002 · HVAC Improvements

**Facility:** DACC HEALTH & PUBLIC SERVICES **IDNO:** 0540  
**Category:** 4. **Type 1:** 05. **Type 2:** D03. **P/Class:** 1.



*Project Description*

The equipment in sonography lab 291 generates a lot of heat. The instructors need to keep the room cool, which requires lowering the temperature for the whole building.

Install a split system in sonography lab 291 to supplement the cooling system. Scheduled for work in 2023.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install split system	2.3826	1.0	EA	1.00	\$3,160.49	\$3,160
Maximum Allowable Construction Cost						\$3,160
<b>Total Project Cost</b>						<b>\$4,235</b>

Project 0540.2003 · Elevator Modernization

**Facility:** DACC HEALTH & PUBLIC SERVICES **IDNO:** 0540  
**Category:** 4. **Type 1:** 08. **Type 2:** E13. **P/Class:** 1.



*Project Description*

The elevator serving the building is original. Replacement parts for the elevator will soon be unavailable, making repairs impossible.

Modernize the elevator.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Modernize elevator	2.3229	2.0	Floor	1.00	\$69,160.20	\$138,320
Maximum Allowable Construction Cost						\$138,320
<b>Total Project Cost</b>						<b>\$176,359</b>

Project 0540.2004 · Fire Alarm Upgrade

**Facility:** DACC HEALTH & PUBLIC SERVICES **IDNO:** 0540  
**Category:** 4. **Type 1:** 08. **Type 2:** D09. **P/Class:** 2.



*Project Description*

The fire alarm system is aging.

Upgrade the fire alarm system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Upgrade fire alarm system	2.4018	41,737.0	SF	1.00	\$1.44	\$60,101
Maximum Allowable Construction Cost						\$60,101
<b>Total Project Cost</b>						<b>\$76,629</b>

Project 0540.2005 · Fire Suppression System Installation

**Facility:** DACC HEALTH & PUBLIC SERVICES **IDNO:** 0540  
**Category:** 4. **Type 1:** 05. **Type 2:** D09. **P/Class:** 4.



*Project Description*

The building does not have a fire suppression system.

Install a fire suppression system to protect the physical asset and its occupants, improve safe egress routes, and reduce the spread of airborne contaminants in case of fire. Tap the line to the city's main water supply and provide water to the automatic fire sprinkler system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install fire sprinkler system	2.4020	41,737.0	SF	1.00	\$4.04	\$168,617
2 Tap the city's water main and set up valve room	2.4021	1.0	EA	1.00	\$44,940.00	\$44,940
Maximum Allowable Construction Cost						\$213,557
<b>Total Project Cost</b>						<b>\$286,167</b>



Project 0540.2006 · ADA Compliance: Sign Improvements

**Facility:** DACC HEALTH & PUBLIC SERVICES **IDNO:** 0540  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



*Project Description*

A number of rooms lack tactile and Braille signs.

Install tactile and Braille signs where needed.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install tactile and Braille signs	2.3617	35.0	EA	1.00	\$102.45	\$3,586
Maximum Allowable Construction Cost						\$3,586
<b>Total Project Cost</b>						<b>\$4,805</b>

Project 0540.2007 · ADA Compliance: Restroom Improvements

**Facility:** DACC HEALTH & PUBLIC SERVICES **IDNO:** 0540  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.2. **P/Class:** 3.



*Project Description*

The first- and second-floor multistall restrooms have no sink pipe insulation and no vertical grab bars. The restrooms in classrooms 184 and 291 lack vertical grab bars. The toilet paper dispenser hangs too close to the side grab bar in the women's first-floor restroom.

Install sink pipe insulation. Install vertical grab bars in the accessible stalls and single-occupant restrooms. Relocate the toilet paper dispenser in the women's first-floor restroom.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install sink pipe insulation	2.3725	4.0	EA	1.00	\$38.91	\$156
2 Install vertical grab bars	2.3723	6.0	EA	1.00	\$168.63	\$1,012
3 Relocate toilet paper dispenser	2.3713	1.0	EA	1.00	\$147.45	\$147
Maximum Allowable Construction Cost						\$1,315
<b>Total Project Cost</b>						<b>\$1,762</b>

Project 0540.2008 · ADA Compliance: Shower Room Improvements

**Facility:** DACC HEALTH & PUBLIC SERVICES **IDNO:** 0540  
**Category:** 3. **Type 1:** 04. **Type 2:** A03.2. **P/Class:** 6.



*Project Description*

The transfer shower in shower room 187D has a threshold that is too high. Room 187D does not offer the required clearance on the seat wall. The transfer shower in restroom 291C does not provide the necessary clearance on the seat wall.

Renovate shower room 187D and restroom 291C to meet ADA requirements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Renovate shower room and restroom	2.1120	2.0	EA	1.00	\$18,404.00	\$36,808
Maximum Allowable Construction Cost						\$36,808
<b>Total Project Cost</b>						<b>\$49,323</b>

Project 0540.2009 · Science Lab Upgrades

**Facility:** DACC HEALTH & PUBLIC SERVICES **IDNO:** 0540  
**Category:** 4. **Type 1:** 05. **Type 2:** D01. **P/Class:** 2.



*Project Description*

Science labs 181 and 183 have not been updated since the building's construction in 1996. The finishes and casework range from good to fair condition. The VCT flooring shows minor wear, scuffs, and cracks. In science lab 183, no vacuum lines run to the desk; the fume hood requires an update, including vacuum and gas connections. The hot plates in science lab 183 can trip the circuits. No drains collect water at the emergency showers in science labs 181 and 183.

Refurbish science labs 181 and 183 and their support spaces. Include new flooring, updated finishes where needed, and drains at the emergency showers. In science lab 181, include vacuum lines to each desk (the building has a vacuum pump) and a new fume hood with vacuum and gas lines. Improve the electrical system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Refurbish science labs	2.1117	2,800.0	SF	1.00	\$90.95	\$254,660
2 Improve electrical service	2.3922	2,320.0	SF	1.00	\$6.55	\$15,196
Maximum Allowable Construction Cost						\$269,856
<b>Total Project Cost</b>						<b>\$361,607</b>

# DAWD (0476) · DACC, WORKFORCE DEVELOPMENT CENTER

2345 E. NEVADA AVE., LAS CRUCES, NM 88001

Evaluation Date: 2022-08-16

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	4.93	No/type of parking spaces:	76 general, including 4 accessible
Building Data			
Permanent building area:	32132 GSF	Number of floors:	2
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1994	Building age:	28
Initial Construction Date:	1994	Renovation/Addition 1:	2006
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Two Story	CRV:	\$9,111,029
Cost per GSF:	\$283.55	FCI Cost:	\$243,414
FCI Score:	0.027	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC, WORKFORCE DEVELOPMENT CENTER

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		224.0	192.5	85.9%
Physical Plant Assessment		367.0	319.0	86.9%
Adequacy and Environment		249.0	204.0	81.9%
Total		840.0	715.5	85.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### DACC Workforce Development Center

\* The following associate degree and certificate programs are offered at this site: aerospace technology, automation and manufacturing technology, building construction technology, and environmental and energy technologies. The Truck Driving Academy currently occupies the Workforce Development Center.

### Site Assessment



The Doña Ana Community College (DACC) Workforce Development Center resides on two parcels comprising 4.93 acres, centrally located in Las Cruces, New Mexico. A mixed-use, multifamily residential neighborhood lies to the south and west, and commercial businesses stand to the north and east. Nevada Avenue bounds the campus to the south with Entrada Del Sol to the north and a building supply company on the eastern edge.

#### Access

An illuminated, stucco monument sign along Nevada Ave. announces the building name and address.

No city sidewalk runs along Nevada Ave. However, the campus landscaping provides a crusher-fine walkway, which joins the sidewalks from the adjacent properties. A green designated bike lane travels along the street, and a bike rack stands at the building's entrance.

To the east of the sign, a curb cut provides entry into the parking lot. A second curb cut to the west provides an entry to the Truck Driving Academy's practice lot. Motorized, tubular, rolling gates secure both entrances. Entrada Del Sol provides two entries at the rear of the building. The entry for the north lot has a motorized, rolling gate, which is seven feet tall with chain link material. This gate secures the Truck Driving Academy's vehicle storage and the outdoor construction-technology space. A tubular swing gate secures the second entrance, which leads to the truck-driving practice lot.

Signs and gates are in good appearance and good operating condition. Staff report that trucks frequently break off the remote reflector for the chain-link gate when they turn into the storage space.

The asphalt road, parking surfaces, and markings are in excellent condition. Seventy-six general parking stalls are available, including the four accessible stalls. All parking stalls follow Americans with Disability Act (ADA) requirements and are adequate for current enrollment numbers.

### **Site Development**

Xeriscape areas with native plants, boulders, crusher fines, and decorative gravel surround the school and line the street. Overgrown weeds appear in the easement between campus and the building supply company.

The site drains from the northeast to the west and south. Parking lots carry stormwater to the west edge of the campus, a retention pond on the building's northwest corner, and Nevada Ave. A storm grate lies along the east lot line, between the college and the building supply company, and collects runoff water from the site and the roof. The storm grate contains dirt and debris, causing water to pond and flooding a portion of the outdoor pottery space and the east corridor exit. Water infiltrated the building and damaged the floor finish in the administrative conference room.

## Building Assessment



The facility lies north of the site's midpoint. The Workforce Development Center comprises a single structure, operating on one floor. Roof access and mechanical and storage space resides on the second level, which is not open to the public. This facility offers degree programs and certifications in trades and technologies, serving as a business-solution partner for Doña Ana County's business community.

### Exterior

The structure stands on a concrete slab which appears sound.

The second-story penthouse gives access to the main roof, and fixed roof ladders reach the second-story roof and over the walls. The access ladder to the penthouse roof is surrounded by a safety cage which are no longer acceptable per current OSHA requirements. A crane lift stands in the penthouse for large equipment. Membrane-capped parapets with metal drip edges surround the perimeter and the roof firewalls. The parapets are in good general condition. Membranes cover the flat roofs and generally appear in good condition—exhibiting minimal ponding and sandy deposits near seams, roof drains, scuppers, and corners. Roofs slope to internal drains with scuppers and roof gutters with downspouts, all of which appear clear of debris. Splash guards protect the roof membrane from the second story's drain runoff. Drains lead to the ground and empty to splash guards, storm grates, and landscape drains. Walkway pads surround mechanical systems. The elevated gas lines have yellow paint. Metal-panel canopies are in good condition over the entrance and the outdoor pottery space.

Exterior walls are stucco with two-tone color and expansion joints, which create a decorative finish. The stucco exhibits impact damage near the administrative windows. Bulging and cracked stucco appears at the east façade on the second story.

Building identification signs hang on the south and north facades. The signs on the north side are warped and missing decorative panels.

The concrete loading docks at the construction technology classrooms exhibit peeling paint. The loading docks lack visual barriers and fall protection, as per Occupational Safety and Health Administration (OSHA) standards. The soffits on the roof overhangs display peeling paint, and makeshift shelving clutters the dock's work area.



Fixed, double-glazed windows are in good condition and hang in the south-facing administrative rooms. The windows include a tint to reduce heat gain. Architectural overhangs adorn the offices on the southwest side of the building and provide additional protection from the elements.

The window walls at the south and west lobbies have aluminum, storefront swing doors. These doors include panic bars, closers, swipe card access, and tinting for heat gain reduction. Canopies protect the entries from the elements. All components are in good appearance and working order. Exterior-access mechanical rooms have solid metal panel doors; the exterior classroom doors are similar and contain lites. Doors offer panic bars, closers, and keyed locks with lever handles. Several doors exhibit wear and oxidation. Insulated-panel garage doors hang in the construction technology labs and operate with industrial garage door openers. No canopy stands outside the manufacturing lab. The door is subject to wind and rain, which enter the room at the floor seal. Doors and openers are in good appearance and operating condition.

### **Interior**

Central to the floor plan are an open commons area and five general classrooms. The administrative office corridor lies to the south; the pottery and truck-driving classrooms is to the west; building construction, automation, and manufacturing technology classrooms are to the north; and the aerospace technology classroom lies to the east.

Ceramic tile covers the floors in the south and east lobbies with floor mats lying at the doors; all are in good condition. The aged vinyl composition tile (VTC) is in fair condition and blankets most of the facility. The corridors floors are polished while lab floors appear worn. The lab floors have OSHA markings around all equipment, and the plumbing lab includes grate drains in the floor. The carpet acts as a sound insulator in classrooms. The carpet is in good condition, except for the water infiltration damage in the administrative conference room. The restrooms' ceramic tile floors are clean and in good condition, although tile styles differ between the public restrooms. The VTC floor near the water heater in the janitorial closet near the commons is damaged, with large areas missing. Exterior mechanical rooms exhibit concrete floors, and those with a painted finish are worn and peeling.

Walls have painted gypsum board with corner guards throughout most of the building. The construction technology labs feature painted CMU walls. Acoustic panels hang in the automation and manufacturing lab. Fiber-reinforced panels (FRP) hang in all the labs' wet areas, except the pottery classroom sink. Metal surrounds protect the walls at the mop sinks in the janitorial closets. Centralized classrooms have acoustic sliding partitions between rooms. The various wall systems are in good condition but show wear near sinks in lab classrooms.

Acoustic ceiling tiles (ACT) hang in offices, general classrooms, corridors, and lobbies. Tiles are generally in good condition. However, water stains appear near fire risers, sprinklers, and the east corridor's exit door, which is adjacent to the administrative conference room. The construction technology labs have exposed-structure ceilings and show no damage.

The lobby's airlock doors include storefront glass doors in window walls. Typical interior doors are wood panel leaves with door lites in offices, classrooms, and labs. High-traffic doors include kick plates. Doors offer lever-handle hardware and swipe card access, except for restroom push/pull doors.

The college is in the process of changing out swipe card locks to electronic key locks.

New casework stands in renovated classrooms, and the casework in the break rooms remains in good condition. The school replaces furniture as classrooms are updated.

Wayfinding and room program identification are minimal in the facility; however, tactile and Braille signs with room numbers hang next to doors. Restroom signs hang in alcoves.

### **Systems**

Rooftop combination units temper the facility, and temperature control is off-site. The structure lacks mechanical ventilation, and doors are the only source of passive ventilation. Staff reports hot and cold rooms and a lack of airflow in offices. Evaporative cooling units hang in construction labs that utilize garage doors. Air-circulation fans are missing in the construction lab rooms, docks, and the outdoor pottery learning space.

Dust and debris clog air vents throughout the facility.

The pottery glazing storage room contains a direct exhaust vent, but the rest of the room does not offer mechanical ventilation or filtration. The school has placed minimum efficiency reporting values (MERV) 13 filters in the return ducts to prevent particulates and other contaminants from infiltrating the rest of the duct system.

Mini splits in mechanical, electrical, and the main distribution frame (MDF) rooms maintain operating temperatures for equipment. The mini splits are in good condition.

Aged, energy-inefficient domestic water heaters deliver hot water from uninsulated copper pipes to insulated hot-water-distribution lines. Legacy vent ducts remain from old equipment.

Restrooms, janitorial closets, and drinking fountains lie conveniently spaced in the instructional area of the facility; however, the administrative corridor does not have a dedicated restroom.

Toilets hang from the wall, and faucets offer levered handles. All restroom fixtures appear in good condition. Restrooms include hose bibs and floor drains. Stall panels in the east restrooms exhibit damage and legacy holes.

The pottery classroom include sink drain traps, but the construction technology labs do not.

The school upgrades lighting to LED with motion sensors when replacing old, broken ballasts and lamps. The school installs additional electrical outlets when developing computer-based general

classrooms.

Electrical panels hang in mechanical rooms, construction technology labs, and the pottery classroom. Rolling drying racks for the pottery stand in front of electrical panels.

Each electric kiln includes a shutoff; however, staff state that several of the outlets in the pottery room trip the ground fault circuit interrupters (GFCIs).

Ceiling-mounted projectors hang in classrooms as required for program needs.

### **Safety/Security**

Wi-Fi routers hang dotted throughout offices, labs, and classrooms in the building. Staff report dead spots in some lab offices. Cameras do not surveil the facility; however, the facility has an on-site security officer with a dedicated office, and the doors have alarms.

A working fire alarm system with manual pull stations and horn/strobe combination, smoke detectors, and fire suppression system protect the school. Fire extinguishers hang in corridors and lab classrooms. Safety data sheets and wash stations hang in lab classrooms. Emergency lighting and emergency exit signs are present and illuminated. The outdoor kiln area lacks a carbon monoxide detector.

The building construction and manufacturing technology labs provide floor-mounted emergency combination eyewash stations, which include a shower.

### **ADA and Code Compliance**

The facility is mainly accessible with a few exceptions. The storage in the rooftop penthouse and the mechanical rooms do not offer an accessible route. The dock ramp and one set of dock stairs lack handrail extensions. Sinks and woodworking machines in labs and pottery classrooms do not offer accommodations for accessible heights within reach range.

Vertical grab bars are missing in the west restroom. Grab bars and toilet paper dispensers hang too high in the east women's restrooms.

## Adequacy and Environment



### Adequacy of Size

Classrooms are adequate in size and height. Labs have good circulation around equipment, and tool storage rooms are well organized. However, building materials and large construction equipment sit unsecured; some are stored in makeshift shelves, typically under canopies, while others lie exposed to the elements.

The pottery classroom, outdoor kiln space, and janitorial closets are crowded and lack organizational shelving for equipment and supplies.

### Special/Unique Features

The motor for the dust collection system in the construction lab is not large enough to provide adequate suction for all the shop equipment.

Staff lacks after-hour access to pottery kilns for firing events. The kiln's gas flame extinguishes in windy conditions and lacks a remote alert system for when this happens. The firing area lacks a carbon monoxide alarm.

Staff report that markings for the Truck Driving Academy do not conform to the program's needs.

### Flexibility

Space alterations are in progress to provide additional computer-based general classrooms.

### Natural Light

Administrative offices have natural and artificial light. General classrooms rely on artificial light. The labs with operable garage doors can achieve partial natural light when the doors are open.

### Pests

The evaluator encountered spiders and bats in outside areas and observed mousetraps near the docks. Staff did not report encounters with pests.

Building Additions/Issues

*1. Workforce Development Center*

Constructed: 1994

Square Feet: 36,597 GSF

Foundation/Slab/Structure: Slab on grade

Roof: Membrane roof system

Exterior Walls: Stucco

HVAC: Rooftop combination units

Fire Protection: Fire alarms and sprinkler system

Site Plan



Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC

Carol Orona, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC, WORKFORCE DEVELOPMENT CENTER

Project No.	Code	Project Name	MACC	Project Budget
0476.2001	4.06.B01.4.	Site Access and Marking Improvements	\$7,215	<b>\$9,200</b>
0476.2002	4.06.B05.1.	Site Drainage Improvement and Damage Remediation	\$503	<b>\$641</b>
0476.2003	4.05.D06.1.	Security Improvements	\$71,280	<b>\$95,515</b>
0476.2004	4.06.A01.1.	Safety Improvements	\$2,527	<b>\$3,222</b>
0476.2005	1.06.C05.5.	Roof Ladder and Cage Replacement	\$4,545	<b>\$5,795</b>
0476.2006	3.06.A03.3.3.	ADA Compliance: Loading Dock Stairs and Ramp Improvements	\$2,194	<b>\$2,797</b>
0476.2007	4.05.C02.3.	Exterior Surface Improvements	\$14,128	<b>\$18,931</b>
0476.2008	4.05.E02.3.	Interior Floor Improvements	\$1,515	<b>\$2,029</b>
0476.2009	4.05.E03.3.	Interior Wall Improvements	\$170	<b>\$227</b>
0476.2010	4.05.E04.3.	Ceiling Improvements and Fire Suppression Leak Inspection	\$1,724	<b>\$2,311</b>
0476.2011	4.05.E06.4.	Casing Improvements	\$3,861	<b>\$5,174</b>
0476.2012	4.05.E01.4.	Wayfinding Improvements	\$1,318	<b>\$1,766</b>
0476.2013	4.05.D03.3.	Heating, Ventilation, and Air Conditioning Upgrades	\$50,536	<b>\$67,718</b>
0476.2014	4.05.D05.4.	Hot Water System Improvements	\$47,324	<b>\$63,414</b>
0476.2015	4.04.A03.2.3.	ADA Compliance: Restroom Upgrades	\$38,650	<b>\$51,791</b>
0476.2016	4.05.E09.4.	Organizational Storage Improvements	\$11,875	<b>\$15,913</b>
0476.2017	4.05.D03.3.	Dust Collection Upgrade	\$3,651	<b>\$4,892</b>
<b>Total of Project Budgets</b>				<b>\$351,336</b>

Project 0476.2001 · Site Access and Marking Improvements

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B01.
		<b>P/Class:</b>	4.



*Project Description*

Staff report that trucks frequently break off the remote reflector for the chain-link gate when they turn into the storage space. Staff say that the Truck Driving Academy's markings are insufficient for the program's needs. The north lot lacks fire lane markings.

Relocate the reflector and install it on a post protected by bollards. Remark the truck practice markings. Mark the fire lane in the north lot.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install bollards (adj. for remounting reflectors)	1.4111	2.0	EA	1.20	\$642.00	\$1,541
2 Repaint markings	1.1428	200.0	LF	1.00	\$12.61	\$2,522
3 Mark fire lane	1.1428	250.0	LF	1.00	\$12.61	\$3,153
Maximum Allowable Construction Cost						\$7,215
<b>Total Project Cost</b>						<b>\$9,200</b>

Project 0476.2002 · Site Drainage Improvement and Damage Remediation

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B05.
		<b>P/Class:</b>	1.



*Project Description*

The storm grate along the east lot, between the college and the adjacent building supply company, collects water directed from the roof and site. Dirt and debris fill the grate, causing water to pond and flood a portion of the outdoor pottery space and the east corridor exit. Water infiltrated the building and caused damage to the floor finish in the administrative conference room.

Clean out drain pipes and storm drains. Replace damaged carpet tiles in the administrative conference room.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Clean out drain pipes and storm drains	1.2114	50.0	SF	1.00	\$8.69	\$435
2 Replace carpet tiles	2.3113	12.0	SF	1.00	\$5.69	\$68
Maximum Allowable Construction Cost						\$503
<b>Total Project Cost</b>						<b>\$641</b>



Project 0476.2003 · Security Improvements

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	D06.
		<b>P/Class:</b>	1.



*Project Description*

Concertina wire sits along the eastern chain-link fence and the retaining wall standing to the east of the outdoor pottery/construction space. Staff report that this area is an access point for the theft of materials and equipment from the outdoor learning spaces. Wind gusts in the area will blow out the flame on the gas kiln. Building materials lack secure storage. Some building materials sit in makeshift organizational shelves, typically under dock canopies; however, some materials lie in the open, exposed to the elements. There is no after-hour access to pottery kilns for firing events extending past business hours. Minimal lighting is provided at the outdoor learning spaces for construction technologies and the Truck Driving Academy. Building lighting is aging and broken in some areas. No security cameras are supplied on the exterior and interior of the building.

Extend chainlink fence and privacy/wind screen to roof canopy. Provide organizational shelving and an after-hours entry system to enclose and secure the equipment and materials in the outdoor learning spaces. Install pole lighting at the outdoor learning spaces for construction technologies and the Truck Driving Academy. Replace aged, broken building lighting. Install exterior and interior surveillance cameras.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Extend chain-link fence (adj. for screen inserts)	1.4112	90.0	SF	1.20	\$28.07	\$3,032
2 Install after-hour entry access	2.4012	2.2	EA	1.00	\$1,098.71	\$2,428
3 Install pole lights	1.1438	3.0	EA	1.00	\$8,899.97	\$26,700
4 Replace wall lights	1.4121	6.0	EA	1.00	\$972.92	\$5,838
5 Install security camera system	2.4023	1.0	EA	1.00	\$23,773.26	\$23,773
6 Install additional cameras	2.4024	8.0	EA	1.00	\$1,188.66	\$9,509
Maximum Allowable Construction Cost						\$71,280
<b>Total Project Cost</b>						<b>\$95,515</b>

Project 0476.2004 · Safety Improvements

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	A01.
		<b>P/Class:</b>	1.



*Project Description*

The loading docks at the construction lab are too tall, lack visual barriers, and lack fall protection—as required by Occupational Safety and Health Administration (OSHA) standards. The pottery kilns lack a carbon monoxide detector.

Install a retractable fall barrier and a carbon monoxide detector.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install fall barrier	1.4118	1.0	EA	1.00	\$1,728.33	\$1,728
2 Install carbon monoxide detector	2.4032	1.0	EA	1.00	\$799.11	\$799
Maximum Allowable Construction Cost						\$2,527
<b>Total Project Cost</b>						<b>\$3,222</b>

Project 0476.2005 · Roof Ladder and Cage Replacement

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER		<b>IDNO:</b>	0476
<b>Category:</b>	1.	<b>Type 1:</b>	06.	<b>Type 2:</b>
			C05.	<b>P/Class:</b>
				5.



*Project Description*

The access ladder to the penthouse roof is surrounded by a safety cage, which is no longer acceptable per current OSHA requirements.

Replace the roof ladder and safety cage with an OSHA-compliant roof ladder, equipped with a ladder safety system or personal fall arrest system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install ladder safety system	2.2433	25.0	VLF	1.00	\$181.79	\$4,545
Maximum Allowable Construction Cost						\$4,545
<b>Total Project Cost</b>						<b>\$5,795</b>

Project 0476.2006 · ADA Compliance: Loading Dock Stairs and Ramp Improvements

**Facility:** DACC, WORKFORCE DEVELOPMENT CENTER **IDNO:** 0476  
**Category:** 3. **Type 1:** 06. **Type 2:** A03.3. **P/Class:** 3.



*Project Description*

The loading dock's stairs and ramp lack handrail extensions and contrasting tread strips.

Install handrails extensions and contrasting tread strips.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install handrail extensions	1.1211	2.0	Pair	1.00	\$406.25	\$813
2 Install stair contrast	2.3222	16.0	EA	1.00	\$86.33	\$1,381
Maximum Allowable Construction Cost						\$2,194
<b>Total Project Cost</b>						<b>\$2,797</b>

Project 0476.2007 · Exterior Surface Improvements

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	C02.
		<b>P/Class:</b>	3.



*Project Description*

On the north side of the building, identification signs are warped and missing decorative panels. The stucco is dirty and exhibits impact damage near the administrative windows. The east facade shows bulging, cracked stucco on the second story. The overhang's soffits and the concrete walls at the loading docks exhibit peeling paint. Several exterior doors exhibit wear and oxidation.

Replace identification signs. Power wash and repair damaged stucco. Fog coat the stucco to match the remaining stucco. Repaint soffits, walls, and doors.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace sign (adj. for larger size)	2.3614	1.0	EA	3.00	\$291.60	\$875
2 Repair stucco	2.2321	60.0	SF	1.00	\$6.02	\$361
3 Fog coat	2.2320	2,500.0	SF	1.00	\$1.61	\$4,025
4 Power wash surfaces	2.2318	2,400.0	SF	1.00	\$1.82	\$4,368
5 Paint soffits and walls	2.2313	2,400.0	SF	1.00	\$1.33	\$3,192
6 Repaint doors	2.2112	9.0	EA	1.00	\$145.21	\$1,307
Maximum Allowable Construction Cost						\$14,128
<b>Total Project Cost</b>						<b>\$18,931</b>

Project 0476.2008 · Interior Floor Improvements

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E02.
		<b>P/Class:</b>	3.



*Project Description*

The aged vinyl composition tile (VTC) is in fair condition and covers most of the facility. Corridors floors are polished, and lab floors appear worn and dull. The VTC floor near the water heater is broken in the janitorial closet by the commons, and large areas of the VTC are missing. Exterior mechanical rooms are typically concrete, and those with a painted finish are worn and peeling.

Replace VTC in the janitorial closet and repaint the concrete floors.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Remove VTC	2.3119	150.0	SF	1.00	\$0.85	\$128
2 Install VCT	2.3125	150.0	SF	1.00	\$7.03	\$1,055
3 Repaint concrete floors	2.2313	250.0	SF	1.00	\$1.33	\$333
Maximum Allowable Construction Cost						\$1,515
<b>Total Project Cost</b>						<b>\$2,029</b>

Project 0476.2009 · Interior Wall Improvements

**Facility:** DACC, WORKFORCE DEVELOPMENT CENTER **IDNO:** 0476  
**Category:** 4. **Type 1:** 05. **Type 2:** E03. **P/Class:** 3.



*Project Description*

Fiber-reinforced panels (FRP) hang in the wet areas of all the labs, except at the sinks in the pottery classroom.

Install FRP at sinks in pottery classroom.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install FRP	2.3317	30.0	SF	1.00	\$5.65	\$170
Maximum Allowable Construction Cost						\$170
<b>Total Project Cost</b>						<b>\$227</b>

Project 0476.2010 · Ceiling Improvements and Fire Suppression Leak Inspection

**Facility:** DACC, WORKFORCE DEVELOPMENT CENTER **IDNO:** 0476  
**Category:** 4. **Type 1:** 05. **Type 2:** E04. **P/Class:** 3.



*Project Description*

Water stains appear on the ACT near the fire risers in room E124, various sprinklers throughout the building, and the east corridor's exit door that is adjacent to the administrative conference room.

Replace stained ACT and schedule a service call for leaks in the fire suppression lines.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ACT	2.3413	100.0	SF	1.00	\$6.81	\$681
2 Fire sprinkler service call (adj. allowance for repairs)	2.3825	1.0	EA	1.50	\$695.50	\$1,043
Maximum Allowable Construction Cost						\$1,724
<b>Total Project Cost</b>						<b>\$2,311</b>



Project 0476.2011 · Casing Improvements

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E06.
		<b>P/Class:</b>	4.



*Project Description*

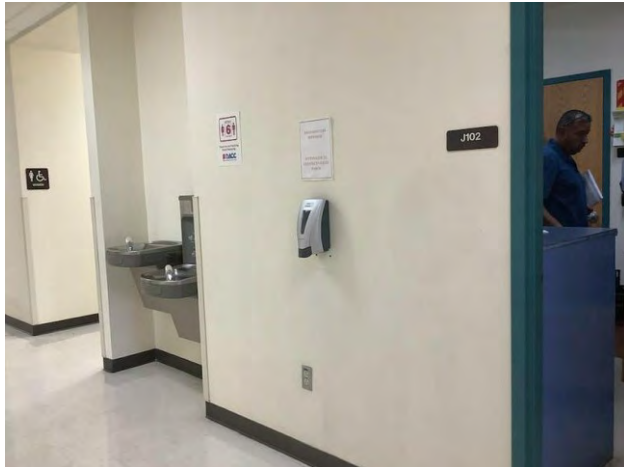
The countertop and sink in the construction lab are aged and worn. The drain lacks a paint trap. The pottery classroom does not provide a sink with an ADA-compliant reach range.

Install compliant cabinets, countertops, sinks, and drain traps.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install cabinet, counter, and sink	2.3511	2.0	EA	1.00	\$1,471.23	\$2,942
2 Install drain traps	2.3715	2.0	EA	1.00	\$459.27	\$919
Maximum Allowable Construction Cost						\$3,861
<b>Total Project Cost</b>						<b>\$5,174</b>

Project 0476.2012 · Wayfinding Improvements

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E01.
		<b>P/Class:</b>	4.



*Project Description*

Wayfinding and program identification are minimal in the facility; however, tactile and Braille signs with room numbers hang next to doors. Restroom signs hang in alcoves.

Install a comprehensive wayfinding system, including a directory, facility map, and classroom program. Coordinate with existing tactile and Braille signs. Relocate the restroom signs to the circulation hallway.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install directory	2.3612	1.0	EA	1.00	\$801.43	\$801
2 Install facility map	2.3615	1.0	EA	1.00	\$411.94	\$412
3 Relocate signs	2.3621	4.0	EA	1.00	\$26.13	\$105
Maximum Allowable Construction Cost						\$1,318
<b>Total Project Cost</b>						<b>\$1,766</b>

Project 0476.2013 · Heating, Ventilation, and Air Conditioning Upgrades

**Facility:** DACC, WORKFORCE DEVELOPMENT CENTER **IDNO:** 0476  
**Category:** 4. **Type 1:** 05. **Type 2:** D03. **P/Class:** 3.



*Project Description*

Staff report hot and cold rooms in the administrative wing with a lack of airflow in offices. Air vents are clogged with dust and debris throughout the facility. Air circulation fans are not available in lab rooms and outdoor learning spaces. The pottery classroom does not contain mechanical ventilation or filtration. The staff placed MERV 13 filters in the return ducts to prevent particulates and other contaminants from infiltrating the rest of the duct system.

Balance heating, ventilation, and air conditioning system (HVAC) in the administrative wing. Clean ducts throughout the structure. Install ceiling fans in the lab classrooms and outdoor learning spaces. Install an energy recovery ventilation (ERV) system in the pottery classroom.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 HVAC rebalance	2.3823	5,000.0	PSFB	1.00	\$2.89	\$14,450
2 Clean ducts	2.3820	32,132.0	PSFB	1.00	\$0.50	\$16,066
3 Install ceiling fans	0.0000	7.0	EA	1.00	\$2,000.00	\$14,000
4 Install an ERV system (adj. to include 1 unit per 3000 sf)	2.3822	250.0	LF	1.10	\$21.89	\$6,020
Maximum Allowable Construction Cost						\$50,536
<b>Total Project Cost</b>						<b>\$67,718</b>

Project 0476.2014 · Hot Water System Improvements

**Facility:** DACC, WORKFORCE DEVELOPMENT CENTER **IDNO:** 0476  
**Category:** 4. **Type 1:** 05. **Type 2:** D05. **P/Class:** 4.



*Project Description*

Aged, energy-inefficient domestic water heaters supply hot water. Copper hot-water pipes near the water heaters are uninsulated. Legacy vent ducts remain from old equipment.

Replace water heaters with energy-efficient models that have recirculating pumps. Insulate the copper pipes. Remove legacy vent ducts. Repair and paint the gypsum board.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace water heaters	2.3831	2.0	EA	1.00	\$13,591.00	\$27,182
2 Install recirculating pump	0.0000	2.0	EA	1.00	\$600.00	\$1,200
3 Install pump timer	0.0000	2.0	EA	1.00	\$250.00	\$500
4 Insulate copper pipes at tank	0.0000	50.0	LF	1.00	\$350.00	\$17,500
5 Remove ducts	2.1121	30.0	SF	1.00	\$6.12	\$184
6 Repair gypsum board	2.3316	30.0	SF	1.00	\$1.61	\$48
7 Paint gypsum board	2.3319	250.0	SF	1.00	\$2.84	\$710
Maximum Allowable Construction Cost						\$47,324
<b>Total Project Cost</b>						<b>\$63,414</b>

Project 0476.2015 · ADA Compliance: Restroom Upgrades

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	04.
		<b>Type 2:</b>	A03.2.
		<b>P/Class:</b>	3.



*Project Description*

The administrative corridor does not have a dedicated restroom. Stall panels in the east restroom exhibit damage and holes from legacy fixtures. Vertical grab bars are missing in the west restroom. In the east women’s restrooms, the grab bars and toilet paper dispensers hang too high to be ADA compliant.

Renovate one of the smaller offices as an ADA-compliant, single-occupant restroom in the administrative corridor. Install vertical grab bars in the west restrooms. Replace stall panels, hardware, and ADA fixtures in the east restrooms.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Create restroom (adj. for add'l plumbing)	2.1120	1.0	EA	1.50	\$18,404.00	\$27,606
2 Install vertical grab bars	2.3723	2.0	EA	1.00	\$168.63	\$337
3 Remove existing stall panels	2.3740	6.0	EA	1.00	\$77.77	\$467
4 Install new stall partitions	2.3739	4.0	Stall	1.00	\$1,011.94	\$4,048
5 Install urinal partitions	2.3742	2.0	EA	1.00	\$450.66	\$901
6 Install ADA-compliant stall partitions	2.3738	2.0	Stall	1.00	\$1,743.63	\$3,487
7 Install grab bars	2.3724	2.0	Set	1.00	\$334.87	\$670
8 Install tissue dispensers and sanitary disposal boxes	2.3737	10.0	EA	1.00	\$113.41	\$1,134
Maximum Allowable Construction Cost						\$38,650
<b>Total Project Cost</b>						<b>\$51,791</b>

Project 0476.2016 · Organizational Storage Improvements

<b>Facility:</b>	DACC, WORKFORCE DEVELOPMENT CENTER	<b>IDNO:</b>	0476
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E09.
		<b>P/Class:</b>	4.



*Project Description*

The pottery classroom, the outdoor pottery space, and janitorial closets are crowded, lacking organizational shelving for equipment and supplies.

Provide shelving in pottery spaces and janitorial closets.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Supply storage shelving	0.0000	7.0	EA	1.00	\$1,696.47	\$11,875
Maximum Allowable Construction Cost						\$11,875
<b>Total Project Cost</b>						<b>\$15,913</b>

Project 0476.2017 · Dust Collection Upgrade

**Facility:** DACC, WORKFORCE DEVELOPMENT CENTER **IDNO:** 0476  
**Category:** 4. **Type 1:** 05. **Type 2:** D03. **P/Class:** 3.



*Project Description*

The motor for the dust collection system in the construction lab does not provide adequate suction for all the shop equipment.

Upgrade the dust collection motor in the construction lab.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Dust collection (adj. for motor upgrade only)	3.1157	1.0	EA	0.50	\$7,301.92	\$3,651
Maximum Allowable Construction Cost						\$3,651
<b>Total Project Cost</b>						<b>\$4,892</b>

## DAGC (0567) · DACC MAIN BUILDING, GADSDEN

1700 E. O'HARA RD., ANTHONY, NM 88021

Evaluation Date: 2022-08-18

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

### Facility Summary

### Location Data

Site Data			
Site acres:	20.00	No/type of parking spaces:	124 general, including 6 accessible
Building Data			
Permanent building area:	32447 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	2000	Building age:	22
Initial Construction Date:	2000	Renovation/Addition 1:	2010
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$9,200,347
Cost per GSF:	\$283.55	FCI Cost:	\$908,934
FCI Score:	0.099	FCI:	Fair

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

### Assessment Score for DACC MAIN BUILDING, GADSDEN

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		240.0	204.5	85.2%
Physical Plant Assessment		347.0	318.0	91.6%
Adequacy and Environment		274.0	242.0	88.3%
Total		861.0	764.5	88.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate



## Notes from Evaluation Meeting and Questionnaire

### Main Building

- \* The interstate frontage road will be undergoing major construction, including a curb cut to provide west access to the campus. A new west access road will be needed in the master plan.
- \* The Gadsden Campus operates with two propane tanks. Staff report that DACC has looked to natural gas; however, the nearest hookup is near the interstate and cost prohibitive. Therefore, a propane tank expansion is needed. DACC would like an additional 2000-gallon tank to reduce the weekly scheduled refills in the heating season; however, none are available due to a tank supply issue.
- \* A project to include security at all campuses is underway.
- \* DACC removed two portables since the addition of Roadrunner Hall. The legacy pad, walkway, and stairs remain.
- \* Funding for a new roof is waiting for approval.

### Site Assessment



Located on the New Mexico–Texas state line in the Upper Mesilla Valley of Doña Ana County, the Doña Ana Community College (DACC) Gadsden Center Campus sits on a 20-acre parcel just outside the city of Anthony, New Mexico. The Gadsden Center Campus lies east of Interstate 10 and south of East Ohara Road, also called New Mexico State Road 404 (NM-404). Undeveloped land stands to the south and east of campus.

The Gadsden Center Campus includes two permanent buildings—the Main Building and Roadrunner Hall.

### Access

The campus has access from NM-404 with a private drive marked by a stucco monument sign with the campus's name and logo. No pathways or sidewalks are available for pedestrians and bicycles on the state road or the private drive.

Concrete curbs border the asphalt drive, and xeric landscaping on either side extends to the parking lot. An overflow parking lot has access at the drive's mid-point, and a tubular swing gate secures the lot. The asphalt creates a ramp into the lot, and the access point lacks a curb cut. The drive continues to the parking lot, secured by a rolling chain-link gate and pedestrian-access gates. However, the overflow lot lacks a walking path leading to the pedestrian gate and does not have an ADA-compliant curb ramp

into the parking lot.

The parking lot slopes from a high point on the north to the south, creating an upper and lower lot. The tree-lined drive stretches to a drop-off zone, a transit bus stop, and the ribbon bike rack that stands adjacent to the sidewalk entrance of both building. The drive then continues to access both lots. The asphalt is in good condition; however, grass grows in some long cracks, which cross the parking lots in the drive lane swales. Crosswalks from the parking lot lead to the concrete sidewalks accessing the entrances of the Main Building and Roadrunner Hall. Directional markings appear faded. The markings are also faded on the crosswalk, fire lane, drop-off zone, and parking stalls.

A crusher-fine service drive extends from the south parking lot to a chain-link swing gate for the water station. The service drive then wraps around to the west of the Main Building and leads to the propane tanks, exterior-access mechanical rooms, and roof-access rooms. While the service road is in good condition, the access area lacks a paved parking area. Service -vehicle traffic damages the cleanouts and other in-ground systems.

### **Site Development**

Xeriscape covers much of the campus with decorative rock, boulders, small shrubs, native trees, and small nonnative trees. They appear in good health, although many unpruned trees stand in the parking lot medians. Well-maintained turf grass grows in the northeast corner near Roadrunner Hall, and it exhibits browning within the lawn. Reclaimed water supplies irrigation, but no signs alert the public that the water is not potable.

Timers and valve boxes control the drip and spray irrigation, which lie interspersed throughout the landscaped areas.

The campus sits at a high point; a steep slope goes to the west and north, and a gradual slope goes to the south and east. Storm drains move water underground to the undeveloped land towards the west and to a holding pond towards the north. Storm drains in the parking lot lead to medians with trees that act as holding ponds. All holding ponds contain well-maintained erosion control.

Concrete retaining walls create a flat site at the high point. Walls along the south side start at ground level and increase in height as they wrap around the buildings, and the land contour drops. The highest point is on the north side of Roadrunner Hall.

A stone veneer covers the east- and south-facing retaining walls near the parking lots and service road. Exposed concrete walls stand to the north and west, and one painted area exhibits cracked and peeling paint. Although drains lie at the base of the retaining walls, efflorescence shows near irrigation areas and within the stone veneer near the grass turf.

Sidewalks surrounding both buildings lie on a level surface. The stairs from the northeastern section of the parking lot and fire lane rise to meet the sidewalk and patios. All surfaces are in good condition.

At the exterior entrance of the west mechanical room, the sidewalk lacks a curb ramp from the parking area; drainage from the mechanical room erodes the sidewalk, creating cracks in the surface.

The pedestrian gate at the driveway entrance lacks a sidewalk into the parking lot.

Weatherproof benches and picnic tables stand between the Main Building and Roadrunner Hall, under the covered porches outside the Main Building's commons, and in the landscaped area between the parking lot and main entrance. Various materials comprise the benches and picnic tables, all of which appear to be in good condition.

### **Safety/Security**

A six-foot-tall fence with knuckled chain-link material surrounds the parking lots and buildings, separating the campus from undeveloped land. The fence's fabric and posts are in good condition; however, paint is faded and missing along the fence and the entry gate. The gate wheels roll on uneven dirt.

Pole-mounted lights illuminate the parking lots and walkways between the buildings. Ceiling-mounted fixtures illuminate the covered porches and entrances. Various models of wall packs hang at the building's exterior on ceramic tile accents. The older wall packs exhibit yellowing and cracking.

Two propane tanks provide heating fuel for the campus. The gated and screened propane tanks sit to the west of the Main Building's electric transformer, exterior-access mechanical room, and exterior-access electrical room. Roadrunner Hall's electric transformer stands north of the building.

A water tank stands outside the fenced area to the southeast and supplies water to the campus. The pump house station lies to the west of campus, and the crusher-fine service road provides access. Water and septic line cleanouts are typically set in concrete and lie dotted around the buildings.

A concrete masonry unit (CMU) wall with a stone veneer and iron swing gates surrounds the pump house station. The pump house is a small metal panel portable structure set on I-beams on a concrete pad and with a metal roof with a gutter and a downspout. An 8-foot-wide insulated rolling garage door faces west, and a metal panel door with a lever keylock faces south. Entries do not include steps, ramps, or landings. Motion sensor LED security lights hang over each door. A heat pump mechanical unit hangs on the south exterior wall, and a small gas heater hangs from the ceiling. A large backdraft damper on the east and a small exhaust fan damper on the north ventilate the structure. Fire department connections hang on the east exterior wall. Grounded power arrives on the north side of the building. Compact fluorescent light (CFL) tube lighting and emergency lights illuminate the structure. The structure houses the water pump and fire risers. The equipment appears to be in excellent condition. However, significant mineral build-up shows at the south base of the pump.

On the southwest edge of the lower south parking lot, a dumpster and small storage shed stand unscreened without protective bollards.

Four fire hydrants stand to the buildings' south, west, and east sides. Fire lanes show faded markings along the east entrance of the Main Building and at the parking lot north of Roadrunner Hall.

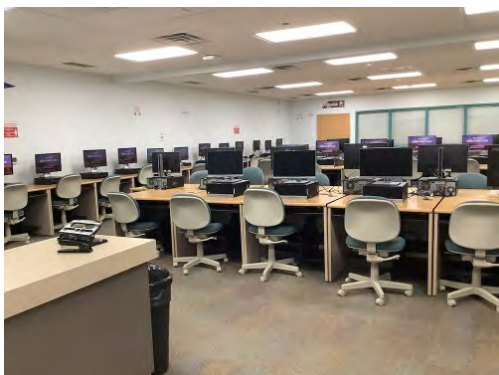
Security cameras do not hang on the exterior of the buildings.

### **Accessibility Attributes**

The campus is mostly American with Disability Act (ADA) compliant; however, some areas do not fully comply. No detectable warnings serve the curb ramps at the campus's east sidewalk that leads to the south parking. Two picnic tables and a bike rack stand in the landscape with decorative rocks, lacking accessible paths and pads.

The parking lots lack the two required accessible stalls, and No Parking verbiage is missing from the van-access aisles.

## Building Assessment



The Main Building is one of two permanent buildings, standing on the southwest corner of campus. The Main Building comprises a single-story structure with a rooftop bell tower. DACC constructed the building in two phases between 2000 and 2010.

### Exterior

A concrete foundation with steel-frame construction composes the building's structure and appears in good condition. A concrete apron encircles the building and is cracked and sinking on the building's south side; this does not appear to affect the structure.

Ship ladders at the west mechanical room and the bell tower rise to roof hatches. The ship ladders lack safety railings. A secondary roof ladder rises from the north mechanical room and offers a safety post. Stucco-capped parapets surround the roof's perimeter and are in good condition. One area over the computer office exhibits caulked, cracked stucco. The membrane roof is original to the building, and it ranges from fair to poor condition with patches, wrinkling, and peeled coating. Walkway pads leading to mechanical units are aged, cracked, and peeling away. Several roof drain grates are broken and filled with debris. Roof vents are short, and some are broken. Scuppers pour out onto sidewalks and building aprons. The runoff undermines the courtyard sidewalk.

The roof includes a crane, a water spigot, and yellow-painted gas lines raised on wood blocks. Solar tubes are in good condition and illuminate the classrooms in the building's 2010 portion. Antennas hang on wood panels, mounted inside the roof parapets.

Clay tiles cover the bell tower roof and patio awnings; some tiles are broken. The bell tower is a steel stud structure and serves as storage for mechanical equipment supplies. Netting covers the arches to prevent birds from roosting.

Metal letters identify the building, hanging at the main and administrative entries. Two-tone stucco with a protruding wainscot covers the exterior walls, and a third color of stucco frames the windows. The recently refinished stucco is in good condition.

Exterior doors use metal storefronts at public entrances and metal, six-panel leaves at the exterior

mechanical rooms and storage rooms. Doors offer lever handles, door openers, panic bars, closers, kick plates, and access key cards. Doors are in good condition, except for those exhibiting oxidation from direct sunlight. Panel doors include latch guards, and tubular door stops protect the wall from doors swinging into walkways. The door frame of the west mechanical room exhibits deterioration from rust, and water stains from a leaking pipe drain appear along the concrete.

Bollards protect the manual, rolling security gate, which secures the outside learning area at the construction technology lab. An insulated, rolling garage door appears to be in good condition. A metal-panel door with a narrow vision lite opens to the outdoor learning area and is also in good condition. However, the rails on the garage door are out of adjustment, and the bottom does not seal correctly, which allows water and dirt to infiltrate the classroom.

The fixed, double-glazed, divided-lite windows have metal frames and are in good condition.

### **Interior**

The Main Building offers a central courtyard with the administrative wing tied to the north end of the north-south corridor. Double-loaded corridors hold classrooms, construction technology labs, computer labs, and support spaces on both sides.

The interior finishes are in good condition. Ceramic tile and protective floor mats lie in the vestibules. The corridors alternate between ceramic and carpet floor tiles. Carpeting finishes the classrooms, media room, and offices. Vinyl composition tile (VCT) is polished and in good condition in the science and health lab. The storage rooms and janitorial closets have worn VCT, which exhibits layers of dirt, grime, and water damage. The polished concrete floor remains in good condition in the construction technology lab, and the floor contains a drainage grate for cleaning.

Painted gypsum board finishes the interior walls with a two-tone wainscot in the corridors and accent colors around classroom doors. Ceramic tile wainscot protects the restroom walls behind plumbing fixtures. Acoustical panels hang in the construction technology lab. The interior wall finishes are in good condition; however, the building lacks corner guards.

Acoustic ceiling tiles (ACT) hang from most ceilings and are in good condition except for staining from a possible roof leak in the computer lab office. The construction technology lab has an exposed-structure ceiling, and secondary rooms and restrooms have hard-lid ceilings; all are in good condition.

Typical interior doors hold fire-rated wood panels with narrow vision lites, and these can be found in classrooms and offices. Doors in secondary rooms and storage rooms have panels without lites. Doors offer level-handle hardware, swipe card and keypad locks, and kick plates. The doors and hardware are in good condition.

Casework is typically laminate with laminate countertops that are in good condition. The science lab casework offers chemical-resistant countertops. Finishes are dated yet in fair condition.

Room identification hangs in all rooms and is ADA-compliant; however, the building lacks a directory and facility map.

### **Systems**

Rooftop combination units (RTU) heat and cool the facility with a network-based system for controlling temperatures that allows instructors to adjust thermostats. Diffusers hang from the ceilings, and additional floor grates lie in classrooms. Exhaust vents hang in restrooms. Diffusers and registers are clean without debris and damage. Mini splits regulate the temperature in the mechanical, electrical, and server rooms. RTUs and mini splits are original to the building and appear to be in good condition.

A portable unit conditions the dental lab clinic, which was once the health lab storage room. The science lab maintains higher temperatures due to several heat-producing appliances and equipment. The construction technology lab lacks air-circulation fans. Staff report that, due to fuel costs and limited on-site supply, temperatures are lowered outside of business hours and during breaks. Interior spaces are cold in the mornings and take a long time to reach warm temperatures.

The plumbing systems work well, and the staff report no concerns. The multistall restroom near the commons received refurbishments; however, the other two restrooms' finishes and fixtures are aged, show wear, and have legacy holes from dispenser upgrades. Toilets mount to the floor and include sensor flush valves. Sinks offer low-water-use, lever-push-action fixtures.

Drinking fountains hang in each corridor, and the fountain near the administrative office shows heavy mineral buildup at the spout and on the tile surround. The science lab sink also exhibits heavy mineral buildup. The janitorial closet offers a mop sink and water-resistant backsplash and is in good condition.

The domestic water heaters are Energy Star rated and appear in good condition. However, uninsulated copper pipes travel from the water heaters to the insulated distribution lines, and the system lacks a recirculating pump, timer, and water softener.

The building's electrical system is original and functions well. Recessed panel fluorescent fixtures and LED troffer fixtures illuminate the classrooms, offices, and support spaces well. Motion-sensor dimmers control the lights, and remote controls operate the skylight baffles.

### **Safety/Security**

Wi-Fi routers hang throughout the building. Staff report that the internet connection is good. No security cameras serve the campus; however, a project to install security cameras is underway.

A working fire alarm system with manual pull stations, horn/strobe combinations, and smoke detectors protects the school. Fire extinguishers hang in the commons, corridors, vestibules, and mechanical rooms. A fire department connection (FDC) hangs at the main entrance; however, no fire suppression system protects the building.

The construction technology lab offers a fire extinguisher, fire blanket, first aid kit, and floor-mounted

combination eyewash/shower station.

Emergency exit signs are present and illuminated yet lack emergency lighting.

### **ADA and Code Compliance**

The building is mainly ADA-compliant. However, counter have ADA-noncompliant heights in the administrative office. Faucets in the science lab have twist handles. Drinking fountains protrude into the walkways at the corridor outside the administrative office and at the vending machines in the commons. The restrooms that have not received refurbishments lack vertical grab bars.



## Adequacy and Environment



This facility offers first- and second-year student coursework in vocations, technology, developmental, and general education, for certificates and associate degrees through DACC. The Gadsden Center Campus also offers a concurrent enrollment program for the Gadsden School District. The Adult Education Program offers English as a Second Language (ESL), the General Educational Development Test (GED), and citizenship classes.

### Special/Unique Programs

The construction technology lab is well-equipped; however, it lacks a dust collector, and storage is filling the room due to it not being in use. The library break room, once a storage room, offers a microwave and refrigerator. However, the library break room lacks casework, counters, and a sink. The administrative copy room uses old tables and shelving, lacking casework and counters.

### Flexibility

Classroom spaces are spacious and well equipped to accommodate a variety of academic courses. Many of the storage rooms throughout the building hold outdated technology.

Janitorial carts sit in the vestibule and outside on the patios. The janitorial closet in the construction technology lab lacks a mop sink.

### Natural Light

Natural and artificial light illuminates the administrative offices, classrooms, labs, and support rooms.

### Pests

Rattlesnake activity is common in the area, and advisory signs hang throughout campus. The evaluator observed a rattlesnake at the transformer near the west commons and a small infestation of winged insects on the roof over the health lab.

Building Additions/Issues

*1. Main Building, Gadsden*

Constructed: 2000

Square Feet: 32447 GSF

Foundation/Slab/Structure: Slab on grade

Roof: Membrane roof system and clay tile

Exterior Walls: Stucco

HVAC: Rooftop combination units (propane)

Fire Protection: Fire alarms and fire extinguishers

Site Plan



Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC

Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC MAIN BUILDING, GADSDEN

Project No.	Code	Project Name	MACC	Project Budget
0567.2001	4.06.B03.4.	Overflow Parking Lot Improvements	\$5,720	\$7,293
0567.2002	4.06.B03.4.	Service Parking Lot	\$209,271	\$266,820
0567.2003	4.06.B04.4.	Retaining Wall Improvements	\$901	\$1,149
0567.2004	4.06.C06.4.	Exterior Lighting Improvements	\$10,702	\$13,645
0567.2005	4.06.B03.3.	ADA Compliance: Parking Lot Improvements	\$14,139	\$18,027
0567.2006	3.06.A03.1.3.	ADA Compliance: Site Improvements	\$4,948	\$6,308
0567.2007	4.08.C05.2.	Roof Upgrades	\$683,132	\$870,994
0567.2008	4.05.E01.4.	Interior Improvements	\$6,524	\$8,742
0567.2009	4.05.E12.5.	Casework Upgrades	\$29,895	\$40,059
0567.2010	4.05.D03.4.	HVAC Distribution Improvements	\$24,529	\$32,868
0567.2011	4.15.B06.3.	Propane Tank Expansion	\$20,000	\$23,900
0567.2012	4.05.D05.4.	Water Treatment Upgrade	\$8,313	\$11,139
0567.2013	3.05.A03.3.	ADA Compliance: Interior Improvements	\$10,478	\$14,040
<b>Total of Project Budgets</b>				<b>\$1,314,984</b>

Project 0567.2001 · Overflow Parking Lot Improvements

<b>Facility:</b>	DACC MAIN BUILDING, GADSDEN	<b>IDNO:</b>	0567
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B03.
		<b>P/Class:</b>	4.



*Project Description*

A tubular swing gate secures the overflow parking lot and swings into the street when opened. The asphalt creates a ramp leading into the overflow parking lot; however, the access point requires a curb cut. The pedestrian gate lacks an ADA-compliant curb ramp into the parking lot. No walking path leads to the overflow lot. A rolling chain-link gate opens on uneven dirt.

Create a curb cut and entry drive into the overflow parking lot. Install an ADA-compliant concrete sidewalk from the overflow parking lot to the main parking lot. Install a smooth concrete surface for the rolling gate.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Create a curb cut and drive (adj. for additional crusher fines)	1.1312	1.0	EA	1.20	\$426.70	\$512
2 Install an ADA-compliant walkway and a smooth rolling surface	1.1119	700.0	SF	1.00	\$7.44	\$5,208
Maximum Allowable Construction Cost						\$5,720
<b>Total Project Cost</b>						<b>\$7,293</b>

Project 0567.2002 · Service Parking Lot

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 06. **Type 2:** B03. **P/Class:** 4.



*Project Description*

The service parking area lacks a paved surface. Traffic from service and delivery vehicles damages the cleanouts and other in-ground systems. The sidewalk entrance to the mechanical room lacks a curb ramp. One of the drain outlets is eroding and cracking the sidewalk.

Develop a service parking lot. Include the propane tanks, and create a curb ramp with a detectible warning at the sidewalk. Determine the cause of leaking from the drain outlet and make repairs.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Develop a parking lot	1.1437	4,000.0	SF	1.00	\$51.99	\$207,960
2 Create a curb ramp	1.1313	1.0	EA	1.00	\$472.55	\$473
3 Install detectable warning	1.1316	6.0	SF	1.00	\$23.75	\$143
4 Service call for drain leak	2.3825	1.0	EA	1.00	\$695.50	\$696
Maximum Allowable Construction Cost						\$209,271
<b>Total Project Cost</b>						<b>\$266,820</b>

Project 0567.2003 · Retaining Wall Improvements

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 06. **Type 2:** B04. **P/Class:** 4.



*Project Description*

Retaining walls are typically exposed concrete, and one painted area exhibits cracked and peeling paint. Although drains serve the base, efflorescence shows near areas of irrigation and on the stone veneer near the grass turf.

Remove paint and power wash the areas with efflorescence. Relocate landscape irrigation heads.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Power wash surfaces (adj. for relocation of irrigation heads)	2.2318	450.0	SF	1.10	\$1.82	\$901
Maximum Allowable Construction Cost						\$901
<b>Total Project Cost</b>						<b>\$1,149</b>

Project 0567.2004 · Exterior Lighting Improvements

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 06. **Type 2:** C06. **P/Class:** 4.



*Project Description*

Wall pack light fixtures hang around the buildings on ceramic tile accents. The older wall packs exhibit yellowing and cracking.

Replace aged wall packs.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace wall packs	1.4121	11.0	EA	1.00	\$972.92	\$10,702
Maximum Allowable Construction Cost						\$10,702
<b>Total Project Cost</b>						<b>\$13,645</b>

Project 0567.2005 · ADA Compliance: Parking Lot Improvements

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 06. **Type 2:** B03. **P/Class:** 3.



*Project Description*

The parking lots lack two of the required accessible stalls. The aisles for van access lack No Parking markings. The asphalt is in good condition; however, grass grows in some long cracks, which cross the parking lots in the lane swales. Directional markings appear faded. The markings are also faded on the crosswalk, fire lane, drop-off zone, and parking stalls.

Clean and seal the cracks in the asphalt. Restripe and repaint markings, including eight ADA-compliant accessible spaces and two van-accessible spaces.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Clean and seal cracks	1.1420	1,300.0	LF	1.00	\$3.32	\$4,316
2 Provide accessible parking stalls (adj. for van accessible)	1.1412	8.0	Stall	1.10	\$365.86	\$3,220
3 Restripe parking stalls	1.1439	116.0	Stall	1.00	\$41.95	\$4,866
4 Repaint fire lanes	1.1445	100.0	LF	1.00	\$4.76	\$476
5 Repaint crosswalk and directional markings	1.1428	100.0	LF	1.00	\$12.61	\$1,261
Maximum Allowable Construction Cost						\$14,139
<b>Total Project Cost</b>						<b>\$18,027</b>



Project 0567.2006 · ADA Compliance: Site Improvements

<b>Facility:</b>	DACC MAIN BUILDING, GADSDEN	<b>IDNO:</b>	0567
<b>Category:</b>	3.	<b>Type 1:</b>	06.
<b>Type 2:</b>	A03.1.	<b>P/Class:</b>	3.



*Project Description*

The east sidewalk leading to the south parking lot lacks detectable warnings at the curb ramps. Reclaimed water supplies irrigation, but no signs alert the public that the water is not potable. Two picnic tables and a bike rack stand in the landscape with decorative rocks. No accessible paths and pads serve the area with the picnic tables and the bike rack.

Install detectable warning at the curb ramps. Install advisory signs for reclaimed water use in the landscape. Relocate picnic tables and the bike rack to areas with hard landscape surfaces and accessible routes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install detectable warning	1.1316	120.0	SF	1.00	\$23.75	\$2,850
2 Post reclaimed water use signs	1.1440	2.0	EA	1.00	\$353.27	\$707
3 Relocate picnic tables and bike rack	2.3825	2.0	EA	1.00	\$695.50	\$1,391
Maximum Allowable Construction Cost						\$4,948
<b>Total Project Cost</b>						<b>\$6,308</b>

Project 0567.2007 · Roof Upgrades

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 08. **Type 2:** C05. **P/Class:** 2.



*Project Description*

The original membrane roof ranges from fair to poor condition with patches, wrinkling, and a peeling coat. Walk pads are aged, cracked, and peeling away. The roof hatch at the west mechanical room lacks a safety railing. Several roof drain grates are broken. The roof vents are low and some are broken. Scuppers pour out to the sidewalks and building aprons, and runoff undermines the courtyard sidewalk. Several clay tiles are broken on the patio covers.

Replace the roof and include safety railings, drain grates, pipe vents, and walk pads. Provide splash blocks at scuppers. Replace broken clay roof tiles.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace single-ply membrane roof	2.2440	32,447.0	SF	1.00	\$19.96	\$647,642
2 Install roof hatch safety rail	2.2428	1.0	EA	1.00	\$1,765.50	\$1,766
3 Replace roof drain grates covers and pipe vents	2.2449	15.0	EA	1.00	\$31.35	\$470
4 Install walk pads	2.2451	1,650.0	SF	1.00	\$19.87	\$32,786
5 Install scuppers and splash blocks.	2.2415	5.0	EA	1.00	\$43.31	\$217
6 Replace clay roof tiles	2.2441	15.0	SF	1.00	\$16.82	\$252
Maximum Allowable Construction Cost						\$683,132
<b>Total Project Cost</b>						<b>\$870,994</b>

Project 0567.2008 · Interior Improvements

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 05. **Type 2:** E01. **P/Class:** 4.



*Project Description*

The interior wall finishes are in good condition; however, the building lacks corner guards and a facility map.

Install corner guards and facility map.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install corner guards	2.3313	150.0	LF	1.00	\$38.00	\$5,700
2 Install a facility map	2.3615	2.0	EA	1.00	\$411.94	\$824
Maximum Allowable Construction Cost						\$6,524
<b>Total Project Cost</b>						<b>\$8,742</b>

Project 0567.2009 · Casework Upgrades

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 05. **Type 2:** E12. **P/Class:** 5.



*Project Description*

The library's break room was once a storage room and offers a microwave and refrigerator; however, it lacks casework, counters, and a sink. The administrative copy room uses old tables and shelving, but it lacks casework and a counter.

Install ADA-compliant casework in the library break room and the administrative copy room.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install breakroom casework (adj. for sink)	2.3515	10.0	LF	1.10	\$964.34	\$10,608
2 Install copy room casework	2.3515	20.0	LF	1.00	\$964.34	\$19,287
Maximum Allowable Construction Cost						\$29,895
<b>Total Project Cost</b>						<b>\$40,059</b>

Project 0567.2010 · HVAC Distribution Improvements

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 05. **Type 2:** D03. **P/Class:** 4.



*Project Description*

The dental lab clinic was once a health lab storage room and uses a portable HVAC unit to condition the room. The science lab maintains higher temperatures due to several heat-producing appliances and equipment. The construction technology lab lacks air circulation fans.

Install a mini split in the dental lab clinic. Install a dedicated sensor thermostat in the science lab and rebalance the ductwork in that zone. Install high-volume low-speed (HVLS) circulation fans in the construction technology lab.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install mini split	2.3826	1.0	EA	1.00	\$3,160.49	\$3,160
2 Install sensor thermostat	2.3819	1.0	EA	1.00	\$368.18	\$368
3 Rebalance HVAC	2.3824	3,000.0	PSFB	1.00	\$2.00	\$6,000
4 Install HVLS in the construction technology lab	0.0000	2.0	EA	1.00	\$7,500.00	\$15,000
Maximum Allowable Construction Cost						\$24,529
<b>Total Project Cost</b>						<b>\$32,868</b>

Project 0567.2011 · Propane Tank Expansion

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 15. **Type 2:** B06. **P/Class:** 3.



*Project Description*

The Gadsden Center Campus operates with two propane tanks. Staff report that temperatures are lowered outside business hours and during school breaks in the heating season, due to fuel costs, limited on-site supply, and delivery schedules. Interior spaces are cold in the mornings and take a long time to reach warm temperatures.

Expand propane storage with an additional 2,000-gallon tank.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install propane tank	0.0000	1.0	Ea	1.00	\$20,000.00	\$20,000
Maximum Allowable Construction Cost						\$20,000
<b>Total Project Cost</b>						<b>\$23,900</b>

Project 0567.2012 · Water Treatment Upgrade

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 4. **Type 1:** 05. **Type 2:** D05. **P/Class:** 4.



*Project Description*

The science lab sink and the drinking fountain near the administrative office show heavy mineral buildup, which is visible on plumbing fixtures and the tile surround at the drinking fountain. Uninsulated copper pipes travel from the water heaters to the insulated distribution lines; the system lacks a recirculating pump, timer, and water softener system.

Install a water softener system, a recirculating pump, a timer, and pipe insulation.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install a water softener system	2.3749	1.0	EA	1.00	\$7,163.01	\$7,163
2 Install a recirculating pump and timer	0.0000	1.0	EA	1.00	\$1,000.00	\$1,000
3 Install pipe insulation	0.0000	50.0	LF	1.00	\$3.00	\$150
Maximum Allowable Construction Cost						\$8,313
<b>Total Project Cost</b>						<b>\$11,139</b>

Project 0567.2013 · ADA Compliance: Interior Improvements

**Facility:** DACC MAIN BUILDING, GADSDEN **IDNO:** 0567  
**Category:** 3. **Type 1:** 05. **Type 2:** A03. **P/Class:** 3.



*Project Description*

The administrative counters lack an ADA-compliant section. Faucets in the science lab have twist handles. Drinking fountains protrude into the corridor outside the administrative office and the walkway near the commons vending machines. Unrefurbished restrooms lack vertical grab bars.

Install ADA-compliant counters in the administrative office. Replace twist-handle sink fixtures with lever handles. Install sidewall detection at drinking fountains. Install vertical grab bars in restrooms.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install ADA-compliant counters	2.3513	4.0	LF	1.00	\$617.24	\$2,469
2 Install lever-style plumbing fixtures	2.3721	12.0	EA	1.00	\$437.23	\$5,247
3 Install sidewall detection	2.3718	4.0	EA	1.00	\$521.89	\$2,088
4 Install vertical grab bars	2.3723	4.0	EA	1.00	\$168.63	\$675
Maximum Allowable Construction Cost						\$10,478
<b>Total Project Cost</b>						<b>\$14,040</b>



# DAGA (0654) · DACC ROADRUNNER HALL, GADSDEN

1700 E. O'HARA RD., ANTHONY, NM 88021

Evaluation Date: 2022-08-18

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	Included in Gadsden Center Campus Main Building
Building Data			
Permanent building area:	10466 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	2019	Building age:	3
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$2,967,634
Cost per GSF:	\$283.55	FCI Cost:	\$4,412
FCI Score:	0.001	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC ROADRUNNER HALL, GADSDEN

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		240.0	206.5	86.0%
Physical Plant Assessment		347.0	336.5	97.0%
Adequacy and Environment		274.0	254.0	92.7%
Total		861.0	797.0	92.6%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### Roadrunner Hall

\* The Gadsden Center Campus Main Building summary and CIPs provide a complete campus site assessment.

### Site Assessment



Located on the New Mexico–Texas state line in the Upper Mesilla Valley of Doña Ana County, the Doña Ana Community College (DACC) Gadsden Center Campus sits on a 20-acre parcel just outside Anthony, New Mexico. The Gadsden Center Campus lies east of Interstate 10 and south of East Ohara Road, also called New Mexico State Road 404 (NM-404). Undeveloped land stands to the south and east of campus.

The Gadsden Center Campus includes two permanent buildings—Main Building and Roadrunner Hall.

### Access

Crosswalks from the parking lot lead to concrete sidewalks, which access the entrances of the Main Building and Roadrunner Hall.

The campus has access from NM-404 with a private drive marked by a stucco monument sign with the campus's name and logo. The drive continues to the parking lot, secured by a rolling chain-link gate and a pedestrian access gate.

The parking lot slopes from a high point on the north to the south, creating an upper and lower lot. The tree-lined drive stretches to a drop-off zone, a transit bus stop, and the ribbon bike rack that stands adjacent to the sidewalk entrance of both building. The drive then continues to access both lots.

### Site Development

Concrete walkways and patios surround Roadrunner Hall to the north, south, and west. A browning, yet well-maintained, grass lawn and a xeriscape border Road Runner Hall to the north. The irrigation system uses reclaimed water. Timers and valve boxes control the system outfitted with various drip and spray heads dotted throughout the landscaping.

The campus sits at a high point; a steep slope goes to the west and north, and a gradual slope goes to the south and east. Storm drains lie in the walkway between Roadrunner Hall and the Main Building and flow to the parking lot. The patio outside the commons drains to the undeveloped land to the east and the holding pond to the north.

Concrete retaining walls create a flat site at the high point of the campus, and Roadrunner Hall sits north of the Main Building. Walls along the south side of campus start at ground level, then increase in height as they wrap around the buildings and as the land contour drops. The site's highest point is on the north side of Roadrunner Hall. Stairs from the northeastern section of the parking lot and fire lane rise to meet Roadrunner Hall's north entry and patio. All surfaces are in good condition; however, efflorescence shows near irrigation areas and within the stone veneer near the grass turf.

Weatherproof benches and picnic tables stand between the buildings and under the slat-awning patio that lies west of Roadrunner Hall's entrance to the commons. Various materials comprise the benches and picnic tables, all of which appear to be in good condition.

### **Safety/Security**

A six-foot-tall fence with knuckled chain-link material surrounds the parking lots and buildings, separating the campus from undeveloped land with the fabric and posts.

Pole-mounted lights illuminate the parking lots and walkways between the buildings. LED ceiling- and wall-mounted fixtures illuminate the covered porches, north walkways, and entrances.

Two propane tanks provide heating fuel for the campus. The gated and screened propane tanks sit west of the Main Building. Roadrunner Hall's electric transformer stands north of the building.

A water tank stands outside the fenced area to the southeast and supplies water to the campus with the pump station, also outside the fenced area, west of the campus. Water and septic line cleanouts are typically set in concrete and dotted around the buildings.

No bollards protect the dumpster and small storage shed, which stand unscreened on the southwest edge of the lower south parking lot.

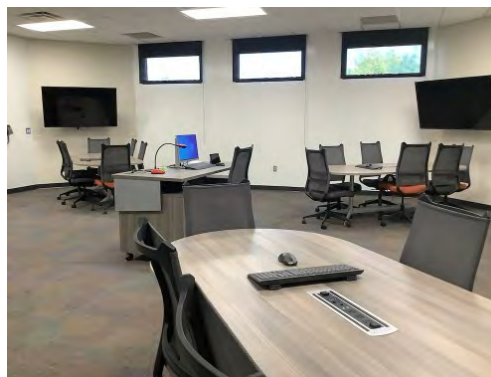
Four fire hydrants stand to the south, west, and east. A fire department connection (FDC) and fire lane markings lie along the east entrance of the Main Building and the parking lot north of Roadrunner Hall.

Security cameras do not surveil the exterior of the buildings.

### **Accessibility Attributes**

The campus is mainly American with Disability Act (ADA) compliant. The Gadsden Center Main Building facility summary and capital improvement projects (CIP) address the deficiencies.

## Building Assessment



Roadrunner Hall comprises a single-story building on the northwest corner of campus. DACC constructed the building in 2019 to replace two portable classrooms.

### Exterior

A concrete foundation with steel-frame construction composes the building structure and appears in good condition. The roof is accessed through the janitorial closet and rises to a hatch that lacks a safety railing.

A combination of metal-capped and stucco-capped parapets surround the perimeter of the building and are in good condition. The original 2019 membrane protects the flat area of the roof and is in good condition; however, bubbling and wrinkling show at parapets, and patching shows where equipment was moved. Some walkway exhibit cracking and lifting. The roof slopes to roof drains, which appear clear of debris. The pitched roof and covered entries have clay tiles; the gutters and drains lead down to ground drains in the surrounding concrete sidewalks. Painted, metal slat awnings are in good condition and shade the windows and window walls.

Yellow-painted gas lines sit raised on mounts, and the roof provide a water spigot. Solar tubes are in good condition, illuminating classrooms and labs. Antennas hang on metal mounts attached to the inside of the parapets. The roof hatch lacks a safety railing. The access panels for the large, east-facing campus logo sign cross the metal awning and lack a safe path of access. Staff report they do not access the space.

Metal letters identify the building and hang at the main entrance. Stucco with a faux stone wainscot covers the exterior walls and is in good condition.

Exterior doors are storefront units, and the entrance at the west commons is set in a floor-to-ceiling window wall. Metal-panel doors hang at exterior-access mechanical and electrical rooms. Doors are in good condition and offer pull handles, door openers, panic bars, closers, and key locks.

Fixed, double-glazed, divided-lite windows go from floor to ceiling in the classrooms; the windows are in good condition.

## Interior

Roadrunner Hall is an L-shaped building of double-loaded corridors with classrooms and labs on either side. A two-story atrium serves as the commons and lies at the junction.

The interior finishes are in excellent condition. Epoxy with flake texture covers floors in the corridors, chemistry classroom, lab, server room, janitorial closet, and storage room. Protective mats lie at entry doors. Metal plates cover the access trenches that deliver gas, electricity, water, and air. Metal plates also cover the drains to student stations in the chemistry classrooms. Carpet finishes general classrooms, the commons, and offices. Ceramic tile protects the restroom floors.

Painted gypsum board finishes the interior walls with dry-erase paint used in the flexible classroom. A ceramic tile wainscot protects the restroom walls. Reinforced fiberglass panels (RFP) surround the mop sink in the janitorial closet. The interior wall finishes are in excellent condition and include protective corner guards.

Acoustic ceiling tiles (ACT) comprise most of the building's ceiling. Mechanical rooms have exposed-structure ceilings, and restroom have hard-lid ceilings. All ceilings are in excellent condition.

Typical interior doors feature wood panels, narrow vision lites, and metal frames. Offices, secondary rooms, janitorial closets, and storage rooms have wood-panel doors with sidelites. Doors offer lever-handle hardware, swipe card locks, and keypad locks. The doors and hardware are in excellent condition.

Laminate casework and counters throughout the building are in excellent condition. Casework in the chemistry rooms is in excellent condition with metal tables and chemical-resistant counters; each station includes gas, water, and power.

Room identification hangs at all rooms and is ADA compliant. The building has a room directory but no facility map.

## Systems

Rooftop combination units (RTU) heat and cool the building with a network-based system controlling temperatures. Instructors can control thermostats. Diffusers hang from ceilings, and restrooms include exhaust vents. Diffusers and registers are clear of debris and in good condition. A mini split unit tempers the electrical and server rooms. Inset wall heaters hang in the janitorial closet and mechanical room. All mechanical equipment is in good working order.

Like the Main Building, staff report that due to fuel costs and limited on-site supply, temperatures are lowered outside of business hours and during breaks in the heating season. Interior spaces are cold in the mornings and take a long time to bring to warm temperatures.

The plumbing systems work well, and the staff report no concerns. Toilets are floor mounted, and sinks

use low-water-use, push-lever fixtures. Drinking fountains hang near the multistall restrooms and are in excellent condition. Chemistry sinks include dilution tanks and traps for corrosive chemical waste.

The domestic water heater is a high-efficiency, modulating unit and supplies insulated distribution lines; however, the system lacks a recirculating pump, timer, and water softener.

The building's electric system is in good condition, but staff report that power surges from the local provider trip the circuits in the chemical classroom and lab. LED troffer fixtures and natural light from solar tubes provide good illumination to the classrooms, labs, offices, commons, and support rooms. Motions-sensor switch dimmers control the lights, and remotes operate the skylight baffles.

### **Safety/Security**

Wi-Fi routers hang throughout the building, and staff report that the internet connection is good. No security cameras serve the campus; however, a project to install security cameras is underway.

A working fire alarm system with manual pull stations, horn/strobe combinations, and smoke detectors protects the school. Fire extinguishers hang in corridors, and the school has a fire suppression system with fire risers located in the west exterior access mechanical room and a fire department connection (FDC) hanging at the east front entry.

The chemistry lab offers a science lab utility controller and shut-off, a combination eyewash/shower station, a fire blanket, a first aid kit, and a fire extinguisher and telephone. Emergency exit signs are present and illuminated yet lack emergency lighting.

## Adequacy and Environment



This facility offers first- and second-year student coursework in vocations, technology, developmental, and general education, for certificates and associate degrees through DACC. The Gadsden Center Campus also offers a concurrent enrollment program for the Gadsden School District.

### **Flexibility**

The spacious building can accommodate a variety of academic courses with general, flexible classrooms and well-equipped labs. The two general classrooms have an operable center wall to allow the space to grow or shrink. The chemistry classroom and lab share a storage workroom, yet the casework lacks an office/desk space for the instructor.

The three entryways in Roadrunner Hall lack vestibules, allowing debris to blow in and the building to lose heat when the doors are open in the fall and winter.

### **Natural Light**

Natural light flows from windows and solar tubes into classrooms artificial light provide bright classroom illumination.

### **Pests**

Rattlesnake activity is common in the area, and advisory signs hang throughout the campus.

Building Additions/Issues

**1. Roadrunner Hall, Gadsden**

Constructed: 2019

Square Feet: 10466 GSF

Foundation/Slab/Structure: Slab on grade

Roof: Combination membrane roof system and clay tiles

Exterior Walls: Stucco and stone veneer

HVAC: Rooftop combination units (propane)

Fire Protection: Fire alarms and fire sprinklers

Site Plan



Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC

Carol Orona, ARC Facilities Evaluator



## 2021 CIP List of Projects for DACC ROADRUNNER HALL, GADSDEN

Project No.	Code	Project Name	MACC	Project Budget
0654.2001	2.05.A01.4.	Roof Safety Improvements	\$9,766	<b>\$13,086</b>
0654.2002	10.04.C06.4.	Vestibule Additions	\$70,940	<b>\$95,060</b>
0654.2003	3.05.A03.3.3.	ADA Compliance: Interior Improvements	\$3,293	<b>\$4,412</b>
<b>Total of Project Budgets</b>				<b>\$112,558</b>

Project 0654.2001 · Roof Safety Improvements

<b>Facility:</b>	DACC ROADRUNNER HALL, GADSDEN	<b>IDNO:</b>	0654
<b>Category:</b>	2.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	A01.
		<b>P/Class:</b>	4.



*Project Description*

The roof hatch lacks a safety railing. The access panels to the campus's large logo sign cross the metal awning and do not have a safe access path of. Staff report that they do not access the space.

Install a safety railing at the roof hatch. Install an OSHA-compliant crossover platform at the sign's access doors.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install a roof hatch safety rail system	2.2428	1.0	EA	1.00	\$1,765.50	\$1,766
2 Install a safe crossover platform	0.0000	1.0	Ea	1.00	\$8,000.00	\$8,000
Maximum Allowable Construction Cost						\$9,766
<b>Total Project Cost</b>						<b>\$13,086</b>

Project 0654.2002 · Vestibule Additions

<b>Facility:</b>	DACC ROADRUNNER HALL, GADSDEN	<b>IDNO:</b>	0654
<b>Category:</b>	10.	<b>Type 1:</b>	04.
		<b>Type 2:</b>	C06.
		<b>P/Class:</b>	4.



*Project Description*

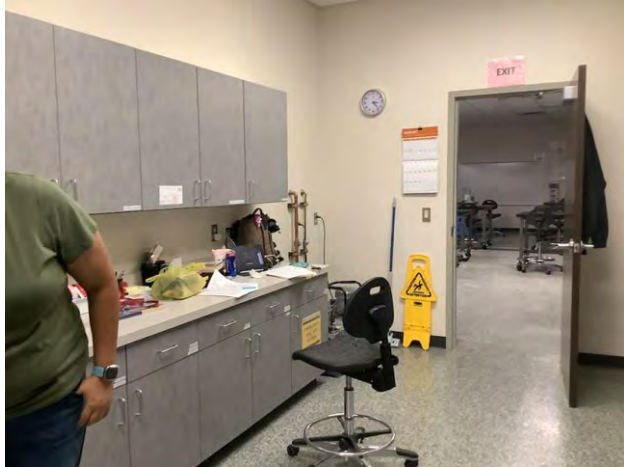
Three entryways in Roadrunner Hall lack vestibules, allowing debris to blow in and the building to lose heat when the doors are open in the fall and winter.

Construct exterior vestibules at the west and east entries. Install an air curtain at the north entry.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Construct exterior vestibules	3.2112	200.0	SF	1.00	\$300.70	\$60,140
2 Install an air curtain	0.0000	6.0	LF	1.00	\$1,800.00	\$10,800
Maximum Allowable Construction Cost						\$70,940
<b>Total Project Cost</b>						<b>\$95,060</b>

Project 0654.2003 · ADA Compliance: Interior Improvements

<b>Facility:</b>	DACC ROADRUNNER HALL, GADSDEN	<b>IDNO:</b>	0654
<b>Category:</b>	3.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	A03.3.
		<b>P/Class:</b>	3.



*Project Description*

The casework in the chemistry classroom lacks an office/desk space for the instructor. A facility directory hangs at the entry; however, the building lacks a facility map.

Create an ADA-compliant desk space at the casework in the chemistry storage/workroom. Install a facility map.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Create an ADA-compliant desk space	2.3513	4.0	LF	1.00	\$617.24	\$2,469
2 Install a facility map	2.3615	2.0	EA	1.00	\$411.94	\$824
Maximum Allowable Construction Cost						\$3,293
<b>Total Project Cost</b>						<b>\$4,412</b>

# DACH (0637) · DACC CHAPARRAL CENTER

755 PRESCOTT ANTHONY DR., CHAPARRAL, NM 88081

Evaluation Date: 2022-08-17

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	320.00	No/type of parking spaces:	81 general, including 8 accessible
Building Data			
Permanent building area:	6700 GSF	Number of floors:	1
Modular building area:	1728 GSF	Modular buildings:	20.5% of GSF
Construction Dates			
Year Built:	2011	Building age:	11
Initial Construction Date:	2011	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$2,389,759
Cost per GSF:	\$283.55	FCI Cost:	\$55,947
FCI Score:	0.023	FCI:	Good

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC CHAPARRAL CENTER

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		255.0	226.5	88.8%
Physical Plant Assessment		357.0	323.0	90.5%
Adequacy and Environment		259.0	238.0	91.9%
Total		871.0	787.5	90.4%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### Chaparral Center

\* This location hosts El Paso Electric's Lineworker Certification Program and includes an outdoor electrical lineman training area.

\* Three portables, numbered 1, 2, and 3, sit on the campus; no classes are assigned to portables 1 and 3, and portable 2 houses the lineman training classroom.

### Site Assessment



Officially part of the Las Cruces Metropolitan Statistical Area, the Doña Ana Community College (DACC) Chaparral Center stands in the unincorporated community of Chaparral, New Mexico. The campus is geographically isolated from the rest of Doña Ana County by the Franklin Mountains. Chaparral a bedroom community for the White Sands Missile Range, the Fort Bliss military installations, and the neighboring city of El Paso, Texas.

The 20-acre campus stands on a 320-acre parcel, just north of Chapparal High School and a residential neighborhood. The campus lies to the west of Sunrise Elementary School. Prescott Anthony Drive lies along the south edge of the campus. Undeveloped land surrounds the east, west, and north edges.

### Access

A stucco monument sign stands at the intersection of Prescott Anthony Drive and the private campus road leading to the parking lot. The campus primarily offers vehicular access. The sign is in good condition and announces the campus. The community college and campus name and logo adorn the monument.

The location is semirural, and no sidewalks line the streets.

A private drive extending from Prescott Anthony Drive enters the campus, turns east, and continues around an aggregate overflow parking area to the parking lot. The asphalt is in fair condition, exhibiting long cracks from east to west and faded markings. Painted asphalt bumps act as wheel stops to separate the parking lot from the overflow parking. Concrete wheel stops lie at accessible stalls, yet general parking lacks wheel stops, which allows vehicles to protrude into the sidewalk and narrow the walkable area.

A regional transit bus stop lies across the parking lot from the main entrance with no shelter or seating.

### **Site Development**

Ornamental rock lies in the parking medians and between the surrounding sideways and the building, with river rock decoratively interlaced, marking drainage runoff from roof scuppers. Rock beds hold sand, weeds, and tree debris. Landscaping consists of small, untrimmed, deciduous, low-water-use trees; trimmed native shrubs; and small boulders. A timer-controlled irrigation system with irrigation valves stands on the northeast side of the building.

Rattlesnakes are common in the area; thus, staff remove vegetation within the fenced campus. Native vegetation grows beyond the boundary of the site.

The site drains to the north and east. The undeveloped field to the northeast of campus acts as a stormwater holding pond, and it exhibits erosion channels in the field when dry.

Walkways surrounding the building, parking lot, and portables are in good condition; however, some cracks show on the south side.

The yard for the Lineworker Certification Program contains training poles replicating the field environment and stands northwest of the building. A six-foot-tall fence with chain-link material and barbed wire protects the lower poles, hands-on training transformers, and shipping storage containers. The fencing and equipment are in good condition. However, the training yard lacks shade and seating.

### **Safety/Security**

A six-foot-tall chain-link fence is in good condition. The fence protects the campus and delineates the line between campus and undeveloped land, which is thickly covered with native vegetation.

Yellow, oxidized, cracked wall lights surround the building and illuminate the walk. Pole lights illuminate the parking lot and open field. Training equipment illuminates the yard for the Lineworker Certification Program.

Natural gas and electricity run underground with a pad-mounted transformer on the northeast side of the building, near the exterior-access electrical room. Gas enters the southwest corner of the building. Both utilities lack protection and screening.

The building connects to the local water supply. The sewer main lies southwest of the building, and the cleanouts are set in concrete pads south of the building.

Decorative concrete masonry units (CMU) walls screen the dumpsters southwest of the parking lot. A concrete sidewalk and crosswalk markings at the driveway lead from the building to the dumpsters.

A fire hydrant and faded fire lane markings stand at the sidewalk separating the parking lot from the building's main entrance. Legacy sign poles remain in the fire lane sidewalk.

No security cameras surveil the exterior of the building.

**Accessibility Attributes**

The campus is mainly American with Disability Act (ADA) compliant. However, the accessible parking stalls do not lie at the shortest path to the front door, the markings appear faded, pathways lack No Parking markings, and posts lack signs for van accessibility. The sidewalk curb ramp lacks detectable warnings, and the Lineworker Certification Program yard lacks an accessible path from the campus.



## Building Assessment



The facility lies on the west midpoint of the site. The Chaparral Center comprises a permanent building with three portable classrooms to the north, a parking lot to the south, and a yard for the Lineworker Certification Program that lies to the north of the portables.

The single-story building dates from 2011—housing the administrative area, a commons area, and three large general classrooms.

### Exterior

The building stands on a concrete slab and appears sound. A concrete apron surrounds the building and acts as a splash guard for the roof drains.

The roof access ladder rises from the janitorial closet and includes an extending safety post mounted to the rungs. The roof holds a painted, metal crossover ladder, a hose bib with an unattached garden hose, and two antennas. CMU blocks anchor one antenna. The other antenna is mounted with plywood onto the roof parapets.

Stucco-capped parapets surround the perimeter and are in good condition. The membrane roofing is in good condition and protects the flat roof; however, walk pads exhibit oxidation, cracking, and lifting. Roofs slope to the northeast and southwest. Roofs incorporate crickets leading to roof drains with scuppers that appear clear of debris.

Gas lines emerge from the roof near mechanical equipment and lack yellow paint.

The exterior walls are in good condition with two-tone stucco and a protruding, decorative CMU wainscoting that carries through to pillar accents. A stucco break and a CMU cap with a painted, metal drip edge separate the two finish materials.

Storefront swing doors in window walls stand at both the main entrance and the rear corridor vestibule. The storefront swing doors include deadbolt locks with lever pull handles, door openers, closers, panic bars, door kicks, and wall protection. All exterior doors have metal-panel leaves, lever hardware, closers, panic bars, latch guards, and drip edges.

A curved, double-glazed window wall adorns the south-facing lobby. Fixed, double-glazed, divided-lite windows serve classrooms and offices. All glazing includes low-emittance tint. Decorative, fixed metal awnings shade the windows. All doors and windows are in good condition.

### **Interior**

Southeast vestibule doors lead to a two-story commons for students, and the administrative offices lie east of the space. A double-loaded, north-south classroom corridor extends from the north midpoint of the commons to the north vestibule exit.

Ceramic tiles cover the floors in the commons, administrative counter area, restrooms, drinking fountains, vending machine corridor niches, and vestibules. Vestibules feature protective floor mats. Carpet tiles lie in the administrative offices, classrooms, and corridors. Vinyl composition tile (VTC) covers floors in the custodial closet, storage rooms, and server room. Mechanical rooms use concrete slab. Floor finishes throughout the building are well maintained and in good condition.

Painted gypsum board covers typical walls. Ceramic wainscot appears in the restrooms and corridor niches, and fiber-reinforced panels (FRP) surround the mop sink. Rubber baseboard trim protects the base of the walls and guards preserve corners along corridor niches. A crack appears over the custodial closet doorway; otherwise, the walls are in good condition.

The commons area has an exposed-structure ceiling. Acoustic ceiling tiles (ACT) hang from the ceiling in the administrative area, classrooms, storage rooms, and custodial closets. Water-resistant, painted gypsum board hangs in the vestibules and restrooms. Staining shows in the ACT near the mini split cassette in the server room; otherwise, the ceilings are in good condition.

Typical interior doors hold fire-rated wood panels with narrow vision lites on the classroom doors. Doors offer lever-handle hardware, swipe card and keypad locks, and kickplates in the mechanical and custodial rooms. The doors and hardware are in good condition.

Casework, counters, appliances, kitchenette plumbing fixtures, and furnishings are in good condition and meet ADA requirements.

A room directory hangs in the commons; however, it lacks a facility map. Tactile and Braille signs comply with ADA requirements and hang at all rooms and doors.

### **Systems**

Rooftop combination units heat and cool the facility with a network-based system controlling temperatures. Diffusers hang from ceilings in the administrative office and corridors, wall registers lie in the commons, floor grates sit in classrooms, and an exhaust vent lies in the restroom; all appear clean without debris and damage. A mini split regulates the temperature in the server room. The rooftop units are original to the building and in good condition. The mini split is also in good condition, apart from the deteriorated insulation and the gaps in the sealant at the conduit roof penetrations. The staff

report no temperature deficiencies.

The structure lacks mechanical ventilation, and doors are the only sources of passive ventilation.

The domestic water heater is original to the building and stands in an exterior-access mechanical room, which is warmed with a ceiling-mounted gas heater. Insulated pipes deliver hot water; however, the system lacks a recirculating pump, timer, and water softener.

The multistall restroom and drinking fountain lie centrally in the building. Toilets are floor mounted, and faucets have lever handles. All plumbing fixtures, stalls, grab bars, and accessories are in good condition and comply with ADA requirements.

The interior is well illuminated. Energy-efficient troffer fixtures hang in rooms with ACT. Pendant light fixtures, recessed can light fixtures, and wall-mounted light fixtures adorn the commons and the vestibules. Motion-sensor switch dimmers control the lighting.

Outlets hang in convenient locations; however, computer-based classrooms use surge-protected power strips to supply electricity to multiple stations. This system is adequate.

### **Safety/Security**

Wi-Fi routers hang throughout the building, and staff report that the internet connection is good. The facility does not include surveillance cameras; however, doors have alarms, and the facility retains an on-site security officer. Staff report that the college intends to install surveillance cameras.

A working fire alarm system with manual pull stations, horn/strobe combinations, and smoke detectors protects the school, which lacks a fire suppression system. Fire extinguishers hang in the commons, corridor, and mechanical room.

### **ADA and Code Compliance**

The building meets ADA code requirements.

## Adequacy and Environment



The campus offers freshman- and sophomore-level coursework, including dual-credit courses for high school students, the Chapparal Adult Education Program, and the Lineworker Certification Program for El Paso Electric.

Administrative offices and classrooms are adequate in size, height, and space. Janitorial carts stand throughout the building for convenience, yet the custodial closet provides adequate storage space to accommodate janitorial equipment.

### **Special/Unique Programs**

Classes for the Lineworker Certification Program occur in one of the portables north of the building.

The workroom for adult education also functions as a breakroom, and it is furnished with kitchen plumbing fixtures and appliances. Carpet covers the floor in this room. Although the carpet is in good condition, it is an inappropriate material for a food area.

### **Flexibility**

Classroom spaces are spacious and well-equipped to accommodate a variety of academic courses.

### **Natural light**

Natural and artificial light is present in administrative offices and classrooms.

### **Pests**

Several rattlesnake warning signs hang on campus grounds. However, the evaluator observed no snakes, and the staff did not report any pests.

Building Additions/Issues

*1. Chaparral Center*

Constructed: 2011

Square Feet: 9662 GSF

Foundation/Slab/Structure: Slab on grade

Roof: Membrane roof system

Exterior Walls: Stucco and window walls

HVAC: Rooftop combination units

Fire Protection: Fire alarms and fire extinguishers

Site Plan



Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC

Carol Orona, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC CHAPARRAL CENTER

<b>Project No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Project Budget</b>
0637.2001	4.06.B03.5.	Parking Lot Improvements	\$3,328	<b>\$4,243</b>
0637.2002	3.06.A03.1.4.	ADA Compliance: Site Improvements	\$10,098	<b>\$12,875</b>
0637.2003	4.06.B12.5.	Outdoor Shelter Upgrades	\$21,019	<b>\$26,800</b>
0637.2004	4.06.D01.1.	Utility Protection Upgrades	\$6,252	<b>\$7,971</b>
0637.2005	4.05.C05.4.	Roof Improvements	\$6,983	<b>\$9,357</b>
0637.2006	4.05.E04.2.	Ceiling Improvement	\$148	<b>\$199</b>
0637.2007	4.05.D06.1.	Security Upgrades	\$41,603	<b>\$55,748</b>
<b>Total of Project Budgets</b>				<b>\$117,193</b>

Project 0637.2001 · Parking Lot Improvements

<b>Facility:</b>	DACC CHAPARRAL CENTER	<b>IDNO:</b>	0637
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B03.
		<b>P/Class:</b>	5.



*Project Description*

The parking lot is in fair condition with the asphalt exhibiting long cracks from east to west. Concrete wheel stops lie at accessible stalls. Yet general parking lacks wheel stops, allowing vehicles to protrude into the sidewalk and narrowing the walkable area. Paint is fading on the fire lane curb, and legacy sign poles remain in the sidewalk.

Fill cracks and install wheel stops at stalls along sidewalks. Repaint the fire lane curb. Remove the legacy sign poles.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Fill asphalt cracks	1.1420	500.0	LF	1.00	\$3.32	\$1,660
2 Install wheel stops	1.1435	12.0	EA	1.00	\$118.76	\$1,425
3 Repaint fire lane curb	1.1445	40.0	LF	1.00	\$4.76	\$190
4 Remove sign poles	2.3621	2.0	EA	1.00	\$26.13	\$52
Maximum Allowable Construction Cost						\$3,328
<b>Total Project Cost</b>						<b>\$4,243</b>

Project 0637.2002 · ADA Compliance: Site Improvements

<b>Facility:</b>	DACC CHAPARRAL CENTER	<b>IDNO:</b>	0637
<b>Category:</b>	3.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	A03.1.
		<b>P/Class:</b>	4.



*Project Description*

The markings are fading on the accessible parking stalls. Stalls lack signs for van accessibility, and pathways lack No Parking markings. The sidewalk curb ramp lacks detectable warning tiles. The Lineworker Certification Program yard lacks an accessible path from campus.

Repaint the accessible stalls; include No Parking markings in pathways and van-accessibility signs. Install detectable warning tiles on the curb ramp. Extend the portable classroom sidewalk to the Lineworker Certification Program yard.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repaint accessible stall markings, include van-accessibility signs	1.1412	8.0	Stall	1.00	\$365.86	\$2,927
2 Install detectable warning tiles	1.1317	60.0	SF	1.00	\$63.72	\$3,823
3 Extend sidewalk	1.1119	450.0	SF	1.00	\$7.44	\$3,348
Maximum Allowable Construction Cost						\$10,098
<b>Total Project Cost</b>						<b>\$12,875</b>



Project 0637.2003 · Outdoor Shelter Upgrades

<b>Facility:</b>	DACC CHAPARRAL CENTER	<b>IDNO:</b>	0637
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B12.
		<b>P/Class:</b>	5.



*Project Description*

A regional-transit bus stop lies across the parking lot from the main entrance. The bus stop lacks shelter and seating. The Lineworker Certification Program yard lacks shade and seating.

Install a bus shelter with lighting at the bus stop. Create an ADA-compliant shade and a seating area near the Lineworker Certification Program's yard.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install a bus shelter with lighting	0.0000	1.0	EA	1.00	\$10,000.00	\$10,000
2 Install a metal shade structure with concrete pad	1.2129	100.0	SF	1.00	\$94.16	\$9,416
3 Supply an outdoor bench	1.3122	1.0	EA	1.00	\$1,603.33	\$1,603
Maximum Allowable Construction Cost						\$21,019
<b>Total Project Cost</b>						<b>\$26,800</b>

Project 0637.2004 · Utility Protection Upgrades

<b>Facility:</b>	DACC CHAPARRAL CENTER	<b>IDNO:</b>	0637
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	D01.
		<b>P/Class:</b>	1.



*Project Description*

A pad-mounted transformer sits on the building's northeast side, near the exterior access electrical room with electric boxes mounted on exterior walls. Gas enters at the southwest corner of the building. Both utilities lack security screens and protection.

Install security screens and bollards at gas and electric utilities.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install metal grate screens at the electric panels and gas regulator	0.0000	2.0	EA	1.00	\$1,200.00	\$2,400
2 Install bollards at the electric transformer and gas regulator	1.4111	6.0	EA	1.00	\$642.00	\$3,852
Maximum Allowable Construction Cost						\$6,252
<b>Total Project Cost</b>						<b>\$7,971</b>

Project 0637.2005 · Roof Improvements

**Facility:** DACC CHAPARRAL CENTER **IDNO:** 0637  
**Category:** 4. **Type 1:** 05. **Type 2:** C05. **P/Class:** 4.



*Project Description*

Roof walk pads exhibit oxidation, cracking, and lifting. Gas lines emerge from the roof near mechanical equipment and lack yellow paint.

Replace walk pads and paint the gas lines yellow.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace walk pads	2.2451	350.0	SF	1.00	\$19.87	\$6,955
2 Paint gas lines	2.2135	20.0	LF	1.00	\$1.43	\$29
Maximum Allowable Construction Cost						\$6,983
<b>Total Project Cost</b>						<b>\$9,357</b>

Project 0637.2006 · Ceiling Improvement

**Facility:** DACC CHAPARRAL CENTER **IDNO:** 0637  
**Category:** 4. **Type 1:** 05. **Type 2:** E04. **P/Class:** 2.



*Project Description*

Insulation at the rooftop mini split condenser exhibits deterioration and gaps in the roof-penetration sealant. Stains show in the acoustic ceiling tiles (ACT) near the indoor cassette in the server room.

Replace insulation, sealant, and ceiling tiles.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace insulation and sealant at condenser (adj. for interior and exterior application)	0.0000	5.0	LF	2.00	\$7.00	\$70
2 Replace ACT	2.3311	6.0	SF	1.00	\$13.06	\$78
Maximum Allowable Construction Cost						\$148
<b>Total Project Cost</b>						<b>\$199</b>

Project 0637.2007 · Security Upgrades

**Facility:** DACC CHAPARRAL CENTER **IDNO:** 0637  
**Category:** 4. **Type 1:** 05. **Type 2:** D06. **P/Class:** 1.



*Project Description*

Staff report that the college intends to install surveillance cameras.

Install a surveillance system and provide additional cameras.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install surveillance system	2.4023	1.0	EA	1.00	\$23,773.26	\$23,773
2 Provide additional surveillance cameras	2.4024	15.0	EA	1.00	\$1,188.66	\$17,830
Maximum Allowable Construction Cost						\$41,603
<b>Total Project Cost</b>						<b>\$55,748</b>

# DACH (477A) · DACC PORTABLE 1, CHAPARRAL

755 PRESCOTT ANTHONY DR., CHAPARRAL, NM 88081

Evaluation Date: 2022-08-18

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	81 general, including 8 accessible
Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF
Construction Dates			
Year Built:	1993 *	Building age:	29 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
<i>Starred (*) year built and facility age numbers are approximates.</i>			
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$59,167
Cost per GSF:	\$102.72	FCI Cost:	\$35,033
FCI Score:	0.592	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC PORTABLE 1, CHAPARRAL

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### Portable 1, Chaparral Center

- \* The Chaparral Center Summary and CIPs provide a complete campus site assessment.
- \* The campus holds three portables numbered 1, 2, and 3. Each is the same age, floor plan, and condition.
- \* Portable 1 does not have assigned classes and currently serves as overflow meeting space.

### Site Assessment



Portable 1 sits to the north of the Main Building on the Doña Ana County Community College Chaparral Campus in Chaparral, New Mexico. Portable 1 is the westernmost of three portables, standing in a row with two other portables. The portable has access via a sidewalk from the parking lot and a secondary sidewalk exiting the north corridor of the Main Building.

### Site Development

Signs stand in front of the portables, announcing rattlesnake activity in the area. Staff removed vegetation from the surrounding area, although weeds are growing with recent rainfall.

The site drains west to east, and runoff quickly drains to a holding field east of the campus buildings.

A sidewalk wraps around the Main Building. Another walkway leads to the portables, with metal ramps rising to each entrance. The concrete sidewalks are in good condition; however, the ramp at Portable 1 has rusted with worn, chipped, and oxidized paint, and there is more than a half-inch rise between the landing and door jamb.

### Safety/Security

The lighting near the portables is minimal. A single pole light stands between portables 2 and 3, illuminating the sidewalk. The portable's entrance has no lighting.

Power runs underground and enters the east side of the structure. The portable receives no service for water, sewer, and gas.

A fire hydrant stands between the entrance of the Main Building and the parking lot.

Cameras do not surveil the exterior of the campus or portables. However, the college plans to install security cameras at all campuses.



## Building Assessment



Portable 1 is the westernmost of the three portables north of the Main Building. The portable serves as a single-room classroom and does not contain a restroom. The structure dates from 1993 and is past its expected service life.

### Exterior

The prefabricated building sits elevated from the exposed ground with vinyl skirting insulating and deterring animals from the underside of the structure. Ponding occurs at the corners of the building. The skirting exhibits dents, holes, and twisting—exposing the structure's underside.

The metal-panel pitched roof is in poor condition and shows dents, oxidation, and layers of old and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The drip edge is bent and does not provide a continuous protective surface.

The metal-panel sheathing exhibits denting, oxidation, and rust. The sheathing is in poor condition with some misaligned panels and gaps in the seams. The building's identification has several unrelated legacy numbers and letters mounted around the entry door.

The metal-panel door includes a narrow lite, code lock, panic bar, and door closer. It is in fair condition with oxidized paint and tape remnants covering the exterior. The threshold is bent with the metal panel sheathing below pulling away and exposing the wall cavity. The door sweep is in good condition and seals the bottom of the door.

Single-pane, energy-inefficient windows with sand-filled frames do not slide open. The windows sit in painted wood sills that exhibit gaps, warping, and layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

### Interior

The aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Painted wood panels cover the interior walls and are in fair condition. The matching trims on the door and windows exhibits wear and weather damage.

Aged textured and painted panels hang from the ceiling and are in fair condition, exhibiting uneven paint and cracks.

The classroom offers a whiteboard, ceiling-mounted projector, and phone. Furnishings include aged, but well-maintained, metal frame plastic chairs and lecture hall tables.

### **Systems**

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. A manual thermostat controls it. The portable receives no mechanical ventilation, and the door is the only opening for passive ventilation.

Aged, ceiling-mounted light fixtures illuminate the room and have a variety of color-temperature tube lights, which range from yellow to blue. Toggle light switches hanging near the door operate the lights. An electric panel hangs in the room's northeast corner, and the outlets are adequate.

### **Safety/Security**

Staff reports that the Wi-Fi connection is poor. While the main campus includes an alarm system, the portables do not. Security bars protect the windows. An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

### **ADA and Code Compliance**

The interior of the portable is Americans with Disabilities Act (ADA) compliant.

## Adequacy and Environment



### **Adequacy of Size**

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

### **Flexibility**

The 1993 structure is past the average serviceable lifespan of a portable classroom and is heavily aged and worn: however, the space can accommodate a variety of academic disciplines.

### **Natural Light**

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

### **Pests**

The interior of the classroom exhibits no signs of infestation.

Building Additions/Issues

**1. DACC Portable 1, Chaparral**

Constructed: 1993

Square Feet: 576 GSF

Foundation/Slab/Structure: Concrete pier

Roof: Metal panel

Exterior Walls: Metal panel

HVAC: Outdoor wall-mounted electric heat pump

Fire Protection: Fire extinguishers

Site Plan



Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC

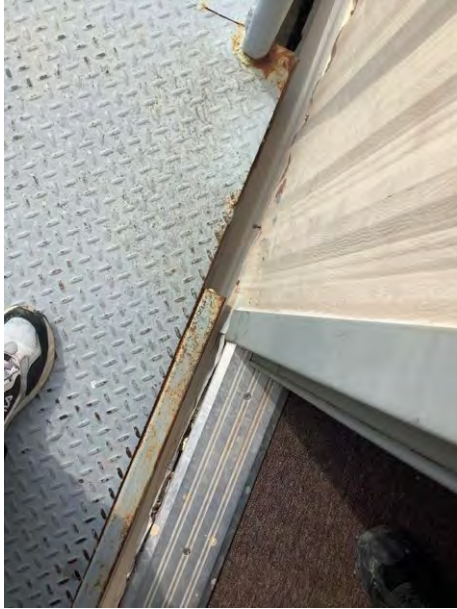
Carol Orona, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC PORTABLE 1, CHAPARRAL

Project No.	Code	Project Name	MACC	Project Budget
477A.2001	3.06.A03.3.3.	ADA Compliance: Ramps	\$189	\$241
477A.2002	4.03.C06.4.	Exterior Lighting Improvements	\$973	\$1,240
477A.2003	4.03.C05.3.	Roof Replacement	\$8,487	\$10,820
477A.2004	4.03.C02.4.	Exterior Surface Improvements	\$6,387	\$8,144
477A.2005	4.03.C03.3.	Door and Window Upgrades	\$12,897	\$16,443
477A.2006	4.03.E02.5.	Carpet Replacement	\$3,277	\$4,179
477A.2007	4.03.D03.3.	Heating and Cooling Upgrades	\$4,037	\$5,148
477A.2008	4.03.E05.5.	Lighting Improvements	\$3,785	\$4,826
477A.2009	4.03.D06.1.	Security and Safety Upgrades	\$2,056	\$2,621
477A.2010	4.00.B01.5.	Alternative Solution: Portable Replacement	\$0	\$0
<b>Total of Project Budgets</b>				<b>\$53,662</b>

Project 477A.2001 · ADA Compliance: Ramps

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 3. **Type 1:** 06. **Type 2:** A03.3. **P/Class:** 3.



*Project Description*

The ramp is rusted with worn, chipped, oxidized paint on the landing. The rise between the landing and the doorjamb is more than half an inch high, and it does not meet ADA threshold requirements.

Prepare and paint the ramp and handrails. Adjust the connection of the ramp to the building to meet ADA threshold requirements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Prepare and paint ramp and handrails (adj. for ramp connection)	2.2135	120.0	LF	1.10	\$1.43	\$189
Maximum Allowable Construction Cost						\$189
<b>Total Project Cost</b>						<b>\$241</b>

Project 477A.2002 · Exterior Lighting Improvements

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 4. **Type 1:** 03. **Type 2:** C06. **P/Class:** 4.



*Project Description*

The portable lacks lighting at the entrance door.

Install a light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install a light fixture	1.4121	1.0	EA	1.00	\$972.92	\$973
Maximum Allowable Construction Cost						\$973
<b>Total Project Cost</b>						<b>\$1,240</b>

Project 477A.2003 · Roof Replacement

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 4. **Type 1:** 03. **Type 2:** C05. **P/Class:** 3.



*Project Description*

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged, weather-damaged liquid roof sealant. The roof lacks gutters and roof drains, and the drip edge is bent and does not provide a continuous protective surface.

Replace the roof. Install gutters, downspouts, drip edges, and splash blocks.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace roof	2.2448	576.0	SF	1.00	\$12.00	\$6,912
2 Install gutters and downspouts	2.2417	125.0	LF	1.00	\$10.00	\$1,250
3 Install drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Install splash blocks	2.2415	2.0	EA	1.00	\$43.31	\$87
Maximum Allowable Construction Cost						\$8,487
<b>Total Project Cost</b>						<b>\$10,820</b>



Project 477A.2004 · Exterior Surface Improvements

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 4. **Type 1:** 03. **Type 2:** C02. **P/Class:** 4.



*Project Description*

The metal-panel sheathing exhibits denting, oxidation, and rust. Some misaligned panels show gaps in the seams. The skirting and drip edge exhibit dents, holes, and twisting—exposing the underside of the portable. The building identification has several unrelated legacy numbers and letters mounted around the entry doors.

Power wash the exterior surface. Replace damaged panels and drip edge. Paint the surface and install building identification.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Power wash sheathing	2.2318	1,000.0	SF	1.00	\$1.82	\$1,820
2 Replace metal panels and skirting	2.2322	400.0	SF	1.00	\$7.30	\$2,920
3 Replace drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Seal and paint	2.2313	1,000.0	SF	1.00	\$1.33	\$1,330
5 Install building identification	2.3611	1.0	EA	1.00	\$79.13	\$79
Maximum Allowable Construction Cost						\$6,387
<b>Total Project Cost</b>						<b>\$8,144</b>

Project 477A.2005 · Door and Window Upgrades

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 4. **Type 1:** 03. **Type 2:** C03. **P/Class:** 3.



*Project Description*

The metal-panel door shows oxidized paint and tape remnants. The threshold is bent with the metal-panel sheathing below pulling away and exposing the wall cavity. The single-pane, energy-inefficient windows have sand-filled frames. The windows do not slide open and sit in painted wood sills, which exhibit gaps and warping. The windowsills are covered in layers of blown-in sand. Window screens are threadbare. The pull cords are dry, weak, and do not operate the venetian blinds.

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the windowsills. Replace door and window trims.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repaint door and frame	2.2112	1.0	EA	1.00	\$145.21	\$145
2 Replace weather stripping	2.2134	1.0	EA	1.00	\$242.02	\$242
3 Replace threshold	2.2133	1.0	EA	1.00	\$224.54	\$225
4 Replace windows	2.2226	100.0	SF	1.00	\$98.85	\$9,885
5 Install screens	2.2223	100.0	SF	1.00	\$9.29	\$929
6 Install blinds	2.2211	100.0	SF	1.00	\$13.28	\$1,328
7 Replace trim	2.2135	100.0	LF	1.00	\$1.43	\$143
Maximum Allowable Construction Cost						\$12,897
<b>Total Project Cost</b>						<b>\$16,443</b>

Project 477A.2006 · Carpet Replacement

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 4. **Type 1:** 03. **Type 2:** E02. **P/Class:** 5.



*Project Description*

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Replace carpet.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace carpet	2.3113	576.0	SF	1.00	\$5.69	\$3,277
Maximum Allowable Construction Cost						\$3,277
<b>Total Project Cost</b>						<b>\$4,179</b>

Project 477A.2007 · Heating and Cooling Upgrades

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 4. **Type 1:** 03. **Type 2:** D03. **P/Class:** 3.



*Project Description*

An electric heat pump hangs on the west exterior wall, and it heats and cools the interior through a single vent on the west side of the room. The electric heat pump is original to the building and past its expected serviceable lives. A manual thermostat controls it. The portable receives no mechanical ventilation. The door is the only opening for passive ventilation.

Replace the heat pump with an energy-efficient model and a programmable thermostat.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace heat pump	2.3826	1.0	EA	1.00	\$3,160.49	\$3,160
2 Install thermostats	2.3819	2.4	EA	1.00	\$368.18	\$877
Maximum Allowable Construction Cost						\$4,037
<b>Total Project Cost</b>						<b>\$5,148</b>

Project 477A.2008 · Lighting Improvements

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 4. **Type 1:** 03. **Type 2:** E05. **P/Class:** 5.



*Project Description*

Aged, ceiling-mounted light fixtures illuminate the interior of the room. The fixtures use a variety of color-temperature tube lights, ranging from yellow to blue. The fixtures operate via toggle switches hanging near the door.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor switch.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixtures	2.3915	14.0	EA	1.00	\$254.67	\$3,565
2 Install motion-sensor light switch	2.3919	1.0	EA	1.00	\$219.50	\$220
Maximum Allowable Construction Cost						\$3,785
<b>Total Project Cost</b>						<b>\$4,826</b>

Project 477A.2009 · Security and Safety Upgrades

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 4. **Type 1:** 03. **Type 2:** D06. **P/Class:** 1.



*Project Description*

While the main campus includes an alarm system, the portables do not. Staff report that the Wi-Fi connection is poor. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

Install an intrusion alarm, upgrade Wi-Fi, and include a smoke detector.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install intrusion alarm	2.4029	1.0	EA	1.00	\$765.62	\$766
2 Upgrade Wi-Fi	2.4027	1.0	EA	1.00	\$1,049.50	\$1,050
3 Install a smoke detector	2.4026	1.0	EA	1.00	\$240.75	\$241
Maximum Allowable Construction Cost						\$2,056
<b>Total Project Cost</b>						<b>\$2,621</b>

Project 477A.2010 · Alternative Solution: Portable Replacement

**Facility:** DACC PORTABLE 1, CHAPARRAL **IDNO:** 477A  
**Category:** 4. **Type 1:** 00. **Type 2:** B01. **P/Class:** 5.



*Project Description*

The portable dates to 1993. The structure is past the average serviceable lifespan of a portable classroom. It is energy inefficient, heavily aged, and worn. The renovation estimate is \$53,662.

The estimated total project cost is \$223,7703.65

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Remove old portable	2.4223	1.0	EA	0.00	\$9,699.55	\$0
2 Install replacement portable, adj for restroom, delivery and utility hook ups	3.2130	576.0	SF	0.00	\$102.72	\$0
Maximum Allowable Construction Cost						\$0
<b>Total Project Cost</b>						<b>\$0</b>

# DACH (477B) · DACC PORTABLE 2, CHAPARRAL

755 PRESCOTT ANTHONY DR., CHAPARRAL, NM 88081

Evaluation Date:

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	81 general, including 8 accessible
Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF
Construction Dates			
Year Built:	1993 *	Building age:	29 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
<i>Starred (*) year built and facility age numbers are approximates.</i>			
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$59,167
Cost per GSF:	\$102.72	FCI Cost:	\$18,840
FCI Score:	0.318	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC PORTABLE 2, CHAPARRAL

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate



## Notes from Evaluation Meeting and Questionnaire

### Portable 2, Chaparral Center

- \* The Chaparral Center Summary and CIPs provide a complete campus site assessment.
- \* The campus holds three portables numbered 1, 2, and 3. Each is the same age, floor plan, and condition.
- \* Portable 2 serves as a classroom for the Lineworker Certification Program.

### Site Assessment



Portable 2 sits north of the Main Building on the Doña Ana County Community College Chaparral Campus in Chaparral, New Mexico. Portable 2 is the middle portable, standing in a row with two other portables. The portable has access via a sidewalk from the parking lot and a secondary sidewalk exiting the north corridor of the Main Building.

### Site Development

Signs stand in front of the portables, announcing rattlesnake activity in the area. Staff removed vegetation from the surrounding area, although weeds are growing with recent rainfall.

The site drains west to east, and runoff quickly drains to a holding field east of the campus buildings.

A sidewalk wraps around the Main Building. Another walkway leads to the portables, with metal ramps rising to each entrance. The concrete sidewalks are in good condition; however, the ramp at Portable 2 has rusted with worn, chipped, and oxidized paint, and there is more than a half-inch rise between the landing and door jamb.

### Safety/Security

The lighting near the portables is minimal. A single pole light stands between portables 2 and 3, illuminating the sidewalk. The portable's entrance has no lighting.

Power runs underground and enters the east side of the structure. The portable receives no service for water, sewer, and gas.

A fire hydrant stands between the entrance of the Main Building and the parking lot.

Cameras do not surveil the exterior of the campus or portables. However, the college plans to install security cameras at all campuses.

## Building Assessment



Portable 2 is the middle of the three portables sitting north of the Main Building. Portable 2 serves as a single-room classroom and does not contain a restroom. The structure dates to 1993 and is past its expected service life.

### Exterior

The prefabricated building sits elevated from the exposed ground with vinyl skirting insulating and deterring animals from the underside of the structure. Ponding occurs at the corners of the building. The skirting exhibits dents, holes, and twisting—exposing the structure's underside.

The metal-panel pitched roof is in poor condition and shows dents, oxidation, and layers of old and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The drip edge is bent and does not provide a continuous protective surface. The roof leaks in the interior of the classroom.

The metal-panel sheathing exhibits denting, oxidation, and rust. The sheathing is in poor condition with some misaligned panels and gaps in the seams. The building's identification has several unrelated legacy numbers and letters mounted around the entry door.

The metal-panel door includes a narrow lite, code lock, panic bar, and door closer. It is in fair condition with oxidized paint and tape remnants covering the exterior. The threshold is bent with the metal panel sheathing below pulling away and exposing the wall cavity. The door sweep is in good condition and seals the bottom of the door.

Single-pane, energy-inefficient windows with sand-filled frames do not slide open. The windows sit in painted wood sills that exhibit gaps, warping, and layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

### Interior

The aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Painted wood panels cover the interior walls and are in fair condition. The matching trims on the door and windows exhibits wear and weather damage.

Aged textured and painted panels hang from the ceiling and are in fair condition, exhibiting uneven paint and cracks.

The classroom offers a whiteboard, ceiling-mounted projector, and phone. Furnishings include aged, but well-maintained, metal frame plastic chairs and lecture hall tables.

### **Systems**

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. A manual thermostat controls it. The portable receives no mechanical ventilation, and the door is the only opening for passive ventilation.

Aged, ceiling-mounted light fixtures illuminate the room and have a variety of color-temperature tube lights, which range from yellow to blue. Toggle light switches hanging near the door operate the lights. An electric panel hangs in the room's northeast corner, and the outlets are adequate.

### **Safety/Security**

Staff reports that the Wi-Fi connection is poor. While the main campus includes an alarm system, the portables do not. Security bars protect the windows. An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

### **ADA and Code Compliance**

The interior of the portable is Americans with Disabilities Act (ADA) compliant.

## Adequacy and Environment



### **Adequacy of Size and Environment**

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is adequate for small class instruction. However, the portable lacks restrooms, drinking fountains, storage space, and organizational equipment. The roof; ceiling; windows; and heating, ventilation, and air conditioning (HVAC) system are in poor condition. The portable does not support the lineworker certification program equitably to classes held in the Main Building.

Classes occur outside of business hours when the Main Building is locked and users do not have access to a restroom.

### **Flexibility**

The 1993 structure is past the average serviceable lifespan of a portable classroom and is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

### **Natural Light**

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

### **Pests**

The interior of the classroom exhibits no signs of infestation.

Building Additions/Issues

**1. DACC Portable 2, Chaparral**

Constructed: 1993

Square Feet: 576 GSF

Foundation/Slab/Structure: Concrete pier

Roof: Metal panel

Exterior Walls: Metal panel

HVAC: Outdoor wall-mounted electric heat pump

Fire Protection: Fire extinguisher

**Site Plan**



**Review Participants**

Lorenzo Vengas, Assistant Manager, Facilities Support DACC

Carol Orona, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC PORTABLE 2, CHAPARRAL

<b>Project No.</b>	<b>Code</b>	<b>Project Name</b>	<b>MACC</b>	<b>Project Budget</b>
477B.2001	3.06.A03.3.3.	ADA Compliance: Ramps	\$189	\$241
477B.2002	4.03.C06.4.	Exterior Lighting Improvements	\$973	\$1,240
477B.2003	4.03.C05.2.	Roof Replacement	\$8,487	\$10,820
477B.2004	4.03.C02.4.	Exterior Surface Improvements	\$6,387	\$8,144
477B.2005	4.03.C03.4.	Door and Window Upgrades	\$12,897	\$16,443
477B.2006	4.03.E02.5.	Carpet Replacement	\$3,277	\$4,179
477B.2007	4.03.E04.1.	Ceiling Improvements	\$4,234	\$5,398
477B.2008	4.03.D03.4.	Heating and Cooling Upgrades	\$4,037	\$5,148
477B.2009	4.03.E05.5.	Lighting Improvements	\$3,785	\$4,826
477B.2010	4.03.D06.1.	Security and Safety Upgrades	\$2,056	\$2,621
477B.2011	4.00.B01.5.	Alternative Solution: Portable Replacement	\$0	\$0
<b>Total of Project Budgets</b>				<b>\$59,060</b>

Project 477B.2001 · ADA Compliance: Ramps

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 3. **Type 1:** 06. **Type 2:** A03.3. **P/Class:** 3.



*Project Description*

The ramp is rusted with worn, chipped, and oxidized paint on the landing. The rise between the landing and the doorjamb is more than half an inch high, and it does not meet ADA threshold requirements.

Prepare and paint the ramp and handrails. Adjust the connection of the ramp to the building to meet ADA threshold requirements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Prepare and paint ramp and handrails (adj. for ramp connection)	2.2135	120.0	LF	1.10	\$1.43	\$189
Maximum Allowable Construction Cost						\$189
<b>Total Project Cost</b>						<b>\$241</b>



Project 477B.2002 · Exterior Lighting Improvements

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 03. **Type 2:** C06. **P/Class:** 4.



*Project Description*

The portable lacks lighting at the entrance door.

Install a light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install a light fixture	1.4121	1.0	EA	1.00	\$972.92	\$973
Maximum Allowable Construction Cost						\$973
<b>Total Project Cost</b>						<b>\$1,240</b>

Project 477B.2003 · Roof Replacement

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 03. **Type 2:** C05. **P/Class:** 2.



*Project Description*

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains, and the drip edge is bent and does not provide a continuous protective surface. The roof leaks.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace roof	2.2448	576.0	SF	1.00	\$12.00	\$6,912
2 Install gutters and downspouts	2.2417	125.0	LF	1.00	\$10.00	\$1,250
3 Install drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Install splash blocks	2.2415	2.0	EA	1.00	\$43.31	\$87
Maximum Allowable Construction Cost						\$8,487
<b>Total Project Cost</b>						<b>\$10,820</b>

Project 477B.2004 · Exterior Surface Improvements

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 03. **Type 2:** C02. **P/Class:** 4.



*Project Description*

The metal-panel sheathing exhibits denting, oxidation, and rust. Some misaligned panels show gaps in the seams. The skirting and drip edge exhibit dents, holes, and twisting—exposing the underside of the portable. The building identification includes several unrelated legacy numbers and letters around the entry doors.

Power wash the exterior surface and replace damaged panels. Paint the surface and install building identification.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Power wash sheathing	2.2318	1,000.0	SF	1.00	\$1.82	\$1,820
2 Replace metal panels and skirting	2.2322	400.0	SF	1.00	\$7.30	\$2,920
3 Replace drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Seal and paint	2.2313	1,000.0	SF	1.00	\$1.33	\$1,330
5 Install building identification	2.3611	1.0	EA	1.00	\$79.13	\$79
Maximum Allowable Construction Cost						\$6,387
<b>Total Project Cost</b>						<b>\$8,144</b>

Project 477B.2005 · Door and Window Upgrades

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 03. **Type 2:** C03. **P/Class:** 4.



*Project Description*

The metal-panel door shows oxidized paint and tape remnants. The threshold is bent with the metal-panel sheathing below pulling away and exposing the wall cavity. The single-pane, energy-inefficient windows have sand-filled frames filled. The windows do not slide open and sit in painted wood sills, which exhibit gaps and warping. The windowsills are covered in layers of blown-in sand. Window screens are threadbare. The pull cords are dry, weak, and do not operate the venetian blinds.

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the windowsills. Replace door and window trims.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repaint door and frame	2.2112	1.0	EA	1.00	\$145.21	\$145
2 Replace weather stripping	2.2134	1.0	EA	1.00	\$242.02	\$242
3 Replace threshold	2.2133	1.0	EA	1.00	\$224.54	\$225
4 Replace windows	2.2226	100.0	SF	1.00	\$98.85	\$9,885
5 Install screens	2.2223	100.0	SF	1.00	\$9.29	\$929
6 Install blinds	2.2211	100.0	SF	1.00	\$13.28	\$1,328
7 Replace trim	2.2135	100.0	LF	1.00	\$1.43	\$143
Maximum Allowable Construction Cost						\$12,897
<b>Total Project Cost</b>						<b>\$16,443</b>

Project 477B.2006 · Carpet Replacement

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 03. **Type 2:** E02. **P/Class:** 5.



*Project Description*

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Replace carpet.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace carpet	2.3113	576.0	SF	1.00	\$5.69	\$3,277
Maximum Allowable Construction Cost						\$3,277
<b>Total Project Cost</b>						<b>\$4,179</b>

Project 477B.2007 · Ceiling Improvements

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 03. **Type 2:** E04. **P/Class:** 1.



*Project Description*

The textured, painted ceiling panels are in poor condition; they exhibit uneven paint, cracks along the seams, and mold. The roof leaks.

Replace ceiling panels. Coordinate with the Roof Replacement CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ceiling panels	2.3415	576.0	SF	1.00	\$7.35	\$4,234
Maximum Allowable Construction Cost						\$4,234
<b>Total Project Cost</b>						<b>\$5,398</b>

Project 477B.2008 · Heating and Cooling Upgrades

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 03. **Type 2:** D03. **P/Class:** 4.



*Project Description*

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The pump heats and cools the interior through a single vent. A manual thermostat controls it. The portable receives no mechanical ventilation. The door is the only opening for passive ventilation.

Replace the heat pump with an energy-efficient model and a programable thermostat.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace heat pump	2.3826	1.0	EA	1.00	\$3,160.49	\$3,160
2 Install thermostat	2.3819	2.4	EA	1.00	\$368.18	\$877
Maximum Allowable Construction Cost						\$4,037
<b>Total Project Cost</b>						<b>\$5,148</b>

Project 477B.2009 · Lighting Improvements

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 03. **Type 2:** E05. **P/Class:** 5.



*Project Description*

Aged, ceiling-mounted light fixtures illuminate the interior of the room. The fixtures use a variety of color-temperature tube lights, ranging from yellow to blue. The fixtures operate via toggle switches hanging near the door.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor switch.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixtures	2.3915	14.0	EA	1.00	\$254.67	\$3,565
2 Install motion-sensor light switch	2.3919	1.0	EA	1.00	\$219.50	\$220
Maximum Allowable Construction Cost						\$3,785
<b>Total Project Cost</b>						<b>\$4,826</b>



Project 477B.2010 · Security and Safety Upgrades

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 03. **Type 2:** D06. **P/Class:** 1.



*Project Description*

While the main campus includes an alarm system, the portables do not. Staff report the Wi-Fi connection is poor. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

Install an intrusion alarm, upgrade Wi-Fi, and include a smoke detector.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install intrusion alarm	2.4029	1.0	EA	1.00	\$765.62	\$766
2 Upgrade Wi-Fi	2.4027	1.0	EA	1.00	\$1,049.50	\$1,050
3 Install a smoke detector	2.4026	1.0	EA	1.00	\$240.75	\$241
Maximum Allowable Construction Cost						\$2,056
<b>Total Project Cost</b>						<b>\$2,621</b>

Project 477B.2011 · Alternative Solution: Portable Replacement

**Facility:** DACC PORTABLE 2, CHAPARRAL **IDNO:** 477B  
**Category:** 4. **Type 1:** 00. **Type 2:** B01. **P/Class:** 5.



*Project Description*

The 1993 structure is past the average serviceable lifespan of a portable classroom. The portable is energy inefficient, heavily aged, and worn. The portable’s footprint and height are smaller than classrooms in the Main Building. It lacks a restroom, a drinking fountain, storage space, and organizational equipment to support the Lineworker Certification Program. The renovation estimate is \$59,060.

The estimated total project cost is \$223,703.65

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Remove old portable	2.4223	1.0	EA	0.00	\$9,699.55	\$0
2 Install replacement portable, adj to 3.0 for restroom, moving, and utilities	3.2130	576.0	SF	0.00	\$102.72	\$0
Maximum Allowable Construction Cost						\$0
<b>Total Project Cost</b>						<b>\$0</b>

# DACH (477C) · DACC PORTABLE 3, CHAPARRAL

755 PRESCOTT ANTHONY DR., CHAPARRAL, NM 88081

Evaluation Date: 2022-08-18

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	0.00	No/type of parking spaces:	81 general, including 8 accessible
Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF
Construction Dates			
Year Built:	1993 *	Building age:	29 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
<i>Starred (*) year built and facility age numbers are approximates.</i>			
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$59,167
Cost per GSF:	\$102.72	FCI Cost:	\$19,830
FCI Score:	0.335	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC PORTABLE 3, CHAPARRAL

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### Portable 3, Chaparral Center

- \* The Chaparral Center Summary and CIPs provide a complete campus site assessment.
- \* Portable 3 does not have assigned classes and currently serves as overflow meeting space.
- \* The campus holds three portables numbered 1, 2, and 3. Each is the same age, floor plan, and condition.

### Site Assessment



Portable 3 sits north of the main building on the Doña Ana County Community College Chaparral Campus in Chaparral, New Mexico. Portable 3 is the easternmost portable, sitting in a row with two other portables. The portable is accessed via a sidewalk from the parking lot and a secondary sidewalk exiting the north corridor of the main building.

### Site Development

Signs stand in front of the portables, announcing rattlesnake activity in the area. Staff removed vegetation from the surrounding area, although weeds are growing with recent rainfall.

The site drains west to east, and runoff quickly drains to a holding field east of the campus buildings.

A sidewalk wraps around the Main Building. Another walkway leads to the portables, with metal ramps rising to each entrance. The concrete sidewalks are in good condition; however, the ramp at portable 3 has rusted with worn, chipped, and oxidized paint, and there is more than a half-inch rise between the landing and door jamb.

### Safety/Security

The lighting near the portables is minimal. A single pole light stands between portables 2 and 3, illuminating the sidewalk. The portable's entrance has no lighting.

Power runs underground and enters the east side of the structure. The portable receives no service for water, sewer, and gas.

A fire hydrant stands between the entrance of the Main Building and the parking lot.

Cameras do not surveil the exterior of the campus or portables. However, the college plans to install security cameras at all campuses.

## Building Assessment



### Exterior

The prefabricated building sits elevated from the exposed ground with vinyl skirting insulating and deterring animals from the underside of the structure. Ponding occurs at the corners of the building. The skirting exhibits dents, holes, and twisting—exposing the structure's underside.

The metal-panel pitched roof is in poor condition and shows dents, oxidation, and layers of old and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The drip edge is bent and does not provide a continuous protective surface. The evaluator observed an active roof leak in the interior of the classroom.

The metal-panel sheathing exhibits denting, oxidation, and rust. The sheathing is in poor condition with some misaligned panels and gaps in the seams. The building's identification has several unrelated legacy numbers and letters mounted around the entry door.

The metal-panel door includes a narrow lite, code lock, panic bar, and door closer. It is in fair condition with oxidized paint and tape remnants covering the exterior. The threshold is bent with the metal panel sheathing below pulling away and exposing the wall cavity. The door sweep is in good condition and seals the bottom of the door.

Single-pane, energy-inefficient windows with sand-filled frames do not slide open. The windows sit in painted wood sills that exhibit gaps, warping, and layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

### Interior

The aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Painted wood panels cover the interior walls and are in fair condition. The matching trims on the door and windows exhibits wear and weather damage.

Aged textured and painted panels hang from the ceiling and are in fair condition, exhibiting uneven paint and cracks.

The classroom offers a whiteboard, ceiling-mounted projector, and phone. Furnishings include old, but well-maintained, metal frame plastic chairs and lecture hall tables.

### **Systems**

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. A manual thermostat controls it. The portable receives no mechanical ventilation, and the door is the only opening for passive ventilation.

Aged, ceiling-mounted light fixtures illuminate the room and have a variety of color-temperature tube lights, which range from yellow to blue. Toggle light switches hanging near the door operate the lights. An electric panel hangs in the room's northeast corner, and the outlets are adequate.

### **Safety/Security**

Staff reports that the Wi-Fi connection is poor. While the main campus includes an alarm system, the portables do not. Security bars protect the windows. An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

### **ADA and Code Compliance**

The interior of the portable is Americans with Disabilities Act (ADA) compliant.

## Adequacy and Environment



### **Adequacy of Size**

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

### **Flexibility**

The 1993 structure is past the average serviceable lifespan of a portable classroom and is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

### **Natural Light**

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

### **Pests**

The interior of the classroom exhibits no signs of infestation.



Building Additions/Issues

**1. DACC Portable 3, Chaparral**

Constructed: 1993

Square Feet: 576 GSF

Foundation/Slab/Structure: Concrete pier

Roof: Metal panel

Exterior Walls: Metal panel

HVAC: outdoor wall-mounted electric heat pump

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC  
Carol Orona, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC PORTABLE 3, CHAPARRAL

Project No.	Code	Project Name	MACC	Project Budget
477C.2001	3.06.A03.3.3.	ADA Compliance: Walkways	\$189	\$241
477C.2002	4.03.C06.3.	Exterior Lighting Improvements	\$973	\$1,240
477C.2003	4.03.C05.3.	Roof Replacement	\$8,487	\$10,820
477C.2004	4.03.C02.4.	Exterior Surface Improvements	\$6,387	\$8,144
477C.2005	4.03.C03.4.	Door and Window Upgrades	\$12,897	\$16,443
477C.2006	4.03.E02.5.	Carpet Replacement	\$3,277	\$4,179
477C.2007	4.03.D03.3.	Heating and Cooling Upgrades	\$4,037	\$5,148
477C.2008	4.03.E05.4.	Lighting Improvements	\$3,785	\$4,826
477C.2009	4.03.D06.1.	Security and Safety Upgrades	\$2,056	\$2,621
477C.2010	4.00.B01.5.	Alternative Solution: Portable Replacement	\$0	\$0
<b>Total of Project Budgets</b>				<b>\$53,662</b>

Project 477C.2001 · ADA Compliance: Walkways

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 3. **Type 1:** 06. **Type 2:** A03.3. **P/Class:** 3.



*Project Description*

The ramp is rusted with worn, chipped, and oxidized paint on the landing. The rise between the landing and the doorjamb is more than half an inch high, and it does not meet ADA threshold requirements.

Prepare and paint the ramp and handrails. Adjust the connection of the ramp to the building to meet ADA threshold requirements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Prepare and paint ramp and handrails (adj. for ramp connection)	2.2135	120.0	LF	1.10	\$1.43	\$189
Maximum Allowable Construction Cost						\$189
<b>Total Project Cost</b>						<b>\$241</b>

Project 477C.2002 · Exterior Lighting Improvements

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 4. **Type 1:** 03. **Type 2:** C06. **P/Class:** 3.



*Project Description*

The portable lacks lighting at the entrance door.

Install a light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixture	1.4121	1.0	EA	1.00	\$972.92	\$973
Maximum Allowable Construction Cost						\$973
<b>Total Project Cost</b>						<b>\$1,240</b>

### Project 477C.2003 · Roof Replacement

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 4. **Type 1:** 03. **Type 2:** C05. **P/Class:** 3.



*Project Description*

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The drip edge is bent and does not provide a continuous protective surface.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace roof	2.2448	576.0	SF	1.00	\$12.00	\$6,912
2 Install gutters and downspouts	2.2417	125.0	LF	1.00	\$10.00	\$1,250
3 Install drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Install splash blocks	2.2415	2.0	EA	1.00	\$43.31	\$87
Maximum Allowable Construction Cost						\$8,487
<b>Total Project Cost</b>						<b>\$10,820</b>

Project 477C.2004 · Exterior Surface Improvements

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 4. **Type 1:** 03. **Type 2:** C02. **P/Class:** 4.



*Project Description*

The metal-panel sheathing exhibits denting, oxidation, and rust. Some misaligned panels show gaps in the seams. The skirting and drip edge exhibit dents, holes, and twisting—exposing the underside of the portable. The building identification has several unrelated legacy numbers and letters mounted around the entry doors.

Power wash the exterior surface and replace damaged panels. Replace the drip edge. Paint the surface and install building identification.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Power wash sheathing	2.2318	1,000.0	SF	1.00	\$1.82	\$1,820
2 Replace metal panels and skirting	2.2322	400.0	SF	1.00	\$7.30	\$2,920
3 Replace drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Seal and paint	2.2313	1,000.0	SF	1.00	\$1.33	\$1,330
5 Install building identification	2.3611	1.0	EA	1.00	\$79.13	\$79
Maximum Allowable Construction Cost						\$6,387
<b>Total Project Cost</b>						<b>\$8,144</b>

Project 477C.2005 · Door and Window Upgrades

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 4. **Type 1:** 03. **Type 2:** C03. **P/Class:** 4.



*Project Description*

The metal-panel door shows oxidized paint and tape remnants. The threshold is bent with the metal-panel sheathing below pulling away and exposing the wall cavity. The single-pane, energy-inefficient windows have sand-filled frames. The windows do not slide open and sit in painted wood sills, which exhibit gaps and warping. The windowsills are covered in layers of blown-in sand. Window screens are threadbare. The pull cords are dry, weak, and do not operate the venetian blinds.

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the windowsills. Replace door and window trims.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repaint door and frame	2.2112	1.0	EA	1.00	\$145.21	\$145
2 Replace weather stripping	2.2134	1.0	EA	1.00	\$242.02	\$242
3 Replace threshold	2.2133	1.0	EA	1.00	\$224.54	\$225
4 Replace windows	2.2226	100.0	SF	1.00	\$98.85	\$9,885
5 Install screens	2.2223	100.0	SF	1.00	\$9.29	\$929
6 Install blinds	2.2211	100.0	SF	1.00	\$13.28	\$1,328
7 Replace trim	2.2135	100.0	LF	1.00	\$1.43	\$143
Maximum Allowable Construction Cost						\$12,897
<b>Total Project Cost</b>						<b>\$16,443</b>

Project 477C.2006 · Carpet Replacement

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 4. **Type 1:** 03. **Type 2:** E02. **P/Class:** 5.



*Project Description*

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors.

Replace carpet.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace carpet	2.3113	576.0	SF	1.00	\$5.69	\$3,277
Maximum Allowable Construction Cost						\$3,277
<b>Total Project Cost</b>						<b>\$4,179</b>



Project 477C.2007 · Heating and Cooling Upgrades

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 4. **Type 1:** 03. **Type 2:** D03. **P/Class:** 3.



*Project Description*

An electric heat pump, original to the building and past its expected serviceable life, hangs on the west exterior wall. The pump heats and cools the interior through a single vent. A manual thermostat controls it. The portable receives no mechanical ventilation. The door is the only opening for passive ventilation.

Replace the heat pump with an energy-efficient model and a programable thermostat.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace heat pump	2.3826	1.0	EA	1.00	\$3,160.49	\$3,160
2 Install thermostats	2.3819	2.4	EA	1.00	\$368.18	\$877
Maximum Allowable Construction Cost						\$4,037
<b>Total Project Cost</b>						<b>\$5,148</b>

Project 477C.2008 · Lighting Improvements

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 4. **Type 1:** 03. **Type 2:** E05. **P/Class:** 4.



*Project Description*

Aged, ceiling-mounted light fixtures illuminate the interior of the room. The fixtures use a variety of color-temperature tube lights, ranging from yellow to blue. The fixtures operate via toggle switches hanging near the door.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor switch.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixtures	2.3915	14.0	EA	1.00	\$254.67	\$3,565
2 Install motion sensor light switch	2.3919	1.0	EA	1.00	\$219.50	\$220
Maximum Allowable Construction Cost						\$3,785
<b>Total Project Cost</b>						<b>\$4,826</b>

Project 477C.2009 · Security and Safety Upgrades

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 4. **Type 1:** 03. **Type 2:** D06. **P/Class:** 1.



*Project Description*

While the main campus includes an alarm system, the portables do not. Staff report that the Wi-Fi connection is poor. A fire extinguisher hangs next to the door; however, the room does not include a smoke detector.

Install an intrusion alarm, upgrade Wi-Fi, and include a smoke detector.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install intrusion alarm	2.4029	1.0	EA	1.00	\$765.62	\$766
2 Upgrade Wi-Fi	2.4027	1.0	EA	1.00	\$1,049.50	\$1,050
3 Install a smoke detector	2.4026	1.0	EA	1.00	\$240.75	\$241
Maximum Allowable Construction Cost						\$2,056
<b>Total Project Cost</b>						<b>\$2,621</b>

Project 477C.2010 · Alternative Solution: Portable Replacement

**Facility:** DACC PORTABLE 3, CHAPARRAL **IDNO:** 477C  
**Category:** 4. **Type 1:** 00. **Type 2:** B01. **P/Class:** 5.



*Project Description*

The 1993 structure is past the average serviceable lifespan of a portable classroom. The portable is energy inefficient, heavily aged, and worn. The portable’s footprint and height are smaller than classrooms in the Main Building. It lacks a restroom, a drinking fountain, storage space, and organizational equipment. The renovation estimate is \$53,662.

The estimated total project cost is \$223,703.65.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Remove old portable	2.4223	1.0	EA	0.00	\$9,699.55	\$0
2 Install replacement portable, adj to 3.0 for restroom, moving new portable and utilities	3.2130	576.0	SF	0.00	\$102.72	\$0
Maximum Allowable Construction Cost						\$0
<b>Total Project Cost</b>						<b>\$0</b>

# DASP (0546) · DACC SUNLAND PARK CENTER

3365 MCNUTT RD., SUNLAND PARK, NM 88063

Evaluation Date: 2022-08-17

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	17.26	No/type of parking spaces:	209 general, including 14 accessible
Building Data			
Permanent building area:	30682 GSF	Number of floors:	1
Modular building area:	1728 GSF	Modular buildings:	5.3% of GSF
Construction Dates			
Year Built:	2000	Building age:	22
Initial Construction Date:	2000	Renovation/Addition 1:	2005
Renovation/Addition 2:	2014	Renovation/Addition 3:	
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$9,189,856
Cost per GSF:	\$283.55	FCI Cost:	\$878,018
FCI Score:	0.096	FCI:	Fair

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC SUNLAND PARK CENTER

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		234.0	193.5	82.7%
Physical Plant Assessment		357.0	315.0	88.2%
Adequacy and Environment		249.0	227.0	91.2%
Total		840.0	735.5	87.6%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### Sunland Park Center

- \* Doña Ana Community College has approved funding for a new roof and looking into stucco repairs.
- \* Three portables, numbered 2, 3, and 4, sit on the campus and have not been used in three years with low priority to refurbish. Master plan should include if portables should be removed and justify expansion once enrollment increases.
- \*A project to include security at all campuses is underway.

### Site Assessment



The Doña Ana County Community College (DACC) Sunland Park Campus lies in Sunland Park, New Mexico, which is part of the Las Cruces metropolitan area. The campus lies on a border-locked peninsula at the foot of Mount Cristo Rey between two major cities; Ciudad Juarez in Chihuahua, Mexico, lies to the west, and El Paso, Texas, lies to the east. The campus occupies three parcels totaling 17.26 acres. Residential neighborhoods border the campus to the north and south. Undeveloped land lies to the west and east. McNutt Road bounds the campus to the east, and Ross Street lies to the south. Access is available via Santa Demingo Drive, a private asphalt road leading to the parking lots from McNutt Rd.

### Access

An illuminated stucco monument sign stands on McNutt Rd. and announces the college's building name and address.

The area is semirural, and no city sidewalks line the streets. Students access campus the from surrounding neighborhoods, using trails worn into the undeveloped land to. Concrete sidewalks surround the building and access the parking lots.

Northern entries along Santa Demingo Dr. lead to a small parking lot at the main entrance and to a large secondary parking lot at the building's west side. The secondary lot adjoins an overflow parking lot to the south. The main parking lot has two gated entrances with directional traffic flow for entering and exiting traffic, accommodating the drop-off zone at the main entrance. Landscaped medians bookend the parking stalls, and parking blocks line two of the three parking lanes. The asphalt is in fair condition, exhibiting cracks with faded markings on the crosswalks and parking stalls. The curb paint appears faded and worn on the fire lane and drop-off zone. A single gate provides entry into the western

parking lots. The Main Building lies to the south and the parking stalls are to the west, separating the drop-off zone from the parking. The road leads past portable buildings to an overflow parking lot. Both lots are in fair condition with cracks, faded markings, worn curb paint, and no crosswalk markings leading to the portable's sidewalk. The site offers 219 general parking stalls, including 14 accessible stalls. The parking stalls follow Americans with Disability Act (ADA) requirements and are adequate for current enrollment numbers.

The driveway into the outdoor welding space has broken and missing concrete.

### **Site Development**

Native and nonnative plants and trees stand in areas covered with sand and crusher fines, filling parking medians and bordering the building's west, north, and east edge. Natural vegetation covers the undeveloped land surrounding the facility. Soil is stripped of vegetation in the south courtyard and along the parking lot from the northeast edge to the south edge. The soil appears scarred from significant wind and water erosion, which undermine the sidewalks adjacent to the building. An automatic irrigation system winds around landscape vegetation. Staff did not report any deficiencies with the system, although the irrigation pipe and the low-voltage wiring lie exposed in the western landscape.

The site drains quickly, from west to east, into the parking lots. Erosion channels flow through wind-blown sand in the undeveloped landscape, which lies behind the portables and to the south and east of the Main Building. Water from the overflow parking lot drains off-site, running through a crock channel. Water ponds and flows to the adjoining property.

Concrete sidewalks are generally in good condition. At the building's southeast corner, sections of the sidewalk are broken and beginning to collapse where water flow undermined the soil beneath. Wind-blown dunes are encroaching onto the sidewalks on the building's east side.

The eastern concrete patio features steel benches with a thermoplastic coating and an ADA-compliant picnic table with an open-air metal umbrella. Concrete benches sit outside the west entrance. All outdoor furnishing is in good condition.

### **Safety/Security**

A six-foot-tall fence with knuckled chain-link material forms a perimeter around the parking lots, building, and portables. The fence follows the property line on the east side, separating natural vegetation from the site. Swing gates secure the parking lots and remain open during business hours. The fencing is in good condition, but moving dunes unearthed the footings and bury the fence in some areas.

A yellow metal-pipe fence with swing gates stands at the end of Santa Demingo Dr. The fence directs vehicles to the second parking lot entrance, and it protects the dirt road in the undeveloped from unauthorized traffic. Staff report that this land often serves for illegal trash dumping.

Site lighting is good. Pole-mounted LED lights illuminate the parking lot. Wall-mounted light fixtures are interspersed around the building, at doorways, and under covered entries. The staff replaced several wall-mounted lights with LEDs; however, aged and yellow lights hang over the outdoor welding space. Bollard lights illuminate the entry walkway along the drop-off lane and the east seating patio. Parking lot lighting illuminates the portable walkway. However, only one portable includes a wall-mounted light at the door; the light is aged and yellowed.

Utilities run underground. Electric transformers stand unprotected and unscreened at the west entrance; one transformer sits on a crumbling, elevated concrete pad. Natural gas stands unprotected on the building's southwest side, near the outside mechanical room and roof access.

The building connects to the local water supply, and sewer cleanouts lie dotted around the building. Wind-blown sand covers one on the east side. Garbage dumpsters stand in an un gated concrete masonry unit (CMU) enclosure on the building's west side, south of the portables.

Fire hydrants stand at the northeast and southwest corners of the building and in front of the middle portable. Bollards protect only the hydrant nearest the overflow parking.

Security cameras do not hang on the exterior of the building.

### **Accessibility Attributes**

The campus is mainly accessible. Only the outdoor welding area's stairs on the building's west side lack handrails and contrasting tread strips.

Parking lots comply with ADA requirements; however, markings are fading, and asphalt repairs partially cover some of the markings. In some areas, markings are out of compliance for van-accessible stalls and ramp routes.



## Building Assessment



The Sunland Park Campus comprises a permanent Main Building and three portables on a three-plot site. The Main Building, portables, and parking cover the two eastern plots, and the third remains undeveloped.

The original structure dates to 2000. The district added a lobby, administration, and classroom addition in 2005. In 2014, the district provided additional general classrooms, vocational classrooms, and a theater.

### **Exterior**

The Main Building stands on a concrete slab which appears sound; however, a long crack in the tile runs along the 2014 addition where it meets the original structure. The southwest stem wall lies exposed, and the rigid insulation is degrading and missing in some areas leaving the underside of the exterior wall's sill plate unprotected.

A ship's ladder stairway leads from the exterior mechanical room to the roof hatch and lacks a safety railing. The paint on the roof crossover ladders and doors is faded and chipped. Makeshift roof ramps have significant gaps between weathered wood slats and do not offer landings at doorways.

An aged lift crane stands at the southwest corner over the mechanical room, and a rooftop pedestal hydrant stands at the end of the east wing. Stucco-capped parapets surround the roof's perimeter and exhibit cracks, some filled with caulk and others unsealed, with at least one leaking into the interior from rainwater. A membrane in fair condition covers the roof and exhibits wrinkling, ponding, and dirt and debris collecting in corners and pockets near the lobby tower. Slashes in the membrane near the mechanical equipment over the administrative wing are unrepaired. Numerous repairs, including rippled liquid roof coating, cover various roof areas—mainly over the 2014 addition and around the lobby tower. Roofs slope and incorporate crickets to internal drains with scuppers leading to the ground, some with splash guards. Those without splash guards create erosion in the landscape and soil. Several drains exhibit dirt and debris around the grates. The roof drain grate near the south lobby roof tower is missing; the water does not flow out of the scupper, but it leaks inside the building in this area. Walkway pads lie inconsistently around mechanical equipment. Pads over the administrative wing are torn with dirt and debris collecting under the damage. Gas lines are not painted yellow and sit elevated

on wood blocks; several blocks are dislodged, and some are missing. The painted, metal rafters on the entry pergolas are fading and chipping. Skylights appear in good condition. Plumbing vent pipes rise above the roof line. Antennas mount to the wall, along the parapets. One antenna anchors to the roof with CMU blocks. Antenna cables are unsecured. A metal-panel canopy is in good condition and covers the outdoor learning space for welding.

Exterior walls are stucco with a two-tone finish. A protruding wainscot creates an accent below the line framing the windows. The parapet cap matches the stucco on the protruding wainscot. Glazed tile accents frame the smaller secondary entries. Replaced lights and equipment leave shadows in the stucco. A section of the west facade appears to have heavy grime near the garage door. The stucco at the 2014 addition is bubbling and peeling along the east wall and the roof firewalls. The bottom of the exterior stucco wall lacks a drip edge and is chipping, exposing the building wrap.

The fixed, double-glazed, divided-lite windows are in good condition. However, the metal mullions show fading paint. The mullions in the front entrance window wall exhibit extensive rust. Full-length windows hang in public rooms, and half windows hang in classrooms and offices.

Storefront swing doors stand in window walls at all entries; they all include pull handles, door openers, panic bars, closers, and key card access. Doors remain unlocked during business hours. Airlocks are standard at all public exterior doors. Exterior-access mechanical rooms have solid metal panel doors with panic bars, closers, and keyed locks with lever handles. Door vents include filters to reduce sand and dust infiltration into the space. Doors and door frames exhibit paint oxidation.

An insulated garage door with an industrial door opener hangs in the welding classroom. The door is in good condition but displays some dents on the exterior. Bollards protect the garage door and the rolling chain-link gate at the outdoor welding space; the rolling gate and the garage door are in good condition.

### **Interior**

The main entry doors lead to a rotunda lobby, which disperses to the east, south, and west wings and serves as the entrance to the lecture hall. Vestibules lie at the end of all major corridors.

The east wing houses administrative offices on the north side of the corridor and a secondary backstage entrance to the lecture hall on the south side. The administrative offices also include two exits with one to the north and one to the east.

The south wing leads to a student lounge, general classrooms, and computer classrooms. The south wing includes a secondary east corridor at the midpoint, containing additional classrooms.

The west wing opens to a generous lobby corridor and the entrance to the library. A secondary north-south corridor adjoins the midpoint and serves the technical and welding labs, science, and general classrooms. An additional vestibule lies at the western midpoint.

Slip-resistant tile with inset carpet accents covers the lobby and corridors; Floor mats lie at the exterior doors. Carpet tiles act as sound insulators in the administrative wing, classrooms, and library. Vinyl composition tile (VCT) lies in the library research assistant's office and storage room; all other library offices include carpet tiles. Luxury vinyl tiles (LVT) cover the floors in the health lab and science lab. The welding lab and mechanical rooms use the exposed concrete slab. Carpet lines the walkway of the lecture hall, VCT covers the seating area, and a raised wood floor create the stage. The restroom's ceramic tile floors are clean. All floor finishes are in good condition.

Painted gypsum board covers the walls and is generally in good condition. The welding lab's walls show expected wear. The west wing's technical classroom corridor includes wooden wall guards; however, no other wall or corner protection exists in the building. Fiber-reinforced panels (FRP) hang at the mop sinks in janitorial closets but not in the wet areas of the health lab. Water damage appears on the south rotunda wall. Acoustic panels hang along the side wall of the lecture hall.

Metal decking adorns the rotunda's ceiling. The library's lobby corridor features a painted, gypsum-board cove ceiling with up-lighting. Both ceilings are in good condition. Acoustic ceiling tiles (ACT) hang in offices, general classrooms, and corridors. Water stains appear in the main entry's airlock and the south classrooms. The welding lab has an exposed-structure ceiling and shows no damage.

The lobby vestibule includes storefront glass doors in a window wall. Typical interior doors hold fire-rated wood panels in the offices and classrooms. Lab doors include lites and privacy blinds. Doors offer kick plates in mechanical rooms. Doors include lever hardware, swipe card access, and key access—except for the push/pull doors in the restrooms. The doors and their hardware appear to be in good condition.

The college is in the process of changing the swipe card locks to electronic key locks.

The casework and furnishings are primarily new and in excellent condition. The counters, cabinets, and appliances are in good condition in the break room and health lab.

A wayfinding directory and facility map do not hang in the lobby. Tactile and Braille signs comply with ADA requirements and hang in all rooms and doors.

### **Systems**

Rooftop combination units heat and cool the facility. The staff can currently, but temporarily, control them on-site, but the center will return to the network-based system. Mini splits provide conditioning to the 2014 administrative addition. Thick, cracking mastic covers rooftop ductwork connecting to mechanical units. The insulation on the mini-split lines is deteriorating. The structure lacks mechanical ventilation, and doors are the only sources of passive ventilation. Air-circulation fans and filtered ventilation are not available in the welding lab or the outdoor welding learning space.

Air vents exhibit dust and debris throughout the facility.

Two dated, energy-inefficient domestic water heaters deliver hot water through insulated pipes. The system lacks recirculating pumps and timers. The copper drainpipes exhibit corrosion. Restrooms, janitorial closets, and drinking fountains lie conveniently spaced throughout the building.

Toilets mount to the floor, and sink faucets include levered handles. All fixtures, including sinks and countertops, appear in good condition. Staff voiced no concerns. The panels and hardware are in good condition on the stalls on urinals.

Recessed LED lights and pendant LED lights hang throughout the building. The college is changing compact fluorescent light (CFL) fixtures to LED as rooms get upgraded. Additional outlets exist in computer labs. Rooms include energy-efficient motion-sensor dimmers with regulated light controls. General and computer classrooms include projectors. The college is upgrading the pull-down screens to inset electric screens. Electrical panels hang in dedicated electrical closets; however, janitorial carts stored in the electrical closets block access to the panels.

### **Safety/Security**

Wi-Fi routers hang throughout offices, labs, and classrooms. Staff report that the internet connection is good. The building does not include surveillance cameras; however, doors have a locking alarm network system, public-safety radio antennas sit on the roof, and the facility retains an on-site security officer with a dedicated office in the administrative wing. Staff report that the college intends to install surveillance cameras and relocate the security officer to the front lobby, possibly near the vending machines.

A working fire alarm system with manual pull stations and horn/strobe combination, smoke detectors, and a fire suppression system protects the school. Fire risers stand in the south exterior mechanical room, and fire extinguishers hang in corridors and lab classrooms; all have current inspection tags. Emergency lighting and emergency exit signs are present and illuminated. The mechanical, electrical, and communication rooms lack fire stop sealant.

The welding lab offers a floor-mounted combination eyewash/shower.

### **ADA and Code Compliance**

The facility is mainly accessible; however, vertical grab bars are missing in the administrative single-occupant restrooms, and the health lab sinks lack pipe insulation.

The lecture hall stage lacks handrails, which is required by the building code and the ADA. The lecture hall provides an amplification system yet lacks an assistive listening system (ALS).

A protective bollard narrows the walkway and ramp at the outdoor welding space, making the walkway and ramp ADA noncompliant. Drinking fountains project into the walking path in the library lobby.

## Adequacy and Environment



### **Adequacy of Size**

The offices, classrooms, lecture hall, and technical labs are adequate in size, height, and space. Electrical rooms and the open student lounge store janitorial equipment and carts, indicating a lack of storage space.

### **Special/Unique Features**

The science lab contains chemical-resistant tables but lacks storage cabinets, sinks, gas, and other laboratory equipment.

### **Flexibility**

The well-maintained, well-equipped classroom spaces can accommodate a variety of academic disciplines and courses.

### **Natural Light**

Natural and artificial light are present in the administrative offices, classrooms, and labs. The lecture hall relies exclusively on artificial light.

### **Pests**

Several rattlesnake warning signs hang on the grounds, yet the evaluator observed none. Small rodents live under the portables, but the staff did not report any pests.

Building Additions/Issues

### 1. Main Building

Constructed: 2000

Square Feet: 35452 GSF

Foundation/Slab  
/Structure: Slab on grade

Roof: Membrane roof system

Exterior Walls: Stucco

HVAC: Rooftop combination units and mini splits

Fire Protection: Smoke detectors, fire alarms, fire suppression, and fire extinguishers

### Site Plan



### Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC  
Carol Orona, ARC Facilities Evaluator



## 2021 CIP List of Projects for DACC SUNLAND PARK CENTER

Project No.	Code	Project Name	MACC	Project Budget
0546.2001	4.06.B03.4.	Parking Lot Improvements	\$350,301	<b>\$446,633</b>
0546.2002	3.06.A03.1.3.	ADA Compliance: Parking Lot Improvements	\$5,122	<b>\$6,531</b>
0546.2003	4.06.B03.3.	Driveway Improvements	\$3,751	<b>\$4,783</b>
0546.2004	4.06.B05.3.	Soils and Drainage Upgrades	\$422,202	<b>\$538,307</b>
0546.2005	4.06.B02.3.	Terracing, Walkway, and Landscape Upgrades	\$96,365	<b>\$122,866</b>
0546.2006	4.06.D06.3.	Site Lighting Upgrades	\$4,865	<b>\$6,202</b>
0546.2007	4.06.B04.3.	Utility Protection Upgrades	\$9,260	<b>\$11,806</b>
0546.2008	3.06.A03.1.1.	ADA Compliance: Site Walkways	\$2,264	<b>\$2,886</b>
0546.2009	4.05.C02.4.	Stem Wall and Stucco Drip Edge Improvements	\$5,744	<b>\$7,696</b>
0546.2010	3.05.A03.3.1.	ADA Compliance: Roof Access Upgrades	\$25,766	<b>\$34,526</b>
0546.2011	4.08.C05.1.	Roof Upgrades and Replacement	\$635,904	<b>\$810,778</b>
0546.2012	4.05.C05.1.	Roof Improvements	\$6,405	<b>\$8,583</b>
0546.2013	4.04.C02.3.	Stucco Repair	\$10,940	<b>\$14,660</b>
0546.2014	4.05.C03.3.	Door and Window Improvements	\$715	<b>\$958</b>
0546.2015	4.05.E03.4.	Slab Crack Repair	\$308	<b>\$412</b>
0546.2016	4.05.E02.4.	Library Office Flooring	\$1,138	<b>\$1,525</b>
0546.2017	4.05.E03.4.	Wall Improvements	\$14,968	<b>\$20,057</b>
0546.2018	4.05.E04.4.	Ceiling Improvements	\$409	<b>\$548</b>
0546.2019	4.05.E13.4.	Wayfinding Improvements	\$1,213	<b>\$1,626</b>
0546.2020	4.05.D03.4.	Indoor Air Quality Improvements	\$29,908	<b>\$40,077</b>
0546.2021	4.05.D05.4.	Domestic Water Heater Improvements	\$36,045	<b>\$48,300</b>
0546.2022	2.05.A01.1.	Fire Safety Improvements	\$787	<b>\$1,055</b>
0546.2023	4.06.D06.1.	Security Upgrades	\$41,603	<b>\$53,044</b>
0546.2024	3.05.A03.2.2.	ADA Compliance: Restroom and Plumbing Improvements	\$1,420	<b>\$1,903</b>
0546.2025	3.05.A03.3.2.	ADA Compliance: Lecture Hall	\$4,934	<b>\$6,611</b>
<b>Total of Project Budgets</b>				<b>\$2,192,372</b>



Project 0546.2001 · Parking Lot Improvements

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B03.
		<b>P/Class:</b>	4.



*Project Description*

The asphalt in all three parking lots is in fair condition, exhibiting cracks. The crosswalks and the general parking stall markings appear faded or are missing. The paint is faded and worn on the fire lane and the drop-off zone curb.

Clean and seal cracks. Seal coat asphalt. Restripe the crosswalks and the general parking stalls. Paint fire lanes and curbs. Coordinate with ADA Compliance: Parking Lot Improvements.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Clean and seal cracks	1.1420	2,500.0	LF	1.00	\$3.32	\$8,300
2 Seal coat asphalt	1.1420	100,000.0	LF	1.00	\$3.32	\$332,000
3 Repaint crosswalks	1.1428	50.0	LF	1.00	\$12.61	\$631
4 Restripe parking stalls	1.1439	195.0	Stall	1.00	\$41.95	\$8,180
5 Paint fire lanes and curbs	1.1445	250.0	LF	1.00	\$4.76	\$1,190
Maximum Allowable Construction Cost						\$350,301
<b>Total Project Cost</b>						<b>\$446,633</b>

Project 0546.2002 · ADA Compliance: Parking Lot Improvements

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	3.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	A03.1.
		<b>P/Class:</b>	3.



*Project Description*

ADA parking stall signs and markings are fading, and asphalt repairs partially cover some of the markings. In some areas, markings are out of compliance for van-accessible stalls and ramp routes.

Restripe stalls and install ADA-compliant signs and posts. Coordinate with Parking Improvement CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Restripe stalls and install posts and signs	1.1412	14.0	Stall	1.00	\$365.86	\$5,122
Maximum Allowable Construction Cost						\$5,122
<b>Total Project Cost</b>						<b>\$6,531</b>

Project 0546.2003 · Driveway Improvements

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B03.
		<b>P/Class:</b>	3.



*Project Description*

A driveway leads into the outdoor learning space for welding and exhibits areas of concrete with broken and missing material.

Remove broken sections and replace concrete.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace concrete	1.1426	85.0	SF	1.00	\$44.13	\$3,751
Maximum Allowable Construction Cost						\$3,751
<b>Total Project Cost</b>						<b>\$4,783</b>

Project 0546.2004 · Soils and Drainage Upgrades

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B05.
		<b>P/Class:</b>	3.



*Project Description*

Soil is stripped of vegetation and scarred with significant wind and water erosion, which undermines the sidewalks adjacent to the building; this problem occurs to the south of the portables and along the northeast to south edge of the parking lots. Windblown sand dunes are encroaching and covering the sidewalks on the east side of the building; a few sections of the sidewalk are broken at the southeast corner. While the fencing itself is in good condition, moving sand dunes unearthed the footings and are burying the fence in some areas.

Install tree windbreaks with temporary irrigation. Regrade around fencing and the building. Install rock slope stabilization. Coordinate with the Terracing, Walkway, and Landscape Upgrades CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install landscape windbreak	1.2132	501.2	EA	1.00	\$617.19	\$309,342
2 Install irrigation lines	1.2123	1,000.0	SF	1.00	\$3.91	\$3,910
3 Correct drainage	1.2114	11,000.0	SF	1.00	\$8.69	\$95,590
4 Install slope stabilization	1.2115	1,000.0	SF	1.00	\$13.36	\$13,360
Maximum Allowable Construction Cost						\$422,202
<b>Total Project Cost</b>						<b>\$538,307</b>

Project 0546.2005 · Terracing, Walkway, and Landscape Upgrades

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	B02.
		<b>P/Class:</b>	3.



*Project Description*

At the south and east edges of the building, sidewalk sections include some broken areas that are beginning to collapse where water flow undermined the soil beneath.

Regrade and engineer the soil around the south and east edges of the building. Install terraced retaining walls and French drains around sidewalks. Install irrigation and soil-stabilizing landscaping along the south walls and in the terracing. Replace sidewalk sections. Coordinate with the Soils and Drainage Upgrades CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Correct soil around building	1.2114	1,000.0	SF	1.00	\$8.69	\$8,690
2 Install terraced retaining walls	1.4124	1,000.0	SF	1.00	\$53.68	\$53,680
3 Install French drains	1.2113	1,000.0	LF	1.00	\$21.40	\$21,400
4 Install landscaping with irrigation	1.2126	1,000.0	SF	1.00	\$8.28	\$8,280
5 Replace sidewalk sections	1.1119	580.0	SF	1.00	\$7.44	\$4,315
Maximum Allowable Construction Cost						\$96,365
<b>Total Project Cost</b>						<b>\$122,866</b>

Project 0546.2006 · Site Lighting Upgrades

**Facility:** DACC SUNLAND PARK CENTER **IDNO:** 0546  
**Category:** 4. **Type 1:** 06. **Type 2:** D06. **P/Class:** 3.



*Project Description*

Aged and yellowed lights hang over the outdoor learning space for welding.

Replace aged lights.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace lights	1.4121	5.0	EA	1.00	\$972.92	\$4,865
Maximum Allowable Construction Cost						\$4,865
<b>Total Project Cost</b>						<b>\$6,202</b>

Project 0546.2007 · Utility Protection Upgrades

**Facility:** DACC SUNLAND PARK CENTER **IDNO:** 0546  
**Category:** 4. **Type 1:** 06. **Type 2:** B04. **P/Class:** 3.



*Project Description*

Electric transformers stand unprotected and unscreened at the west entrance. One transformer sits on a broken, elevated concrete pad. The natural gas meter stands unprotected at the southwest of the building, near the exterior access mechanical room.

Clean rebar and patch concrete pad. Install bollards and chain-link fence around the transformers and gas meter.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Patch concrete pad	1.1115	25.0	SF	1.00	\$5.45	\$136
2 Install bollards	1.4111	8.0	EA	1.00	\$642.00	\$5,136
3 Install chain-link fence	1.4113	35.0	LF	1.00	\$44.85	\$1,570
4 Install chain-link gate	1.4116	3.0	EA	1.00	\$805.84	\$2,418
Maximum Allowable Construction Cost						\$9,260
<b>Total Project Cost</b>						<b>\$11,806</b>

Project 0546.2008 · ADA Compliance: Site Walkways

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	3.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	A03.1.
		<b>P/Class:</b>	1.



*Project Description*

Handrails and step contrast are missing at the ramped entrance and outdoor welding stairs on the west side of the building. A protective bollard at the outdoor welding learning space narrows the walkway and ramp out of ADA compliance.

Install handrails on either side of the stairs and contrasting grip strips on the treads. Extend the landing of the walkway and ramp to meet an ADA-compliant width.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install handrails	1.1212	14.0	LF	1.00	\$79.41	\$1,112
2 Install tread contrast	2.3222	3.0	EA	1.00	\$86.33	\$259
3 Extend concrete walk and ramp	1.1119	120.0	SF	1.00	\$7.44	\$893
Maximum Allowable Construction Cost						\$2,264
<b>Total Project Cost</b>						<b>\$2,886</b>



## Project 0546.2009 · Stem Wall and Stucco Drip Edge Improvements

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	C02.
		<b>P/Class:</b>	4.

*Project Description*

The southwest stem wall is exposed, and the rigid insulation is degraded and missing in some areas, leaving the underside of the exterior wall's sill plate unprotected. The bottom of the exterior stucco wall lacks a drip edge and is chipping, exposing the building wrap material.

Replace rigid insulation. Install a French drain with a six-inch separation from the earth to the sill, sloping it away from the structure. Install a drip edge and stucco it with a fog coat to match. Apply a separate coat of stucco over the sill and insulation, and extend it below grade.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install rigid insulation (adj. for soil removal)	2.2421	200.0	SF	2.00	\$2.24	\$896
2 Install French drain	1.2113	100.0	LF	1.00	\$21.40	\$2,140
3 Install drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Color coat stucco above drip edge	2.2319	150.0	SF	1.00	\$3.21	\$482
5 Fog coat to match existing stucco	2.2320	300.0	SF	1.00	\$1.61	\$483
6 Apply stucco to sill and stem insulation	2.2321	250.0	SF	1.00	\$6.02	\$1,505
Maximum Allowable Construction Cost						\$5,744
<b>Total Project Cost</b>						<b>\$7,696</b>

Project 0546.2010 · ADA Compliance: Roof Access Upgrades

**Facility:** DACC SUNLAND PARK CENTER **IDNO:** 0546  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 1.



*Project Description*

The roof hatch lacks a safety railing. Makeshift roof ramps show large gaps between weathered wood slats and lack landings at the doorways.

Install a safety hatch rail system and OSHA/ADA-compliant crossover ramps. Scheduled for Fall 2023.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install roof hatch safety rail	2.2428	1.0	EA	1.00	\$1,765.50	\$1,766
2 Install ramp crossover with handrails	0.0000	3.0	EA	1.00	\$8,000.00	\$24,000
Maximum Allowable Construction Cost						\$25,766
<b>Total Project Cost</b>						<b>\$34,526</b>

Project 0546.2011 · Roof Upgrades and Replacement

**Facility:** DACC SUNLAND PARK CENTER **IDNO:** 0546  
**Category:** 4. **Type 1:** 08. **Type 2:** C05. **P/Class:** 1.



*Project Description*

Stucco-capped parapets surround the perimeter and exhibit cracks, some filled with caulk and others unsealed. Slashes in the membrane are not repaired near the mechanical equipment over the administrative wing; other areas have numerous repairs, including rippled liquid roof coating. Walkway pads lie inconsistently around mechanical equipment. Pads over the administrative wing are slashed with dirt and debris collecting under the damage. Roof drains with scuppers lead to the ground; some include splash guards and those without create erosion in the landscape and soil. The evaluator observed clogged drains and active roof leaks.

Install metal-capped parapets. Replace the roof membrane and walk pads. Clean the roof drains, replace missing and broken grates, and provide splash guards. Coordinate with the Roof Improvements CIP. Scheduled for Fall 2023.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install metal-capped parapet	2.2426	1,500.0	LF	1.00	\$4.14	\$6,210
2 Replace membrane roof	2.2440	30,628.0	SF	1.00	\$19.96	\$611,335
3 Install walk pads	2.2451	900.0	SF	1.00	\$19.87	\$17,883
4 Replace grates	2.2415	3.0	EA	1.00	\$43.31	\$130
5 Install splash guards	2.2415	8.0	EA	1.00	\$43.31	\$346
Maximum Allowable Construction Cost						\$635,904
<b>Total Project Cost</b>						<b>\$810,778</b>

Project 0546.2012 · Roof Improvements

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	C05.
		<b>P/Class:</b>	1.



*Project Description*

Gas lines are not painted yellow and lie elevated on wood blocks. Several blocks are dislodged, and some are missing. Painted metal rafters on the pergola entries appear chipped and faded. The doors exhibit faded, chipped paint on the roof crossover.

Install gas line supports. Paint gas lines, pergola metal rafters, and crossover doors. Coordinate with the Roof Upgrades and Replacement CIP and the Door and Window Improvements CIP. Scheduled for Fall 2023.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install gas pipe supports	0.0000	650.0	Ea	1.00	\$7.50	\$4,875
2 Paint gas pipes	2.2135	650.0	LF	1.00	\$1.43	\$930
3 Paint metal rafters	2.2135	400.0	LF	1.00	\$1.43	\$572
4 Paint crossover doors	2.2135	20.0	LF	1.00	\$1.43	\$29
Maximum Allowable Construction Cost						\$6,405
<b>Total Project Cost</b>						<b>\$8,583</b>

Project 0546.2013 · Stucco Repair

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	04.
		<b>Type 2:</b>	C02.
		<b>P/Class:</b>	3.



*Project Description*

At the 2014 north addition, the stucco is bubbling and peeling along the east wall and the roof fire walls. Shadows remain from legacy fixtures in areas where lights and equipment have been replaced. One section of the west facade appears to have heavy grime near the garage door.

Apply new stucco to the east wall and roof fire walls. Power wash the stucco on the west facade and fog coat the shadows left from legacy fixtures.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Apply new stucco	2.2321	1,390.0	SF	1.00	\$6.02	\$8,368
2 Power wash west wall	2.2318	750.0	SF	1.00	\$1.82	\$1,365
3 Fog coat stucco	2.2320	750.0	SF	1.00	\$1.61	\$1,208
Maximum Allowable Construction Cost						\$10,940
<b>Total Project Cost</b>						<b>\$14,660</b>

Project 0546.2014 · Door and Window Improvements

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	C03.
		<b>P/Class:</b>	3.



*Project Description*

Mullions exhibit severe rust on the front entry's window wall. The exterior doors and door frames exhibit paint oxidation.

Paint window mullions, exterior doors, and door frames. Coordinate with Roof Improvements CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Paint mullions, doors, and frames	2.2135	500.0	LF	1.00	\$1.43	\$715
Maximum Allowable Construction Cost						\$715
<b>Total Project Cost</b>						<b>\$958</b>

Project 0546.2015 · Slab Crack Repair

**Facility:** DACC SUNLAND PARK CENTER **IDNO:** 0546  
**Category:** 4. **Type 1:** 05. **Type 2:** E03. **P/Class:** 4.



*Project Description*

A long crack in the ceramic tile runs along the north 2014 Addition where it meets the Main Building.

Repair cracks in the slab and replace the ceramic tile.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair crack	2.3115	15.0	LF	1.00	\$1.85	\$28
2 Replace tile	2.3114	30.0	SF	1.00	\$9.33	\$280
Maximum Allowable Construction Cost						\$308
<b>Total Project Cost</b>						<b>\$412</b>

Project 0546.2016 · Library Office Flooring

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E02.
		<b>P/Class:</b>	4.



*Project Description*

The library research assistant's office is the only library office with vinyl composite tile (VCT) flooring; all others include carpet tiles.

Install carpet tiles to match the library.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install carpet tiles	2.3113	200.0	SF	1.00	\$5.69	\$1,138
Maximum Allowable Construction Cost						\$1,138
<b>Total Project Cost</b>						<b>\$1,525</b>



Project 0546.2017 · Wall Improvements

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E03.
		<b>P/Class:</b>	4.



*Project Description*

Painted walls shows wear in the welding lab. Water damage appears on the south rotunda wall. Corner protection does not protect the corridor walls. The wet areas of the health lab lack a water-resistant surround.

Paint the walls in the welding lab and rotunda. Install corner protection in corridors and FRP in wet areas of the health lab. Coordinate with ADA Compliance: Restroom and Plumbing Improvements CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Paint walls	2.3319	2,000.0	SF	1.00	\$2.84	\$5,680
2 Install corner protection	2.3314	180.0	LF	1.00	\$49.09	\$8,836
3 Install FRP	2.3317	80.0	SF	1.00	\$5.65	\$452
Maximum Allowable Construction Cost						\$14,968
<b>Total Project Cost</b>						<b>\$20,057</b>

Project 0546.2018 · Ceiling Improvements

**Facility:** DACC SUNLAND PARK CENTER **IDNO:** 0546  
**Category:** 4. **Type 1:** 05. **Type 2:** E04. **P/Class:** 4.



*Project Description*

Water stains appear on the ceilings in the main entrance vestibule and the south classroom.

Replace acoustic ceiling tiles (ACT).

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ACT	2.3413	60.0	SF	1.00	\$6.81	\$409
Maximum Allowable Construction Cost						\$409
<b>Total Project Cost</b>						<b>\$548</b>

Project 0546.2019 · Wayfinding Improvements

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	E13.
		<b>P/Class:</b>	4.



*Project Description*

The lobby lacks a wayfinding directory and facility map.

Install a building directory and facility map.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install building directory	2.3612	1.0	EA	1.00	\$801.43	\$801
2 Install facility map	2.3615	1.0	EA	1.00	\$411.94	\$412
Maximum Allowable Construction Cost						\$1,213
<b>Total Project Cost</b>						<b>\$1,626</b>

Project 0546.2020 · Indoor Air Quality Improvements

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	D03.
		<b>P/Class:</b>	4.



*Project Description*

Thick, cracking mastic covers the rooftop ductwork connecting to mechanical units. Air circulation fans and filtered ventilation are not available in the welding lab or the outdoor welding learning space. Air vents exhibit dust and debris throughout the facility.

Replace rooftop ductwork with insulated ductwork. Install circulation fans in the indoor and outdoor welding learning spaces. Install an energy recovery ventilation (ERV) system in the welding lab. Clean ductwork throughout the facility.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace exterior ductwork	2.3822	80.0	LF	1.00	\$21.89	\$1,751
2 Install circulation fans	0.0000	4.0	Ea	1.00	\$2,000.00	\$8,000
3 Install ERV (adj. for one ERV unit)	2.3822	200.0	LF	1.10	\$21.89	\$4,816
4 Clean ductwork	2.3820	30,682.0	PSFB	1.00	\$0.50	\$15,341
Maximum Allowable Construction Cost						\$29,908
<b>Total Project Cost</b>						<b>\$40,077</b>

Project 0546.2021 · Domestic Water Heater Improvements

**Facility:** DACC SUNLAND PARK CENTER **IDNO:** 0546  
**Category:** 4. **Type 1:** 05. **Type 2:** D05. **P/Class:** 4.



*Project Description*

Two aged, energy-inefficient domestic water heaters deliver hot water through insulated pipes. The system lacks recirculating pumps, timers, and a water softener.

Replace the domestic water heaters and install recirculating pumps, timers, and a water softener.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace water heaters	2.3831	2.0	EA	1.00	\$13,591.00	\$27,182
2 Install recirculating pump	0.0000	2.0	Ea	1.00	\$600.00	\$1,200
3 Install timer	0.0000	2.0	EA	1.00	\$250.00	\$500
4 Install water softener treatment system	2.3749	1.0	EA	1.00	\$7,163.01	\$7,163
Maximum Allowable Construction Cost						\$36,045
<b>Total Project Cost</b>						<b>\$48,300</b>

Project 0546.2022 · Fire Safety Improvements

**Facility:** DACC SUNLAND PARK CENTER **IDNO:** 0546  
**Category:** 2. **Type 1:** 05. **Type 2:** A01. **P/Class:** 1.



*Project Description*

The mechanical, electrical, and communication rooms lack fire stop sealant.

Install fire stop sealant.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install fire stop sealant	2.3821	20.0	EA	1.00	\$39.35	\$787
Maximum Allowable Construction Cost						\$787
<b>Total Project Cost</b>						<b>\$1,055</b>

Project 0546.2023 · Security Upgrades

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	4.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	D06.
		<b>P/Class:</b>	1.



*Project Description*

Doors remain unlocked during business hours. Trespassing occurs in the parking lot and surrounding undeveloped areas. No surveillance system protects the campus.

Install a surveillance system to monitor the interior of the building and the campus.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install surveillance system	2.4023	1.0	EA	1.00	\$23,773.26	\$23,773
2 Provide additional surveillance cameras	2.4024	15.0	EA	1.00	\$1,188.66	\$17,830
Maximum Allowable Construction Cost						\$41,603
<b>Total Project Cost</b>						<b>\$53,044</b>

Project 0546.2024 · ADA Compliance: Restroom and Plumbing Improvements

**Facility:** DACC SUNLAND PARK CENTER **IDNO:** 0546  
**Category:** 3. **Type 1:** 05. **Type 2:** A03.2. **P/Class:** 2.



*Project Description*

The administrative single-occupant restrooms lacks vertical grab bars. Drinking fountains project into the walking path in the library lobby. The sink lacks pipe insulation in the health lab.

Install vertical grab bars in the restrooms, sidewall detection at the drinking fountains, and pipe insulation at the sink. Coordinate with the Wall Improvements CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install vertical grab bars	2.3723	2.0	EA	1.00	\$168.63	\$337
2 Install sidewall detection	2.3718	2.0	EA	1.00	\$521.89	\$1,044
3 Install pipe insulation	2.3725	1.0	EA	1.00	\$38.91	\$39
Maximum Allowable Construction Cost						\$1,420
<b>Total Project Cost</b>						<b>\$1,903</b>



Project 0546.2025 · ADA Compliance: Lecture Hall

<b>Facility:</b>	DACC SUNLAND PARK CENTER	<b>IDNO:</b>	0546
<b>Category:</b>	3.	<b>Type 1:</b>	05.
		<b>Type 2:</b>	A03.3.
		<b>P/Class:</b>	2.



*Project Description*

The lecture hall stage lacks handrails and contrasting tread strips, which are required by both the building code and the ADA. The lecture hall seats 100 people and provides amplification, yet lacks an assistive listening system (ALS).

Install handrails and contrasting tread strips at the stairs. Install an ALS and include an availability sign. The number of receivers required for seating between 51 and 200 people is two receivers, plus one per every 25 seats over 50; two of the receivers are required to be hearing aid compatible.

ALS receivers:  $(2 + (100 - 50) / 25) = 2 + 2 = 4$  (including 2 hearing aid compatible)

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install handrails	1.1214	16.0	LF	1.00	\$76.90	\$1,230
2 Install tread contrast	2.3222	6.0	EA	1.00	\$86.33	\$518
3 Install ALS	3.1112	4.0	EA	1.00	\$776.52	\$3,106
4 Install ALS sign	2.3611	1.0	EA	1.00	\$79.13	\$79
Maximum Allowable Construction Cost						\$4,934
<b>Total Project Cost</b>						<b>\$6,611</b>

# DASP (477E) · DACC PORTABLE 2, SUNLAND PARK

3365 MCNUTT RD., SUNLAND PARK, NM 88063

Evaluation Date: 2022-08-17

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	17.26	No/type of parking spaces:	209 general, including 14 accessible
Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF
Construction Dates			
Year Built:	1994 *	Building age:	28 *
Initial Construction Date:	1994	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
<i>Starred (*) year built and facility age numbers are approximates.</i>			
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$59,167
Cost per GSF:	\$102.72	FCI Cost:	\$59,367
FCI Score:	1.003	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC PORTABLE 2, SUNLAND PARK

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### Portable 2, Sunland Park

- \* The Sunland Park Center Summary and CIPs provide a complete campus site assessment.
- \* Portables do not have assigned classes and currently serve for overflow storage.
- \* The campus holds three portables numbered 2, 3, and 4. Each is the same age, floor plan, and condition.

### Site Assessment



Portable 2 sits on the Doña Ana County Community College Sunland Park Campus in Sunland Park, New Mexico. Direct access is available from the parking lot and via a sidewalk from the Main Building. It sits in a row with two other portables.

### Site Development

Four small deciduous trees line the south rear of the portables, and a small evergreen shrub decorates the front of portable 2. Irrigation lines lead to the trees but not the shrub.

The site slopes west to east. Water drains along the asphalt parking lot in front of the portables. Unmanaged runoff causes soil erosion in the undeveloped landscape towards the rear of the portables.

A concrete sidewalk runs along the north entrance side of the portable. Concrete steps and a ramp rise to the entrance's landing. The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the step treads lack contrast.

### Safety/Security

Pole lights stand at either end of the row of portables, illuminating the sidewalk. A cracked and yellowing wall-mounted light fixture hangs next to the door.

Power runs underground to a transformer box hanging on the east side of the structure.

A fire hydrant stands on the sidewalk between portables 2 and 3.

Cameras do not surveil the exterior of the campus or the portables.

## Building Assessment



Portable 2 stands the furthest west and is nearest to the Main Building. The portable serves as a single-room classroom and does not contain a restroom. The data plate states the modular building is constructed to the 1988 Uniform Building Code and falls under Seismic Zone 1; however, Sunland Park lies in Seismic Zone 2.

### Exterior

The prefabricated structure sits elevated from the exposed ground on a concrete masonry unit (CMU) stem wall. Other than a bent and mangled metal drip edge, it is in good condition. However, water runoff undermines the concrete footing on the stem wall and exhibits spalling. The stem wall extends out to provide access to a crawl space, which is covered with a loose-fitting metal lid.

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge appears misaligned and bent, and it does not provide a continuous protective surface.

The metal-panel sheathing exhibits denting, oxidation and rust. The sheathing is in poor condition. The adhesive vinyl numbers identifying the building are cracking and peeling off.

The metal-clad wood door includes a window, swipe card lock, panic bar, and door closer. The door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door.

Single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals show incorrect repairs and are filled with aging and peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion and covered in layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

### Interior

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Interior walls have wood panels. The matching trim on the door and windows exhibits wear and damage.

Textured and painted panels hang from the ceiling. The panels are in poor condition with uneven paint, cracks along the seams, and heavy water stains.

The classroom offers a whiteboard, ceiling-mounted projector, pull-down screen, computer, pencil sharpener, and an outdated overhead projector. Furnishings include old but well-maintained metal-frame plastic chairs and lecture hall tables.

### **Systems**

An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. It is controlled by a manual thermostat. The portable receives no mechanical ventilation, and the door is the only option for passive ventilation.

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and mechanical equipment.

In addition to the built-in outlets, electric conduit enters at the southeast corner of the classroom and uses surface-mounted raceways to fulfill current outlet requirements on all walls. One outlet cover is broken, exposing the box. An electric panel hangs in the southwest corner of the room.

### **Safety/Security**

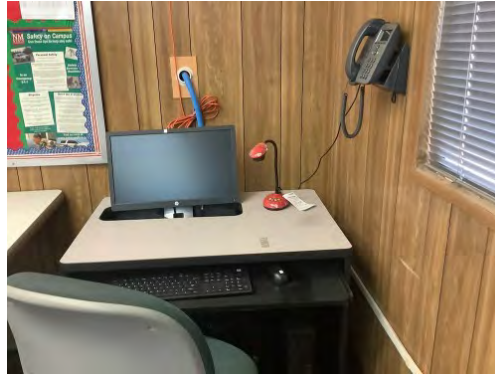
The classroom has Wi-Fi and a telephone. While the main campus includes an alarm system, the portables do not.

An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher mounts next to the door. The room does not include a smoke detector.

### **ADA and Code Compliance**

The portable is ADA-compliant.

## Adequacy and Environment



### Adequacy of Size

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

### Flexibility

Constructed to meet building codes from 1988 and dated by the district to 1994, the structure is past the average serviceable lifespan of a portable classroom. The structure is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

### Natural Light

Blinds remain closed for security and protection from thermal transfer, which maintains a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

### Pests

Staff report that small animals reside in the crawlspace; however, the interior of the classroom exhibits no signs of infestation.

Building Additions/Issues

**1. DACC Portable 2, Sunland Park**

Constructed: 1994

Square Feet: GSF

Foundation/Slab/Structure: CMU stem wall

Roof: Metal panel

Exterior Walls: Metal panel

HVAC: Outdoor wall-mounted electric heat pump

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC

Carol Orona, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC PORTABLE 2, SUNLAND PARK

Project No.	Code	Project Name	MACC	Project Budget
477E.2001	3.06.A03.1.3.	ADA Compliance: Walkways	\$1,057	\$1,347
477E.2002	4.03.D06.3.	Exterior Lighting Improvements	\$973	\$1,240
477E.2003	4.03.D02.3.	Foundation Repairs and Drainage	\$4,638	\$5,913
477E.2004	4.03.C05.2.	Roof Replacement	\$8,487	\$10,820
477E.2005	4.03.C02.3.	Exterior Surface Improvements	\$3,229	\$4,117
477E.2006	4.03.C03.2.	Door and Window Upgrades	\$12,897	\$16,443
477E.2007	4.03.E02.3.	Carpet Replacement	\$3,277	\$4,179
477E.2008	4.03.E04.2.	Ceiling Improvements	\$4,234	\$5,398
477E.2009	4.03.D03.3.	Heating and Cooling Upgrades	\$4,037	\$5,148
477E.2010	4.03.E05.3.	Lighting Improvements	\$3,785	\$4,826
477E.2011	4.03.D06.1.	Security and Safety Upgrades	\$1,006	\$1,283
477E.2012	4.00.B01.4.	Alternative Solution: Portable Replacement	\$0	\$0
<b>Total of Project Budgets</b>				<b>\$60,715</b>



Project 477E.2001 · ADA Compliance: Walkways

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	3.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	A03.1.
		<b>P/Class:</b>	3.



*Project Description*

The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the stairs lack tread nosing contrast.

Install handrails extensions and paint handrails. Provide stair tread nosing contrast.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install handrail extensions	1.1211	2.0	Pair	1.00	\$406.25	\$813
2 Paint handrails	2.2135	50.0	LF	1.00	\$1.43	\$72
3 Install stair tread nosing contrast	2.3222	2.0	EA	1.00	\$86.33	\$173
Maximum Allowable Construction Cost						\$1,057
<b>Total Project Cost</b>						<b>\$1,347</b>

Project 477E.2002 · Exterior Lighting Improvements

**Facility:** DACC PORTABLE 2, SUNLAND PARK **IDNO:** 477E  
**Category:** 4. **Type 1:** 03. **Type 2:** D06. **P/Class:** 3.



*Project Description*

A cracked, yellowing, wall-mounted light fixture hangs next to the door.

Replace the light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixture	1.4121	1.0	EA	1.00	\$972.92	\$973
Maximum Allowable Construction Cost						\$973
<b>Total Project Cost</b>						<b>\$1,240</b>

Project 477E.2003 · Foundation Repairs and Drainage

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	D02.
		<b>P/Class:</b>	3.



*Project Description*

The concrete masonry unit (CMU) stem wall has a bent, damaged metal drip edge. Water runoff undermines the concrete footing that the stem wall rests on. The concrete footing exhibits spalling.

Replace the metal drip edge. Patch the spalling concrete. Correct the drainage.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
2 Patch concrete	1.1115	10.0	SF	1.00	\$5.45	\$55
3 Correct drainage	1.2114	500.0	SF	1.00	\$8.69	\$4,345
Maximum Allowable Construction Cost						\$4,638
<b>Total Project Cost</b>						<b>\$5,913</b>

## Project 477E.2004 · Roof Replacement

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	C05.
		<b>P/Class:</b>	2.



### *Project Description*

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge is misaligned and bent, and it does not provide a continuous protective surface.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace roof	2.2448	576.0	SF	1.00	\$12.00	\$6,912
2 Install gutters and downspouts	2.2417	125.0	LF	1.00	\$10.00	\$1,250
3 Install drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Install splash blocks	2.2415	2.0	EA	1.00	\$43.31	\$87
Maximum Allowable Construction Cost						\$8,487
<b>Total Project Cost</b>						<b>\$10,820</b>

Project 477E.2005 · Exterior Surface Improvements

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	C02.
		<b>P/Class:</b>	3.



*Project Description*

The metal-panel sheathing exhibits minor denting, oxidation, and rust. The sheathing is in poor condition. The adhesive vinyl numbers for building identification are cracking and peeling off.

Power wash, seal gaps, and paint the sheathing. Replace building identification.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Power wash sheathing	2.2318	1,000.0	SF	1.00	\$1.82	\$1,820
2 Seal and paint	2.2313	1,000.0	SF	1.00	\$1.33	\$1,330
3 Install building identification	2.3611	1.0	EA	1.00	\$79.13	\$79
Maximum Allowable Construction Cost						\$3,229
<b>Total Project Cost</b>						<b>\$4,117</b>

## Project 477E.2006 · Door and Window Upgrades

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	C03.
		<b>P/Class:</b>	2.

*Project Description*

The metal-clad wood door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door. The single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals exhibit incorrect repairs and are filled with aging, peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion; they are covered in layers of blown-in sand. Window screens are threadbare. Pull cords appear dry and weak, and they do not operate the venetian blinds. Interior door and window trim exhibit wear and damage

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the sills. Replace the interior door and window trim.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repaint door and frame	2.2112	1.0	EA	1.00	\$145.21	\$145
2 Replace weather stripping	2.2134	1.0	EA	1.00	\$242.02	\$242
3 Replace threshold	2.2133	1.0	EA	1.00	\$224.54	\$225
4 Replace windows	2.2226	100.0	SF	1.00	\$98.85	\$9,885
5 Install screens	2.2223	100.0	SF	1.00	\$9.29	\$929
6 Install blinds	2.2211	100.0	SF	1.00	\$13.28	\$1,328
7 Replace trim and sills	2.2135	100.0	LF	1.00	\$1.43	\$143
Maximum Allowable Construction Cost						\$12,897
<b>Total Project Cost</b>						<b>\$16,443</b>

Project 477E.2007 · Carpet Replacement

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	E02.
		<b>P/Class:</b>	3.



*Project Description*

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Replace carpet.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace carpet	2.3113	576.0	SF	1.00	\$5.69	\$3,277
Maximum Allowable Construction Cost						\$3,277
<b>Total Project Cost</b>						<b>\$4,179</b>

Project 477E.2008 · Ceiling Improvements

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	E04.
		<b>P/Class:</b>	2.



*Project Description*

The ceilings are in poor condition with uneven paint, cracks along the seams, and heavy water staining.

Replace ceiling panels.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ceiling panels	2.3415	576.0	SF	1.00	\$7.35	\$4,234
Maximum Allowable Construction Cost						\$4,234
<b>Total Project Cost</b>						<b>\$5,398</b>



Project 477E.2009 · Heating and Cooling Upgrades

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	D03.
		<b>P/Class:</b>	3.



*Project Description*

An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single wall vent. A manual thermostat controls the unit. The portable lacks mechanical ventilation; thus, opening the door is the only option for passive ventilation.

Replace the heat pump with an energy-efficient model and a programmable thermostat.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace heat pump	2.3826	1.0	EA	1.00	\$3,160.49	\$3,160
2 Install thermostats	2.3819	2.4	EA	1.00	\$368.18	\$877
Maximum Allowable Construction Cost						\$4,037
<b>Total Project Cost</b>						<b>\$5,148</b>

Project 477E.2010 · Lighting Improvements

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	E05.
		<b>P/Class:</b>	3.



*Project Description*

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and the mechanical equipment.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor light switch.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixtures	2.3915	14.0	EA	1.00	\$254.67	\$3,565
2 Install motion-sensor light switch	2.3919	1.0	EA	1.00	\$219.50	\$220
Maximum Allowable Construction Cost						\$3,785
<b>Total Project Cost</b>						<b>\$4,826</b>

Project 477E.2011 · Security and Safety Upgrades

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	D06.
		<b>P/Class:</b>	1.



*Project Description*

The main campus includes an alarm, but the portables do not. The portable lacks a smoke detector.

Install an intrusion alarm and a smoke detector.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install intrusion alarm	2.4029	1.0	EA	1.00	\$765.62	\$766
2 Install a smoke detector	2.4026	1.0	EA	1.00	\$240.75	\$241
Maximum Allowable Construction Cost						\$1,006
<b>Total Project Cost</b>						<b>\$1,283</b>

Project 477E.2012 · Alternative Solution: Portable Replacement

<b>Facility:</b>	DACC PORTABLE 2, SUNLAND PARK	<b>IDNO:</b>	477E
<b>Category:</b>	4.	<b>Type 1:</b>	00.
		<b>Type 2:</b>	B01.
		<b>P/Class:</b>	4.



*Project Description*

Constructed to meet building codes from 1988 and dated by the district from 1996, the structure is past the average serviceable lifespan. The portable is heavily aged and worn. A replacement portable would be more energy efficient and space efficient, meet current building and safety codes, and meet ADA requirements. The cost includes the removal of the old portable.

The estimated total project cost is \$223,703.65.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Remove old portable	2.4223	1.0	EA	0.00	\$9,699.55	\$0
2 Install replacement portable, adj to 3.0 for restroom, moving, and utilities	3.2130	576.0	SF	0.00	\$102.72	\$0
Maximum Allowable Construction Cost						\$0
<b>Total Project Cost</b>						<b>\$0</b>

# DASP (477F) · DACC PORTABLE 3, SUNLAND PARK

3365 MCNUTT RD., SUNLAND PARK, NM 88063

Evaluation Date: 2022-08-17

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	17.26	No/type of parking spaces:	209 general, including 14 accessible
Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF
Construction Dates			
Year Built:	1994 *	Building age:	28 *
Initial Construction Date:	1994	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
<i>Starred (*) year built and facility age numbers are approximates.</i>			
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$59,167
Cost per GSF:	\$102.72	FCI Cost:	\$59,833
FCI Score:	1.011	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC PORTABLE 3, SUNLAND PARK

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	<div style="width: 73.5%;"><span>73.5%</span></div>
Physical Plant Assessment		266.0	183.0	<div style="width: 68.8%;"><span>68.8%</span></div>
Adequacy and Environment		115.0	77.0	<div style="width: 67.0%;"><span>67.0%</span></div>
Total		577.0	404.0	<div style="width: 70.0%;"><span>70.0%</span></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate

## Notes from Evaluation Meeting and Questionnaire

### Portable 3, Sunland Park

- \* The Sunland Park Center Summary and CIPs provide a complete campus site assessment.
- \* Portables do not have assigned classes and serve as overflow storage.
- \* The campus holds three portables numbered 2, 3, and 4. Each is the same age, floor plan, and condition.

### Site Assessment



Portable 4 sits on the Doña Ana County Community College Sunland Park Campus in Sunland Park, New Mexico. Direct access is available from the parking lot and via a sidewalk from the Main Building. It sits in a row with two other portables.

### Site Development

Four small deciduous trees line the south rear of the portables, and a small evergreen shrub decorates the front of portable 4. Irrigation lines lead to the trees but not the shrub.

The site slopes west to east. Water drains along the asphalt parking lot in front of the portables. Unmanaged runoff causes soil erosion in the undeveloped landscape towards the rear of the portables.

A concrete sidewalk runs along the north entrance side of the portable. Concrete steps and a ramp rise to the entrance's landing. The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the step treads lack contrast.

### Safety/Security

Pole lights stand at either end of the row of portables, illuminating the sidewalk. A cracked and yellowing wall-mounted light fixture hangs next to the door.

Power runs underground to a transformer box hanging on the east side of the structure.

A fire hydrant stands on the sidewalk between portables 2 and 3.

Cameras do not surveil the exterior of the campus or the portables.

## Building Assessment



Portable 3 stands between portables 2 and 4. The portable serves as a single-room classroom and does not contain a restroom. The data plate states that the modular building was constructed to the 1988 Uniform Building Code and falls under Seismic Zone 1; however, Sunland Park is in Seismic Zone 2.

### Exterior

The prefabricated structure sits elevated from the exposed ground on a concrete masonry unit (CMU) stem wall. Other than a bent and mangled metal drip edge, it is in good condition. However, water runoff undermines the concrete footing on the stem wall and exhibits spalling. The stem wall extends out to provide access to a crawl space, which is covered with a loose-fitting metal lid.

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge appears misaligned and bent, and it does not provide a continuous protective surface.

The metal-panel sheathing exhibits denting, oxidation and rust. The sheathing is in poor condition. The adhesive vinyl numbers identifying the building are cracking and peeling off.

The metal-clad wood door includes a window, swipe card lock, panic bar, and door closer. The door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door.

Single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals show incorrect repairs and are filled with aging and peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion and covered in layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

### Interior

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Interior walls have wood panels. The matching trim on the door and windows exhibits wear and

damage.

Textured and painted panels hang from the ceiling. The panels are in poor condition with uneven paint, cracks along the seams, and heavy water stains.

The classroom offers a whiteboard, ceiling-mounted projector, pull-down screen, computer, pencil sharpener, and an outdated overhead projector. Furnishings include old but well-maintained metal-frame plastic chairs and lecture hall tables.

### **Systems**

An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. It is controlled by a manual thermostat. The portable receives no mechanical ventilation, and the door is the only option for passive ventilation.

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and mechanical equipment.

In addition to the built-in outlets, electric conduit enters at the southeast corner of the classroom and uses surface-mounted raceways to fulfill current outlet requirements on all walls. One outlet cover is broken, exposing the box. An electric panel hangs in the southwest corner of the room.

### **Safety/Security**

The classroom has Wi-Fi and a telephone. While the main campus includes an alarm system, the portables do not.

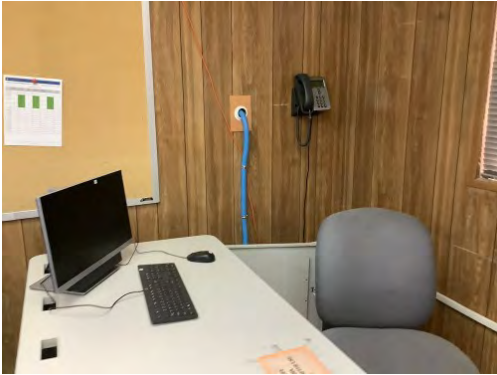
An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher mounts next to the door. The room does not include a smoke detector.

### **ADA and Code Compliance**

The portable is ADA-compliant.



## Adequacy and Environment



### Adequacy of Size

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

### Flexibility

Constructed to meet building codes from 1988 and dated by the district to 1994, the structure is past the average serviceable lifespan of a portable classroom. The structure is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

### Natural Light

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

### Pests

The evaluator observed squirrels in the portable's crawlspace. However, the interior of the classroom shows no signs of infestation.

Building Additions/Issues

**1. DACC Portable 3, Sunland Park**

Constructed: 1994

Square Feet: 576 GSF

Foundation/Slab/Structure: CMU stem wall

Roof: Metal panel

Exterior Walls: Metal panel

HVAC: Outdoor wall-mounted electric heat pump

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC

Carol Orona, ARC Facilities Evaluator

## 2021 CIP List of Projects for DACC PORTABLE 3, SUNLAND PARK

Project No.	Code	Project Name	MACC	Project Budget
477F.2001	3.06.A03.1.3.	ADA Compliance: Walkways	\$1,057	\$1,347
477F.2002	4.03.D06.3.	Exterior Lighting Improvements	\$973	\$1,240
477F.2003	4.03.D02.3.	Foundation Repairs and Drainage	\$4,638	\$5,913
477F.2004	4.03.C05.2.	Roof Replacement	\$8,487	\$10,820
477F.2005	4.03.C02.3.	Exterior Surface Improvements	\$3,594	\$4,583
477F.2006	4.03.C03.2.	Door and Window Upgrades	\$12,897	\$16,443
477F.2007	4.03.E02.3.	Carpet Replacement	\$3,277	\$4,179
477F.2008	4.03.B04.2.	Ceiling Improvements	\$4,234	\$5,398
477F.2009	4.03.D03.3.	Heating and Cooling Upgrades	\$4,037	\$5,148
477F.2010	4.03.E05.3.	Lighting Improvements	\$3,785	\$4,826
477F.2011	4.03.D06.1.	Security and Safety Upgrades	\$1,006	\$1,283
477F.2012	4.00.B01.4.	Alternative Solution: Portable Replacement	\$0	\$0
<b>Total of Project Budgets</b>				<b>\$61,180</b>

Project 477F.2001 · ADA Compliance: Walkways

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	3.	<b>Type 1:</b>	06.
<b>Type 2:</b>	A03.1.	<b>P/Class:</b>	3.



*Project Description*

The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the stairs lack tread nosing contrast.

Install handrails extensions and paint handrails. Provide stair tread nosing contrast.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install handrail extensions	1.1211	2.0	Pair	1.00	\$406.25	\$813
2 Paint handrails	2.2135	50.0	LF	1.00	\$1.43	\$72
3 Install stair contrast	2.3222	2.0	EA	1.00	\$86.33	\$173
Maximum Allowable Construction Cost						\$1,057
<b>Total Project Cost</b>						<b>\$1,347</b>

Project 477F.2002 · Exterior Lighting Improvements

**Facility:** DACC PORTABLE 3, SUNLAND PARK **IDNO:** 477F  
**Category:** 4. **Type 1:** 03. **Type 2:** D06. **P/Class:** 3.



*Project Description*

The entrance lacks lighting.

Install light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install light fixture	1.4121	1.0	EA	1.00	\$972.92	\$973
Maximum Allowable Construction Cost						\$973
<b>Total Project Cost</b>						<b>\$1,240</b>

Project 477F.2003 · Foundation Repairs and Drainage

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	D02.
		<b>P/Class:</b>	3.



*Project Description*

The concrete masonry unit (CMU) stem wall has a bent, damaged metal drip edge. Water runoff undermines the concrete footing that the stem wall rests on. The concrete footing exhibits spalling.

Replace the metal drip edge. Patch the spalling concrete. Correct the drainage.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
2 Patch concrete	1.1115	10.0	SF	1.00	\$5.45	\$55
3 Correct drainage	1.2114	500.0	SF	1.00	\$8.69	\$4,345
Maximum Allowable Construction Cost						\$4,638
<b>Total Project Cost</b>						<b>\$5,913</b>

Project 477F.2004 · Roof Replacement

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	C05.
		<b>P/Class:</b>	2.



*Project Description*

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge is misaligned and bent, and it does not provide a continuous protective surface.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace roof panels	2.2448	576.0	SF	1.00	\$12.00	\$6,912
2 Install gutters and downspouts	2.2417	125.0	LF	1.00	\$10.00	\$1,250
3 Install drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Install splash blocks	2.2415	2.0	EA	1.00	\$43.31	\$87
Maximum Allowable Construction Cost						\$8,487
<b>Total Project Cost</b>						<b>\$10,820</b>

Project 477F.2005 · Exterior Surface Improvements

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	C02.
		<b>P/Class:</b>	3.



*Project Description*

The metal-panel sheathing exhibits significant denting, oxidation and rust. The sheathing is in poor condition. The adhesive vinyl numbers for building identification are cracking and peeling off.

Power wash the building. Replace damaged panels. Seal the gaps and paint the sheathing. Replace building identification.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Power wash sheathing	2.2318	1,000.0	SF	1.00	\$1.82	\$1,820
2 Replace metal panels	2.2322	50.0	SF	1.00	\$7.30	\$365
3 Seal and paint	2.2313	1,000.0	SF	1.00	\$1.33	\$1,330
4 Install building identification	2.3611	1.0	EA	1.00	\$79.13	\$79
Maximum Allowable Construction Cost						\$3,594
<b>Total Project Cost</b>						<b>\$4,583</b>



Project 477F.2006 · Door and Window Upgrades

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	C03.
		<b>P/Class:</b>	2.



*Project Description*

The metal-clad wood door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door. The single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals exhibit incorrect repairs and are filled with aging, peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion; they are covered in layers of blown-in sand. Window screens are threadbare. Pull cords appear dry and weak, and they do not operate the venetian blinds. Interior door and window trim exhibit wear and damage

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the sills. Replace the interior door and window trim.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repaint door and frame	2.2112	1.0	EA	1.00	\$145.21	\$145
2 Replace weather stripping	2.2134	1.0	EA	1.00	\$242.02	\$242
3 Replace threshold	2.2133	1.0	EA	1.00	\$224.54	\$225
4 Replace windows	2.2226	100.0	SF	1.00	\$98.85	\$9,885
5 Install screens	2.2223	100.0	SF	1.00	\$9.29	\$929
6 Install blinds	2.2211	100.0	SF	1.00	\$13.28	\$1,328
7 Replace trim and sills	2.2135	100.0	LF	1.00	\$1.43	\$143
Maximum Allowable Construction Cost						\$12,897
<b>Total Project Cost</b>						<b>\$16,443</b>

Project 477F.2007 · Carpet Replacement

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	E02.
		<b>P/Class:</b>	3.



*Project Description*

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Replace carpet.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace carpet	2.3113	576.0	SF	1.00	\$5.69	\$3,277
Maximum Allowable Construction Cost						\$3,277
<b>Total Project Cost</b>						<b>\$4,179</b>

Project 477F.2008 · Ceiling Improvements

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	B04.
		<b>P/Class:</b>	2.



*Project Description*

Textured and painted panels hang from the ceiling. The panels are in fair condition with uneven paint and water staining.

Replace ceiling panels. Coordinate with the Roof Replacement CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ceiling panels	2.3415	576.0	SF	1.00	\$7.35	\$4,234
Maximum Allowable Construction Cost						\$4,234
<b>Total Project Cost</b>						<b>\$5,398</b>

Project 477F.2009 · Heating and Cooling Upgrades

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	D03.
		<b>P/Class:</b>	3.



*Project Description*

An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single wall vent. A manual thermostat controls the unit. The portable lacks mechanical ventilation; thus, opening the door is the only option for passive ventilation.

Replace the heat pump with an energy-efficient model and a programmable thermostat.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace heat pump	2.3826	1.0	EA	1.00	\$3,160.49	\$3,160
2 Install thermostats	2.3819	2.4	EA	1.00	\$368.18	\$877
Maximum Allowable Construction Cost						\$4,037
<b>Total Project Cost</b>						<b>\$5,148</b>

Project 477F.2010 · Lighting Improvements

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	E05.
		<b>P/Class:</b>	3.



*Project Description*

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and the mechanical equipment.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor light switch.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixtures	2.3915	14.0	EA	1.00	\$254.67	\$3,565
2 Install motion sensor light switches	2.3919	1.0	EA	1.00	\$219.50	\$220
Maximum Allowable Construction Cost						\$3,785
<b>Total Project Cost</b>						<b>\$4,826</b>

Project 477F.2011 · Security and Safety Upgrades

**Facility:** DACC PORTABLE 3, SUNLAND PARK **IDNO:** 477F  
**Category:** 4. **Type 1:** 03. **Type 2:** D06. **P/Class:** 1.



*Project Description*

The main campus includes an alarm, but the portables do not. The portable lacks a smoke detector.

Install an intrusion alarm and a smoke detector.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install intruder alarm	2.4029	1.0	EA	1.00	\$765.62	\$766
2 Install a smoke detector	2.4026	1.0	EA	1.00	\$240.75	\$241
Maximum Allowable Construction Cost						\$1,006
<b>Total Project Cost</b>						<b>\$1,283</b>

Project 477F.2012 · Alternative Solution: Portable Replacement

<b>Facility:</b>	DACC PORTABLE 3, SUNLAND PARK	<b>IDNO:</b>	477F
<b>Category:</b>	4.	<b>Type 1:</b>	00.
		<b>Type 2:</b>	B01.
		<b>P/Class:</b>	4.



*Project Description*

Constructed to meet building codes from 1988 and dated by the district from 1996, the structure is past the average serviceable lifespan. The portable is heavily aged and worn. A replacement portable would be more energy efficient and space efficient, meet current building and safety codes, and meet ADA requirements. The cost includes the removal of the old portable.

The estimated total project cost is \$223,703.65.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Remove existing portable	2.4223	1.0	EA	0.00	\$9,699.55	\$0
2 Purchase new portable, adj to 3.0 for moving, restroom and utilities	3.2130	576.0	SF	0.00	\$102.72	\$0
Maximum Allowable Construction Cost						\$0
<b>Total Project Cost</b>						<b>\$0</b>

# DASP (477G) · DACC PORTABLE 4, SUNLAND PARK

3365 MCNUTT RD., SUNLAND PARK, NM 88063

Evaluation Date: 2022-08-17

Evaluator: Carol Orona

**Evaluation Status:** Evaluated

## Facility Summary

## Location Data

Site Data			
Site acres:	17.26	No/type of parking spaces:	209 general, including 14 accessible
Building Data			
Permanent building area:	0 GSF	Number of floors:	0
Modular building area:	576 GSF	Modular buildings:	100.0% of GSF
Construction Dates			
Year Built:	1994 *	Building age:	28 *
Initial Construction Date:	1994	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
<i>Starred (*) year built and facility age numbers are approximates.</i>			
FCI Data			
Building Type:	Education	Facility Class:	
Building Height:	Single Story	CRV:	\$59,167
Cost per GSF:	\$102.72	FCI Cost:	\$55,250
FCI Score:	0.934	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

## Assessment Score for DACC PORTABLE 4, SUNLAND PARK

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site		196.0	144.0	73.5%
Physical Plant Assessment		266.0	183.0	68.8%
Adequacy and Environment		115.0	77.0	67.0%
Total		577.0	404.0	70.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate



## Notes from Evaluation Meeting and Questionnaire

### Sunland Park Portable 4

- \* The Sunland Park Center Summary and CIPs provide a complete campus site assessment.
- \* Portables do not have assigned classes and serve as overflow storage.
- \* The campus holds three portables numbered 2, 3, and 4. Each is the same age, floor plan, and condition.

### Site Assessment



Portable 4 sits on the Doña Ana County Community College Sunland Park Campus in Sunland Park, New Mexico. Direct access is available from the parking lot and via a sidewalk from the Main Building. It sits in a row with two other portables.

### Site Development

Four small deciduous trees line the south rear of the portables, and a small evergreen shrub decorates the front of portable 4. Irrigation lines lead to the trees but not the shrub.

The site slopes west to east. Water drains along the asphalt parking lot in front of the portables. Unmanaged runoff causes soil erosion in the undeveloped landscape towards the rear of the portables.

A concrete sidewalk runs along the north entrance side of the portable. Concrete steps and a ramp rise to the entrance's landing. The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the step treads lack contrast.

### Safety/Security

Pole lights stand at either end of the row of portables, illuminating the sidewalk. A cracked and yellowing wall-mounted light fixture hangs next to the door.

Power runs underground to a transformer box hanging on the east side of the structure.

A fire hydrant stands on the sidewalk between portables 2 and 3.

Cameras do not surveil the exterior of the campus or the portables.

## Building Assessment



Portable 4 stands west of portable 3. The portable serves as a single-room classroom and does not contain a restroom. The data plate states that the modular building is constructed to the 1988 Uniform Building Code and falls under Seismic Zone 1; however, Sunland Park is in Seismic Zone 2.

### Exterior

The prefabricated structure sits elevated from the exposed ground on a concrete masonry unit (CMU) stem wall. Other than a bent and mangled metal drip edge, it is in good condition. However, water runoff undermines the concrete footing on the stem wall and exhibits spalling. The stem wall extends out to provide access to a crawl space, which is covered with a loose-fitting metal lid.

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge appears misaligned and bent, and it does not provide a continuous protective surface.

The metal-panel sheathing exhibits denting, oxidation and rust. The sheathing is in poor condition. The adhesive vinyl numbers identifying the building are cracking and peeling off.

The metal-clad wood door includes a window, swipe card lock, panic bar, and door closer. The door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door.

Single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals show incorrect repairs and are filled with aging and peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion and covered in layers of blown-in sand. Window screens are threadbare. Pull cords are dry, weak, and do not operate the venetian blinds.

### Interior

Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Interior walls have wood panels. The matching trim on the door and windows exhibits wear and

damage.

Textured and painted panels hang from the ceiling. The panels are in poor condition with uneven paint, cracks along the seams, and heavy water stains.

The classroom offers a whiteboard, ceiling-mounted projector, pull-down screen, computer, pencil sharpener, and an outdated overhead projector. Furnishings include old but well-maintained metal-frame plastic chairs and lecture hall tables.

### **Systems**

An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single vent on the west side of the room. It is controlled by a manual thermostat. The portable receives no mechanical ventilation, and the door is the only option for passive ventilation.

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and mechanical equipment.

In addition to the built-in outlets, electric conduit enters at the southeast corner of the classroom and uses surface-mounted raceways to fulfill current outlet requirements on all walls. One outlet cover is broken, exposing the box. An electric panel hangs in the southwest corner of the room.

### **Safety/Security**

The classroom has Wi-Fi and a telephone. While the main campus includes an alarm system, the portables do not.

An illuminated exit sign and emergency lighting hang above the door. A fire extinguisher mounts next to the door. The room does not include a smoke detector.

### **ADA and Code Compliance**

The portable is ADA-compliant.

## Adequacy and Environment



### **Adequacy of Size**

The portable's footprint and height are smaller than classrooms in the Main Building, yet it is an adequate size for small class instruction. However, the portables lack restrooms, drinking fountains, storage space, and organizational equipment, and therefore do not support courses equitably to the classrooms in the Main Building.

### **Flexibility**

Constructed to meet building codes from 1988 and dated by the district to 1994, the structure is past the average serviceable lifespan of a portable classroom. The structure is heavily aged and worn; however, the space can accommodate a variety of academic disciplines.

### **Natural Light**

Blinds remain closed for security and protection from thermal transfer, maintaining a dark environment. Artificial lights offer several color ranges and produce an uneven light quality.

### **Pests**

The evaluator observed squirrels in the crawlspace. However, the interior of the classroom shows no signs of infestation.

Building Additions/Issues

**1. DACC Portable 4, Sunland Park**

Constructed: 1994

Square Feet: 576 GSF

Foundation/Slab/Structure: CMU stem wall

Roof: Metal panel

Exterior Walls: Metal panel

HVAC: Outdoor wall-mounted electric heat pump

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Lorenzo Vengas, Assistant Manager, Facilities Support DACC

Carol Orona, ARC Facilities Evaluator

2021 CIP List of Projects for DACC PORTABLE 4, SUNLAND PARK

Project No.	Code	Project Name	MACC	Project Budget
477G.2001	3.06.A03.1.3.	ADA Compliance: Walkways	\$1,057	\$1,347
477G.2002	4.03.D06.3.	Exterior Lighting Improvements	\$973	\$1,240
477G.2003	4.03.D02.3.	Foundation Repairs and Drainage	\$4,638	\$5,913
477G.2004	4.03.C05.2.	Roof Replacement	\$8,487	\$10,820
477G.2005	4.03.C02.4.	Exterior Surface Improvements	\$3,594	\$4,583
477G.2006	4.03.C03.2.	Door and Window Upgrades	\$12,897	\$16,443
477G.2007	4.03.E02.3.	Carpet Replacement	\$3,277	\$4,179
477G.2008	4.03.B04.2.	Ceiling Improvements	\$4,234	\$5,398
477G.2009	4.03.D03.3.	Heating and Cooling Upgrades	\$4,037	\$5,148
477G.2010	4.03.E05.3.	Lighting Improvements	\$3,785	\$4,826
477G.2011	4.03.D06.1.	Security and Safety Upgrades	\$1,006	\$1,283
477G.2012	4.00.B01.4.	Alternative Solution: Portable Replacement	\$0	\$0
<b>Total of Project Budgets</b>				<b>\$61,180</b>

Project 477G.2001 · ADA Compliance: Walkways

<b>Facility:</b>	DACC PORTABLE 4, SUNLAND PARK	<b>IDNO:</b>	477G
<b>Category:</b>	3.	<b>Type 1:</b>	06.
		<b>Type 2:</b>	A03.1.
		<b>P/Class:</b>	3.



*Project Description*

The concrete walkway components are in good condition; however, the metal pipe handrails lack extensions, the paint on the pipe is chipped and oxidizing, and the stairs lack tread nosing contrast.

Install handrails extensions and paint handrails. Provide stair tread nosing contrast.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install handrail extensions	1.1211	2.0	Pair	1.00	\$406.25	\$813
2 Paint handrails	2.2135	50.0	LF	1.00	\$1.43	\$72
3 Install stair contrast	2.3222	2.0	EA	1.00	\$86.33	\$173
Maximum Allowable Construction Cost						\$1,057
<b>Total Project Cost</b>						<b>\$1,347</b>

Project 477G.2002 · Exterior Lighting Improvements

**Facility:** DACC PORTABLE 4, SUNLAND PARK **IDNO:** 477G  
**Category:** 4. **Type 1:** 03. **Type 2:** D06. **P/Class:** 3.



*Project Description*

The entrance lacks lighting.

Install light fixture.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install light fixture	1.4121	1.0	EA	1.00	\$972.92	\$973
Maximum Allowable Construction Cost						\$973
<b>Total Project Cost</b>						<b>\$1,240</b>



Project 477G.2003 · Foundation Repairs and Drainage

**Facility:** DACC PORTABLE 4, SUNLAND PARK **IDNO:** 477G  
**Category:** 4. **Type 1:** 03. **Type 2:** D02. **P/Class:** 3.



*Project Description*

The concrete masonry unit (CMU) stem wall has a bent, damaged metal drip edge. Water runoff undermines the concrete footing that the stem wall rests on. The concrete footing exhibits spalling.

Replace the metal drip edge. Patch the spalling concrete. Correct the drainage.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
2 Patch concrete	1.1115	10.0	SF	1.00	\$5.45	\$55
3 Correct drainage	1.2114	500.0	SF	1.00	\$8.69	\$4,345
Maximum Allowable Construction Cost						\$4,638
<b>Total Project Cost</b>						<b>\$5,913</b>

Project 477G.2004 · Roof Replacement

<b>Facility:</b>	DACC PORTABLE 4, SUNLAND PARK	<b>IDNO:</b>	477G
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	C05.
		<b>P/Class:</b>	2.



*Project Description*

The metal-panel pitched roof is in poor condition with dents, oxidation, and layers of aged and weather-damaged liquid roof sealant. The roof lacks gutters and roof drains. The fascia's drip edge is misaligned and bent, and it does not provide a continuous protective surface.

Replace the roof and install gutters, downspouts, drip edges, and splash blocks.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace roof panels	2.2448	576.0	SF	1.00	\$12.00	\$6,912
2 Install gutters and downspouts	2.2417	125.0	LF	1.00	\$10.00	\$1,250
3 Install drip edge	2.2416	100.0	LF	1.00	\$2.38	\$238
4 Install splash blocks	2.2415	2.0	EA	1.00	\$43.31	\$87
Maximum Allowable Construction Cost						\$8,487
<b>Total Project Cost</b>						<b>\$10,820</b>

Project 477G.2005 · Exterior Surface Improvements

<b>Facility:</b>	DACC PORTABLE 4, SUNLAND PARK	<b>IDNO:</b>	477G
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	C02.
		<b>P/Class:</b>	4.



*Project Description*

The metal-panel sheathing exhibits minor denting, oxidation, and rust. The sheathing is in poor condition. The adhesive vinyl numbers for building identification are cracking and peeling off.

Power wash, seal gaps, and paint the sheathing. Replace building identification.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Power wash sheathing	2.2318	1,000.0	SF	1.00	\$1.82	\$1,820
2 Replace metal panels	2.2322	50.0	SF	1.00	\$7.30	\$365
3 Seal and paint	2.2313	1,000.0	SF	1.00	\$1.33	\$1,330
4 Install building identification	2.3611	1.0	EA	1.00	\$79.13	\$79
Maximum Allowable Construction Cost						\$3,594
<b>Total Project Cost</b>						<b>\$4,583</b>

Project 477G.2006 · Door and Window Upgrades

<b>Facility:</b>	DACC PORTABLE 4, SUNLAND PARK	<b>IDNO:</b>	477G
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	C03.
		<b>P/Class:</b>	2.



*Project Description*

The metal-clad wood door is in poor condition with the cladding exhibiting dents, oxidation, and rust. Large gaps show between the door sweep and threshold, allowing sand and mud to accumulate inside the door. The single-pane, energy-inefficient windows are broken and do not slide in their frames. Glazing seals exhibit incorrect repairs and are filled with aging, peeling caulk. The interior wood sills and surrounds are weather-worn and cracked from sun damage and water intrusion; they are covered in layers of blown-in sand. Window screens are threadbare. Pull cords appear dry and weak, and they do not operate the venetian blinds. Interior door and window trim exhibit wear and damage

Repaint the door and frame. Install weather stripping and a threshold. Install energy-efficient windows, screens, and blinds. Replace the sills. Replace the interior door and window trim.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repaint door and frame	2.2112	1.0	EA	1.00	\$145.21	\$145
2 Replace weather strip	2.2134	1.0	EA	1.00	\$242.02	\$242
3 Replace threshold	2.2133	1.0	EA	1.00	\$224.54	\$225
4 Replace windows	2.2226	100.0	SF	1.00	\$98.85	\$9,885
5 Install screens	2.2223	100.0	SF	1.00	\$9.29	\$929
6 Install blinds	2.2211	100.0	SF	1.00	\$13.28	\$1,328
7 Replace trim and sills	2.2135	100.0	LF	1.00	\$1.43	\$143
Maximum Allowable Construction Cost						\$12,897
<b>Total Project Cost</b>						<b>\$16,443</b>

Project 477G.2007 · Carpet Replacement

<b>Facility:</b>	DACC PORTABLE 4, SUNLAND PARK	<b>IDNO:</b>	477G
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	E02.
		<b>P/Class:</b>	3.



*Project Description*

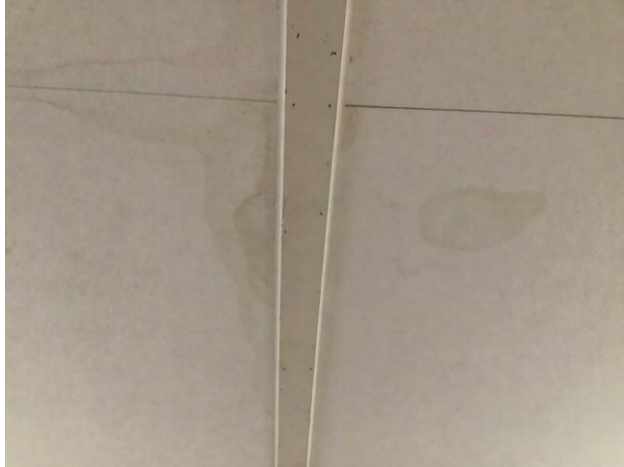
Aged carpet covers the floor and shows fiber breakdown, which is off-gassing odors. Damage from water and sand intrusion shows at the foot of the door, which is covered with a floor mat.

Replace carpet.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace carpet	2.3113	576.0	SF	1.00	\$5.69	\$3,277
Maximum Allowable Construction Cost						\$3,277
<b>Total Project Cost</b>						<b>\$4,179</b>

Project 477G.2008 · Ceiling Improvements

**Facility:** DACC PORTABLE 4, SUNLAND PARK **IDNO:** 477G  
**Category:** 4. **Type 1:** 03. **Type 2:** B04. **P/Class:** 2.



*Project Description*

Textured and painted panels hang from the ceiling. The panels are in fair condition with uneven paint and water staining.

Replace ceiling panels. Coordinate with the Roof Replacement CIP.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace ceiling panels	2.3415	576.0	SF	1.00	\$7.35	\$4,234
Maximum Allowable Construction Cost						\$4,234
<b>Total Project Cost</b>						<b>\$5,398</b>

Project 477G.2009 · Heating and Cooling Upgrades

<b>Facility:</b>	DACC PORTABLE 4, SUNLAND PARK	<b>IDNO:</b>	477G
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	D03.
		<b>P/Class:</b>	3.



*Project Description*

An electric heat pump, which is original to the building and past its expected serviceable life, hangs on the exterior wall. The electric pump heats and cools the interior through a single wall vent. A manual thermostat controls the unit. The portable lacks mechanical ventilation; thus, opening the door is the only option for passive ventilation.

Replace the heat pump with an energy-efficient model and a programmable thermostat.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace heat pump	2.3826	1.0	EA	1.00	\$3,160.49	\$3,160
2 Install thermostats	2.3819	2.4	EA	1.00	\$368.18	\$877
Maximum Allowable Construction Cost						\$4,037
<b>Total Project Cost</b>						<b>\$5,148</b>

Project 477G.2010 · Lighting Improvements

<b>Facility:</b>	DACC PORTABLE 4, SUNLAND PARK	<b>IDNO:</b>	477G
<b>Category:</b>	4.	<b>Type 1:</b>	03.
		<b>Type 2:</b>	E05.
		<b>P/Class:</b>	3.



*Project Description*

The aged, ceiling-mounted light fixtures have a variety of color-temperature tube lights, which range from yellow to blue. The fixtures produce an uneven light quality and illuminate the room's interior. One fixture is not functioning. Original toggle light switches hang near the door with a sign reminding users to turn off lights and the mechanical equipment.

Replace fixtures with energy-efficient LED lighting. Install a motion-sensor light switch.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace light fixtures	2.3915	14.0	EA	1.00	\$254.67	\$3,565
2 Install motion sensor light switches	2.3919	1.0	EA	1.00	\$219.50	\$220
Maximum Allowable Construction Cost						\$3,785
<b>Total Project Cost</b>						<b>\$4,826</b>



Project 477G.2011 · Security and Safety Upgrades

**Facility:** DACC PORTABLE 4, SUNLAND PARK **IDNO:** 477G  
**Category:** 4. **Type 1:** 03. **Type 2:** D06. **P/Class:** 1.



*Project Description*

The main campus includes an alarm, but the portables do not. The portable lacks a smoke detector.

Install an intrusion alarm and a smoke detector.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install intruder alarm	2.4029	1.0	EA	1.00	\$765.62	\$766
2 Install a smoke detector	2.4026	1.0	EA	1.00	\$240.75	\$241
Maximum Allowable Construction Cost						\$1,006
<b>Total Project Cost</b>						<b>\$1,283</b>

Project 477G.2012 · Alternative Solution: Portable Replacement

<b>Facility:</b>	DACC PORTABLE 4, SUNLAND PARK	<b>IDNO:</b>	477G
<b>Category:</b>	4.	<b>Type 1:</b>	00.
		<b>Type 2:</b>	B01.
		<b>P/Class:</b>	4.



*Project Description*

Constructed to meet building codes from 1988 and dated by the district from 1996, the structure is past the average serviceable lifespan. The portable is heavily aged and worn. A replacement portable would be more energy and space-efficient, meet current building and safety codes, and meet ADA requirements. The cost includes the removal of the old portable.

The estimated total project cost is \$223,703.65.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Remove existing portable	2.4223	1.0	EA	0.00	\$9,699.55	\$0
2 Purchase new portable, adj to 3.0 for moving, restroom and utilities	3.2130	576.0	SF	0.00	\$102.72	\$0
Maximum Allowable Construction Cost						\$0
<b>Total Project Cost</b>						<b>\$0</b>

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# Architectural Research Consultants, Incorporated

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**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # H-6**

- Action Item
- Consent Item
- Informational Item

**Presented By:** Raghu Raghavan  
Associate Vice President  
Facilities and Services  
Heather Watenpaugh  
University Architect

**Agenda Item:** NMSU System: Five-Year Facilities Plan

**Requested Action of the Board of Regents:** Approval of the Five-Year Facilities Plan

**Executive Summary:** Five-Year Facilities Plan GOB/STB

**References:**

**Prior Approvals:**

Annual approval by the Governing Board required for the NMHED Capital Outlay process for the five (5) year plan for the institution

New Mexico State University  
 Five Year Facilities Plan for GOB/STB  
 Las Cruces.Final Campus

May 08, 2023

**2024-2025 (2024 GO Bond)**

Creative Media Institute Building at Arrowhead Park	\$	45,000,000
<i>(NMSU-LC Institutional Fund Commitment \$4,500,000)</i>		
Admissions and Enrollment Management Center	\$	42,000,000
<i>(NMSU-LC Institutional Fund Commitment \$4,200,000)</i>		
KRWG Building at Arrowhead Park	\$	7,472,626
<i>(Matching Fund Commitment \$2,200,000, Other Appropriations \$14,527,374)</i>		
Agricultural Science Centers	\$	5,000,000

**2025-2026 (Severance Tax Bond Year)**

Technology Infrastructure Building (includes Data Center)	\$	10,000,000
Critical Infrastructure (Water and/or Elec.)	\$	5,500,000
Infrastructure Upgrades (Steam)	\$	8,000,000

**2026-2027 (2026 GO Bond)**

NMSU-O Global Campus Building	\$	80,000,000
Library Expansion	\$	35,000,000
Central Storage Facility	\$	10,000,000

**2027-2028 (Severance Tax Bond Year)**

Selective demolition per space plan (accessory buildings, incl. greenhouses)	\$	5,000,000
Roadway Improvements	\$	7,360,000
Fire Safety Upgrades, per Fire Alarm and Sprinkler Report	\$	6,500,000
Exterior Stucco and Roof Replacement campus-wide	\$	10,000,000

**2028-2029 (2028 GO Bond)**

Personal, Collaborative and Social Space Renovations campus-wide (Post-pandemic)	\$	15,000,000
Academic Research Facility	\$	35,000,000
Chemistry Building Renovation	\$	85,000,000
<i>including renovations for 1957 building, demo 1995/1967 additions, and new construction</i>		

## Five Year Facilities Plan

## Athletics Campus

**2024-2025**

New Stadium Press Box	\$	15,000,000
Softball Stadium Lighting	\$	900,000
Baseball Locker Room Renovations	\$	700,000
Track and Field - Grandstand and Performance	\$	400,000
Football Facility Upgrades	\$	2,000,000
Men's/Women's Basketball Facility Upgrades	\$	500,000
Football Parking Lot Upgrade	\$	900,000
Golf Team and Practice Facility (new construction)	\$	10,000,000
Tennis Office Renovation and Addition (office expansion)	\$	250,000
Volleyball Storage expansion	\$	250,000
Swimming Metal Diving Platform	\$	250,000
Coca Cola Weight Training Facility Improvements (flooring replacement)	\$	400,000
Soccer Bleachers Expansion	\$	300,000
Athletics Recovery Room Upgrades	\$	750,000

**2025-2026**

Women's Soccer Stadium Press Box	\$	2,500,000
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**2026-2027**

Baseball Lighting

**2027-2028**

Baseball Turf Replacement

**2028-2029**

Mult-purpose Practice Facility

New Mexico State University  
Five Year Facilities Plan  
NMDA Campus

April 16, 2023

**2024-2025**

No new request

**2024-2025**

NMDA Building Renovation Phase 5

\$ 5,000,000

**2025-2026**

**2026-2027**

**2027-2028**



New Mexico State University  
 Five Year Facilities Plan for GOB/STB  
 NMSU\_A.Final Campus

March 29, 2023

**2024-2025 (2024 GO Bond)**

Classroom Building Replacement	\$	7,000,000
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Classroom Building (292G) Demolition is the separate request

(NMSU-A Institutional Fund Commitment \$3,000,000 and Local GOB Match \$5,000,000)

**2025-2026 (Severance Tax Bond Year)**

Chiller/Boiler repair and replacement campus-wide	\$	1,000,000
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Including HVAC renovations, replacement and repairs (Pro-tech Building and campus-wide)

(NMSU-A Institutional Fund Commitment 350,000)

Building Envelope Improvements (Protech Building and campus-wide) including windows, doors and stucco repairs	\$	500,000
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(NMSU-A Institutional Fund Commitment \$180,000)

**2026-2027 (2026 GO Bond)**

Chiller/Boiler repair and replacement campus-wide	\$	1,000,000
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Including HVAC renovations, replacement and repairs (Reidlinger Science Ctr./Allied Health)

(NMSU-A Institutional Fund Commitment 350,000)

Tays Special Events Center Repairs, including HVAC and roof	\$	500,000
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(NMSU-A Institutional Fund Commitment \$180,000)

**2027-2028 (Severance Tax Bond Year)**

Electronic Access Control for all buildings	\$	1,125,000
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(NMSU-A Institutional Fund Commitment \$375,000)

**2028-2029 (2028 GO Bond)**

Building Envelope Improvements (Tays Special Events Center and campus-wide) including wind doors and stucco repairs	\$	1,000,000
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(NMSU-A Institutional Fund Commitment \$350,000)

New Mexico State University  
 Five Year Facilities Plan for GOB/STB  
 NMSU\_DACC.Final Campus

April 13, 2023

**2024-2025 (2024 GO Bond)**

Gadsden Center Campus Access Roadway <i>(DACC Local Fund Commitment \$525,000)</i>	\$	1,575,000
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**2025-2026 (Severance Tax Bond Year)**

Classroom Infrastructure upgrades and replacement <i>(DACC Local Fund Commitment \$200,000)</i>	\$	1,700,000
Information Technology Infrastructure Upgrades	\$	325,000

**2026-2027 (2026 GO Bond)**

Gadsden Center Advanced Technology Center <i>(DACC Local Fund Commitment \$3,000,000)</i>	\$	2,500,000
Information Technology Infrastructure Upgrades	\$	500,000

**2027-2028 (Severance Tax Bond Year)**

Classroom Infrastructure upgrades and replacement <i>(DACC Local Fund Commitment \$200,000)</i>	\$	1,700,000
Information Technology Infrastructure Upgrades	\$	325,000

**2028-2029 (2028 GO Bond)**

Physical Plant Facility <i>(DACC Local Fund Commitment \$1,350,000)</i>	\$	700,000
Information Technology Infrastructure Upgrades	\$	500,000

New Mexico State University  
Five Year Facilities Plan for GOB/STB  
NMSU\_G.Final Campus

March 31, 2023

**2024-2025 (2024 GO Bond)**

Martinez Hall Upgrades (HVAC, renovate student services and administrative spaces, classroom improvements and lab conversions) \$ 11,700,000

*(NMSU-G Institutional Fund Commitment waived at request of HED)*

**2025-2026 (Severance Tax Bond Year)**

Infrastructure and Safety/Security Upgrades, including campus-wide card access control, ext. drs \$ 315,000

*(NMSU-G Institutional Fund Commitment \$110,000)*

**2026-2027 (2026 GO Bond)**

Campus-wide Mechanical and Electrical Upgrades \$ 2,000,000

*(NMSU-G Institutional Fund Commitment \$700,000)*

**2027-2028 (Severance Tax Bond Year)**

Infrastructure Upgrades and Replacement *(NMSU-G Inst. Fund \$175,000)* \$ 500,000

**2028-2029 (2028 GO Bond)**

McClure Hall Classroom to Lab Conversion *(NMSU-G Institutional Fund Commitment \$500,000)* \$ 1,500,000

# Board of Regents Meeting

## ANNUAL CAPITAL OUTLAY FIVE YEAR FACILITIES PLAN

**Heather Watenpaugh**  
University Architect

**Raghu Raghavan**  
Associate Vice President/CFO  
Facilities and Services



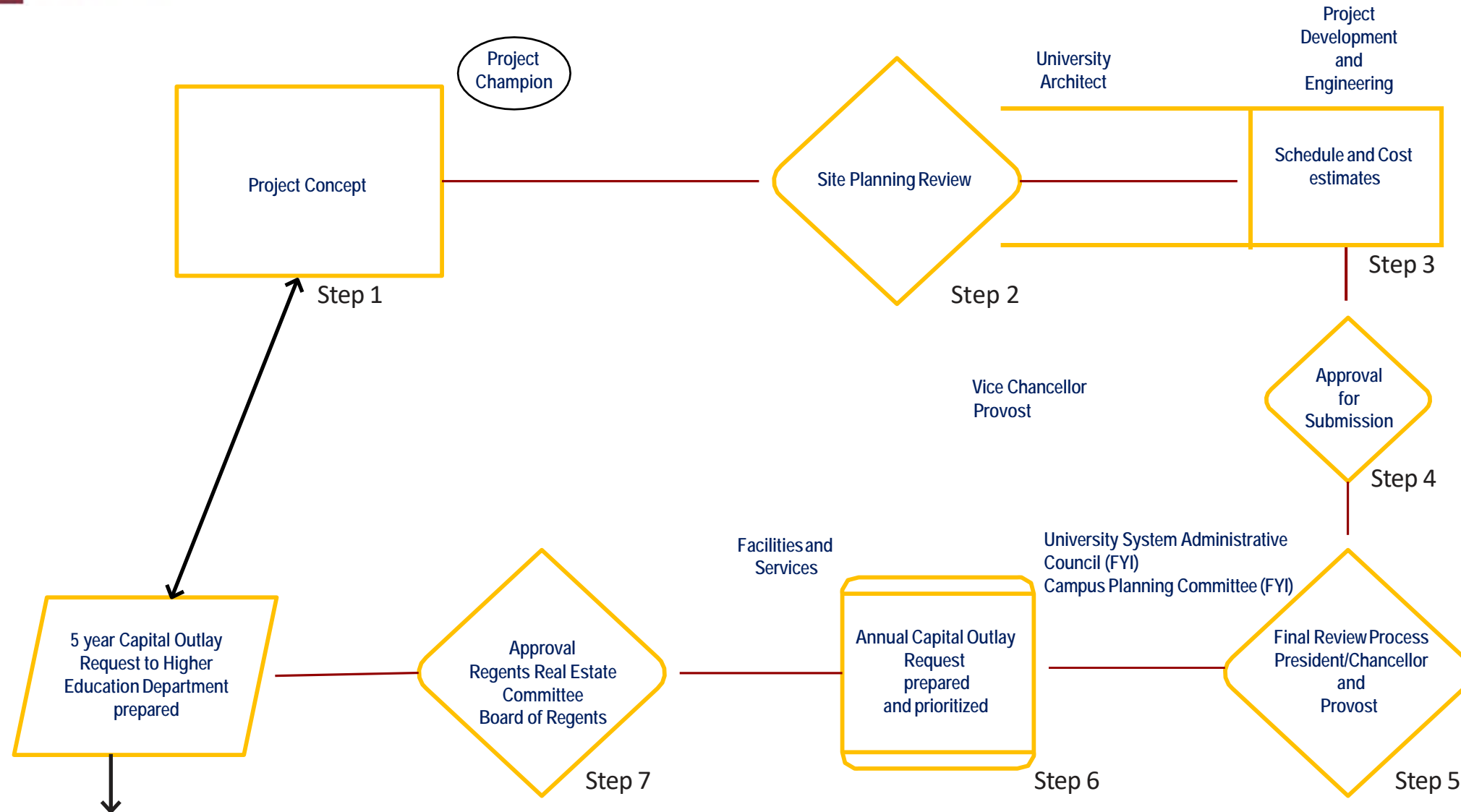
**BE BOLD.** Shape the Future.

# Agenda

1. ANNUAL CAPITAL OUTLAY PROCESS
2. CAPITAL REQUEST PRIORITIES
3. DESCRIPTION OF PRIORITIES
4. MASTER PLANNING



# Annual Capital Request Process



# Capital Request Priorities

## 2024- 2025 (GENERAL OBLIGATION BOND)

- **CREATIVE MEDIA INSTITUTE BUILDING AT ARROWHEAD PARK** **\$45,000,000**
  - Construct a new facility to house Creative Media Institute (CMI), Creative Writing and Journalism departments as part of the Creative Campus at Arrowhead Park.  
*(NMSU-LC Institutional Fund Commitment \$4,500,000, total project cost is \$49.5 million)*
- **ADMISSIONS AND ENROLLMENT MANAGEMENT CENTER** **\$42,000,000**
  - New student visitor's and welcome center in the heart of campus (McFie Circle) and the "front door" entrance from University Avenue/Jordan Road. Adaptively reuse Milton Hall for Admissions and Enrollment.  
*(NMSU-LC Institutional Fund Commitment \$4,200,000, total project cost is \$46.2 million)*
- **KRWG BUILDING AT ARROWHEAD PARK** **\$7,480,433**
  - Construct a new facility for Public Media – Educational TV & Radio and Aggie Vision adjacent to CMI Building at Arrowhead Park.  
*(NMSU-LC Institutional Fund Commitment \$2,200,000, Other Appropriations \$14,519,567; total project cost is \$24.2 million)*
- **AGRICULTURAL SCIENCE CENTERS** **\$5,000,000**
  - Design, construct, renovate and equip infrastructure improvements at ASCs statewide.



# Capital Request Priorities

**2025- 2026 (SEVERANCE TAX BOND)**

- **TECHNOLOGY INFRASTRUCTURE BUILDING (INCLUDES DATA CENTER)** **\$10,000,000**
  - New data center building constructed on the former Regents Row residence hall north end of site for Disaster Recovery (DR) and relocation of service providers from Milton Hall.
- **CRITICAL INFRASTRUCTURE (WATER WELLS)** **\$5,500,000**
  - This project is to drill, equip and building a new 3200+GPM Domestic water well for the main campus.
- **INFRASTRUCTURE UPGRADES (STEAM)** **\$8,000,000**
  - Project includes upgrades of the campus steam distribution system improvements across campus.





# Next Steps

## Annual Capital Outlay Funding Request

### State Process Timeline for 2024 GOB for FY 2025 Funding:

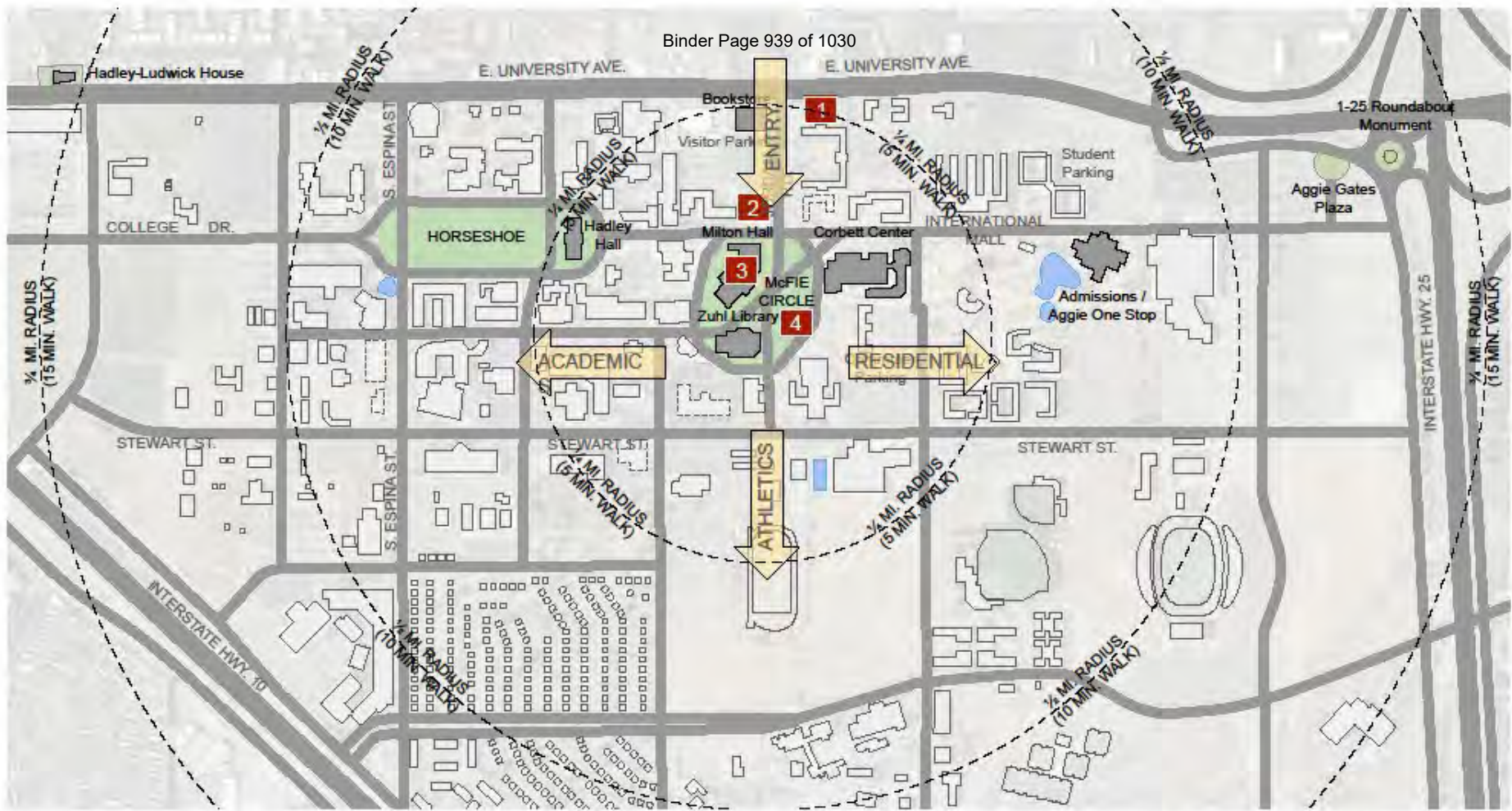
- February 2023 – Priority Order, Project Estimate and Match Commitment (internal)
- **May 2023** – Board of Regents, Approval of the Five Year Facilities Plan, by campus, NMDA and Athletics (required for state process)
- **June 1, 2023** – NM Higher Education Department (HED) Summer Hearings deadline
- July 1, 2023 – Department of Finance and Administration (DFA) deadline for the Infrastructure Capital Improvement Plan (ICIP)
- **Late July/Early August 2023** – NM HED Summer Hearings
- September 2023 – NM HED Review and Recommendation of capital outlay funding
- October/November 2023 – DFA Review and Recommendation of capital outlay funding
- 2024 Legislative Session – DFA Review and Recommendation of capital outlay funding
- April 2024 – Governor Bill Signing Period
- **November 2024** – Election Day for GO Bond
- End of June 2025 – Bond Sale
- On or around **July 1, 2025 – Grant Agreement** and funding available



# Creative Campus New Construction and New Gateway at Campus Core

- 1. Creative Media Institute Building at Arrowhead Park**
- 2. Admissions and Enrollment Management Center**
- 3. KRWG Building at Arrowhead Park**





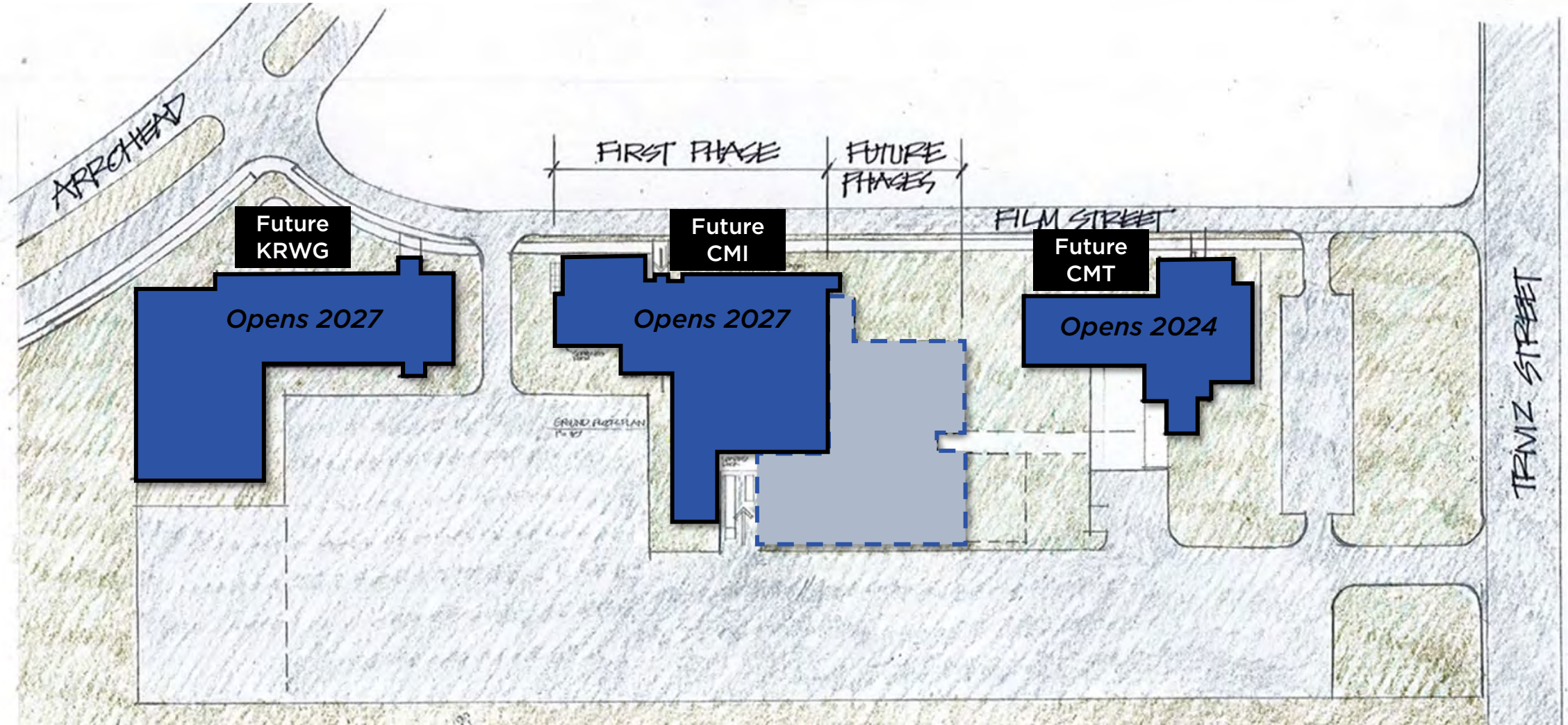
CAMPUS ORIENTATION

# Campus Center at Jordan Road Entry and McFie Circle Plaza



**BE BOLD.** Shape the Future.

# Creative Media Institute New Facilities Site Plan



# Creative Campus New CMI Bldg.

Binder Page 941 of 1030



## 1. Creative Media Institute Building at Arrowhead Park

- State-of-the-art technical lab space for teaching future filmmakers
- Creative Media curriculum aimed to increase industry partnerships
- Allows growth in CMI program to help meet growth demands
- Vacate Milton for revitalization and reuse for non-specialized use

Perspective from the NW  
Administration wing and Screening room



**BE BOLD.** Shape the Future.

# Adaptive Reuse of Milton Hall and New Student Welcome Center

Student Gateway (Welcome Center)

**One-stop-shop for students, visitors and families**



**COMBINED SITES**

*Developmental proposals for sites #3 and #4 could be reconsidered by — particularly if admissions, enrollment and other student services are relocated to a rehabilitated Milton Hall.*



**BE BOLD. Shape the Future.**

# Adaptive Reuse of Milton Hall and New Student Welcome Center



Aerial View of Milton Hall Courtyard and View of East-West Corridor through Courtyard

## 2. Admissions and Enrollment Management Center

- Milton Hall is the appropriate reuse to co-locate enrollment, admissions, scholarship services, student records and financial aid
- New “Front Door” within McFie Circle will enhance first impression of campus, university life and create a hub of activity
- Student services at the center of campus are easier to find
- Enrollment services close to student union and academic buildings

# Creative Campus New KRWG Bldg.

Binder Page 944 of 1030



Perspective "Birds eye"  
From the West



## 3. KRWG Building at Arrowhead Park

- University Broadcasting (KRWG Public Media & AggieVision)
- Production opportunities for students beyond the classroom
- Partnership with Journalism
- Technology-heavy, translates to "real-world experience" and jobs



BE BOLD. Shape the Future.



# Agricultural Science Center Renovation

- **Alcalde Storage - Demolition of existing storage barns.**
- **Construction of new Research Lab at ASC Alcalde - Square footage from demolition of storage barns at the Alcalde ASC will be used to for the lab.**
- **Modular Housing Unit, Accessible, Utilities Included at the Alcalde, Fabian Garcia, Leyendecker and Los Lunas science centers.**
- **Artesia Greenhouse - Design, renovate, construct new greenhouse with associated infrastructure, controls, and climate control.**
- **Artesia Care Takers House - Demolition of Care Takers House.**
- **College Ranch Barn - Demolish and replace existing stone barns with structurally engineered barn to include ADA restrooms, site improvements, infrastructure, and lighting.**
- **Farmington Office and Lab - Design, renovate existing building to include ADA upgrades, interior/exterior finishes, electrical, mechanical and plumbing upgrades. To include abatement.**
- **Leyendecker PSC Office - Design, renovate existing building to include ADA upgrades, interior/exterior finishes, electrical, mechanical and plumbing upgrades. To include abatement.**



# Updating our Plan



## Master Plan

As we move to NMSU Strategic Plan/Master Plan Re-Alignment there is renewed emphasis on the student experience and all students, those living on campus, to those that commute and use the campus on a daily basis.

Central driver to NMSU is reimaging the historic layout of the campus, repurposing centrally located buildings, and defining the memorable places on campus that represents the heart of our Aggie Identity.



**BE BOLD.** Shape the Future.

# MASTER PLANS

We are re-thinking how our space is used and exploring post-pandemic improvements for the campus environment.

## FINISHED

- Arrowhead Park Design Guidelines for future development
- Alamogordo Facilities Master Plan
- Grants Facilities Master Plan
- Ag Science Centers Facilities Master Plan

## CLOSE TO COMPLETION

- Space Optimization and Migration Plan (expected Summer 2023)
- Dona Ana Facilities Master Plan Update (Fall 2023)
- Public Art Master Plan (Summer 2023)

## STARTING IN 2023

- Campus Master Plan Re-alignment (Spring 2024)
- Aggie Uptown Design Guidelines for future development and guiding principles (Fall 2023)
- Heritage Farm District Master Plan (Fall 2023)

### Feasibility Studies

- Library Study (Fall 2023)
- NMSU-O (Global Campus) Study (Spring 2024)
- Chemistry Building Renovation (Summer 2024)



**Thank you!**

**Questions?**



# Capital Request Priorities

## Supplemental Information

- Capital Request Priorities
- Migration Plan
- State's Process



# Creative Campus New Construction and New Gateway at Campus Core

## 1. Creative Media Institute Building at Arrowhead Park



## Goals

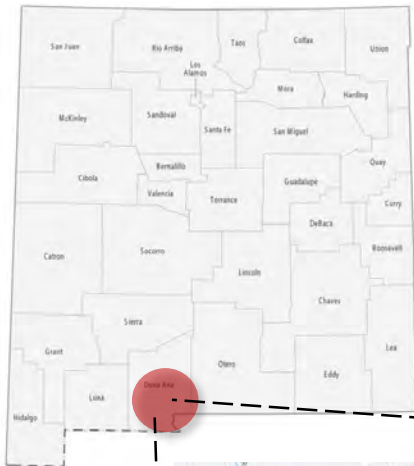
# Creative Campus Creative Media Institute

- Provide an educational facility with state-of-the-art technical lab space for teaching and development of future filmmakers.
- Provide a specialty campus at Arrowhead Park centered around Creative Media curriculum and aimed at increasing industry partnerships, collaboration, and efficient use of educational resources.
- Milton Hall is not an appropriate building for CMI scope per NMSU/AOS feasibility study (2022).
- Vacate Milton Hall to allow for revitalization and reuse by appropriate University departments without specialized technical space requirements.

# Facts

## Site

- Arrowhead Park

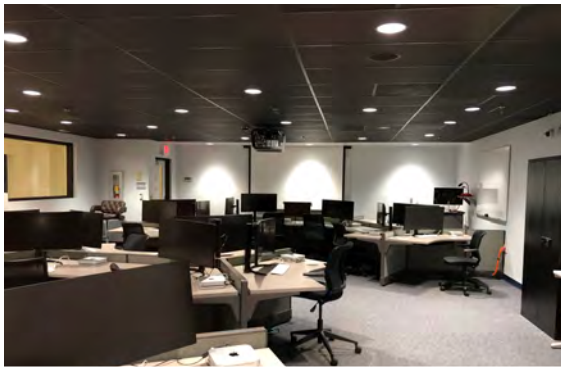




# Facts

# Existing CMI

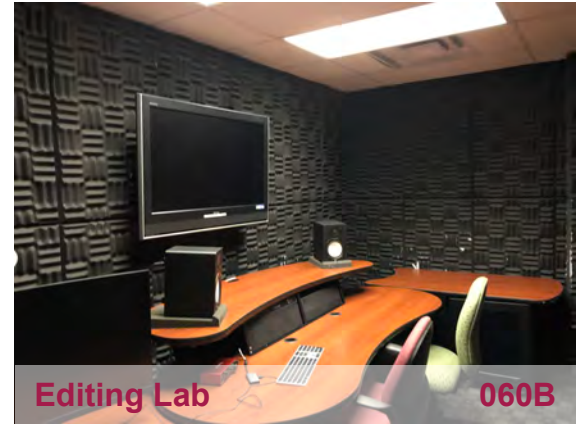
- Milton Hall



Computer Lab / Flash Studio 157



Screening Room 171



Editing Lab 060B



Computer Lab 084



Computer Editing Class Lab 060

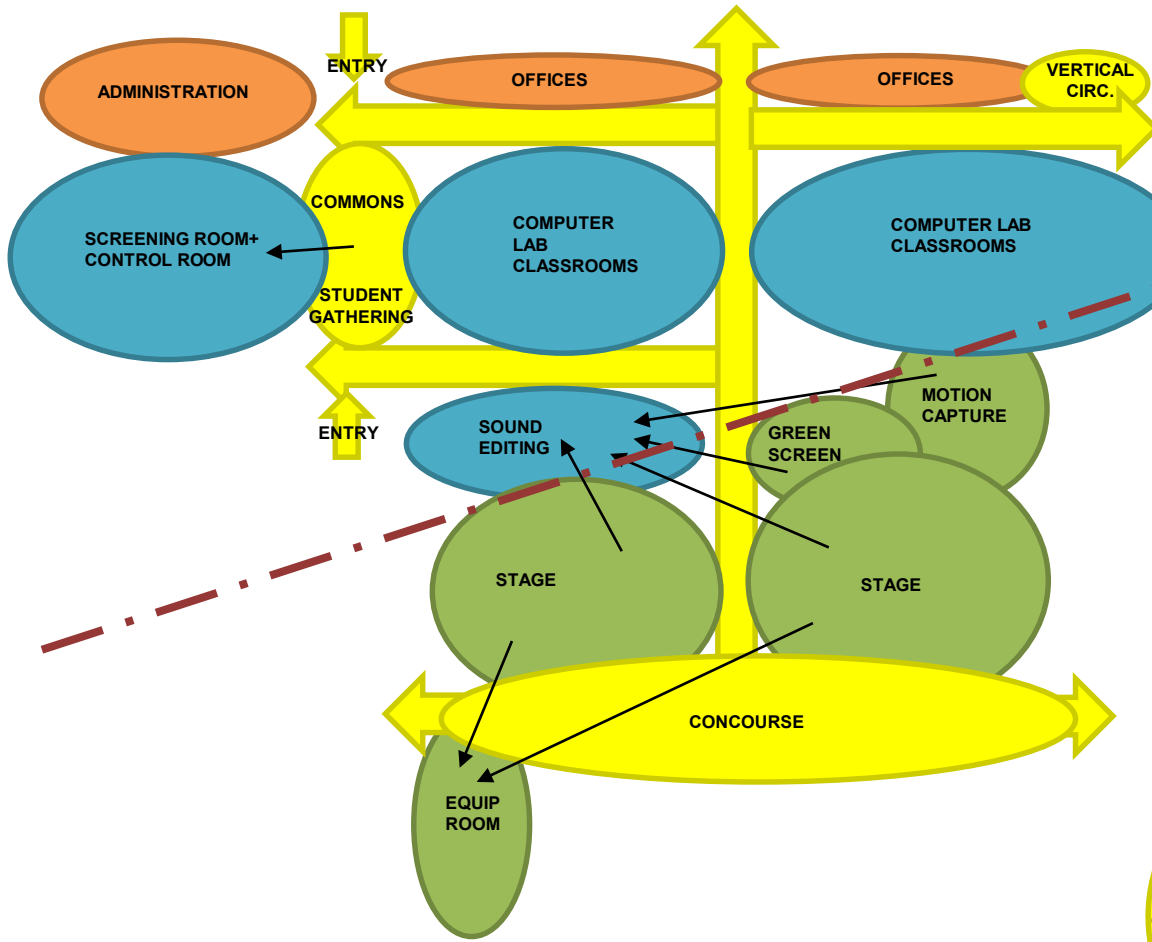


Equipment Storage 082



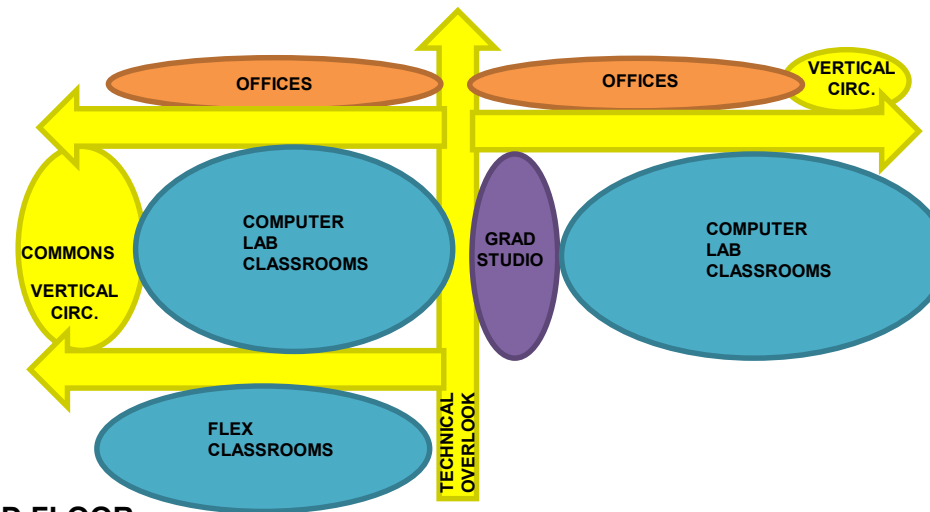
Motion Capture Room 189

# Program Relationship Diagrams



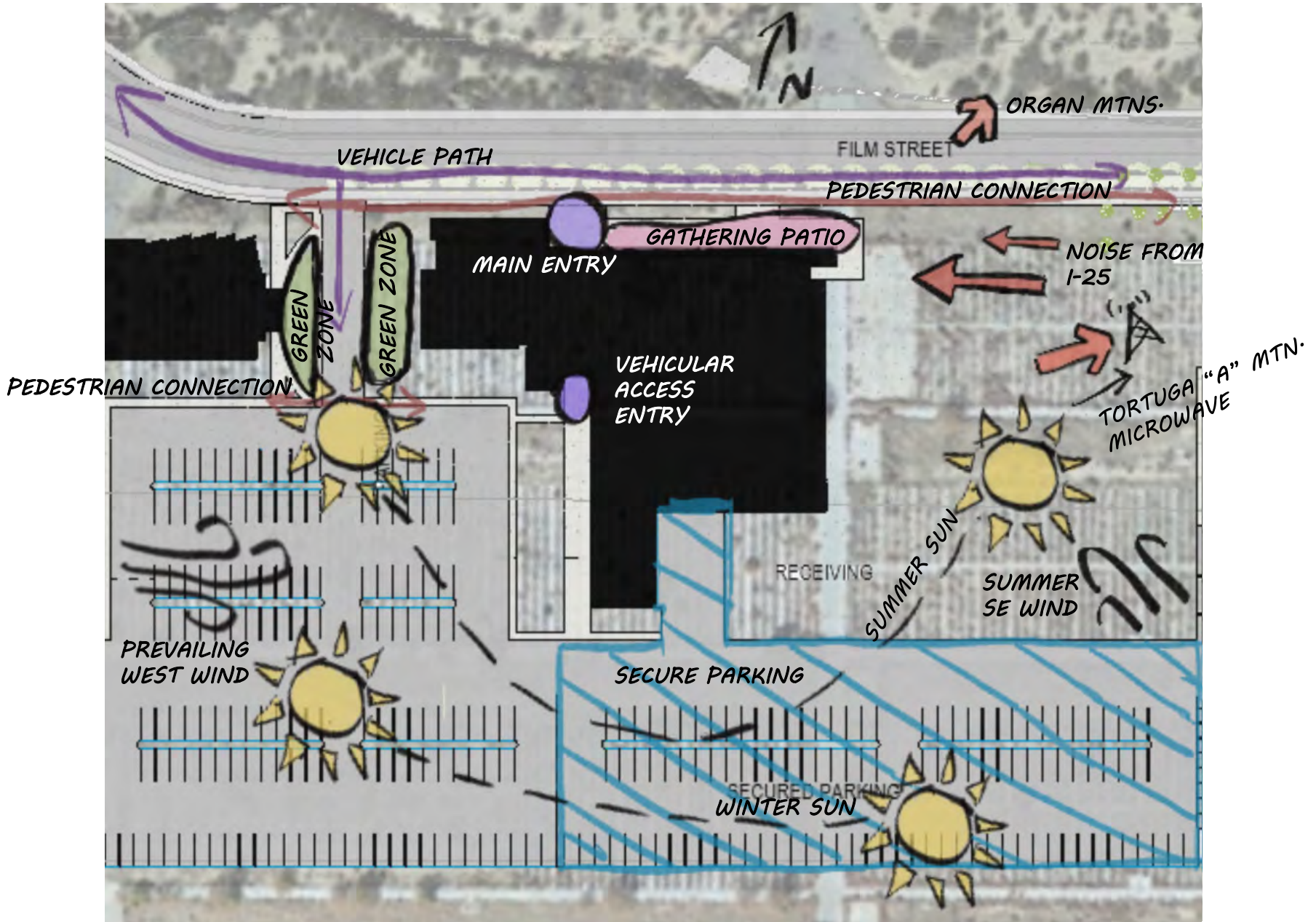
FIRST FLOOR

TWO-STORY  
EDUCATIONAL CLASS /  
LABS "PUBLIC FACING"  
HIGH BAY  
TECHNICAL AREAS  
"BACK-OF-HOUSE"



SECOND FLOOR

# Site Analysis



## Site Planning Principles:

- Window spaces like commons and offices are arranged along the north exterior wall to maximize natural light, enhance outside awareness, and activate streetscape with pedestrian scale.
- Provide grand stair entry and north pedestrian plaza to transition to Film St. sidewalk.
- Provide future expansion strategies for all program blocks to the east and south.
- Receiving function is critically important create; “direct shot” from loading dock to concourse and stage and convenient access to the student parking.

# Concept Plan (Site / Level 1)

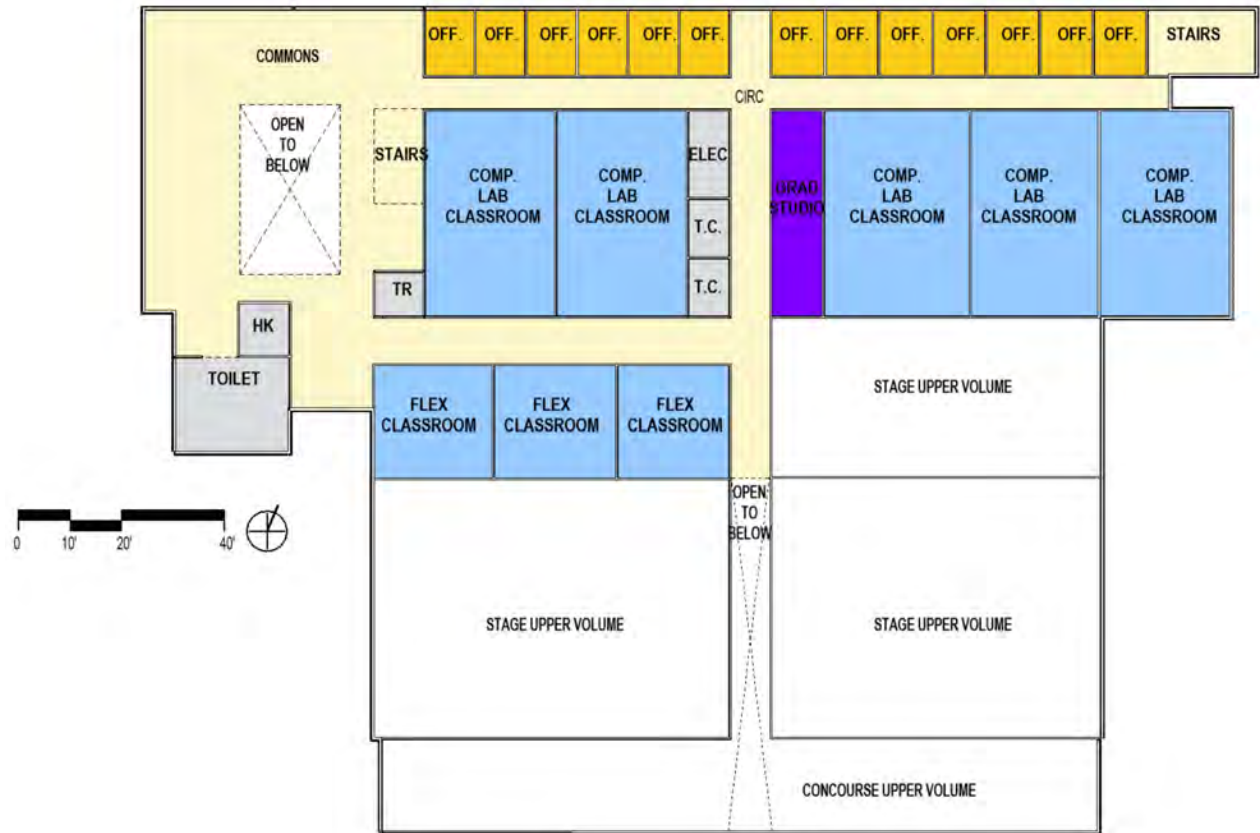
49,000 sf








- ADMINISTRATIVE
- CLASS / LAB
- TECHNICAL
- CIRCULATION
- SERVICE

# Concept Plan (Level 2)

49,000 sf



-  ADMINISTRATIVE
-  CLASS / LAB
-  CIRCULATION
-  SERVICE
-  GRAD STUDIO

# Construction Narrative Summary

## Envelope:

### Structure:

Slab on grade concrete  
 Vibration isolation slabs with resilient acoustic pads  
 Steel frame construction  
 Composite steel deck and concrete elevated floor  
 Light gauge bar joists and girders for roof structure

### Walls:

Steel framing  
 Gypsum sheathing  
 Continuous insulation  
 EIFS / ACM / Stone wall cladding  
 Aluminum Curtainwall / Storefront glazing  
 Plywood fire rated sheathing at parapets

### Roof:

Lightweight Insulating Concrete with EPS insulation  
 TPO Single-ply roof membrane

## Interior Environment:

### Flooring:

Sealed Concrete  
 Resilient sheet  
 Resilient plank  
 Commercial carpet tile  
 Resilient base  
 Panelized T&G wood  
 Ceramic tile and base

## Interior Environment (cont.):

### Walls:

Light Gauge Steel Framing  
 5/8" Gypsum  
 Hat channels on resilient clips for acoustic walls  
 Acoustic blankets  
 Wood nailers  
 Aluminum storefront  
 Ceramic tile

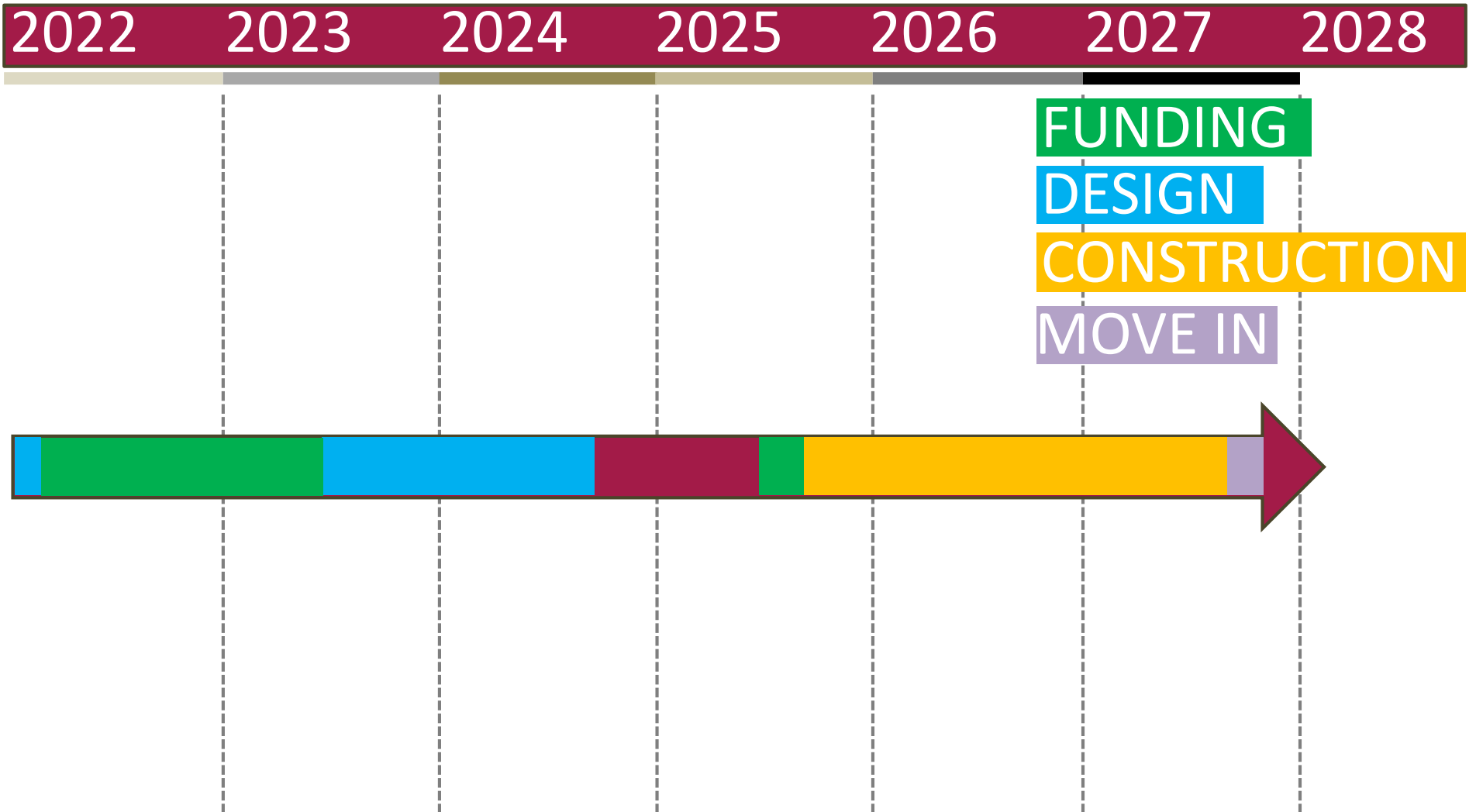
### Doors:

Hollow metal  
 Aluminum storefront medium stile  
 Specialty acoustic elephant doors  
 Overhead coiling doors

### Ceilings:

Exposed structure / MEP (painted)  
 Acoustic Ceiling Panels and metal grid  
 5/8" Gypsum  
 Acoustic blankets  
 Sound / vibration isolation ceiling  
 4'x4' Lighting pipe grid

# Project Schedule



Notes: This schedule is based on the time periods dependent on General Obligation Bond public vote and funding sales. This schedule is best case – Unknowns are able to be resolved without schedule impact.

Unknowns include: CMaR Procurement, Site Verification, Material Availability, Cost Fluctuations, Donor Funding, GO Bond Pass



## Budget Cost Plan

**\$49.5M (Total Project Cost)**  
**\$713/SF (Building Cost)**

**Budget Area: 49,000 GSF**

- Includes NMGRT
- Solar photovoltaic system required to meet LEED-Silver (not in Cost Plan)
- LABS21 may be used in lieu of LEED to document sustainability performance
- CMaR to be selected prior to completion of Schematic Design

# Conceptual Design



## Site Plan

# Conceptual Design



Perspective from Film Street  
Entry Elevation

# Conceptual Design



Perspective from the NE  
Faculty offices and Learning labs

# Conceptual Design



Perspective from the SW  
Screening Room and Studio Volume

# Conceptual Design



Perspective “Birds eye”  
From the East

# Creative Campus New Construction and New Gateway at Campus Core

## 2. Admissions and Enrollment Management Center

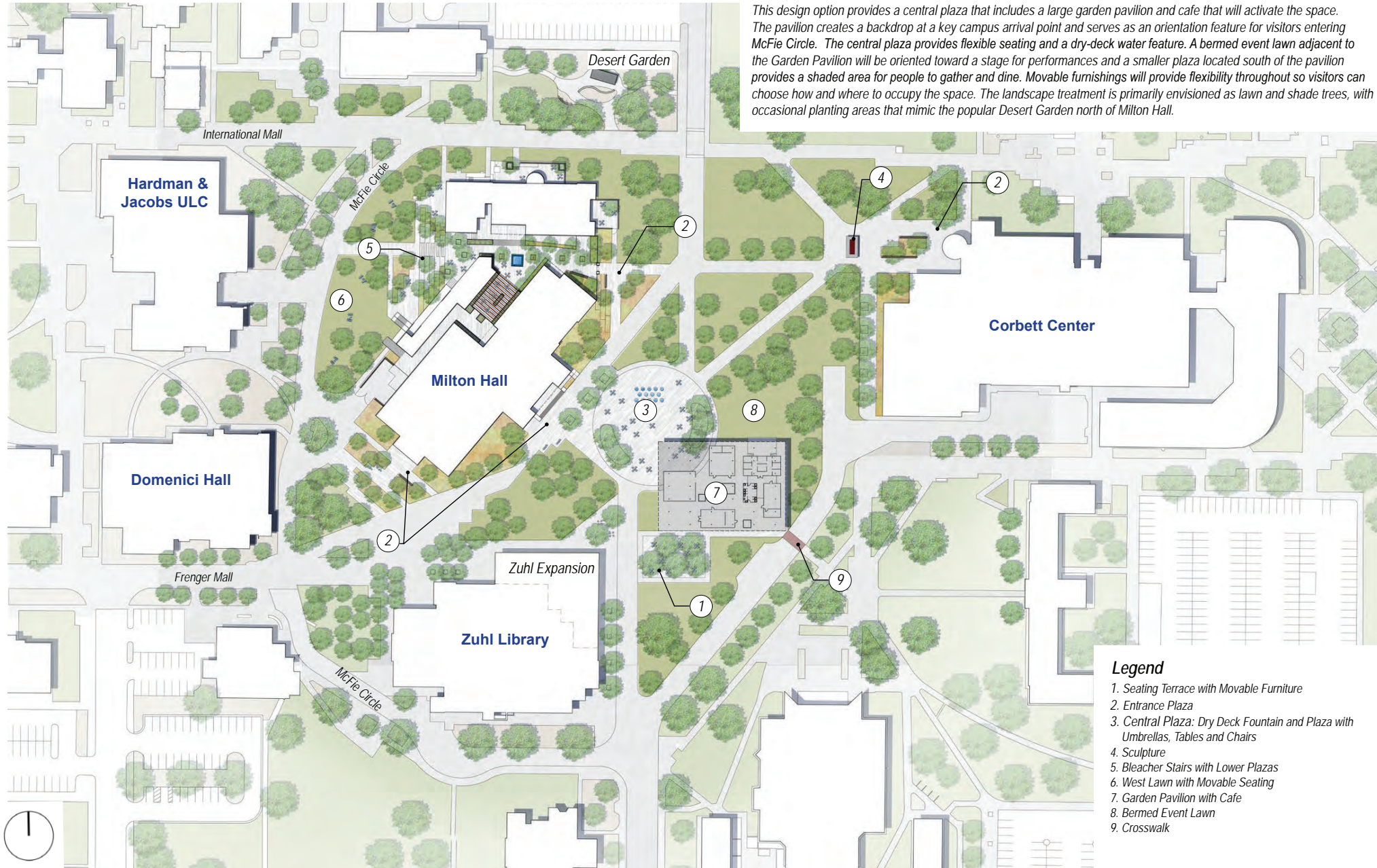
Existing and Proposed Uses – Including Creative  
Media Institute (CMI) and KRWG  
Radio/Television



# Options B & D - Milton Hall Rehab + New Student Gateway

## Design Overview

This design option provides a central plaza that includes a large garden pavilion and cafe that will activate the space. The pavilion creates a backdrop at a key campus arrival point and serves as an orientation feature for visitors entering McFie Circle. The central plaza provides flexible seating and a dry-deck water feature. A bermed event lawn adjacent to the Garden Pavilion will be oriented toward a stage for performances and a smaller plaza located south of the pavilion provides a shaded area for people to gather and dine. Movable furnishings will provide flexibility throughout so visitors can choose how and where to occupy the space. The landscape treatment is primarily envisioned as lawn and shade trees, with occasional planting areas that mimic the popular Desert Garden north of Milton Hall.



### Legend

1. Seating Terrace with Movable Furniture
2. Entrance Plaza
3. Central Plaza: Dry Deck Fountain and Plaza with Umbrellas, Tables and Chairs
4. Sculpture
5. Bleacher Stairs with Lower Plazas
6. West Lawn with Movable Seating
7. Garden Pavilion with Cafe
8. Bermed Event Lawn
9. Crosswalk



# Milton Hall Reuse Proposal

## Existing Programs to be relocated

The Milton Hall Reuse Plan recommends several existing departments in Milton Hall relocate across campus. These include the following:

- KRWG Radio & Television
- Journalism & Media Studies
- Creative Media Institute
- Aggie Service Center
- CAMP Program
- Digital Learning
- Teaching Academy

## Proposed Incoming Programs

The plan also recommends various student-facing services and programs move into Milton based on the proposed options to create a central Student Success and Enrollment Management Center. These include the following:

- Admissions
- Academic Advising
- University Financial Aid
- Accounts Receivable
- Student Records

## Reprogramming Considerations

In the four design options presented in the Milton Hall Reuse Plan, existing programs are recommended for either relocation outside of Milton or expansion within Milton. The key programming changes unique to each proposed reuse option listed below includes adding the Student Success and Enrollment Management, adding a new Student Gateway (Welcome Center) or adding an Academic Advising Center.

### • Option A

This option includes the Student Gateway (Welcome Center) within the old ballroom of Milton Hall. The largest part of the lower level will be dedicated to new facilities for the Digital Learning and the Teaching Academy, with primary access from Milton's south entry. These two programs share some resources and both serve NMSU faculty in person. It makes sense for them to be co-located in Milton Hall at the center of campus.

### • Option B

Option 'B' proposes that the new Student Gateway is constructed as a separate structure in an even more prominent nearby location at the center of McFie Circle, activating that new campus landscape. The Academic Advising Center which has close functional ties to other student-facing services, would then occupy Milton Hall's old ballroom, reconfigured as a reception area and private offices. As proposed in Option 'A,' the largest part of the lower level will be dedicated to new facilities for the Digital Learning and the Teaching Academy, with primary access from Milton's south entry.

### • Option C

This option proposes the same upper level programming as Option 'A' with the Student Gateway/Welcome Center inside the upper level of Milton Hall. The lower level will be dedicated to space for the Academic Advising Center and renovated shared space for Teaching Academy & Digital Learning (NMSUO).

### • Option D

As proposed in Option 'B,' the new Student Gateway is constructed as a separate structure in an even more prominent nearby location at the center of McFie Circle. Similarly, the Academic Advising Center would occupy the ballroom. This option proposes the Creative Media Institute stay in Milton in reworked spaces on the upper and lower levels with a minor reworking of the upper level plan to allow CMI's recently renovated interior spaces to remain. With CMI remaining in Milton Hall, the Aggie Service Center and CAMP program are recommended to relocate in this option in order to accommodate programming overflow from the upper level Student Success and Enrollment Management. The Aggie Service Center and the CAMP Program do not have a connection to other proposed uses currently in Milton, but they do benefit from a visible central campus location.

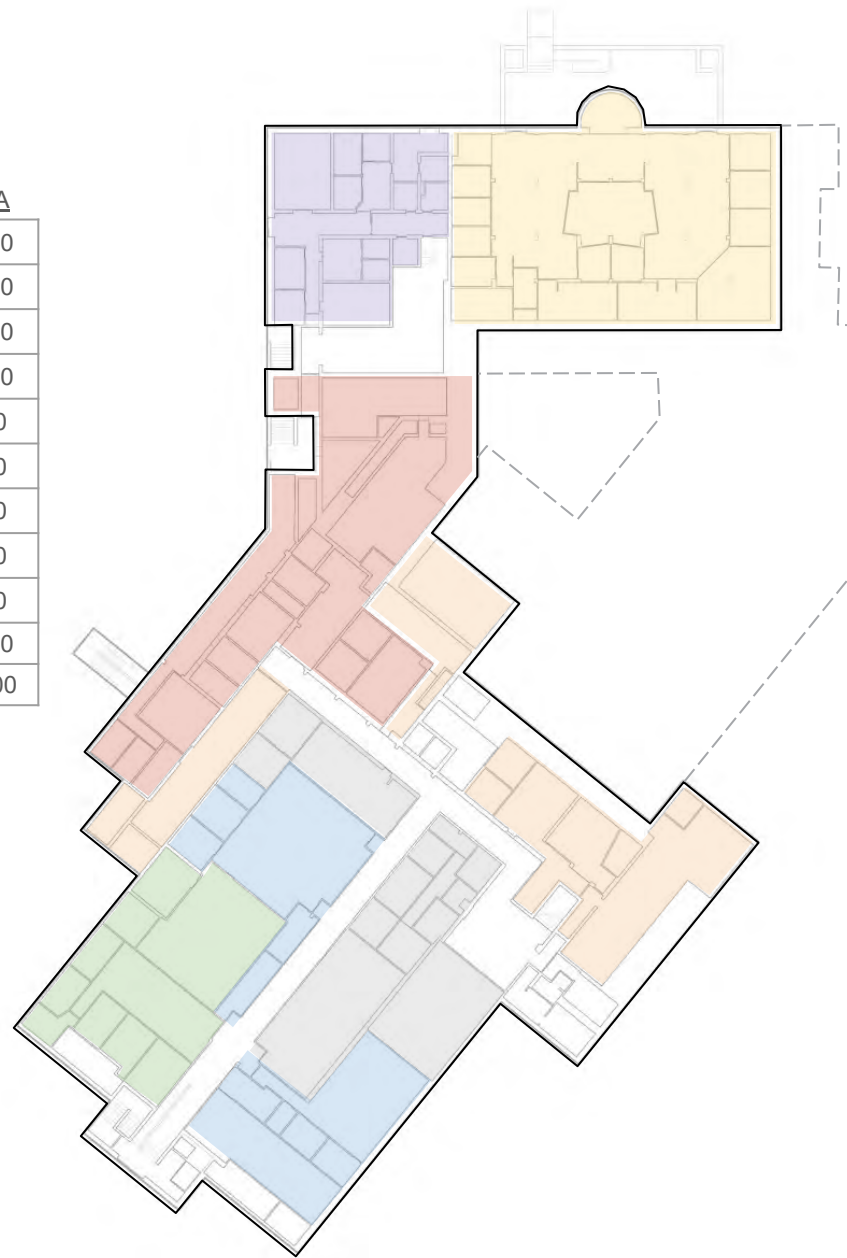
In all of these options, square footage previously dedicated to most of these departments can be reduced by hot desking and augmented by new shared amenities (flexible work areas and meeting rooms).

PROPOSED PROGRAM

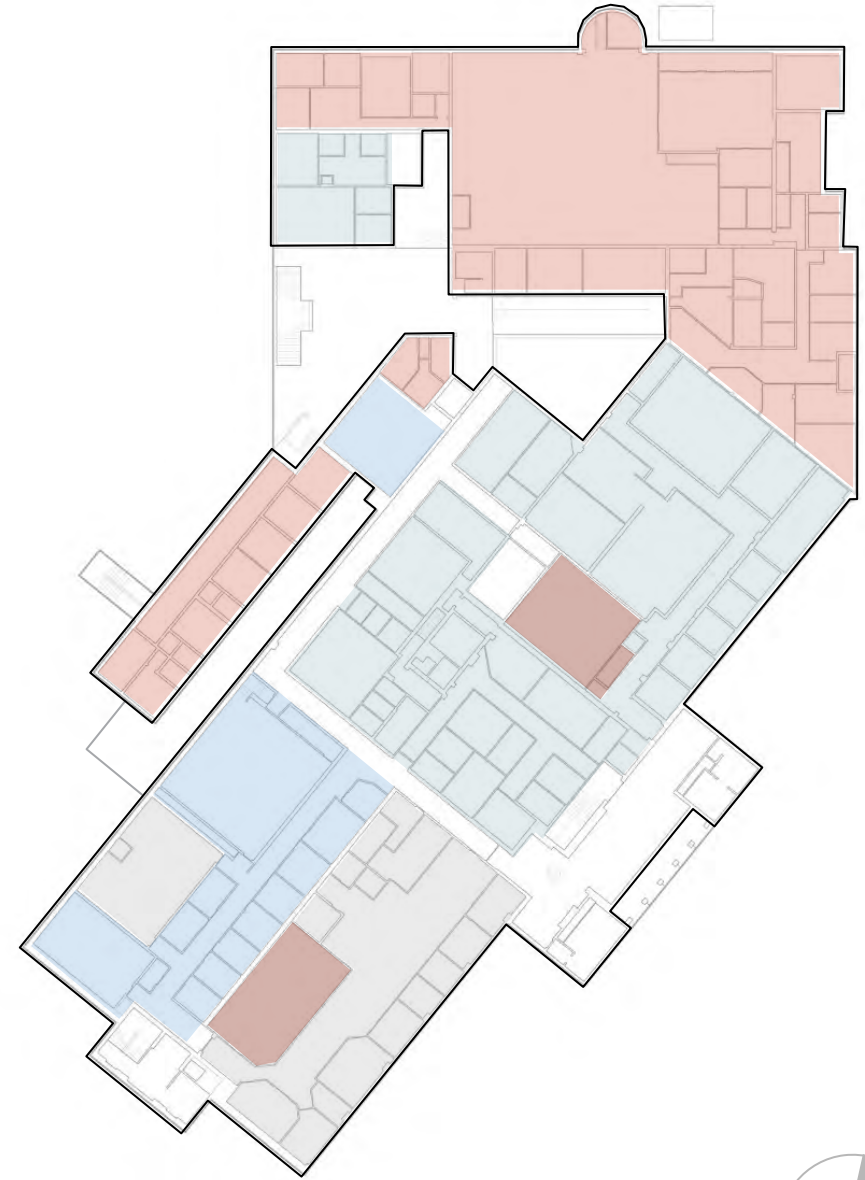
Existing Uses - Milton Hall

LEGEND

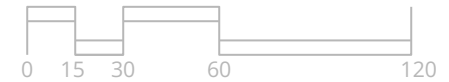
PROGRAM	AREA
KRWG Radio /Television	22,250
Creative Media Institute	10,250
Journalism & Media Studies	13,750
Digital Learning	10,050
CAMP Program	3,250
Aggie Service Center	6,750
Teaching Academy	3,500
College of Arts & Sciences	2,000
ICT & Campus Server	5,250
TOTAL NET AREA	77.050
TOTAL GROSS AREA	92,500



LOWER LEVEL



UPPER LEVEL

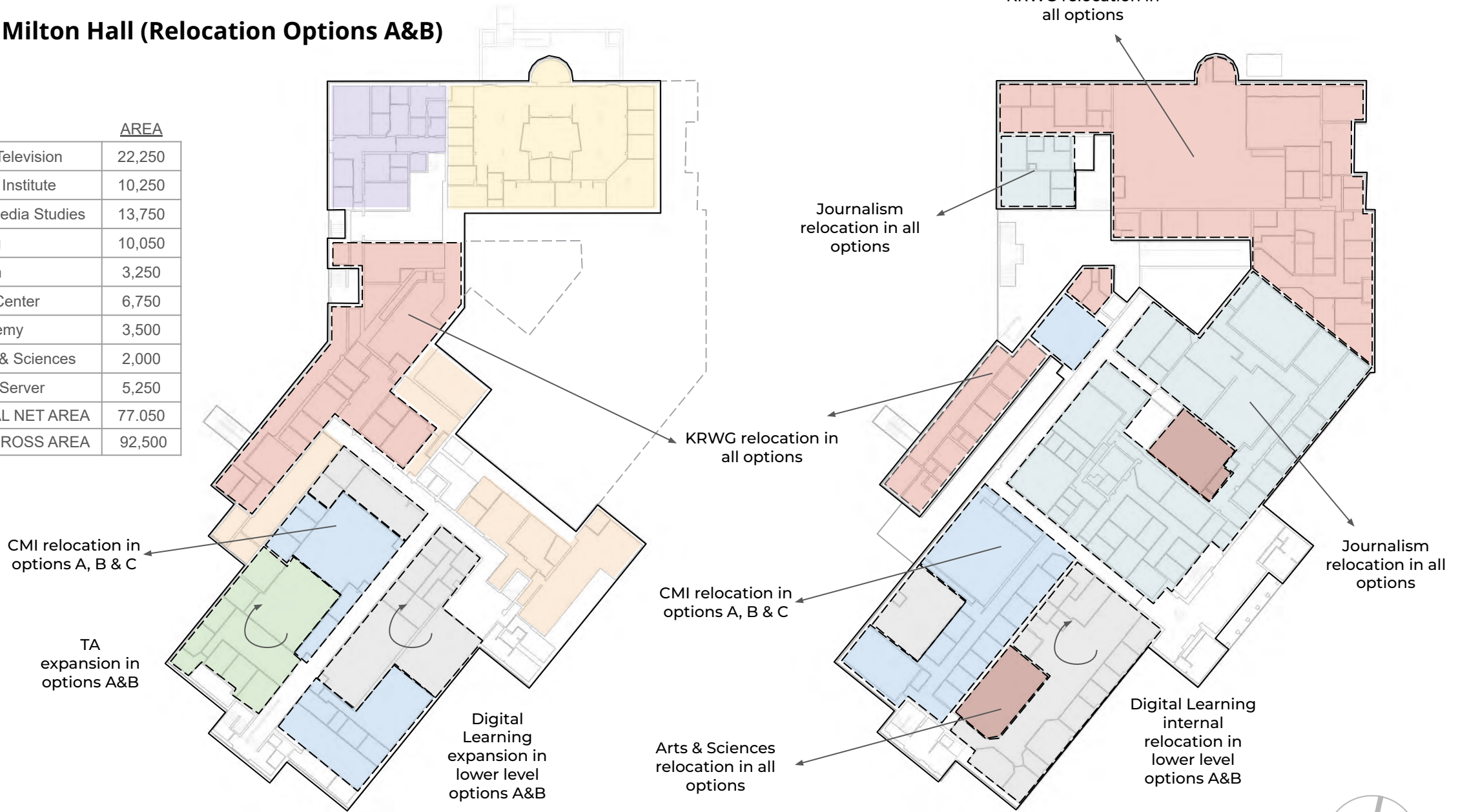


PROPOSED PROGRAM

Existing Uses - Milton Hall (Relocation Options A&B)

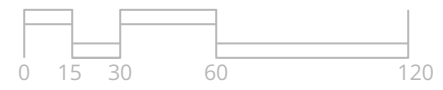
LEGEND

PROGRAM	AREA
KRWG Radio /Television	22,250
Creative Media Institute	10,250
Journalism & Media Studies	13,750
Digital Learning	10,050
CAMP Program	3,250
Aggie Service Center	6,750
Teaching Academy	3,500
College of Arts & Sciences	2,000
ICT & Campus Server	5,250
<b>TOTAL NET AREA</b>	<b>77,050</b>
<b>TOTAL GROSS AREA</b>	<b>92,500</b>



LOWER LEVEL

UPPER LEVEL



PROPOSED PROGRAM

**Proposed Uses - Milton Hall Option 'B'**

NMSU Student Gateway located in new building  
Academic Advising Center located on upper level

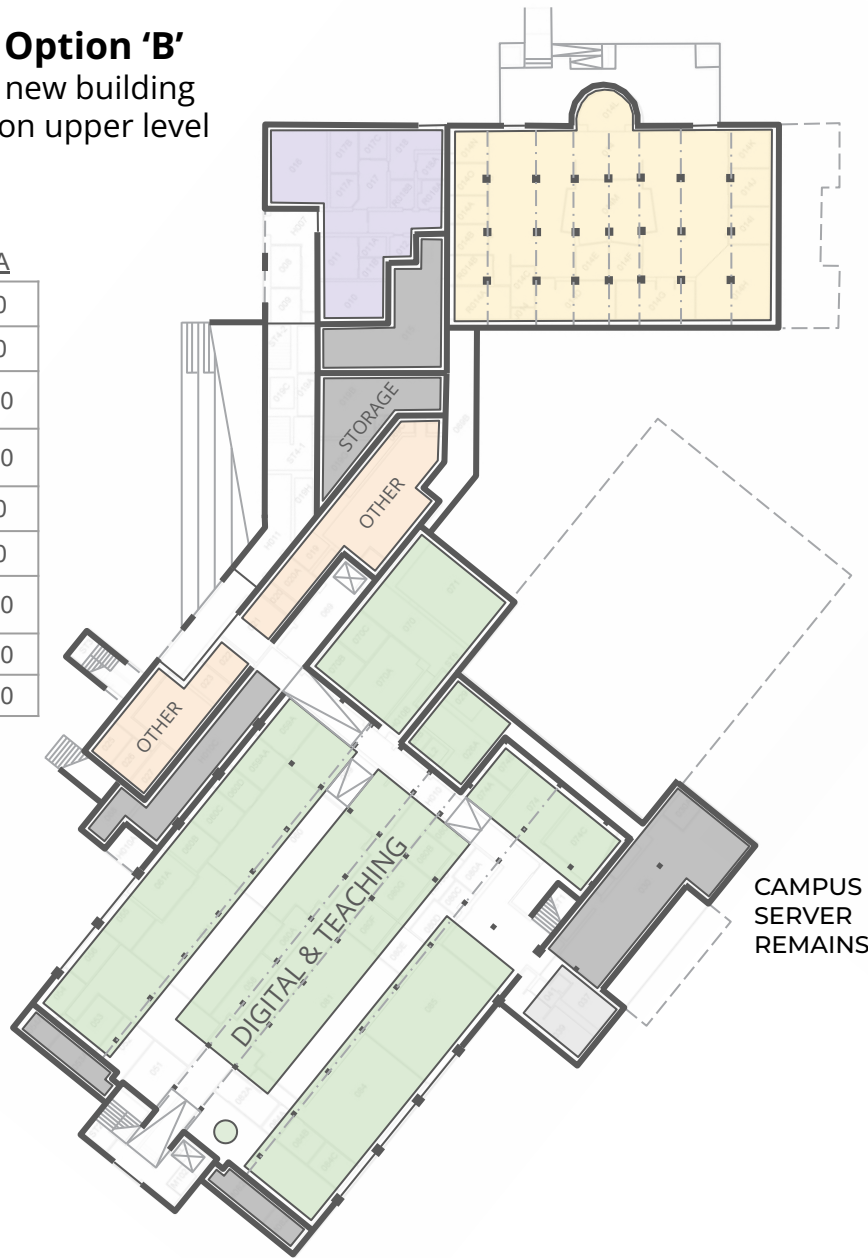
LEGEND

PROGRAM	AREA
Academic Advising Center	6,250
Cafe or Market	1,250
Student Success & Enrollment Management	25,250
Digital Learning & Teaching Academy	14,750
CAMP Program	3,250
Aggie Service Center	6,750
Other (Mechanical, Restrooms, Corridors, etc.)	26,250
TOTAL NET AREA	83,250
TOTAL GROSS AREA	92,500

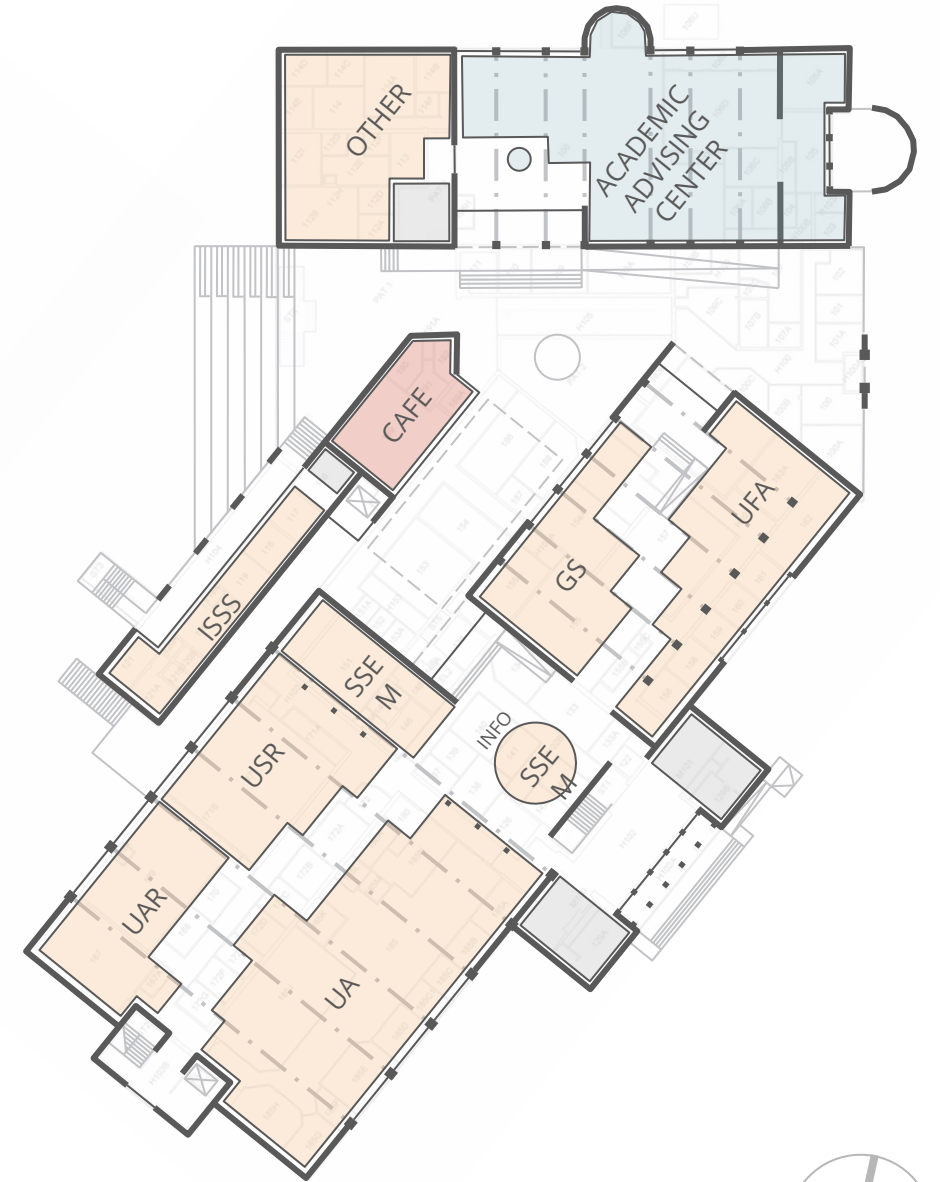
Academic Advising in upper  
11,250 NET SF current Garcia  
6,250 NET SF in OPT B  
-5,000 nsf loss

Digital & Teaching in lower  
3,500 NET SF current Milton  
10,050 NET SF current Milton  
14,750 NET SF in OPT B  
+1,200 nsf gain

LOWER LEVEL



UPPER LEVEL



# Creative Campus New Construction and New Gateway at Campus Core

## 2. Admissions and Enrollment Management Center

**Option B is the Preferred Option**

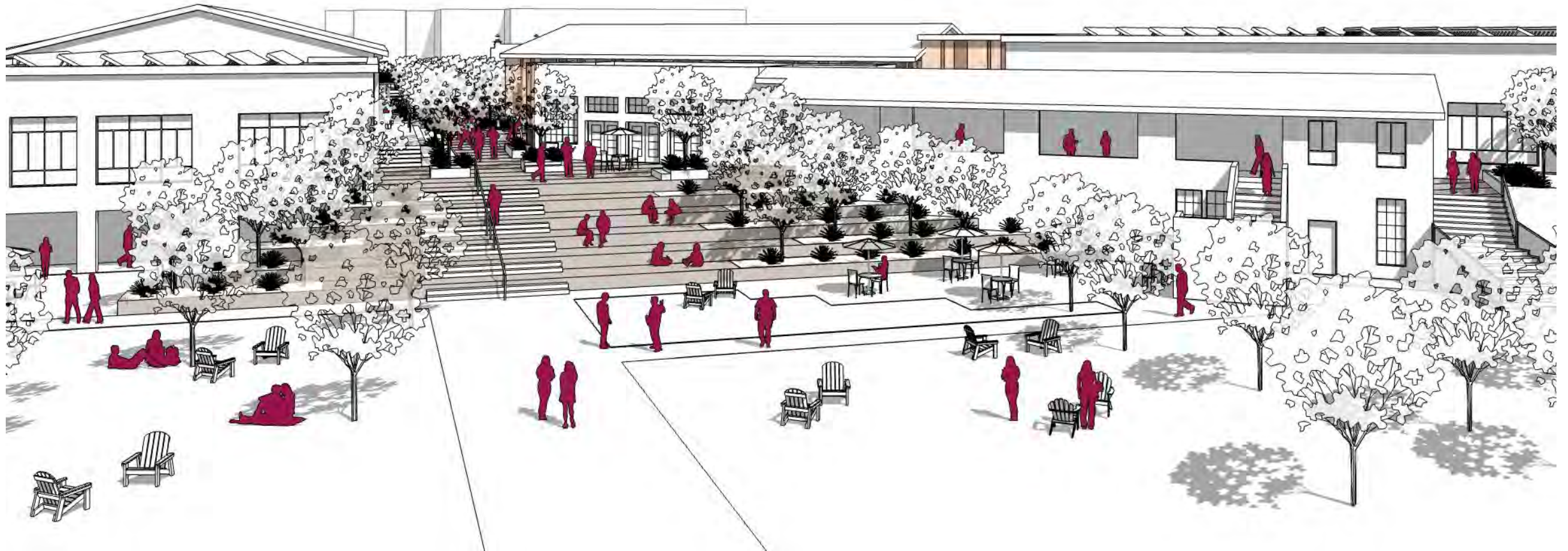


# Proposed Renderings



AERIAL VIEW OF MILTON HALL COURTYARD

# Proposed Renderings



VIEW OF MILTON HALL GRAND STAIR FROM WEST LAWN

## Proposed Renderings



VIEW OF STUDENT SUCCESS ENTRANCE AND EAST-WEST CORRIDOR OF MILTON HALL COURTYARD



## Proposed Renderings



VIEW OF EAST-WEST CORRIDOR THROUGH MILTON HALL COURTYARD AND PROPOSED CAFÉ BEYOND

## Proposed Renderings



VIEW OF PROPOSED SHADE STRUCTURE IN MILTON HALL COURTYARD

## Existing Uses

EXISTING USES					MILTON			NOTES			
					Lower	Upper	Total				
		KRWG Television & Radio			6,500	15,750	22,250				Relocate
		Journalism & Media Studies			0	13,750	13,750				Relocate
		Creative Media Institute			4,500	5,750	10,250				Relocate
		College of Arts & Sciences			0	2,000	2,000				Relocate
		Digital Learning			4,500	6,000	10,500				
		Teaching Academy			3,500	0	3,500				
		CAMP Program			3,250	0	3,250				
		Aggie Service Center			6,750	0	6,750				
		ICT and Campus Server			5,250	0	5,250				Relocate
		Other (corridors, restrooms, mech, etc.)			7,500	7,500	15,000				
		<b>Total (GSF)</b>			<b>41,750</b>	<b>50,750</b>	<b>92,500</b>				

POTENTIAL ADJACENT PROJECT

# STUDENT GATEWAY CENTER

As mentioned in the Executive Summary, AOS Architects completed an earlier study in February 2021 for a new NMSU Welcome Center, referred to in this study as the Student gateway. That feasibility study identified a clear vision, building program, site location, and cost estimates for an all-new facility that would orient prospective students to the campus, providing a physical starting point for their relationship with NMSU and a meaningful introduction to the academic and social experience of attending the university.

The current study explores how that program might be incorporated into Milton Hall (see Options A & C on earlier pages) or how the space in Milton might accommodate additional program should the Student Gateway be constructed (Options B & D on earlier pages).

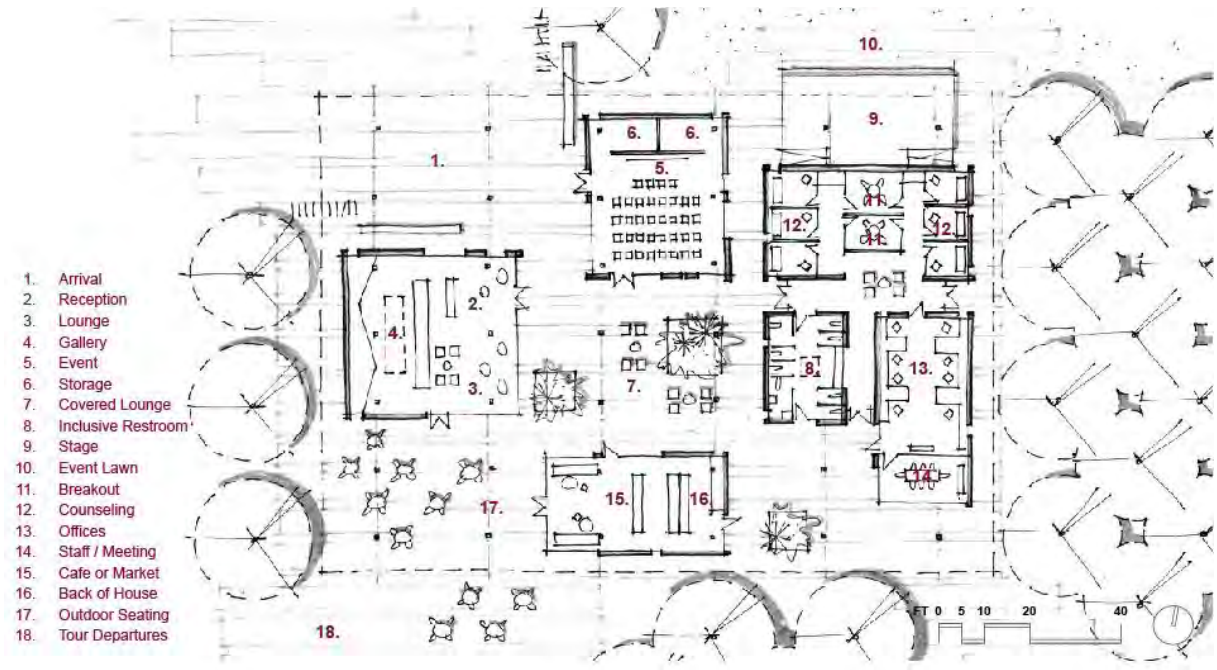
The images on this and the following page are included here to facilitate an understanding of what the new Student Gateway would accommodate if constructed as a new building within McFie Circle. See the full February 2021 study for more information. Costs for this building and McFie Circle are included as appropriate in this current study.



CAFE FROM SOUTH



CONCEPTUAL SITE PLAN

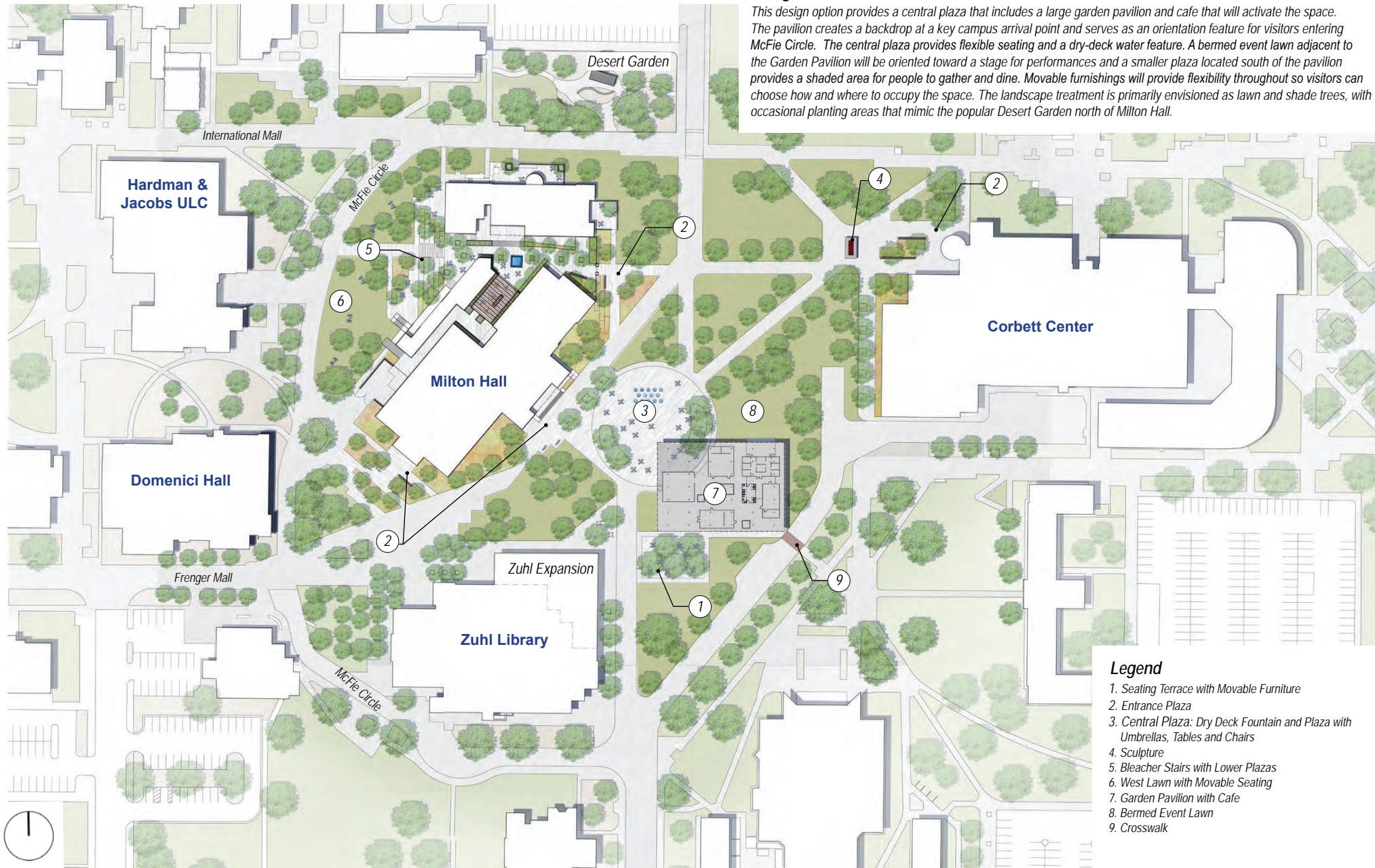


FLOOR PLAN

# Option B

## Design Overview

This design option provides a central plaza that includes a large garden pavilion and cafe that will activate the space. The pavilion creates a backdrop at a key campus arrival point and serves as an orientation feature for visitors entering McFie Circle. The central plaza provides flexible seating and a dry-deck water feature. A bermed event lawn adjacent to the Garden Pavilion will be oriented toward a stage for performances and a smaller plaza located south of the pavilion provides a shaded area for people to gather and dine. Movable furnishings will provide flexibility throughout so visitors can choose how and where to occupy the space. The landscape treatment is primarily envisioned as lawn and shade trees, with occasional planting areas that mimic the popular Desert Garden north of Milton Hall.



### Legend

1. Seating Terrace with Movable Furniture
2. Entrance Plaza
3. Central Plaza: Dry Deck Fountain and Plaza with Umbrellas, Tables and Chairs
4. Sculpture
5. Bleacher Stairs with Lower Plazas
6. West Lawn with Movable Seating
7. Garden Pavilion with Cafe
8. Bermed Event Lawn
9. Crosswalk

# Creative Campus New Construction and New Gateway at Campus Core

## 3. KRWG Building at Arrowhead Park



## Goals

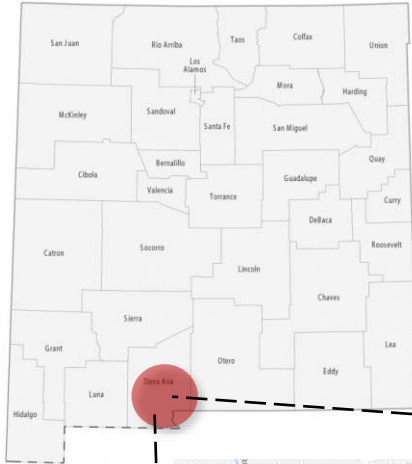
# Creative Campus KRWG TV/Radio Station & AggieVision

- Provide a replacement state-of-the-art broadcast facility for efficient production, editing, and transmission of local and national radio, television, and multi-media content.
- Provide a specialty campus at Arrowhead Park centered around Creative Media curriculum and aimed at increasing industry partnerships, collaboration, and efficient use of educational resources.
- Milton Hall is not an appropriate building for KRWG scope per NMSU/AOS feasibility study (2022).
- Vacate Milton Hall to allow for revitalization and reuse by appropriate University departments without specialized technical space requirements.

# Facts

## Site

- Arrowhead Park



**Film Street  
Creative Campus**



# Facts

# Existing KRWG

- Milton Hall



Radio Studio

021



News Studio A

106



Production Control

107



RF Shop

105A



Student News Room

112B



Master Control

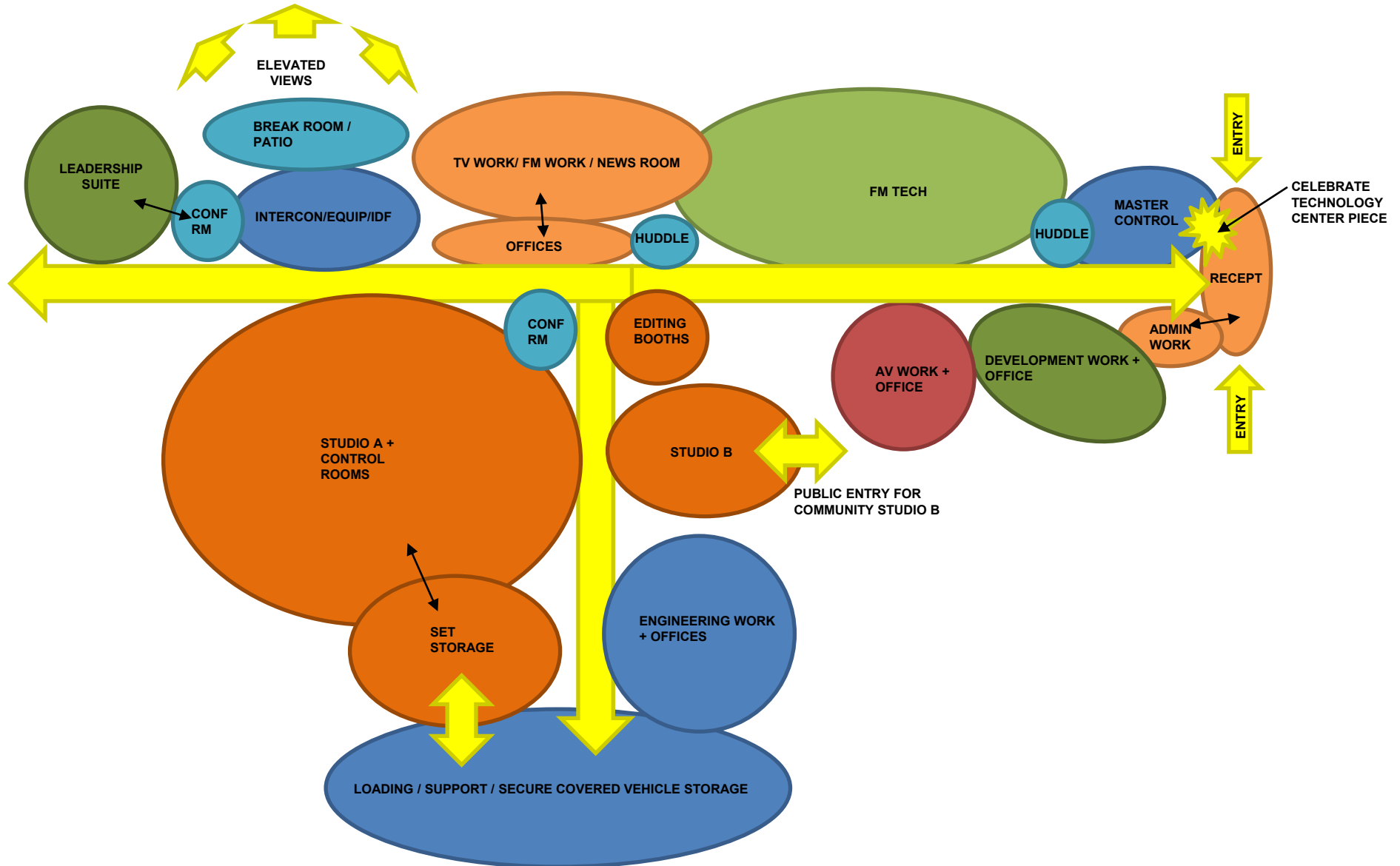
109



Equipment Room

109A

# Program Relationship Diagram

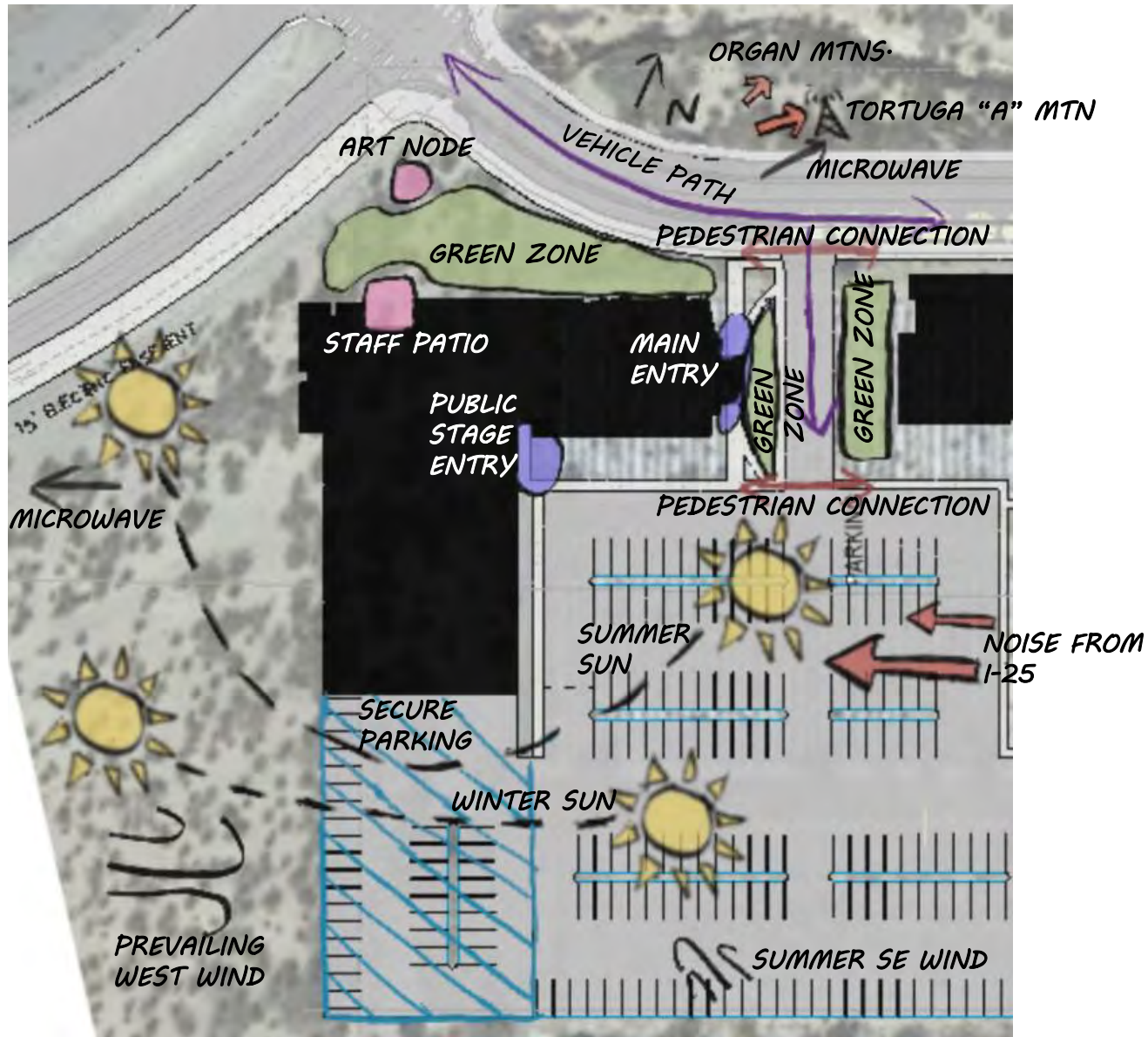


# Test to Fit Diagram



**KRWG TEST-FIT R5**  
**06 JANUARY 2023**  
**SCALE: 1"=20'-0"**  
**25,290 SF**

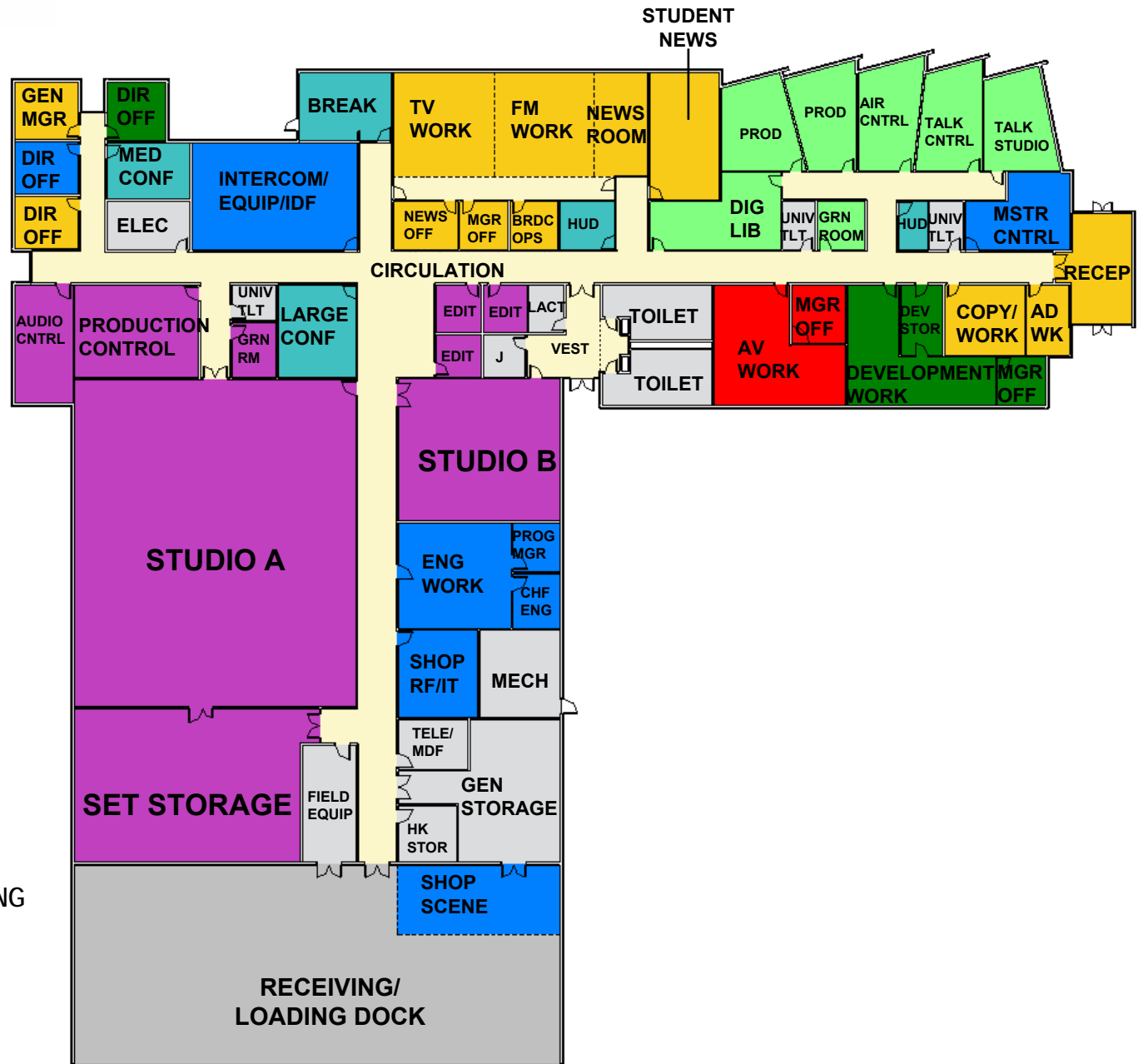
# Site Analysis





# Concept Plan

25,290 sf



# Construction Narrative Summary

## Envelope:

### Structure:

Slab on grade concrete  
 Vibration isolation slabs with resilient acoustic pads  
 Steel frame construction  
 Tube steel broadcast tower (Line of sight microwave)  
 Light gauge bar joists and girders for roof structure

### Walls:

Steel framing  
 Gypsum sheathing  
 Continuous insulation  
 EIFS / ACM / Stone wall cladding  
 Aluminum Storefront glazing  
 Plywood fire rated sheathing at parapets

### Roof:

Lightweight Insulating Concrete with EPS insulation  
 TPO Single-ply roof membrane

## Interior Environment:

### Flooring:

Sealed Concrete  
 Resilient plank  
 Commercial carpet tile  
 Resilient base  
 Ceramic tile and base

## Interior Environment (cont.):

### Walls:

Light Gauge Steel Framing  
 5/8" Gypsum  
 Hat channels on resilient clips for acoustic walls  
 Acoustic blankets  
 Wood nailers  
 Aluminum storefront  
 Ceramic tile

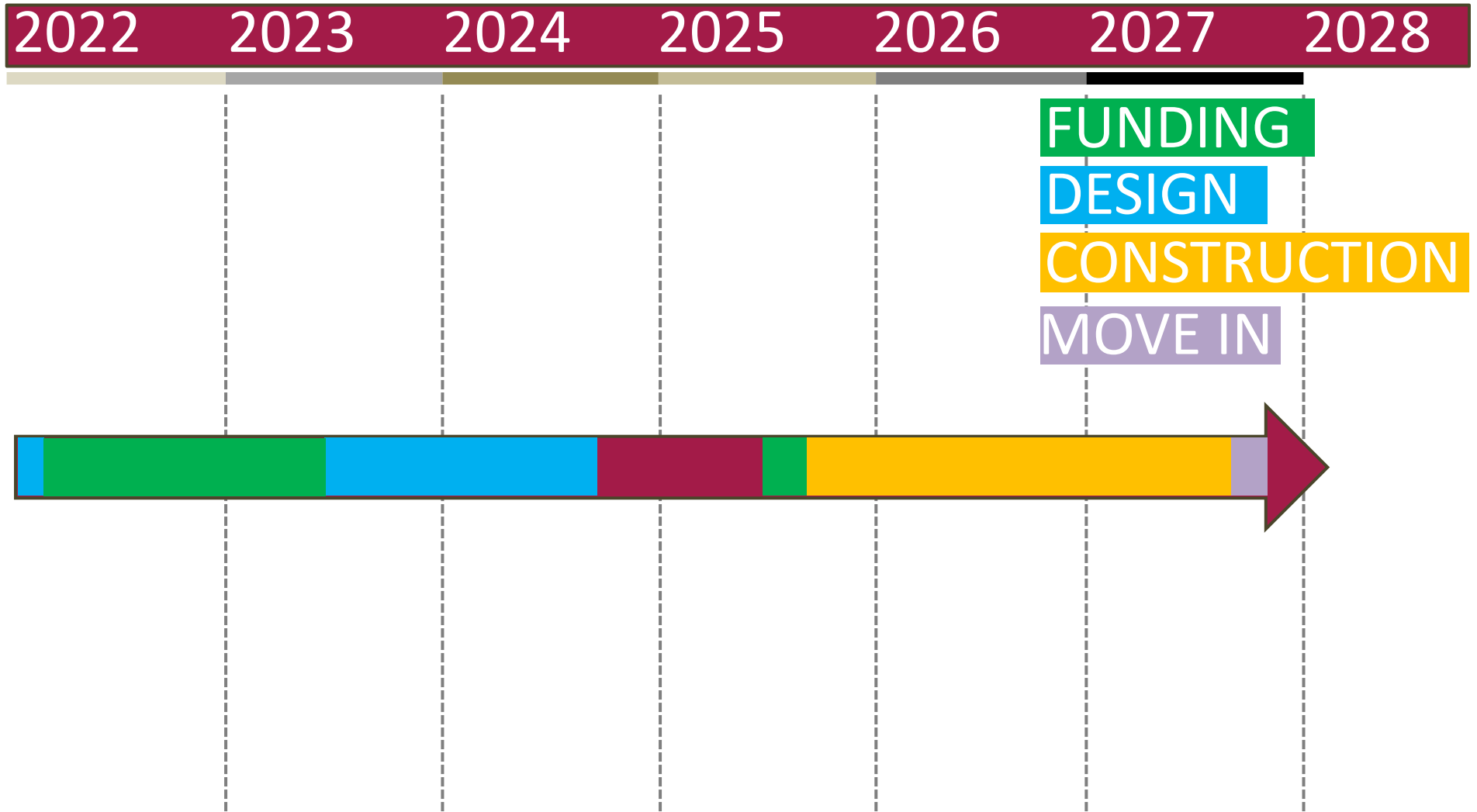
### Doors:

Hollow metal  
 Aluminum storefront medium stile  
 Specialty acoustic elephant and personnel doors  
 Overhead coiling door

### Ceilings:

Exposed structure / MEP (painted)  
 Acoustic Ceiling Panels and metal grid  
 5/8" Gypsum  
 Acoustic blankets  
 Sound / vibration isolation ceiling  
 4'x4' Lighting pipe grid

# Project Schedule



Notes:

*This schedule is based on the time periods dependent on General Obligation Bond public vote and funding sales. This schedule is best case – Unknowns are able to be resolved without schedule impact.*

*Unknowns include: CMaR Procurement, Site Verification, Material Availability, Cost Fluctuations, Donor Funding, GO Bond Pass*



**\$24.2M (Project Cost)**  
**\$781.49/SF (Building Cost)**

**Budget Area: 25,290 GSF**

- Includes NMGRT
- Solar photovoltaic system required to meet LEED-Silver (not in Cost Plan)
- LABS21 may be used in lieu of LEED to document sustainability performance
- CMaR to be selected prior to completion of Schematic Design

# Conceptual Design



## Site Plan

# Conceptual Design



Perspective from Arrowhead Drive

# Conceptual Design



Perspective from the NE  
Pedestrian Entry and FM Technical

# Conceptual Design



Perspective from Film Street  
Entry Elevation

# Conceptual Design



Perspective from the SE  
Main Entry and Parking

# Conceptual Design



Perspective from the SW  
Loading / Secure Covered Parking




# **Creative Campus New Construction and New Gateway at Campus Core Migration Plan**

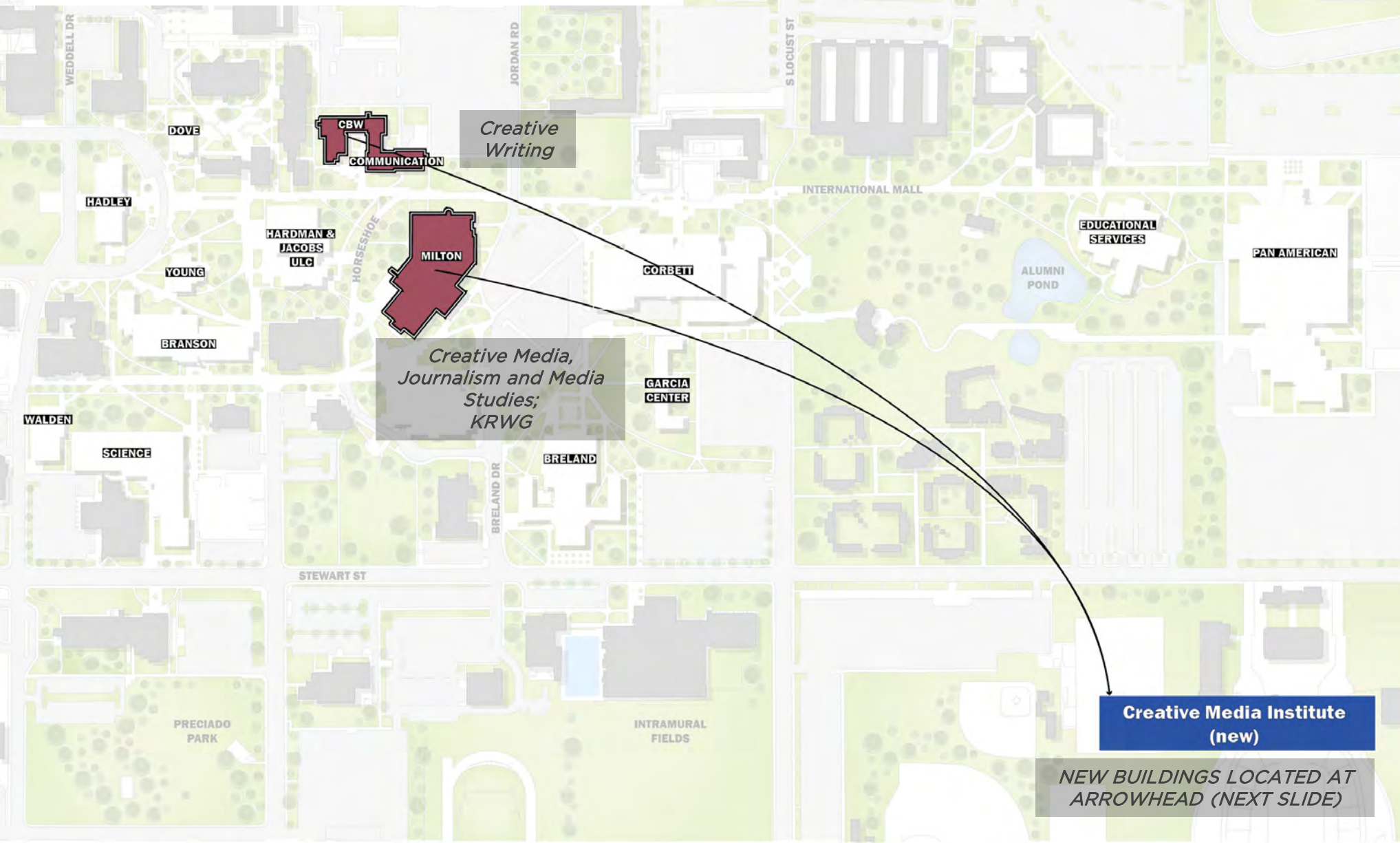
- 1. Creative Media Institute Building at Arrowhead Park**
- 2. Admissions and Enrollment Management Center**
- 3. KRWG Building at Arrowhead Park**





# Creative Media Institute Relocations

-  Impacted Buildings
-  New Construction
-  Relocation





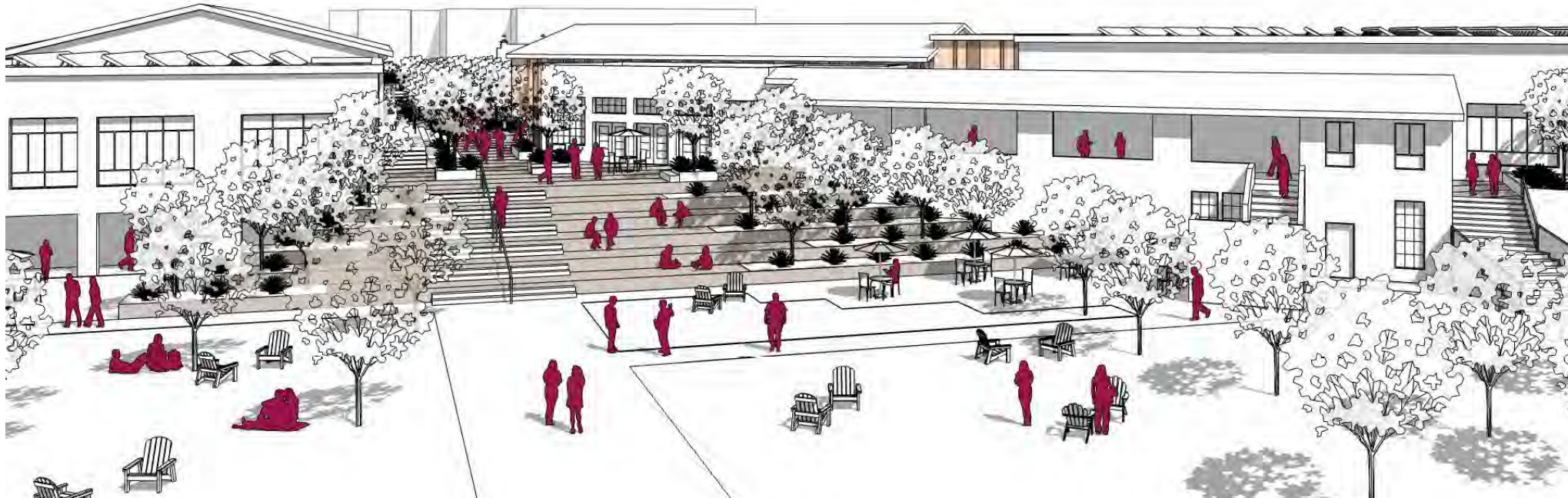
# Milton Hall Renovation



VIEW OF EAST-WEST  
CORRIDOR THROUGH  
MILTON HALL  
COURTYARD AND  
PROPOSED CAFÉ  
BEYOND



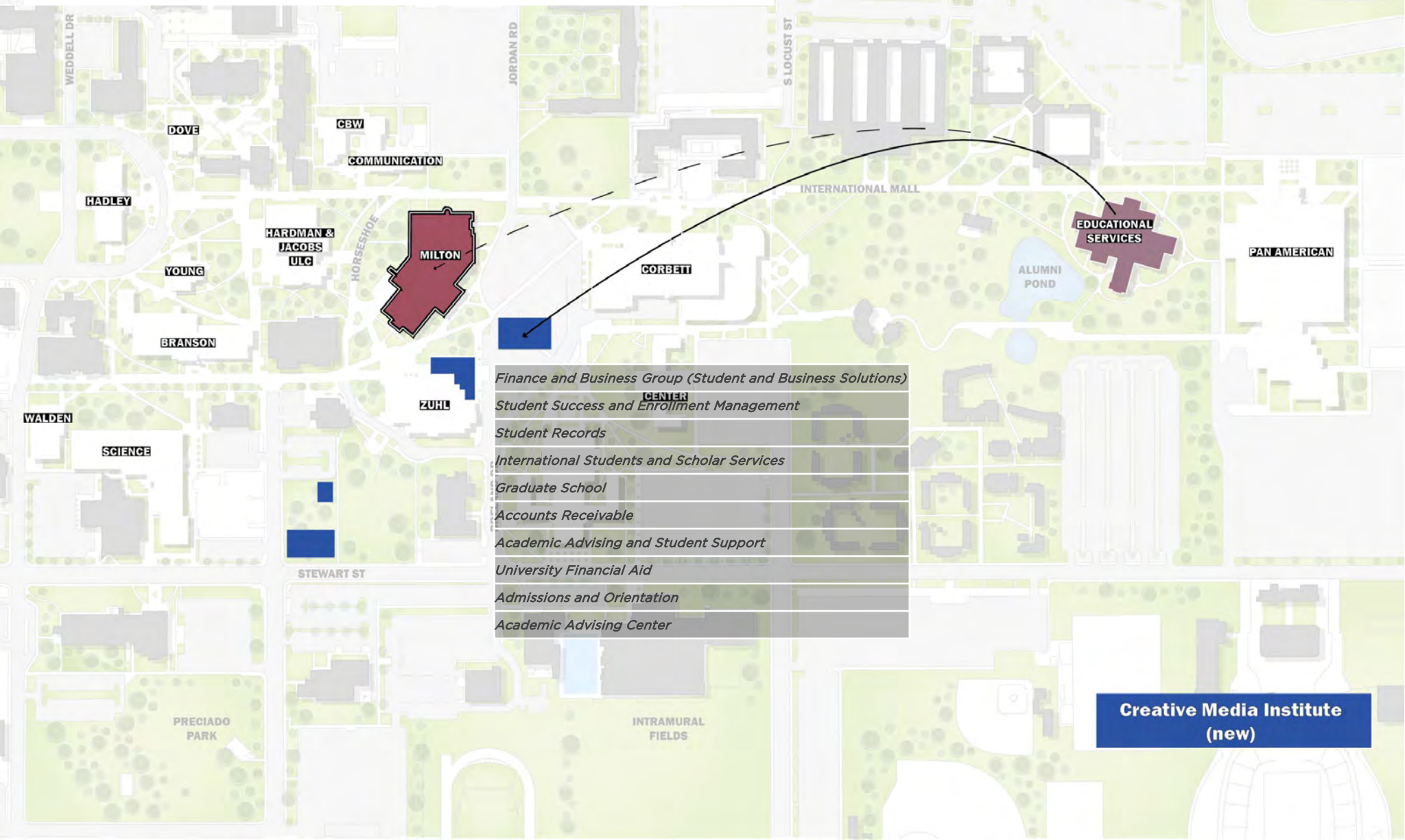
AERIAL VIEW OF  
MILTON HALL  
COURTYARD



VIEW OF MILTON  
HALL GRAND STAIR  
FROM WEST LAWN

# Education Services Building Relocations

- Impacted Buildings
- New Construction
- Preferred
- Secondary Option



*Finance and Business Group (Student and Business Solutions)*

*Student Success and Enrollment Management*

*Student Records*

*International Students and Scholar Services*

*Graduate School*

*Accounts Receivable*

*Academic Advising and Student Support*

*University Financial Aid*

*Admissions and Orientation*

*Academic Advising Center*

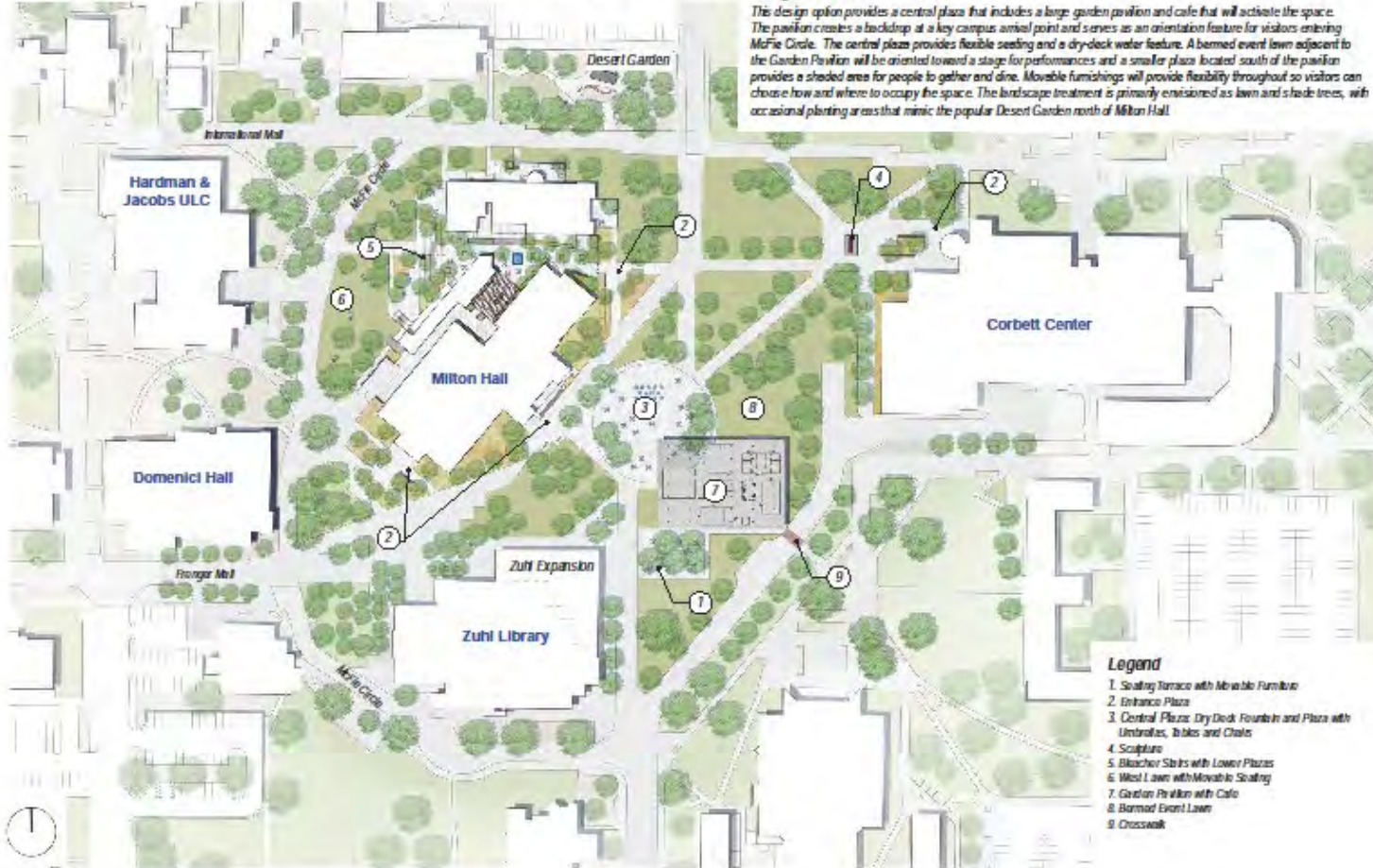
**Creative Media Institute  
(new)**



## Options B & D - Milton Hall Rehab + New Student Gateway

### Design Overview

This design option provides a central plaza that includes a large garden pavilion and cafe that will activate the space. The pavilion creates a backdrop at a key campus arrival point and serves as an orientation feature for visitors entering McFie Circle. The central plaza provides flexible seating and a dry-deck water feature. A bermed event lawn adjacent to the Garden Pavilion will be oriented toward a stage for performances and a smaller plaza located south of the pavilion provides a shaded area for people to gather and dine. Movable furnishings will provide flexibility throughout so visitors can choose how and where to occupy the space. The landscape treatment is primarily envisioned as lawn and shade trees, with occasional planting areas that mimic the popular Desert Garden north of Milton Hall.



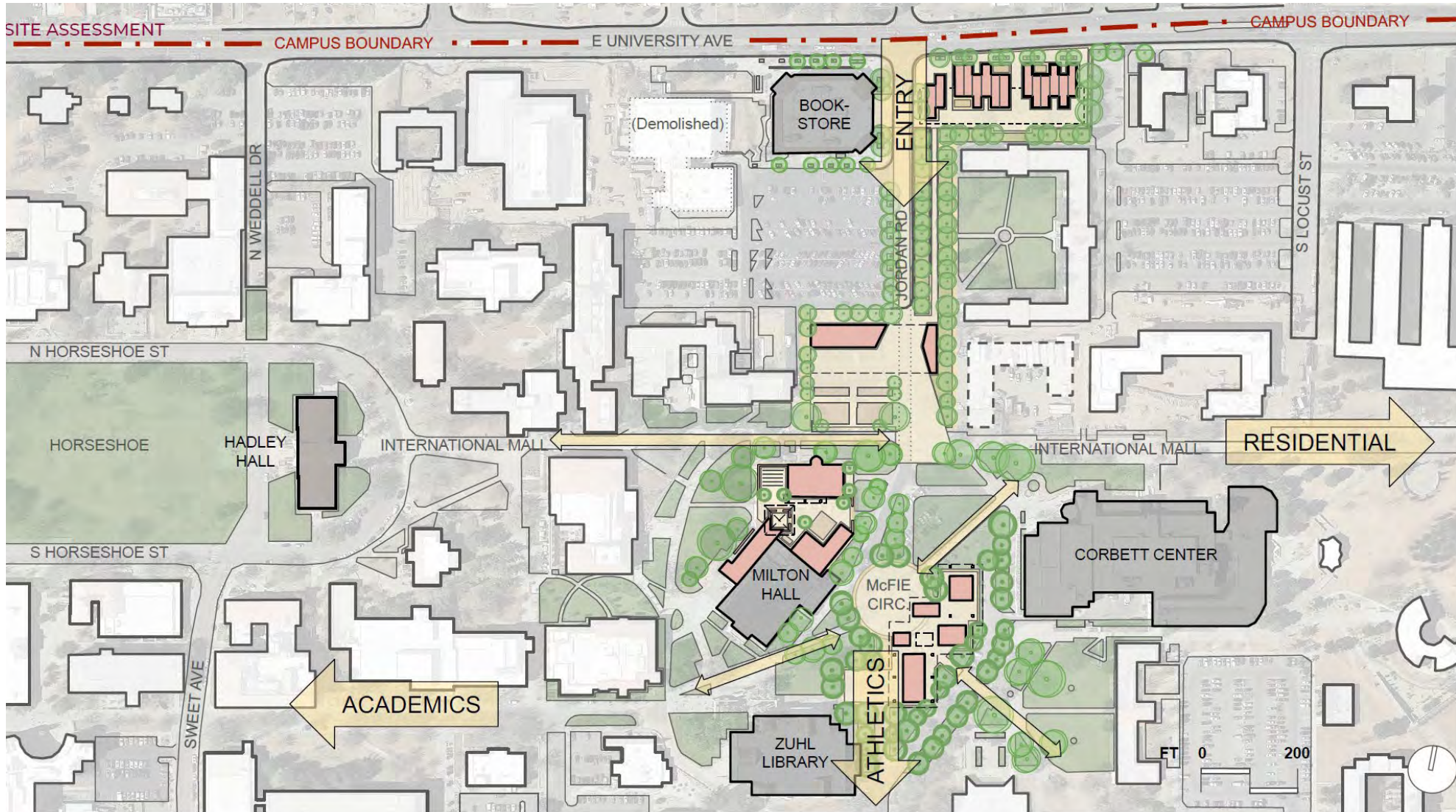
### Legend

1. Seating Terrace with Movable Furniture
2. Entrance Plaza
3. Central Plaza: Dry Deck Fountain and Plaza with Umbrellas, Tables and Chairs
4. Sculpture
5. Bleacher Seats with Lower Plazas
6. West Lawn with Movable Seating
7. Garden Pavilion with Cafe
8. Bermed Event Lawn
9. Crosswalk

## Campus Center at Jordan Road Entry and McFie Circle Plaza

# Student Gateway (Welcome Center)

## One-stop-shop for students, visitors and families



**COMBINED SITES**

*If developed as proposed, all four sites could work together and with the landscape to formalize campus entry, arrival, and welcome to an open and pedestrian-friendly campus center.*



# Capital Request State's Process

## Supplemental Information





# State's Process

## Annual Capital Outlay Funding Request

### Introduction

Much of the state's capital outlay is funded through three sources: general obligation bonds, severance tax bonds, and nonrecurring general fund revenue. Amounts vary from year to year depending on the economy.

## 2023 NM HED Summer Hearings Submittal

### Funding Source

General Obligation Bond (GOB) – are repaid through property taxes and must be approved through a general election. As a result, that money is only available in even-numbered years. General obligation bonds typically support projects for higher education, senior citizens, public schools, and libraries.

### Submission Process (Due June 1<sup>st</sup> each year)

The review criteria is applied to all capital construction and capital renewal requests. Each capital project request will be evaluated by the NMHED Capital Outlay Committee per the Capital Outlay Evaluation Criteria as to the level of applicability and ranked.



# State's Process

## Annual Capital Outlay Funding Match

### Statutory Authority

**New Mexico Administrative Code (NMAC) Section: 5.3.9.8 Review Criteria, Required Local Match:**

- For **two-year institutions**, HED requires local match in the amount of **25 percent of the total cost** for each project. HED may waive or reduce the 25 percent matching requirement if the institution is not authorized to issue local general obligation bonds, is at maximum bonding capacity, or has already contributed from local sources at least 25 percent of all construction costs, including the cost of the proposed project.
- No such requirement in NMAC for the **four-year institutions**, historically over the past 8 years (4 GOB cycles) in reviewing capital project requests, **HED has reduced the recommendation by 10 percent in absence of matching contribution** by the institution. NMSU has missed out on approximately \$33.7 million in project funds from the 10 percent match and state appropriations being reduced by the same percentage. **The shortfall on each large GOB project is typically 20 percent.**
- The commitment for the match must be included in the NMHED Summer Hearings for the June 1<sup>st</sup> deadline, and **part of the planning and board approval by February 1<sup>st</sup>** for NMSU internal reviews.

# Project Evaluation

## Annual Capital Outlay Funding Request

Measures and scoring implemented to assist the NMHED in reviewing and analyzing project funding requests. **Project need, stewardship, and energy and sustainability are the key components** in the NMHED's evaluation process when determining a statewide capital outlay funding plan. The information provided for each measure is crucial in how the project will be **scored and ranked in the statewide capital request**.

### Capital Construction/Capital Renewal Request Requirements

Capital Outlay Funding Recommendation Process reviews for the following:

- Prioritize annual capital outlay to fill funding gaps for existing projects that have received partial funding
- Prioritize annual capital outlay for new projects to those that can be fully funded with capital outlay appropriations
- Utilize a readiness to proceed or project vetting checklist as minimum criteria prior to appropriating funds
- Need, Planning and Readiness, and Funding and Local Investment

# NM Higher Education Department (HED)

source: NMHED Higher Education Capital Outlay Presentation to Council of University Presidents (CUP) on 7/14/22

## RECAP OF CAPITAL OUTLAY FUNDING RECOMMENDATION PROCESS

Capital Outlay Policy Options – LFC Subcommittee, June 2022

- Prioritize 2023 capital outlay to fill funding gaps for existing projects that have received partial funding
- Prioritize 2023 capital outlay for new projects to those that can be fully funded with capital outlay appropriations
- Utilize a readiness to proceed or project vetting checklist as minimum criteria prior to appropriating funds
- Need, Planning and Readiness, and Funding and Local Investment

NMHED Capital Recommendation Process

- NMHED has provided an option for HEI's to submit a project that is underfunded due to increases in labor, material, and construction costs
- The NMHED uses standardized project evaluation measures and a scoring rubric to review and prioritize capital outlay funding recommendations
- The CFRMS serves as the agency's database to house capital funding requests, space inventory, enrollment data, and five-year capital plans for each institution
- The system also utilizes the data provided by the HEI as a tool to provide a cost/benefit analysis and anticipated pay back period for each capital investment

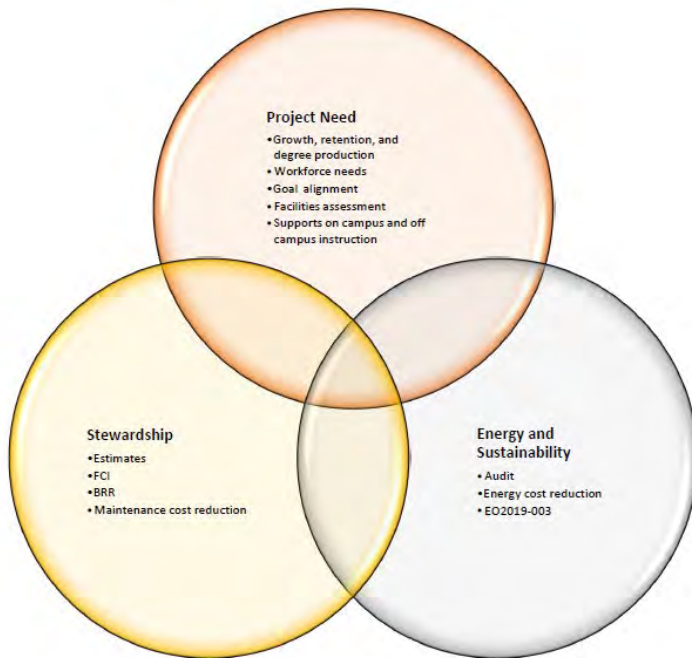


# NM Higher Education Department (HED)

source: NMHED Higher Education Capital Outlay Presentation to Council of University Presidents (CUP) on 7/14/22

## RECAP OF CAPITAL OUTLAY FUNDING RECOMMENDATION PROCESS

### NMHED Project Evaluation Measures



### NMHED Scoring Rubric

		Scoring Criteria
<b>A.</b>		<b>Project Rationale and Need</b>
	A1	Promotion of enrollment growth, retention, and degree production
	A2	Impact on education and workforce needs in local and regional economies
	A3	Alignment with institutional mission and advancement of the institution's strategic plan
	A4	Facilities assessment for determining project need
	A5	Supports on campus and off-campus instruction
<b>B.</b>		<b>Energy and Sustainability</b>
	B1	Energy Assessment or Audit
	B2	Operational Cost Reduction
	B3	Support of Executive Order 2019-003
<b>C.</b>		<b>Stewardship</b>
	C1	Preparation of Project Estimates
	C2	FCI or NAV reduction
	C3	Use of Building Repair and Renewal (BRR)
	C4	Maintenance Costs Reduction
	C5	Health, safety, and security issues (including ADA)





**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # H-7**

- Action Item  
 Consent Item  
 Informational Item

**Presented By:** Sherry Kollmann, PhD  
 Associate Vice Chancellor, Digital Learning

**Agenda Item:**

Goal 5: Building an Online Global Campus

**Requested Action of the Board of Regents:**

Approval of Goal 5 to be added to LEADS 2025.

**Executive Summary:**

NMSU Global will be the online leader in New Mexico, creating an equal opportunity for every person to learn, regardless of their location, with a quality degree program, certification, or micro-credential. Developing the foundation and structure of NMSU Global in collaboration with the NMSU system will provide flexible, affordable, online education across New Mexico and beyond, competing against encroaching Mega Universities to keep more tuition dollars within the state of New Mexico, resulting in financial sustainability to foster continued growth in key strategic areas within the system.

The strategic focus areas within Goal 5 include: Quality Online Education, Operational Capacity & Excellence, Innovative Solutions, and Sustainable Growth.

**References:**

NMSU Global and EID Strategic Goals Presentations – Systemwide (17 presentations)

November 16th	1:00pm – 2:00pm	HEST	CCSU Senate Gallery, Room 304
November 16th	2:30 – 2:30pm	HEST	Zoom
November 21st	2:00 – 3:00pm	Arts & Sciences	CCSU Senate Chambers, Room 302
November 22 <sup>nd</sup>	1:00 – 2:00pm	Facilities & Services	CCSU Senate Chambers, Room 302
November 22 <sup>nd</sup>	2:30 – 3:30pm	Facilities & Services	Zoom

November 28 <sup>th</sup>	2:30 – 3:30pm	NMSU – Alamogordo	NMSU – Alamogordo, SC 360 in Science Center
November 29 <sup>th</sup>	1:00 – 2:00pm	DACC	DACC -Espina Campus, Room 96
November 30 <sup>th</sup>	10:00 – 11:00am	NMSU – Grants	NMSU – Grants, Martinez Hall Theater
December 1 <sup>st</sup>	11:00 – Noon	Engineering	CCSU Senate Gallery, Room 304
December 1 <sup>st</sup>	12:30 – 1:30pm	Engineering	Zoom
December 2 <sup>nd</sup>	9:00 – 10:0am	Student Success	CCSU Senate Gallery, Room 304
December 2 <sup>nd</sup>	10:30 – 11:30am	Student Success	Zoom
December 2 <sup>nd</sup>	2:00 – 3:00pm	ACES	CCSU Senate Gallery, Room 304
December 2 <sup>nd</sup>	3:30 – 4:30pm	ACES	Zoom
December 6 <sup>th</sup>	9:00 – 10:00am	Open Office Hours	Zoom
December 6 <sup>th</sup>	1:00 – 2:00pm	Business Team	CCSU Senate Gallery, Room 304
March 24 <sup>th</sup>	2:30 – 4:30pm	BEST	Garcia Hall

## Goal 5. Build an Online Global Campus

NMSU Global will be the online leader in New Mexico, creating an equal opportunity for every person to learn, regardless of their location, with a quality degree program, certification, or micro-credential. Developing the foundation and structure of the Global Campus in collaboration with the NMSU system will provide flexible, affordable, online education across New Mexico and beyond, competing against encroaching Mega Universities to keep more tuition dollars within the state of New Mexico, resulting in financial sustainability to foster continued growth in key strategic areas within the system.

### Objectives

- 5.1 Provide access to quality higher education programs regardless of location.
- 5.2 Scale enrollment growth across our state and beyond.
- 5.3 Establish an educated workforce throughout New Mexico and beyond.
- 5.4 Produce financial sustainability for NMSU system.

### Strategic Focus Areas

#### Quality Online Education

*Student Success Outcomes.*

**Positive Student Outcomes** through academic advising and mentoring responsiveness focused on high level student engagement from admission to graduation. Student success is measured across a femtor/mentor student development model, with emphasis on intentional student success mentoring through the individual online experience of the adult learner. Caring mentorship brings together cultural knowledge and practical application in diversity, equity, and inclusion, incorporating family/work responsibilities, financial fitness, personal health and wellness, emotional and social development, physical and cognitive development, career pathways, experiential learning, encouragement, and academic persistence to graduation.

1. **Sense of Belonging** through a Personalized Online Student Experience with Online Hi-Touch (OHT) Student-Centered Model.

*Supported indicators or measured performance:*

- Achieve 95% student engagement and participation in OHT programming three times a year (Fall, Spring, Summer) by 2030.
  - Through an IRB approved survey, achieve 85% or above in student satisfaction with NMSU Global and overall satisfaction with the online program by 2025.
2. **Student Persistence and Retention:** Persistence measures the student's ability to advance to the next term. Positive student retention goals achieved will reveal NMSU Global's ability to retain students through graduation through high-impact academic advising, guidance, and



mentoring. Students will be retained through successful course completion, term over term, year over year.

*Supported indicators or measured performance:*

- Through enrollment data reporting, achieve 80% or above in student persistence (term over term or semester or semester) by 2025.
- Through enrollment data reporting, achieve 80% or above in student retention (year over year) by 2025.

3. **Academic Advising / Mentoring / Career Services**

*Supported indicators or measured performance:*

- Through performance reviews, identify advising team members demonstrating consistent leadership performance to accept additional operational responsibilities.
- Through the creation of small teams (PODS), establish a balanced Admissions/Advisor/Mentor/Financial Aid workload that supports wraparound services for students by 2025.
- Administer end of term/semester student advising and mentoring surveys that produce a service satisfaction rate of 90% or above by 2025.
- Develop virtual career exploration opportunities for students and alumni at least once per term and/or six times per year.
- Track employment rate of current and graduating students who secure employment in field of study through sequenced (30-60-90-annual) surveys by 2030.

4. **First Year Experience:** The first-year experience (FYE) refers to the transitional period that students go through when they first start college or university. It is a critical time for students as they adjust to including academics in their daily lives. The FYE is typically designed to support students in making a smooth transition to college and to help them build a strong foundation for academic success.

*Supported indicators or measured performance:*

- Through internal enrollment data, ensure at least 90% of first-year students engage in FYE programming by 2025.
- Increase student persistence by at least 1% every year for the next five years with implementation of FYE student success mentoring, which includes weekly outreach to students.
- In collaboration with the Office of Institutional Effectiveness, evaluate and track course completion rates and identify courses where students are achieving 75% or below by 2025.

## Quality Online Education

### *Faculty Support and Success | Operational Capacity and Excellence*

**Faculty Success** at NMSU Global demonstrates excellence in the delivery of online education. This includes being productive and accountable to students, representation of diversity within the faculty pool, having demonstrated experience in online delivery and relevant practices, being well-supported and compensated, participating regularly in upskilling and other professional development, and sharing best practices with peers throughout the NMSU system.

1. **Faculty workload and productivity:** Keep track of instructors on an individual and departmental basis to identify areas that need additional support. This would include the number of hours faculty spend working with students directly and indirectly during the course. A student load of 25-30 allows for more instructor/student interaction. Creating and staffing new sections when numbers are close to threshold maintains the student: faculty ratio that can enhance student learning.

#### *Supported indicators or measured performance:*

- Through collaboration efforts between academic colleges and instructional design services, develop online courses and programs that meet the needs of stakeholders through the use of data informed program decisions by 2025.
- Provide faculty with the service of having current online courses peer reviewed by Digital Faculty Fellows through 2030.
- Request the completion of the course effectiveness surveys at the end of each online course to measure the effectiveness of the instructional design by 2025. The evaluations will provide growth producing feedback from students on the quality of course content and overall ability to successfully achieve learning outcomes.
- In collaboration with the Office of Institutional Effectiveness and academic departments, maintain awareness of faculty workload, including the number of courses taught and the number of students per course to ensure reasonable workload by 2030.
- Report on term by term, semester by semester, and year by year basis enrollment data per academic program and non-credit courses.
- Establish a communication plan for all stakeholders who serve NMSU Global students by 2025.
- Development of standard recruiting and hiring practices in collaboration with Associate Deans and Department Heads of each academic college for adjuncts, professors of practice, and college track faculty by 2025.

2. **Faculty turnover rate and the number full-time v. part-time faculty:** Create a stable work environment where faculty will want to return by introducing more full-time faculty, visiting-faculty, or professors -of-practice contracts and hiring adjuncts on year-long contracts rather than term by term or semester by semester. Also included in these metrics is the hiring of faculty who represent our students; faculty of color (FOC) and other minoritized faculty groups should be considered in every hire.

#### *Supported indicators or measured performance:*

- Record term over term and year over year data on successful, continuous hires for NMSU Global by 2025.

- In collaboration with academic units, record the data on current faculty teaching contracts that are one-year or permanent within a department by 2025.
- In collaboration with the Office of Institutional Effectiveness, record demographics of faculty, FT and PT by 2025 to ensure alignment with student population.

3. **Faculty compensation:** Build a system of compensation at an agreeable rate for work done to create and teach courses for NMSU Global. This includes paying faculty a developmental stipend to design and build a course with an instructional designer, paying for courses that meet a quality metric after development.

*Supported indicators or measured performance:*

- Increase compensation for development to \$5,000 (\$4,000 for development and \$1,000 for meeting a quality metric) by 2025.

4. **High-impact faculty:** Creating positive conditions that keep talented teaching professionals engaged with our Hispanic-Serving and Minority-Serving Institution (HIS/MSI) mission will be essential to the success of students. This includes providing supportive onboarding processes and ongoing development for faculty to develop and grow in their profession.

*Supported indicators or measured performance:*

- Implement a paid 20-hour onboarding workshop for new adjunct, professor of practice, visiting professors, and college track faculty that will require participation prior to teaching an online course by 2025. The workshop aims to equip new faculty with the necessary skills and knowledge to excel in their roles and contribute to the success of each student.
- Redesign and increase at least three (3) on demand and on-campus professional development resources (provided by Academic Technology, Teaching Academy, and Instructional Design Services) every year for the next two years.

## **Operational Capacity & Excellence**

By achieving **Operational Efficiency** at NMSU Global Campus, we can provide high-quality services and optimize resource usage while ensuring equal access to quality education for all students. We envision a future where operations are streamlined, effective, and agile, but also culturally responsive and equitable. This allows us to respond to changing demands and emerging opportunities to meet the diverse needs of our students. Through continuous improvement and innovation, we aim to achieve operational excellence that empowers us to deliver optimal results for our stakeholders and create sustainable value throughout the NMSU system.

1. **Service Level Agreements.** Establishing service level agreements (SLAs) provides responsibility and accountability for NMSU Global to respond with relevant and reliable information in a professional manner.

*Supported indicators or measured performance:*

- Through the use of revenue sources, NMSU Global will utilize no more than 80% of available resources by 2030.

- Through IRB approval, launch a yearly Inclusive and Agile Time-to-Market Index survey to all stakeholders of NMSU Global. This survey will measure our ability in bringing online programs and services to market while ensuring inclusivity and diversity. It would involve tracking the time required to develop and launch innovative programs that are designed to meet the needs and preferences of diverse communities and stakeholders. This indicator will provide the necessary feedback that will inform us how effect we are in responding to emerging opportunities, while also fostering a culture of inclusivity, diversity, and innovation.
- Through IRB approval, launch a yearly Empathetic Stakeholder Engagement Index survey to all stakeholders of NMSU Global. This predesigned survey will measure NMSU Global' s ability to engage with its stakeholders in an empathetic and respectful manner that values perspectives, needs, and experiences. This KPI enables us to build trust and foster positive relationships with our stakeholders.

### **Innovative Solutions**

*New learning models paired with technology of the future.*

**Technology and Innovation** at NMSU Global means being at the forefront of new technological developments and using them to create new learning models, services, or establishing efficiencies. This includes being open to innovative ideas and being willing to experiment and take measured risks with recent technologies. It also means being able to identify and capitalize on opportunities for innovation. This will allow us to adopt technology to meet the diverse needs of our adult learner population. It will help provide equitable access to educational opportunities and enhance the necessary sense of belonging throughout their educational journey.

1. **Innovative technology use:** The use of innovative, cutting/bleeding edge technology within NMSU Global courses.

*Supported indicators or measured performance:*

- Conduct at least three (3) pilot programs in NMSU Global each academic year.
- Construct framework and criteria to receive feedback by instructional design team and faculty/staff sponsors on ability to enhance learning outcomes by 2025.

2. **Immersive experiences:** This KPI measures how useful students find the immersive experiences given to them in VR (Virtual Reality). This will be measured through surveys, semi-structured interviews, and focus groups.

*Supported indicators or measured performance:*

- Develop standard measurement criteria that allows students to rate their level of satisfaction within the immersive experience. The student satisfaction rating should be maintained at 85% or above by 2030.
- Construct framework and criteria to receive feedback by instructional design team and faculty/staff sponsors on ability to enhance learning outcomes by 2025.

3. **User engagement and satisfaction:** How engaged users are with technology, such as learning management system (LMS) and the embedded digital sources within the management system. Increased user engagement can indicate that integrated technology is assisting with more interaction with content, resulting in positive learning experience.

*Supported indicators or measured performance:*

- Increase student engagement with technology by 25% as measured by the number of logins, course content views, interactions with other students, and overall participation in the course by 2025.
- Sustain a minimum of 90% student and faculty satisfaction rating with technology utilized through surveys, interviews, or focus groups by 2025.

## **Sustainable Growth**

### *Enrollment*

**Digital Presence at NMSU Global** is grounded in the development of a comprehensive digital strategy that aligns with our brand's values, goals, and target audience. In addition, NMSU Global strives to establish a comprehensive and compelling digital presence that effectively communicates our brand's message, engages our target audience, creates a sense of inclusion, and drives enrollment growth. We must regularly evaluate our digital performance and make necessary adjustments to our strategy and tactics, ensuring that we are continuously improving our digital presence and driving business success using the key performance indicators below.

1. **Website engagement and conversions:** Create high-quality, relevant, and shareable content that informs and educates our target audience, increasing our online reach and authority. We strive to continuously innovate and adapt our digital strategy and tactics to stay ahead of the competition and respond to emerging trends and technologies. Utilizing data analytics to measure and optimize our digital marketing campaigns, website performance, and user engagement ensures that we are meeting our enrollment goals and objectives. This KPI (Key Performance Indicator) measures the level of engagement with content, growth in the number of enrolled students compared with total marketing campaign costs that engage a new potential student through digital channels.

*Supported indicators or measured performance:*

- The percentage of website visitors who complete a desired action:
    - Request for Information (RFI)
    - Subscription to monthly newsletter and media channels
    - Admission Appointments
  - Achieve percentage of growth based on enrolled students' term over term, semester over semester and year over year.
2. **Website effectiveness:** A website that is not only visually attractive and responsive, but also user-friendly, effectively displaying our programs and services. It should communicate our brand's message clearly and encourage engagement from our users. It is crucial to optimize our website for search engine visibility and an accessible user experience, ensuring that our content is relevant, informative, inclusive, and valuable to our target audience. This KPI will help evaluate the

effectiveness of the website in attracting visitors and the effectiveness of the Search Engine Optimization (SEO) strategy in improving visibility and driving traffic to the website.

*Supported indicators or measured performance:*

- Achieve growth in the number of visitors to the website term over term, semester over semester, and year over year.
  - Identify and record the number of NMSU Global webpages accessed and from what location (e.g., internal/external) to develop target marketing campaigns by 2025.
  - Achieve website ranking in search engine results pages (SERPs) for relevant keywords by 2025.
  - Evaluate website site analytics and construct action items to enhance performance by 2025.
3. **Enrollment:** Attract new and retain current students to successfully achieve YOY enrollment goals. Successfully achieving scalable growth requires the support of an intentional digital and marketing presence, an admissions process that is accessible and expedient, and student success that provides wraparound services to students through graduation. We aim to build a team that adheres to service level standards that provide responsive and accurate information about our application process and programs, from the moment of inquiry. This KPI would measure the number of new students who enroll in the online programs, persist, and retained.

*Supported indicators or measured performance:*

- Increase website visitors who complete an application by 20% YOY through 2025.
- Increase number of applications by 45% YOY through 2025.
- Increase number of admitted students by 45% YOY through 2025.
- Increase admissions appointments by 45% YOY through 2025.
- Achieve 45% growth in the number of enrolled students' term over term, semester over semester and year over year.



**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # I-1**

- Action Item
- Consent Item
- Informational Item

**Presented By:**

Ermelinda Quintela  
Senior Administrator for Strategic System  
Services and  
Operational Policy Administrator

**Agenda Item:** Summary of Revisions to the Administrative Rules and Procedures of NMSU (ARP) for the period March 1, 2023 – April 30, 2023.

**Requested Action of the Board of Regents:** Informational only.

**Executive Summary:** In accordance with ARP 1.10, the attached report provides a brief synopsis of approved policy actions to the Administrative Rules and Procedures of NMSU (ARP) approved by the Chancellor during the referenced period.

**References:**

ARP 1.10, Part 5.5.B., provides that a summary of approved policy actions, with exception of the non-substantive corrections and updates, as an informational item for inclusion in the record of each regular meeting of the NMSU Board of Regents.

**Prior Approvals:**

## **INFORMATIONAL REPORT:**

### **SUMMARY OF ARP REVISIONS (PERIOD: 3/01/2023-4/30/2023)**

Proposed policy revisions to the NMSU Administrative Rules and Procedures (ARP) (<https://arp.nmsu.edu/>) are submitted through the Policy Steering Committee, to include Interim policy actions. Revisions to the NMSU ARP are developed and reviewed with responsible administrator and relevant stakeholders, reviewed by constituencies, and posted for university community comment and ultimately for consideration by the Policy Steering Committee, advisory to the Chancellor. Occasionally, as warranted by the circumstances, the Chancellor implements and revises operational policy provisionally (interim policy actions) pending the formal review, comment and approval process. Additionally, non-substantive revisions are made periodically to reformat, update or correct, as part of regular ARP maintenance and without the above formal approval processes (e.g. updates to job titles or office names, correcting typographical errors or hyperlinks, adding cross references). This report is submitted pursuant to ARP 1.10 (Part 5.5.B.) to summarize the revisions made to the ARP during the period of March 1, 2023, through April 30, 2023.

#### **NEW INTERIM:**

ARP 5.30 - Student Immunization and Screening Requirements, upon approval by the Chancellor the policy was adopted as *New in Interim* status effective March 9, 2023. Policy was developed and approved for protection of the health, safety, and welfare of the NMSU community and is based on information provided by the New Mexico Department of Health, Centers for Disease Control, and American College Health Association. It establishes requirements for certain immunizations/vaccinations and to provide documentation of complete history for new, re-admitted, transfer students, including dual-credit student. Requirements:

1. Immunization/vaccinations and documentation:
  - Required immunizations/vaccinations list will be maintained in the student handbook. NMSU reserves the right to unilaterally remove or add required immunizations and documentation.
  - Individual academic programs may require additional immunizations.
  - Immunization documentation must be obtained from a medical provider, pediatrician, school nurse, or state registry and provided during enrollment.
2. Tuberculosis Screening
  - Required for all international students and those enrolled in specialty programs.
  - Documentation required if student screened within 6 months of arrival or will be screened upon arrival.
  - Positive results will be referred to Aggie Health for medical evaluation or treatment.
3. Exemption requests may be initiated for medical or religious. If registered as online degree program, exemption will be verified each academic period.
4. Non-compliance will result in student holds until immunization documentation received.
5. Dean of students will process and review appeals and oversee third-party vendor.





**Board of Regents Meeting**  
**Meeting Date: May 11, 2023**  
**Agenda Item Cover Page**

**Agenda Item # J**

- Action Item
- Consent Item
- Informational Item

**Presented By: Jeff Witte**  
Cabinet Secretary & Director  
New Mexico Department of  
Agriculture

**Agenda Item:** Report from the New Mexico Department of Agriculture to the Regents of New Mexico State University (Board of Agriculture)

**Requested Action of the Board of Regents:** None. Information only.

**Executive Summary:** This is a quarterly report provided to the Board of Regents from the New Mexico Department of Agriculture

**References:**  
See attached report.

**Prior Approvals:**  
N/A

# NMDA

## New Mexico Department of Agriculture

### BOARD OF REGENTS REPORT

March 11, 2023

### Secretary's / Director's Office

#### **NMDA Position and Compensation Structure Project**

NMDA is pleased to report that significant advancement has been made on the Position and Compensation Structure Project. Deputy Secretary / Director Anthony Parra and I have participated in 2 meetings in the past 3 months with Former Chancellor Arvizu, Vice Chancellor Johnson, Assistant Vice President Jones, Assistant Vice President Rumford and Financial Strategies and Planning Officer Maddox. As a result, NMDA is working closely with HR Services to establish position descriptions for jobs with specific duties and responsibilities that are unique to the department of Agriculture. In addition, NMDA will serve as the "pilot" project for NMSU's career path project. We are greatly appreciative of the support and collaboration of both the Regents and NMSU Senior Administration.

#### **NMDA Annual Conference Awards**

Several employees were recognized at the 2023 NMDA Awards Banquet on the evening of April 26<sup>th</sup>. They are: Corina Acosta – Distinguished Service Award for Non-Exempt Employee, Tiffany Johnson – Distinguished Service Award for Exempt Employee, Julia Conlogue – Exemplary Colleague Award, and two Community Action Award recipients: Monica Adams and Shannon Smith.





**Ribbon Cutting, Open House and Ground-Breaking Ceremony**

NMDA is also excited to announce that on July 13, 2023, a demolition groundbreaking for our current NMDA headquarters building AND a ribbon cutting will be held to celebrate the opening of our new laboratory facilities. We will work with the regents and administration to invite leaders from across New Mexico and the region to celebrate the occasion.

**USLGE- Mexico Livestock Genetics Inbound Trade Mission-1**

Staff hosted a Livestock Genetics Inbound Buyers Mission with Mexico February 28- March 7, 2023. Four (4) livestock producers from Chihuahua visited NM. The mission included ranch site visits as well as two bull sales. Four registered Angus bulls were purchased during the mission and a sale of 40 registered Hereford heifers was later negotiated. Anticipated economic impact of \$125,000 is projected with these exports.





**USLGE Mexico Livestock Genetics Inbound Trade Mission-2**

Staff hosted a Livestock Genetics Buyers Inbound Mission with Mexico March 30-April 2, 2023. Six (6) producers from Chihuahua, Sonora, and Zacatecas visited NM. The mission included ranch site visits and two bull sales. Eight (8) registered Santa Gertrudis were purchased. A deal for 200 straws of semen is pending. Projected economic impact from these export sales is \$45,000.



### **NASDA Emerging Market Trade Program Trade Mission to Thailand**

Staff embarked on a trade mission to Bangkok, Thailand March 3-March 11, 2023, as part of NASDA's second USDA FAS Emerging Markets Program (EMP) Trade Mission. NMDA Marketing Director, Jason New, joined a delegation comprised of Commissioner Hugh Weathers (SC), Commissioner Doug Geohring (ND), Director Jerry Costello II (IL), and CEO Mike Seyfert, National Grain and Feed Association. Delegates met with the permanent secretary for the Minister of Agriculture and Cooperatives, leadership from the Office of Agricultural Economics and the Department of Agriculture, and Thai businesses in the food and agricultural sector.



### **Local Foods Purchase Assistance Cooperative Agreement (LFPA)**

NMDA has been a critical asset in the progress achieved with the Local Foods Purchase Assistance Cooperative Agreement grant program. The LFPA is a component of the Governor's State Food Initiative, and a partnership between the NMDA, The Food Depot, and the New Mexico Farmers' Marketing association, whereby the cooperative partnership buys food from local farmers for distribution to food banks around the state. This opportunity provides over \$4M (with the additional funds through the LFPA Plus amendment) for food purchases from New Mexico farmers. In the first 10 weeks of purchasing, the cooperative partners acquired almost 37 thousand pounds of food for distribution including meats, fruits, vegetables and tree nuts. The cooperative partners have helped facilitate the distribution of these food products to

33 underserved locations across 27 zip codes throughout the state through the emergency food network. The collaborative partners have been able to successfully source New Mexico meat (i.e., beef, pork, lamb, and mutton) from ranchers and meat processors across the state. This has thus far been a success for the program in further developing the meat value chain, as there is high demand for meat products at foodbanks and food distribution sites.

By spearheading the task force, NMDA has been able to develop a work plan centered around strategic progress, finalize procurement guidelines to help initiate food purchasing, and collaborate with our partners to develop marketing and outreach materials, including a program website. Recently, we successfully secured an additional \$3.1M in funding and an extra operational year through the LFPA Plus amendment.

In addition, NMDA along with the cooperative partners have been chosen by the Wallace Center, an organization dedicated to creating a more equitable food system through technical assistance, learning networks, and food systems leadership, to showcase our state program through storytelling. This effort through the Wallace Center is to showcase the successes states and tribal entities have had with the program in the hopes of receiving continued federal funding. We continue to collaborate with the Wallace Center to tell our story and showcase our LFPA structure which will eventually be composed into a publication they share through their food systems network and with policy leaders.

