

NEW MEXICO JUNIOR COLLEGE  
BOARD MEETING  
(Virtual Zoom Meeting)

Thursday, June 18, 2026

1:30 pm

AGENDA

- |   |              |
|---|--------------|
| A. Welcome                              | Travis Glenn |
| B. Adoption of Agenda                   | Travis Glenn |
| C. Approval of Minutes of May 21, 2026  | Travis Glenn |
| D. New Business                         |              |
| 1. Consideration of the Mansur Hall GMP | Josh Morgan  |
| E. Public Comments                      |              |
| F. Determination of Next Meeting        | Travis Glenn |
| G. Adjournment                          | Travis Glenn |

NEW MEXICO JUNIOR COLLEGE  
BOARD MEETING  
MAY 21, 2026  
MINUTES

The New Mexico Junior College Board met on Thursday, May 21, 2026, beginning at 1:36 pm in the Ben Alexander Building - Daniels Room. Mr. Travis Glenn, Board Chair; Mr. Hector Baeza, Board Secretary; Mr. David Rowser; Ms. Evelyn Rising; Mrs. Erica Jones; Mr. Guy Kesner; and Mr. Manny Gomez were present.

Mr. Glenn called the meeting to order and welcomed Mr. Levi Hill with the Hobbs News Sun.

Upon a motion by Ms. Rising, seconded by Mrs. Jones, the Board unanimously approved the agenda.

Upon a motion by Mr. Gomez, seconded by Mrs. Jones, the Board unanimously approved the minutes of April 16, 2026.

***Under President's Report*** Mr. Deron Clark invited Coach Kendalyn Ferguson and Coach Gil Williams to provide updates on the Men's and Women's Golf teams. Coach Ferguson reported that the women's golf team placed 5th at the National Tournament held in Coal Valley, Illinois. Coach Williams shared that the men's golf team finished 12th at the National Championship in Newton, Kansas. Mr. Clark also reported on the successful hosting of the 2026 NJCAA Outdoor Track & Field Championship Meet on the NMJC campus, which welcomed 977 student-athletes. He expressed his appreciation to both the local community and the NMJC community for their support in making the event a success. Mr. Clark then invited Coach Jeff Becker and Assistant Coach Ryan McCullough to provide additional updates. Coach Becker introduced student-athlete David Nyamufarira, the National Champion in the 100-meter dash, who achieved an outstanding time of 9.88 seconds. He also recognized Yididiya Bifa, National Champion as part of the women's 4x800-meter relay team and runner-up in the 1500 meters. In addition, it was noted that Coaches Kathleen Raske and Terry VanLaningham were honored as Regional and National Coaches of the Year. Coach Raske also received recognition as the Men's Assistant Coach of the Year, while Coach Becker was named Women's Assistant Coach of the Year.

Ms. Tammy Armitage, Chief Primary Care Officer for Nor-Lea Hospital and Executive Support for the Thunderbird Clinic, expressed satisfaction with the partnership between Nor-Lea and NMJC. She noted that the collaboration has supported Nor-Lea's strategic goal of expanding access to primary care services and stated that they look forward to continuing this successful partnership. Ms. Paige Ramirez, Director of Family Practice Clinics for Nor-Lea, reported that the clinic recorded approximately 1,239 patient visits in 2025 and approximately 509 patient visits in 2026 to date. These visits included a combination of staff, faculty, and students. She also highlighted the clinic's active involvement in campus events, including the Thunderbird Block Party, Resource Fair, Discovery Day, student-athlete physicals, and employee wellness testing. Ms. Melba Lujan, Director of Patient Advocacy for the Nor-Lea Hospital District, provided an overview of the role of community health workers. She explained that they assist patients by advocating on their behalf, enrolling them in various assistance programs, and helping coordinate transportation for medical appointments. She also emphasized the impact of grant funding in providing access to affordable medications and discussed the clinic's efforts to connect students with available health programs.

Mr. Will Thompson provided and Employees Report for new employees, transfers & promotions, and resignations. He reported NMJC currently has 9 open positions.

President Mitchell reported 426 students who walked the stage on graduation night. Appreciation was expressed to all who worked together to make the graduation a success.

President Mitchell provided an enrollment update, reporting a 2.6% increase in spring enrollment. She also noted a significant 21.9% increase in summer enrollment compared to the previous summer, as well as a 13.6% increase in fall enrollment compared to last fall.

President Mitchell reported that NMJC has received official notification from the Higher Education Department reaffirming the institution's accreditation. The next Reaffirmation of Accreditation is scheduled for the 2035–2036 academic cycle.

President Mitchell announced the Heidel Hall Building has received a Certificate of Occupancy and invited Board members for a tour following the Board meeting.

***Under Information Items*** Mr. David Rowser provided a brief update of the Board Facilities Committee Meeting held on Wednesday, June 13, 2026.

Mr. Josh Morgan presented the Expenditure Report, Revenue Report, Oil & Gas Revenue Report, and the Schedule of Investments Report for April 2026.

***Under New Business*** Mr. Morgan presented consideration of the Five-Year Capital Plan with the Central Plant Expansion as the #1 priority funding project and the Vocational B Renovation as the #2 priority funding project. The top two priority projects will be submitted to HED and presented during the HED Capital Outlay Summer Hearings for consideration of capital outlay funding during the upcoming legislative session. Administration requested approval of the two priority funding projects as requested. Upon a motion made by Mr. Kesner, seconded by Mr. Gomez, the Board unanimously approved the top two priority projects as presented.

Mr. Morgan presented consideration of a proposal from Border Demolition & Environmental Inc. for the abatement and demolition of the buildings located at 5419 N. Lovington Highway, excluding four medical office buildings currently under lease. Administration has evaluated the condition and future use of the property and determined the demolition of the existing structures is the appropriate course of action to address the ongoing safety, maintenance and liability concerns for future institutional use. The proposal also included demolition of the on-site helipad; however, the helipad is not located on NMJC-owned property and will not be included in the scope of work performed. While the proposal reflects a comprehensive full-site demolition approach, Administration intends to implement the project in a phased and prioritized manner. Administration requested approval to proceed with the NMJC Hospital Demolition Project, including acceptance of the Border Demolition & Environmental proposal in the amount of \$2,798,366 (including demolition, abatement, bonds, and applicable gross receipts tax), and the authorization to execute all necessary agreements. Funds have been previously designated to support this effort. As of April 2026, \$7,076,227 has been allocated for the hospital demolition project, which is sufficient to cover the estimated project cost and any potential contingencies. Upon a motion made by Mr. Kesner, seconded by Mrs. Jones, the Board unanimously approved the proposal as presented, with the exclusion of the four medical office buildings currently under lease.

Mr. Morgan presented consideration to transfer from Reserves to Capital for the Vocational B Renovation Programming Design Phase. Administration requested consideration to transfer \$50,000 from reserves to the capital budget for the Vocational B Renovation Project. Allocation will provide sufficient funding to complete the programming design phase, flexibility for additional preliminary planning efforts, and position NMJC to present a well-defined and competitive project to the HED Capital Outlay Committee. Upon a motion by Mr. Gomez, seconded by Ms. Rising, the Board unanimously approved this request.

Mr. Scotty Holloman presented consideration of the Extension of the Interim President's Contract between NMJC and Cathy Mitchell. Mr. Holloman noted the amendment of the contract will extend the term of the agreement for fiscal year July 1, 2026 through June 30, 2027 or until the date a full-time president is

appointed and commences employment at the College. Upon a motion by Ms. Rising, seconded by Mr. Rowser, the Board unanimously approved this request.

President Mitchell presented the NMJC Building and Facility Honorary Naming Policy for Board consideration. The Board acknowledged the policy as a fair and equitable approach to naming facilities and structures without favoring specific individuals, parties, or entities. Mr. Gomez expressed concerns regarding the definition of “owned or controlled” in the first paragraph under Section 2 (Scope) and recommended further clarification, particularly in relation to “controlled buildings” within leasing agreements. Mr. Holloman suggested removing the phrase “or NMJC-controlled” from the definition to avoid potential complications. Upon a motion to by Mr. Baeza, seconded by Ms. Rising, the Board unanimously approved the Building and Facility Honorary Naming Policy, as amended.

President Mitchell presented for consideration the relocation of C.M. Burke’s name from the Pannell Library to another current or future building. She explained that this request was intended to ensure compliance with NMJC’s established naming policy while continuing to appropriately honor Mr. Burke’s contributions to the institution. A final recommendation for designation would be brought back to the Board for approval at a later date. A motion was made by Mr. Baeza, seconded by Mr. Rowser. Mr. Gomez followed with expressed concerns that the request was premature given the newly established naming policy and requested that the item be tabled for reconsideration at a future meeting. Ms. Rising seconded the request to table. Mrs. Jones stated her preference that any removal occur only when there is a clear plan for the relocation of the name. Mr. Kesner agreed with this perspective and recommended proceeding with the Wayfinding Signage Project without removing the Burke name at this time. Following discussion, Mr. Glenn noted that the original motion failed, and the item was tabled for consideration at a future meeting.

President Mitchell presented for consideration a proposed change to the Scheduled Holiday Calendar. The recommendation was for NMJC to approve a variance to the current policy for the 2026–2027 academic calendar by designating Friday, March 19, 2027, as an official NMJC holiday in lieu of Good Friday, due to a change in the scheduled Spring Break week. Following significant discussion, the Board unanimously denied the request.

Mr. Morgan requested a virtual NMJC Board Meeting to be held for the month of June 2026 due to scheduling conflicts. Therefore, the next Regular (Virtual) Board Meeting was scheduled for Thursday, June 18, 2026 at 1:30 pm.

Mr. Glenn called for comments from the public. Mr. Bill Kunko addressed the Board and read a letter expressing his gratitude for their support, genuine dedication, and deep commitment to NMJC and its employees. He also recognized the many presidents he has served under, noting their shared commitment and the role they played in shaping the institution’s culture and success. Mr. Kunko extended his appreciation to the faculty and staff for their continued support over the years, stating it has been an honor to work alongside such dedicated individuals. Mr. Kunko will retire on July 1, 2026 following 31 years of dedicated service. The Board expressed their appreciation to Mr. Kunko for his significant contributions and lasting impact on NMJC, noting that his leadership and service will be greatly missed.

Upon a motion by Mr. Baeza, seconded by Mr. Rowser, and by unanimous consent, the meeting adjourned at 3:48 pm.

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Travis Glenn, Chair

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Hector Baeza, Secretary

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# NEW MEXICO JUNIOR COLLEGE

## Vice President for Finance

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**To:** New Mexico Junior College Board Members  
**From:** Josh Morgan  
**Date:** June 12, 2026  
**RE:** Mansur Hall Renovation - GMP

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Board Members,

At the April 2026 NMJC Board Meeting, the board approved the Mansur Hall Renovation project to be taken to the Higher Education Department for their approval at the May 2026 New Mexico Higher Education Department Capital Projects hearing. This project was presented and approved by the NMHED Capital Projects Committee at that hearing. Since that time, the Administration has been working with Dekker Architects and Bradbury Stamm Construction to finalize the Guaranteed Maximum Price (GMP) for the Mansur Hall Renovation.

The Mansur Hall renovation will modernize the 15,499-square-foot academic building using the CMAR delivery method. Construction is anticipated to begin in July 2026 with construction lasting approximately 12 months.

The project includes full abatement and comprehensive infrastructure upgrades, including new plumbing, electrical, data, fire suppression, lighting, and ceiling systems. Three exterior entrances will be removed to improve interior space efficiency, and impacted areas will be restored with durable terrazzo flooring. Energy-efficient upgrades, including new glazing, exterior window louvers, and high-efficiency plumbing and lighting fixtures, will improve comfort and reduce operational costs.

Interior spaces will be reconfigured to support flexible, modern learning environments, including enhanced classrooms, collaborative spaces, faculty offices, and student support areas. As the most heavily used instructional building on campus, Mansur Hall plays a critical role in supporting humanities programs offered throughout the day and evening. The renovation is designed to increase adaptability, support future enrollment growth, enhance the student experience, and contribute to improved engagement and retention.

The GMP received for the Mansur Hall Renovation from Bradbury Stamm Construction is \$6,995,745. This includes the direct construction costs, 3% construction contingency, general conditions, overhead and profit, preconstruction fee, and gross receipts tax.

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Funding for the construction will come from \$3,960,000 in General Obligation Bond funds and \$3,035,745 in Institutional Funds. There is currently \$3,960,000 available budget in General Obligation Bond funds and \$4,828,875 available budget in institutional funds.

We are requesting the Board's approval of the \$6,995,745 GMP provided by Bradbury Stamm Construction for the Mansur Hall Renovation.

|                                     |                     |
|-------------------------------------|---------------------|
| <b>NMJC Mansur Hall</b>             | <b>GMP ESTIMATE</b> |
| June 12, 2026<br>Hobbs NM<br>Dekker |                     |

| DESCRIPTION  | BASE BID         | BASE BID      |                 |
|--|------------------|---------------|-----------------|
|  |                  | % OF JOB      | COST/SF         |
| 01 A GENERAL CONDITIONS                            | SEE BELOW        | SEE BELOW     | SEE BELOW       |
| B FIELD WORK SUMMARY SHEET                         | 217,391          | 3.1%          | \$14.03         |
| C FIELD LABOR SUMMARY SHEET                        | 376,943          | 5.4%          | \$24.32         |
| D PERMITS AND FEES                                 | 10,736           | 0.2%          | \$0.69          |
| E WINTER CONDITIONS                                | 34,079           | 0.5%          | \$2.20          |
| 02 A SELECTIVE DEMOLITION                          | 191,220          | 2.7%          | \$12.34         |
| 03 A BUILDING CONCRETE                             | 74,948           | 1.1%          | \$4.84          |
| 04 A MASONRY                                       | 158,423          | 2.3%          | \$10.22         |
| 05 A STRUCTURAL STEEL                              | 75,493           | 1.1%          | \$4.87          |
| B STEEL ERECTION                                   | 93,519           | 1.3%          | \$6.03          |
| 06 A ROUGH CARPENTRY                               | 50,130           | 0.7%          | \$3.23          |
| B MISCELLANEOUS CARPENTRY                          | 72,683           | 1.0%          | \$4.69          |
| C CASEWORK   | 76,034           | 1.1%          | \$4.91          |
| 07 B BUILDING INSULATION                           | 45,897           | 0.7%          | \$2.96          |
| C WEATHER BARRIERS                                 | IN 9B            | 0.0%          | \$0.00          |
| E ROOFING SYSTEM                                   | 141,659          | 2.0%          | \$9.14          |
| F INSULATED METAL WALL PANELS                      | 244,783          | 3.5%          | \$15.79         |
| H SEALANTS   | 54,023           | 0.8%          | \$3.49          |
| 08 A DOORS AND HARDWARE                            | 54,098           | 0.8%          | \$3.49          |
| C STOREFRONT / GLASS                               | 315,141          | 4.5%          | \$20.33         |
| 09 B FRAMING AND DRYWALL                           | 553,511          | 7.9%          | \$35.71         |
| D ACOUSTICAL CEILING                               | 386,950          | 5.5%          | \$24.97         |
| E CERAMIC TILE                                     | 149,556          | 2.1%          | \$9.65          |
| F FLOORING   | IN 9F            | 0.0%          | \$0.00          |
| G TERRAZZO FLOORING                                | 80,153           | 1.1%          | \$5.17          |
| J PAINTING   | 51,320           | 0.7%          | \$3.31          |
| 10 A TOILET COMPARTMENTS & ACCESSORIES             | 25,715           | 0.4%          | \$1.66          |
| B SPECIALTIES                                      | 37,740           | 0.5%          | \$2.43          |
| C SIGNAGE  | 19,412           | 0.3%          | \$1.25          |
| D OPERABLE FOLDING PARTITIONS                      | 37,207           | 0.5%          | \$2.40          |
| E WALL PROTECTION                                  | 12,224           | 0.2%          | \$0.79          |
| 12 A WINDOW TREATMENT                              | 13,700           | 0.2%          | \$0.88          |
| 21 A FIRE PROTECTION                               | 88,552           | 1.3%          | \$5.71          |
| 22 A MECHANICAL                                    | 1,005,929        | 14.4%         | \$64.90         |
| 26 A ELECTRICAL                                    | 870,000          | 12.4%         | \$56.13         |
| <b>DIRECT COST</b>                                 | 5,619,169        | 80.3%         | \$362.55        |
| <b>CONSTRUCTION CONTINGENCY</b>                    | <b>3.00%</b>     |               |                 |
| Subtotal   | 168,575          | 2.4%          | \$10.88         |
| <b>OH&amp;P Per RFP</b>                            | <b>3.65%</b>     |               |                 |
| Subtotal   | 211,253          | 3.0%          | \$13.63         |
| <b>GCs</b>   | <b>619,792</b>   | <b>8.9%</b>   | <b>\$39.99</b>  |
| Subtotal   | 6,618,789        | 94.6%         | \$427.05        |
| <b>PRECON FEE</b>                                  | <b>28,000</b>    | <b>0.4%</b>   | <b>\$1.81</b>   |
| <b>GMP Bid Total</b>                               | <b>Total</b>     | <b>95.0%</b>  | <b>\$428.85</b> |
| <b>NOT IN MACC (IN SOFT COSTS) NMGR (06-006) @</b> | <b>5.2500%</b>   |               |                 |
|  | 348,956          | 5.0%          | \$22.51         |
| <b>BASE BID TOTAL w/ TAX</b>                       | <b>6,995,745</b> | <b>100.0%</b> | <b>\$451.37</b> |