



Containing Construction Costs in Higher Education

Continuing record-setting public and private investment in construction in New Mexico has intensified demand for contractors, architects, skilled labor, and materials, driving costs higher. Private nonresidential construction spending in New Mexico increased from \$1.6 billion in 2021 to \$3.4 billion in 2023. State and local nonresidential construction spending increased from \$1.5 billion to \$2.5 billion over the same period.

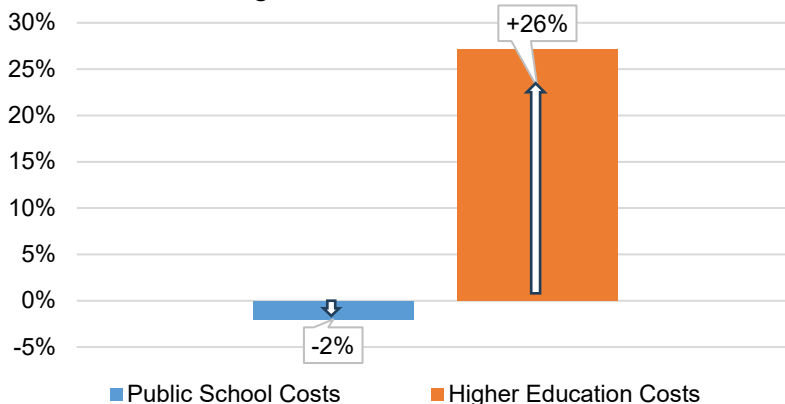
Despite the strong demand for construction labor, shortages persist. A 2024 LFC report on the escalating cost of public construction found the state faced a deficit of at least 2,000 workers to meet construction demand in 2023. While the labor supply has improved in New Mexico's largest metropolitan areas, rural projects still rely on importing construction workers from Albuquerque, resulting in premium costs for those projects.

These dynamics have contributed to a rapid increase in the cost of public construction. The cost of public school construction in the state rose from \$291 per square foot in 2019 to \$695 per square foot in 2023 before stabilizing in 2024, when the average cost of school replacement projects awarded by the Public School Capital Outlay Council was \$681 per square foot.

New construction for higher education institutions followed similar patterns through the 2024 general obligation bond (GOB) cycle. New construction projects funded in the 2022 GOB cycle had an average cost of about \$520 per square foot, according to estimates associated with funding requests, rising to \$1,038 per square foot in the 2024 GOB cycle, a 100 percent increase. GOB funding capacity increased only 12 percent over the same period. In 2025, however, costs did not plateau as with public schools. New construction requests from higher education institutions averaged roughly \$1,312 per square foot, with estimates for several projects carrying even higher costs. The most expensive, standard academic building was estimated at nearly \$2,000 per square foot, almost double the average from the previous year.

This report examines systemic factors contributing to ongoing cost increases for higher education projects. It provides analysis on the cost drivers of specific high-cost projects and identifies strategies to control costs and reduce uncertainty through better project management, cost estimating and stronger oversight.

Chart 1. Public School Construction Cost Trends vs. Higher Education, 2023 - 2024



Source: LFC files

The continued escalations prompted LFC to undertake additional analysis on the cost drivers of higher education projects. This report examines systemic factors that contribute to inflation of funding requests, provides analysis on specific high-cost projects, and identifies strategies to control costs and reduce uncertainty going forward.

Takeaways

1. Educational institutions could benefit from hiring independent cost estimators who could verify bids, identify pricing issues, recommend value engineering opportunities, and help institutions challenge high quotes from contractors, subcontractors, and vendors.
2. The lack of mandatory design documents prior to funding and standardized cost estimation methods among higher education institutions contributes to inaccurate project budgets and supplemental funding requests.
3. Institutions' increasing reliance on supplemental funding to complete projects is evidenced by supplemental funding requests representing 29 percent of HED's total capital outlay recommendations of \$201.8 million for FY26.

Higher education institutions have struggled to keep construction projects on budget and on schedule since the pandemic.

Higher education institutions in New Mexico primarily rely on general obligation bond (GOB) appropriations to finance new construction and major renovations. The bond revenues are available for appropriation by the Legislature every other year and many institutions request full funding for projects in GOB years based on rough estimates and before completing any meaningful level of project design. Prior to the Covid-19 pandemic, costs were predictable and stable enough that institutions were generally able to complete projects, though it frequently took multiple years for projects to proceed to construction after initial appropriations and construction was sometimes phased.

From FY23 to FY24, the state's matched taxable gross receipts (taxable gross receipts matched to tax payments) in the construction industry increased by 13.9 percent, representing the largest percentage increase across all economic sectors, according to LFC revenue analysis.

Nonresidential construction activity in New Mexico has leveled off but demand remains high. The construction industry as a whole has contributed significantly to New Mexico's economy in recent years. Public and private nonresidential construction spending nearly doubled from 2021 to 2023, and from FY23 to FY24, the state's matched taxable gross receipts tied to construction (taxable gross receipts matched to tax payments) increased by 13.9 percent, representing the largest percentage increase across all economic sectors, according to LFC revenue analysis. This growth in overall construction spending, though not differentiated between residential and nonresidential categories, has intensified competition for skilled construction labor throughout the state.

Activity appears to have plateaued, with the state’s nonresidential construction spending decreasing by 11.7 percent from January 2024 to January 2025, contrasting with national trends. During this same timeframe, national nonresidential construction spending increased by 3.4 percent, though declined by 6.9 percent in March 2025, possibly due to uncertainties regarding material prices and U.S. trade policies. In contrast, New Mexico’s residential construction spending increased 17.7 percent from January 2024 to January 2025, outpacing the national average of 3.2 percent.

Construction employment in New Mexico’s metropolitan labor markets rebounded between 2024 and 2025, with Las Cruces recording one of the nation’s highest growth rates at 17 percent. Construction employment in Albuquerque, Las Cruces, and Santa Fe declined one, two, and three percent respectively between June 2023 and June 2024, worsening a deficit of trades labor. By February 2025, however, statewide construction employment posted year-over-year growth of 14 percent, significantly outpacing the national average of 2.1 percent, while Albuquerque and Santa Fe grew by eight and 11 percent, respectively. Although ranking among the bottom 10 states for construction wages at under \$32 per hour in 2024, New Mexico experienced six to eight percent wage growth beginning in February 2024, surpassing the national average of five percent and indicating a tightening labor market. Even with these substantial employment gains, projects outside urban centers continue to report importing skilled labor from Albuquerque at premium rates that include travel and accommodation costs.

Table 1. Percent Increase in 2025 Construction Employment

U.S.	2.1
New Mexico	14
Albuquerque	8
Santa Fe	11
Las Cruces	17

Source: LFC Files

Labor shortages contribute to higher costs in more rural parts of the state, but project complexity and design choices are also factors. Public school construction costs in New Mexico increased 138 percent from 2019 to 2023, reaching \$695 per square foot statewide. Certain regions, however, experienced even higher costs, with public school projects in the northwest and northeast regions averaging \$1,005 per square foot in 2023. Higher education new construction in the northwest region also cost more, averaging \$1,027 per square foot in 2024, compared to the statewide average of \$921 per square foot, according to data from projects presented monthly to HED’s capital outlay committee. HED’s capital outlay committee meets monthly and institutions are required to get the committee’s approval to proceed with projects to which funding has already been appropriated or for which institutional funds are being used.

Table 2. Regional Average Costs per Square Foot by Year

Institution	Year	Location	Cost per SF Average
Public Schools	2023	Northwest & Northeast NM	\$1,005
Public Schools	2023	Statewide NM	\$695
Higher Education	2024	Northwest NM	\$1,027
Higher Education	2024	Statewide NM	\$921

Source: LFC Files

Urban institutions with specialized construction requirements also face challenges in managing construction costs. Individual projects in both rural and urban locations have recently exceeded \$1,100 per square foot in total project costs. For example, the University of New Mexico received \$45 million in general obligation bond appropriations in 2022 for construction of the Center for Collaborative Arts and Technology. At the time, the project was expected to cost \$65 million and had not been designed; the architect was hired in the summer of 2023, after the bond proceeds became available. In June 2024, when UNM came to the HED capital outlay committee for approval to

Escalating construction costs and reliance on supplemental funding indicate institutions could benefit from better oversight of contractors and architects, along with more comprehensive pre-construction planning processes to contain costs effectively over the long term.

proceed, the project’s total estimated cost had risen to \$1,389 per square foot or more than \$80 million, despite its location in the center of Albuquerque and a reduction in the size of the building. The high cost likely reflects the architectural complexity of the building and specialized features such as a concert hall.

Prior to 2022, institutions typically managed unexpected cost increases through standard 10 percent contingencies in their project budgets. The unprecedented increases in construction costs overwhelmed these traditional backstops in the aftermath of Covid-19, prompting the New Mexico Higher Education Department (HED) to begin accepting supplemental funding requests to facilitate project completion.



Source: UNM

The first supplemental requests were submitted in the summer of 2022 for the 2023 session. Supplemental funding requests for higher education have risen 83 percent since then, increasing from \$31.8 million in FY24 to \$58.3 million in FY26. The supplemental funding increase has occurred in addition to larger contingencies and escalation rates built into budgets. Supplemental requests represented 29 percent of HED’s total capital outlay funding recommendations for FY26.

To be eligible for a supplemental funding recommendation from HED, institutions must demonstrate a project’s escalated costs result from an increase in materials and labor. Changes in project scope resulting in an increase in cost do not qualify a project for supplemental funding. Still, the availability of supplemental funding, which LFC and HED have prioritized above new project requests, may inadvertently deter institutions, contractors and architects from implementing rigorous cost control measures during project planning and construction phases, potentially contributing to a cycle of budget overruns.

Table 3. Supplemental Funding Requests and Recommendations, FY24 to FY26

Fiscal Year	Supplemental Funding Requests (in millions)	Percent Change from Previous Year	HED Supplemental Recommendation (in millions)
2024 General Fund	\$31.8	n/a	\$25.2
2025 General Fund & GO Bond	\$49.8	57 percent	\$44.7
2026 General Fund	\$58.3	17 percent	\$50.8

Source: LFC Files

New Mexico’s higher education capital appropriations increased by 597 percent between FY20 and FY23, outpacing most states despite its smaller population size. This surge in capital funding stems partly from 2022 general obligation bonds that provided \$215.9 million for higher education capital projects, helping New Mexico achieve national rankings of 13th and 22nd in higher education capital appropriations for FY22 and FY23 respectively, according to data compiled by the State Higher Education Executive Officers Association. These rankings are particularly notable given that New Mexico ranks 36th in state population as of 2024, and among states with populations of two million and under, New Mexico allocated the highest total capital appropriations for higher education in both FY22 and FY23. The 2022 general obligation bond funding represents a proportionally larger budgetary commitment for New Mexico compared to an equivalent dollar amount from more populous states.

Higher education capital requests for new construction averaged about \$1,312 per square foot in 2025, with several outliers exceeding this average. Some individual cost estimates reached above \$1,900 per square

foot, raising questions about these projects' cost drivers, beyond labor and material cost increases. Institutions requesting funds did not provide consistent documentation of design progress or cost estimates, making it difficult to identify the projects' cost drivers, compare contingency and escalation assumptions, or otherwise understand the causes of inflation underlying the requests relative to the previous year.

Table 4. Example Cost Increases in 2025 Supplemental Funding Requests

Institution	Project	Previous Appropriations Totals	2025 Supplemental Request	Original Estimated Cost per Square Foot	Revised Estimated Cost per Square Foot	Percent Increase on a Cost Per Square Foot Basis
ENMU	Student Academic Services	\$21 million	\$8 million	\$660	\$1,194	81%
UNM	Humanities & Social Science Complex	\$52 million	\$59 million	\$1,084	\$1,546	43%*
WNMU	Early Childhood Facility	\$14 million	\$8 million	\$748	\$1,833	145%*

Source: LFC Files

*Percent increase is represented on a per square foot basis. Project budgets overall increased more modestly due to significant reductions in project scope after the initial funding request.

Architectural design, site complexity, project delivery methods, and fee structures contributed to pricing of some of the highest cost projects.

To better understand underlying cost drivers of select high-dollar projects, LFC contracted with two independent construction cost estimation firms to analyze construction documents and cost estimates. The firms were not asked to produce new estimates for the projects but rather to identify and quantify major cost drivers. Two projects were selected for analysis: Western New Mexico University's (WNMU) proposed new early childhood education facility and Eastern New Mexico University's (ENMU) student academic services building.

LFC staff also conducted site visits to New Mexico Junior College to learn about the college's cost control strategies, which could be a model for other institutions in the state.

Western New Mexico University's Early Childhood Facility

The WMNU early childhood facility's steep location and showcase design contribute to its elevated cost.

WNMU initially proposed building a new 21,000 square foot early childhood facility on university-owned land in 2022, completing architectural schematic designs with an estimated total project cost of \$15.7 million, or roughly \$748 per square foot. The new facility is expected to expand early childhood development programming and increase enrollment capacity from approximately 100 to over 200 students.

WNMU’s original funding requests during the 2022 and 2023 legislative sessions were \$15 million. The Legislature appropriated \$5 million to the project in 2023. WNMU subsequently requested an additional \$14 million in

Table 5. WNMU Early Childhood Facility Request vs. Appropriation

Year	Total Project Cost Estimate	Documentation at Time of Request	Request	Appropriation
2023	\$15.7 million	Schematic Design	\$15 million	\$5 million
2024	\$19 million	Schematic Design	\$14 million	\$9 million
2025	\$22 million	Design documentation not submitted with request	\$8 million	\$0
TOTAL				\$14 million

Source: LFC Files

2024 and \$8 million in 2025, with the Legislature appropriating an additional \$9 million to the project in 2024 and nothing in 2025. No documentation of design progress on the project was submitted with the 2025 request and at public hearings where the request was presented, the institution attributed the high cost to general construction inflation. Follow-up requests from the LFC during budget development prior to the 2025 legislative session about the stage of design completed, value engineering to date, and cost drivers of the project were not fulfilled, but the institution did respond to additional requests from the LFC for information on the project for the purposes of this report in January 2025.



Source: WNMU, Sam Sterling Architecture

Based on the project architect’s 75 percent completed construction documents from early 2025, the most recent total project cost estimate is \$22 million. With only \$14 million for the project received to date, WNMU faces a potential funding gap of \$8 million.

LFC contracted with Construction Cost Management (CCM), a construction cost estimating firm, to provide a professional evaluation of the early childhood education facility’s cost drivers, including a market and design analysis, and an overview of comparable and probable costs (see Appendix A for CCM’s cost analysis).

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WNMU initiated some cost reduction efforts, however the project’s showcase design and atypical features contribute to its cost. Despite the modification of the project’s scope from a 21,000 square-foot to 12,000 square-foot facility and elimination of a planned 60-person outdoor amphitheater, WNMU maintained specialized design elements that drive costs upward. The plans preserve educational spaces, including six classrooms and three playgrounds, and feature an outdoor library, reception area, conference room, two offices, and support areas such as break and laundry rooms. CCM

found a roughly \$220 per built square foot difference between the cost of similar facilities in its market analysis and the WNMU early childhood facility attributed to design choices. CCM characterized material selections for the project as “in the high to very high range compared to school projects in our library.”

Atypical features for an early childhood facility include a high roofline and ceilings, according to CCM, which carry costs more similar to constructing a two-story building than a one-story building. The ceiling height of the infant and toddler classrooms averages more than 19 feet, for instance, twice the height of comparable facilities. Additionally, CCM noted that the exterior high-roof element, while adding shade to the playground and visual impact, adds \$140 thousand to \$165 thousand in construction costs and “more standard, lower profile shading structures are more practical and readily available.” CCM noted that the high ceilings will impact other building systems such as the exterior wall, adding \$110 thousand to \$136 thousand in further expenses. Additionally, “the greater span can increase entire building assemblies’ costs,” according to CCM. “The more complex the structure, the greater need for customized fabrication, specialized labor, equipment, engineering, and materials.” When more specialized materials are also used, costs compound compared to more typical single-story educational facilities.

Several other design elements contribute to the project’s elevated costs, including a faculty-specific exterior patio described as an “odd element for this type of facility.” The patio’s curved or radial design adds approximately \$22 thousand in costs due to increased setup requirements, additional labor, and materials’ waste across multiple trades.

Specialized architectural features such as a welded wire mesh ceiling grid system add \$22 thousand and an exterior facade timber curtainwall increase project costs between \$65 thousand to \$90 thousand. The specific atypical features CCM was able to quantify and the site’s steep slope add approximately \$1.4 million to the overall cost.

Additional items not specifically quantified but identified by CCM as specialized products included in the project that could have more standard alternatives include playground equipment, lighting fixtures, mechanical equipment, skylights, a proprietary roof deck, and structural wood glulam beams. Specialized products can enhance aesthetics but often have single manufacturers and premium pricing and require specialized labor.

CCM identified site selection as another major cost driver. The site’s challenging topography on the side of a hill requires specialized engineering solutions that impact the budget due to the need for elevated stairs, walkways, and erosion control systems. The project’s unique site conditions further demand more resources and planning for the design and construction of retaining walls, complex landscaping, stormwater control and earthwork that would not be necessary on a more typical or flatter building site.

Table 6. WNMU's Early Childhood Facility Example Cost Drivers

Element	Additional Cost
Steep slope development	\$800,000
Off-site roadways, elevated walkways	\$100,000
ADA access	\$19,000
Faculty patio	\$22,000
High roof	\$165,000
High ceiling	\$136,000
Wire mesh ceiling	\$22,000
Facade timber curtainwall	\$90,000

Source: LFC independent estimator



Source: WNMU, Sam Sterling Architecture



Source: WNMU, Sam Sterling Architecture



Source: WNMU, Sam Sterling Architecture

The independent construction cost estimator found the topography adds approximately \$800 thousand in additional expenses due to the 40-foot elevation change from north to south. Access requirements add at least \$100 thousand in expenses for roadway construction, including off-site roads and walkways. A specific access challenge includes the 115-foot approach from the student drop off to the building entrance, which spans a 20-foot incline, necessitating greater expenses for required handicap access, estimated to exceed \$19 thousand.

Additionally, the project budget WNMU provided with its 2025 funding request included \$3.5 million for off-site utilities, in addition to the \$16.3 million in construction costs, though the source of this estimate is unclear. WNMU reported its construction manager at risk (CMAR) contractor would update cost estimates when construction documents were finalized in the spring of 2025.

WNMU’s architectural design team responded to CCM’s analysis concurring that the site selection was a major cost driver. The response stated that the site “presents substantial challenges not typical for most campus projects.” The design team further noted that the design approach was “rooted in WNMU’s clear request to preserve the site’s natural character and to emphasize its value as an ‘outdoor haven’ for children, families, and educators.” (See Appendix D.) According to WNMU, the university has not to date considered alternate sites.

The CMAR project delivery method can add 10 percent to overall project costs, on average. CCM notes CMAR offers owners the advantage of selecting quality contractors based on qualifications and giving them increased involvement in decision making as projects develop. Traditional design-bid-build procurement is typically 10 percent less expensive, however, according to CCM, and can increase competition for subcontracts.

WNMU’s initial construction cost estimate supporting its funding request underestimated the project’s cost. WNMU requested a \$15 million appropriation from the 2023 Legislature for both the rehabilitation of an existing facility into a behavioral health center and the new construction of the early childhood facility, with the early childhood component’s preliminary construction cost estimate at \$9.2 million, excluding architectural, engineering and other soft costs.

The higher education capital outlay process includes no formal review of design, even for major projects, leaving the state with little understanding of how design is contributing to construction costs and no standard expectations for institutions in how choices with major cost implications are made.

The 2022 estimate was based on schematic design, meaning it would likely qualify as a Class 4 estimate under Association for the Advancement of Cost Engineering International (AACEI) standards. The AACEI cost estimate classes can be used to quantify the expected accuracy of an estimate. Class 4 estimates typically have a margin of error from 10 percent lower to 30 percent higher than the estimated amount. Applying the upper variance limit of 30 percent, the potential construction cost escalates from \$9.2 million to \$12 million in 2022 dollars, or \$13.1 million when adjusted for inflation.

The variance of potential values demonstrates the limitations of estimates based on preliminary design. While it is common practice in New Mexico for institutions to request construction funding when projects are still in early development, or before design has even begun, this approach limits transparency to the Legislature and the executive on the project scope, design elements, and cost drivers. The premium design elements and material choices of the WNMU project, for instance, were largely unknown until LFC received construction documents and independent analysis of those documents for this report.

Preliminary cost estimates for higher education construction projects can lead to budget shortfalls due to their lack of design and construction documentation. Higher cost projects such as UNM’s humanities building (\$124.8 million), CNM’s applied technology building (\$55 million), and WNMU’s VoTech center (\$30 million) have relied on Class 4 or Class 5 estimates when requesting funding from HED and the Legislature, suggesting allocated funds may be insufficient as projects advance through more detailed design phases. Class 5 estimates are the least accurate, with error margins ranging from below 20 percent to above 50 percent. These estimates rely on basic historical data and rough order of magnitude (ROM) analyses that establish only basic parameters for a project’s initial scope, cost, and project duration.

Table 7. Cost Estimation Classes

Class Estimate & Use	Cost Estimation Methodologies	Accuracy
Class 5: Preliminary analysis & concept screening	Based on limited information: Rough Order of Magnitude – ROM); Historical Data; Market Cost Analysis	Accuracy range: -20% to +50%
Class 4: Schematic Design or Concept Study	Based on more detailed information: Parametric models including analyses from Cost Estimator or Estimating Software (e.g., RS Means)	Accuracy range: -10% to +30%
Class 3: Design development, feasibility, budgetary estimates & authorization	Based on more detailed engineering information, preliminary design, limited quotes, semi-detailed unit costs	Accuracy range: -5% to +20%
Class 2: Defining the contract value	Based on 30-70% project detail, specifications, and quotes	Accuracy range: -5% to +15%
Class 1: Checking estimates, pre-bids, change orders	Based on engineering documents that include unit cost line items from specific quotes	Accuracy range: -3% to +10%

Source: Association for the Advancement of Cost Engineering International

Table 8. NMHED New Construction Funding Requests, 2025

Institution	Project	Request	Total Estimated Project Cost at Time of Request	Planned Square Footage	Estimated Cost per Square Foot	Design Documents Provided or Indicated with Request	Estimate Class at Time of Request
CNM	Rio Rancho Applied Technology	\$13,000,000	\$55,000,000	65,000	\$846	None	Unknown
Dine	Shiprock Agricultural Center Phase 2	\$7,213,757	\$10,389,757	7,251	\$1,433	None	Unknown
ENMU	Student Academic Services	\$8,000,000	\$31,280,800	26,200	\$1,194	None	Class 3
NTU	Trades Building	\$16,000,000	\$16,000,000	17,000	\$941	100% CD	Unknown
NMSU	Biomedical Building Expansion	\$4,500,000	\$16,384,640	10,604	\$1,545	100% CD	Class 3
NMSD	Albuquerque Preschool Expansion	\$3,821,287	\$16,500,000	Unknown		None	Class 5
UNM	Humanities	\$59,000,000	\$124,800,000	80,728	\$1,546	None	Class 5
UNM	Police Dept Building	\$8,000,000	\$17,000,000	15,124	\$1,124	Planning assessment	Class 5
UNM-Taos	STEM Center Observatory Phase 1	\$5,525,000	\$7,067,717	2,370	\$2,982	95% CD	Class 3
WNMU	VoTech Center	\$30,000,000	\$30,000,000	15,123	\$1,984	Only master plan submitted with request	Class 4
WNMU	Early Childhood Facility	\$8,000,000	\$22,000,000	12,000	\$1,833	Only master plan submitted with request	Class 4
Average Cost Per Square Foot					\$1,312		

Source: Requests submitted by institutions to HED for 2025 summer hearings and any follow-up documentation

WNMU revised its 2022 estimate for the early childhood facility in 2024, based on design development architectural drawings. WNMU estimates the final project cost to be approximately \$22 million, assuming construction started in October 2026. Additionally, with construction documents still incomplete, and the project yet to go out to bid, final costs remain unknown. The project's total estimated cost of \$22 million for a 12,000 square-foot building is 40 percent higher overall than the original \$15.7 million budget for a 21,000 square-foot building. On a per square foot basis, the cost has more than doubled, increasing from \$748 to \$1,833, partly due to reducing the building size from the initially planned 21,000 to 12,000 square feet.

The 2024 estimate incorporated several markups to account for uncertainties related to the project's final cost. These included raising the escalation rate from five to 17.2 percent by the projected construction midpoint, increasing the contingency from five to 10 percent, and adding an overhead and profit category of five percent of the base construction total. These markup costs now total \$3.9 million, or 17.7 percent, of the anticipated total project cost, including \$2 million for escalation, \$1.4 million for contingency, and \$543 thousand for overhead and profit.

The project's current projected cost for construction of \$16.3 million (not including architectural and engineering fees and other project costs) is based on a Class 3 estimate tied to 100 percent design development documents and does not appear to include quotes or account for some specifications dictated in construction documents. If the cost increases by 20 percent (the high range of a Class 3 accuracy range), the estimate for construction would rise to nearly \$19.6 million. LFC's independent cost estimator advises that only a Class 2 estimate, which would incorporate actual quotes alongside construction documents, would provide sufficient accuracy for detailed budgeting.

Eastern New Mexico University's Student Academic Services Building

The cost of Eastern New Mexico University's (ENMU) student academic services building roughly doubled, despite attempts to reduce costs.

ENMU first pursued funding to renovate its 1948 student services building in 2021. However, a cost evaluation in 2022 determined renovating the existing building would cost \$1 million more than demolishing and replacing it and the HED capital outlay committee recommended ENMU pursue new construction. Factors supporting the decision to build rather than renovate included the cost associated with the building's outdated mechanical and electrical systems, its inefficient layout, and upgrades needed to meet ADA requirements.

ENMU's student academic services building received multiple state appropriations to address significant cost increases. ENMU received its first appropriation of \$9 million in the 2022 GOB cycle, having requested \$12 million toward the

Table 9. ENMU Student Academic Services Building Request vs. Appropriation

Year	Total Project Cost Estimate	Documentation	Request	Appropriation
2022 - 2023	\$16.2 million	Architect's Preliminary Budget	\$12 million	\$9 million
2024	\$28.4 million	CMAR Preliminary Budget	\$12 million	\$12 million
2025	\$31.3 million	CMAR Guaranteed Price	\$8 million	\$6.5 million
TOTAL				\$27.5 million

Source: LFC Files

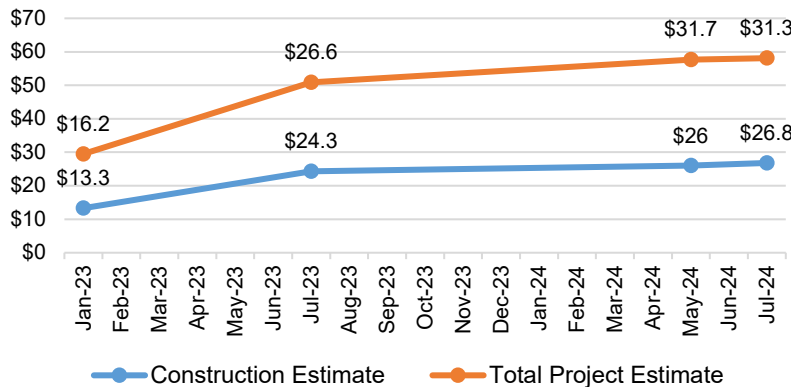
project's initial \$16.2 million estimate. When the construction manager at risk (CMAR) reassessed costs at \$28.4 million, ENMU secured an additional \$12 million in supplemental funding for FY25, followed by a \$6.5 million appropriation for FY26. As of July 2025, state appropriations will have reached \$27.5 million toward the project's final cost of \$31.3 million (\$1,194 per square foot). An additional \$737,900 will go toward demolition.

To better understand the cost drivers, LFC contracted Core Services, an independent cost estimating firm, to provide a preconstruction cost analysis of the project. The analysis included reviewing existing design and construction documents and evaluating design elements, materials, site conditions, contractor fees, and project delivery methods that contributed to the project costs (see Appendix B for Core's cost analysis).

Total cost estimates for ENMU's student academic services project increased from \$16.2 million in 2023 to \$31.3 million in 2024, representing a 93.2 percent increase over 18 months. According to ENMU, once a construction manager at risk (CMAR) bid on the project, the contractor informed the university that construction costs would run about 50 percent more than the architect's estimate. The architect attributed this discrepancy to the preliminary nature of their estimate. LFC's professional estimator attributed the cost increases, in part, to regional factors, increased construction demand, and labor shortages. These factors are pushing New Mexico's construction costs above national averages, and in the case of ENMU, compounding the project's financial challenges.

Construction Manager at Risk (CMAR) is a project delivery method where the construction manager assumes financial responsibility for the construction phase while providing cost input during design. The CMAR operates under a specified cost agreement, typically offering a guaranteed maximum price. Construction Cost Management, of the estimating firms contracted by LFC for this report noted CMAR offers owners the advantage of selecting quality contractors with increased involvement in decision making. However, these advantages typically come at a higher cost compared to the design-bid-build delivery method. **According to CCM, design-bid-build procurement can lower overall project costs by 10 percent compared to CMAR.**

Chart 2. ENMU Student Academic Services Building Project Cost Estimates (in millions)



Source: LFC Files

ENMU reported to HED's capital outlay committee that the building's proposed brick facade and stone veneer panels represented major cost drivers for the project. These design choices were made to ensure the new building was stylistically consistent with existing campus architecture. Market data indicates concrete block and brick prices increased by 6.2 percent between September 2023 to September 2024. A potential explanation for the escalated brick and masonry costs might be due to subcontractor worker per diem housing expenses, however the estimator could not verify this due to insufficient documentation in the general contractor's budget.

In several instances, building trades increased substantially between the contractor’s 2023 design development budget and the 2024 construction document budget. According to Core’s analysis, the air barrier system controlling the building’s air movement showed the most dramatic year-over-year increase, rising by over \$145 thousand or 350 percent from 2023 to 2024, while the cost for ceramic tile and its installation increased from \$175 thousand to \$326 thousand, representing an approximately 80 percent increase due to the updated plan’s increased tile quantities and possibly regional labor premiums.

Table 11. ENMU's Student Academic Services Building Example Cost Drivers

Element	Additional Cost
General Conditions	\$200,000
Concrete at entry walls	\$250,000
Masonry, stone	\$300,000
Steel framing	\$250,000
Metal tile facade wall	\$124,000
Metal works ceiling	\$128,000
Mechanical equipment design	\$1,300,000
VAV design	\$80,000
Electrical	\$400,000
Receptacles, outlets	\$85,000
Concrete at site walls	\$200,000
TOTAL	\$3,317,000

Source: LFC independent estimator

Additional cost drivers include:

- Concrete work at the entry walls was noted as being “extremely high for the work shown on the drawings,” adding \$250 thousand to the project budget. Concrete work at site walls and piers increased project costs by \$200 thousand;
- Brick and concrete masonry units reached \$122.74 per square foot, adding \$300 thousand to the project; and
- The building’s steel framing was noted as being \$250 thousand above typical costs, while the metal tile facade wall added \$124 thousand to the project costs.

Accurate project budgeting requires detailed and financially incentivized subcontractor quotes. LFC’s independent estimator noted that the contractor’s final construction budget, as part of its guaranteed maximum price (GMP), includes a pre-construction fee of \$125 thousand designed to cover expenses including obtaining specialized subcontractors’ quotes. Only specialized subcontractors can obtain true costs from vendors in their respective fields. Electrical contractors, for example, maintain direct access to electrical suppliers and can generate accurate cost estimates. Without adequate financial compensation, these subcontractors cannot develop detailed quotes, and unpaid preliminary quotes frequently exceed actual costs by 15 to 20 percent. LFC’s estimator questioned whether subcontractors were paid for their quotes, as no budget detailed how the CMAR used its pre-construction fee. General contractors, lacking the technical expertise required to produce detailed mechanical, electrical or masonry estimates, may rely on rough, preliminary subcontractor quotes, which can lead to inflated budgets.

Additionally, while subcontracts can be competitively bid through the CMAR, it is not clear whether the components of the project that appeared to be priced high were subject to multiple subcontractor bids or whether any stakeholders in the project questioned the high bids. Ensuring the competitiveness of subcontracts in a CMAR project depends on owners or owners’ representatives being proactive and involved on such issues. ENMU reports it did review and approve subcontractor pricing with its CMAR.

LFC’s estimator identified several cost saving opportunities that the institution’s contractor and architect may not have proposed. ENMU initially proposed reducing the building’s 26,200 square feet to lower costs, but the proposed reduction was deemed not feasible because it would have compromised programming requirements. However, LFC’s independent estimator identified several value engineering opportunities that would not have required changing the building’s size or aesthetic. According to Core’s experience with similar installations, these cost-saving alternatives include:

- Replacing the metal slat ceiling system with a similar-looking alternative, potentially saving \$128 thousand, a 62 percent reduction.
- The moss green wall interior finishes could be achieved for \$225 per square foot rather than \$300, a 25 percent savings.
- The project's mechanical equipment design (plumbing and HVAC) appears to be oversized for the existing building, suggesting potential design considerations for a future expansion of the building. These oversized components, including the chiller, air handling unit, and boilers, result in the mechanical budget exceeding reasonable estimates by \$1.3 million, or over 25 percent.

Additionally, the contractor lacked a detailed interior electrical budget, according to Core, who prepared their own cost estimate, which identified cost inefficiencies:

- The electrical system appears over-designed, adding \$400 thousand to the project budget.
- Single variable air volume (VAV) boxes (for regulating air flow) in each exterior exposure office could be consolidated across offices with similar exposures saving approximately \$80 thousand.
- A cost savings of \$85 thousand could be achieved by reducing the number of receptacles or outlets in small rooms, which currently exceed code requirements by double.
- The site's utilities' cost of \$358 thousand was also flagged as high.

Higher education institutions may lack sufficient construction expertise to identify elevated costs, such as those noted by the independent estimators, in building projects.

Most colleges and universities reasonably rely on contracted architects and construction managers to identify value engineering opportunities and other cost issues, as specialized knowledge is required to recognize inflated pricing in construction bids. But institutions may not be consistently receiving such guidance from their architects and contractors. Educational institutions could benefit from hiring independent cost estimators, similar to those contracted by LFC, who can act as owner representatives to identify pricing issues, recommend value engineering opportunities, and help institutions challenge high quotes from contractors, subcontractors, and vendors.



Source: ENMU, Parkhill Architecture

Architectural and engineering fees for ENMU's project rose from \$799 thousand to \$3.6 million, a 351 percent increase, due to construction cost escalations and design amendments. ENMU's base construction costs increased from \$13.3 million to \$26.8 million between January 2023 and July 2024, causing cascading increases across percentage-based budget categories tied to the base construction cost. Architectural and engineering (A/E) services budgeted at six percent of base construction costs increased proportionally as construction costs rose. Additionally, four architectural amendments for floor plan revisions, sub-consultant fees for surveying and geotechnical services, and a LEED daylight simulation service further increased the A/E budget. A/E fees now represent 11.5 percent of the project's total costs and 13.5 percent of the maximum allowable construction cost.

ENMU's project falls outside state regulations governing allowable architect and engineering (A/E) fees (1.5.18 NMAC), which apply only to projects whose maximum allowable construction cost is below \$10 million. Without

In New Mexico, public construction contracts may include a **Guaranteed Maximum Price (GMP)** agreement between owners and contractors covering materials, labor, overhead, and fees. Industry data shows GMPs are commonly inflated to shield the Construction Manager at Risk (CMAR) from cost overruns.

this regulatory guardrail determining maximum allowable amounts, institutions must negotiate directly with architects and engineers.

Industry standards suggest that A/E service percentages should decrease as the project costs increase. However, ENMU’s project maintained its A/E fee structure throughout the project’s development. Such elevated architectural fees might be justified for complex structures like observatories and research facilities, not for the design of an administrative and office building project.

ENMU’s project, currently under construction, may face financial risks, despite supplemental funding requests which now exceed the project’s original estimated cost of \$16.2 million. The general contractor reduced their initial construction bid from \$25 million in June 2023 to a guaranteed maximum price (GMP) of \$22.3 million in 2024. This GMP includes only a three percent contingency, lower than the standard five percent contingency and 10 percent rate used in other projects around the state.

While the GMP structure theoretically protects the university from cost overruns, making them the responsibility of the construction manager at risk (CMAR) contractor, the institution’s actual financial liability will depend on specific contract terms and effective contractor management. Furthermore, changes in project scope, whether initiated by the owner or necessitated by incomplete construction documentation or unforeseen conditions, can result in change orders that increase the GMP.

Table 12. Excerpt from Washington state’s A/E Fees

MACC (\$)	Schedule B Buildings A/E Percentage Range
\$5 million	9.23 to 10.69 percent
\$10 million	8.52 to 9.77 percent
\$15 million	8.08 to 9.21 percent
\$20 million	7.76 to 8.81 percent
\$25 million	7.5 to 8.49 percent
\$30 million	7.29 to 8.23 percent
\$35 million	7.11 to 8.01 percent

Source: WA State Office of Financial Management

From ENMU's perspective, the major advantage of the construction manager at risk (CMAR) delivery method was to reduce the overall timeline of the project compared to a traditional design-bid-build delivery method. The contractor’s early involvement in design improved bid quality through better understanding of project requirements and owner expectations, according to ENMU, and the CMAR reviewed all subcontractor pricing with the institution. ENMU notes a major driver of the increased cost was the time from concept to construction, nearly three years.

Rising architectural and engineering fees highlight the need for stronger oversight of professional expenses. Federal agencies employ varying approaches to control architectural and engineering (A/E) fees for public projects. The Department of Defense maintained a six percent cap on its projects’ A/E fees for eight decades, only recently increasing it to 10 percent. The percentage cap on A/E fees only covers direct costs for producing plans and specifications. Other federal entities like the General Services Administration and the Army Corps of Engineers maintain the six percent cap, despite the American Institute of Architects position that this cap is outdated for the complexity of modern projects.

Washington State employs a comprehensive fee structure for A/E services in public projects, providing agencies with a framework for negotiating with A/E professionals. The state’s Office of Financial Management developed guidelines that establish recommended fees based on a percentage of the project’s maximum allowable construction cost (MACC), with three building categories, or schedules, reflecting different complexity levels.

In the Washington State framework, schedule A buildings, including auditoriums, observatories and research facilities, command higher percentage rates. Schedule B buildings have lower percentage rates for A/E fees and

include classrooms, day care, dining halls, gymnasiums, libraries, and office buildings. The guideline's percentage rates are reflected in a range, separated out depending on the type of project delivery method being used. Additionally, as project costs increase, the percentage rates for A/E services decrease.

New Mexico's A/E fee schedule has significant limitations compared to Washington State's system, creating potential cost control issues for larger projects. New Mexico Administrative Code 1.5.18 regulates A/E fees for four public building categories at \$10 million and under. For projects exceeding \$10 million, agencies must negotiate A/E fees directly with the vendor. Washington State, by contrast, provides a detailed fee schedule covering projects up to \$250 million, with percentage-based rates that vary according to project delivery methods and utilizes just three building categories.

The ENMU student academic services building illustrates how these regulatory differences can affect a project's costs. Classified as a Class B office building project under Washington State's guidelines, the project's current A/E fee of 13.5 percent exceeds Washington's recommended rate of 8.12 percent for similar project types. Using Washington state's rate of 8.12 percent would have reduced ENMU's A/E fee from \$3.6 million to \$2.2 million, a 39 percent reduction. Washington State's more detailed regulatory framework may be a potential model for A/E fee management in New Mexico.

New Mexico Junior College

New Mexico Junior College (NMJC) in Hobbs employs a variety of construction cost containment strategies, including direct material purchases, vendor negotiation and management, and contract oversight. Its efforts appear to result in projects being completed within budget and in a timely manner.

NMJC's in-house construction management expertise allows the college to exercise cost control on projects. The college's Vice President of Operations, Dr. Charley Carroll, holds multiple construction-related licenses and certifications, including a general building contractor (GB98) license and a journeyman plumber and gas fitter (JPF) certification. This experience allows him to closely scrutinize construction bids, negotiate directly with design and trades professionals, and ensure quality project delivery.

NMJC reduced demolition costs for the Heidelberg Hall renovation project by 72 percent through strategic bid verification and local contractor engagement. Careful bid review and procurement strategies enabled NMJC

NMJC Heidelberg Hall Renovation

Heidel Hall Project Description:
Interior demolition, including asbestos abatement and remediation

Building Age:
1966

Gross Square Footage:
38,914 SF

Cost Estimate:
Based on 90 percent construction documents, and subcontractor pricing

Total Renovation Project Cost:
\$26 million

Total Renovation Project Cost per Square Foot:
\$668

Construction Delivery Method:
Construction Manager at Risk (CMAR)

Construction Start Date:
July 2024

Proposed Completion:
December 2025

Source: NMJC



Source: NMJC

NMJC Industrial Training Center

Industrial Training Center Project Description:

New construction of a 24,960 square foot vocational training center with labs, welding workstations, classrooms, resource room, study area, outdoor shade structures, office space

Gross Square Footage:
24,960 SF

Construction Delivery Method:
CMAR

CMAR's Construction Contract (Guaranteed Maximum Price):
\$19.4 million

Total Project Cost:
\$21 million

Total Project Cost per Square Foot:
\$841

Construction Delivery Method:
Construction Manager at Risk (CMAR)

Construction Start Date:
July 2023

Proposed Completion:
Summer 2025

Source: NMJC

Table 13. Example CMAR New Construction Costs

Institution / Project	Cost per Square Foot
NMJC / Industrial Training Center	\$841
Statewide New Mexico CMAR Higher Ed New Construction (2024)	\$1,113

Source: LFC files

to achieve cost savings for the Heidel Hall renovation. The college identified that the CMAR's original bid included an out-of-state subcontractor charging \$341 thousand for interior demolition and asbestos remediation. The college's Director of Operations reviewed the contractor's bid based on engineering documents that were 80 to 90 percent complete, enabling comprehensive review of project specifications, cost breakdowns, and material quantities. The director questioned the out-of-state subcontractor's bid and used the Cooperative Educational Services' (CES) Blue Book, an online database of pre-qualified vendors, to identify a local contractor for the interior demolition who bid 72 percent lower than the original proposal. When presented with this competitive bid, the general contractor revised the guaranteed maximum price (GMP) estimate, generating \$205 thousand in project savings. Although the cost savings are limited at this point to the interior demolition and asbestos remediation, representing a modest portion of the total project budget, the savings demonstrate the critical importance of thorough bid review and local contractor engagement in managing project expenses.

The project's total renovation cost was estimated at \$26 million, or \$668 per square foot based on 90 percent construction documents and final subcontractor pricing. NMJC's policy requiring construction documents to reach at least 80 percent completion before accepting bids contributes significantly to project completion within initial budgets and timelines.

Heidel Hall demonstrates the financial advantages of building renovation over replacement. Most higher education renovation efforts in 2024 focused on targeted, relatively small improvements like technology infrastructure, restrooms, and roof replacements. Central New Mexico Community College (CNM) undertook the only other large-scale renovation project last year, a \$48 million interior build-out for their film and digital media center budgeted at \$701 per square foot when brought to the HED committee for approval. NMJC will complete its renovations at \$668, nearly five percent below CNM's costs, indicating effective budget management given its rural location in Hobbs.

NMJC avoids change orders to control costs. This approach has allowed one of its new construction projects, the 24,960-square-foot industrial training center valued at \$21 million, to reach approximately 90 percent completion as of March 2025 without a single change order. The institution implements its change order prevention system through weekly alternating video and in-person meetings with the general contractor and clearly communicates its no-change-order expectations from project initiation. NMJC requires any potential cost increases to be offset by scope reductions.

The Industrial Training Center project demonstrates cost efficiency with projected costs of \$841 per square foot, 24.4 percent lower than the average of \$1,113 per square foot for higher education new construction across the state using the CMAR delivery method in 2024.



Source: NMJC

The HED and legislative oversight and appropriations processes could be improved to enhance project planning and cost controls.

Both the Higher Education Department and the Legislature exercise oversight of higher education capital projects and have a role in funding new projects. HED’s capital outlay committee, which includes representation from executive agencies and LFC, receives and reviews funding requests for new projects each summer. Committee members score projects according to set criteria and HED makes a funding recommendation for higher education capital outlay to the Legislature in the fall. The HED capital outlay committee also meets monthly to review funded projects, which must receive approval from the committee before proceeding to construction.

New Mexico Administrative Code 5.3.9 establishes the HED capital outlay committee’s review process for evaluating funding requests, including project rationale, necessity to support enrollment growth, health and safety, energy efficiency, energy sustainability, and need for state funding. New Mexico Administrative Code 5.3.10 establishes the process by which funded projects are approved by the department and its capital outlay committee. Institutions are required to submit to the committee budgets and funding sources, descriptions of project need, a copy of the project program, and preliminary floors plans, but the code does not specifically address budget feasibility or include requirements related to the level of design that must be completed prior to approval. Nor does the appropriations process require a certain level of design.

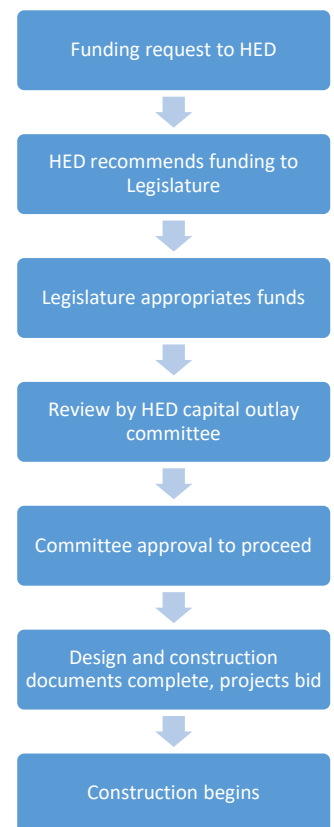
The rules lack mandatory design requirements or standards for cost estimation. Institutions follow varying approaches to construction cost estimation and approach the committee for new funding and project approval at varying stages of design. Requirements establishing design and cost documentation standards before funding would create a foundation for more accurate cost estimates and allow for more informed decision making by the legislative and executive branches.

Analysis of recent capital projects demonstrates that requiring detailed cost estimates based on standardized design documentation would assist in addressing recurring budget challenges observed across institutions. Higher education institutions seeking approval to proceed from HED’s capital outlay committee in 2024 frequently submitted cost estimates with significant margins of error. LFC analysis of 94 applications found 21 percent submitted Class 5 estimates (with an accuracy range of 20 percent below to 50 percent above) and 24 percent used Class 4 estimates (with an accuracy range of 10 percent below to 30 percent above) based on schematic designs. These early-stage estimates lack detailed measurements and the higher-level design documentation necessary for accurate budgeting. Additionally, 20 percent of institutions did not document their estimation methodologies.

Only 11 percent of applicants for approval to proceed in 2024 based their estimates on comprehensive design and engineering documentation. Higher level Class 1, 2, and 3 estimates provide greater accuracy. While developing these estimates requires upfront investment in planning and design, Class 3 estimates—the minimum level needed for more realistic budgeting—typically are accurate within 5 percent below to 20 above percent above final costs.

Washington state's Office of Financial Management (OFM) maintains rigorous capital project oversight through comprehensive submission requirements and evaluation processes. Projects over \$10 million require extensive pre-design documentation including consultation with OFM analysts and external experts to evaluate alternatives, assess costs, and analyze funding sources and operational impacts. After OFM approval, projects undergo prioritization for the Governor's proposed budget before legislative review and final funding allocation, ensuring multiple layers of financial scrutiny for higher education facility investments.

Higher Education Capital Outlay Process



HED rules lack mandatory design requirements prior to institutions' funding requests.

While the HED capital outlay committee scores funding requests on the quality of cost estimates, among other criteria, there is no explicit cost estimation standard institutions must meet prior to requesting funding, and institutions are inconsistent in submitting detailed estimates or narratives supporting those estimates with funding requests (see Appendix C for HED's scoring criteria). HED notes that limited staffing within the department impedes its ability to fully incorporate the review criteria related to cost estimation into its process and to effectively enforce the requirements associated with the funding process.

Institutions could be required to budget for owner representation during project development and design or demonstrate adequate internal capacity to rigorously review design and quotes for budget feasibility.

Institutions must navigate complex negotiations with contractors and architects with varying levels of internal construction expertise. Only institutions with experienced staff can effectively challenge contractors and architects who may not prioritize cost-efficiency, resulting in unnecessary expenditures of taxpayer funds and inconsistent project management standards across the state's higher education system. Having access to independent cost estimators and owner representatives could help institutions to identify pricing issues, recommend value engineering opportunities, and deliver projects more consistently on budget.

Design standards and cost guidelines could improve project budgeting and promote responsible use of public funds.

Washington State provides an effective model by establishing construction guidelines that include average costs per square foot for typical building types and recommended parameters for architectural and engineering services' fees. Guidelines created for New Mexico could establish a baseline for the level of architectural complexity the state will participate in funding and establish parameters for consistent facility development across institutions.

Appendix A



If It Gets Measured, It Gets Managed

MARKET ANALYSIS OF AE SD PROBABLE COST ESTIMATE

**WNMU Early Childhood Center PH II
1000 W College Ave., Silver City, NM 88061**

A/E RFP Draft Estimate Comparison Submittal

Date of Report: 5-Mar-25

**Prepared By:
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Construction Cost Management, Inc.
2413 North Main Street
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Revised
03/17/2025 10:13:22 AM

Owner: New Mexico Legislative Finance Committee

Early Childhood Program Building (Phase 2)

Contract Number: 2025-015

Introduction

Construction Cost Management Inc. (CCM) is a professional consulting firm providing Clients with accurate and complete Cost Management services for 45 Years. CCM is a multi-discipline, award winning highly respected firm in the Professional Estimating Industry. CCM is Certified by the ASPE "American Society of Professional Estimators" and the AACEI "American Association of Cost Engineers International." The certified preparers of this analysis have over 88 years combined experience.

The New Mexico Legislative Finance Committee contracted CCM Inc. to provide professional evaluation and opinions of the Cost versus Scope Ratio (Cost Drivers) of the Design Documents prepared by SSA - Sam Sterling Architecture, llc.

The documents provided for this report were:

1. Early Childhood Program Building (Phase 2), 75% Submittal Design Plans Dated February 14, 2025, prepared by Sam Sterling Architecture, llc. The design documents did not include Civil, Structural, Mechanical or Electrical design sheets. At the 75% submittal we would expect these disciplines would be more developed and to have specifications to determine project cost requirements. Therefore, CCM's analysis is limited to the Architectural sheets and what they imply as to the other disciplines. In addition, these drawings are clearly for Phase 2, therefore any cost impacts from the Phase 1 design are not included in this report.
2. Opinion of Probable Cost Dated 3/11/2022, prepared by Balis & Company. For this report CCM will assume that the procurement method will be Construction Manager at Risk (CMAR).
 - a. A **competitively open bid** design bid build procurement project **may lower** the overall project costs **by 10%** on average, whereas CMAR delivery method offers owners the advantage of selecting quality contractors with increased involvement in decision-making and reduced risk to them; though it typically includes higher upfront costs compared to the faster but less collaborative design-bid-build process.
 - b. A competitively bid project can increase competition for subcontracts and lower pricing, increase cost certainty and owner confidence with detailed bids, and reduce risk of cost overruns and potentially lower overhead.

Cost Analysis, Observations

Market Analysis

Investigation was made into recent similar projects where square footage, design, and bid cost data were comparable. Data was analyzed using Similarity, Location, and Time adjustments.

- A. CCM's proprietary historic cost analysis spreadsheet was used to adjust the costs found from market research to be compatible with this project's location and timing.
- 3. Analysis gave a result showing the Adjusted Cost per building square foot (BSF) by combining the adjusted square foot costs using weight factors given by their similarities to this project facility type.

Four projects were used to analyze the total construction costs which include all known hard and soft costs and other project information for the project. The market analysis determined the adjusted cost per BSF by equalizing the costs by location and known time of construction to be compatible with this project to represent the present value of money and located in Silver City. The midpoint of construction is a key time for cost escalation calculations. This is because it represents the average point in time over the entire construction period, making it a balanced reference for estimating cost increases due to inflation and other factors. With these factors, the adjusted cost per BSF are made as shown below for the market's project examples:

UNM Taos College Pathways to Careers Center, Taos, NM 10/14/2022ⁱ
Adjusted Cost per BSF: **\$611.50**

Early College Opportunities (ECO) Campus, Santa Fe, New Mexico 7/18/2023ⁱⁱ
Adjusted Cost per BSF: **\$508.71**

Gibson Child Development Center, Kirtland AFB, NM 10/1/2025ⁱⁱⁱ
Adjusted Cost per BSF: **\$540.97**

Monte Vista Elementary School, Albuquerque, NM 10/4/2023^{iv}
Adjusted Cost per BSF: **\$953.44**

Overall, when these numbers are weighed for similarity to the WNMU Early Childhood Center Building; the adjusted cost for this project would be expected to total **\$624.67 per BSF**. This includes some sitework but is based on the square footage of all facilities combined (as were the projects in the market analysis). **It does not include added cost impacts, but other considerations and drivers** that will follow the market analysis in this report.

The A/E SD Estimate comes in at an adjusted **\$844.21 per BSF** (for the current BSF). This is **35.15% higher** than the CCM Worksheet adjusted market analysis cost per BSF representing current market construction designs and total final construction costs.

Our considerations address increases in materials, labor, and other project markup costs that have recently impacted construction projects. These factors have indeed had a significant impact on construction projects recently. Here are a few key points to keep in mind:

1. **Material Costs:** Prices for construction materials like steel, lumber, and concrete have seen fluctuations due to supply chain disruptions and increased demand.
2. **Labor Costs:** The construction industry has faced labor shortages, leading to higher wages and increased competition for skilled workers.
3. **Markup Costs:** Additional costs such as transportation, equipment and overhead have also risen, affecting overall project budgets.

The A/E SD Estimate cost is closer to the market analysis of the Monte Vista Elementary School, which is an adjusted **\$953.44 per BSF** in the market analysis. Taking a closer look, the MVES has a (2 story) building with higher building elevation similar to the WNMU ECC. It includes a larger volume of conditioned space and large extended roof overhangs than the other average market analysis projects (also similar to the WNMU ECC). Likewise, the requirements for structure, and the square foot (SF) areas to finish with materials are very similar. Next, the MVES has more extensive site development and exterior improvement requirements which includes an outdoor learning area, a kindergarten playground, landscape and drainage updates, and parking lot modifications similar to the WNMU ECC. Using only these described impacts to the BSF cost, the WNMU Early Childhood Center Building PH II would be \$10,916,888 for the 11,450 BSF facility in the 75% Plans. In the Cost Drivers and Design Analysis section, more specific costs per square foot will be considered.

Market Analysis:

Current ENR BCI	8347.01
Silver City Location Factor	97.3
ROM Adjusted Cost/BSF This Project	\$ 624.67

Date 3/5/2025

Includes Phase 2A (sitework)

Historic Project Name & Location	Similarity Weight	Size (BSF)	Bid Cost	Midpoint Date	Location Factor	ENR BCI @ Midpoint	Escalation to Est Midpoint	Adjusted Cost per BSF	Scope Description
Gibson Child Development Center, Kirtland AFB, NM	2	29,206	\$ 14,925,314	10/1/2025	95.00	8513.74	5.42%	\$ 540.97	Design Build -major renovation current project of a childcare center with classes, admin, eating and play areas. The center provides childcare services for children between six weeks to six years old. Total Design and Construction duration: 545 Days. Similar classrooms and playground areas with walking routes. New parking lot, HVAC, FPS, Roofing, Security, Finishes. Project was contracted 09/2024 with similar design and construction timelines.
Monte Vista Elementary School, Alb., NM	2	15,600	\$ 13,600,000	10/4/2023	95.00	8255.58	5.61%	\$ 953.44	The more than two-story, 15,600-square-foot classroom block at Monte Vista Elementary will include kindergarten classrooms, general education classrooms, an art classroom, a learning kitchen, a music classroom, and associated support spaces.
Early College Opportunities (ECO) Campus, Santa Fe, New Mexico	4	43,455	\$ 21,000,000	7/18/2023	98.30	8179.87	4.22%	\$ 508.71	The ECO Campus shares a similar design to WNMU EC with its single story high bag roof decks and large overhangs and metal facade to appeal to a college look. It also has outdoor social area, translucent skylights and is located in a city with similar terrain and requires travel for trades to construct it. This is also a major renovation and not a new construction project.
UNM Taos College Pathways to Careers Center, Taos, NM	2	11,650	\$ 6,529,500	10/14/2022	98.70	7965.04	5.61%	\$ 611.50	The new single story, 12,000 SF building is a learning resource center on the University of NM Campus in Taos with teaching classrooms, bright, naturally lit open space incorporates an intricate ceiling system, formal and informal teaching spaces, and multimodal study spaces. The overall site is designed to enhance student outdoor learning spaces and engagement, and required new storm drain utilities to divert water around the site. It scores well on size, design, and overall space planning. It scores very well with the requirement for trades to travel to construct a similar size and type of project.
NM Highlands University - Cultural Park Outdoor Space, Las Vegas, NM		9,500		6/15/2021	98.20	6876.00	3.51%	\$ -	A recent Outdoor Space Project located on a NM University Campus relates well with the retaining walls, metal canopies, walk areas, and landscaping. The design features custom metal shade structures and the curves follow the existing footprint of the park and adjacent roadway while terraced turf areas create soft lounge seating places. This project was not factored into the overall SF costs as it only serves as a cost for the outdoor area.



Early College Opportunities (ECO) campus, Santa Fe, New Mexico



Monte Vista Elementary School, Alb., NM



NM Highlands University - Cultural Park Outdoor Space, Las Vegas, NM



UNM Taos College Pathways to Careers Center, Taos, NM

Disclaimer: This document is for informational purposes only. It does not constitute legal or professional advice. Information herein was obtained from government, industry, and other public sources which are subject to change and have not been independently verified by CCM and are subject to change. Recipient has sole responsibility for determining the usability of any information provided herein. Before recipient acts on the information, recipient should seek professional advice regarding its applicability to the recipient's specific circumstances.

Cost verses Scope Observations

“Cost Drivers”

This portion of the report will concentrate on elements of the Design Documents that are “Cost Drivers.” All Cost Opinions are strictly estimates and may not reflect the actual impact of cost.

1. Site Selection.
 - a. The Site has approximately 40' of slope across the North to South of the property. This results in a greater expense than normal due to extensive requirement for retaining walls and earthwork activities. This cost is estimated to be a **\$800,000 Impact** to the total project cost above a prudent flatter site.
 - b. The Access to the project requires higher than normal roadway construction, while the total amount of roadway design is not fully developed, and some additional “off-site roads and walks” may be required. The design requirement for greater than normal roadway pavement impacts the total project cost by over **\$100,000.**
 - c. The distance from student drop off to the front door exceeds 115 Feet and over 20' incline. This results in a greater than normal expense for handicap access walks. While not a desirable element, the additional cost impact exceeds \$19,000.
2. The Faculty Exterior Patio is an odd element for this type of facility. We question the prudence of this private area as to why staff would use or need this accommodation, while the additional expense to the project exceeds \$22,000.
3. The High Roof Element adds a significant visual impact to the building design and even adds shade to the playground; however, the extent of this element is not normally seen for this type of facility. From a cost perspective, this element is nearly equivalent to building a two-story instead of the 1-story it is classified under. The additional cost impact to this project for the high roof is **\$140,000-\$165,000.** More standard, lower profile shading structures are more practical and readily available for material or design selection.
4. The Ceiling Height in the Infant and Toddler Classrooms appears abnormally high at an average of 19'-6". We cannot determine the design issues that resulted in the remarkably high ceilings, nor can we substantiate the benefit to this learning environment of early childhood. Although there are acoustically enhanced materials integrated, much of the need for them is compounded with the oversized cavernous rooms. This ceiling element is typically 9-10' above the finished floor (AFF) for other similar facilities and it impacts on the cost of many building systems. The standard facility height accommodates the necessary space for classrooms, play areas, and this project other essential facilities while ensuring a comfortable environment for children and staff.^v
 - a. Exterior wall square foot ratio to building SF is greater than normal: The additional cost impact to this project due to greater than normal building height is **\$110,000-\$136,000.**

- b. 24" x 24" welded wire mesh in 24" x 24" ceiling grid. and 2" black duct liner Ceiling Finish. While the materials for this ceiling assembly may be locally sourced, the installation Contractor would most probably not have experience with this assembly resulting in a higher risk cost calculation for bidding. The additional cost impact to this project due to abnormal ceiling design assembly is \$22,000.
- c. Timber Curtainwall, while aesthetically pleasing and environmentally friendly, can be more expensive than other materials like aluminum. Aluminum Curtainwall also have lower labor costs as they are much faster to install. Timber Window Wall is not necessarily locally sourced and may be a proprietary system as well. The additional cost impact to this project due to higher than normal specification window wall is an additional **\$65,000-\$90,000**. Please note that lower framing spans require more standard narrower framing, thus requiring much less cost as well, regardless of the material selections.

General: Material Selections for this design are considered in the high to very high range compared to school projects in our library. Specialized Products that enable the project to stand out or are unique in performance or aesthetics and can bring unique attributes. Sometimes these also have single manufacturers or sources, premium pricing, require skilled labor, and have limited competitive bidding. Recommend limiting this cost driver and using Frequently Used Materials or allowing multiple competing manufacturers and distributors to ensure a competitive advantage. Some cost items that may be affected:

- a. Playground Equipment
- b. PV Array
- c. Mechanical Equipment
- d. Lighting Fixtures
- e. Translucent Skylights
- f. Tectum V Roof Deck
- g. Timber Curtainwall System
- h. Metal Wall and Roof Panels
- i. Structural Wood Glu-Lam Beams

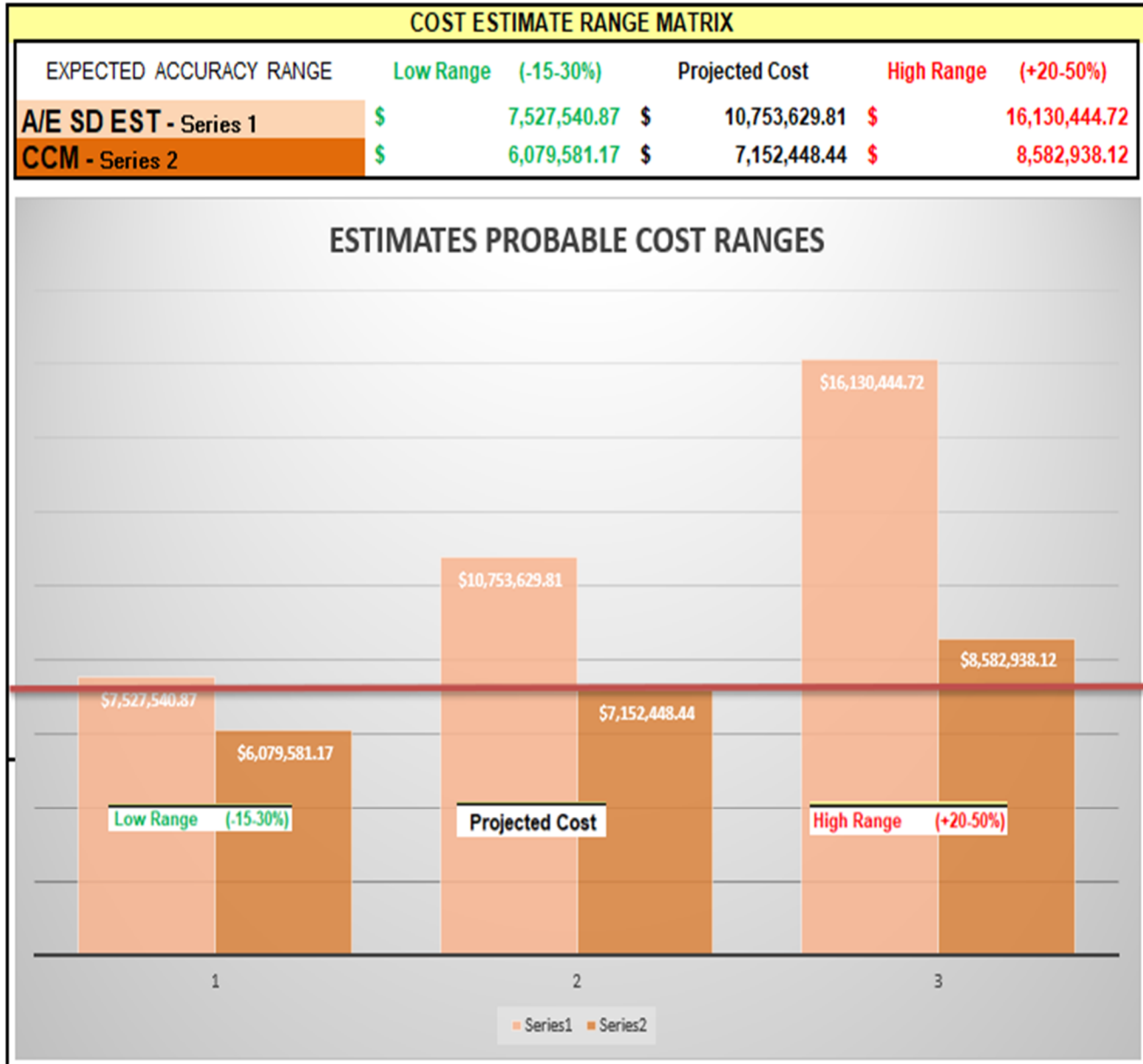


(Sam Sterling Architecture)

Comparable Costs Range of Current Estimate and Market Analysis:

Red Bar Denotes

Market Costs



Disclaimer: This document is for informational purposes only. It does not constitute legal or professional advice. Information herein was obtained from government, industry, and other public sources which are subject to change and have not been independently verified by CCM and are subject to change. Recipient has sole responsibility for determining the usability of any information provided herein. Before recipient acts on the information, recipient should seek professional advice regarding its applicability to the recipient's specific circumstances.

Design Analysis

From a design standpoint, certain architectural design choices can significantly drive up the cost of a construction project. There is roughly **\$220 per BSF** difference between the current market analysis of similar facilities with design choices made and this project's design that can be noticed with some increased design elements or styles in the WNMU ECC. Some design elements are voluntary, whereas others are due to site selection. Please note, a higher detailed estimate can bring out more elements that are compounded in this additional SF cost. Here are some key factors:

1. Oversized roofs and extended overhangs require adequate structural support for the additional weight and potential wind loads. The greater the span can increase entire building assemblies' costs. This, combined with the high roof element noted earlier, creates unique design not normally seen for this type of facility. The more complex the structure, the greater need for customized fabrication, specialized labor, equipment, engineering, and materials. Combining this with a more specialized material, it can compound added costs than those of the typical and most designed single story educational facilities.
2. The curved Faculty Patio and other radial project design elements are more than typical and add some costs than that of standard, square, or straight designs. With multiple trades and materials affected, it can add up. Even standard curbing and asphalt require more setup and labor for precise measuring and installation on the project than that of standard designs. Curved design elements often add increased waste to the materials as well.
3. Local Sourcing: Source materials locally to reduce transportation costs and support the local economy for most projects. This project has a location that will require 2.5 – 4 hours of travel for most trades to perform the work making it cost more than if it were in a more major city, such as in Albuquerque or Las Cruces.
4. A much more complex and extensive landscaping and site development is in the 75% Plans than is represented in the A/E SD Estimate. Complex landscaping and earthwork for a more extensive terrain for site selection requires more resources and planning. In addition, it requires comprehensive plans with more detailed landscape that account for all elements, from plant selection to hardscape features. It also often requires more tiered elevation construction, retaining walls, water management and stormwater control, which, in turn, adds more labor, materials, and equipment than that of a more level or existing developed site.
5. Added systems are incorporated into this design than those of typical facilities, such as the photovoltaic (PV) array with metal canopies and the rain cistern. Adding sustainable design can add more to the initial costs of construction. **Eco-Friendly Materials:** sustainable designs often use materials that are environmentally friendly, such as recycled or renewable resources, which can be more expensive than traditional materials. Installing advanced systems like solar panels, energy-efficient HVAC systems, daylight harvesting, rainwater catchment and harvesting systems and greywater recycling can also increase initial expenses.

Balis Estimate

Comparable and Probable Costs

The 2022 **\$9,377,523** Balis total construction estimate does seem high compared to the costs found in this market analysis. However, as an early schematic (Class 4) estimate, ACEI Recommended Practice indicates this cost could range from **30% lower to 50% higher** than estimated. With the adjusted amount for the 2022 estimate of 11,455 SF and current New Mexico Gross Receipts Tax of 8.1125% (versus the 8% used previously) for Silver City, the SD estimate is **\$10,753,630**. At the 50% **higher range**, the Balis estimate would represent \$14,066,285 in 2022 dollars when originally developed, or **\$16,130,445** in current dollars with only adjusting the tax and SF. Given the significant variability, this early schematic estimate is more appropriate for concept evaluation rather than precise budgeting, with greater accuracy expected as the project becomes more defined.

The Construction Cost Management Market Analysis was made with 75% Plans and is expected to have a better accuracy range for market conditions that range from **15% lower to only 20% higher**. CCM was contracted to perform an overview analysis for better comparison of the original A/E SD Estimate. However, as can be seen, CCM was able to narrow the probable cost range significantly by utilizing a higher level data to develop it. The **CCM adjusted high range of the market for similar facilities is \$8,582,938**. (About ½ the A/E SD Estimate)

In turn, the 2022 Balis SD estimate is missing much of the developed scope that would normally be included in more developed plans, specifications, and construction documents. With a greater detailed estimate, more details can be weighed, measured, and managed. Please note, this is typical when comparing an early SD conceptual estimate to that of a well- developed project Class 1 or Class 2 estimate.

Below are observations of some key components of their estimate:

1. The Estimate dated 2022 will require extensive revision as it was based on an early concept, and it has taken roughly three years for the project to progress to readiness to bid.
2. The Balis Estimate is missing adequate **Markups** as shown on the Markups Comparison page which allows for contingencies, escalation, and other project cost adjustments. These cover unexpected as well as general project requirement costs specific to this project, and which may arise during the project. The CCM summation of the other recommended adjusted markup amounts to adjust the SD estimate is **24% higher to significantly** increase to their overall project costs! This would put their 2022 adjusted estimate of \$10,753,630 at **\$13,334,501. (\$1,164 BSF)** with the **high end range cost: \$19,992,073 - (\$1,745 BSF)**
3. A current detailed Class 2 estimate including the added building square feet and current design elements is highly recommended to significantly reduce the cost impact variables and uncertainties. Class 2 estimates provide necessary accuracy for detailed budgeting and funding approvals. Impacts from the SD estimate to the current 75% Plans estimate with current project information, selected procurement method and the project's general requirements and conditions will all significantly

ANALYSIS OF A/E SD PROBABLE CONSTRUCTION COST



PROJECT WNMU Early Childhood Center PH II
1000 W College Ave., Silver City, NM 88061

Estimator:

Rick Lepore, WENG500, LEED AP BD+C

QC Reviewer:

Keith Kothmann, CPE

Status of Design:

Construction Cost Management, Inc.

Date of Report

A/E RFP Draft Estimate Comparison Submittal

March 5, 2025

Cost Basis:

AE EST	CCM
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RS Means Quarter 1 2025 adjusted to project location, historic costs, and market total construction cost data.

Pre-Design & Procurement

5

Months - Estimated release for Contract Award August, 2025

Design (Design-Builder)

8

Months - Estimated time for CMAR submittals / or finish design

Construction

16

Months - Estimated length of construction

Midpoint of Construction

21

Months- Estimated Mid-Point (utilized for escalation to predict future costs)

Project Type:

New New

New Early Childhood Center located on the WNMU campus

Procurement Methodology

CMAR CMAR

CMAR Design-build Firm Fixed Price.(Assumed- delivery not yet determined)

Please note other procurement methods can be less or add more markup costs and will affect this analysis. (see Narrative)

Indirect Costs

Sub-Contractor OH & P

Included Included

Included in parametric pricing. Most trades will require travel 2 - 4.5 hours to the project site (see Narrative) with daily hotel and per diem.

PRODUCTIVITY FACTOR (LABOR ONLY)

Included 10.00%

Based on 75% DD project requirements as well as some site access restricted to a single 2-lane road and proximity to lodging, and some potential laydown area constraints (10%).

General Conditions

16.00% 18.00%

Provided as an estimated percentage of the total cost of work. Typical range is 16-20% for similar project and location type.

Testing, TEMP Facilities, and Surveys (Includes Cleanup)

Not Incl. Not Incl.

Often paid by the Owner in a CMAR project. 2 - 5.5% is Typical. (Testing is typically .5 - 1.5%, TF 1-3%, Surveys and Cleanup .5-1%)

TEMP Utilities

Not Incl. Not Incl.

Often paid by the Owner in a CMAR project. .75 - 1.75% is Typical (Sanitation is .5 - 1%, Power is .5 - 1.5%)

CMAR Fees, includes Profit and Overhead

5.00% 6.00%

Typical range is 5-7% for Construction Manager at Risk (CMAR).

Design & Construction Contingency

10.00% 20.00%

20% is typical for this level of project definition. Many unknown conditions and Risks for a new project site.

Annual Escalation Rate

3.5%

ENR Annual Escalation Rate

Effective Escalation Rate

5.00% 6.2052%

Total escalation to midpoint of construction

New Mexico Gross Receipts Tax (NMGR)

8.00% 8.1125%

Silver City 1st-2nd Qtr. 2025

Bond and Insurance

2.50% 2.12%

1.5% to 2.5% is typical.

OWNER CONSTRUCTION CONTINGENCY

Not Incl. Not Incl.

Not Included

Exclusions

Owners administrative costs, Commissioning agent or other Pre Design fees

TOTAL MARKUPS	46.50%	70.44%
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A/E Schematic Design Draft Estimate	03.11.2022	\$ Per SF	\$ 844.21	Adjusted SF and NMGR	\$ 10,753,630
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Construction Cost Management Analysis	03.05.2025	\$ Per SF	\$ 624.67		\$ 7,152,448
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This Estimate has been prepared under the guidelines published by THE AMERICAN SOCIETY OF PROFESSIONAL ESTIMATORS

Keith Kothmann, CPE



Construction Cost Management, Inc.
2413 N Main St, Ft Worth TX 76164
(817) 625-6200

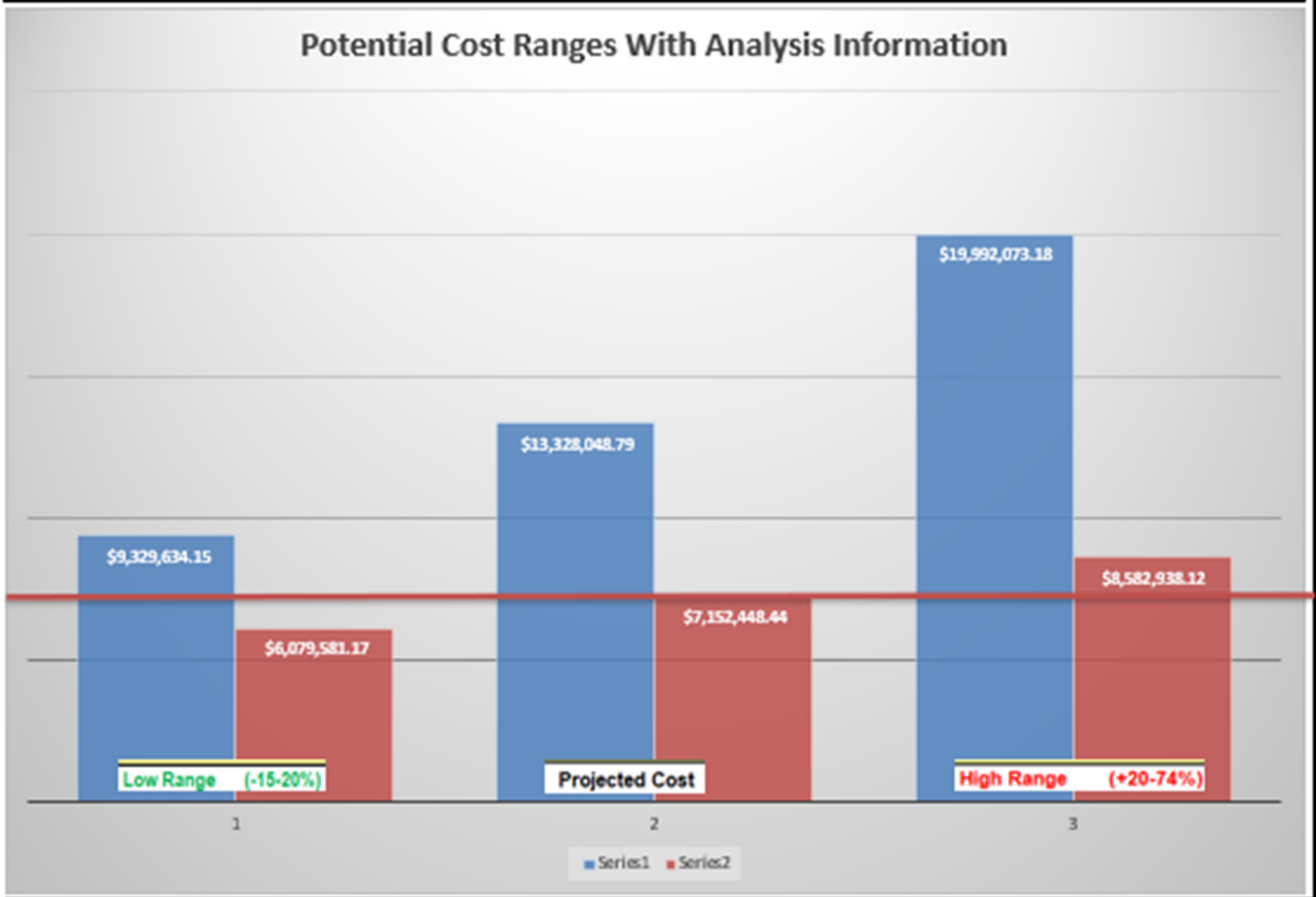
Potential Costs Range of Adjusted Markups with Current Estimate and Market Analysis:

Red Bar Denotes Market Costs

This Chart depicts where Potential Cost Ranges can be given the Analysis Data and Observations.

(See CCM WNMU ECC PH II Estimate Analysis Outline Narrative and the Basis

COST ESTIMATE RANGE MATRIX				
EXPECTED ACCURACY RANGE	Low Range (-15-20%)	Projected Cost	High Range	(+20-74%)
A/E SD EST - Series 1	\$ 9,329,634.15	\$ 13,328,048.79	\$ 19,992,073.18	
CCM - Series 2	\$ 6,079,581.17	\$ 7,152,448.44	\$ 8,582,938.12	



Adjusted with Analysis Markups and Observations

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reshape the markups can result in a significant change of probable costs. Please note that CCM was not contracted to perform a current Class 2 detailed estimate of the project, and the market analysis or other total estimate costs are not a detailed estimate that provides a comprehensive breakdown of all costs associated with a construction project and control costs. The market analysis can help to determine the potential success of a project or investment.

4. The Other Considerations of potential impacts mentioned below is another key reason to require a current A/E estimate before funding approval or release. A deeper estimating depth should be conducted to consider all major cost categories and potentially affected drivers for higher confidence and lowering the current risk.

Other Considerations

Effective March 12, 2025, the U.S. government was planning to impose a 25% tariff on all steel and aluminum imports. Cost Impacts to this project may also include:

1. An additional \$150-250 cost per Ton for steel and aluminum.
2. An additional 10% tariff applies to all goods from China and Hong Kong. (Greatly affecting Finishes, Specialties, and Exterior Cladding Systems)
3. Initially, an additional 25% tariff was set to apply to all goods from Canada and Mexico.
4. Energy resources (oil, natural gas, and electricity) from Canada were subject to a 10% tariff.

Tariffs can have significant impacts on construction costs, affecting various aspects of the industry. Here are some key points to consider: It is highly speculative to ascertain exactly how they may affect the total construction costs. As during other impacts to construction costs, there can be trickle down or even major added material costs to a project. Other concerns can be material shortages and disrupted supply chains. During COVID, "Cash was King" and those procuring early obtained less schedule and cost disruption on the average. They discovered the present value of money had more value than the future value and with more leverage. CCM does not want to imply how to act with this consideration but wanted to address it as it is a current major cost concern.

There are many ways to estimate impacts to Tariffs: detailed cost management in the work breakdown schedules and weigh costs targeting the specific trades more accurately, such as steel, lumber, finishes, electronics, etc. In addition, conducting more concentrated and targeted markups for project adjustments to account impacts to the project cost will help the confidence level for the estimate.

ⁱ <https://fdc.unm.edu/projects/taos-pathways-to-careers-center/>

ⁱⁱ [SFPS Early College Opportunities Campus - Franken Construction | New Mexico General Contractor Franken Construction | New Mexico General Contractor](#)

ⁱⁱⁱ [Kirtland AFB Gibson Children's Development Center](#)

^{iv} [Groundbreaking ceremony to be held for Monte Vista Elementary project](#)

^v [GUIDELINES FOR MEASURING SPACE IN CHILD CARE CENTERS](#)



CORE Construction Services, Inc.

Independent Project Cost Analysis

New Mexico Higher Education Project



ENMU Student Academic Services Building

March 10, 2025

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EXECUTIVE SUMMARY

Core Services Inc. is an independent cost estimating firm contracted to provide a Cost Analysis of the ENMU Student Academic Services Building in Portales New Mexico.

Project Description:

The new campus building as planned will allow the University to continue to meet the needs of the ever-growing student population. This addition to the historic front of campus will both honor ENMU's architectural style and create a new front door of campus.

The New Student Academic Services Building will hold all of the traditional student services offered by ENMU, including:

- Enrollment Services
- Financial Aid
- Counseling and Career Services
- Advising
- Accessibility Resources and Testing

The following preconstruction cost analysis scope of work includes conducting an independent review of existing design and or construction documents and associated cost estimates. The analysis also includes evaluating design elements, materials, site conditions, contractor fees, and project delivery methods that contribute to the projects' overall increased costs. Core's analysis includes review of existing cost estimates' accuracy and provides a detailed opinion on the quality and accuracy of those estimates; and areas where the estimates may have over- or under-estimated actual costs at the time of construction.

The project under review is as follows:

ENMU Student Academic Services Building

Portales, NM 88130

New Construction

Architect of Record: Parkhill

50% Construction Documents dated 05/07/2024

Basis of Cost Analysis: 26,200 GSF


Proposed Construction Schedule: December 2024 – May 2026

Construction Budget: \$26,750,300

Cost per SF Construction Budget \$1,021/SF (total)




BUDGET COMPARISON (P1 of 2)

 EASTERN NEW MEXICO UNIVERSITY Student Academic Services Building Portales, NM March 10, 2025 Estimate Cost Summary Budget Comparison							
GSF Building Area--> 26,200		Bradbury	Bradbury	Bradbury	Parkhill	Parkhill	Parkhill
Code	Description	06/20/23 DD Budget	06/17/24 CD Budget	Budget Delta	01/30/23 DD Budget	07/5/24 CD Budget	Budget Delta
DIVISION 1 - GENERAL REQUIREMENTS							
015000	General Conditions	1,088,835	1,133,877	45,042	10,314,360	21,169,600	10,855,240
015000	Field Work Summary	244,754	245,491	737	0	0	0
015000	Field Labor Summary	514,126	514,126	0	0	0	0
015000	Permits and Fees	26,436	30,396	3,960	0	0	0
015000	Winter Conditions	23,827	24,365	538	0	0	0
DIVISION 2 - EXISTING CONDITIONS							
024000	Selective Demolition	0	0	0	0	0	0
DIVISION 3 - CONCRETE							
033000	Cast-In-Place Concrete	790,188	1,094,938	304,750	0	0	0
DIVISION 4 - MASONRY							
042000	Masonry	3,039,669	3,215,692	176,023	0	0	0
DIVISION 5 - METALS							
051200	Structural Steel	871,064	714,922	(156,142)	0	0	0
054100	Erection/Installation	503,469	502,462	(1,007)	0	0	0
DIVISION 6 - WOOD & PLASTICS							
061000	Rough Carpentry	55,335	55,894	559	0	0	0
062000	Misc Carpentry	23,440	19,925	(3,515)	0	0	0
064000	Casework	197,290	245,770	48,480	0	0	0
DIVISION 7 - MOISTURE & THERMAL CONTROL							
071100	Waterproofing	4,350	38,996	34,646	0	0	0
071400	Building Insulation	241,235	198,172	(43,063)	0	0	0
072400	Air Barrier	41,468	186,606	145,138	0	0	0
074200	Roofing	679,612	724,563	44,951	0	0	0
075000	Stainless Steel Wall Tile	143,009	251,200	108,191	0	0	0
076200	Sealants	104,498	106,316	1,818	0	0	0
DIVISION 8 - DOORS, WINDOWS & GLASS							
081100	Doors, Frames & Hardware	334,939	342,981	8,042	0	0	0
088000	Aluminum, Glass & Glazing	314,836	382,856	68,020	0	0	0
089000	Skylights	37,500	0	(37,500)	0	0	0
DIVISION 9 - FINISHES							
092000	Drywall & Carpentry	1,180,831	1,288,178	107,347	0	0	0
093000	FRP	1,500	1,120	(380)	0	0	0
092000	Acoustical Ceilings	345,850	410,570	64,720	0	0	0
095100	Ceramic Tile	175,584	326,360	150,776	0	0	0
096500	Flooring	160,751	227,856	67,105	0	0	0
096600	Paint/Wallcovering	268,317	266,364	(1,953)	0	0	0
096800	Special Wall Surface	49,800	51,600	1,800	0	0	0



BUDGET COMPARISON (P2 of 2)

 EASTERN NEW MEXICO UNIVERSITY Student Academic Services Building Portales, NM March 10, 2025 Estimate Cost Summary Budget Comparison							
GSF Building Area--> 26,200		Bradbury	Bradbury	Bradbury	Parkhill	Parkhill	Parkhill
Code	Description	06/20/23 DD Budget	06/17/24 CD Budget	Budget Delta	01/30/23 DD Budget	07/5/24 CD Budget	Budget Delta
DIVISION 10 - SPECIALTIES							
101100	Toilet Compartments	13,338	21,096	7,758	0	0	0
101400	Specialties	9,547	24,050	14,503	0	0	0
102100	Signage	13,000	68,484	55,484	0	0	0
102230	Visual Display Board Allowar	5,000	5,000	0	0	0	0
102230	Residential Appliances	0	1,500	1,500	0	0	0
102230	Mobile Storage Shelving	0	124,800	124,800	0	0	0
DIVISION 12 - FURNISHINGS							
122000	Window Treatments	22,165	25,650	3,485	0	0	0
DIVISION 21 - FIRE SUPPRESSION							
210000	Fire Protection	122,806	123,900	1,094	0	0	0
DIVISION 23 - MECHANICAL							
230000	Mechanical	4,273,855	4,956,121	682,266	0	0	0
DIVISION 26 - ELECTRICAL							
260000	Electrical	1,659,818	1,994,950	335,132	0	0	0
DIVISION 31 - EARTHWORK							
310000	Earthwork	294,261	294,261	0	0	0	0
310000	Termite Control	0	6,550	6,550	0	0	0
310000	Site Demolition	10,880	18,675	7,795	0	0	0
310000	Asphalt Paving	4,420	4,420	0	0	0	0
310000	Striping/Traffic Signage	1,752	2,137	385	0	0	0
310000	Landscaping	88,683	56,790	(31,893)	0	0	0
310000	Site Concrete	542,379	410,266	(132,113)	0	0	0
DIVISION 33 - UTILITIES							
331000	Site Utilities	345,750	358,035	12,285	0	0	0
Subtotal		\$ 18,870,168	\$ 21,098,281	\$ 2,228,113	\$ 10,314,360	\$ 21,169,600	\$ 10,855,240
201 / 85400	DESIGN CONTINGENCY	\$ 943,508	\$ 634,980	(308,528)	\$ 1,210,000	\$ 2,143,300	933,300
201 / 85400	CONSTRUCTION CONTINGEN	\$ 943,508	\$ 1,058,300	114,792	\$ -	\$ -	0
201 / 85400	ESCALATION CONTINGENCY	\$ 754,807	\$ 423,320	(331,487)	\$ -	\$ -	0
Subtotal		\$ 21,511,991	\$ 23,214,881	\$ 1,702,890	\$ 11,524,360	\$ 23,312,900	\$ 11,788,540
202 / 86100	OH & P	\$ 1,021,820	\$ 1,105,924	84,104	\$ 644,600	\$ 1,122,000	477,400
Subtotal		\$ 22,533,811	\$ 24,320,805	\$ 1,786,994	\$ 12,168,960	\$ 24,434,900	\$ 12,265,940
203 / 85000	VOLUME BASED GC'S OVER \$12,054	\$ 608,413	\$ 333,032	(275,381)	\$ 309,400	\$ 635,100	325,700
Subtotal		\$ 23,142,224	\$ 24,653,837	\$ 1,511,613	\$ 12,478,360	\$ 25,070,000	\$ 12,591,640
005 / 01153	PRE CONSTRUCTION FEE	\$ 57,856	\$ 61,804	3,948	\$ -	\$ -	0
Subtotal		\$ 23,200,080	\$ 24,715,641	\$ 1,515,561	\$ 12,478,360	\$ 25,070,000	\$ 12,591,640
001 / 01000	NMGRT	\$ 1,841,506	\$ 1,967,179	125,673	\$ 831,600	\$ 1,680,300	848,700
Total		\$ 25,041,586	\$ 26,682,820	\$ 1,641,234	\$ 13,309,960	\$ 26,750,300	\$ 13,440,340



OVERALL COST ANALYSIS AND COMMENTS

Clarification

1. For cost review Core Services utilized the most recent Bradbury 6/17/24 budget and compared this final budget to the Bradbury 6/20/23 budget.
2. When Core reviewed the Bradbury 6/17/24 budget we discovered a math error in the spreadsheet of \$67,721. Core's total trade cost is \$21,098,281 vs Bradbury \$21,166,002.

General Conditions

1. The current cost in the budget for general conditions is \$74.36 per square foot. Although the full scope of what is included in this cost for general conditions is unknown, this is very high compared to similar projects of this size and use.

Cast-In-Place Concrete

1. No cost detail has been provided in the budget for Concrete work. The foundation system defined in the documents is a simple spread footing/foundation with slab on grade. The budget trade cost is \$41.79 per SF of building area, which is higher than we typically see for foundations and slab on similar projects.

Masonry

1. The current cost of the masonry is \$122.74 per square foot of building area. The cost per sf of building area and unit prices for this trade also appear to be extremely high.
2. It is unclear as to whether pricing includes a premium for per diem housing of the subcontractor workers? If so, this would explain the extremely high unit cost for brick and CMU masonry. If there is a premium for out of region labor, this should be shown in the budget.

Structural Steel

1. The building steel in the budget is approximately 12.0 pounds per SF. The tonnage of steel is higher than one-story projects of this size, but is probably resulting from the additional steel in the clerestory framing. The steel design does not appear to be over-engineered.
2. The unit price included in the budget for steel appears to be consistent with current steel prices.



Architectural Woodwork

1. Millwork unit costs appear to be consistent with current pricing.
2. The 6/17/Bradbury budget increased by \$48,480 from the 6/20/23 budget. This was partially due to the addition of Oak Slat Wall and PF1 Wings (millwork item).

Roofing

1. Overall, the cost included in the budget for all **Thermal & Moisture Protection** (\$57.48/sf) is more than double what we typically see in similar projects.
2. The roof system and pricing included in the budget estimate is slightly higher than projects of this size and scope.
3. The cost for exterior enclosure (façade) is extremely high. The cost for Stainless Steel Wall Tile and air barrier combined, increased by over \$250,000 from the 6/20/23 budget to the 6/17/24 budget. The largest increase was in Air Barrier which increased from \$2.00 to \$9.00/SF.

Interior Finishes

1. Partition unit costs in the budget are slightly higher in our opinion than current pricing but this could be a function of regional labor premiums.
2. Acoustical Ceilings appear to be consistent with current pricing.
3. Armstrong Metalworks slat ceiling price is high at \$265/SF. The ceiling could be value-engineered to a similar look for a large cost savings. Core believes this should be below \$100/sf, which would yield a cost saving of \$127,710.
4. The takeoff quantity for the AMC1 Metal works ceiling per the Bradbury 6/17/24 budget is 774 sf. Core estimated this to be 622 sf. This quantity difference accounts for an added cost of \$40,280.
5. Ceramic Tile Unit cost appears to be high but could be a function of regional labor premiums.
6. Ceramic Tile unit costs increased from \$32/sf in the 6/20/23 budget to \$55/sf in the 6/17/24 budget. The quantity of tile also increased from 3,169 sf to 4,595 sf. The cause of the increases are not known. Total increase for this trade was \$150,776.
7. Carpet unit cost (\$76/SY), is much higher than industry standard which could be caused by regional labor premiums.
8. The Moss Green Wall unit price is currently \$300/sf. We believe this should be lower, around \$225/sf.



Division 10 Specialties

1. The Mobile Storage System was added to the scope of the project from the DD set to the CD set. The added cost of this is \$124,800.

Furniture (By Owner)

1. Assumes all fixtures and furniture to be provided by owner and are not included in this analysis.

Fire Protection Sprinklers

1. The Fire Protection Sprinkler costs in the budget are approximately \$4.73 per SF. This cost is consistent with similar one-story projects of this size, with this volume of rooms. The sprinkler system does not appear to be over-engineered.

Plumbing / HVAC(Mechanical)

1. Core Services completed a detailed independent Plumbing and HVAC (Mechanical) estimate and believe the current budget costs for mechanical are high by over 25% (\$1.3M).
2. The total mechanical cost appears to be higher than we estimated. The cost estimates available are difficult to review because they are not broken down further than lump sum costs.
3. We found several items of mechanical equipment that appear to be over-designed in our opinion. The chiller is listed at 250 tons in the equipment schedule; the air handling unit is 24,000 CFM; the boilers are listed at 3000 MBH. Based on our experience these are over-sized for this building (possibly for future expansion).
4. The design includes a VAV box in each exterior exposure office. Unless this is an owner or local code requirement, the number of VAV boxes could be reduced by providing several offices located at the same exposure utilizing just one (1) VAV box and control thermostat for several rooms. This would not provide each room with its own comfort control but would reduce the number of VAV boxes and the associated controls, thus reducing project cost.



Electrical

1. Core Services completed a detailed cost estimate for the Electrical Work. The budgeted electrical cost appears to be higher than what Core estimated. An analysis of this is difficult to review because the Bradbury Budget is not broken down into anything but lump sum cost.
2. Core assumes that the Electrical Costs within the budget includes Fire Alarm, Tele/Data, Security/Access Control, and A/V, Site Lighting & Electrical Service to building. The independent Core estimate includes these same trade costs. Core Estimate does not include Main Transformer (by Utility Co.).
3. Core's detailed independent estimate shows the current Budget costs for all electrical work are high by over 40% (\$500k).
4. One comment we have is that the number of receptacles in the small rooms is often double of what is required by code. The cost of these additional receptacles is not exorbitant, but a reduction would reduce device count, wire, raceways and circuit breakers.

Earthwork

1. The total Earthwork cost within the budget appears to be higher than we would have estimated. Without final civil drawings is impossible to identify what is driving this cost.
2. Site Concrete is extremely high for the work shown on the drawings (\$410,266). CD Budget does not include detail for review.
3. Site Utilities are also high based on our opinion for the work proposed (\$358,035). CD Budget does not include detail for review.



SUMMARY

In conclusion, Core's analysis of the evolution of the budget shows that Parkhill established an original budget of \$13,309,960 (\$508.01/sf with Sitework, \$464.07/sf for building costs). There was a significant cost increase for construction between 2022 and 2023. Historical building costs for higher education projects in New Mexico average was almost \$775/sf in 2023. We see that a major adjustment was made to the budget to account for this increase. Based on an updated budget developed by Bradbury on 6/17/24, Parkhill increased their budget to \$764.06/sf (Building Construction). New Mexico has experienced increases in construction costs well above national averages. We believe the increase is caused by an increase in demand in and around the region and a labor shortage.

Although the project is under construction, we did identify several areas where the project could have achieved savings by using different materials and engineering alternatives, which were mentioned throughout the report. We also believe that many items within the budget estimates exceeded our opinion of actual cost, based on our independent estimates and historical data.





EASTERN NEW MEXICO UNIVERSITY

Student Academic Services Building

Portales, NM

March 7, 2025

Plumbing Estimate Detail

Item	Code	Description	Quantity	Unit Price	Amount	Totals
1	220000	Plumbing				
2	220000	Insulation				
3	220000	Fiberglass Insulation for 2" pipe	285 LF	17.45	4,977	
4	220000	Fiberglass Insulation for 1-1/2" pipe	72 LF	15.70	1,138	
5	220000	Fiberglass Insulation for 1-1/4" pipe	185 LF	14.35	2,658	
6	220000	Fiberglass Insulation for 1" pipe	209 LF	14.14	2,953	
7	220000	Fiberglass Insulation for 3/4" pipe	234 LF	12.48	2,919	
8	220000	Fiberglass Insulation for 1/2" pipe	221 LF	12.33	2,728	
9	220000					
10	220000	Domestic Water Piping				
11	220000	2" Copper Piping/Fittings	248 LF	44.64	11,071	
12	220000	1-1/2" Copper Piping/Fittings	63 LF	34.16	2,152	
13	220000	1-1/4" Copper Piping/Fittings	157 LF	27.93	4,385	
14	220000	1" Copper Piping/Fittings	174 LF	22.72	3,953	
15	220000	3/4" Copper Piping/Fittings	195 LF	18.23	3,554	
16	220000	1/2" Copper Piping/Fittings	177 LF	17.94	3,175	
17	220000	Valves	1 LS	7,072.47	7,072	
18	220000	Hangers	127 EA	53.97	6,840	
19	220000	Plumbing Fixture Rough-In/Final Connections	28 EA	408.51	11,438	
20	220000					
21	220000	Water Service				
22	220000	Incoming Domestic Water Service	1 LS	5,892.16	5,892	
23	220000					
24	220000	DWV Piping Below Grade				
25	220000	4" SWCI Pipe/Fittings	186 LF	49.61	9,228	
26	220000	3" SWCI Pipe/Fittings	58 LF	37.77	2,191	
27	220000	2" SWCI Pipe/Fittings	62 LF	29.69	1,841	
28	220000	Excavation Within Building, saw cutting by others	85 CY	53.78	4,571	
29	220000	Spoils	38 CY	53.61	2,051	
30	220000	Bedding/Fill/Gravel	38 CY	60.08	2,298	
31	220000					
32	220000	DWV Piping Above Grade				
33	220000	4" No-Hub Pipe/Fittings	40 LF	48.58	1,943	
34	220000	3" No-Hub Pipe/Fittings	72 LF	36.99	2,663	
35	220000	2" No-Hub Pipe/Fittings	342 LF	29.02	9,925	
36	220000	Hangers	57 EA	57.46	3,261	
37	220000	Carrier, water closet	10 EA	435.05	4,350	
38	220000	Carrier, urinal	2 EA	369.67	739	
39	220000	Carrier, lavatory	8 EA	369.67	2,957	
40	220000	Carrier, electric water cooler	2 EA	369.67	739	
41	220000	Floor Drain	3 EA	477.16	1,431	
42	220000	Trap primer	4 EA	277.59	1,110	
43	220000	Floor Sink	1 EA	511.93	512	
44	220000	Vent Thru Roof	4 EA	128.24	513	
45	220000					



EASTERN NEW MEXICO UNIVERSITY

Student Academic Services Building

Portales, NM

March 7, 2025

Plumbing Estimate Detail

Item	Code	Description	Quantity	Unit Price	Amount	Totals
46	220000	Storm Drain Piping				
47	220000	Storm Drain Piping	26,000 GSF	1.89	49,046	
48	220000	Roof Drain/Overflow Drain	32 EA	605.75	19,384	
49	220000	Downspout Nozzle	16 EA	856.13	13,698	
50	220000					
51	220000	Gas Piping				
52	220000	Plumbing Gas System	26,000 GSF	0.92	23,904	
53	220000	Gas Meter Connections - meter provided by others	1 LS	2,598.33	2,598	
54	220000	Equipment Connections	3 EA	433.16	1,299	
55	220000	Gas Valve	3 EA	275.70	827	
56	220000	Gas Regulator	3 EA	1,267.14	3,801	
57	220000					
58	220000	Plumbing Fixtures				
59	220000	Water Closet	10 EA	1,128.66	11,287	
60	220000	Urinal	2 EA	878.52	1,757	
61	220000	Lavatory	8 EA	859.30	6,874	
62	220000	Automatic Faucet/Flush Sensor	20 EA	451.34	9,027	
63	220000	Sink	1 EA	873.21	873	
64	220000	Janitor Sink/Mop Receptor	1 EA	1,177.73	1,178	
65	220000	Electric Water Cooler, single	2 EA	1,209.08	2,418	
66	220000	Shower	2 EA	1,679.90	3,360	
67	220000	Refrig/Ice Maker/Dishwasher/Coffee Maker connec	1 EA	180.22	180	
68	220000	Hydro Shock Absorbers	8 EA	156.18	1,249	
69	220000	Hose Bibb	2 EA	169.72	339	
70	220000	Wall Hydrant, non-freeze	4 EA	544.44	2,178	
71	220000	Thermal Mixing Valve	1 EA	3,627.00	3,627	
72	220000	Tempering Valve	9 EA	219.67	1,977	
73	220000	Backflow Preventer	1 EA	5,490.78	5,491	
74	220000					
75	220000	Domestic Water Heater				
76	220000	Water Heater	1 EA	19,533.75	19,534	
77	220000	Circulation Pump	1 EA	2,153.60	2,154	
78	220000	Expansion Tank	1 EA	625.34	625	
79	220000	Vacuum Relief Valve	1 EA	100.54	101	
80	220000					
81	220000	General Requirements				
82	220000	Supervision	1 LS	16,269.51	16,270	
83	220000	Coordination Drawings	1 LS	7,778.45	7,778	
84	220000	Submittals / O&M Manuals	1 LS	1,451.98	1,452	
85	220000	Testing & Marking	1 LS	7,815.06	7,815	
92	220000					
93	220000	Total: Plumbing				351,332



EASTERN NEW MEXICO UNIVERSITY
Student Academic Services Building

Portales, NM

March 7, 2025

HVAC Estimate Detail

Item	Code	Description	Quantity	Unit Price	Amount	Totals
1	230000	HVAC				
2	230000	Test & Balance				
3	230000	Air & Water Balance of Mechanical System	359 Device	203.10	72,912	
4	230000					
5	230000	Insulation				
6	230000	HVAC Insulation	26,000 GSF	5.77	150,116	
7	230000					
8	230000	Mechanical Piping				
9	230000	Mechanical Piping	26,000 GSF	13.28	345,218	
10	230000					
11	230000	Hydronic Water Coil Connections				
12	230000	Coil Connections 2-1/2" - 4", including fittings & valves	1 EA	5,384.88	5,385	
13	230000	Coil Connections 1-1/4" - 2", including fittings & valves	1 EA	2,090.77	2,091	
14	230000	Coil Connections 1/2" - 1", including fittings & valves	84 EA	1,167.90	98,104	
15	230000					
16	230000	Hydronic Specialties				
17	230000	Boiler Trim/Piping - includes gauges, thermometers, valves	2 EA	3,543.83	7,088	
18	230000	Chiller Trim/Piping - includes gauges, thermometers, valves	1 EA	6,020.34	6,020	
19	230000	Pump Trim/Piping - includes gauges, thermometers	4 EA	2,694.26	10,777	
20	230000	Air Separator	2 EA	4,491.00	8,982	
21	230000	Expansion tank	2 EA	5,684.91	11,370	
22	230000	Backflow Preventer - for make-up water piping	2 EA	1,058.76	2,118	
23	230000	Shot feeder and pumps	2 EA	12,938.41	25,877	
24	230000					
25	230000	Equipment				
26	230000	Air Handling Unit	1 EA	414,009.73	414,010	
27	230000	Ductless Split System	3 EA	6,244.51	18,734	
28	230000	VAV Unit	84 EA	1,901.12	159,694	
29	230000	Unit Heater/Wall Heater/Cabinet Heater	2 EA	1,462.56	2,925	
30	230000	EF-1	1 EA	843.93	844	
31	230000	EF-2	1 EA	663.09	663	
32	230000	Base Mounted Pump	4 EA	13,696.26	54,785	
33	230000	Inertia base/concrete and spring isolation for pumps	4 EA	2,187.08	8,748	
34	230000	Chiller Air Cooled	1 EA	344,660.36	344,660	
35	230000	Boiler	2 EA	41,143.63	82,287	
36	230000	Equipment Supports	6 EA	398.04	2,388	
37	230000	Total Equipment Count	109 EA			
38	230000					



EASTERN NEW MEXICO UNIVERSITY
Student Academic Services Building

Portales, NM

March 7, 2025

HVAC Estimate Detail

Item	Code	Description	Quantity	Unit Price	Amount	Totals
39	230000	Ductwork/Sheetmetal				
40	230000	Ductwork/Sheetmetal	26,000 GSF	14.53	377,795	
41	230000					
42	230000	Air Outlets				
43	230000	Supply Diffuser	150 EA	252.33	37,850	
44	230000	Return/Exhaust	100 EA	199.39	19,939	
45	230000					
46	230000	Misc. Ductwork Items				
47	230000	Insulated Flex Duct	1,250 LF	13.99	17,488	
48	230000	Air Tite	250 EA	41.97	10,493	
49	230000	Duct Smoke Detector	5 EA	514.29	2,571	
50	230000	Flexible Duct Connection	503 LF	11.52	5,796	
51	230000	Boiler Breaching	60 LF	80.18	4,811	
52	230000	Fire/Smoke Damper	3 EA	788.32	2,365	
53	230000	Quad Damper	250 EA	76.91	19,227	
54	230000	Volume Damper	30 EA	509.32	15,280	
55	230000	Louver	1 EA	5,316.83	5,317	
56	230000	Duct Access Door	8 EA	160.37	1,283	
57	230000					
58	230000	Controls				
59	230000	Material/Engineering - sensors, stats, valves, etc.	280 POINT	2,148.56	602,026	
60	230000	Panel	1 EA	15,984.72	15,985	
61	230000					
62	230000	General Requirements				
63	230000	Supervision	1 LS	125,817.03	125,817	
64	230000	Coordination Drawings	1 LS	39,228.74	39,229	
65	230000	Submittals / O&M Manuals	1 LS	2,017.48	2,017	
66	230000	Testing & Marking	1 LS	12,498.63	12,499	
67	230000	Rigging & Equipment Storage	1 LS	48,685.00	48,685	
68	230000	Equipment Start-Up/Warranty	1 LS	20,289.82	20,290	
69	230000	Commissioning Assistance	1 LS	13,449.85	13,450	
70	230000					
71	230000	Total: HVAC				3,236,007



CORE CONSTRUCTION SERVICES, INC.

	<u>Spreadsheet Level</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
1	2601 Temp Power & Light			
2	D5010.05 General Electrical Items			
3	Temporary Light & Power	25,300.00 sf	0.85 /sf	21,505
	General Electrical Items	25,300.00 sf	0.85 /sf	21,505
	2601 Temp Power & Light			21,505
4	2602 Power Panels & Equipment			
5	D5010.07 Power Panels & Equipment			
6	TRANSFORMER DTT-A, 112.5KVA	2.00 each	20,406.51 /each	40,813
7	Switchboard Panel MSB, 1200A, 3P, 20, 8brkrs, (2)400,(2)100,(4)20A	1.00 each	37,519.19 /each	37,519
8	Panelboard; main circuit breaker; 3 phase, 4-wire; 208/120V; 100A; 42 circuits	1.00 each	6,069.65 /each	6,070
9	Panel PB, 100A, 1P, 42, (29)20A	1.00 each	4,943.10 /each	4,943
10	TRANSFORMER DTT-PA, 112.5KVA	1.00 each	20,406.50 /each	20,407
11	TRANSFORMER DTT-PA2, 112.5KVA	1.00 each	20,406.50 /each	20,407
12	Panel PB2, 100A, 3Ph, 4W	1.00 each	6,070.01 /each	6,070
13	Panel LA, 225A, 1P, 42, (3)20A	1.00 each	8,367.80 /each	8,368
14	Panel PA, 225A, 1P, 84, (47)20A	1.00 each	8,367.80 /each	8,368
15	Panel PA2, 225A, 1P, 84, (35)20A	1.00 each	8,367.81 /each	8,368
16	Panel MA, 400A, 3Ph, 4W	1.00 each	17,120.64 /each	17,121
17	Panel MB, 400A, 42, 3Ph, 4W	1.00 each	17,120.32 /each	17,120
	Power Panels & Equipment	13.00 ea	15,044.03 /ea	195,572
	2602 Power Panels & Equipment			195,572
18	2603 Power - Devices			
19	D5010.06 Electrical Devices			
20	GFCI Receptacle; contractor grade; 125V, 20A	8.00 each	185.01 /each	1,480
21	Duplex Receptacles	394.00 each	171.00 /each	67,374
22	Floor Receptacles	11.00 each	1,200.00 /each	13,200
23	Switch; specification grade toggle; 20A, 120-277V; single pole	99.00 each	150.00 /each	14,850
24	Occupancy Sensor	9.00 each	191.03 /each	1,719
25	D Dual Wall Switch Occupancy Sensor	82.00 each	227.08 /each	18,621
26	KS On/Off Sw w/OS	7.00 each	227.08 /each	1,590
27	MS On/Off Multiple Sw, w/OS	10.00 each	227.08 /each	2,271
28	MZ Programmable Multiple Sw, w/OS	1.00 each	227.09 /each	227
29	Waterproof GFI	6.00 each	210.03 /each	1,260
	Electrical Devices	627.00 ea	195.52 /ea	122,592
	2603 Power - Devices			122,592
30	2604 Branch Circuits			
31	D5030.90 1200 Branch Circuits			



CORE CONSTRUCTION SERVICES, INC.

	<u>Spreadsheet Level</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
	D5030.90 1200 Branch Circuits			
32	Branch Circuit, Lighting Panel LA	698.00 lf	26.12 /lf	18,234
33	Branch Circuit, Lighting Panel LB	1,193.00 lf	26.12 /lf	31,165
34	Branch Circuit, Mechanical Panel MA	751.00 lf	26.12 /lf	19,618
35	Branch Circuit, Mechanical Panel MB	716.00 lf	26.12 /lf	18,704
36	Branch Circuit, Power Panel PA	663.00 lf	26.12 /lf	17,320
37	Branch Circuit, Power Panel PA2	1,075.00 lf	26.12 /lf	28,082
38	Branch Circuit, Power Panel PB	602.00 lf	26.12 /lf	15,726
	Branch Circuits	5,698.00 lf	26.12 /lf	148,849
	2604 Branch Circuits			148,849
39	2605 Feeders			
40	D50.0 MSB TO PNL LA			
41	Copper conductor; type THW; stranded; #6	54.00 lf	3.99 /lf	216
42	Ground, conductor; type THW; stranded; #6	27.00 lf	3.99 /lf	108
43	Galvanized rigid steel conduit; 2" dia	27.00 lf	38.30 /lf	1,034
	MSB TO PNL LA	27.00 lf	50.28 /lf	1,357
44	D50.0 MSB TO PNL LB			
45	Copper conductor; type THW; stranded; #6	426.00 lf	3.99 /lf	1,700
46	Ground, conductor; type THW; stranded; #6	213.00 lf	3.99 /lf	850
47	Galvanized rigid steel conduit; 2" dia	213.00 lf	38.30 /lf	8,158
	MSB TO PNL LB	213.00 lf	50.28 /lf	10,709
48	D50.0 MSB TO PNL MA			
49	Copper conductor; type THW; stranded; #6	52.00 lf	3.99 /lf	208
50	Ground, conductor; type THW; stranded; #6	26.00 lf	3.99 /lf	104
51	Galvanized rigid steel conduit; 2" dia	26.00 lf	38.30 /lf	996
	MSB TO PNL MA	26.00 lf	50.27 /lf	1,307
52	D50.0 MSB TO PNL MB			
53	Copper conductor; type THW; stranded; #6	422.00 lf	3.99 /lf	1,684
54	Ground, conductor; type THW; stranded; #6	211.00 lf	3.99 /lf	842
55	Galvanized rigid steel conduit; 2" dia	211.00 lf	38.30 /lf	8,082
	MSB TO PNL MB	211.00 lf	50.28 /lf	10,608
56	D50.0 MSB TO XFRMR DTT-A1			
57	Copper conductor; type THW; stranded; #6	38.00 lf	4.01 /lf	152
58	Ground, conductor; type THW; stranded; #6	18.00 lf	4.01 /lf	72
59	Galvanized rigid steel conduit; 2" dia	19.00 lf	38.47 /lf	731
	MSB TO XFRMR DTT-A1	19.00 lf	50.28 /lf	955
60	D50.0 MSB TO XFRMR DTT-A2			
61	Copper conductor; type THW; stranded; #6	84.00 lf	3.99 /lf	336
62	Ground, conductor; type THW; stranded; #6	42.00 lf	3.99 /lf	167
63	Galvanized rigid steel conduit; 2" dia	42.00 lf	38.30 /lf	1,609



	<u>Spreadsheet Level</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
	MSB TO XFRMR DTT-A2	42.00 lf	50.27 /lf	2,112
64	D50.0 MSB TO XFRMR DTT-PA			
65	Copper conductor; type THW; stranded; #6	50.00 lf	3.99 /lf	200
66	Ground, conductor; type THW; stranded; #6	25.00 lf	3.98 /lf	100
67	Galvanized rigid steel conduit; 2" dia	25.00 lf	38.30 /lf	958
	MSB TO XFRMR DTT-PA	25.00 lf	50.28 /lf	1,257
68	D50.0 MSB TO XFRMR DTT-PA2			
69	Copper conductor; type THW; stranded; #6	60.00 lf	3.99 /lf	240
70	Ground, conductor; type THW; stranded; #6	30.00 lf	3.99 /lf	120
71	Galvanized rigid steel conduit; 2" dia	30.00 lf	38.30 /lf	1,149
	MSB TO XFRMR DTT-PA2	30.00 lf	50.28 /lf	1,508
72	D50.0 XFRMR DTT-A1 TO PNL PB			
73	Copper conductor; type THW; stranded; #6	388.00 lf	3.99 /lf	1,549
74	Ground, conductor; type THW; stranded; #6	194.00 lf	3.99 /lf	774
75	Galvanized rigid steel conduit; 2" dia	194.00 lf	38.30 /lf	7,431
	XFRMR DTT-A1 TO PNL PB	194.00 lf	50.28 /lf	9,754
76	D50.0 XFRMR DTT-A2 TO PNL PB2			
77	Copper conductor; type THW; stranded; #6	392.00 lf	3.99 /lf	1,564
78	Ground, conductor; type THW; stranded; #6	196.00 lf	3.99 /lf	783
79	Galvanized rigid steel conduit; 2" dia	196.00 lf	38.30 /lf	7,507
	XFRMR DTT-A2 TO PNL PB2	196.00 lf	50.28 /lf	9,854
80	D50.0 XFRMR DTT-PA TO PNL PA			
81	Copper conductor; type THW; stranded; #6	36.00 lf	3.99 /lf	144
82	Ground, conductor; type THW; stranded; #6	18.00 lf	3.99 /lf	72
83	Galvanized rigid steel conduit; 2" dia	18.00 lf	38.30 /lf	689
	XFRMR DTT-PA TO PNL PA	18.00 lf	50.28 /lf	905
84	D50.0 XFRMR DTT-PA2 TO PNL PA2			
85	Copper conductor; type THW; stranded; #6	40.00 lf	3.99 /lf	160
86	Ground, conductor; type THW; stranded; #6	20.00 lf	3.99 /lf	80
87	Galvanized rigid steel conduit; 2" dia	20.00 lf	38.30 /lf	766
	XFRMR DTT-PA2 TO PNL PA2	20.00 lf	50.28 /lf	1,006
	2605 Feeders			51,332
88	2606 Equipment Connections			
89				
90	Mechanical Equipment Connections: Fire Pump	1.00 ea	1,058.16 /ea	1,058
91	Mechanical Equipment Connections: Auto Faucet Sensors	20.00 ea	850.01 /ea	17,000
92	Mechanical Equipment Connections: Circ Pump	1.00 ea	1,058.16 /ea	1,058
93	Mechanical Equipment Connections: Controls Panel	1.00 ea	1,058.16 /ea	1,058



	<u>Spreadsheet Level</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
				20,175
94	D5010.05 Mechanical Equipment Connections			
95	Mechanical Equipment Connections: AC's	3.00 ea	1,058.14 /ea	3,174
96	Mechanical Equipment Connections: AHU's	1.00 ea	3,032.64 /ea	3,033
97	Mechanical Equipment Connections: Chiller	1.00 ea	3,032.70 /ea	3,033
98	Mechanical Equipment Connections: Ductless Split CU's	3.00 ea	1,058.16 /ea	3,174
99	Mechanical Equipment Connections: EF's	2.00 ea	1,058.16 /ea	2,116
100	Mechanical Equipment Connections: Pumps	4.00 ea	1,058.16 /ea	4,233
101	Mechanical Equipment Connections: VAV's	84.00 ea	816.54 /ea	68,589
	Mechanical Equipment Connections	98.00 ea	891.35 /ea	87,352
	2606 Equipment Connections			107,527
102	2607 Grounding			
103	D5010.10 8000 Grounding			
104	Grounding Rod; copper point, nickel plated, 12'; 5/8" dia	4.00 each	621.20 /each	2,485
	Grounding	4.00 each	621.20 /each	2,485
	2607 Grounding			2,485
105	2608 Lighting			
106	D5040.50 1111 Light Fixtures - LED			
107	A1: 2X4 LED TROFFER WITH 3000 LUMENS AND 0-10V DIMMING DOWN TO 1%.	49.00 each	282.04 /each	13,820
108	Flexible conduit; steel; 1/2" dia	5,748.00 lf	3.28 /lf	18,853
109	Copper conductor; type THW; stranded; #12	17,244.00 lf	0.72 /lf	12,416
110	4 11/16"; square box; plaster ring	479.00 each	115.00 /each	55,085
111	A2: SAME AS TYPE A1 EXCEPT WITH 4000 LUMEN PACKAGE.	28.00 each	287.04 /each	8,037
112	A3: SAME AS TYPE A1 EXCEPT WITH 4800 LUMEN PACKAGE.	55.00 each	292.04 /each	16,062
113	A4: SAME AS TYPE A1 EXCEPT WITH 6000 LUMEN PACKAGE.	52.00 each	307.04 /each	15,966
114	A5: SAME AS TYPE A1 EXCEPT WITH 7200 LUMEN PACKAGE.	37.00 each	317.04 /each	11,730
115	AE2: SAME AS TYPE A2 EXCEPT WITH EMERGENCY BATTERY PACKAGE.	8.00 each	342.04 /each	2,736
116	B1: 2X2 LED TROFFER WITH 4800 LUMENS AND 0-10V DIMMING DOWN TO 1%.	16.00 each	298.04 /each	4,769
117	BE1: SAME AS TYPE B1 EXCEPT WITH EMERGENCY BATTERY PACK.	8.00 each	322.04 /each	2,576
118	C1: 6" LED CAN LIGHT WITH 1000 LUMEN PACKAGE, WHITE TRIM AND INTEGRAL 0-10	17.00 each	277.04 /each	4,710



ENMU SAS BUILDING ELECTRICAL

3/7/2025

CORE CONSTRUCTION SERVICES, INC.

	<u>Spreadsheet Level</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
	D5040.50 1111 Light Fixtures - LED			
119	C2: SAME AS TYPE C1 EXCEPT WITH 700 LUMEN PACKAGE.	39.00 each	272.04 /each	10,610
120	CE1: SAME AS TYPE C1 EXCEPT WITH EMERGENCY BATTERY PACK.	7.00 each	302.04 /each	2,114
121	CE2: SAME AS TYPE C2 EXCEPT WITH EMERGENCY BATTERY PACK.	6.00 each	327.04 /each	1,962
122	D1: 6" LED CAN LIGHT WITH SPECULAR REFLECTOR, WHITE TRIM AND INTEGRAL 0-10V	14.00 each	282.04 /each	3,949
123	DE1: SAME AS TYPE D1 EXCEPT WITH EMERGENCY BATTERY PACK.	4.00 each	307.04 /each	1,228
124	F1: SUSPENDED 4' LINEAR STRIP LIGHT WITH 3000 LUMEN OUTPUT,	10.00 each	272.04 /each	2,720
125	FE1: SAMES AS TYPE F1 EXCEPT WITH EMERGENCY BATTERY PACKAGE	9.00 each	297.04 /each	2,673
126	P1: A decorative acoustic pendant with nominal diameters of 3', 4', 5	13.00 each	467.04 /each	6,072
127	Q1: 43" SUSPENDED DECORATIVE RING FIXTURE WITH 4174 LUMENS	1.00 each	907.04 /each	907
128	Q2: SAME AS TYPE R1 EXCEPT WITH 2722 LUMEN PACKAGE AND 33" DIAMETER	2.00 each	807.04 /each	1,614
129	Q3: SAME AS TYPE R1 EXCEPT WITH 1301 LUMEN PACKAGE AND 22.5" DIAMETER	1.00 each	742.04 /each	742
130	R10: RECESSED 10'-0" LINEAR LED FIXTURE WITH 375 LUMENS PER FOOT	1.00 each	337.04 /each	337
131	R11: SAME AS TYPE R10 EXCEPT 11'-0" LONG	2.00 each	357.04 /each	714
132	R134: SAME AS TYPE R10 EXCEPT 13'-4" LONG	4.00 each	377.04 /each	1,508
133	R911: SAME AS TYPE R10 EXCEPT 9'11" LONG	2.00 each	337.04 /each	674
134	S10: SAME AS TYPE S4 EXCEPT 10'-0" LONG	2.00 each	337.04 /each	674
135	S117: SAME AS TYPE S4 EXCEPT 11'-7" LONG	1.00 each	357.04 /each	357
136	S1611: SAME AS TYPE S4 EXCEPT 16'-11" LONG	1.00 each	407.04 /each	407
137	S46: SAME AS TYPE S4 EXCEPT 4'-6" LONG	3.00 each	277.04 /each	831
138	S4: SUSPENDED 4'-0" LINEAR LED FIXTURE WITH 375 LUMENS PER FOOT	17.00 each	272.04 /each	4,625
139	S62: SAME AS TYPE S4 EXCEPT 6'-2" LONG	18.00 each	282.04 /each	5,077
140	S94: SAME AS TYPE S4 EXCEPT 9'-4" LONG	3.00 each	337.04 /each	1,011
141	SE10: SAME AS TYPE S10 EXCEPT WITH EMERGENCY BATTERY PACKAGE	2.00 each	362.04 /each	724
142	SE4: SAME AS TYPE S4 EXCEPT WITH EMERGENCY BATTERY PACKAGE	4.00 each	297.04 /each	1,188
143	SE62: SAME AS TYPE S62 EXCEPT WITH EMERGENCY BATTERY PACKAGE	17.00 each	297.04 /each	5,050
144	SE94: SAME AS TYPE S4 EXCEPT 10'-0" LONG	2.00 each	337.04 /each	674
145	X: LED EXIT SIGN WITH RED LETTERING AND SELF-DIAGNOSTICS	16.00 each	382.04 /each	6,113
146	Z1: DECORATIVE WALL MOUNTED OUTDOOR FIXTURE IN BLACK FINISH	2.00 each	365.04 /each	730



CORE CONSTRUCTION SERVICES, INC.

	<u>Spreadsheet Level</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
	D5040.50 1111 Light Fixtures - LED			
147	Z2: SAME AS TYPE Z1 EXCEPT PIER MOUNTED	6.00 each	407.04 /each	2,442
	Light Fixtures - LED	479.00 each	489.54 /each	234,488
148	D5040.50 3000 Site Light Fixture: ConcrBase/Pole 24'Alum/Luminaire,Single			
149	Light fixture; flood; incandescent; 1000W	7.00 each	1,963.00 /each	13,741
150	PVC conduit, schedule 40; 1" dia	400.00 lf	9.11 /lf	3,644
151	Copper conductor; type THW; stranded; #10	800.00 lf	1.94 /lf	1,552
152	Copper Ground; type THW; stranded; #10	400.00 lf	1.94 /lf	776
153	Trencher, sandy clay, 8" wide trench; 18" deep	400.00 lf	6.13 /lf	2,452
	Site Light Fixture: ConcrBase/Pole 24'Alum/Luminaire,Single	7.00 each	3,166.37 /each	22,165
	2608 Lighting			256,653
154	2609 Fire Alarm			
155	D5010.08 Fire Alarm			
156	Tele Data Back Box and Conduit	120.00 each	130.63 /each	15,676
157	Fire alarm system; smoke detector	100.00 each	288.03 /each	28,803
158	Fire alarm system; heat detector	21.00 each	278.52 /each	5,849
159	Fire alarm system; thermal detector	18.00 each	278.52 /each	5,013
160	Fire alarm system; duct detector	5.00 each	462.35 /each	2,312
161	Fire alarm system; flow switch	1.00 each	689.08 /each	689
162	Fire alarm system; relays	4.00 each	251.52 /each	1,006
163	Fire alarm system; tamper switch	1.00 each	514.01 /each	514
164	Fire alarm system; remote annunciator panel; 48 zone	1.00 each	7,041.98 /each	7,042
165	F Fire Alarm Manual Pull Station	5.00 each	266.48 /each	1,332
166	L Fire Alarm Speaker/Strobe	44.00 each	306.48 /each	13,485
167	L Fire Alarm Strobe	20.00 each	346.48 /each	6,930
	Fire Alarm	0.00	/ea	88,651
	2609 Fire Alarm			88,651
168	2610 Tele/Data Wiring and Connections			
169	D5010.09 Tele/Data System			
170	Tele Data Back Box and Conduit	160.00 each	130.63 /each	20,901
171	Analog PA Speaker, Ceiling Mounted	17.00 each	272.04 /each	4,625
172	Data Communications Outlet	134.00 each	170.63 /each	22,865
173	Cable tray; 18"	537.00 lf	53.62 /lf	28,791
174	Wireless Access Point	8.00 each	360.22 /each	2,882
	Tele/Data System	160.00 ea	500.40 /ea	80,064
	2610 Tele/Data Wiring and Connections			80,064
175	2611 Security			
176				



	<u>Spreadsheet Level</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
176	D5010.11 Security System & Access Control			
177	Card Reader	13.00 each	250.63 /each	3,258
178	Door Position Sensor	19.00 each	243.03 /each	4,618
179	Request to Enter/Exit	15.00 each	330.63 /each	4,959
180	Sensor; monitor panel; with access/secure tone; standard	1.00 each	1,306.32 /each	1,306
181	Area and Intrusion Detection System	1.00 each	206.05 /each	206
182	Video POE CCTV Camera	29.00 each	1,257.04 /each	36,454
	Security System & Access Control	0.00	/ea	50,802
	2611 Security			50,802
183	2612 A/V System			
184	D5010.12 Audio - Video System			
185	Tele Data Back Box and Conduit	16.00 each	130.63 /each	2,090
186	Television system; outlet; thru splitter	4.00 each	61.63 /each	247
187	Install Misc Owner-Provided Items	16.00 day	456.32 /day	7,301
188	Display Monitor, 85", 4k	4.00 ea	10,912.64 /ea	43,651
	Audio - Video System	0.00	/ea	53,288
	2612 A/V System			53,288
189	2613 General Requirements			
190	D5040.50 4000 General Requirements for Electrical			
191	Coordination / Mobilization / Clean-up	26,200.00 sf	3.91 /sf	102,442
192	As built drawings	1.00 ls	3,200.00 /ls	3,200
193	Fire-Safing	1.00 ls	5,000.00 /ls	5,000
194	Overhead, Supervision & Fee	1.00 ls	180,000.00 /ls	180,000
	General Requirements for Electrical	0.00	/sf	290,642
	2613 General Requirements			290,642
Total				\$1,469,963



Appendix C

D. Stewardship

Detail how the institution provides stewardship for its assets. Measures are D1, Project Estimates; D2, Deferred Maintenance Reduction; D3, Asset Stewardship; D4, Impact to Operation and Maintenance Budget; and D5, Health, Safety, and Security.

Measure D1: Project Estimates

Accurate project estimates are critical to the overall success of the project. Describe how the project estimates were prepared. Provide total dollars attributed to inflation. Percentage increases MUST be defended in the narrative portion of the document, or 0% inflation will be assumed. Provide detail on the methodology used for preparing estimates.

Rating Scale:

Ratings	Weight
High	100.00%
Medium-High	83.33%
Medium	66.67%
Medium-Low	50.00%
Low	33.33%
Very Low	16.67%
Does not contribute	0.00%

The NMHED continues to be cognizant of the ever-changing construction and funding landscape in New Mexico. Availability of funding along with costs for materials and construction of facilities has fluctuated year-over-year. For this reason, the NMHED is looking for well-developed cost estimates which support the ability of the institution to complete the scope of work as outlined for the project.

The cost of construction is important however equally as important is the need to understand recurring costs to support the project. In some cases, recurring costs may be reduced while in others may increase. A more detailed breakdown of the costs associated with preconstruction, construction, and post-construction costs must be provided in the Forecast Tab as well.

To achieve the maximum rating institutions must submit a detailed cost breakdown completed by either a professional firm or by qualified internal staff at the institution.

SECTION II: CAPITAL CONSTRUCTION/CAPITAL RENEWAL REQUEST REQUIREMENTS

This section provides instructions on the submittal of funding requests to the NMHED.

2.1 INSTRUCTIONS FOR THE CAPITAL CONSTRUCTION/CAPITAL RENEWAL REQUEST

Prioritized state-funded projects must be approved by the institutions' Board of Regents/Trustees and be consistent with all statutory and administrative code requirements of the department.

After submission of the projects via the Capital Funding Request and Management System (CFRMS), institutions will receive written comments or questions from department staff. Responses to all questions must be integrated into the CFRMS.

2.2 CAPITAL OUTLAY EVALUATION CRITERIA AND OBJECTIVES

The NMHED is committed to ensuring that the funding process for capital outlay for higher education institutions in New Mexico is equitable and cost-effective. As stewards of taxpayer dollars, we must ensure that all funds will be used in a manner that will support students now and in the future. For that reason, the NMHED continues to evolve evaluation criteria to address the immediate needs of the institutions and the state. In general, the Higher Education Department will give preference to project requests that:

- (1) are strongly related to instructional programs and which support an institution's mission and particular role.
- (2) provide high-quality educational settings that represent up-to-date technologies.
- (3) are necessary to accommodate enrollment growth.
- (4) address major health and safety problems and eliminate physical barriers to disabled persons.
- (5) result from unforeseen conditions which, if uncorrected, would result in major property deterioration.
- (6) renovate facilities or to make wise use of other existing resources whenever feasible and economical.
- (7) improve utility systems or building energy efficiency that will result in the rapid capitalization of initial costs and long-term reduction of energy costs.
- (8) for which there is no other available or more appropriate funding source, such as building renewal and replacement funds, local bonds, revenue bonds, auxiliary revenues or research revenues.

Additionally, the NMHED will review projects which support or have documentation addressing the following criteria:

1. Capital projects linked to the following state goals:
 - a. Promotion of enrollment growth, retention and degree production.
 - b. Enhancing research or workforce development.
 - c. Identifying and addressing education and workforce needs of local and regional economies.

2. Capital projects which enhance campus mission and distinction, and which are envisioned in the institution’s current master plan.
3. Project proposals that include academic planning and programs.
4. Project proposals that include institutional facility needs and conditions as outlined in the NMHED Space Policy.
5. Project proposals utilizing external funding that do not disproportionately determine institutional or system priorities.
6. Separate funding requests to cover increases in construction and material costs to complete projects previously requested and funded as part of the NMHED Capital Outlay Summer Hearing process.
7. Separate funding requests which support demolition of facilities included on the institution’s demolition or five-year plan.

HEIs are required to develop projects using the above criteria for capital construction and capital renewal requests. Each capital project request will be evaluated by the NMHED Capital Outlay Committee using the Scoring Rubric below as to the level of applicability and ranked accordingly on NMHED’s funding recommendation list to the NMDFA.

NMHED Scoring Rubric

Scoring Criteria			
A.		Project Rationale and Need	
	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 online education	
B.		Energy and Sustainability	
	B1	Energy Assessment or Audit	
	B2	Operational Cost Reduction	
	B3	Support of Executive Order 2019-003	
C.		Stewardship	
	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)	

Appendix D

Response to Legislative Finance Committee's Construction Cost Concern for WNMU Early Childhood Facility:

We recognize that the projected cost of \$1,920 per square foot may appear high compared to other higher education buildings; however, this facility is being developed under a unique and complex set of site circumstances that significantly influence the cost per square foot.

Complex Site Beyond Typical Campus Projects

The site presents substantial challenges not typical for most campus projects—the building is located on a steeply sloped parcel with a 36-foot elevation difference across the area of work. This requires substantial grading, complex foundation and retaining wall systems, and careful site integration to ensure safety and accessibility. Also, the site currently lacks basic infrastructure—there are no existing utilities (power, fiber, gas, sewer, or water) and no road or pedestrian access. All utility lines and access routes will need to be extended to the site, which introduces significant additional cost and coordination that would not typically be required for a higher education building located within established campus infrastructure.

In addition, three site key factors set this project apart from standard university buildings:

1. **Nature Preservation Requirements**

Located off main campus, on an undeveloped site, this project presents unique design challenges and opportunities not typical of campus buildings. The project team's approach is rooted in WNMU's clear request to preserve the site's natural character and to emphasize its value as an "outdoor haven" for children, families, and educators. The building is oriented to follow the existing grade, reducing the need for extensive excavation and fill, and lowering associated material and labor costs. Furthermore, the design prioritizes the salvaging and protection of approximately 40 existing trees, with only about 10 requiring removal. This not only aligns with WNMU's environmental values but also reduces the need for costly new plantings and long-term landscape maintenance, particularly for mature shade trees essential to outdoor learning and play.

2. **Extreme Slope & Access Design**

The 36-foot elevation change must be addressed while maintaining ADA-accessible pathways for young children, staff, and families. This necessitates careful circulation planning, added ramps, retaining walls, and engineered slopes to meet both code and developmental needs, not typical for traditional campus structures.

3. **Strict State Requirements for Early Childhood Facilities**

This facility must meet **state requirements for early childhood education**. These include:

- Specific **outdoor playground areas with safety surfacing and fencing**
- Minimum **square footage per child**, both indoors and outdoors
- **Secure access and visibility**

Cost-Effective Design Strategies

The design responds to a complex site and strict early childhood standards with simple materials, durable systems, and environmentally responsive strategies. Key cost-effective decisions include:

- **Challenging hillside site** with significant grade changes requires extensive retaining walls, especially around the children's playground, to meet state safety and accessibility standards.
- **Located on off-campus, 8-acre undeveloped site** with no existing infrastructure—utilities (power, sewer, gas, water, fiber) and road access all had to be newly established.
- Site was identified by WNMU as a **nature preserve and “outdoor haven”**, requiring the building to blend sensitively with the landscape rather than use more conventional siting or grading strategies.
- **Building orientation follows natural slope** to minimize earthwork and excavation costs.
- **Natural ventilation and daylighting strategies** reduce long-term utility expenses and enhance indoor air quality for children.
- Glazing is shaded to reduce solar gain, and the building collects rainwater for potential landscape use.
- Design prioritizes **low-maintenance systems** and energy efficiency to reduce operational costs over the life of the facility.
- Building serves as a **hands-on teaching tool** for early childhood education, sustainability, and design—extending its value beyond basic functionality.
- Extensive **tree preservation effort** (salvaging ~40 mature trees) reduces new planting and landscape maintenance costs, while supporting environmental education and play.
- **Rooftop solar panels** offset long-term **energy use**, covering nearly 50% of the building's energy use with a 68% emissions reduction and achieving an EUI of 13.9, well below the EO2006-001 target of 37.5. and **utility costs**, supporting WNMU's sustainability goals and reducing annual energy costs by about 70% saving approximately \$10,000 per year (\$14,400 to \$4,500)
- Design uses **simple, durable, and readily available materials** common to New Mexico:
 - Burnished concrete block
 - Exposed interior concrete floors
 - Exposed fastener steel roof and wall panels
 - **Tectum roof deck system** combines roof structure, insulation, and acoustics in one system—reduces construction time, labor, and long-term maintenance

We acknowledge the high cost per square foot identified in the Capital Outlay report, the building and site design reflects the unique conditions of the site, the state-mandated program requirements, and the university's vision for a nature-integrated, child-centered facility. This is not an overly complex building—it is a modestly sized, efficient, and low-maintenance facility designed with long-term performance in mind. Through careful material selection, passive environmental strategies, and site-sensitive planning, the project offers lasting value and operational savings while delivering an early childhood environment that meets both regulatory and educational goals.