

Fact Sheet - Sink Rooms

The sink rooms are common spaces for cadets' toilet and shower needs. There are very few bathrooms located in the barracks.

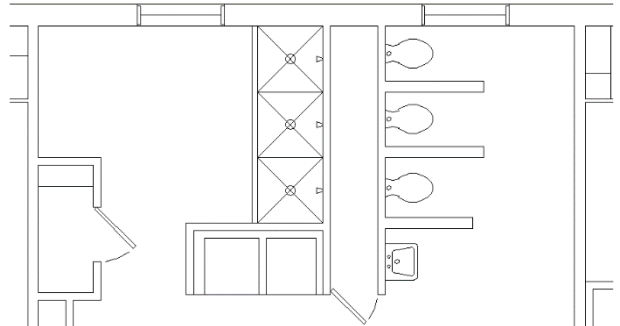
Current Conditions – There are a total of 45 sink rooms throughout the barracks. Phase 1 of the sink room renovation, funded via the 2020 GO Bond, addressed 15 of the 45 units leaving 30 to be renovated.

The current state can best be described as usable, but deteriorating to poor with much of the issue within the structure of the facilities. New paint, tile and solid surfacing has been used to attempt to prolong the useful life of the sink rooms. Most of the sink rooms had a significant renovation 30+ years ago.

Renovation Scope – The renovation scope completely removes all interior fixtures, partitions, walls and floor coverings. The scope includes plumbing removal and replacement, electrical re-wiring and HVAC removal and replacement. Doors and door frames as well as window frames are also replaced.

Funding Source – NMMI first presented the sink room project via the HED 5-year capital plan in 2017 with a request for \$7.5M for phase 1 of the project. The 2018 GO Bond provided only \$3.7M with the balance to be funded via NMMI fund balances. NOTE: NMMI is not a tax authority thus unable to generate funds via tax bonds. NMMI presented a second phase for the project but has failed to gain the support of HED for the project as HED determined the project is defined as auxiliary space. NMMI contends otherwise.

NMAC 5.3.9.8 – Establishes the administrative code for capital projects with subsection E providing for an exception and reads as follows: E. **Exceptions for two-year colleges:** Space for certain functions that are ineligible for state funding at four-year institutions, such as bookstore operations, food services, community services, and student social, cultural, recreational activities, may be included as a portion of capital projects submitted by two-year colleges. The rationale for this exception is that two-year colleges usually do not have large-scale auxiliary enterprises which can provide an adequate revenue stream for financing auxiliary facilities. These exceptions apply only if a two-year college has provided the required local match of 25 percent as described in the following Subsection F of [5.3.9.8](#) NMAC. NMMI contends the exception is being ignored by HED's policy to not support defined auxiliary space.



Project Status – Phase 1 of the sink room project overall, which includes 15 sink rooms, is ~ 60% complete. NMMI determined to renovate two sets of 3 sink rooms at a time in an attempt to mitigate the impact to resident students. Six of the renovated sink rooms are 100% complete, six more are ~ 75% complete and 3 are pending renovation.

Funding Balance – NMMI estimates the remainder of the sink rooms on the basis of existing bids from contractors and with the addition of estimated construction escalation costs as follows:

The average cost of the renovated sink rooms for 2022 was \$803,405.03 per lot or \$267,801.67 per sink room.

Using recognized industry estimates for construction cost increases; CBRE’s new Construction Cost Index forecasts a 14.1% year-over-year increase in construction costs by year-end 2022 as labor and material costs continue to rise.

[2022 U.S. Construction Cost Trends | CBRE](#)

Thus, NMMI anticipates the budget for the remaining 30 sink rooms to be 14.1% higher for each year until completed.

30 units for 2023 - \$305,561.70 or \$9,166,851

30 units for 2024 - \$348,645.89 or \$10,459,376

...



Renovated Sink Rooms

