



# Facilities Master Plan 2020-2025

*Eastern New Mexico University Roswell*

August 2019

Eastern New Mexico University  
Roswell Campus



**ASA Architects** with:

Architectural Research Consultants, Incorporated • RBM Engineering

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## List of Abbreviations and Acronyms

Acronym	Definition
ADA	American with Disabilities Act.
ARC	Architectural Research Consultants, Incorporated
ACS	US Census American Community Survey
BOR	Board of Regents
CCB	Community College Board
CIP	Capital Improvement Project
ENMU	Eastern New Mexico University
ENMU–Roswell	Eastern New Mexico University – Roswell Campus
FCI	Facility Condition Index
FMP	Facilities Master Plan
FICM	Education Facilities and Classification Manual
FTE	Full-time equivalent
GO	General Obligation (Bond)
GSF	Gross Square Feet
FY	Fiscal Year
HED	(NM) Higher Education Department
HVAC	Heating, Ventilation, and Air Conditioning
IC	Instructional Center
IT	Information Technology
ITC	Instructional Technology Center
MACC	Maximum allowable construction cost
NASF	Net Assignable Square Feet
NCES	National Center for Educational Statistics
NM	New Mexico
NMAC	New Mexico Administrative Code
NMDOH	New Mexico Department of Health
PAC	Performing Arts Center
RUR	Room Utilization Rate
SOR	Station Occupancy Ratio
SF	Square feet
TPC	Total project cost
UNM	University of New Mexico
UNM GPS	UNM Geospatial Population Studies
WICHE	Western Interstate Commission on Higher Education

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# Introduction

This document is a Facilities Master Plan (FMP) for Eastern New Mexico University – Roswell (ENMU-Roswell). The Master Plan results from collaborative planning effort by ENMU-Roswell administrators, faculty, and the ENMU-Roswell Advisory Board in cooperation with Eastern New Mexico University main campus.

The plan is divided into three parts:

- Introduction
- Plan Overview that discusses:
  - Background information about the mission, programs and existing facilities - Expected service area and enrollment growth
  - Expected facility needs to accommodate growth
  - Implications for the future and the chosen development strategy
  - Capital needs and resources required to make the plan a reality
- Appendices that provide additional information regarding:
  - Site and facility conditions
  - Space utilization
  - Enrollment

A major goal of this master plan is to develop and clearly communicate the college's long-range development strategy and capital requirements to meet expected program requirements and enrollment growth from 2019 to 2026.

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# Summary

## Background

### Location

The Eastern New Mexico University-Roswell (ENMU-Roswell) is a two-year branch of Eastern New Mexico University. ENMU-Roswell is located at the southern tip of the City of Roswell as part of the Roswell International Air Center (formerly Walker Air Force Base).



*See Exhibit 01*

### History and Organization

Roswell Community College was officially established as a branch of Eastern New Mexico University in the fall of 1958. From 1958 through the fall semester of 1962, the college conducted classes in the evening at Roswell High School. In January of 1963, with an enrollment of 75 students, eight daytime classes were held at the old post office. This established, for the first time in Roswell, a daytime coeducational college program.

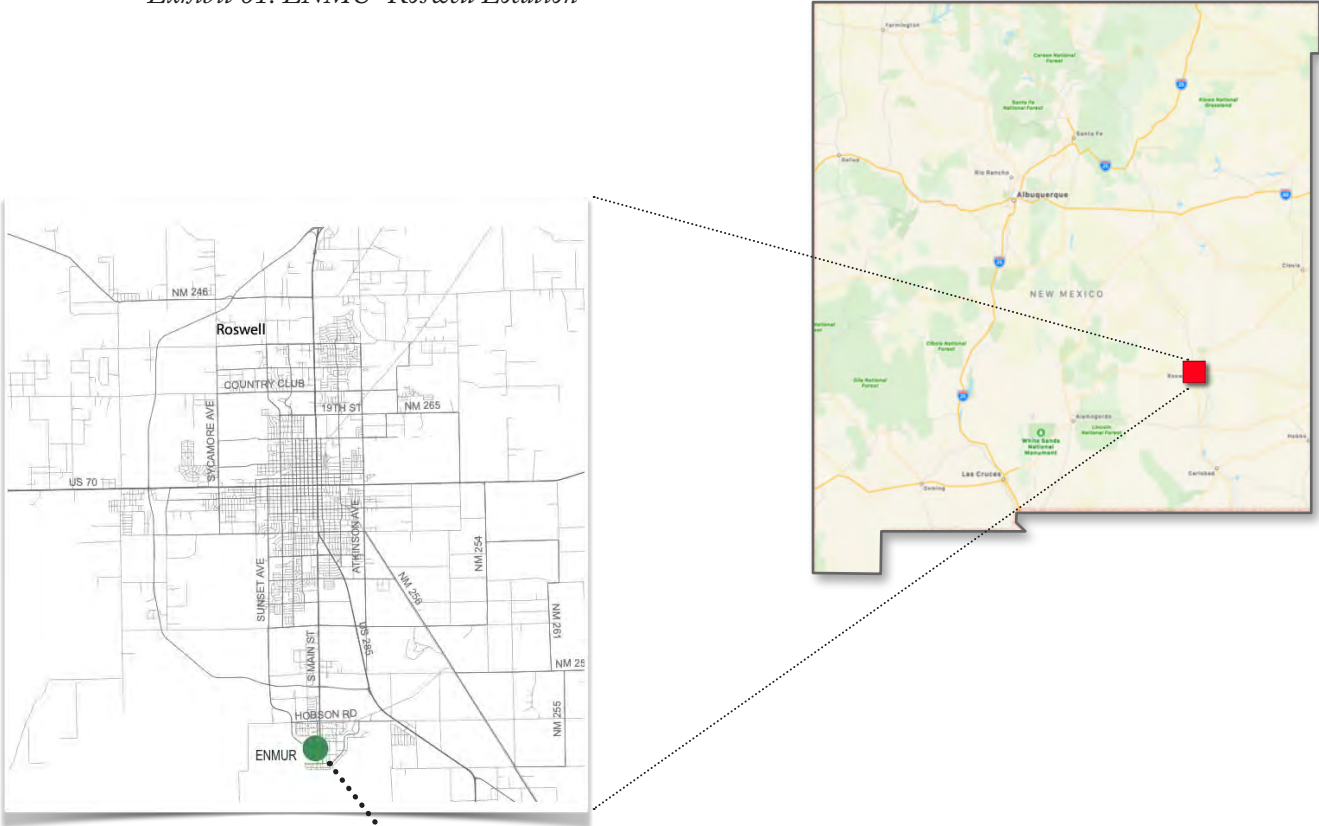
When Walker Air Force Base closed on June 30, 1967, Eastern New Mexico University Roswell acquired 234.5 acres, including 27 major brick structures and numerous frame construction buildings. Roswell Community College was renamed Eastern New Mexico University-Roswell. The college spent the summer moving into the new buildings, and in September of 1967, began holding classes on its new campus.

Through a series of statewide and local bond issues, a number of new buildings have been constructed. Several other facilities have been renovated and expanded to meet the changing needs of the ENMU-Roswell campus.

### Governance and Funding

ENMU-Roswell is governed by both the ENMU Board of Regents and the Branch Community College Board. The Branch Community College Board has authority over taxing and bonding and other fiscal issues relating to the campus, and also serves as an advisory board to the ENMU Board of Regents. The Board of Regents has the authority over curriculum and administrative issues. This governance arrangement is accomplished through an operating agreement that is reviewed, revised if necessary, and approved every two years.

*Exhibit 01: ENMU–Roswell Location*





## Mission / Programs

ENMU-Roswell provides high-quality, affordable education and lifelong learning opportunities. More than 80 certificate and associate degree programs are available in a wide range of academic transfer and career-oriented programs. ENMU-Roswell also offers on-campus access to complete bachelor degrees from ENMU in Portales.



*See Exhibit 02  
and Exhibit 03*

*Exhibit 02: ENMU–Roswell’s, Vision, Mission, Philosophy of Learning, and Core Values*

### **Vision**

ENMU-Roswell provides pathways for future success through educational growth and personal enrichment.

### **Mission**

- ENMU-Roswell empowers a diverse community with academic and technical skills.
- Supports and prepares students for success in a rapidly changing world
- Collaborates with business, industry, educational institutions, and the ENMU System

### **Philosophy of Learning**

Learning is the primary driver behind our Mission and Vision. We believe learning is a lifelong process of intellectual and interpersonal growth that occurs when individuals expand their depth and breadth of knowledge, skills, and experiences. We believe that learning empowers individuals to improve their personal lives and the economic, social, and cultural conditions of local and global communities.

### **Core Values**

#### **Excellence**

We surpass expectations in everything we do. All programs and services relentlessly focus on exceeding expectations of students, customers, and partners. We strive to cultivate a nurturing, respectful, and trusting environment of growth and development.

#### **Integrity**

We behave with unwavering integrity, and operate in a trustworthy, responsible, and transparent manner in all things. We treat others with courtesy and compassion, and respect differences. We actively listen and behave in an approachable, responsive, and thoughtful manner. We keep our promises, and we own and learn from our mistakes. We hold ourselves and others accountable.

#### **Unity**

We work together to build positive and diverse relationships with each other and our community. We foster partnerships, embrace challenges, inspire growth and respond to stakeholder needs to meet established goals.

### Exhibit 03: ENMU–Roswell’s Instructional Programs

Arts and Sciences Education	Health Education	Technical Education
<ul style="list-style-type: none"><li>• Behavioral Sciences</li><li>• Biology</li><li>• Early Childhood Education</li><li>• Human Services</li><li>• Mathematics</li><li>• Teacher Education</li><li>• University Studies</li></ul>	<ul style="list-style-type: none"><li>• American Heart Association Training Center</li><li>• Community Health Worker</li><li>• Community Paramedic</li><li>• Emergency Medical Services</li><li>• Medical Assisting</li><li>• Medical Coding</li><li>• Medical Scribe</li><li>• Nursing</li><li>• Nursing Assistant</li><li>• Occupational Therapy Assistant</li><li>• Paramedic</li><li>• Pharmacy Technician</li><li>• Phlebotomy</li><li>• Respiratory Therapy</li></ul>	<ul style="list-style-type: none"><li>• Agriculture</li><li>• Automotive Technology</li><li>• Aviation Maintenance Technology</li><li>• Bookkeeping/Accounting</li><li>• Business Administration</li><li>• Commercial Driver's License</li><li>• Criminal Justice</li><li>• Engineering and Design Technology</li><li>• Heating, Ventilation, Air Conditioning-Refrigeration Technology</li><li>• Industrial Engineering Technology</li><li>• Media Arts</li><li>• Occupational Safety Engineering and Environmental Management Technologies</li><li>• Office Management and Technologies</li><li>• Police Science</li><li>• Professional Pilot Training-Fixed Wing</li><li>• Welding Technology</li></ul>

## Existing Conditions

### Site and Facilities

#### Site

ENMU-Roswell now occupies approximately 128 acres at Roswell International Air Center, having relinquished some of it's original property over the years.



See Exhibit 04

ENMU-Roswell leases 5 acres to the State of New Mexico Department of Health for the New Mexico Rehabilitation Center and another 4.33 acres to Sierra Village apartments, used primarily to house ENMU-Roswell Special Program students.

#### Existing Buildings

ENMU-Roswell currently occupies 29 buildings totalling about 480,000 gross square feet. 69% of this space is devoted to direct instructional use, and the rest to student/ auxiliary (13%), administrative (11%), and physical plant (7%).



See Exhibit 05,  
Appendices A.4,  
& A.5

The Master Planning Team updated ENMU-Roswell's room/space inventory. Every space was classified using codes defined in the Postsecondary Education Facilities and Classification Manual (FICM), a generally accepted national standard developed by the National Center for Education Statistics, part of the Institute of Education Sciences. The codes provide for categories of use and more detail in subcodes.





See Exhibit 06


# Campus Site Plan

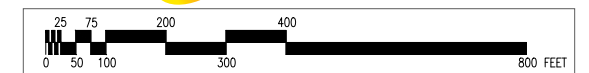
## Building Key 2

1. Student Services Center (RSSC)
2. Administration Center (RAC)
3. College Services Center (RCSC)
4. Campus Union Building (RCUB)
5. Physical Education Center (RPEC)
6. Instructional Center (RIC)
7. Campus Security
8. Performing Arts Center (RPAC)
9. Occupational Technology Center (ROTC)
10. Aviation Maintenance Technology Center (RATC)
11. Automotive and Welding Technology Center (RATC)
12. Child Development Center (RCDC)
13. Arts & Science Center (RASC)
14. Physical Plant Operations
15. Residence Halls (scheduled for demolition)
16. Instructional Technology Center (RITC)
17. Learning Resource Center (RLRC)
18. Sierra Vista Village (owned by others)
19. Swimming Pool / Pool House (RPOOL)
20. Health Science Center (RHSC)
21. CDL / Test Center
22. Quonset Huts

 Leased to Others

 Scheduled for Demolition

 Scheduled New Construction

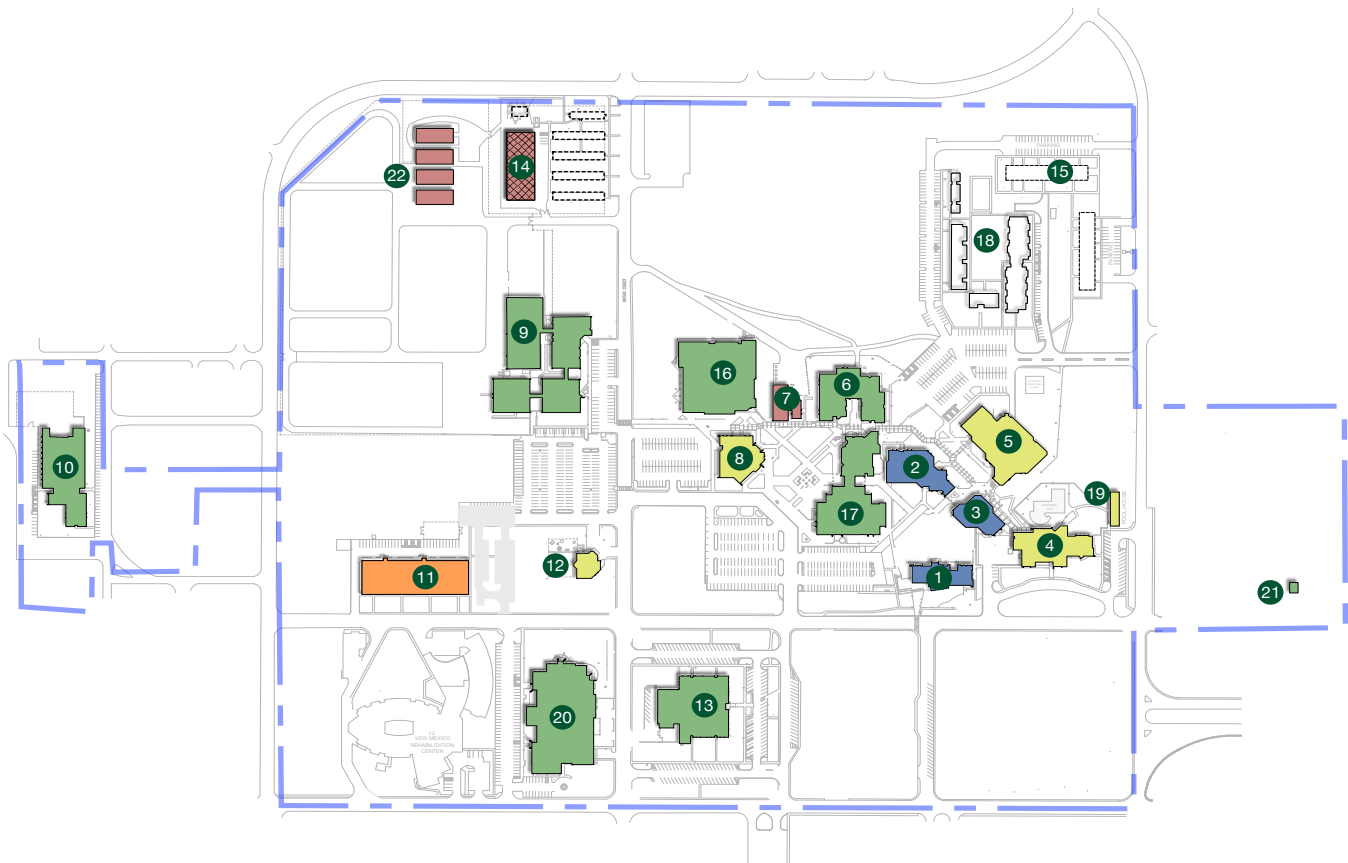
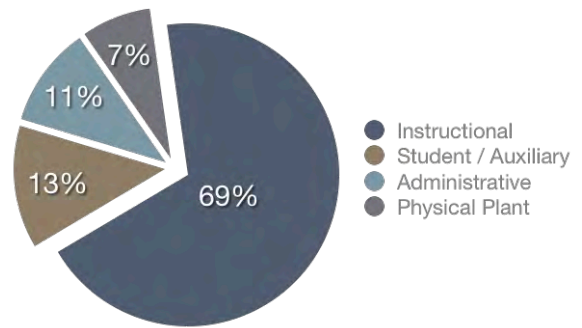


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Exhibit 05: ENMU–Roswell's Buildings by Primary Use



Building Key 2

- |   |  |
|---|--|
| 1. Student Services Center (RSSC)                   | 12. Child Development Center (RCDC)            |
| 2. Administration Center (RAC)                      | 13. Arts & Science Center (RASC)               |
| 3. College Services Center (RCSC)                   | 14. Physical Plant Operations                  |
| 4. Campus Union Building (RCUB)                     | 15. Residence Halls (scheduled for demolition) |
| 5. Physical Education Center (RPEC)                 | 16. Instructional Technology Center (RITC)     |
| 6. Instructional Center (RIC)                       | 17. Learning Resource Center (RLRC)            |
| 7. Campus Security                                  | 18. Sierra Vista Village (owned by others)     |
| 8. Performing Arts Center (RPAC)                    | 19. Swimming Pool / Pool House (RPOOL)         |
| 9. Occupational Technology Center (ROTC)            | 20. Health Science Center (RHSC)               |
| 10. Aviation Maintenance Technology Center (RATC)   | 21. CDL / Test Center                          |
| 11. Automotive and Welding Technology Center (RATC) | 22. Quonset Huts                               |

- Instructional
- Student / Auxiliary
- Administration / Student Services
- Physical Plant

- Scheduled for Demolition
- Scheduled New Construction



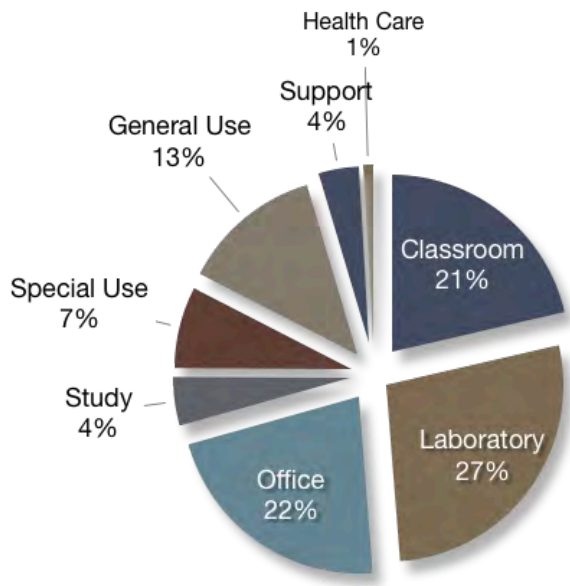
Existing Building Use



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Exhibit 06: ENMU–Roswell’s Facility Use by FICM Code



FICM Code	FICM Category	Assignable Square Feet	% Total
100	Classroom Facilities	70,845	20.6%
200	Laboratory Facilities	95,066	27.7%
300	Office Facilities	72,736	21.2%
400	Study Facilities	14,777	4.3%
500	Special Use Facilities	20,256	5.9%
600	General Use Facilities	42,577	12.4%
700	Support Facilities	12,210	3.6%
800	Health Care Facilities	3,004	0.9%
900	Residential Facilities	0	0.0%
0	Unclassified	12,000	3.5%
Total Assignable Square Feet		343,471	100.0%

## Age

More than 70% of the buildings are over 30 years old. Five of the buildings on campus have portions that were original Walker Air Force Base buildings constructed in the 1950s which have been gutted and renovated with major new additions to three of them, significantly extending their life and beneficial use.

Many of the campus buildings have had additions and renovations since their original construction that have renewed basic building systems and extended their beneficial use.



See Appendix  
A.7

## Condition

The Planning Team conducted a facilities condition assessment on all of the buildings on the ENMU-Roswell campus for which the college has maintenance responsibilities. The Physical Plant Operations building and the Automotive and Welding Technology Center were not included in this assessment as they are in the midst of being replaced and renovated respectively. The Sierra Vista Village apartments are owned and maintained by a private entity and the older two-story Resident Halls just north are scheduled for demolition this year, so neither of these were included in the assessment. One architect and one engineer walked through, around and over each building and into each room. After the physical walk through the building was scored by assigning points for the condition of 30 different site-related aspects, 49 different physical plant system and features, and 40 different adequacy and environment related attributes.



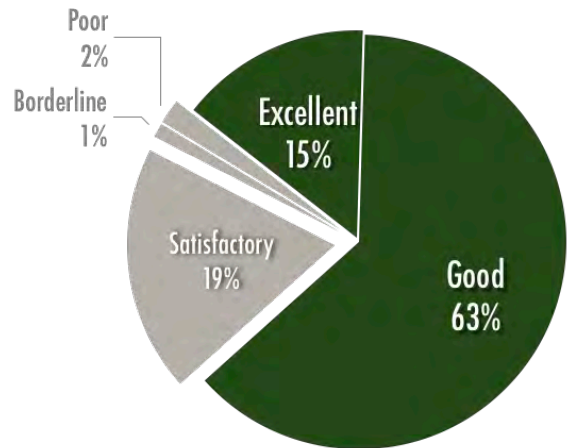
See Exhibit 07  
& Exhibit 08

The majority of the buildings have been well maintained and are in good condition. Seventy-eight percent of the building square footage was rated in excellent or good condition.

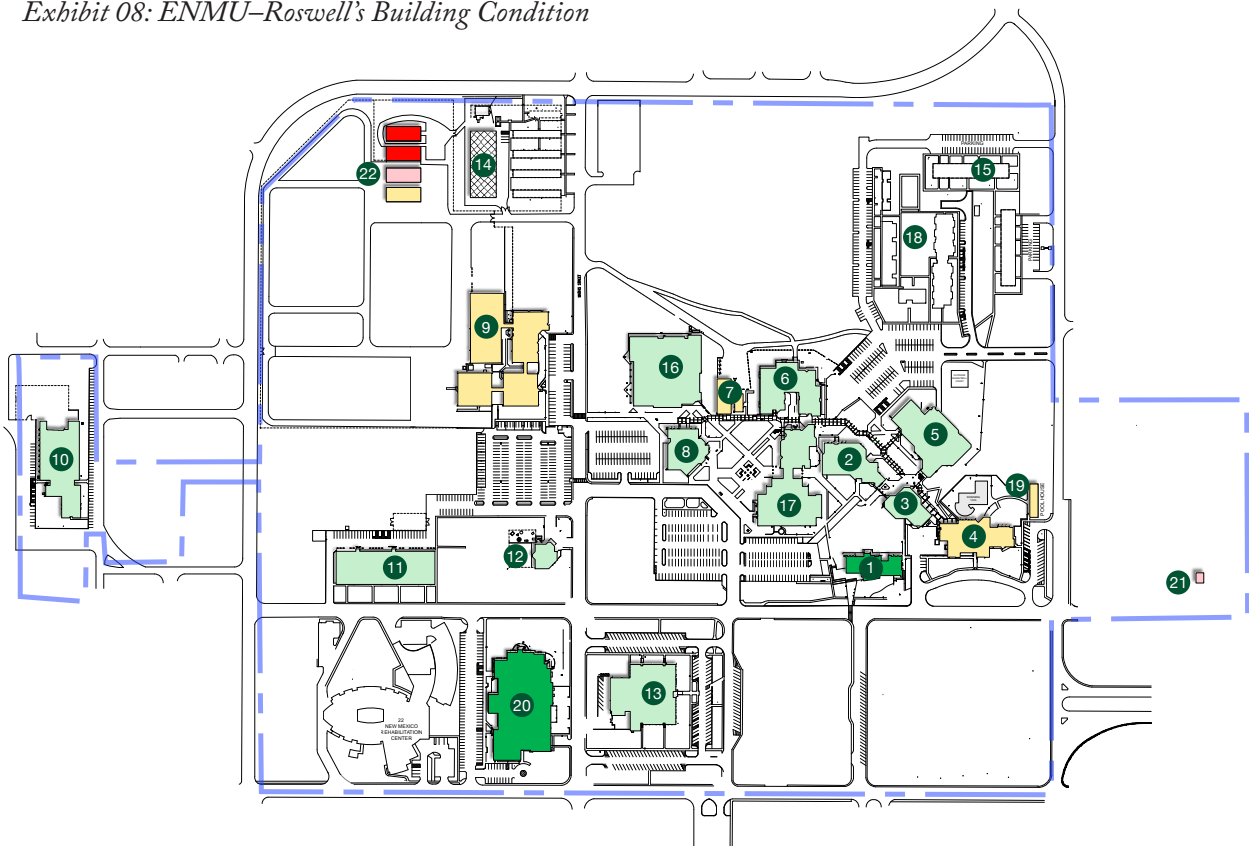


*Exhibit 07: ENMU–Roswell’s Building Percent Condition by Square Footage*

Most of the buildings scored between 80 and 89% (a “B” grade). The two newest buildings on campus were graded to be in excellent condition with a score of 90% or higher (an “A” grade). Five buildings were graded between 70 and 79%, which is satisfactory or a “C” grade. Two buildings received a “D” grade, or a 60 to 69% score which is categorized as borderline. Two of the Quonset Hut storage buildings which have received very little maintenance and upgrades over their 65-year life fell into the poor category with grades in the 57 to 58% range (an “F” grade).



*Exhibit 08: ENMU–Roswell’s Building Condition*



**Building Key**

- |   |  |
|---|--|
| 1. Student Services Center (RSSC)                   | 12. Child Development Center (RCDC)            |
| 2. Administration Center (RAC)                      | 13. Arts & Science Center (RASC)               |
| 3. College Services Center (RCSC)                   | 14. Physical Plant Operations                  |
| 4. Campus Union Building (RCUB)                     | 15. Residence Halls (scheduled for demolition) |
| 5. Physical Education Center (RPEC)                 | 16. Instructional Technology Center (RITC)     |
| 6. Instructional Center (RIC)                       | 17. Learning Resource Center (RLRC)            |
| 7. Campus Security                                  | 18. Sierra Vista Village (owned by others)     |
| 8. Performing Arts Center (RPAC)                    | 19. Swimming Pool / Pool House (RPOOL)         |
| 9. Occupational Technology Center (ROTC)            | 20. Health Science Center (RHSC)               |
| 10. Aviation Maintenance Technology Center (RATC)   | 21. CDL / Test Center                          |
| 11. Automotive and Welding Technology Center (RATC) | 22. Quonset Huts                               |

- Excellent ("A")
- Good ("B")
- Satisfactory ("C")
- Borderline ("D")
- Poor ("F")

- Scheduled for Demolition
- Scheduled New Construction



**Condition**



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Generally, the older the building the lower it scored. The newer buildings have had less wear and tear and were more compliant with current standards, codes and the Americans with Disabilities Act (ADA). For example, the ADA was enacted in 1990, consequently the 15 buildings constructed prior to that are less accessible than the other six. The exteriors of the newer buildings have also been exposed to less sun (ultraviolet rays), wind, rain, dust, freezing and thawing; therefore they are in better condition. The vast majority of the older buildings have relatively new roofs that are still under manufacturer warranty.



*See Appendix A.8 for more detail regarding the condition assessment*

The condition assessment identified about \$41.7 million in capital improvements recommended over the next five years or longer to meet ENMU-Roswell's goals and help guide future planning. The Appendix includes a web-based link that provides detailed information about the results of the condition assessment including:

- A history of the building and when it may have been renovated and remodeled
- Assessment scores for its site, and physical plant assessment, and adequacy/environment
- Narratives describing the characteristics for each category and system for the building
- Recommended Capital Improvement Projects (CIPs), which includes a project description and cost.

## Access and Parking

The main access to the campus is along South Main Street, about 6 miles from downtown Roswell. The campus is situated within a grid roadway system. Both the roadway and original building siting are remnants created by former Walker Air Force Base development.

Many of the instructional buildings are relatively remote from the main campus core. The roadway system and spread-out nature of the campus creates many vehicular access points, making its “front-door” unclear to new visitors.

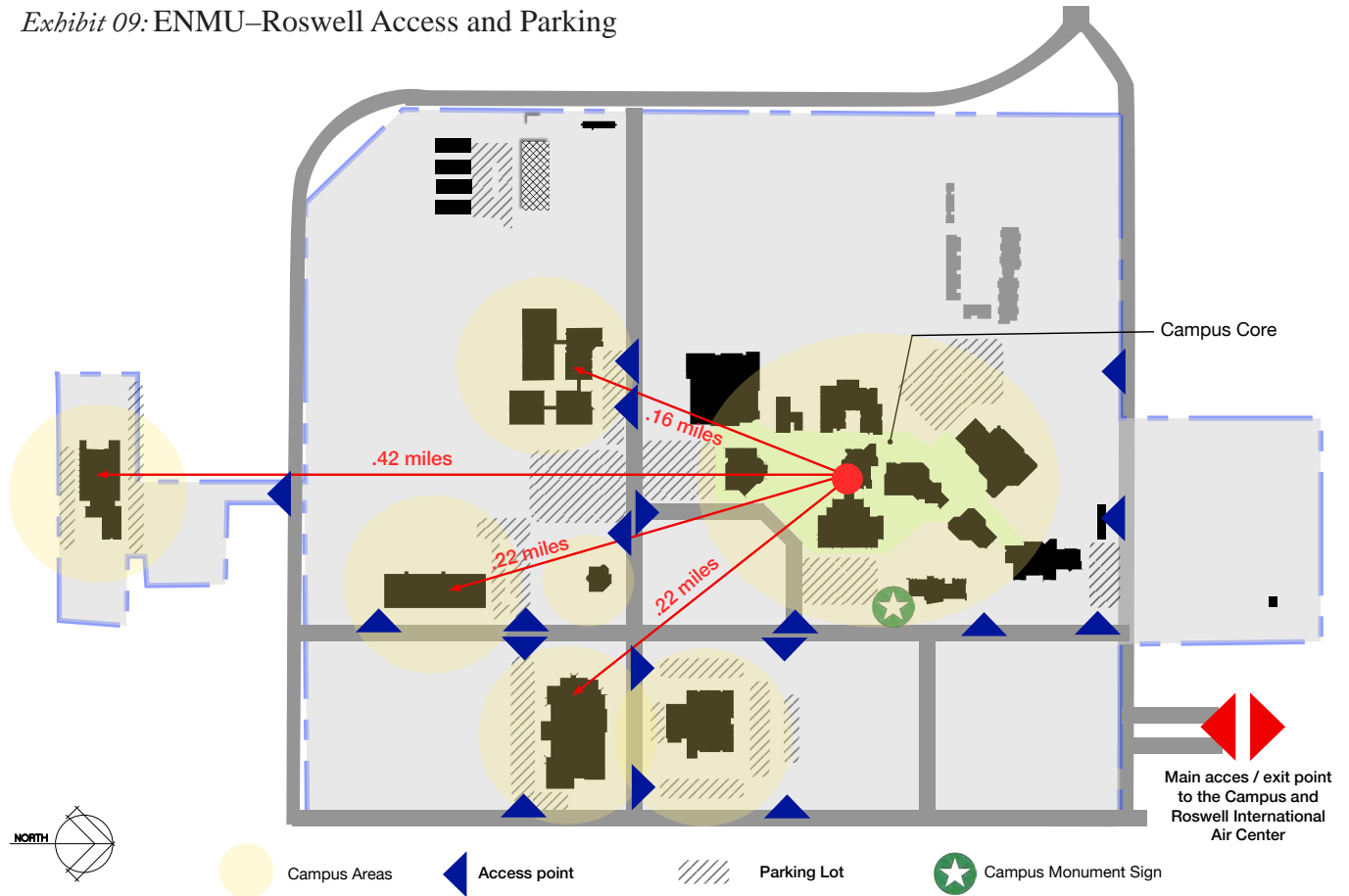
The campus core has a well-developed pedestrian walkway system. Pedestrian travel to other campus areas by sidewalks on the various streets intersecting the campus.

There are 1,009 existing parking spaces distributed throughout the campus. Analysis shows that there are more than ample total parking space supply to meet the current demand. However, some of the spaces are not optimally placed to serve some buildings (i.e., the Health Science Center)



*See Exhibit 09 and Appendices A.6 and A.8 for more detail about parking and signage*

## Exhibit 09: ENMU–Roswell Access and Parking



## Growth Factors

### Historic Enrollment

ENMU–Roswell enrollment has declined since 2011, reflecting both national and regional higher education enrollment trends.

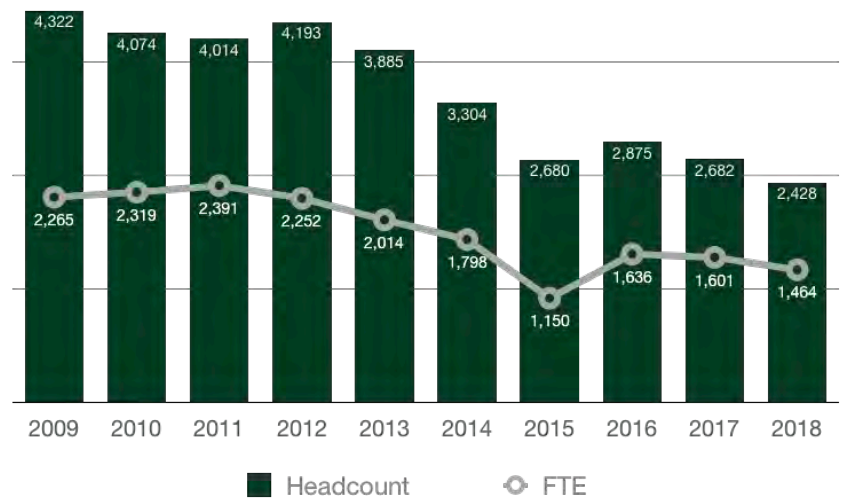
Reasons for higher education enrollment declines cited in various national studies include:

- Flat or declining number of high school graduates
- Focus on careers and job placement
- General aging of the population
- More part-time students
- Class schedules that do not align with many student needs



See Exhibit 10  
& Exhibit 11

Exhibit 10: ENMU–Roswell Historic Enrollment 2008-2018

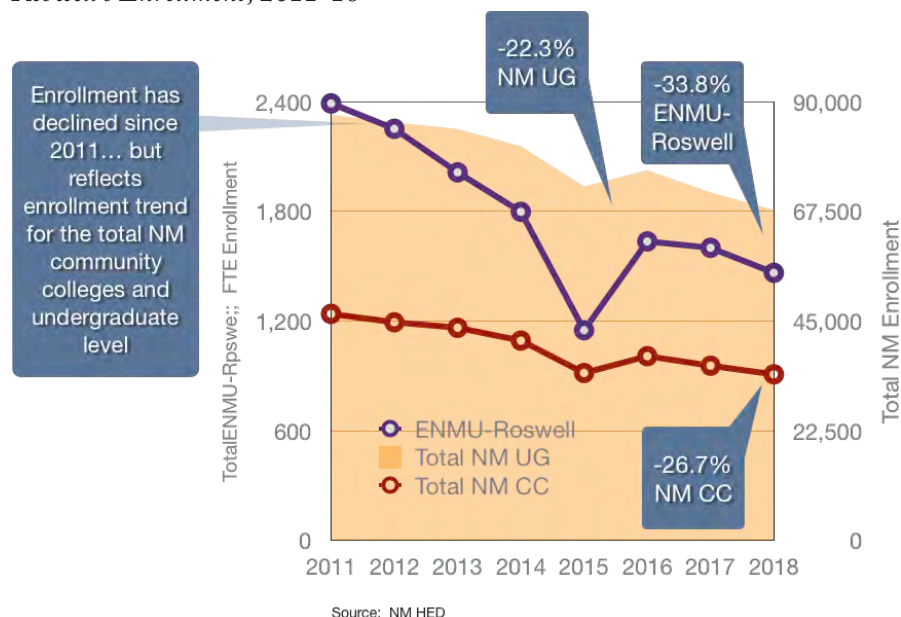


Source: NM HED

Some characteristics of ENMU–Roswell’s student enrollment are:

- 60% of the enrolled students are part-time.
- The large majority of students (97%) live in New Mexico, and most (77%) live in Chaves County. Most the remaining students live in Eddy County (Artesia, Carlsbad).
- About 26% of the students on average are fully online
- RISD Early College High School, NM Youth Challenge, and Special Services students combined comprise about 10% of the headcount enrollment.

*Exhibit 11: New Mexico Undergraduate, Community College, and ENMU–Roswell’s Enrollment, 2011–18*



## Service Area Growth / Demographics

### Population Trends

The US Census American Community Survey (ACS) estimates that Chaves County population has been stable since 2010, with an estimated population of 65,454 in 2017. ACS estimates that Roswell’s population has decreased slightly to 48,163 during this period.

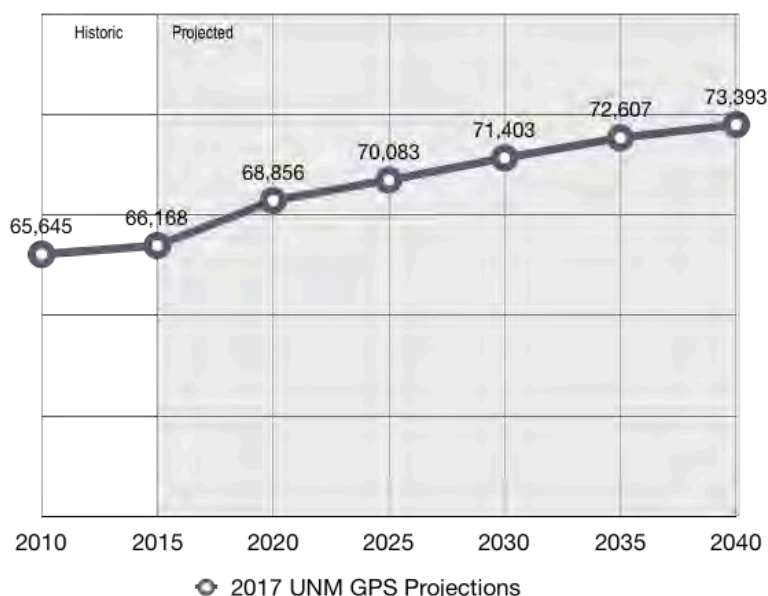
UNM Geospatial and Population Studies (UNM GPS) anticipates modest growth through 2040, adding about 3,900 persons by 2025 and 7,200 persons by 2040, an average annual growth rate of .4%.

UNM GPS points to declining birth rates and slowing in-migration to New Mexico as the major contributors to slowing population growth.



See Exhibit 12

*Exhibit 12: Chaves County Projected Population, 2010 to 2040*



UNM GPS projects the young adult age cohort (20-34 years) will increase 984 by 2025 and slowly decrease by year 2040. Working-age and retiree populations will grow by 2025 (by 1,326 and 2,061 persons respectively) and continue to grow by year 2040.

### Employment and Economy

Data by the New Mexico Department of Workforce Connection indicates that Chaves County job numbers have been steady in the last decade. Losses in manufacturing, transportation/warehousing, mining and construction offset by gains in retail, accommodation, administration and health care. Overall, there was a net change of +19 jobs in 12 years (21,116 in 2005 to 21,135 in 2017)

From 2007 to 2012, the agricultural industry in Chaves County remained steady with some growth in total acreage and value. Chaves County accounts for nearly one quarter of all New Mexico dairy cows.

In 2019, the state passed legislation that could allow establishment of an independent authority, to oversee the governance of the Roswell International Air Center and other nearby properties and could enable communities to attract jobs and economic development to the Air Center.

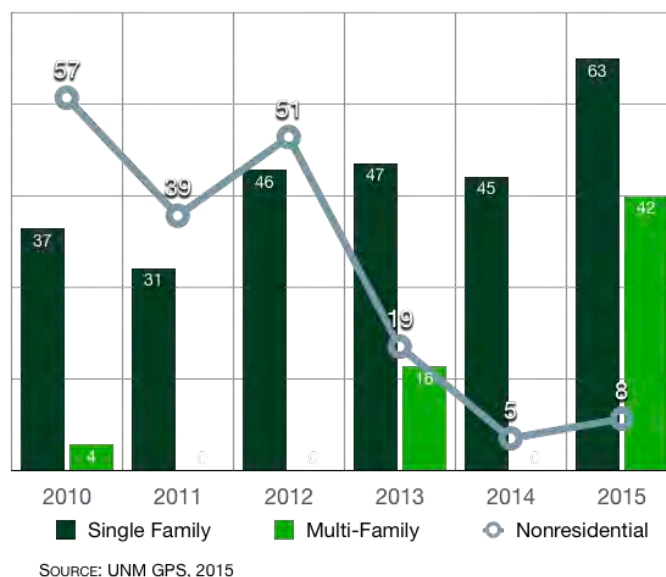
### Housing and Development

Available building permit information from UNM GPS shows residential activity picking up from 2010 to 2015. Non-residential permits have declined during the same period.



See Exhibit 13

Exhibit 13: City of Roswell Building Permits, 2010 to 2015



See Appendix A.15

### Enrollment and Education

The National Center for Educational Statistics (NCES) projects that high school graduates will increase 5% between 2012-13 to 2025-26 to 3.7 million. NCES projects high school graduates in New Mexico will increase 3.2% in this period (18,590 to 19,850).

The Western Interstate Commission on Higher Education (WICHE) projects total United States high school graduates to increase by 2015, and then decline by 2030. WICHE projects New Mexico High School graduates to mirror national trends by increasing from 20,401 in 2016 to 21,383 in 2025, and then to decline to 18,591 in 2030.



## Projected Enrollment Growth

ARC expects ENMU-Roswell's enrollment to remain relatively flat during the next five years based on modest expected population growth and national and regional higher education enrollment trends.

## Comparison to Peer Colleges

One broad measure of space utilization is the total amount of space (gross square feet) divided by the total for full-time equivalent students (FTE). The lower the number, the better the use of space. ENMU-Roswell has 252.4 gross square feet per student. ENMU-Roswell's gross square feet/ FTE is higher than the average (225.27) and median (221.23) of a selection of New Mexico community of similar size.



*See Appendix A.12 for more detail about Peer College comparisons*

## Stakeholder Input

The Planning Team held interviews with all members of the ENMU-Roswell executive team to understand existing functional organization and issues. Students, staff, and community members were also given the opportunity to provide their opinions through an online survey about the kinds of instructional program changes they would like to see to help the college better serve students and the community, what campus facilities or spaces they like and what physical building- or site-related changes they would like to recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community.



*See Appendix A.3 for more detail about stakeholder input*

Some of the major themes that emerged from stakeholder input included:

- Improve the attractiveness of the campus with outdoor improvements such as better landscaping, signage/wayfinding, sidewalks, and lighting
- Provide better food options and student activity areas
- Various suggestions for renovations and facility improvements to support student activities and to improve campus utilization
- Program change suggestions including a simpler pathway to graduation, adjunct instructor training, more schedule options, and more short-term, fast-track programs to attract more adult learners

## Instructional Space Use and Needs

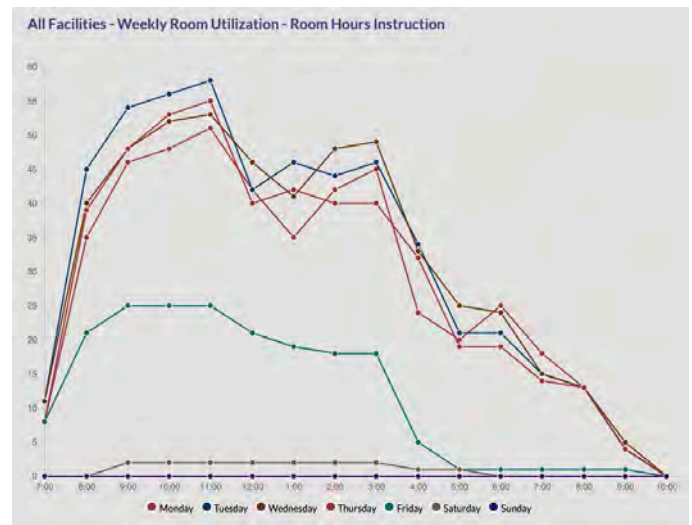
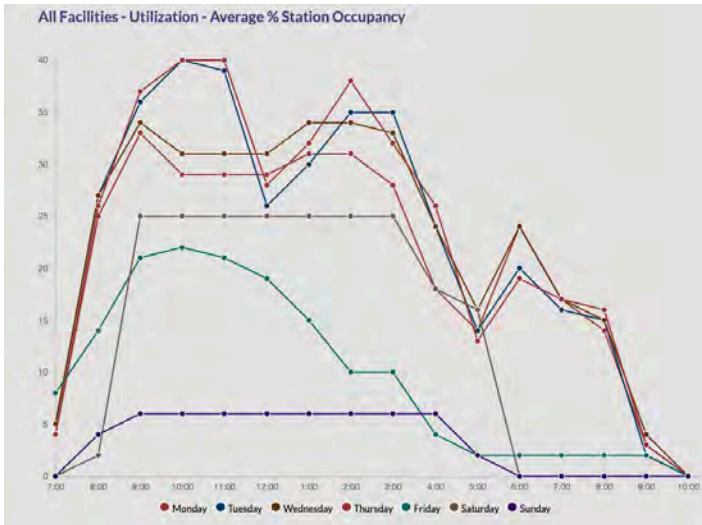
The peak occupancy of instructional space is between 10 a.m. to 2 p.m., Monday through Thursday. The average Station Occupancy Ratio (SOR) of instructional space is 23%. This ratio shows that on average, about 23% of the instructor-desired seats are occupied when the room is scheduled. The generally accepted target for this metric is 80%.



*See Exhibit 14 and Appendix A.11 for more information*



*Exhibit 14: ENMU-Roswell Instructional Space Utilization*



The Room Utilization Rate (RUR - average number of hours per week an instructional room is scheduled) is 38%, based on 70 possible hours during a week when rooms can be scheduled. The RUR will vary day to day, and hour by hour.

This analysis shows there is sufficient existing capacity to accommodate current and expected enrollments. There are opportunities to reconfigure, renovate, or remove some existing instructional spaces to meet changing program demands and improve overall space-use metrics.

## Capital Strategy

### Capital Resources

ENMU-Roswell has traditionally relied on direct legislative appropriations, statewide higher education general obligation (GO) bonds, institutional funds, and severance tax bond distributions to meet its capital needs. ENMU-Roswell has not had a successful local GO bond election.

State Higher Education GO Bonds are voted upon every two years (even years). Funding allocations are competitive with funding priority stated in NMAC 5.3.9.8 to:

1. Projects which are strongly related to instructional programs and which support an institutions mission and particular role
2. Projects to provide high quality educational settings which represent up-to-date technologies
3. Projects which are necessary to accommodate enrollment growth
4. Projects to address major health and safety problems and elimination of physical barriers to handicapped persons

5. Projects resulting from unforeseen conditions that if uncorrected would result in major property deterioration
6. Projects to renovate facilities or to make wise use of other existing resources whenever feasible and economical;
7. Projects to improve utilities systems or building energy efficiency that will result in rapid capitalization of initial costs and long-term reduction of energy costs;
8. Projects 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.

HED has favored in the recent past projects that improved infrastructure and did not add any additional square footage.

### Capital Planning Priorities

Through a series of planning workshops, ENMU–Roswell Planning Committee members identified capital priorities that responded to these criteria:

- Renews infrastructure/facilities /renovation
- Align with of State GO Bond criteria
- Improve student retention
- Does not increase overall campus square footage
- Meet programmatic need
  - Improves existing program
  - New program offering
- Provide student work or workforce training opportunities

### Capital Strategy 2020-25

The focus of the 2020-2025 capital plan is to address estimated \$22.05 million infrastructure deficiencies and improvements. Other longer range improvements that seek to augment enrollment by widening programmatic offerings, improve the campus identity, and appearance will be identified as ENMU-Roswell implements the capital plan.



*See Exhibit 15*

*Exhibit 15: ENMU-Roswell Capital Strategy  
Priorities, 2020-2025*

Capital Priorities	Estimated Cost
High Priority (1-2 years)	\$2,110,000
Necessary (2-3 years)	\$6,730,000
Short-Term (3-5 years)	\$13,210,000
<b>Total</b>	<b>\$22,050,000</b>

No.	HIGH PRIORITY CAPITAL IMPROVEMENTS (1-2 years)	Project Estimated Cost
1.	Replace two (2) cooling towers, four (4) boilers and ten (10) VFD pumps with DDC control system upgrade at Central Mechanical Building	\$481,000
2.	Campus Walkway Improvements	\$192,000
3.	Campus Server Room Expansion & Improvements at LRC	\$90,000
4.	Communications single mode fiber optic back bone upgrade to OTC, ITC, IC, Security, Physical Plant, CSC, AC & MDF	\$135,000
5.	Campus Communication Rm. Improvements at Admin. Center	\$125,000
6.	Campus-wide exterior lighting improvements (as needed)	\$595,000
7.	Additions to 110V Electrical Panels	\$312,000
8.	Campus Signage	\$180,000
	<b>Total High Priority Capital Improvements</b>	<b>\$2,110,000</b>

No.	NECESSARY CAPITAL IMPROVEMENTS (2 to 3 years)	Project Estimated Cost
1.	Replace deteriorated sanitary and sewer piping and renovate restrooms at AMT, PAC, IC, CSC & PEC (family restrooms)	\$3,300,000*
2.	Campus-wide security camera system upgrades	\$1,545,000
3.	Exterior Stucco/EFIS Restorations and Repairs	\$720,000
4.	Classroom – specific rooms –electrical lines for computers	\$1,050,000
5.	Pool House exhaust system for chemical storage, PEC ventilation system for pump room, PAC auditorium water source heat pump replacement and outside air handler and fan replacement	\$115,000
	<b>Total Necessary Capital Improvements</b>	<b>\$6,730,000</b>

\*2020 State GO Bond

Exhibit 17: ENMU-Roswell Capital Strategy Priorities (continued)

No.	SHORT-TERM IMPROVEMENTS (3- 5 years)	Project Estimated Cost
1.	Campus-wide Parking Lot & Driveway Improvements	\$2,400,000
2.	AMT Lab and Storage Expansion	\$2,500,000
3.	HSC Remodeling	\$3,000,000
4.	Roof Replacement at ITC	\$1,570,000
5.	Add Fire Sprinkler Systems to OTC, PEC & ASC	\$3,300,000
6.	Administrative Office Remodel (reconfigure office functions)	\$440,000
<b>Total Short Term Improvements</b>		<b>\$13,210,000</b>

# Appendices

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## A.1 Facility Planning Decisions

The recommendations in this report result from a planning process involving key administrative and educational personnel with periodic briefings to the Advisory Board. This process was facilitated by a professional planning consultant. The capital outlay planning decision-making flow, and roles and responsibilities, are:

- **Community College Board (CCB) and Board of Regents (BOR)** – One of the roles of the CCB and BOR are to advise and consent to capital outlay recommendations made by the administration. The members of the CCB and BOR reviewed draft versions of the Campus Facility Master Plan, were given opportunities to provide feedback on the plan and the planning process, and approved the final version of this plan.
- **Campus President** – The role of the campus president is to establish an ongoing planning process, organize the parties involved in the effort, and make recommendations to the advisory board regarding future courses of action. The campus executive officer receives assistance in this endeavor from the campus finance officer.
- **Planning Consultant** – The planning consultant acts as an advisor to the campus president. The consultant's role is to facilitate the planning process by developing a database of existing and projected conditions. The consultant also develops preliminary concepts regarding future courses of action and prepares verbal and written presentations that describe this information.

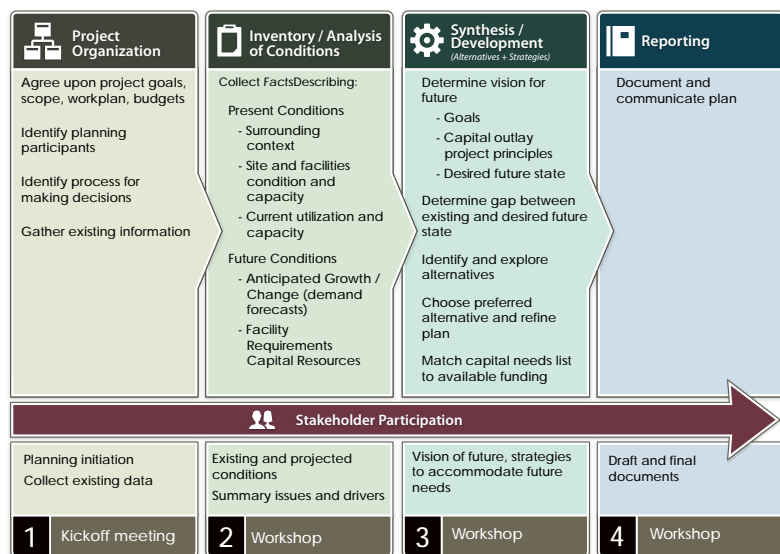
The planning consultant organized the planning process in four steps:

- **Project Organization** – During this step, the planners identified existing plans, reports, organizational charts, space allocation standards, utilization data and other data relevant to the study. The planners met with campus representatives to discuss the planning proposal and identify project goals and issues. This step established participants in the study and a decision-making framework, and participants reached an agreement on the project work plan, schedule and proposed budgets.
- **Inventory Analysis of Conditions** – The planners collected information about existing and projected future conditions using questionnaires, interviews and on-site evaluations.



See Exhibit 16

Exhibit 16: ENMU-Roswell Campus Master Planning Process

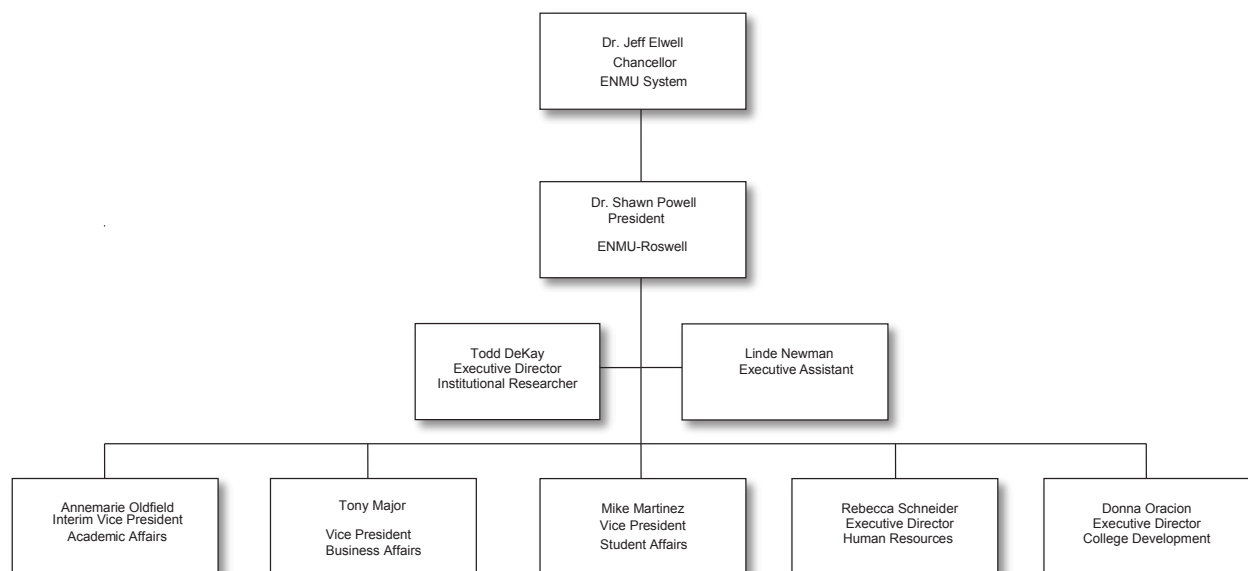


Information included: facilities data, user data, facility conditions and use data, office and educational space utilization projections, and space requirement projections.

- Development of Alternatives and Strategies – Participants explored various development scenarios to accommodate present and future programs. They chose an option as the basis for developing a Capital Improvement Plan. The planners developed capital project recommendations based upon the information collected in the previous steps.
- Prepare Report – Participants developed the final report, which met New Mexico Higher Education Department guidelines.

## A.2 Campus Organization

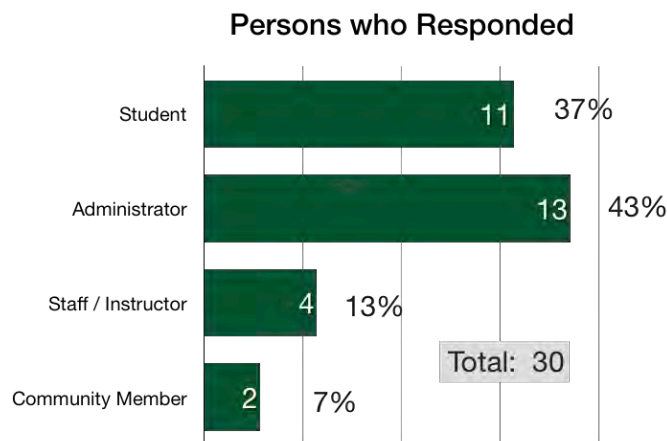
### Eastern New Mexico University-Roswell Administration



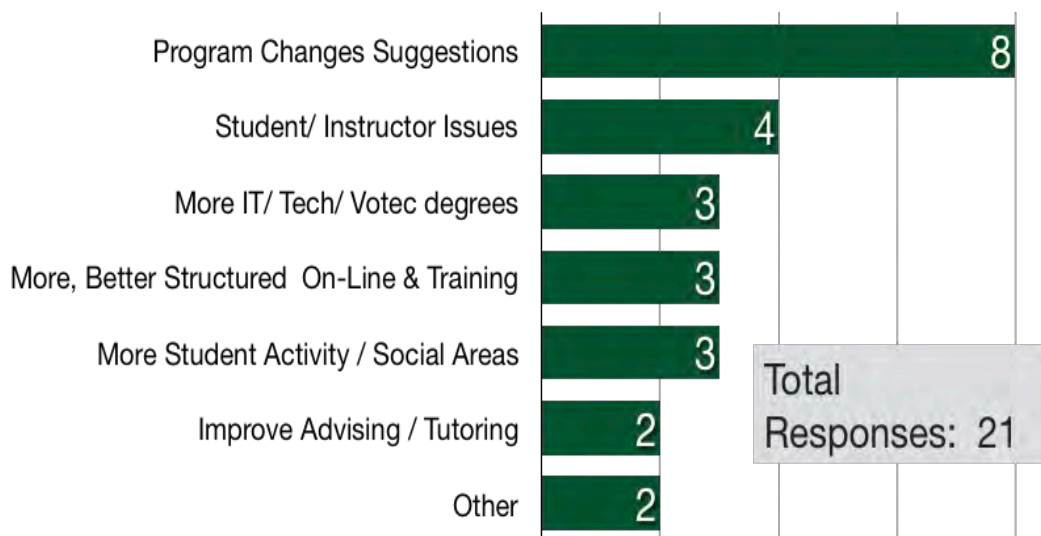
## A.3 Stakeholder Input

### Online Survey

Planners solicited input from students, faculty, staff members and administrators via a web-based survey from May 1 to May 31, 2018. A total of 30 persons took the opportunity to complete the survey.



**Q1 - What kinds of instructional and / or program changes would you like to see to help the college better serve students and the community?**



Q1 - What kinds of instructional and / or program changes would you like to see to help the college better serve students and the community?

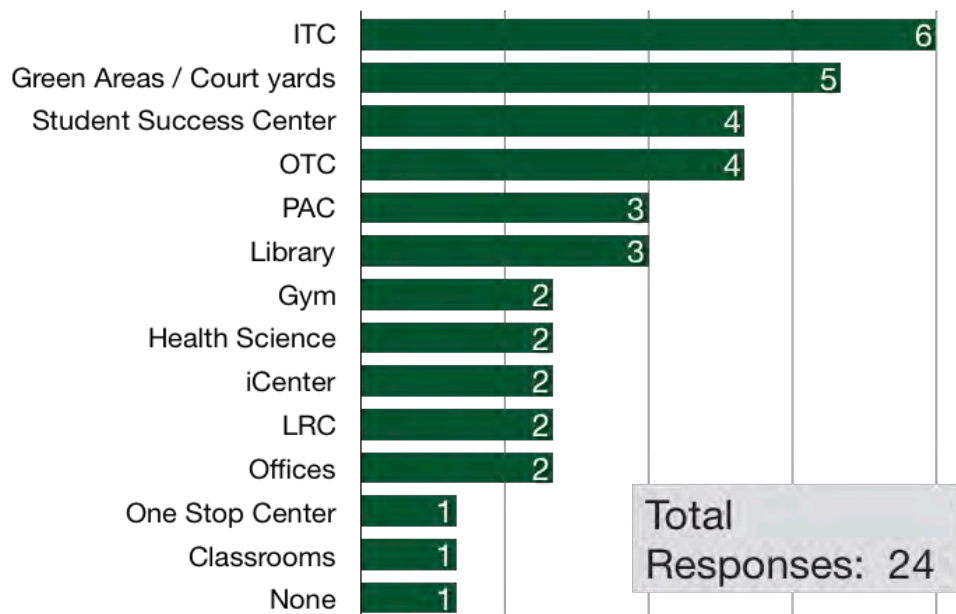
More Student Activities / Social Areas

- The ITC commons area should be used as a gathering space for students and faculty to interact. It is large enough to different types of spaces (tables for study & group work, games & fun area, lounge area, coffee bar, etc.).
- have more social events or student fairs.

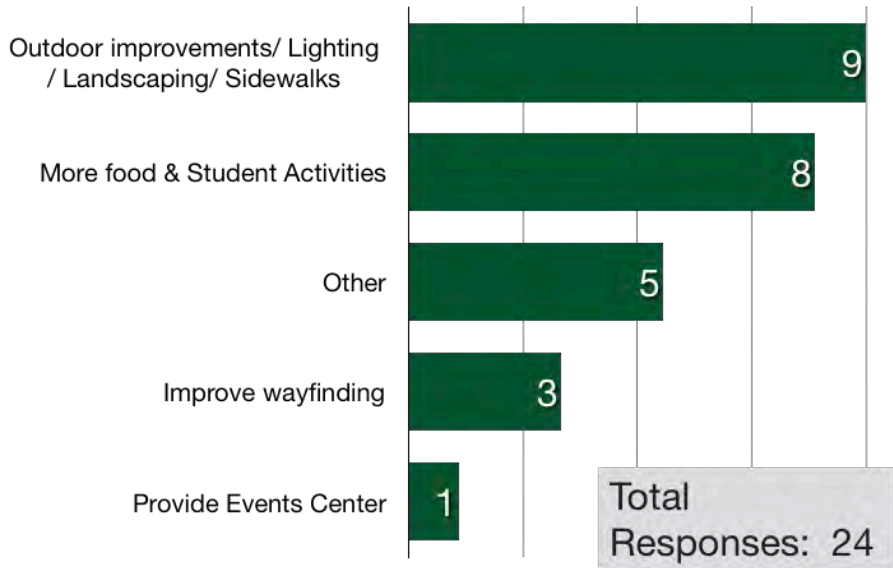
Program Change Suggestions

- I would like to see a simpler pathway to graduation for most programs.
- Do a thorough feasibility study to determine viability of the program. In one year will the market be saturated in Roswell and students will have to move out of state for jobs.
- Professional development for faculty and staff.
- Reorganization of instructional units for quality of program and customer service.
- Adjunct instructor training
- Hospitality/culinary arts program.
- ENMU-Roswell needs programs that will assist people to acquire skills for a specific trade quit wasting monies on high dollar low performing programs (Like the I-Center)
- Student focused scheduling as opposed to faculty based scheduling.
- Offer more in class options versus more online
- Open art spaces in the ASC to the public
- Employability skills included in all courses
- We need more short-term, fast track type programs/classes to attract more adult learners who are working but want to get additional degrees/certificates/ or other credentials.

Q2 - What campus facilities or spaces do you like the most (for example, certain buildings, classrooms, offices, support spaces, courtyards, etc.)?



Q3 - What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?



Q3 - What physical building- or site-related changes do you recommend to improve the quality of life for students, staff, faculty, administration, visitors, and the community?

More food & Student Activities

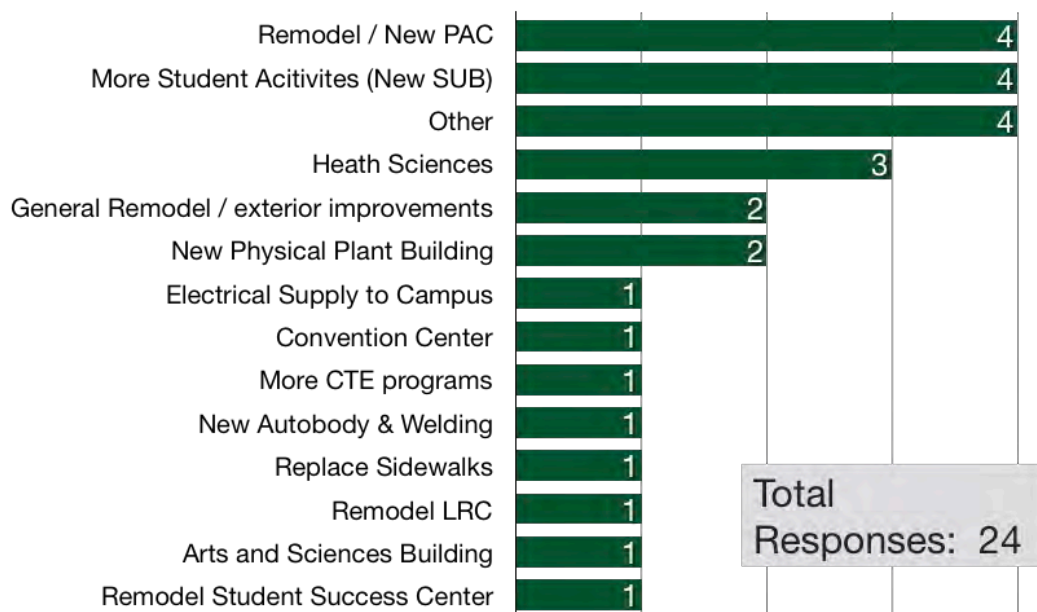
- A bulletin board with all campus activities with clubs.
- Use the area in the CSC by the elevator for student activities. This place would be great if it were returned to it's initial purpose with the inclusion of great seating and availability of watching television.
- Coffee Shop with a lounge area
- We need climbing walls, Xbox game areas, coffee and food areas that students can hang-out in.
- Food court with different vendors and food choices.
- Better food and more activities
- more fun activities
- Open pool open all year

Other

- We need to build a three-story high (or higher) crashed saucer in the middle of our Frisbee golf course to attract attention to ENMU-Roswell.
- AVP's state that course overrides should be kept to a minimum and prior approval is required for anything that is overridden.
- The PAC should be operated by Center for Workforce Development-
- Bring ITV classes back and theatre program back. Expand the band with in the health science.



Q4 - What do you think is the one most important physical building- or site-related improvement for ENMU-R to complete over the next 10 years?

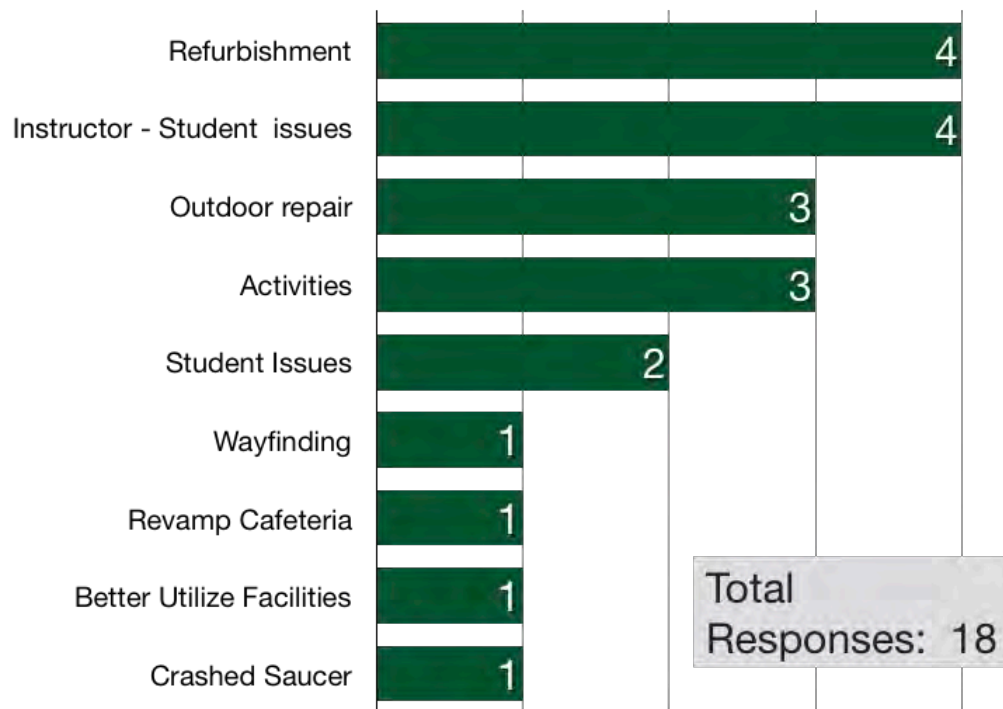


Q4 - What do you think is the one most important physical building- or site-related improvement for ENMU-R to complete over the next 10 years?

Other

- The Uniqueness of the building's design from its others.
- Need to build a three-story high (or higher) crashed saucer in the middle of our Frisbee golf course to attract attention to ENMU-Roswell.
- Everything that is south of Mathis ST and east of Main ST (except the nursing bldgs.) is neglected and aesthetically disconnected from the main campus area. OTC building has a good land around that needs to be utilized for technical education program and more; its central heating/cooling system isn't working properly, parking lots are deteriorating, landscape is non-existent. This building receives a lot of guests.
- We don't need additional buildings, so focus on maintenance and improving signage. Perhaps paving lot behind IC for additional parking.

Q5 - Please provide any other comments or thoughts you have that may impact the ENMU-R Facilities Master Plan.



Q5 - Please provide any other comments or thoughts you have that may impact ENMU-R Facilities Master Plan.

#### Activities

- Tennis / Pickleball courts
- More campus activities and clubs.
- The campus needs to do more for student involvement, look to other community campuses and the events they may host, there is that large space behind the student services building, maybe try to host a band there or some sort of event that would reinvigorate student campus involvement.

#### Refurbishment

- Cafeteria needs a revamp. The serving, fountain, salad bar and specialty cooking stations quickly become congested. Change the menu to healthier options for diabetics, persons on a stricter diet (lower fat, higher protein, fresh rather than processed food)
- Youth Challenge and Early College should not be housed on campus.
- Most of our classrooms need to be remodeled and upgraded into modern spaces that show our commitment to our learning philosophy
- It would be wonderful if there was a facelift in the landscaping at ENMU-Roswell.
- There is a lot to be done on our campus to make it look pleasant, creative looking, sustainable, and technologically up to date.

## Executive Team Interviews

The Planning Team held interviews with all members of the ENMU-Roswell executive team to understand existing functional organization and issues. Some of the major interview themes that emerged included:

- Exterior
  - Create an attractive campus – better landscaping, fewer weeds
  - Refurbish sidewalks
  - Add more parking
    - » Between Automotive and Child Care buildings
    - » AMT has no paved parking lot
    - » Lot behind the Security building
    - » State Rehabilitation Hospital
  - Infrastructure
    - » Upgrade exterior lighting/cameras
    - » Replace/repair cast iron sewer lines
    - » Replace overhead electrical line insulation
- Facilities
  - Add more ramps to the west entrance of Arts and Sciences building
  - Upgrade/update physical plant
  - Want a gathering space for large groups (was eliminated when CUB was remodeled)
  - Under-used or inefficiently used rooms
  - Under-used gym (employees would like access for family members)
  - Want larger simulation labs
  - Want a dedicated data/server room
  - Want to consolidate staff (e.g., Technology, Human Resources and Controller)
  - Want a new hangar
  - Want new or expanded testing center
    - » Hard to find
    - » Used by non students (could be revenue-generating)
- Signage/Wayfinding
  - Update signage
  - Move location of main sign at the crosswalk or move crosswalk
- Other
  - Want long-term housing for others (nonstudents) at the Air Center
  - Want more storage at the Rehab Hospital
  - Want better food choices and hours (Cafeteria hours are limited, food trucks?)
  - iCenter fees are not fair to employees
  - Want to have an iArt like the iCenter
  - Want information/help center near downtown

## A.4 Building Inventory

Map Key	Building Number	Building Name	Address	Total Gross Square Feet	Year Built / Renovated
1	560	Student Services Center	56 University Boulevard	11,436	2012
2	840	Administration Center	52 University Boulevard	15,895	1983
3	841	College Services Center	52-A University Boulevard	23,328	1984
4	816	Campus Union Building	48 University Boulevard	19,393	1950s, renovated 1984, renovated and addition 2007
5	842	Physical Education Center	52-B University Boulevard	35,798	1983
6	850	Instructional Technology Center	23 West Mathis	44,092	2000
7	845	Central Mechanical Building/ Security	5 Mars Road	6,370	1983
8	825	Performing Arts Center	64 University Boulevard	14,287	1986
9	790	Occupational Technology Center	20 West Mathis	50,553	1978, and 1981, renovation 1997
10	750	Aviation Maintenance Technology	12 West Challenger	28,460	1978, 2001 addition
11	747	Automotive Trades/Vo-Tech	78 University Boulevard	34,910	1974 - Renovation
12	749	Child Development Center	8 West Mathis	4,708	1986
13	810	Arts & Science Center	67 University Boulevard	32,087	1950s, renovated 1995
14	792	Physical Plant Office	36 West Mathis	1,885	1954
14	793	Mechanical Shop	34 West Mathis	1,797	1954
14	794	Carpenter Shop	32 West Mathis	2,851	1954
14	795	Custodial Shop	30 West Mathis	2,757	1954
14	796	Grounds Shop	26 West Mathis	2,880	1954
14	797	Storage Building, Quonset Hut 3	38 West Mathis	4,150	1954
14	798	Storage Building, Quonset Hut 2	38 West Mathis	4,150	1954
14	799	Storage Building, Quonset Hut 1	38 West Mathis	4,150	1954
16	839	Instructional Center	58-A University Boulevard	36,770	2001
17	815	Learning Resource Center	58 University Boulevard	35,829	1950s, remodeled 1976, renovated and addition 1988
19	818	Swimming Pool/Bathhouse	20 West Martin	2,560	1950s, renovated 1985 and 1999 with swimming pool
20	700	Health Science Center	75 University Boulevard	52,799	1950s, renovated, new addition 2005
20	701	Dental Clinic	70 Gail Harris		2008
21	817	CDL / Test Center (Truck Driving School)	40 University Boulevard	487	2004
22	780	Storage Building, Quonset Hut 4	38 West Mathis	4150	1954
22	791	Physical Plant Foreman Office	38 West Mathis	1,120	1986 - Renovation
			<b>Total</b>	<b>479,652</b>	

## A.5 Building Floor Plans

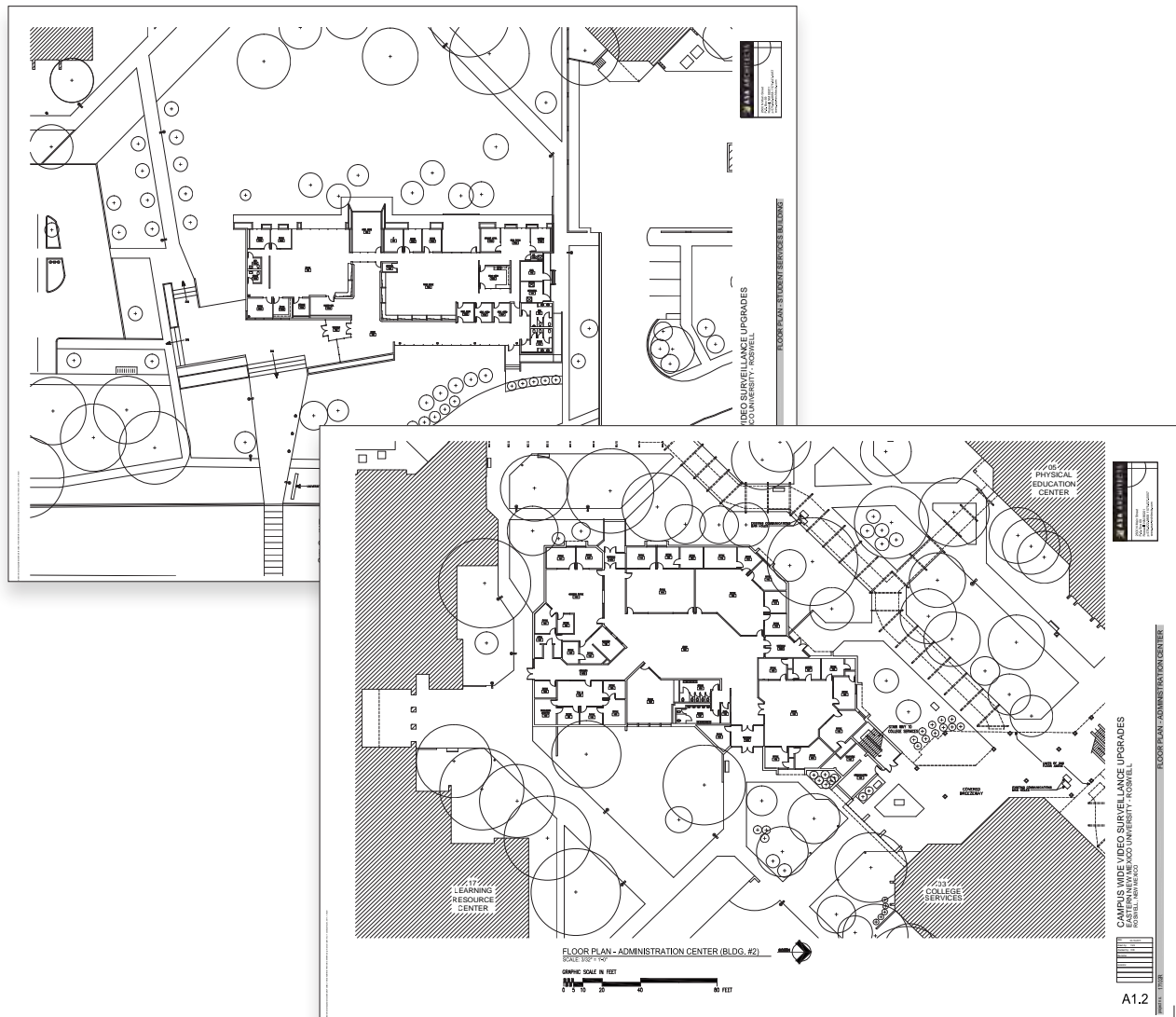


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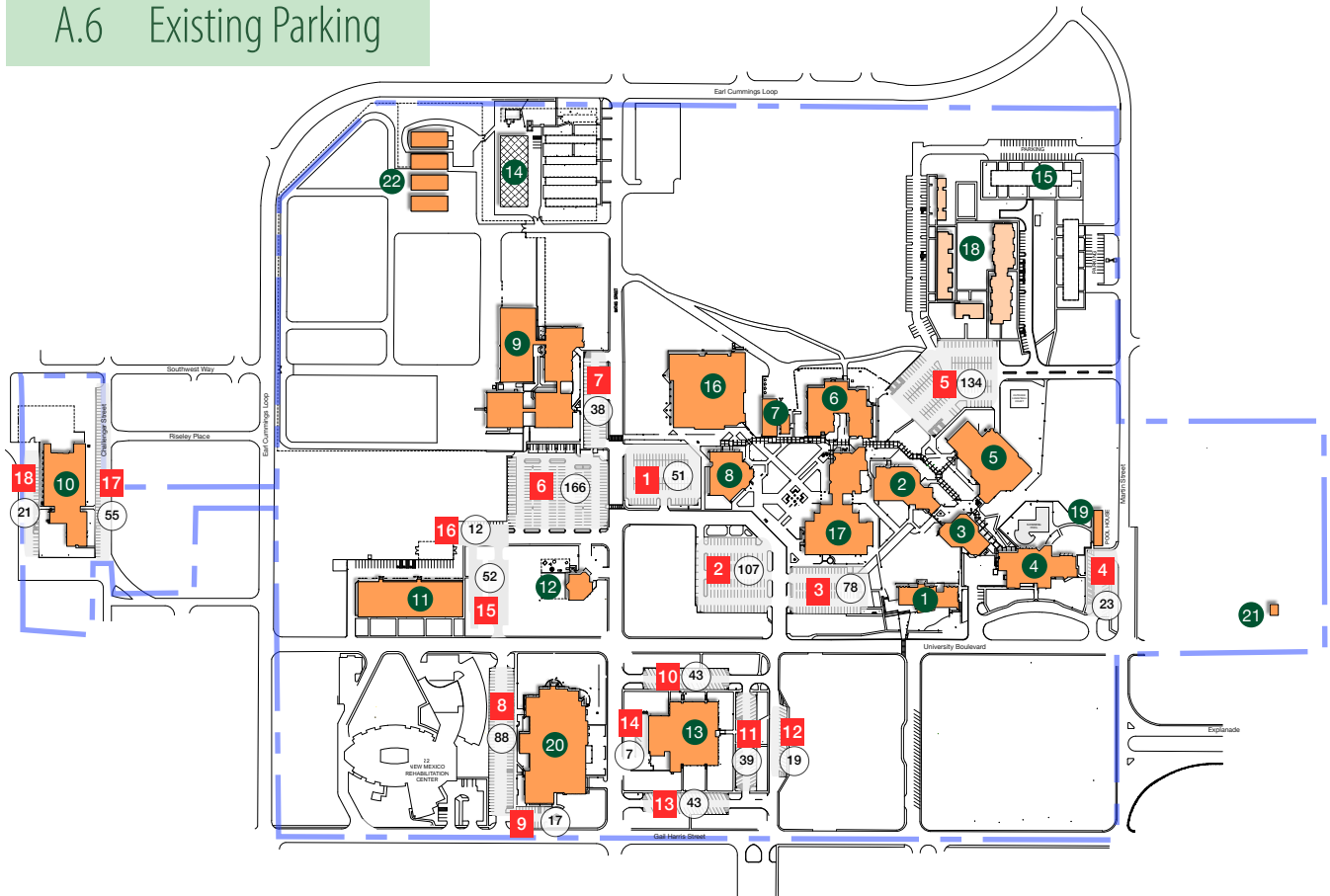


View or Download floor plans at:

[https://www.arcforms.info/enmur2019suite/floor\\_plans/](https://www.arcforms.info/enmur2019suite/floor_plans/)  
(login password required)



## A.6 Existing Parking



### Building Key 2

- |   |  |
|---|--|
| 1. Student Services Center (RSSC)                   | 12. Child Development Center (RCDC)            |
| 2. Administration Center (RAC)                      | 13. Arts & Science Center (RASC)               |
| 3. College Services Center (RCSC)                   | 14. Physical Plant Operations                  |
| 4. Campus Union Building (RCUB)                     | 15. Residence Halls (scheduled for demolition) |
| 5. Physical Education Center (RPEC)                 | 16. Instructional Technology Center (RITC)     |
| 6. Instructional Center (RIC)                       | 17. Learning Resource Center (RLRC)            |
| 7. Campus Security                                  | 18. Sierra Vista Village (owned by others)     |
| 8. Performing Arts Center (RPAC)                    | 19. Swimming Pool / Pool House (RPOOL)         |
| 9. Occupational Technology Center (ROTC)            | 20. Health Science Center (RHSC)               |
| 10. Aviation Maintenance Technology Center (RATC)   | 21. CDL / Test Center                          |
| 11. Automotive and Welding Technology Center (RATC) | 22. Quonset Huts                               |

- 19 Parking Spaces  
12 Parking Lot

- Scheduled for Demolition  
--- Scheduled New Construction



### Parking



**ASA ARCHITECTS**  
with Architectural Research Consultants, Incorporated  
and RBM Engineering



Lot	Near	Spaces	ADA*
1	PAC / ITC	78	4
2	PAC / LRC	107	6
3	LRC	78	3
4	Campus Union	23	4
5	Physical Ed / Instructional Center	134	6
6	Occupational Technology	166	
7	Occupational Technology	38	7
8	Health Sciences	88	4
9	Health Sciences	17	2

Lot	Near	Spaces	ADA*
10	Arts & Sciences	43	2
11	Arts & Sciences	28	7
12	Arts & Sciences	19	
13	Arts & Sciences	43	
14	Arts & Sciences	7	
15	Automotive Technology	52	
16	Automotive Technology	12	2
17	Aviation Maintenance Technology	55	
18	Aviation Maintenance Technology	21	3
Total Spaces		1,009	50



## A.7 Building Age



### Building Key 2

- |   |  |
|---|--|
| 1. Student Services Center (RSSC)                   | 12. Child Development Center (RCDC)            |
| 2. Administration Center (RAC)                      | 13. Arts & Science Center (RASC)               |
| 3. College Services Center (RCSC)                   | 14. Physical Plant Operations                  |
| 4. Campus Union Building (RCUB)                     | 15. Residence Halls (scheduled for demolition) |
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| 7. Campus Security                                  | 18. Sierra Vista Village (owned by others)     |
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| 9. Occupational Technology Center (ROTC)            | 20. Health Science Center (RHSC)               |
| 10. Aviation Maintenance Technology Center (RATC)   | 21. CDL / Test Center                          |
| 11. Automotive and Welding Technology Center (RATC) | 22. Quonset Huts                               |

- 1954 - 1980
- 1981 - 2000
- 2001 - Present
- Renovation
- Scheduled for Renovation
- Planned New Building



### Building Age



**ASA ARCHITECTS**  
with Architectural Research Consultants, Incorporated  
and RBM Engineering




*\*The age listed is the oldest portion of the building still remaining for those that have been remodeled, renovated and/or added on to.*


## Signage

### Building Key 2


1. Student Services Center (RSSC)
2. Administration Center (RAC)
3. College Services Center (RCSC)
4. Campus Union Building (RCUB)
5. Physical Education Center (RPEC)
6. Instructional Center (RIC)
7. Campus Security
8. Performing Arts Center (RPAC)
9. Occupational Technology Center (ROTC)
10. Aviation Maintenance Technology Center (RATC)
11. Automotive and Welding Technology Center (RATC)
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18. Sierra Vista Village (owned by others)
19. Swimming Pool / Pool House (RPOOL)
20. Health Science Center (RHSC)
21. CDL / Test Center
22. Quonset Huts

 Campus Monument Sign

 Campus Directory

 Free Sanding Directional Signage

 Building Mounted Sign

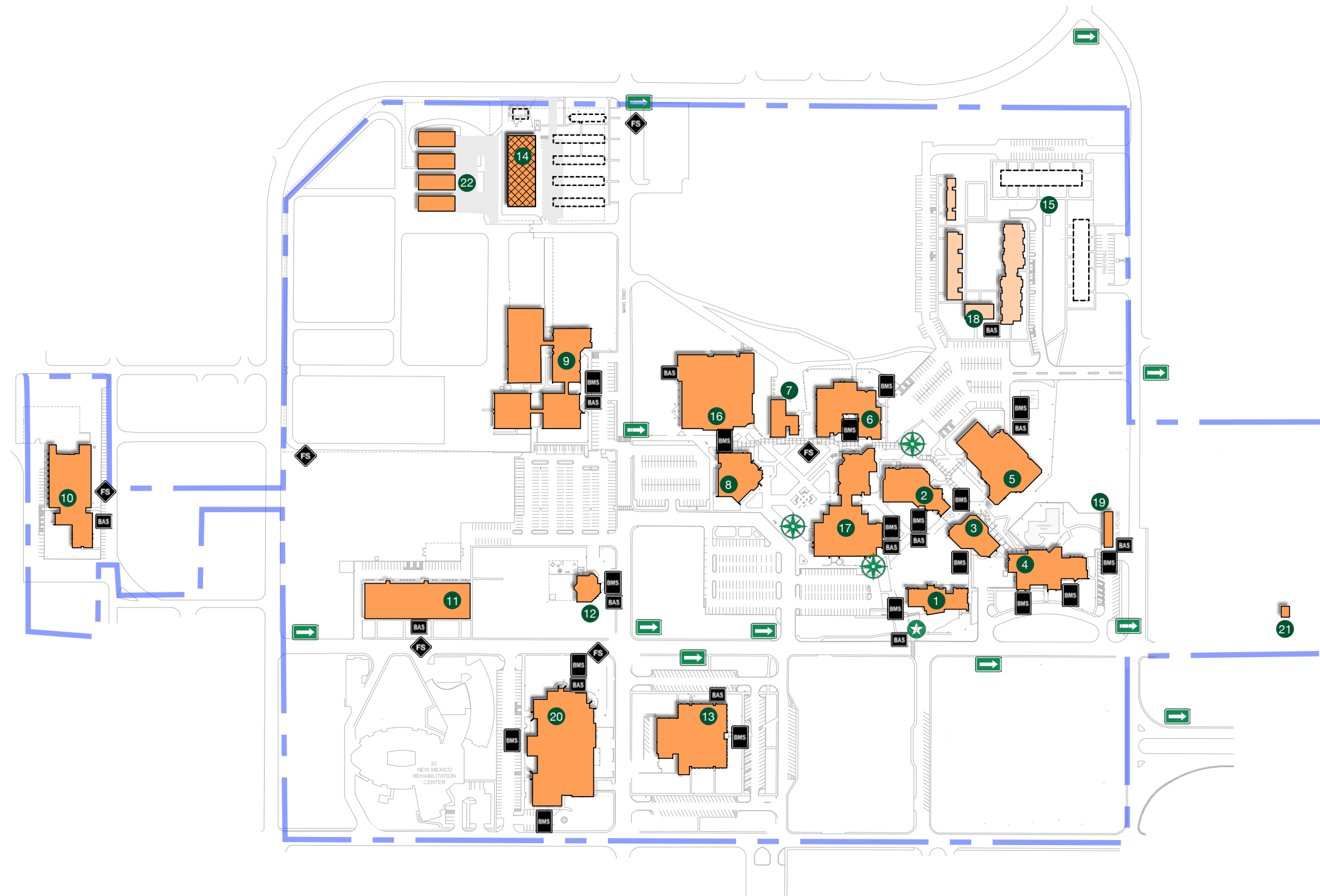
 Building Address Sign

 Free Standing Building Sign



 **ASA ARCHITECTS**

with Architectural Research Consultants, Incorporated  
and RBM Engineering



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## A.9 Facilities Condition

### Introduction / Process

ASA and RBM Engineering conducted a condition assessment of 21 of ENMU–Roswell's instructional and administrative facilities totaling about 430,000 gross square feet. ASA used ARC's facilities condition assessment process and associated web-based tools.

Prior to the assessment, ASA collected and reviewed relevant information about the facilities, including: building and site plans, history of capital improvements, work order history, replacement cost data, and other relevant reports or studies available. The ASA planning team met with the facility managers to discuss facility or building system issues.

The on-site assessment included visual inspection of all site features and building elements and spaces. RBM Engineering prepared a description and assessment of HVAC, electrical, plumbing and IT systems.

ARC evaluated all components of the assessment in accordance with the following requirements and recommendations:

- 2015 International Building Code
- CABO/ANSI 117.1 2009
- NMBC 2015 Accessibility Amendments to the International Building Code 2015
- 2010 Americans with Disabilities Act
- 2015 New Mexico Commercial Building Code
- 2009 New Mexico Energy Conservation Code
- 2015 New Mexico Existing Building Code
- 2012 New Mexico Mechanical Code
- 2017 New Mexico Electrical Code
- 2012 New Mexico Electrical Safety Code

Site considerations include:

- Access: pedestrian access and vehicular access
- Site development: landscaping, drainage, walkways, seating, shade
- Safety / security: fencing, lighting, site utilities, fire protection, security
- Accessibility Attributes: ADA walkways, egress routes, ramps, steps, ADA parking
- Building considerations include but are not limited to:
  - Exterior: foundation/slab exterior walls, exterior doors and windows, roof/roof drainage / access
  - Interior: floor finishes, interior walls, interior doors, ceilings, fixtures, casework, equipment, signage/wayfinding

- Systems: HVAC, plumbing, electrical/lighting, energy conservation measures
- Safety/security: communications/security, fire detection/alarm, sprinklers, and standpipes systems
- ADA and code compliance: accessible entrances / routes, tactile and Braille signage, protruding objects, ramps and stairs, restrooms

The results of the assessment includes a web-based report that documents the condition of each building and site. Each report includes:

- An executive summary that describes repair, renovation and maintenance needs for site, building, HVAC and roof, as well as how well the building is supporting the assigned activities and programs.
- An ARC condition rating score is a composite weighted scoring method that reflects the observed conditions for the site, building, and functional adequacy based on a 100 point scale.
- Buildings scoring 90-100% are considered “excellent,” (“A”) indicating recommended minor upgrades or cyclical improvements. Scores of 80-89% (“B”) are considered “good,” requiring slightly more investments. Scores of 70-79% are “satisfactory,” (a “C”) indicating a need for capital investment to bring them up to current standards, building codes, current ADA requirements and cyclical systems renewal. Scores of 60-69% are considered “borderline” (“D”) which indicates a need for major renovations and capital investments. Scores below 50% (“F”) indicate a poor building which should be replaced and is bordering on a health hazard for occupants.
- These scores aid in prioritizing facilities and projects, and assigning resources that would have the greatest impact on individual assets, ENMU–Roswell needs and available resources.
- Facility condition index (FCI) scores is a national scoring system that applies only to building condition. The FCI score is the ratio of the cost of repairs to the building within the next five years divided by the replacement cost of the building (insurance) based on the age and condition of each building system with respect to its expected life cycle.
- A list of capital improvement projects (CIPs) and associated costs to rectify observed deficiencies coded by major, secondary, and tertiary categories that describe the nature of the project to assist in information searches and the prioritization process. CIP costs are based on national cost guides adjusted to Albuquerque location conditions, and experience of ENMU–Roswell construction history.
- Digital photographs
- Composite digital site plans showing the location of recommended capital improvements

#### More Detail Available from:



<https://arcforms.info/enmur2019fca/>  
(login password required)

*See Data Guides / Scoring Book for  
information about the scoping criteria.*



*See Exhibit 17*



*See Exhibit 18  
and Exhibit 19*

Exhibit 17: Facility Condition Index (FCI)

Facility Condition Index (FCI)		
Condition	Definition	Percentage Value
Good	In new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies	0% to 5%
Fair	Subjected to wear and soiling but is still in serviceable and functioning condition	Greater than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10% to 60%
Very Poor	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal is now necessary.	Greater than 60%

Exhibit 18: Capital Improvement Project Coding

**Note:** CIPs can be sorted, or reporting by any combination of these codes. On the right is an example of a typical project code.

CIP Coding						
Project Identification			Project Code			
Building	Project Number	Sub-number	Category	Type 1	Type 2	Priority
CNM-01	2001.	001.	004.	.006	BO1.	5.

Category Code	
1	Health and Safety
2	Code Compliance
3	ADA Compliance
4	Facility Renewal
5	Growth
6	Programmatic
7	Operational Support
8	Demolition / Removal
9	Maintenance
10	Sustainability
11	Master Plan Phase

Type 1	
00	Alternative Solution
01	New Facility
02	Addition
03	Portable / Modular
04	Renovation
05	Refurbishment
06	Site Improvement
07	Special Projects
08	Cyclical Renewal
09	Replacement Facility
10	Closure
11	Site Acquisition
12	Planning / Design
13	Engineering Studies
14	Tech. Infrastructure
15	Other

Type 2	
A. Code Issues	
A01	General
A02	Hazardous Materials
A03	Arch. Barriers - General
A03.1	Arch. Barriers - Site
A03.2	Arch. Barriers - Restrooms
A03.3	Arch. Barriers - Building
A04	Other
B. Site	
B01	General
B02	Landscaping
B03	Paving / Parking
B04	Fences / Walls
B05	Drainage
B06	Site Utilities
B07	Portable/Modular Infrastructure
B08	Playground
B09	Athletic Field
B10	Surfaced Tracks
B11	Recreational Areas
B12	Other
C. Exterior	
C01	General
C02	Surfaces
C03	Openings
C04	Canopies
C05	Roofs
C06	Other

Type 2	
D. Systems	
D01	General
D02	Structural
D03	Mechanical
D04	Electrical
D05	Plumbing
D06	Security
D07	Computer
D08	Energy
D09	Emergency (Fire)
D10	Other
E. Interior	
E01	General
E02	Floors
E03	Walls
E04	Ceilings
E05	Lighting
E06	Finishes
E07	Doors
E08	Windows
E09	Furnishings
E10	Hardware
E11	Restrooms
E12	Fixtures
E13	Other
F. Programmatic	
F01	Education- General
F01.1	Ed. Core Program
F01.2	Ed. Special Program
F01.3	Ed. Fine Arts
F01.4	Ed. Vocational / Occupational
F01.5	Ed. P/E Athletics
F01.6	Ed. Support
F01.7	Ed. Other
F02	Administration
F03	Detention
F04	Exhibition
F05	Fire
F06	Housing
F07	Judicial
F08	Maintenance
F09	Medical
F10	Police / Sheriff
F11	Recreational
F12	Shared
F13	Support Services
F14	Other
G. Miscellaneous	
G01	Various Indoor / Outdoor

Priority Class	
1	Immediate
2	Critical (1-2 years)
3	Necessary, not yet critical (3-5 years)
4	Recommended - Short-Term (6-10 years)
5	Recommended - Long-Term (10+ years)
6	Reasonable Accommodation

FCA Class	
1	Plant Adaptation
2	Routine Maintenance
3	Deferred Maintenance
4	Capital Renewal
5	Energy Conservation
6	Design Construction Defects

Difficulty Level	
1	Readily Achievable
2	Achievable - Moderate Cost
3	Difficult - High Cost



*Exhibit 19: ENMU–Roswell’s Condition Assessment Summary*

Map No.	ID NO	Facility	Age*	GSF**	ARC Score					FCI Score	FCI Rating	Project Budget
					Site	Physical Plant	Adequacy	ARC Score %	ARC Grade			
2	840	Administrative Center	35	15,895	81	88	81	83.80%	B	0.19	Poor	\$1,821,628
13	810	Arts and Science Center	65	32,087	84	85	82	83.50%	B	0.12	Poor	\$2,993,935
10	750	Aviation Maintenance Technology	41	28,460	75	85	79	80.20%	B	0.18	Poor	\$6,140,877
4	816	Campus Union Building	69	19,393	82	82	74	79.00%	C	0.09	Fair	\$1,370,792
7	845	Central Mechanical/ Security Building	36	6,370	78	79	77	77.80%	C	0.04	Good	\$1,002,365
12	749	Child Development Center	33	4,708	83	85	73	80.60%	B	0.02	Good	\$277,762
3	841	College Services Center	36	23,328	83	82	81	81.80%	B	0.24	Poor	\$2,108,435
	900	ENMU-R Campus	45	N/A	90	96	86	N/A	N/A	0.00	Good	\$6,037,989
20	700	Health Science Center	69	52,799	82	85	81	91.30%	A	0.02	Good	\$3,273,541
6	839	Instructional Center	36	36,770	87	88	83	82.80%	B	0.31	Poor	\$2,733,112
6	850	Instructional Technology Center	18	44,092	83	85	83	85.80%	B	0.03	Good	\$2,092,458
17	815	Learning Resource Center	64	35,829	85	77	79	83.70%	B	0.08	Fair	\$1,635,060
9	790	Occupational Technology Center	40	50,553	88	89	90	79.30%	C	0.03	Good	\$3,966,794
8	825	Performing Arts Center	33	14,512	86	82	79	88.90%	B	0.19	Poor	\$1,383,360
5	842	Physical Education Center	34	35,798	78	70	57	82.10%	B	0.18	Poor	\$2,993,361
23	799	Storage Building, Quonset Hut 1	65	4,150	75	55	60	71.10%	C	0.58	Poor	\$273,391
23	798	Storage Building, Quonset Hut 2	65	4,150	66	50	62	63.60%	D	0.61	Poor	\$287,043
23	797	Storage Building, Quonset Hut 3	65	4,150	63	51	62	58.10%	F	0.00	Good	\$31,616
23	780	Storage Building, Quonset Hut 4	65	4,150	95	94	93	57.40%	F	0.02	Good	\$22,552
1	560	Student Services Center	7	11,436	80	70	75	94.10%	A	0.15	Poor	\$632,693
19	818	Swimming Pool/ Bathhouse	69	2,560	71	61	68	74.00%	C	0.05	Good	\$222,633
21	817	Truck Driving School	15	487				66.00%	D	0.05	Good	\$401,103
		<b>Totals</b>	<b>46</b>	<b>431,837</b>								<b>\$41,702,500</b>

\*The age listed is the oldest portion of the building still remaining for those that have been remodeled, renovated and/or added on to.

\*\* GSF = Gross Square Feet (the total square footage in a building encompassed by exterior walls)

## More Detail Available from:



<https://arcforms.info/enmur2019fca/>  
(login password required)

Facility summaries

Capital Improvement Project Detail

Various reports

# ENMU Roswell 2019 FCA Facility Summaries

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## ENMU Roswell 2019 FCA Facility Summaries

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### Update Facility Data

840 - ADMINISTRATIVE CENTER

Please provide data for ADMINISTRATIVE CENTER:

Disability Status:

City:  State:  Zip:  Roswell, NM 80403

Employment Date: 2019-04-04 | Employees: 148

Building Age:  35

Renovated/Rebuilt:

Renovated/Rebuilt 2:

Cost per SF:  \$ 210.00

FCI Cost:  \$684,348

Hour:

Score: 92.5 (0-100) - Fair | Unacceptable (0-100) - Poor

Possible Points	Actual Points	Total Earned	% (Outlets)
243	223.0	180.0	80.7
364	367.0	323.0	88.0
495	467.0	215.0	60.0
1000	857.0	718.0	83.8

100-80%: Satisfactory 80-60%: Fair 60-40%: Very Inadequate 40-20%: Poor

### ENMU CIP Reports Menu

- CIP Report Query by Month
- CIP Report Query by Cost Code
- CIP Report Query by Category Code
- CIP Report Query by Type 1 Code
- CIP Report Query by Type 2 Code
- CIP Report Query by Total Category Code by Size
- CIP for Projects by Total Category Code by Cost
- Summary of CIP Project Codes by Facility
- Category Code Summary
- Category Code Summary for All Facilities (a lot of pages)
- Total CIP Projects by Facility
- Score Report by Facility
- Sonata Facility Summaries
- Total CIP Budget Report**
- Floor Conditions Summary Report
- HVAC Conditions Summary Report
- CIP Projects List (Excel Download)
- All Projects Comprehensive Report

### Interior ADA Improvements

Category: 3. Type 1: 04. Type 2: A03.3. P/Class: 5.

restrooms and staff sinks and drinking fountains in classrooms are not d maneuvering clearances, knee space, grab bars and the allowable heights, minimum clearance around the water closet, a 18" vertical grab bar, and a plunge/workroom sink and counter top have no knee space, are 2" higher than allowed and the faucet is not operable with a single closed fist. old twist knobs on locksets which are not ADA compliant. The corridor infringe into the ADA door maneuvering clearance space at the children's lavatories in the two classrooms lack ADA approved faucets. The laundry room base cabinet is water damaged and veneer is missing. The laundry room base cabinet is water damaged and veneer is missing. The laundry room base cabinet is water damaged and veneer is missing.

rooms to make ADA accessible. Replace base cabinets and sink. Replace cantilevered observation counter tops in the corridor. Replace all ADA approved design. Refinish all oak base, wood cabinets and signs at the children's restrooms.

Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal
2.3712	3.0	EA	0.70	\$17,600.00	\$36,960
2.3511	5.0	EA	1.00	\$899.37	\$4,497
2.3515	39.0	LF	0.90	\$1,178.01	\$41,348
2.3712	1.0	EA	1.00	\$17,600.00	\$17,600
2.2116	26.0	EA	0.50	\$1,210.64	\$15,738
2.3516	24.0	LF	2.50	\$41.20	\$2,472
2.3721	4.0	EA	1.00	\$481.38	\$1,926
2.3721	2.0	EA	1.00	\$481.38	\$963
2.3319	1,900.0	SF	1.00	\$1.47	\$2,793
Total Project Cost					\$124,297
					\$166,557

## A.10 Additional Planning Considerations

The Planning Team discussed in planning workshops some potential ideas to consider for medium to long-range capital planning investments. These ideas include:

- Improve Campus Access and Identity

- Realign main entrance road to reinforce campus entry and identity
- Provide additional campus signage at key entry points to better communicate to visitors that they are entering ENMU–Roswell's campus
- Improve pedestrian connections to and from main campus center to more remote areas of the campus (e.g., Health Science Center, Aviation Maintenance)



See Exhibit 20

- Improve Overall Building Utilization by Consolidating Selected Campus Programs

A potential consolidation option discussed is to relocate functions from the Arts and Sciences Building (e.g., Special Programs to ITC, Arts to the PAC, Human Resources to the Administration Center) and selected faculty offices from the ITC to IC.

These moves will allow the college to demolish or put on a warm-standby the Arts and Sciences building and thereby decrease overall gross square footage impacting overall utility and maintenance costs.



See Exhibit 21

*Exhibit 20: ENMU–Roswell's Mid-to Long-Range Access Improvements*

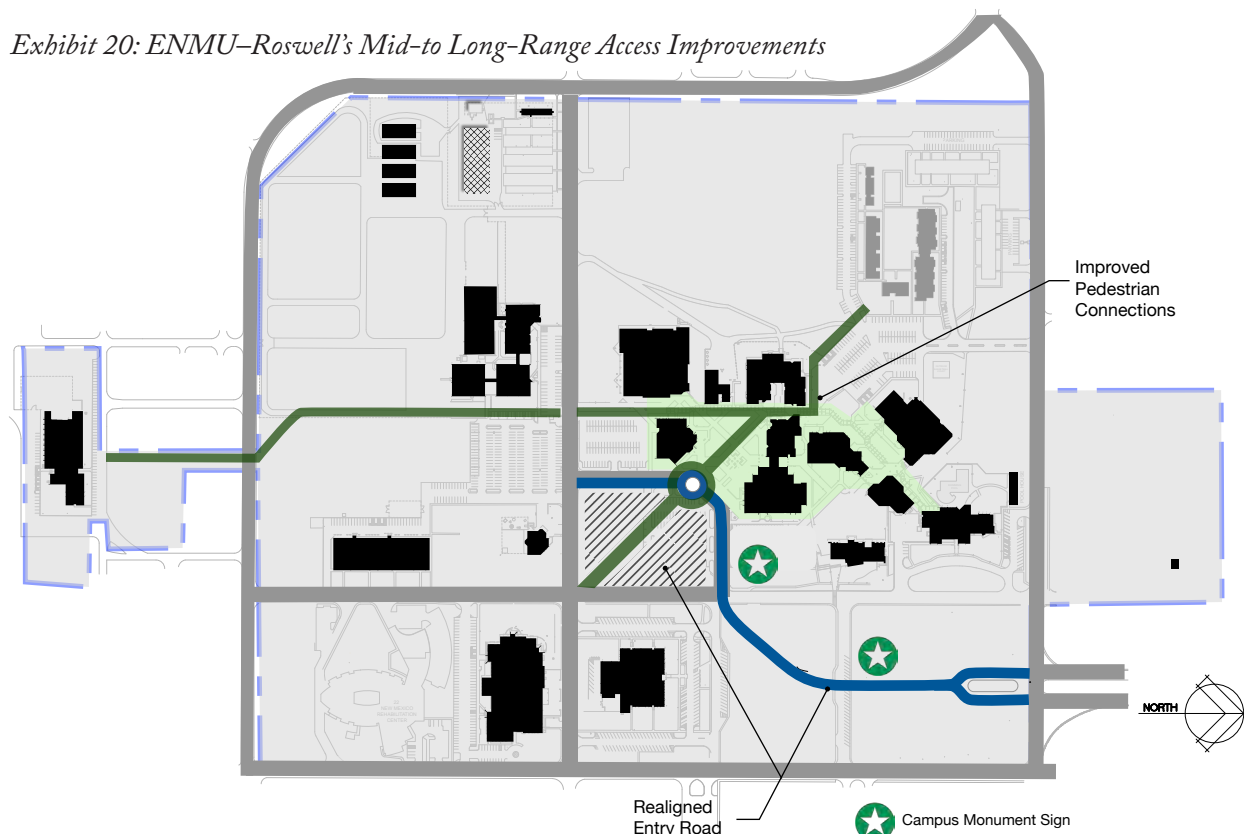
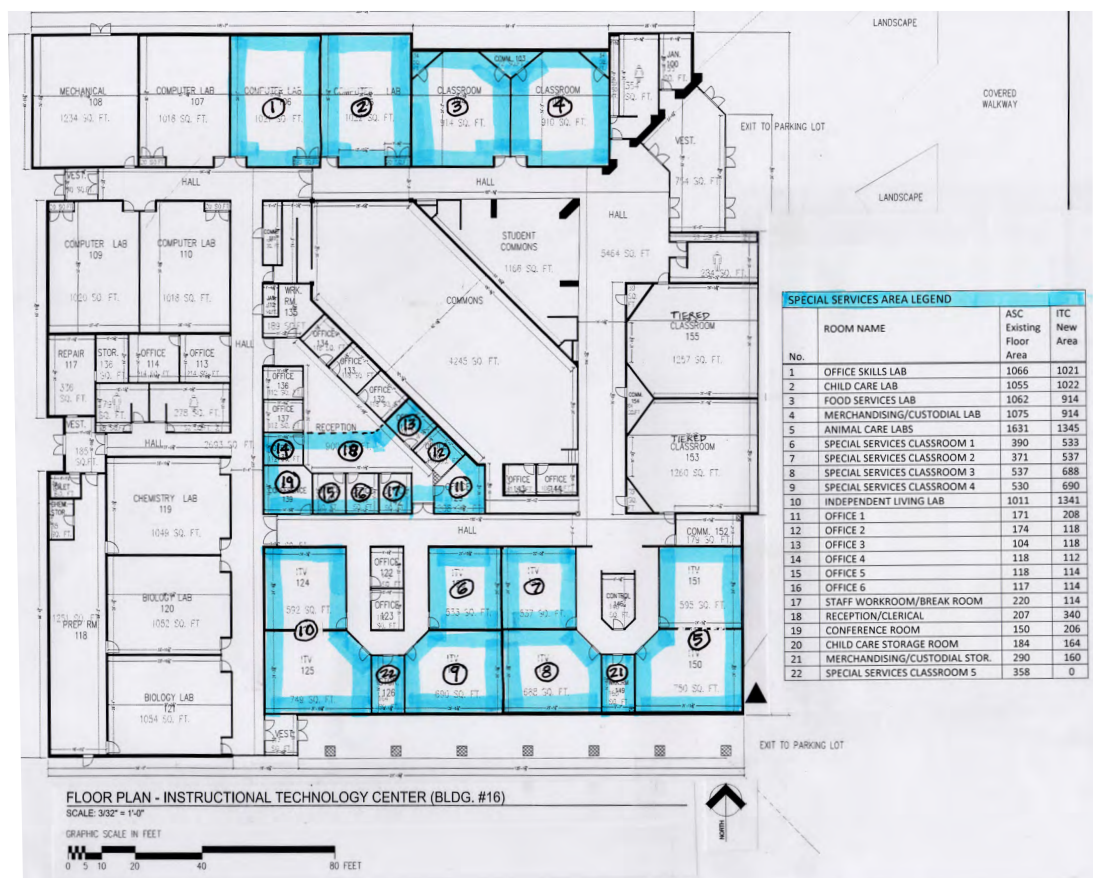


Exhibit 21: ENMU-Roswell Potential Program Consolidation





## A.11 Instructional Space Utilization

### Instructional Utilization by Building

Building	WRH*	WSCH*	Rooms Scheduled	Stations Available	SOR*	RUR*	% RUR	SUR*	% SUR
Arts and Science Center	92.34	829.83	12	152	71.0%	7.7	11.0%	5.46	7.8%
Automotive & Welding Technology Center	126.92	1,770.25	2	31	90.0%	63.46	90.7%	57.1	81.6%
Aviation Maintenance Technology Center	318.76	3,913.33	4	90	54.6%	79.69	113.8%	43.48	62.1%
Health Science Center	403.76	4,748.04	13	171	89.4%	31.06	44.4%	27.77	39.7%
Instructional Center	492.01	1,176.52	17	171	23.8%	28.94	41.3%	6.88	9.8%
Instructional Technology Center	242.29	4,370.34	16	388	74.4%	15.14	21.6%	11.26	16.1%
Lawrence C. Harris Occupational Technology Center	490.89	5,972.49	13	296	53.4%	37.76	53.9%	20.18	28.8%
Learning Resource Center	20	397.5	2	50	79.5%	10	14.3%	7.95	11.4%
Physical Education Center	23.58	117.67	3	50	29.9%	7.86	11.2%	2.35	3.4%
<b>All Building Totals</b>	<b>2,270.6</b>	<b>24,471.0</b>	<b>84</b>	<b>1469</b>	<b>61.6%</b>	<b>27.03</b>	<b>38.6%</b>	<b>16.66</b>	<b>23.8%</b>

#### Calculations Key

- WSCH: Weekly Student Contact Hours
- WRH: Weekly Room Hour. Hours a classroom is scheduled for use. Calculation: Days in Class x Time in Class
- SOR: Station Occupancy Ratio. Proportion of stations scheduled for use when the room is scheduled.  
Calculation: (WSCH/Stations) / (WRH/Classrooms)
- RUR: Room Utilization Rate. Average number of hours per week a group of rooms is scheduled. Calculation: WRH/Classrooms (assumes a 70-hour week)
- SUR: Station Utilization Rate. Average number of hours per week a station is scheduled. Calculation: RUR x SOR (assumes a 70 hour week)

#### Room Type Notes

- Classrooms are composed of Assembly and Classroom room types.
- Class Laboratories are composed of Shop and Class Laboratory room types.
- Open Laboratories are composed of Open Lab Service and Open Laboratory room types.
- Athletic or PE room type rooms are excluded from the breakout calculations above.

#### More Detail Available from:



<https://www.arcforms.info/enmur2019suite/>  
(login password required)

## Instructional Space Inventory

FICM Code	FICM Category	Count	% Total Count	NASF*	% Total NASF*	Scheduled	Not Scheduled
11000	General Purpose Classroom	50	63.3%	43,999	66.4%	37	13
11001	Departmental Classroom	9	11.4%	4,580	6.9%	3	6
11002	Departmental Seminar Room	1	1.3%	2,353	3.5%	1	0
11003	Exclusive Use Classroom	13	16.5%	12,063	18.2%	11	2
11004	Testing (Non-degree, not scheduled)	4	5.1%	1,524	2.3%	0	4
11005	Classroom (Distance Teaching)	0	0.0%	0	0.0%	0	0
11006	Classroom Computer	0	0.0%	0	0.0%	0	0
11007	General Purpose Lecture	2	2.5%	1,794	2.7%	2	0
11008	Classroom - Conference	0	0.0%	0	0.0%	0	0
	<b>Subtotal</b>	<b>79</b>		<b>66,313</b>	<b>100%</b>	<b>54</b>	<b>25</b>
21000	Class Laboratory (General)	0	0.0%	0	0.0%	0	0
21001	Class Laboratory (Departmental)	44	77.2%	72,759	86.9%	18	26
22000	Computer Laboratory (Open)	5	8.8%	4,795	5.7%	2	3
22001	Computer Laboratory (Departmental)	8	14.0%	6,170	7.4%	7	1
	<b>Subtotal</b>	<b>57</b>		<b>83,724</b>	<b>100%</b>	<b>27</b>	<b>30</b>
	<b>Total Instructional Spaces</b>	<b>136</b>		<b>150,037</b>		<b>81</b>	<b>55</b>

\*NASF = Net Assignable Square Feet (the 'usable' area in a building)



## A.12 Peer Institution Comparison

Institution	Fall 2017 HC <sup>1</sup>	Fall 2017 FTE <sup>1</sup>	Estimated Service Area Pop. <sup>2</sup>	2017 FTE Data				Formula GSF/ Student (FTE) <sup>5</sup>
				Ratio of Service Pop / FTE <sup>3</sup>	% FTE / Service Pop.	Participation Rate <sup>4</sup>	2015 Formula GSF <sup>5</sup>	
ENMU - Roswell	2,661	1,623	66,168	40.8	2.45%	24.53	409,569	252.35
NMSU - Carlsbad	1,884	915	53,829	58.8	1.70%	17.00	163,754	178.97
UNM - Valencia	2,124	985	76,312	77.5	1.29%	12.91	178,876	181.60
UNM - Gallup	2,214	1,352	75,397	55.8	1.79%	17.93	299,101	221.23
Clovis Community College	3,430	1,511	48,376	32.0	3.12%	31.23	340,493	225.34
New Mexico Junior College	2,411	1,601	64,727	40.4	2.47%	24.73	615,767	384.61
NMSU - Alamogordo	3,939	1,787	64,284	36.0	2.78%	27.80	237,241	132.76
Average (mean)				48.75	2.23%	22.30	320,686	225.27
Median				40.77	2.45%	24.53	299,101	221.23

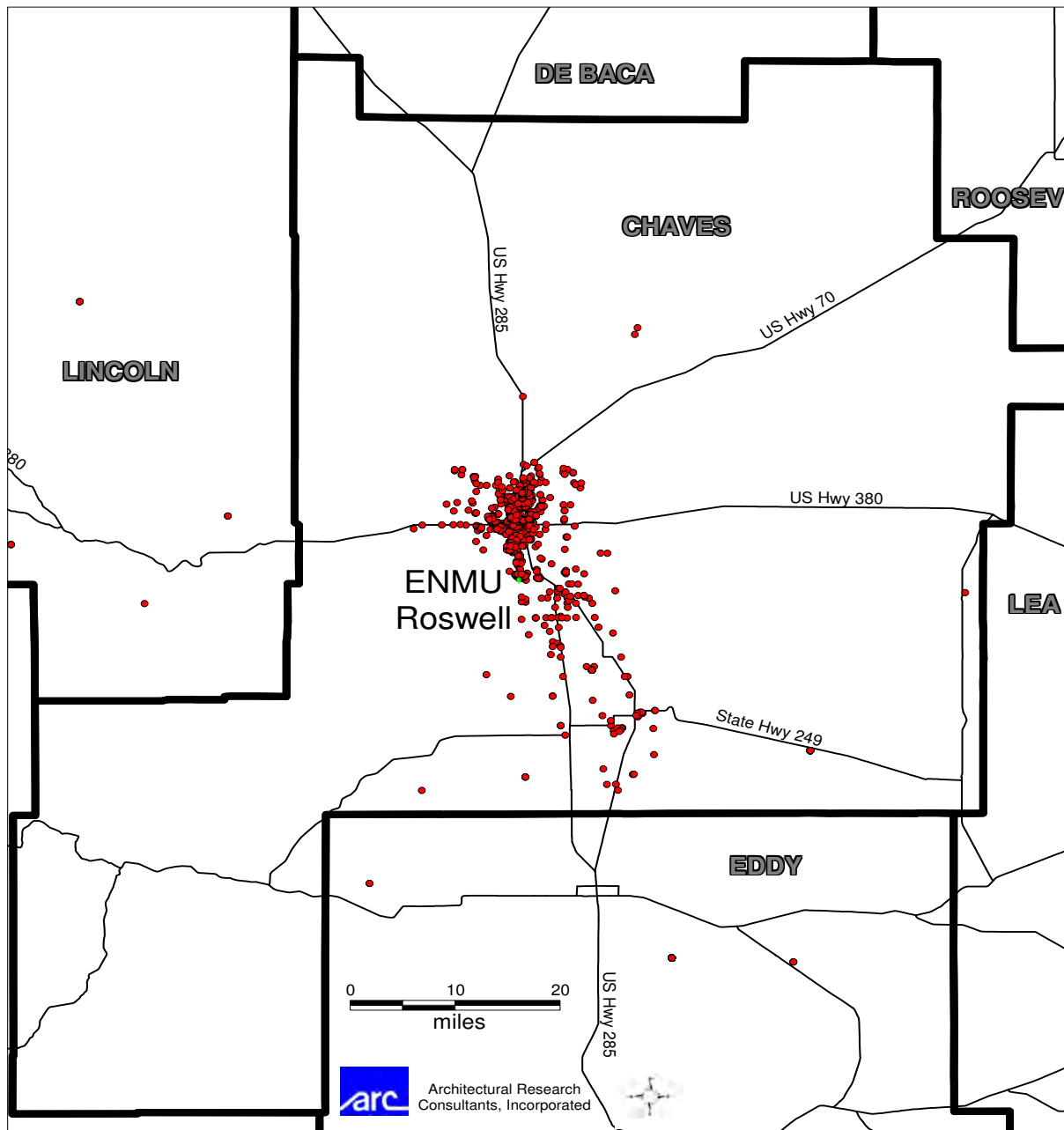
1. NM HED data
2. Service area is defined by underlying counties. Population is derived from Census Estimates
3. Number of service population per FTE (lower number is better market penetration)
4. Number of FTE Per 1000 population (Enrollment FTE / (Total Service Population / 1000)). Larger number is better market penetration
5. I&G Gross Square Feet (GSF) from 2017 LFC Report # 17-02 (except ENMUR which from 2019 Building data)

## A.13 Student Location

• Student Location  
(Approximate)

- 96.8% of all students live in New Mexico
- 76.6% of all students live in Chaves County
- 79.2% of New Mexico students live in Chaves County
- 40% of all students attend High School or Youth Challenge
- 14.2% of students live in Eddy County (Artesia, Carlsbad)
- 93.4% of New Mexican students live in these 2 counties (90.4% of all students)

Source Student Data: May 1, 2019 (Spring Semester)



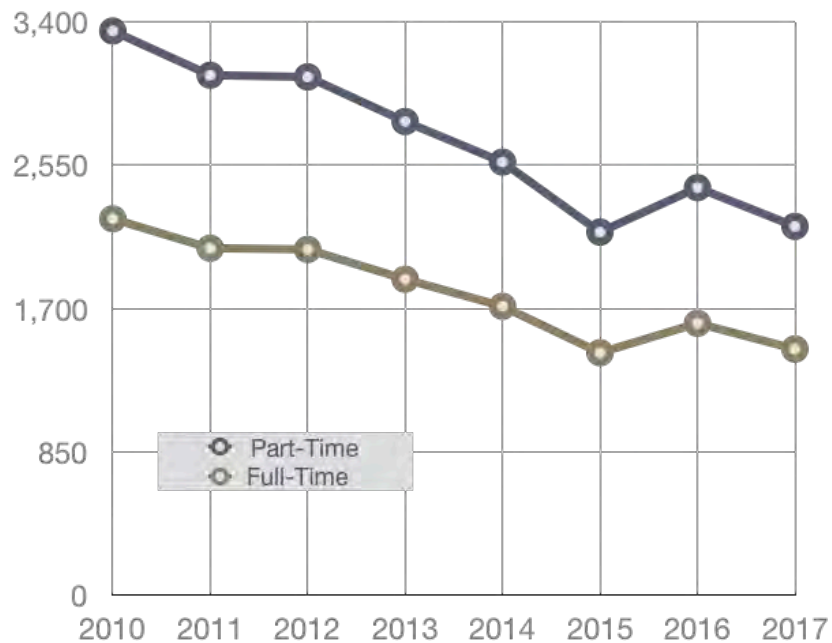
## A.14 New Mexico Community College Enrollment, 2011-2018

INSTITUTION	Fall FTE								Change from 2011	
	2011	2012	2013	2014	2015	2016	2017	2018		
ENMU-ROSWELL	2,391	2,252	2,014	1,798	1,150	1,636	1,601	1,464	-38.77%	-38.77%
ENMU-RUIDOSO	506	499	436	396	189	293	302	288	-43.08%	-43.08%
NMSU-A	1,736	1,586	1,291	1,082	840	800	761	739	-57.43%	-57.43%
NMSU-C	827	945	886	863	611	917	947	820	-0.85%	-0.85%
NMSU-DACC	5,822	5,528	5,437	5,208	4,482	5,017	4,826	4,740	-18.58%	-18.58%
NMSU-GR	653	558	530	441	300	389	397	383	-41.35%	-41.35%
UNM-GA	1,889	1,827	1,737	1,600	1,419	1,632	1,352	1,329	-29.65%	-29.65%
UNM-LA	347	304	363	381	370	434	351	344	-0.86%	-0.86%
UNM-T	882	981	972	960	581	829	621	538	-39.00%	-39.00%
UNM-V	1,532	1,450	1,332	1,270	1,024	1,137	985	933	-39.10%	-39.10%
CNM	16,053	15,498	15,626	14,492	12,794	12,913	12,520	12,000	-25.25%	-25.25%
CCC	1,760	1,684	1,589	1,548	1,267	1,556	1,511	1,509	-14.26%	-14.26%
LCC	1,013	925	856	757	610	689	617	513	-49.36%	-49.36%
MCC	597	652	423	428	369	414	406	413	-30.82%	-30.82%
NMJC	1,966	1,626	1,651	1,698	1,362	1,704	1,601	1,464	-25.53%	-25.53%
NMMI	579	613	588	550	474	502	492	487	-15.89%	-15.89%
SJC	5,027	4,948	4,901	4,619	4,119	4,392	4,083	3,873	-22.96%	-22.96%
SFCC	2,890	2,883	3,003	2,899	2,386	2,546	2,473	2,229	-22.87%	-22.87%
Total NM Community College	46,470	44,759	43,635	40,990	34,347	37,800	35,846	34,066	-26.69%	-26.69%

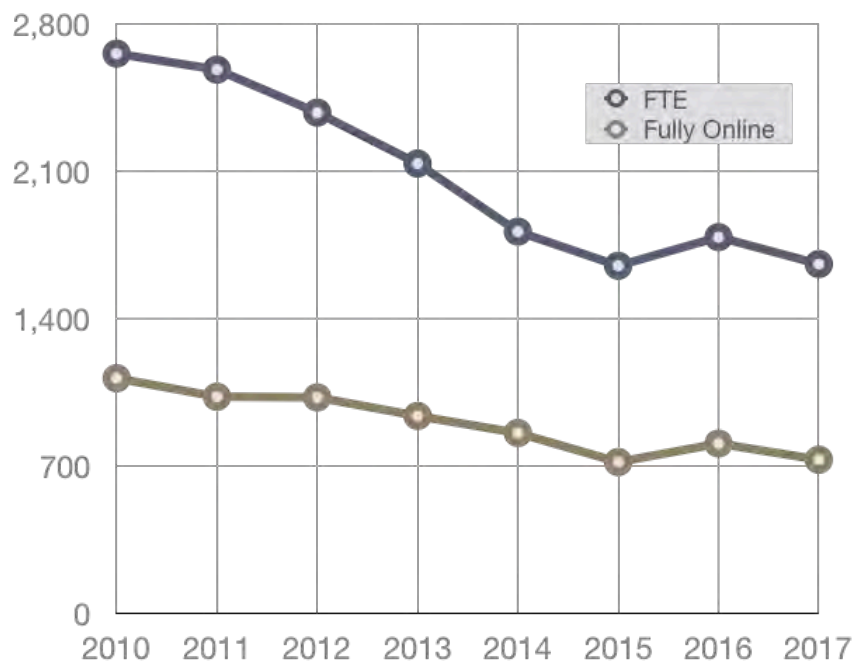
## A.15 Enrollment Data

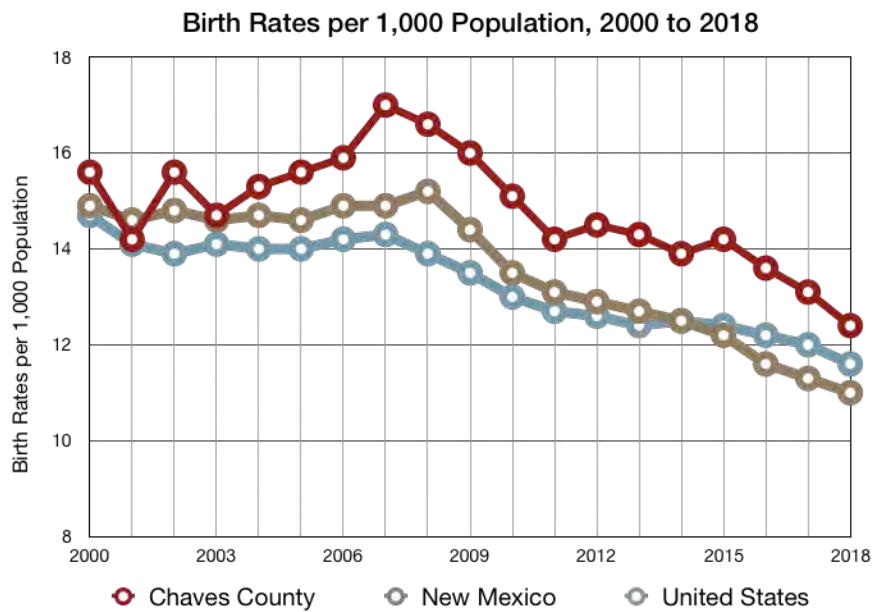
### ENMU-Roswell

ENMU-Roswell, Full and Part-time Enrollment  
2010 - 2017



ENMU-Roswell, Enrollment 2010 - 2017



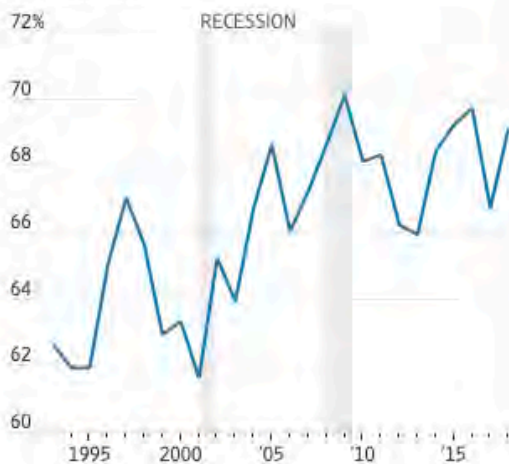


## Higher Education Enrollment Trends



### College Enrollment

Percent of recent high-school graduates enrolled in college



Source: Labor Department

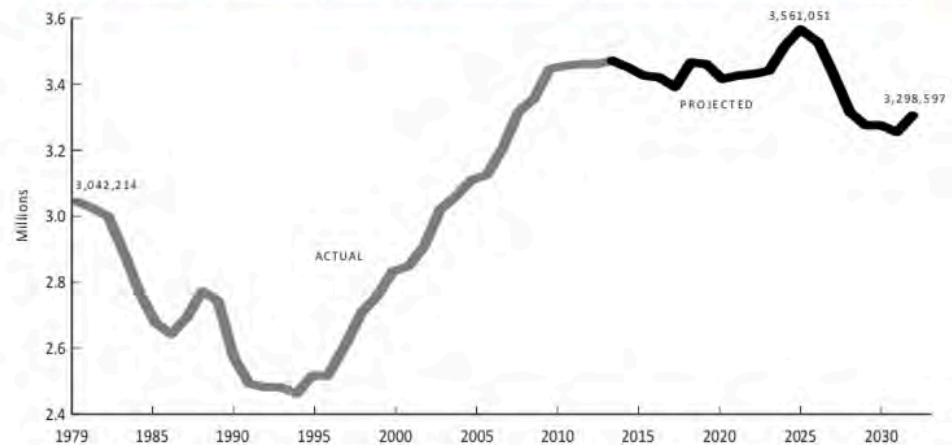
### Where To?

Percent of recent high-school graduates enrolled in 2-year versus 4-year colleges



Source: Labor Department

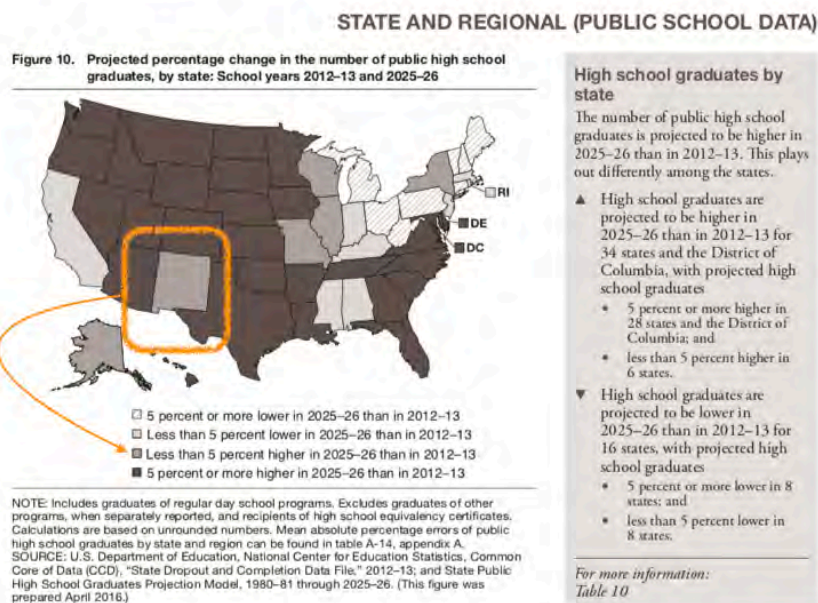
*Exhibit 22: Total U.S. Public and Private High School Graduates (Actual and Projected), 1979 to 2032*



Source: William J. Hussar and Tabitha M. Bailey, "Projections of Education Statistics to 2024: Forty-Third Edition", Table 9 (1979 to 2012). And, Western Interstate Commission for Higher Education, "Knocking at the College Door", 2016 (2013 to 2032).

Dec

*Exhibit 23: Actual and Projected Enrollment for All Degree-Granting Postsecondary Institutions, Fall 2000 to Fall 2025*



*Exhibit 24: Actual and Projected Enrollment for All Degree-Granting Postsecondary Institutions, Fall 2000 to Fall 2025*

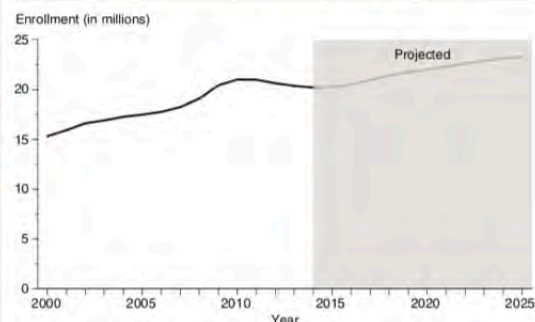
#### TOTAL ENROLLMENT

##### Total enrollment in degree-granting postsecondary institutions

- ▲ increased 32 percent from 2000 to 2014 (15.3 million versus 20.2 million), a period of 14 years; and
- ▲ is projected to increase 15 percent, from 2014 to 2025 to 23.3 million, a period of 11 years.

For more information:  
Table 13

**Figure 16. Actual and projected numbers for total enrollment in all degree-granting postsecondary institutions: Fall 2000 through fall 2025**



NOTE: Degree-granting institutions grant associate's or higher degrees and participate in Title IV federal financial aid programs. Some data have been revised from previously published figures. Mean absolute percentage errors of selected education statistics can be found in table A-2, appendix A.  
SOURCE: U.S. Department of Education, National Center for Education Statistics, Integrated Postsecondary Education Data System (IPEDS) Spring 2001 through Spring 2015, Fall Enrollment component; and Enrollment in Degree-Granting Institutions Projection Model, 1980 through 2025. (This figure was prepared April 2016.)



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