

# ENMU



# ROSWELL

*Eastern New Mexico University Roswell*

# Facilities Master Plan

**Update 2025-2030**

**Final** August 2024

 **ASA Architects**

*With:*  
Architectural Research Consultants, Incorporated & RBM Engineering



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 *The electronic version of this report contains clickable bookmarks, hyperlinks, and interactive elements for supported PDF viewing applications. Example:*

 *See Section 1.0 Introduction for a description of document content and project objectives.*

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# List of Abbreviations and Acronyms

Term	Definition
AC	Administration Center
ADA	Americans with Disabilities Act
AMT	Aviation Maintenance Technology Center
ARC	Architectural Research Consultants, Incorporated
ASC	Arts & Sciences Center
ASF	Assignable Square Feet
BBER	University of New Mexico Bureau of Business and Economic Research
CIP	Capital Improvement Project
CSC	Community Service Center
DDC	Direct Digital Control
EIFS	Exterior Insulation Finish System
ENMU	Eastern New Mexico University
ENMU-R, ENMU–Roswell	Eastern New Mexico University – Roswell Campus
FCA	Facility Condition Assessment
FCI	Facility Condition Index
FICM	(Postsecondary Education) Facilities Inventory and Classification Manual
FMP	Facilities Master Plan
FTE	Full-Time Equivalent
FY	Fiscal Year
GO	General Obligation (Bond)
GSF	Gross Square Feet
HED	(NM) Higher Education Department
HSC	Health Science Center
HVAC	Heating, Ventilation, and Air Conditioning
IC	Instructional Center
IT	Information Technology
ITC	Instructional Technology Center
LRC	Learning Resource Center
MDF	Main Distribution Frame
NM	New Mexico
NMAC	New Mexico Administrative Code

Term	Definition
OTC	Occupational Technology Center
PEC	Physical Education Center
STB	Severance Tax Bond
TPC	Total Project Cost
UNM GPS	University of New Mexico Geospatial Population Studies



# 1.0. Plan Overview

## 1.1. Introduction / Process

### Introduction

This document is a supplementary update to the Eastern New Mexico University - Roswell (ENMU-Roswell or ENMU-R) Facilities Master Plan 2020-2025, a strategic planning guide that ENMU-Roswell adopted in 2019 [«Ex-01»](#).

The purpose of this document is to:

- Identify and document accomplishments, major changes, or course corrections that ENMU-Roswell may require
- Update applicable site and building data
- Update ENMU-Roswell’s five-year capital improvement project strategy from fiscal years 2025 to 2030
- Provide data to support ENMU-Roswell’s reporting requirements to the Higher Education Department (HED)

### Process

This update incorporates input from ENMU-Roswell stakeholders and community survey feedback, in addition to updated data from demographic, economic, and program sources.

The report consists of two sections that include general overview and an appendix with links to further background information. The general plan overview discusses:

- Accomplishments made to ENMU-Roswell’s sites and facilities
- Notable changes in the planning environment since plan adoption
- Summary of input from ENMU-Roswell’s stakeholders
- Challenges and opportunities the college faces, along with potential capital responses
- An updated capital strategy

Major goals of this master plan are to develop and clearly communicate the college’s long-range development strategy and capital requirements to meet expected enrollment and program requirements 2025 to 2030.

### Site and Facilities

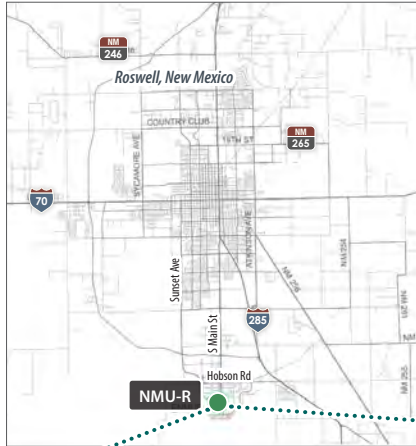
ENMU-Roswell’s campus occupies 128 acres in southern Roswell, New Mexico, within the grounds of the Roswell International Air Center, a public airport and former U.S. Air Force base [«Ex-02»](#). The campus includes 25 buildings totaling about 478,000 gross square feet.

*Ex-01: ENMU-Roswell’s 2020-2025 Master Plan*



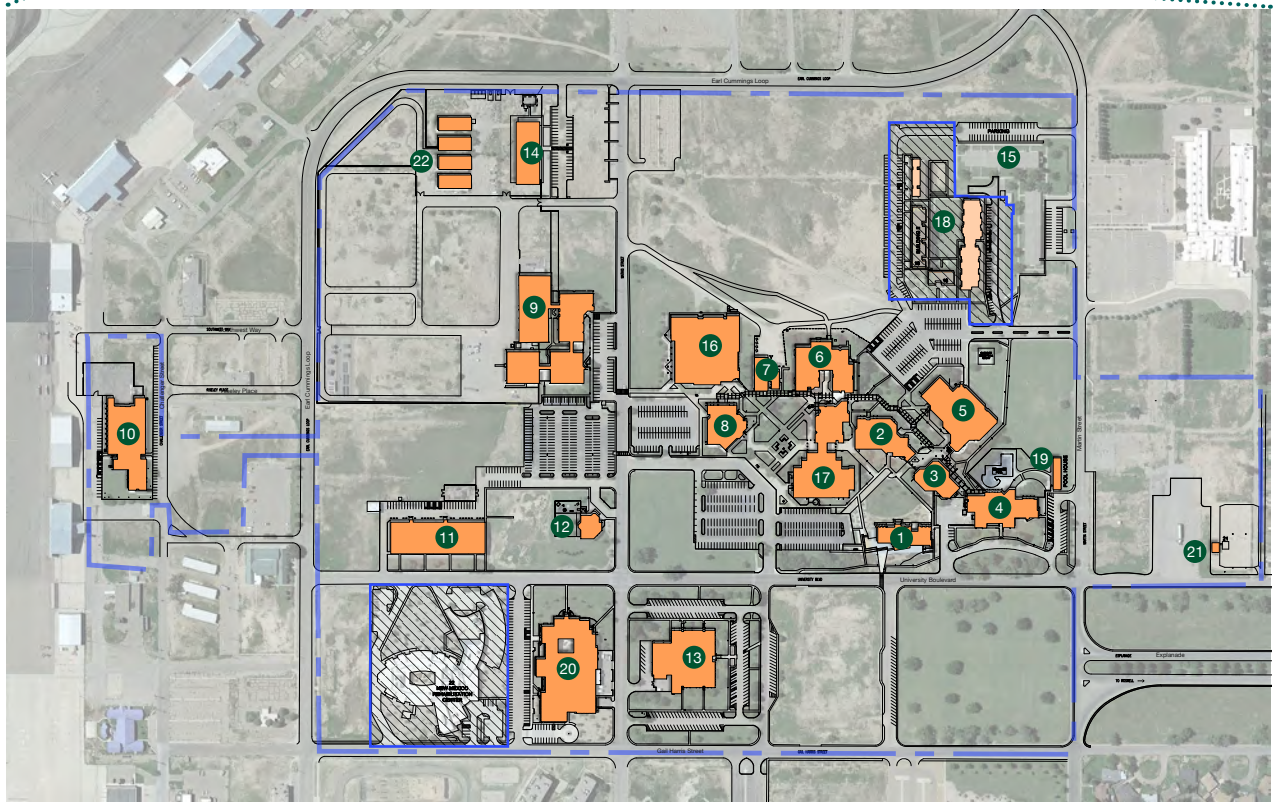
Download the ENMU-Roswell FMP

<https://tinyurl.com/ENMU-R-MP-2019>



*Ex-02: ENMU-  
Roswell Campus Map*

See Appendix 2.1  
for an inventory of  
campus buildings



**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 (demolished)           |
| 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 (OTC)             | 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                           |

- Leased to Others
- Campus Boundary



**ASA ARCHITECTS**  
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## 1.2. Capital Strategy Progress and Accomplishments

**i** ENMU-Roswell has made significant progress in implementing its capital plan vision, with 81% of its capital strategy in design, under construction, or complete. The remaining projects are scheduled for the 2025-30 Capital Strategy.

The focus of the 2020–2025 capital plan was to address an estimated \$22.05 million of infrastructure deficiencies and improvements that responded to the following criteria:

- Renew infrastructure / facilities / renovation
- Align with State General Obligation (GO) Bond criteria
- Improve student retention
- Avoid increasing overall campus square footage
- Meet programmatic need
- Improve existing program
- Support new program offerings
- Provide opportunities for student work or workforce training

The capital strategy categorized potential projects into three priorities: high, necessary, and short-term *(Ex-03)*. The schedule to address these capital improvements is 1–2 years for high-priority, 2–3 years for necessary, and 3–5 years for short-term.

*Ex-03: Status of ENMU–Roswell 2020–2025 Capital Strategy*

ENMU-Roswell 2020-2025 Capital Strategy				
No.	Capital Project Priority	Project Estimated Cost (2019)	Complete / In-Progress	Part of 2025-2030 Plan
<i>High-Priority Capital Improvements (1-2 Years)</i>				
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 and 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 Room 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 (moved to 2025-30 Plan)	\$180,000		●

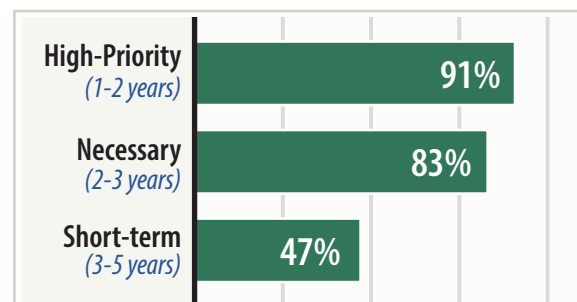
*Ex-03: Status of ENMU-Roswell 2020-2025 Capital Strategy (Continued)*

ENMU-Roswell 2020-2025 Capital Strategy				
No.	Capital Project Priority	Project Estimated Cost (2019)	Complete / In-Progress	Part of 2025-2030 Plan
<b>Necessary Capital Improvements (2-3 Years)</b>				
1.	Replace deteriorated sanitary and sewer piping and renovate restrooms at IC, CSC & PEC AMT & PAC	\$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 (moved to 2025-30 Plan)	\$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 (moved to 2025-30 Plan)	\$115,000		●
<b>Short-Term Improvements (3-5 Years)</b>				
1.	Campus-wide parking lot & driveway improvements	\$2,400,000	●	
2.	AMT Lab and Storage expansion (moved to 2025-30 Plan)	\$2,500,000		●
3.	HSC remodeling (Nursing expansion)	\$3,000,000	●	
4.	Roof replacement at ITC	\$1,570,000	●	
5.	Add fire suppression sprinkler systems to OTC, PEC & ASC	\$3,300,000	●	
6.	Administrative office remodel - reconfigure office functions (moved to 2025-30 Plan)	\$440,000		●
<b>Total:</b>		<b>\$22,050,000</b>	<b>\$17,765,000</b>	
<b>Status:</b>		<b>81%</b>	<b>Complete or in progress</b>	

The majority of projects categorized as high-priority or necessary are now complete or in progress *Ex-04*. ENMU-Roswell leadership has advanced the remaining projects awaiting completion to the 2025-2030 capital strategy.

The images shown in *Ex-05* on page 5 illustrate some of the projects that have been completed.

*Ex-04: Status by Category of ENMU-Roswell 2020-2025 Capital Strategy Projects*



**ENMU-Roswell 2020-2025 Capital Strategy  
Projects Completed or in Progress**

*Ex-05: Examples of Projects Completed Since 2020*



*A. New emergency power generator for Campus Server and Communications Room*



*B. Replacement of cooling towers and boilers at Central Plant*



*C. Campus server and Communications Room improvements at Administrative Center*

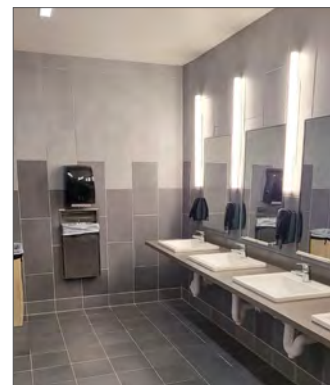


*D. Campus-wide exterior lighting improvements*



*E. Campus-wide security camera upgrades*

*F. Sanitary sewer piping replacements & restroom renovations at IC, CSC, and PEC*



## 1.3. Changes Since Plan Adoption

### Demographic Challenges

**i** Projections from the U.S. Census Bureau and the University of New Mexico Geospatial and Population Studies (UNM GPS) team indicate a decline in population growth for Roswell and Chaves County. Due to a steep drop in birth rates, the region will have a larger percentage of elderly individuals in the future. A transition from higher-wage production jobs to lower-wage service jobs could adversely affect the region’s economic health.

Roswell experienced steady population growth throughout most of the 20<sup>th</sup> century, with a brief exception in the late 1960s. However, in the past decade, this growth has stagnated. Recent U.S. Census Bureau estimates suggest Roswell’s population is now declining for the first time since 1970. Between 1920 and 2010, Roswell’s population increased by approximately 40,000 residents. In contrast, from 2010 to 2020, it grew by only 200. Since 2020, estimates indicate a further decrease of nearly 500 residents.

Although Census estimates are less precise than full counts, they generally indicate reliable trends. While the actual decline may be less severe than estimated, Roswell is likely experiencing a genuine downward population trend.

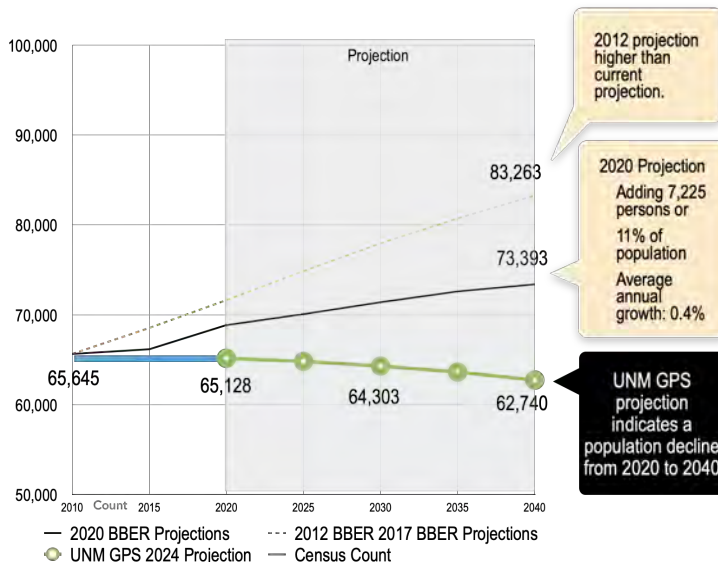
This population decline extends beyond Roswell, affecting Chaves County and the broader region. Nearby cities like Hobbs and Carlsbad are also experiencing mild population losses (Ex-06).

The University of New Mexico’s Geopopulation Studies team (UNM GPS, formerly Bureau of Business and Economic Research or BBER), which develops county population projections for the state, confirms this declining trend. Their 2024 projections estimate that Chaves County’s population will decrease by 2,418 people between 2020 and 2040, reaching 62,740 residents.

Low birth rates with few total births are the driving force of the area’s population shift. In 2007, Chaves County recorded a peak of 1,094 births, but by 2021, this number had fallen to 762. The impact of declining births is evident in Roswell’s age demographics: in 2021, the city had approximately 900 fewer residents under 18 than in 2010, even as other age groups grew.

While multiple factors influence birth rates, local economic conditions play a crucial role. A robust and diverse economy, particularly one with a strong foundation of non-service industries, can help stabilize birth rates. In contrast, economic challenges often lead to fewer births.

**Ex-06: Chavez County Projected Population: 2020–2040**



*Source: UNM GPS (BBER), 2012, 2017, 2020, 2024*



Roswell’s economy is heavily service-oriented, with about 19,000 service-related jobs. Base industries and government jobs each account for fewer than 5,000 positions, and both sectors declined over the past decade. However, the growth in service-related jobs during this period is a positive sign for this important local sector.

The limited and shrinking presence of base economy jobs continues to hinder Roswell’s overall economic growth. Few indications of emerging industries or developments suggest a potential to substantially alter the local economic landscape or reverse declining birth trends.

## Enrollment Trends

**i** Enrollment has declined since 2011, which is consistent with the overall enrollment trends at New Mexico’s institutes of higher education, including 4-year undergraduate programs and community colleges. Since 2020 enrollment has started to trend upwards.

Since the publication of the ENMU-Roswell Master Plan in 2019, enrollment has continued to decline *Ex-07*. Between Fall 2018 and Fall 2022, the student headcount dropped by 572 (-23.5%), while Full Time Equivalents (FTE) decreased by 249 to 1,215 (-17%). However, an upward trend has emerged since 2020, with FTEs increasing by 172 (+16.5%).

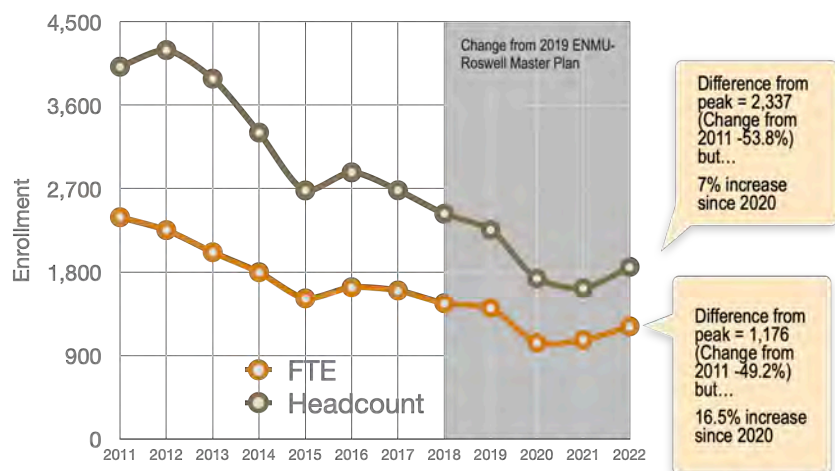
Higher education in the United States faces a significant challenge known as an “enrollment cliff.” This phenomenon refers to the projected decline in the number of high school graduates, which experts expect to peak around 2025 or 2026 and then drop by as much as 15% over the following decade. Lower birth rates in the United States following the 2008 recession primarily drive this demographic shift.

After peaking in 2025-2026, the number of new high school graduates entering college will fall by over 400,000 students in four years, averaging a loss of 100,000 students per year. Colleges and universities will face the impact of this decline, as it will lead to lower enrollment numbers.

The enrollment cliff poses a major challenge for higher education institutions, particularly those that heavily rely on traditional undergraduate enrollment.

Despite the formidable challenge posed by the enrollment cliff, experts suggest that institutions can mitigate its impact. Strategies include diversifying student populations, exploring alternative educational models, and emphasizing flexibility, career alignment, and accessibility to address the changing needs of prospective students.

*Ex-07: ENMU-Roswell Enrollment Trend: 2011-2022*



Source: NMHED



## Instructional Space Utilization

**i** Given enrollment declines, ENMU-Roswell continues to have instructional capacity available to accommodate current and expected enrollments, along with any potential new program offerings ENMU-Roswell may chose to implement. The college has partnered with Roswell Independent School District and the State of New Mexico to use some of its excess capacity.

Since 2019, standard metrics for instructional capacity—including room and station utilization and occupancy ratios—have declined, reflecting a decrease in student numbers. While the campus generally has capacity to accommodate more students, some programs with specialized space requirements, such as Nursing and Aviation Labs, may face limitations.

ENMU-Roswell maintains partnerships with the Roswell Independent School District’s Early College High School and the state of New Mexico’s Youth Challenge program. These collaborations allow the college to make effective use of its excess space by accommodating these external programs in its facilities.

## Site and Facility Condition

**i** The overall condition of ENMU-Roswell’s site and facilities shows marked improvement since 2020, reflecting nearly \$18 million in campus improvements made since then. Further improvements are needed to renew older facilities and address ADA and code compliance issues.

ASA and RBM Engineering conducted a condition assessment of 23 instructional and administrative facilities at ENMU-Roswell, covering approximately 480,000 gross square feet. The assessment, which employed ARC’s facilities condition assessment process and web-based tools, identified nearly \$80 million in necessary long-term improvements *Ex-08* to *Ex-10*. The majority of the needed improvements (73%) focus on renewing older facilities, ensuring compliance with the Americans with Disabilities Act (ADA), and addressing other regulatory and maintenance issues.

The condition assessment indicates that the overall site and facilities are in good condition. This reflects consistent maintenance by college staff and a significant investment of nearly \$18 million by the college into site improvements since 2020. These improvements have primarily addressed basic infrastructure issues and high-priority projects across the campus.

*Ex-08: Condition Assessment Summary of ENMU-Roswell’s Site and Facilities*

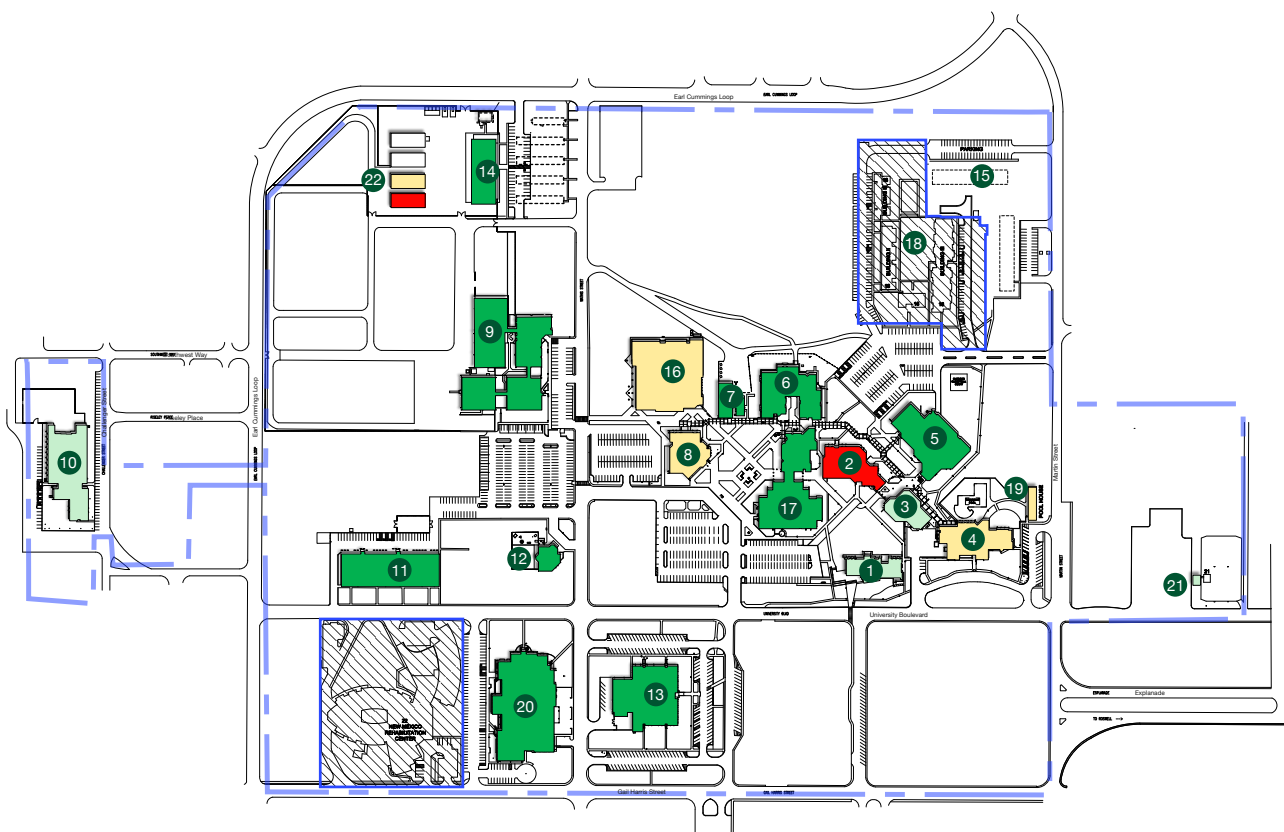
ENMU-R Site & Facilities Condition Assessment		
Category	Estimated Cost	% Total
1. Health and Safety	\$661,646	0.82%
2. Code Compliance	\$5,607,202	6.99%
3. ADA Compliance	\$10,259,756	12.78%
4. Facility Renewal	\$39,483,592	49.19%
5. Growth	\$10,009,221	12.47%
6. Programmatic	\$8,404,250	10.47%
7. Operational Support	\$3,915,313	4.88%
8. Demolition/Removal	\$8,470	0.01%
9. Maintenance	\$1,562,826	1.95%
10. Sustainability	\$356,842	0.44%
<b>Total</b>	<b>\$80,269,119</b>	<b>100.00%</b>

Note: Total may vary slightly from the sum of individual figures due to rounding.

These investments have improved the campus Facility Condition Index Rating (FCI) 36% (0.2581 to 0.1648) with an improved score for 18 of the 24 campus buildings. The FCI is a national scoring system that applies only to building condition and does not account for site improvements. 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.

ARC uses a comprehensive 100-point scale to assess site conditions, building integrity, and functional adequacy. This broader rating system showed improvement in nine campus buildings since the previous assessment.

*Ex-09: Condition Assessment Summary by Building FCI Score*



**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 (demolished)
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 (OTC)	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

- Leased to Others
- Campus Boundary
- Excellent
- Good
- Fair
- Poor

**Condition (FCI Score)**

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with Architectural Research Consultants, Incorporated and RBM Engineering

*Ex-10: Condition Assessment Summary by Building Detail*

ENMU-Roswell Facility Condition Assessment 2024									
Map ID	Facility ID	Facility	GSF	ARC %	ARC Tier		FCI Score		Project Budget
2	840	Administrative Center	15,895	82.40%	B	Good	0.4136	Poor	\$5,840,196
13	810	Arts & Science Center	32,087	80.90%	B	Good	0.0443	Excellent	\$4,063,280
11	747	Automotive & Welding Technology Center	31,295	88.40%	B	Good	0.005	Excellent	\$1,088,548
10	750	Aviation Maintenance Technology	28,460	78.50%	C	Satisfactory	0.1311	Good	\$11,057,338
4	816	Campus Union Building	19,393	82.80%	B	Good	0.2477	Fair	\$5,543,731
21	817	CDL/Test Center	487	54.30%	F	Poor	0.1725	Good	\$714,176
7	845	Central Mechanical/Security Building	6,562	77.60%	C	Satisfactory	0.0132	Excellent	\$2,395,496
12	749	Child Development Center	4,868	80.60%	B	Good	0	Excellent	\$782,330
3	841	College Services Center	23,328	83.90%	B	Good	0.1073	Good	\$4,319,472
-	900	ENMU-Roswell Campus	0	0.00%	-	-	0	Excellent	\$6,177,932
20	700	Health Science Center	52,799	85.10%	B	Good	0.0886	Excellent	\$10,856,376
16	839	Instructional Center	36,770	82.50%	B	Good	0.2705	Fair	\$5,115,840
6	850	Instructional Technology Center	44,092	85.60%	B	Good	0.0178	Excellent	\$1,280,038
17	815	Learning Resource Center	35,829	85.10%	B	Good	0.0665	Excellent	\$3,215,754
9	790	Occupational Technology Center	50,553	81.20%	B	Good	0.0415	Excellent	\$7,921,086
8	825	Performing Arts Center	14,512	80.60%	B	Good	0.3414	Fair	\$3,624,853
5	842	Physical Education Center	35,798	77.50%	C	Satisfactory	0.0977	Excellent	\$2,736,104
14	792	Physical Plant Operations	16,039	89.90%	C	Satisfactory	0.001	Excellent	\$639,585
14	799	Storage Building, Quonset Hut 1	4,150	63.20%	B	Borderline	0.462	Poor	\$487,097
14	798	Storage Building, Quonset Hut 2	4,150	63.60%	D	Borderline	0.377	Fair	\$398,471
14	797	Storage Building, Quonset Hut 3	4,150	60.00%	D	Borderline	0	Excellent	\$47,208
14	780	Storage Building, Quonset Hut 4	4,150	62.00%	D	Borderline	0	Excellent	\$50,623
1	560	Student Services Center	11,436	88.40%	B	Good	0.1113	Good	\$1,016,629
19	818	Swimming Pool/Pool House	2,560	74.60%	C	Satisfactory	0.2853	Fair	\$896,957
<b>Totals:</b>			<b>479,363</b>	<b>77.77%</b>			<b>0.1648</b>		<b>\$80,269,119</b>

Note: Total may vary slightly from the sum of individual figures due to rounding.

Facility Condition Assessment Scoring			
Score (%)	Grade	Description	Note
90-100	A	Excellent	Only minor upgrades or cyclical improvements recommended
80-89	B	Good	Modest increase of recommended investments required
70-79	C	Satisfactory	Capital investment needed to meet standards, codes, ADA requirements, and cyclical systems renewal
60-69	D	Borderline	Major renovations and capital investments needed
59 and ▼	F	Poor	Significant issues present
50 and ▼	F	Substandard	May represent a health hazard; replacement recommended

## Fiscal Challenges

- i** The rise of construction costs strongly affect the budgeting and implementation of ENMU-Roswell's capital strategy.

Rising construction costs since 2019 have significantly impacted capital budgeting and implementation. Factors that have contributed to the rise in construction costs include:

- Supply chain disruption from COVID-19
- Increased construction cost at the state and national levels, with nonresidential construction spending in New Mexico increasing by 50% between 2019 and 2022
- High material prices, which climbed by 40% between 2019 and 2023
- Labor shortages, with an estimated need for at least 2,000 additional construction workers in New Mexico to meet demand in 2023

From January 2019 to September 2023, costs increased by 48.4%, averaging 9.8% annually—three to four times the historical rate of construction cost inflation. While cost escalation has slowed recently, it remains above historical levels.

## 1.4. Stakeholder Input

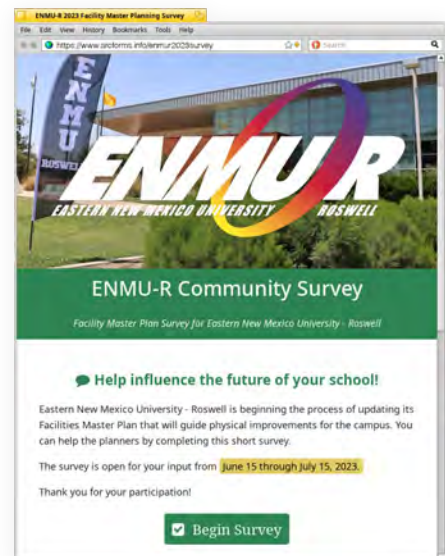
- i** Stakeholder input helps to establish important capital improvements suitable for prioritization.

The planning team sought input from ENMU-Roswell stakeholders through a series of interviews and an online survey.

### Online Survey

The online survey collected 55 validated responses providing input about the ENMU-Roswell campus and programs. The most prevalent responses indicate:

- **Desired program changes**
  - More and higher-quality opportunities to train in locally needed trades
- **Campus facilities liked the most**
  - Student lounge
- **Site or building changes suggested**
  - Upgrade outdoor spaces and improve signage and wayfinding
- **Most important physical improvement needed**
  - Provide better signage followed by improve outdoor spaces, update the Physical Education Center, and safer walking paths



**See Appendix 2.5 for further detail about survey responses**

## Leadership Interviews

The planning team conducted 19 interviews, both in-person and via teleconference, with 30 participants. Participants included representatives from ENMU-Roswell’s administrative and instructional leadership, ENMU Board of Regents, ENMU-Roswell Community College Board, and Foundation members.

Common themes that emerged from interviews with ENMU-Roswell’s leadership include:

- **Overall vision for ENMU-Roswell**
  - Expand enrollment and programs by proactively assessing the needs of the community
  - Continue to be student-driven delivering programs in a coordinated (“One Eastern”) way
  - Continue to update campus buildings and physical infrastructure
- **What makes ENMU-Roswell unique**
  - Welcoming environment—home town feel
  - Its people—students, instructors, all other employees
  - Unique programs responding to community needs to draw students
- **What is working well**
  - Nursing growth (best nursing program in the state)
  - Student services one-stop model
  - Momentum, efforts, energy and success increasing student engagement on the campus
  - Delivery of curriculum and quality of programs
- **What can be improved**
  - Be more agile to respond to industry needs
  - Utilization of campus space
  - Signage and wayfinding
- **Desired instructional changes**
  - More programs geared toward career and technical education (e.g., Drone technology, Culinary Arts, Agricultural mechanics, Construction, Dental programs, Pilot training)
  - Grow distance education offerings
  - Provide more evening, and non-credit courses
- **Most important capital improvement in the next ten years**
  - Signage/ wayfinding
  - ADA accessibility
  - Expand use of outdoor spaces, walkways, and landscaping (create a commons area)
  - Expand aviation building
  - Health Sciences Center improvements
  - Building upgrades (i.e., Learning Resource Center, Administration Building, Physical Education Building, Occupation Technology Center, Performing Arts Center)

*Below: Interview questions for ENMU-Roswell stakeholders*

### General Interview Questions

**Q1:** What is your vision for how ENMU-Roswell should look like in 10 years?

**Q2:** What qualities make ENMU-R unique?

**Q3:** What is working well and why?

**Q4:** What is not working and why?

**Q5:** What kinds of instructional program changes would you like to see to help the college better serve students and the community?

**Q6:** What type of growth and development do you envision for ENMU-R?

**Q7:** 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?



## 1.5. Capital Plan 2025-2030 Update

### Capital Priorities

The updated capital strategy reflects a careful review of the changes that have occurred since adoption of the 2020-25 Facilities Master Plan. Changes that drive capital planning decisions include:

- Remaining projects to be completed
- Enrollment trends
- Facility utilization
- Condition of the site and facilities
- Stakeholder input

The capital plan includes projects totaling \$41.37 million to be completed over the next five years [\(Ex-11\)](#). The majority of the plan’s priorities (75%, \$31.2 million) are basic building system and site infrastructure upgrades. The remaining (\$10.16 million) address renovation and expansion of successful Health Science and Aviation Technology programs. As part of the capital plan, an ADA assessment will inform building and site improvements necessary to improve campus accessibility.

*Ex-11: ENMU-Roswell Capital Plan Priorities: 2025-2030*

ENMU-Roswell Capital Plan Priorities	
<b>High Priority (1-2 years)</b>	\$12,200,000
1. Health Science Remodeling (Nursing Expansion)	\$3,000,000
2. Roof and EIFS Replacement at Instructional Technology Center	\$1,570,000
3. Walkways and Parking Lots Improvement (Phased Project)	\$1,250,000
4. Sprinkler System / Fire Suppression (OTC, PEC, and ASC)	\$4,400,000
5. HVAC Replacement in Health Sciences	\$1,980,000
<b>Necessary (2-3 years)</b>	\$9,851,000
6. Aviation Maintenance Technology Lab and Storage Expansion	\$7,154,000
7. Energy Savings Management System	\$1,250,000
8. Upgrade Fire Panels, Motion Detection, and Access Systems	\$1,150,000
9. Campus Signage	\$297,000
<b>Short-Term (3-6 years)</b>	\$19,318,000
10. Exterior Stucco / EIFS Restoration and Repair	\$4,868,000
11. HVAC System Upgrades (Campus-wide)	\$8,280,000
12. Sewer / Sanitation / Restroom Renovation (PAC)	\$1,870,000
13. Walkways and Parking Lot Improvements (Phase II)	\$4,300,000
<b>Total Capital Improvements:</b>	<b>\$41,369,000</b>

## Capital Resources

ENMU-Roswell uses a variety of potential funding sources to address capital requirements. Sources include statewide higher education general obligation (GO) bonds, severance tax bond (STB) distributions, and institutional funds (General Fund and Capital Reserve), and local GO Bond funding. ENMU-Roswell has not had a successful local GO bond election.

Higher education institutions submit their capital project requests to the Higher Education Department (HED) for review and potential recommendation. The process is competitive amongst all other higher education institutions, with approval and funding priorities based on the criteria set forth in NMAC 5.3.9.8. HED’s priorities favor projects that improve infrastructure and do not add any additional square footage. HED requires a 25% local match, or justification for waiving the match per NMAC 5.3.9 for 2-year institutions.

The exhibit below in <Ex-12> shows the Capital Plan Priorities funding profile and how the projects align with NM HED priority criteria. Generally the college provides a local match of 25% on STB and GO Bond projects.

*Ex-12: ENMU-Roswell Capital Plan Priorities: 2025-2030 Aligned to NM HED Priority Criteria*

HED Funding Priorities Criteria	
1 Strongly related to instructional programs / support institutional mission	5 Unforeseen conditions that may result in major property deterioration
2 Provide high quality educational settings / up-to-date technologies	6 Renovate facilities / make wise use of existing resources
3 Necessary to accommodate enrollment growth	7 Improve utility Systems or building energy efficiency / result in reduction of energy costs
4 Address major health and safety problems / eliminate physical barriers for handicapped persons (ADA)	8 Projects with no other available or appropriate funding

ENMU-Roswell Capital Plan Priorities																			
Master Plan Priority	Project Name	Funding Profile					Total \$Millions	Priority	HED Priority Criteria										
		STB	State GO	Capital Outlay	Capital Reserve	General Funds			1	2	3	4	5	6	7	8			
1.	Health Science Remodeling (Nursing Expansion)				●		\$3.00	High 1-2 years	◆	◆	◆			◆					
2.	Roof and EIFS Replacement at Instructional Technology Center				●		\$1.57	High 1-2 years				◆		◆	◆	◆			
3.	Walkways and Parking Lots Improvement (Phased Project)				●	●	\$1.25	High 1-2 years				◆		◆					

Ex-12: ENMU-Roswell Capital Plan Priorities: 2025-2030 Aligned to NM HED Priority Criteria (Continued)

ENMU-Roswell Capital Plan Priorities																		
Master Plan Priority	Project Name	Funding Profile					Total \$Millions	Priority	HED Priority Criteria									
		STB	State GO	Capital Outlay	Capital Reserve	General Funds			1	2	3	4	5	6	7	8		
4.	Sprinkler System / Fire Suppression (OTC, PEC, and ASC)		●		●		\$4.40	High 1-2 years		◆		◆				◆	◆	
5.	HVAC Replacement in Health Sciences			●			\$1.98	2025 High 1-2 years	◆	◆	◆	◆				◆		
6.	Aviation Maintenance Technology Lab and Storage Expansion		●		●		\$7.15	Necessary 2-3 Years				◆	◆	◆	◆	◆		
7.	Energy Savings Management System	●					\$1.25	Necessary 2-3 Years				◆	◆	◆	◆	◆		
8.	Upgrade Fire Panels, Motion Detection, and Access Systems	●					\$1.15	Necessary 2-3 Years		◆		◆						
9.	Campus Signage				●		\$0.30	Necessary 2-3 Years				◆		◆		◆		
10.	Exterior Stucco / EIFS Restoration and Repair	●			●		\$4.87	Short-Term 3-6 Years						◆	◆	◆		
11.	HVAC System Upgrades (Campus-Wide)		●		●		\$6.90	Short-Term 3-6 Years						◆		◆		
12.	Sewer / Sanitation / Restroom Renovation (PAC)	●			●		\$1.87	Short-Term 3-6 Years				◆		◆	◆	◆		
13.	Walkways and Parking Lot Improvements (Phase II)		●		●		\$4.30	Short-Term 3-6 Years				◆		◆	◆	◆		
<b>Total</b>							<b>\$41.37</b>											
*Plus New Mexico Public Insurance Authority hail damage reimbursement																		

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# 2.0. Appendix

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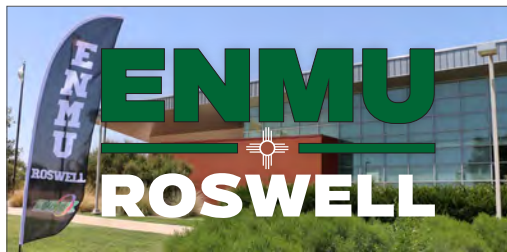
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Reports and supporting material described in this appendix are available from the address below.

**Appendix Items Available for Download**

<http://arcforms.info/enmurdownloads/>



**Eastern New Mexico University - Roswell  
Facilities Master Plan 2025-2030**

**Appendix**

This website provides supplementary information to the [Eastern New Mexico University-Roswell](#) (ENMU-Roswell or ENMU-R) Facilities Master Plan 2020-2025, a strategic planning guide that ENMU-Roswell adopted in 2019.

A Facilities Master Plan (FMP) examines how each campus and its facilities may evolve to address the long-term needs of students, faculty, and staff. The master plan articulates a future development vision that aligns with ENMU-R's strategic goals, and provides a capital investment "road map" to attain that vision.

**2.2 Facilities Condition Assessment Report**

This document presents a facility condition assessment (FCA) of ENMU-Roswell's campus conducted in 2023. An FCA examines the existing state of a site and its buildings, which helps guide future planning for facilities renovation / expansion, improved campus infrastructure, and efficient space utilization.

[ENMU-Roswell FCA 2023 \(20 MB PDF\)](#)

**2.3 Demographic / Economic Scan**

ARC conducted an analysis of demographic and economics of ENMU-Roswell's primary geographic service area in 2023, and compiled a summary as a presentation.

[ENMU-Roswell MP Update Demographic Scan \(5 MB PDF\)](#)

**2.4 Instructional Utilization**

*Left: Downloadable appendix material from the ENMU-Roswell FMP Update*

See Appendix page 21 for further detail of available material



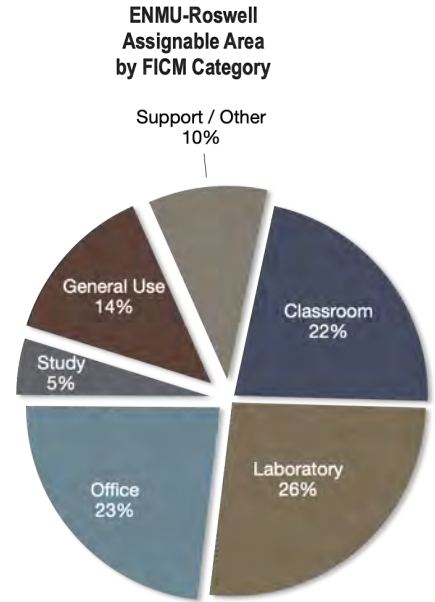
## 2.1. Site and Facilities

### Facility Inventory

ENMU-Roswell Facility 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 / 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, renovated 1997
10	750	Aviation Maintenance Technology	12 West Challenger	28,460	1979, 2001 addition
11	747	Automotive & Welding Technology Center	78 University Boulevard	30,095	2022 complete 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 Operations	36 West Mathis	14,919	2022? (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 / 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 (2007-11)
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 Modular Building	38 West Mathis	1,120	1986 - Renovation
<b>Total GSF:</b>				<b>477,586</b>	

## Space Allocation

ENMU-Roswell Space Allocation				
FICM	Assignable Area	Assignable Square Feet (ASF)	% Total	% Assignable
100	Classroom Facilities	69,456	16.4%	20.8%
200	Laboratory Facilities	83,062	19.6%	24.8%
300	Office Facilities	73,022	17.3%	21.8%
400	Study Facilities	14,777	3.5%	4.4%
500	Special Use Facilities	20,256	4.8%	6.1%
600	General Use Facilities	42,577	10.1%	12.7%
700	Support Facilities	16,282	3.8%	4.9%
800	Health Care Facilities	3,004	0.7%	0.9%
900	Residential Facilities	0	0.0%	0.0%
0	Unclassified	12,000	2.8%	3.6%
<b>Subtotals</b>		<b>334,436</b>	<b>79.0%</b>	<b>100.0%</b>
WW	Circulation Area	62,031	14.7%	
XX	Building Service Area	12,831	3.0%	
YY	Mechanical Area	13,818	3.3%	
<b>Subtotals</b>		<b>88,680</b>	<b>21.0%</b>	
<b>Total</b>		<b>423,116</b>	<b>100%</b>	
<b>Reported Gross Square Feet</b>		<b>477,586</b>		
		<b>Net / Gross</b>	<b>70.0%</b>	



## Instructional Space Allocation

FICM	Classroom Type	Count	%
11000	General Purpose Classroom	47	61.8%
11001	Departmental Classroom	6	7.9%
11002	Departmental Seminar Room	1	1.3%
11003	Exclusive Use Classroom	16	21.1%
11004	Testing (Non-degree, not scheduled)	4	5.3%
11005	Classroom (Distance Teaching)	0	0.0%
11006	Classroom Computer	0	0.0%
11007	General Purpose Lecture	2	2.6%
11008	Classroom - Conference	0	0.0%
<b>Subtotal</b>		<b>76</b>	
21000	Class Laboratory (General)	2	3.8%
21001	Class Laboratory (Departmental)	37	71.2%
22000	Computer Laboratory (Open)	5	9.6%
22001	Computer Laboratory (Departmental)	8	15.4%
<b>Subtotal</b>		<b>52</b>	
<b>Total Instructional Spaces</b>		<b>128</b>	

SF	%
42,082	64.8%
3,292	5.1%
2,353	3.6%
13,879	21.4%
1,524	2.3%
0	0.0%
0	0.0%
1,794	2.8%
0	0.0%
<b>64,924</b>	<b>100%</b>
17,636	24.6%
47,481	66.2%
1,014	1.4%
5,589	7.8%
<b>71,720</b>	<b>100%</b>
<b>136,644</b>	

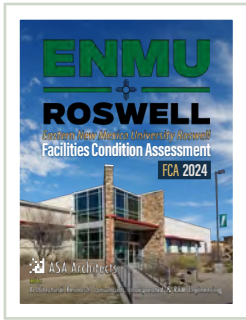
## Office Space Allocation

FICM	Office Type	Count	%	SF	%
31000	Director / Dean / Chair Office (Private)	18	5.0%	3,242	4.6%
31001	Faculty Office (Private)	106	29.5%	14,669	21.0%
31002	Faculty Office (Multiple Occupants)	9	2.5%	2,747	3.9%
31003	Admin / Tech Staff Office (Single Occupant)	93	25.9%	15,242	21.8%
31004	Admin / Tech Staff Office (Multiple Occupants)	23	6.4%	12,252	17.5%
31005	Student Office (Open)	0	0.0%	0	0.0%
31006	General Office	0	0.0%	0	0.0%
31007	Office - Special Use	0	0.0%	0	0.0%
31500	Office Service	57	15.9%	6,221	8.9%
31501	Private Restroom (Office Service)	0	0.0%	0	0.0%
31502	Workroom / Break room	23	6.4%	4,281	6.1%
31503	Reception / Waiting	14	3.9%	6,529	9.3%
35000	Conference Room	15	4.2%	4,702	6.7%
35001	Focus Room	0	0.0%	0	0.0%
35500	Conference Room Service	1	0.3%	14	0.0%
Subtotal		359		69,899	100%

Reports and supporting material described in this appendix are available from the following location:

**Appendix Items Available for Download**

<https://arcforms.info/enmurdownloads/>



## 2.2. Facilities Condition Assessment Report

This document presents a facility condition assessment (FCA) of ENMU-Roswell’s campus conducted in 2023-24. An FCA examines the existing state of a site and its buildings, which helps guide future planning for facilities renovation/ expansion, improved campus infrastructure, and efficient space utilization.



## 2.3. Demographic / Economic Scan

The planning team carried out an analysis of demographic and economic conditions of ENMU-Roswell’s primary geographic service area in 2023, then compiled a summary as a presentation.



## 2.4. Instructional Utilization

ARC analyzed the instructional utilization of ENMU-Roswell and its facilities and prepared a summary report of findings.



## 2.5. Stakeholder Input

The planning team conducted an online survey that asked open-ended questions about desired instructional programs, favored campus facilities, and potential physical changes affecting ENMU-Roswell.

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*With:*

Architectural Research Consultants, Incorporated & RBM Engineering