

Executive Office Building



Site Capacity Study

April 16, 2021



NEW MEXICO
GENERAL SERVICES DEPARTMENT



DEKKER
PERICH
SABATINI
ARCHITECTURE
IN PROGRESS

State of New Mexico
Executive Office Building

Site Capacity Study

Assumptions

- Development area would include the entire north half of the block between Galisteo St. and Don Gaspar Ave.
- All of the existing structures and site improvements would need to be demolished

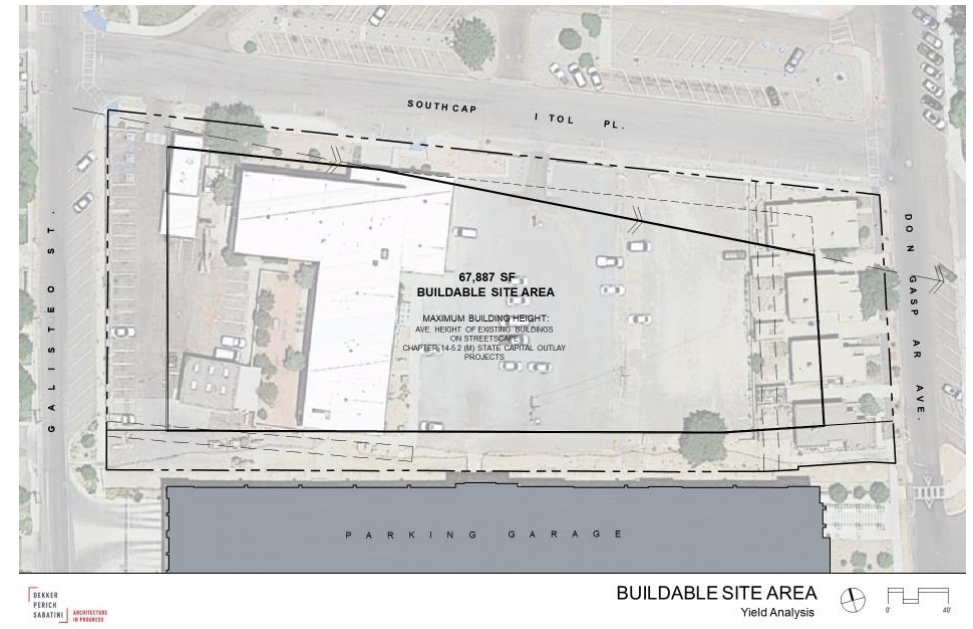
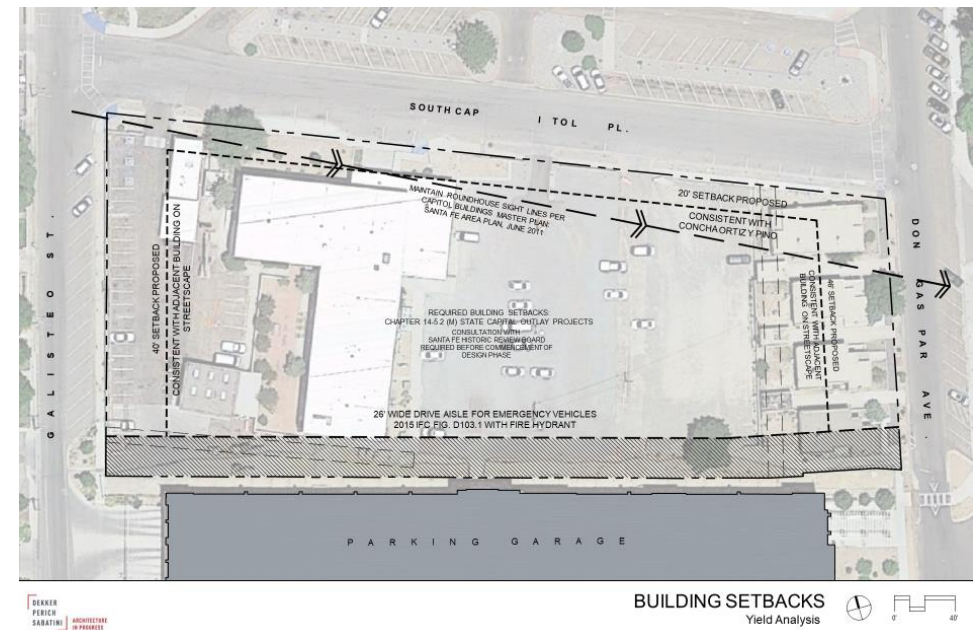
Tasks

- Define project goals
- Research and analyze existing site conditions
- Develop conceptual massing and diagrammatic alternatives
- Continuing at the conceptual and diagrammatic level, refine one of the alternatives that represents the full capacity for this location
- Rough Order of Magnitude Cost Estimate

Progress Meeting No. 1

February 25, 2021

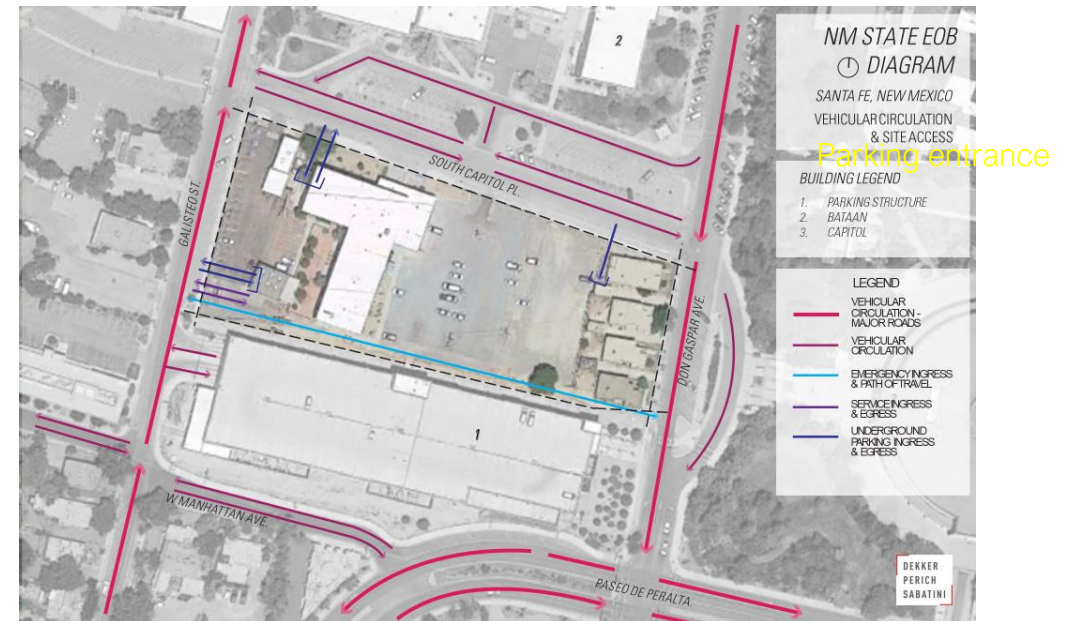
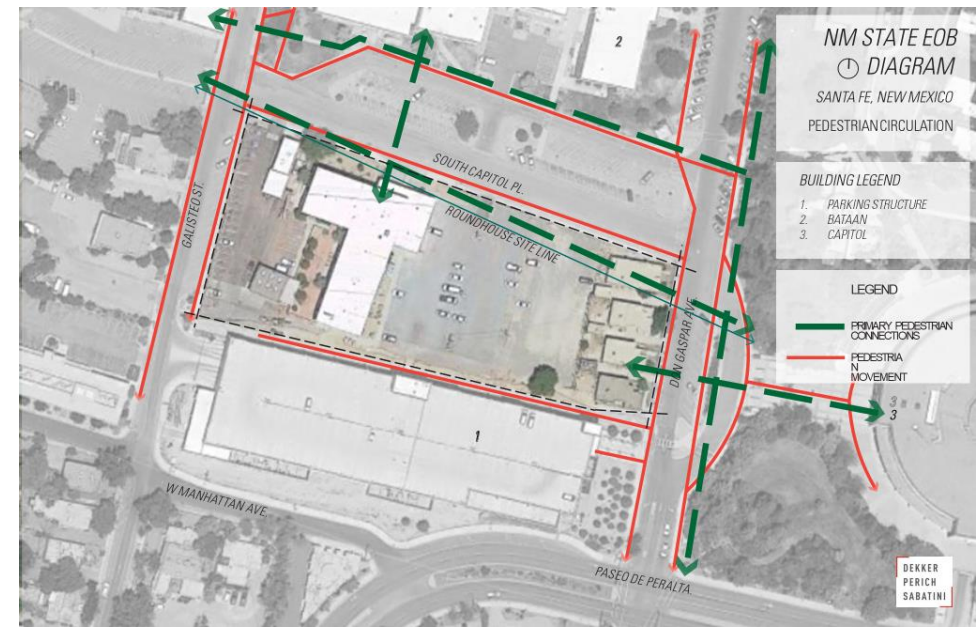
- Existing Conditions



Progress Meeting No. 1

February 25, 2021

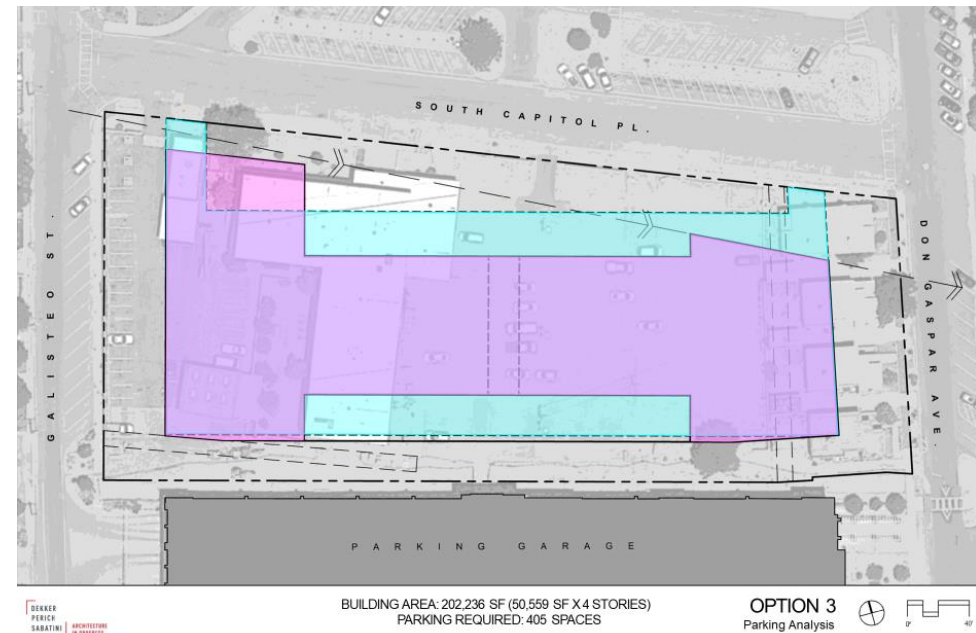
- Existing structures and utilities
- Pedestrian and vehicular circulation



Progress Meeting No. 1

February 25, 2021

- Concept Diagrams

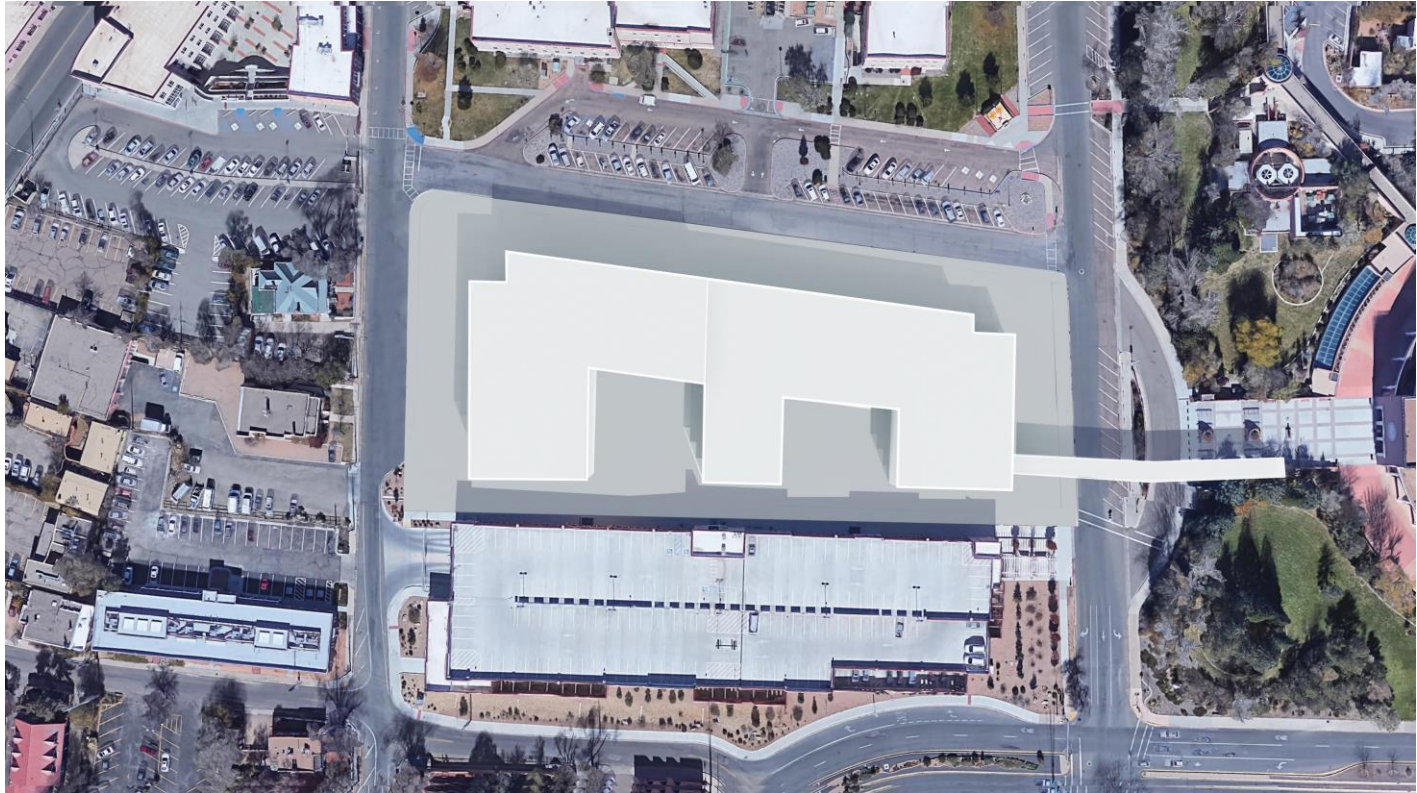


Progress Meeting No. 2

March 29, 2021

- Security meeting
- Range of options

Option I



Progress Meeting No. 2

March 29, 2021

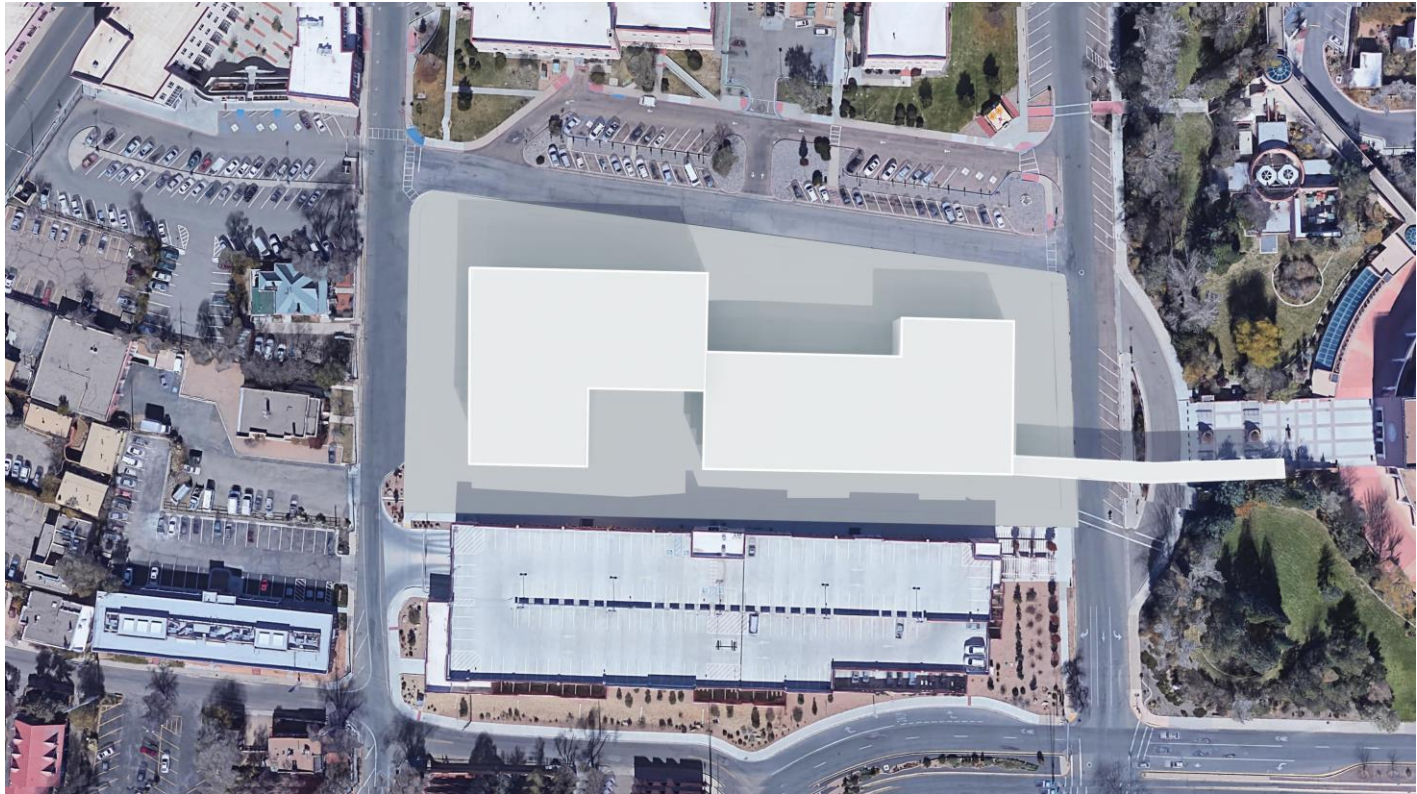
Option II



Progress Meeting No. 2

March 29, 2021

Option III



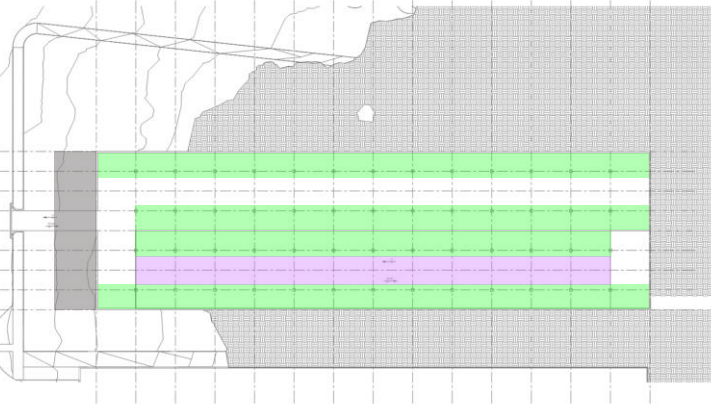
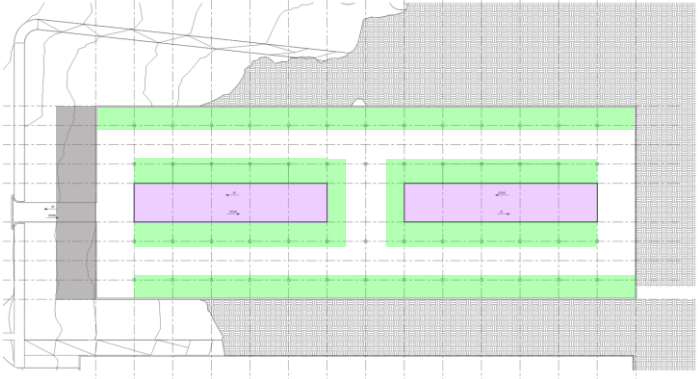
Progress Meeting No. 2

March 29, 2021

Site sections



Parking options

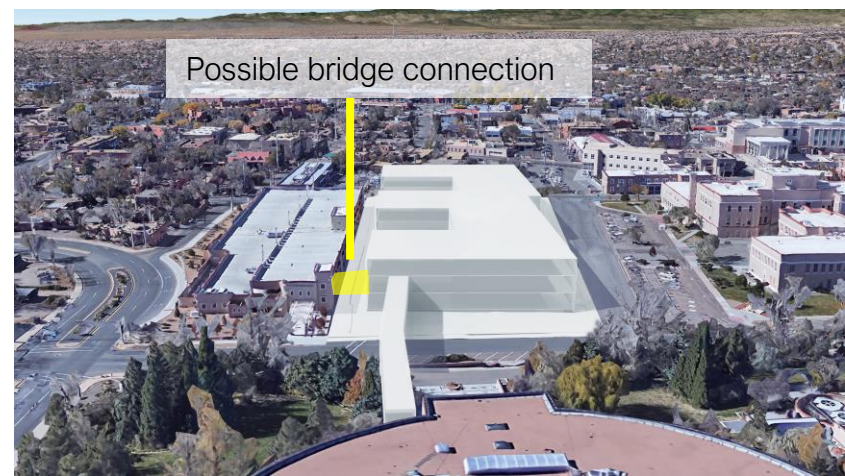
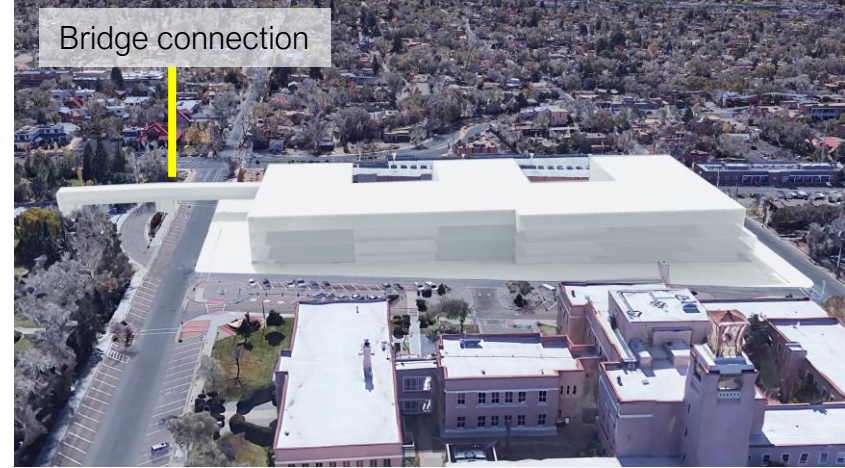
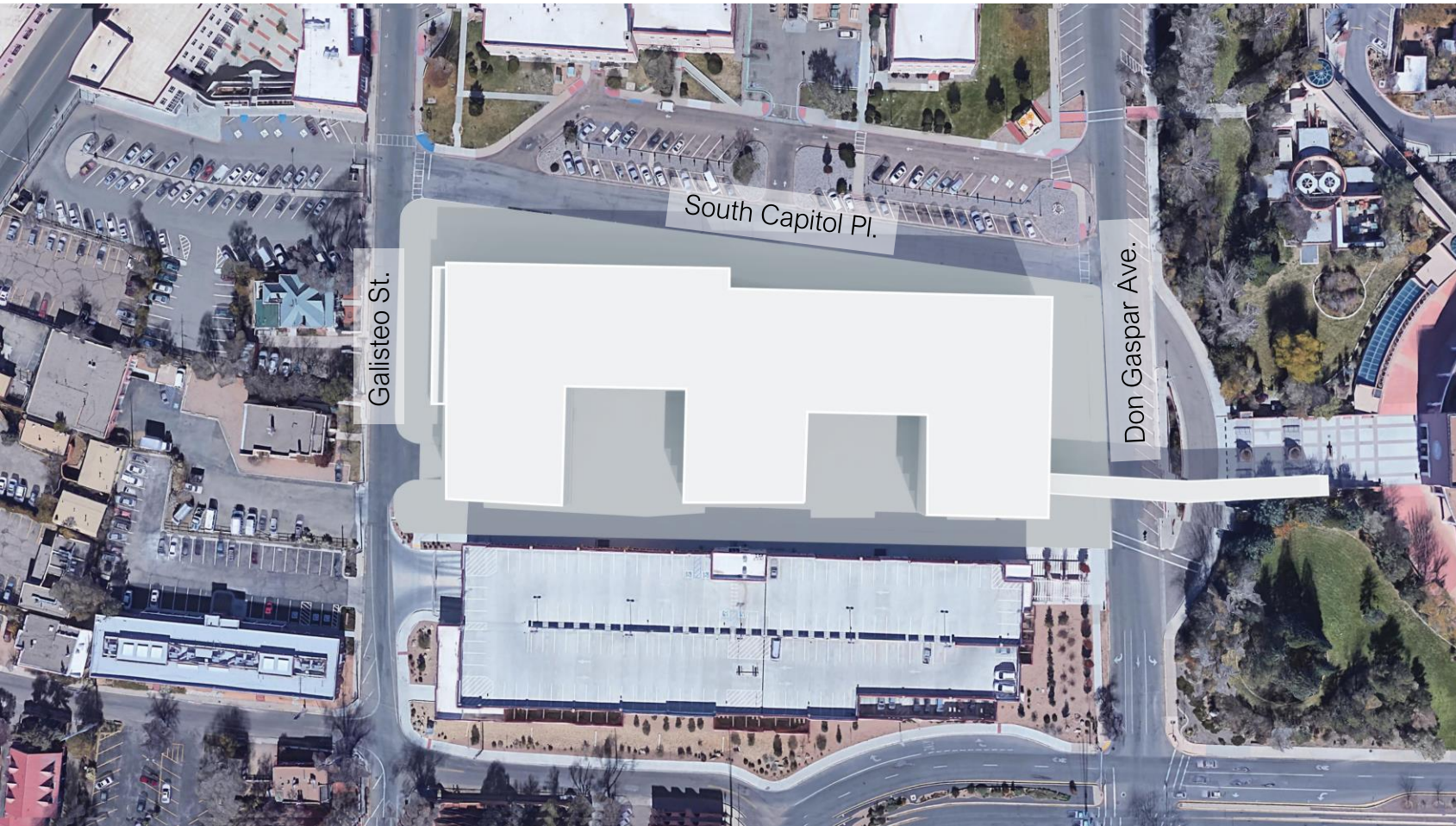


Objectives

- Achieve 3 parking spaces per 1,000 sf of office space
- Determine how much parking is achievable on this site – the maximum capacity
- Make the parking structure as efficient as possible
- Plan for the underground parking to be dedicated to EOB occupants
- Determine how much building space is achievable on this site – the maximum capacity
- Consider that the Dept. of Public Safety currently has a field office on the existing site
- Consider a secure connection(s) to the Capitol, both above and below grade

Site Maximum Capacity

- Three stories of office – 192,250 sf
- Three levels of parking below grade - 723 +/- spaces

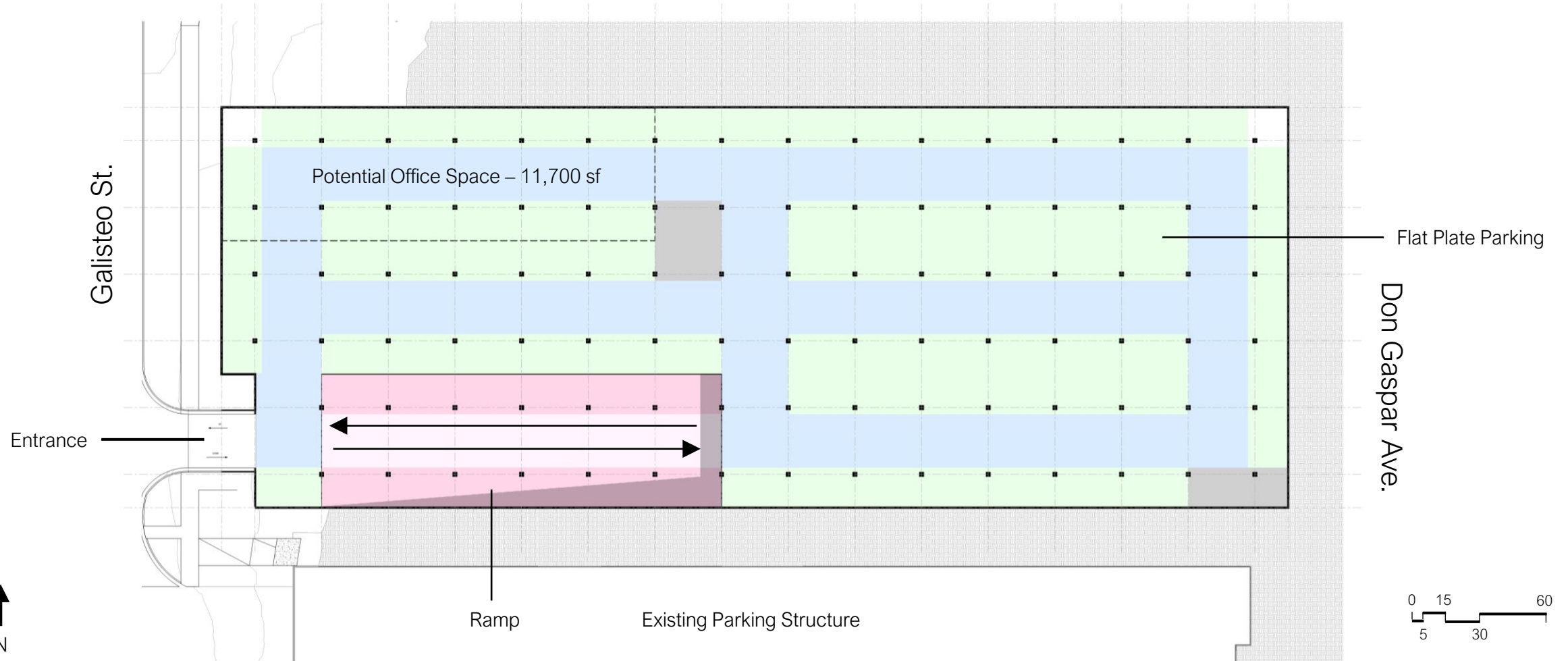


Level I Parking

- Floor Plate Parking
- Floor Plate Drive Aisle
- Ramp Parking
- Ramp Drive Aisle
- Support Spaces

	No. of Spaces
Flat Plate	213
Ramp	<u>36</u>
Total	249

Level I	249
Level II	255
Level III	<u>219</u>
Total All Levels	723 +/-

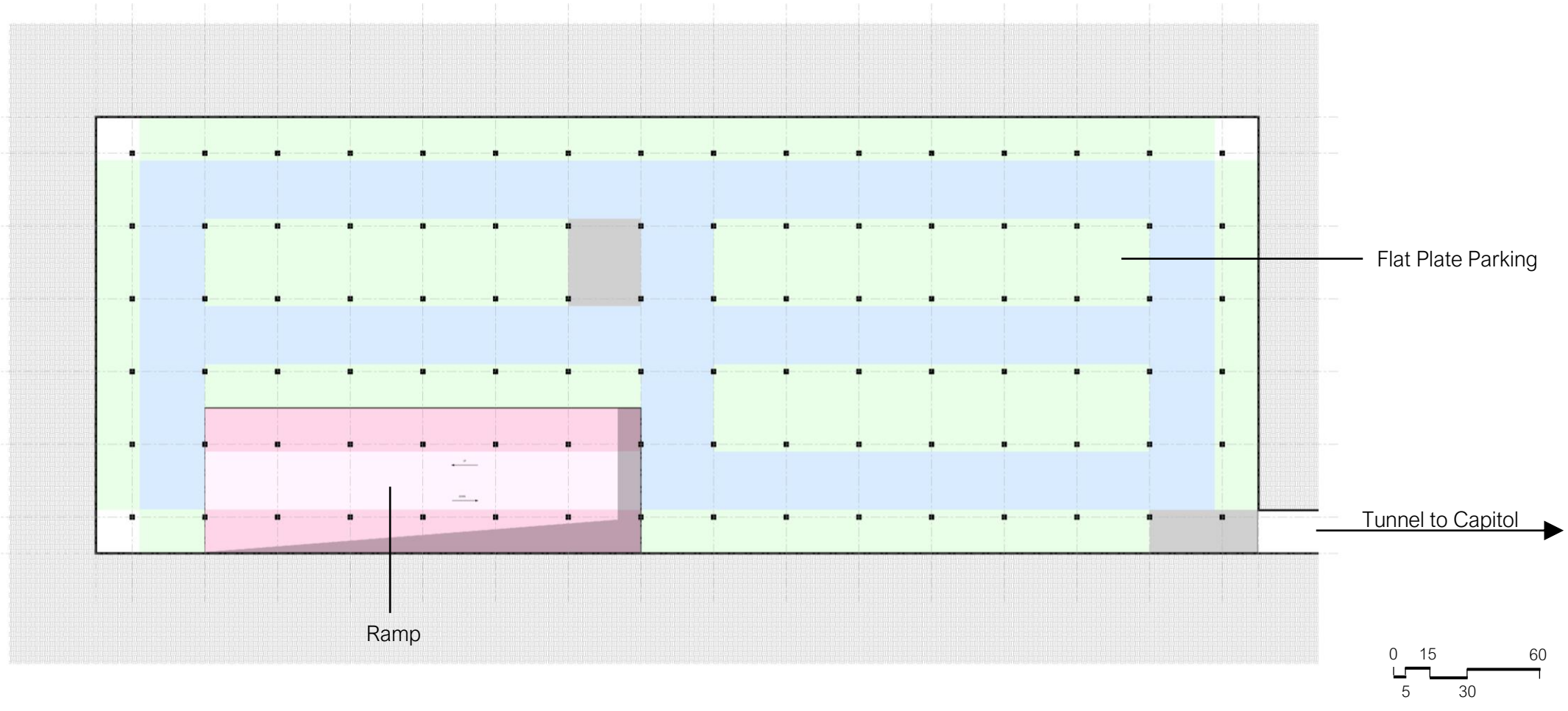


Level II Parking

- Floor Plate Parking
- Floor Plate Drive Aisle
- Ramp Parking
- Ramp Drive Aisle
- Support Spaces

	No. of Spaces
Flat Plate	219
<u>Ramp</u>	<u>36</u>
Total	255

Level I	249
Level II	255
<u>Level III</u>	<u>219</u>
Total All Levels	723 +/-

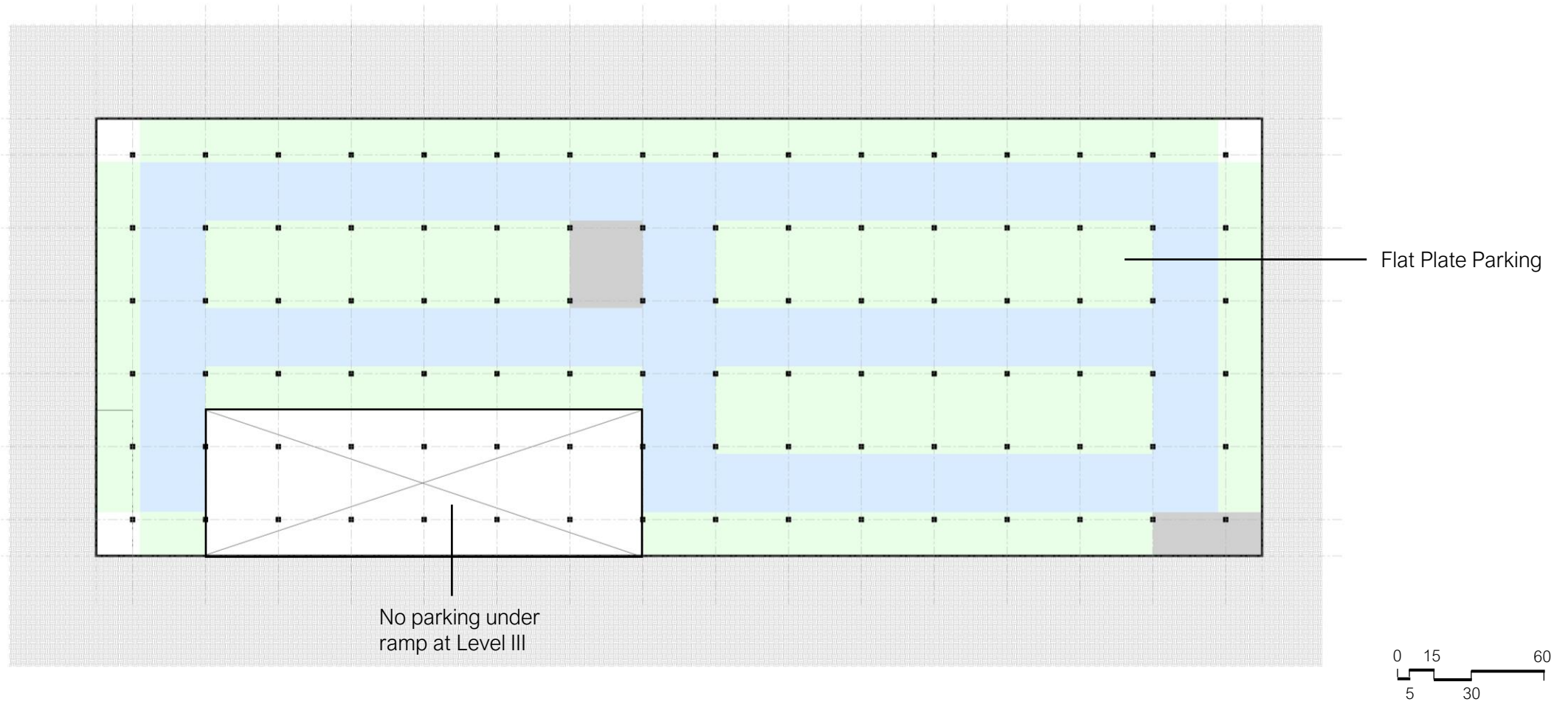


Level III Parking

- Floor Plate Parking
- Floor Plate Drive Aisle
- Support Spaces

	No. of Spaces
Flat Plate	219
Ramp	0
Total	219

Level I	249
Level II	255
Level III	219
Total All Levels	723 +/-



Site Section



Maximum Building Capacity 192,250 sf
Maximum Parking Capacity 723 +/- spaces

Site Context





NEW MEXICO
GENERAL SERVICES DEPARTMENT



DEKKER
PERICH
SABATINI
ARCHITECTURE
IN PROGRESS