

Capitol Master Plan Statewide Inventory



May 6, 2009
Capitol Buildings
Planning
Commission
Meeting (revised)

CBPC_05_06_09v5



- ✓ **Statewide inventory overview**
 - ▶ *Overview*
 - ▶ *Data Sources*
 - ▶ *Owned Space*
 - ▶ *Leased Space*
 - ▶ *Space Provided by Counties*
- ✓ **Barriers and Preliminary Recommendations**
 - ▶ *Barriers*
 - ▶ *Preliminary Recommendations*

Inventory Overview

✓ The state occupies about 18.8 million gsf:

▶ **Owned**

- *Administrative / office*
- *Specialized*
 - State Police
 - DOT
 - Prisons
 - Hospitals / Long-term Care
 - Ports of Entry
 - Museums / Visitor Centers / Monuments
 - State Parks
 - Educational

▶ **Leased**

- *Primarily administrative and field offices*
- *Magistrate courts*

Space Occupied by State of New Mexico

	Gross Square Feet (GSF)	Leaseable Square Feet (LSF)	% Total GSF
Owned*	12,834,771		68.4%
Leased**	4,325,410	3,460,328	23.0%
Provided by Counties	1,607,181		8.6%
Total***	18,767,362	3,460,328	100.0%

* Not including Universities / Colleges / State Specialized Schools (Deaf, Visually Handicapped) - 21,995,337 gsf

** Equivalent estimated GSF (assumes LSF / GSF = 80%)

*** Total including educational uses = 40,354,085 gsf

▶ **Provided by Counties**

- *District Courts*
- *District Attorneys*
- *Public Health Offices*

✓ Owned

- ▶ **Risk Management tracks all state-owned facility assets**
 - *Provides the most comprehensive data available for all state-owned facilities – focus is on insurable value*
- ▶ **PCD tracks building information on properties in their jurisdiction**
 - *New FacilityMax database is operational*
 - *Liaising with Risk Management on data*
 - *Issues to work out on building and site IDs*

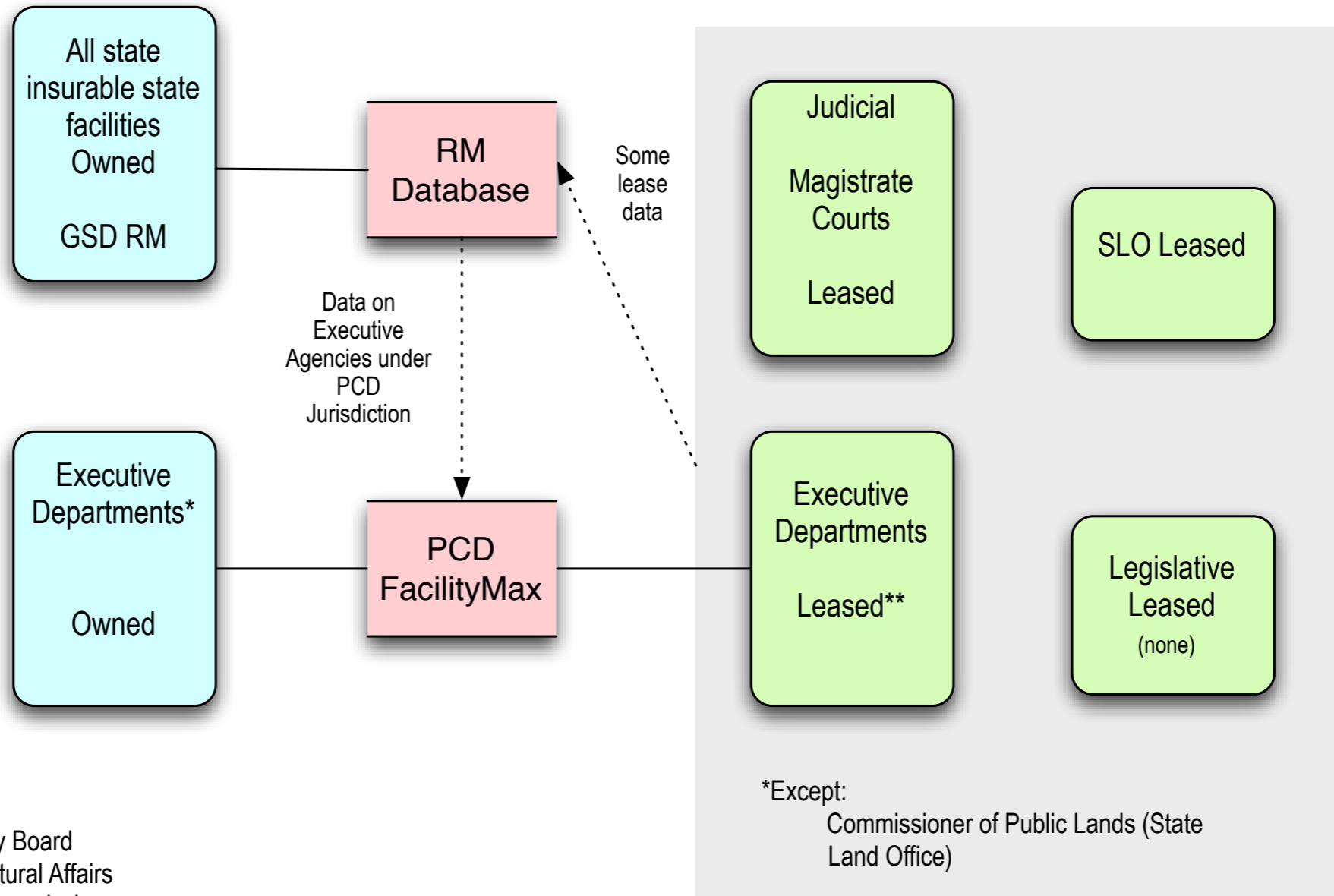
✓ Leased

- ▶ **PCD tracks leases for all Executive agencies**
 - *Except SLO and institutions of higher learning*
- ▶ **Risk Management also has data on leased facilities (incomplete)**

✓ Space provided by Counties for State Use (district courts, DAs, PHOs)

- ▶ **Nobody currently tracks**
- ▶ **ARC has developed a snap shot inventory**

Data Sources



- *Except:
- State Armory Board
 - Office of Cultural Affairs
 - State Fair Commission
 - Department of Game and Fish
 - Department of Transportation
 - Commissioner of Public Lands
 - State Parks Division of the Energy, Minerals and Natural Resources Department
 - State Institutions of Higher Learning
 - The New Mexico School for the Deaf
 - The New Mexico School for the Visually Handicapped
 - The Judicial Branch
 - The Legislative Branch

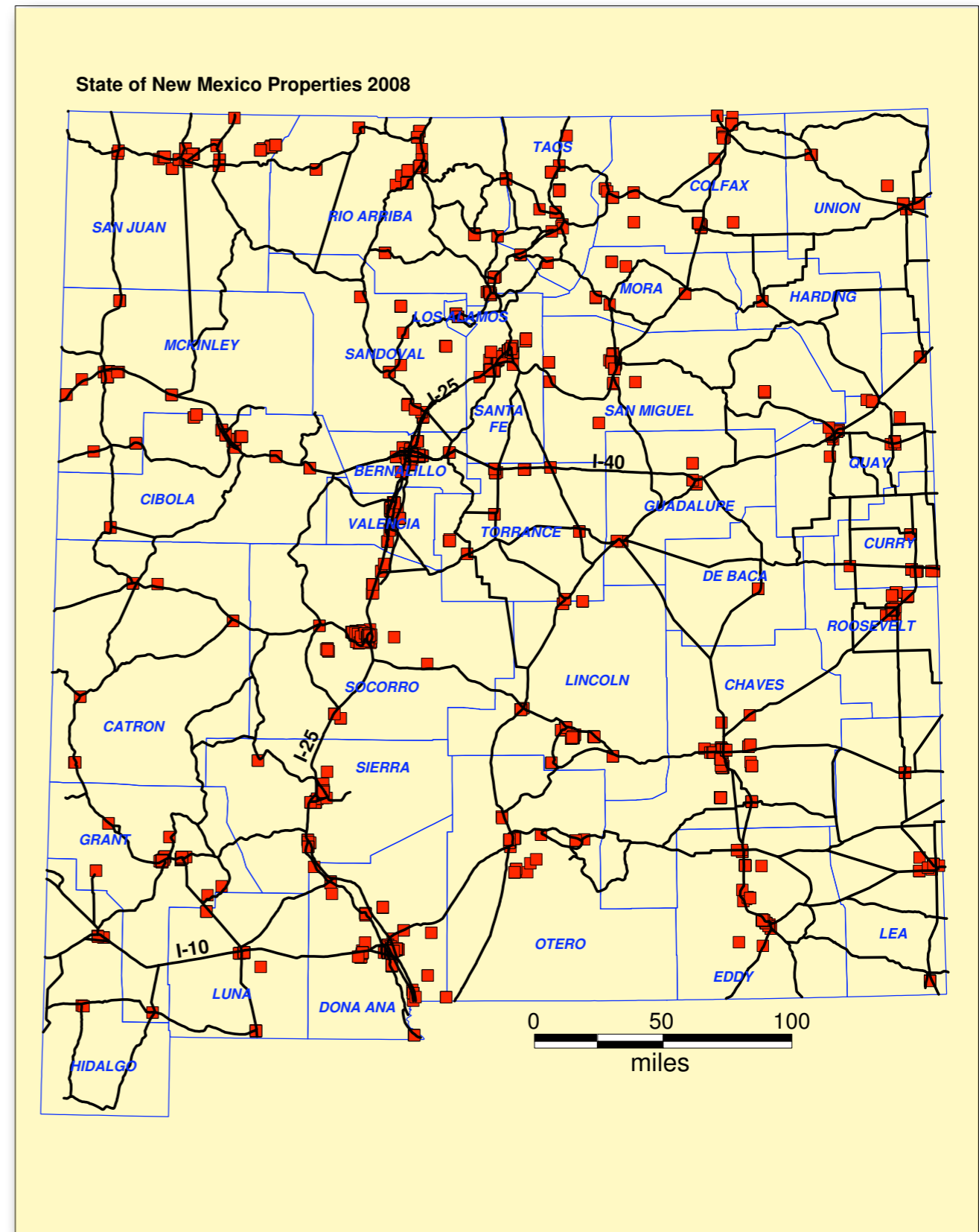
*Except:
Commissioner of Public Lands (State Land Office)

State Agencies in County Space
District Courts
District Attorneys
PHO
ARC

Owned Space

✓ State owns ~ 34.8 million gsf statewide

Department	GSF	% Total
Colleges / Universities / State Specialized Schools	21,995,337	63.2%
GSD	6,682,546	19.2%
State Fair	1,385,686	4.0%
Military Affairs	1,319,060	3.8%
DOT	1,181,249	3.4%
DCA	816,948	2.3%
Judicial	570,298	1.6%
EMNRD	314,175	0.9%
Legislative	288,084	0.8%
Game & Fish	227,624	0.7%
Land Office	49,101	0.1%
Total	34,830,108	100.0%



Source: Risk Management database

✓ Jurisdiction of Owned Space

▶ *Executive*

- *Under PCD jurisdiction*
- *Not under by PCD jurisdiction*
 - State Armory Board
 - Office of Cultural Affairs
 - State Fair Commission
 - Department of Game and Fish
 - Department of Transportation
 - Commissioner of Public Lands
 - State Parks Division of the Energy, Minerals and Natural Resources Department
 - State Institutions of Higher Learning
 - The New Mexico School for the Deaf
 - The New Mexico School for the Visually Handicapped
 - Border Authority

▶ *Legislative*

▶ *Judicial*

	GSF	% Total
Executive	11,976,389	93.3%
Legislative	288,084	2.2%
Judicial	570,298	4.4%
Total	12,834,771	100.0%

	GSF	% Total
Executive - PCD	6,682,546	55.8%
Executive Other	5,293,843	44.2%
Total	11,976,389	100.0%

Universities / Colleges
/ State Specialized Schools 21,995,337 GSF

Total State 34,830,108 GSF

Notes:

- Source 2008 Risk Management Database (some properties not yet appraised)
- Does not include privately operated prisons (Lea County Correctional Facility (Hobbs), Guadalupe County Correctional Facility (Santa Rosa), New Mexico Women's Correctional Facility (Grants), Northeast New Mexico Detention Facility (Clayton))

Owned Space

✓ Facilities by County

State Facilities by County
(not including State Universities / Colleges / Specialized)

County	Count	Floor Area (GSF)	Rank	% total
Santa Fe	241	3,765,217	1	29.3%
Bernalillo	317	3,087,219	2	24.1%
Valencia	192	937,759	3	7.3%
San Miguel	102	720,200	4	5.6%
Dona Ana	102	693,290	5	5.4%
Chaves	99	474,947	6	3.7%
Colfax	85	392,174	7	3.1%
Grant	82	358,990	8	2.8%
Lincoln	118	351,562	9	2.7%
Cibola	86	271,540	10	2.1%
Sandoval	46	184,004	11	1.4%
Sierra	49	176,442	12	1.4%
Otero	27	136,038	13	1.1%
San Juan	59	131,599	14	1.0%
Rio Arriba	61	131,091	15	1.0%
Socorro	42	120,676	16	0.9%
Taos	33	120,390	17	0.9%
Luna	33	112,372	18	0.9%
Eddy	37	106,399	19	0.8%
Union	15	85,211	20	0.7%
McKinley	34	83,195	21	0.6%
Curry	16	66,222	22	0.5%
Quay	20	55,962	23	0.4%
Guadalupe	16	54,370	24	0.4%
Lea	17	48,387	25	0.4%
Roosevelt	13	38,140	26	0.3%
Hildago	11	32,228	27	0.3%
Catron	18	28,220	28	0.2%
Torrance	32	27,283	29	0.2%
Mora	12	18,130	30	0.1%
De Baca	14	14,961	31	0.1%
Harding	2	7,080	32	0.1%
Los Alamos	5	3,473	33	0.0%
Total		12,834,771		100.0%

State Facilities by County
(including State Universities / Colleges / Specialized Schools)

County	Count	Floor Area (GSF)	Rank	% total	% University
Bernalillo	660	11,116,312	1	31.9%	72.2%
Dona Ana	856	6,124,845	2	17.6%	88.7%
Santa Fe	266	4,013,560	3	11.5%	6.2%
San Miguel	164	1,792,213	4	5.1%	59.8%
Chaves	166	1,674,305	5	4.8%	71.6%
Socorro	326	1,410,455	6	4.0%	91.4%
Roosevelt	124	1,346,556	7	3.9%	97.2%
Valencia	219	1,112,936	8	3.2%	15.7%
Grant	140	1,081,134	9	3.1%	66.8%
San Juan	96	999,332	10	2.9%	86.8%
Rio Arriba	126	532,271	11	1.5%	75.4%
Otero	60	511,719	12	1.5%	73.4%
Lincoln	130	411,272	13	1.2%	14.5%
Cibola	94	394,935	14	1.1%	31.2%
Colfax	85	392,174	15	1.1%	0.0%
McKinley	51	350,701	16	1.0%	76.3%
Eddy	52	302,709	17	0.9%	64.9%
Sandoval	53	204,653	18	0.6%	10.1%
Sierra	49	176,442	19	0.5%	0.0%
Taos	62	173,962	20	0.5%	30.8%
Luna	33	112,372	21	0.3%	0.0%
Union	23	110,349	22	0.3%	22.8%
Los Alamos	12	85,606	23	0.2%	95.9%
Curry	25	83,243	24	0.2%	20.4%
Quay	32	71,366	25	0.2%	21.6%
Guadalupe	16	54,370	26	0.2%	0.0%
Lea	17	48,387	27	0.1%	0.0%
Hildago	11	32,228	28	0.1%	0.0%
Mora	20	32,157	29	0.1%	43.6%
Catron	18	28,220	30	0.1%	0.0%
Torrance	32	27,283	31	0.1%	0.0%
De Baca	14	14,961	32	0.0%	0.0%
Harding	2	7,080	33	0.0%	0.0%
Total		34,830,108		100.0%	63.2%

Source: Risk
Management database

✓ Statewide leases

- ▶ **~\$63.7 million annual lease costs, 3.5 million LSF**
- ▶ **Includes \$4.3m and 327,000 LSF for non-PCD leases (Courts, SLO)**
- ▶ **91% of leases are for office uses**

Space Type	Lease Count	Lease Amount	Leasable Sq.Ft.(LSF)	% Total LSF	Rate (\$/LSF)
OFFICE	425	\$62,250,725	3,139,384	90.7%	\$19.83
SPECIAL USE	67	\$1,076,924	302,334	8.7%	\$3.56
STORAGE	28	\$72,493	5,404	0.2%	\$13.41
WAREHOUSE	2	\$271,638	13,205	0.4%	\$20.57
TOTAL	522	\$63,671,780	3,460,327	100.0%	\$18.40

*Includes non PCD leases (66 leases, 326,891 lsf, \$4,299,603 - 6.7% of the total cost)

Note: Does not include privately operated prisons (Lea County Correctional Facility (Hobbs), Guadalupe County Correctional Facility (Santa Rosa), New Mexico Women's Correctional Facility (Grants), Northeast New Mexico Detention Facility (Clayton))

Statewide Inventory

Total Leases - State of New Mexico

✓ Statewide leases

- *Bernalillo County - 28%, \$17.9 million, 949,092 LSF*
- *Santa Fe County - 25%, \$15.8 million, 720,082 LSF*
- *Doña Ana County - 6.7%, \$4.3 million, 350,236 LSF*
- *Valencia - 6.2%, \$3.9 million, 181,436 LSF*

County	Total Leases	Current Amount	LSF	% Total Current Amount	Rank \$	Rank LSF
Bernalillo	94	\$ 17,877,348	949,092	28.1%	1	1
Santa Fe	77	\$ 15,799,976	720,082	24.8%	2	2
Dona Ana	46	\$ 4,276,969	350,236	6.7%	3	3
Valencia	51	\$ 3,936,749	181,436	6.2%	4	4
Chaves	26	\$ 2,224,604	173,157	3.5%	5	5
Curry	9	\$ 1,714,450	72,644	2.7%	6	9
San Miguel	14	\$ 1,622,663	74,931	2.5%	7	8
McKinley	13	\$ 1,476,983	55,060	2.3%	8	15
Eddy	16	\$ 1,370,110	84,689	2.2%	9	6
San Juan	13	\$ 1,327,996	75,002	2.1%	10	7
Grant	11	\$ 1,309,547	53,506	2.1%	11	16
Rio Arriba	8	\$ 1,303,563	50,145	2.0%	12	17
Otero	10	\$ 1,301,668	60,542	2.0%	13	12
Sandoval	9	\$ 1,269,001	72,448	2.0%	14	10
Taos	13	\$ 1,203,044	60,424	1.9%	15	13
Colfax	15	\$ 743,704	42,046	1.2%	16	19
Guadalupe	7	\$ 733,708	23,521	1.2%	17	24
Cibola	7	\$ 584,203	43,008	0.9%	18	18
Lea	13	\$ 580,279	59,719	0.9%	19	14
Lincoln	7	\$ 552,792	28,778	0.9%	20	22
Torrance	10	\$ 450,526	31,181	0.7%	21	20
Roosevelt	5	\$ 366,213	23,351	0.6%	22	25
Sierra	5	\$ 350,983	25,710	0.6%	23	23
Quay	6	\$ 298,177	21,466	0.5%	24	26
Luna	7	\$ 265,132	30,152	0.4%	25	21
Socorro	7	\$ 193,812	61,034	0.3%	26	11
Hildago	5	\$ 170,527	9,796	0.3%	27	28
Union	5	\$ 161,590	10,856	0.3%	28	27
Los Alamos	4	\$ 100,308	5,610	0.2%	29	29
Mora	3	\$ 35,610	4,632	0.1%	30	30
Catron	3	\$ 32,544	2,750	0.1%	31	31
Harding	1	\$ 20,026	1,824	0.0%	32	32
De Baca	1	\$ 16,976	1,500	0.0%	33	33
Total	521	\$ 63,671,780	3,460,328	100.0%		

Space Provided by Counties

✓ **Counties provide
~1.6 million gsf
housing**

- ▶ ***District Courts***
- ▶ ***District Attorneys***
- ▶ ***Public Health
Offices***

✓ **There are space
issues at many
county - provided
facilities**

	Number	GSF	% Total GSF
District Courts	35	964,940	60.0%
District Attorneys	33	289,904	18.0%
DOH Public Health Offices / Other	57	352,337	21.9%
Total	125	1,607,181	100.0%

Space Provided by Counties

County	Number of Sites	GSF	GSF Rank	District Courts			District Attorneys			Public Health Offices		
				At or Exceeding Capacity	Poor Condition	New Facility in progress	At or Exceeding Capacity	Poor Condition	New Facility in progress	At or Exceeding Capacity	Poor Condition	New Facility or Addition/Remodel in progress
Bernalillo	13	352,141	1	■	■		■			■	■	
Catron	2	1,572	32							■	■	
Chaves	5	104,424	4				■			■		
Cibola	3	9,077	26	■	■					■	■	
Colfax	3	11,490	23									
Curry	3	54,966	7	■								
De Baca	2	2,900	30									
Doña Ana	11	249,727	2									
Eddy	4	31,327	13									
Grant	3	34,354	11				■	■		■	■	■
Guadalupe	3	7,711	28							■		
Harding	1	2,000	31									
Hidalgo	3	7,730	27				■					
Lea	5	37,321	10									
Lincoln	3	14,122	21	■	■							
Los Alamos	2	9,119	25			■						
Luna	3	31,575	12				■			■	■	
McKinley	3	31,079	14				■			■		
Mora	1	1,200	33	■			■				■	
Otero	5	39,662	9	■	■					■		
Quay	3	12,900	22	■	■							
Rio Arriba	4	15,173	20							■		
Rosevelt	3	11,416	24							■		
San Juan	6	76,765	6	■		■	■	■		■	■	
San Miguel	4	47,325	8	■								
Sandoval	4	19,675	17	■								
Santa Fe	3	225,897	3	■	■	■	■	■	■	■	■	
Sierra	3	26,493	15	■		■				■		
Socorro	3	21,062	16	■						■		■
Taos	3	17,770	18	■	■	■	■		■	■		
Torrance	4	16,450	19	■								
Union	3	5,848	29				■	■		■		
Valencia	4	76,910	5				■	■		■	■	
Total	125	1,607,181										

Sources:
ARC, DOH

Barriers / Preliminary Recommendations

✓ Owned and leased facilities

▶ *No unified source of data for all state facilities*

▶ *Currently no unified coding system*

- *No common building IDs (different numbering systems, and possibly names)*
 - No common site IDs
 - Different definition of what constitutes a building
 - Different information on building occupant (who pays insurance vs. occupying agency)
- *Risk Management and PCD are discussing this issue*

▶ *May be data discrepancies*

- *What is owned, leased*
- *Names*
- *Sizes*

Barriers

✓ Staffing

- ▶ *No source of data exists of staffing at each site*

✓ Limited agency long-range capital planning

✓ County-provided facilities

- ▶ *No one is responsible for tracking county-provided space*
- ▶ *No space standards for county-provided facilities*
 - *Can result in space inequities, space issues that can impact services*
- ▶ *Counties may have limited resources to provide facilities*
 - *May sometimes results in state agencies leasing space*

✓ Privatized facilities (e.g., prisons, Long-term care facilities) are not tracked anywhere

✓ Properties (land)

- ▶ **No comprehensive database on state-owned property (land)**
 - *State Land Office maintains a comprehensive database of its holdings, but does not track land held by other executive agencies, legislative, and judicial branches*
 - *GSD PCD maintains records (deeds, plats) of properties under their jurisdiction – but there are gaps and no comprehensive database*
- ▶ **No comprehensive system to track water rights on state lands (non SLO)**

- ✓ **No comprehensive policies for acquisition and disposal of state-owned properties**
 - ▶ ***CBPC has directed staff to establish these policies***
 - ▶ ***SB 220 lays groundwork to give CBPC authority for developing acquisition and disposal strategies***
 - ▶ ***Policies should cover acquisition by gifting or MOUs***

SB 220 – Section 1 B

(2) review proposed lease-purchase agreements pursuant to Section 15-10-2 NMSA 1978;

(3) work with the general services department and other state agencies in developing recommendations for addressing deferred maintenance on state facilities and disposal strategies for aging facilities no longer able to serve their mission; and

(4) utilizing life cycle costing, work with the general services department in developing recommendations regarding whether the state should lease, lease-purchase or purchase needed additional facilities.

Preliminary Recommendations

- ✓ **Create consistent and comprehensive database of state assets (facilities and non SLO lands), and leased properties**
 - ▶ **Assign a single agency / entity to compile, consolidate, and update data**
 - *Report annually to the CBPC*
 - *Make data available on-line to CBPC members and staff for analysis and review*
 - ▶ **Resolve discrepancies from various data sources**
 - ▶ **Expand PCD's FacilityMax to include consistent data for all state assets and leased properties including as a minimum:**
 - *Location (Develop a common asset identifier for owned buildings and sites)*
 - *Agency Owner*
 - *Size (GSF, NSF, acres of land)*
 - *Condition (owned)*
 - *Occupants (owned and leased, number of personnel by location)*
 - *Replacement Value (owned and leased)*
 - *Water rights (owned property)*

Preliminary Recommendations

- ✓ **Require state agencies to develop long-range capital master plans**
 - ▶ *Establish guidance for plan development*
- ✓ **Establish policies for acquiring and disposing state assets that includes an analysis of costs and benefits considering**
 - ▶ *Compliance with the Capitol Buildings Master Plan*
 - ▶ *Potential long-term uses and mission requirements*
 - ▶ *Total costs of ownership and operation*
- ✓ **Develop space standards for state functions provided by counties**
 - ▶ *District Courts*
 - ▶ *District Attorneys*
 - ▶ *Public Health Offices*

The ARC - Dekker/Perich/Sabatini Association



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