



# Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

*The State of New Mexico*

General Services Department **GSD**

Facilities Management Division **FMD**

*and the*

Capitol Buildings Planning Commission



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# Acronyms

Acronym	Definition
ADA	Americans with Disabilities (Act)
AG	Attorney General
ALTS	Aging and Long-Term Services Department
AOC	Administrative Office of the Courts
ARC	Architectural Research Consultants, Incorporated
CBPC	Capitol Buildings Planning Commission
BBER	Bureau of Business and Economic Research
CIP(s)	Capital Improvement Project(s)
CRV	Current Replacement Value
CYFD	Children, Youth and Families Department
DCA	Department of Cultural Affairs
DFA	Department of Finance and Administration
DOC	Department of Corrections
DOH	Department of Health
DOIT	Department of Information Technology
DOT	Department of Transportation
DPS	Department of Public Safety
D/P/S	Dekker/Perich/Sabatini Architects

Acronym	Definition
DVR	Division of Vocational Rehabilitation
DVS	Department of Veterans Services
DWS	Department of Workforce Solutions
ECECD	Early Childhood Education & Care Department
EDD	Economic Development Department
EMNRD	Energy, Minerals and Natural Resources Department
EOB	Executive Office Building
ERB	Educational Retirement Board
FCA	Facility Condition Assessment
FCI	Facility Condition Index
FICM	Facilities Inventory and Classification Manual (Codes)
FTE	Full Time Equivalent
GO or (GOB)	General Obligation Bond
GSD	(NM) General Services Department
GSD / FMD	(NM) General Services Department / Facilities Management Division
GSF	Gross Square Feet
HB	House Bill



Acronym	Definition
HSD	Human Services Department
HED	Higher Education Department
HVAC	Heating, Ventilation, and Air Conditioning
LCS	Legislative Council Service
MACC	Maximum Allowable Construction Cost
NMED	New Mexico Environment Department
NMSP	New Mexico State Police
OSE	Office of the State Engineer
OSI	Office of the Superintendent of Insurance
P3	Public-Private Partnership
PED	Public Education Department
PRC	Public Regulation Commission
PSFA	Public Schools Facility Authority
RLD	Regulation and Licensing Division
ROM	Rough Order of Magnitude (Cost Estimate)
RSF	Rentable Square Feet
RUR	Room Utilization Rate
SB	Senate Bill
SF	Square Feet
SHPO	State Historic Preservation Officer

Acronym	Definition
SIC	State Investment Council
SOS	Secretary of State
STB	Severance Tax Bond
TPC	Total Project Cost
TRD	Taxation and Revenue Department
UNM	University of New Mexico
USF	Usable Square Feet



# Plan Overview



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# Plan Overview

## Introduction

### Purpose / Objectives

The State of New Mexico General Services Department and Facilities Management Division (NM GSD/FMD), in conjunction with the Capitol Buildings Planning Commission (CBPC), initiated this long-range Strategic Space Master Plan to serve as a road map for building utilization and improvements for owned buildings and sites in the Santa Fe area. Under the purview of the GSD, these buildings and sites are used primarily for office purposes.

The space plan builds upon the objectives of the Santa Fe Area Plan that the Capitol Buildings Planning Commission adopted in 2000 and updated in 2005 and 2011:

- Seek opportunities to move state agencies from leased to state-owned space and for consolidation
- Dispose or acquire facilities to improve access to services, promote economies of scale, achieve cost-effective operations, and
- Make most efficient use of space in accordance with the state space standards and best practices

The State intends the plan to be a prototype of strategic space plans for other areas of the state, and capitalize on numerous and current studies that impact state-owned facilities.

The State retained Architectural Research Consultants, Incorporated (ARC) to guide the planning effort. Assisting with Executive Office Building site planning is Dekker Perich Sabatini Architects (D/P/S).

The purpose of this document is to communicate major ideas. . . more detailed information is in appendices and various Web-accessible databases



## Study Scope

This scope of the study includes 29 owned buildings and leased facilities generally used for office purposes that house Executive agencies under the purview of GSD / FMD.

The scope also considers the space needs of the Administrative Office of the Courts (AOC), a judicial agency. The AOC occupies portions of the Capitol North building located at the Main Capitol Campus.<sup>1</sup> The Capitol North building is under the purview of the Legislative Branch. The Secretary of State, an elected official within the Executive Branch, also occupies a portion of Capitol North. The Legislative Branch would eventually like to relocate these agencies to make room for Legislative functions. Relocating these agencies to Executive-owned space is one objective of this study.

## Planning Process

ARC used a four-step process to develop the plan. Step A. Initiated the project by gathering relevant existing information and establishing the decision-making process. Step B. Inventory and Analysis examined the supply and demand characteristics of the state-owned and leased buildings in the Santa Fe area. On the supply side, the planners looked at the physical condition and use of the facilities. Considerable effort was made to identify the amount of usable square footage in each building, and document existing users by on-site inspection and through a web-based questionnaire to state departments and agency occupants. This step also examined the potential siting options and characteristics for a new Executive Office Building. Step C. Synthesize identified space use strategies and an implementation plan. Step D. Report prepared a final and draft report summarizing the findings and recommendations of the study.

## Data Sources

The study relied on various data sources:

- Building Gross Square Feet and Full-time Equivalent Personnel numbers: New Mexico Inventory of Facilities and Properties from data provided by the General Services Department / Facilities Management Division's AIM enterprise facilities management system. Personnel numbers are provided by the State Personnel Office and the Department of Information Technology via the state's SHARE system.

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<sup>1</sup> AOC vacated the Capitol North during the course of this study and now occupies leased space.



- Long-Range Site and Development Plans for State-Owned Campuses: Capitol Buildings Master Plan: Santa Fe Area Plan (incorporating the South Capitol Master Plan and associated guidance).
- Executive-Owned Building Floor Plans: New Mexico General Services Department / Facilities Management Division. Capitol North Building floor plan from the Legislative Council Service.
- Usable Square Footage Calculations: Area takeoffs by ARC.
- Facility Condition Assessments of Executive Owned Buildings: Condition assessments by ARC.
- Input from Building Users regarding Functional and Physical Conditions: Based on responses from online questionnaires prepared by ARC.
- Various building studies: Including the Space Use Assessment of Seven Buildings (in Santa Fe) April, 2014; State Record Center and Archives: Findings and Recommendations, Capitol Buildings Planning Commission, November 2009, ARC; Long-Range Master Planning and Programming Requirements for Willie Ortiz Renovation, December 2017, RMKM Architecture and ARC; State of New Mexico Health and Human Services Complex, Program of Requirements, June 2007, SMPC / HOK; and Project Requirements for the Executive Office Building (DRAFT), August 2013, Wilson & Company.

 See also  
*Appendix C*

## Some Common Terms and Metrics

This report includes some terminology common to planning and architectural work:

- Space Use
  - Gross Square Feet (GSF) – the total amount of square footage in a building measured from the outside walls. The construction cost of a new building will be based on this number.
  - Rentable Square Footage (RSF) – is the usable square footage plus a portion of the building’s common area (e.g., lobbies, restrooms, major hallways, etc.). Generally, how leased square feet is reported.
  - Usable Square Feet (USF) – the actual space occupied from wall to wall including interior corridors and walls. USF is generally about 15% less than RSF.
- Staffing
  - Full Time Equivalent (FTE) – is a unit that indicates the workload of an employed person in a way that makes workloads comparable across various contexts.



- Budgeted Filled FTE - the number of employees actually employed (does not include budgeted, but vacant positions).
- Budgeted FTE - the number of employees budgeted for a department or unit by the state. At the state level, there is about 20% vacancy. Due to this vacancy rate, the New Mexico Space Planning standards recommend planning at the Budgeted FTE number to allow for potential future growth, assuming more precise employee projection remains unavailable.
- New Mexico Space Standards
  - The Capitol Buildings Planning Commission (CBPC) has adopted revisions to the State Space Standards. These updated standards recommend 215 RSF (185 USF) per person for primary office space (this includes normal types of space found in offices, but excludes specialized space). To promote flexibility in space use and assignment, the standards continue to encourage open office space layout concepts and use of private offices when only functionally required.

## A Note About Covid

Covid, the contagious respiratory disease that emerged as a pandemic in late 2019, began while this study was in progress. Not only did state Executive Orders about the pandemic for social distancing and building shutdowns impact physical access to state personnel and buildings, they also called into question long-standing space use policies and assumptions about future demand for office buildings. For instance, the restrictions from social distancing policies forced all but state personnel deemed essential to work remotely, and to some observers, with no loss of productivity.

In the short term (1-3 years), reoccupancy of state-owned and leased buildings will require a number of operational measures and physical changes to protect the health and safety of state personnel and the public, helping to reduce the risk of infection. A state task force has made recommendations about policies and procedures for reoccupying state-owned and leased space.

This report is most concerned with the mid (3-5 years) and long-term (5 years+) impact of the pandemic on building use and demand. We explore and base our recommendations on different post-pandemic occupancy scenarios.



# Supply Characteristics

## Planning Context

Five State campuses are in the Santa Fe area:

- The Main Capitol Campus
- South Capitol Campus
- West Capitol Campus
- The New Mexico Public Safety / NMDOT Campus
- New Mexico Corrections / Oñate Site

 See Exhibit 01 and Appendix B

The State also owns a number of standalone buildings and leases a significant amount of space throughout the Santa Fe area.

CBPC adopted the Santa Fe Area Plan in 2000 (updated in 2011) to guide development and redevelopment of the five Santa Fe state campuses. The Area Plan integrates a 2010 long-range development plan for the South Capitol Campus.

The CBPC also maintains the State of New Mexico Inventory of Facilities and Properties which serves a reference for state-owned and leased property.

GSD/FMD is responsible for managing space for about 60% of the Executive-owned space in Santa Fe (excluded are State Armory Board, Cultural Affairs Department, Department of Game and Fish,

**Exhibit 01:**  
*Location of State Campuses in Santa Fe*



Department of Transportation, State Parks Division of the Energy, Minerals and Natural Resources Department, New Mexico School for the Deaf, the judicial branch, the legislative branch). GSD/FMD is also responsible for all the Executive agency leases in Santa Fe except Judicial branch leases.

GSD/FMD directs and manages planning, construction, and maintenance of state-owned buildings under their purview, and in addition manages leases for all Executive agencies.

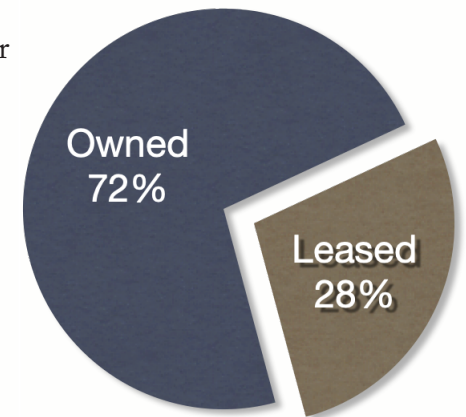
### Existing Owned Building Inventory

The scope of this current study involves 29 owned buildings located in the Santa Fe area used for office purposes under the purview of GSD / FMD. These buildings encompass about 1.5 million gross square feet (GSF) and about 1 million usable square feet (USF) at the five campuses, as well as several standalone buildings that are largely used for office purposes.

Executive agencies under GSD/FMD purview also lease office space in the Santa Fe area, which total about 450,000 rentable square feet (RSF) and cost about \$10.775 million dollars per year.

See Exhibit 02 to Exhibit 04

**Exhibit 02:**  
*State-owned and Leased Space for Buildings and Agencies under GSD/FMD Purview in Santa Fe*



### Observations / Characteristics of the Inventory

While all study buildings have office functions, they differ widely in total size, age, floor plate size and proportion. Furthermore, their unique location characteristics impact their capabilities to provide a modern, flexible office environment for general occupancy.

The effective size of the inventory appropriate for general occupancy in modern flexible office environments narrows due to:

Location on Specialized Campus: Facilities at the New Mexico Public Safety / NMDOT Campus (Building B, Law Enforcement Campus) and New Mexico Corrections / Oñate Site (Central Office Administrative Building) are functionally limited to law enforcement or correctional uses due to security concerns.

Specialized Building (constructed for other than general office use). Some buildings were originally designed for another purpose and have been converted or renovated for general office use. These buildings can accommodate office use, but due to building floor plate or size, are inherently inefficient with respect to space use. These include the Bataan Memorial Building (the former state capitol characterized by wide hallways and narrow office floor plates), the capitol casitas (small residential structures), Public Health



**Exhibit 03:**

*State of New Mexico Owned Office-Type Buildings under NM GSD Purview*

State of New Mexico Owned Office-Type Buildings under NM GSD Purview				
Campus	Building	Year Built	GSD/FMD GSF	ARC Office USF
Main Capitol Campus				
	Bataan Memorial	1900	159,325	95,900
	Concha Ortiz y Pino Building	1974	31,843	24,200
	Jerry Apodaca Building	1950	61,613	38,200
	Lamy Building	1927	17,875	13,500
	Lew Wallace Building	1927	18,924	10,200
	Paul Bardacke - Villagra	1934 / 2005	62,190	41,000
	PERA	1960	158,559	115,200
	402 Don Gaspar (Casita)	1930	1,532	1,100
	406 Don Gaspar (Casita & Garage)	1930	1,772	900
	410 Don Gaspar (Casita & Garage)	1930	1,772	900
	414 Don Gaspar (Casita & Garage)	1930	1,467	900
	Workforce Development Center*	1960	9,590	6,700
South Capitol Complex				
	Harold Runnels	1985	179,929	118,300
	John F. Simms Jr.	1976	71,425	53,000
	Joseph M. Montoya	1986	135,694	95,500
	Manuel Lujan Sr.	1974	76,262	51,900
	Wendell Chino	1998	80,159	57,800
	Public Health Nurses	1963	7,044	5,300

Campus	Building	Year Built	GSD/FMD GSF	ARC Office USF
West Capitol Complex				
	Garrey Carruthers - Records/ State Library	1989/99	78,659	38,400
	Field Office (T-87)	1980	25,411	19,800
	Toney Anaya	2004	95,042	69,600
	Willie Ortiz Building	1940	43,511	25,100
	Dr. Timothy F. Fleming	1980	16,284	15,800
New Mexico Public Safety Campus				
	B-Headquarters	1977	70,660	46,600
	A-Law Enforcement Academy	1977	72,543	10,200
	Secure Storage Facility / Forensic Lab Expansion and Renovation (in construction)		26,041	0
New Mexico Corrections / Oñate Site				
	Central Office Administration	1991	34,218	27,300
Valdes Business Park				
	Motor Vehicle Department Field Office*	2010	14,316	8,900
	New Vital Records Building		12,592	8,900
	<b>Total</b>		<b>1,566,252</b>	<b>1,001,100</b>
	Count		29	
Other				
	Capitol North**	1960	32,450	31,700

\*Located near Capitol Campus

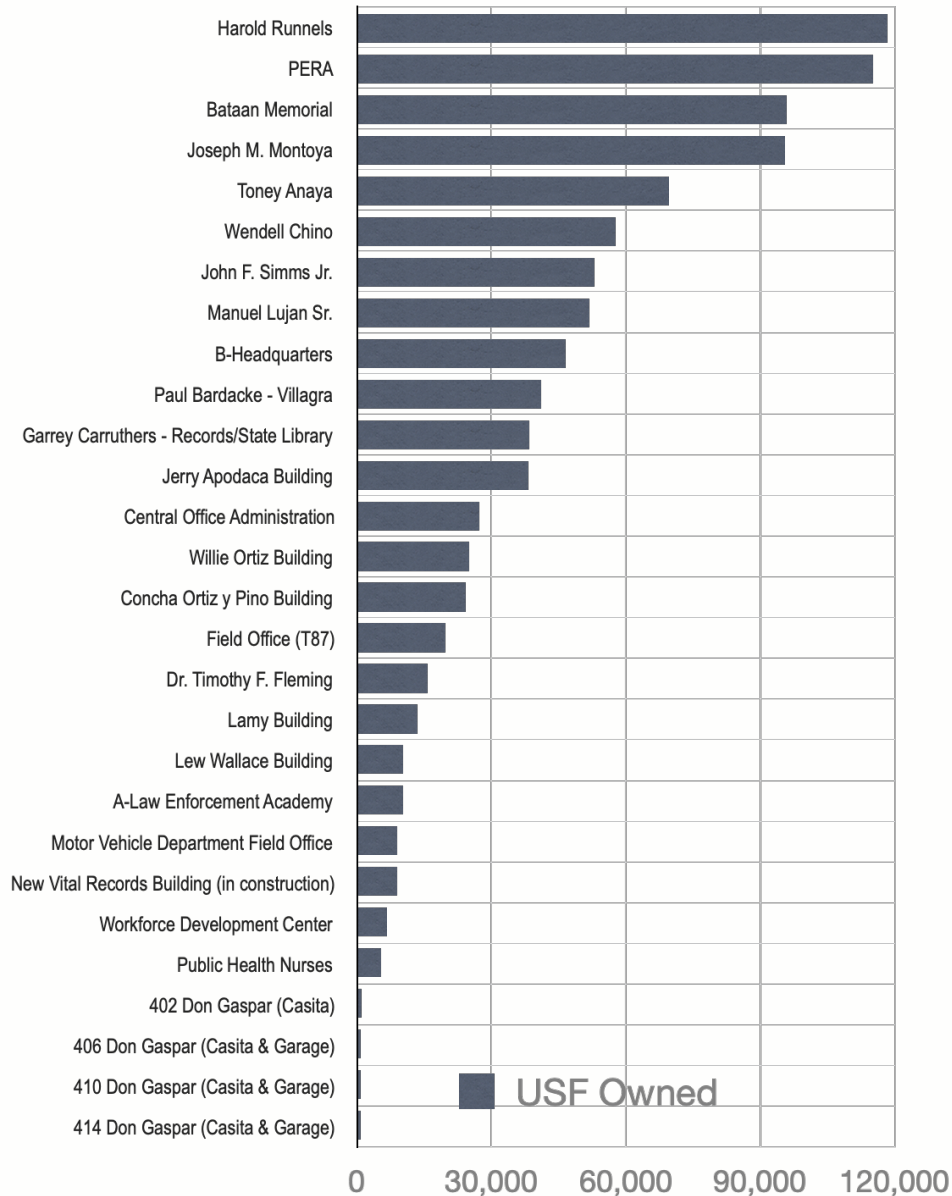
\*\*Not an Executive Building (Legislative Purview, current location of Administrative Office of the Courts, and Secretary of State)





**Exhibit 04:**

*Usable Square Feet (USF) Owned Office-Type Buildings under NM GSD Purview*



Nurses (small, designed as a records center with an associated records vault), the Garrey Carruthers - Records/State Library (designed and currently used as a state library and records center), the Motor Vehicle Field Office and new Vital Records Building, both designed for specific purposes.

Specialized Occupant: Overlapping somewhat with the previous categories are buildings designed and occupied for a specialized use. These include the Simms Building (designed for the Department of Information Technology and housing specialized computing capabilities), the Paul Bardacke - Villagra complex (housing the Attorney General), and the Lujan Building (designed for the Tax and Revenue Department). While these facilities are capable of housing other uses, there will likely be functional conflicts with existing uses.

Building Size, Age, or Site Provides Opportunities for a Higher Use: Some buildings are small with limited opportunities for flexible use or are small with sites that could be used for other purposes (Workforce Development, Capitol casitas, and Concha Ortiz y Pino).

Many buildings are over 40 years old. While these facilities have received capital investments over the years and remain capable, they will nonetheless require more attention to renew building systems and adapt to different functional needs in time. Nearly every building at the Main Capitol Campus is an older structure. Bataan's oldest is section is 120 years old, PERA: 60 years, Apodaca: 70 years, Lamy and Lew Wallace: 93 years, and the casitas: 90 years. Additionally, modifications to any building located at the Main Capitol Campus would face potential historic preservation considerations.





The other campuses are generally younger, but still aging. The South Capitol Campus buildings were generally constructed in the 1970s and 1980s, making them 35 to 46 years old. The West Capitol Complex has a mixture of older structures (Willie Ortiz - 80 years old, T-87 - 40 years old) and the relatively new Toney Anaya at just 16 years old. The Public Safety Campus facilities were originally constructed in the mid 1970s, making them over 40 years old.

Buildings with Potential or Existing Capability to Accommodate Flexible Office Environments. The remaining buildings encompassing 519,700 USF (52% of the inventory) of the study inventory have potential, or existing capability to provide a modern, flexible office environment with characteristics such as:

- Sufficient size (20,000 USF+) to allow options for assigning space.
- Floor plate size and proportions. The floor plate is the basic floor plan of the building. Ideally the floor plate should provide sufficient, unobstructed area with access to natural light. There are many possible configurations. Daylight penetrates about 30', so a single loaded plan would be about 50' wide, and double loaded plan about 90' wide.
- Building systems. The building mechanical and electrical systems should be sufficiently capable and flexible to accommodate anticipated use.

The buildings below provide, or are capable of providing, the following characteristics:

- Existing Flexible Office Facilities
  - Toney Anaya
  - Simms (but potentially limited by specialized use)
  - Lujan (but potentially limited by specialized use)
- Capable of Flexible Office Arrangement with Renovation
  - PERA
  - Jerry Apodoca
  - Joseph Montoya
  - Wendell Chino
  - Willie Ortiz
  - Runnels
  - Field Office (T-87)
  - Concha Ortiz y Pino

 *See Exhibit 05*



**Exhibit 05:**

*State of New Mexico Owned Office-Type Buildings under NM GSD Purview Categorized*

State of New Mexico Owned Office-Type Buildings under NM GSD Purview						
Campus	Building	Not Suitable for General Office Use	Located on Specialized Campus	Specialized Use is Current Occupant	General Office Use	Have Ability to Maximize USF through Renovation
<b>Main Capitol Campus</b>						
	Bataan Memorial				■	
	Concha Ortiz y Pino Building				■	
	Jerry Apodaca Building					■
	Lamy Building				■	
	Lew Wallace Building				■	
	Paul Bardacke - Villagra			■		
	PERA					■
	402 Don Gaspar (Casita)	■				
	406 Don Gaspar (Casita & Garage)	■				
	410 Don Gaspar (Casita & Garage)	■				
	414 Don Gaspar (Casita & Garage)	■				
	Workforce Development Center	■				
<b>South Capitol Complex</b>						
	Harold Runnels					■
	John F. Simms Jr.			■		■
	Joseph M. Montoya					■
	Manuel Lujan Sr.			■		■
	Wendell Chino					■
	Public Health Nurses				■	

Campus	Building	Not Suitable for General Office Use	Located on Specialized Campus	Specialized Use is Current Occupant	General Office Use	Have Ability to Maximize USF through Renovation
<b>West Capitol Complex</b>						
	Garrey Carruthers - Records/State Library	■				
	Field Office (T-87)					■
	Toney Anaya					■
	Willie Ortiz Building					■
	Dr. Timothy F. Fleming				■	
<b>New Mexico Public Safety Campus</b>						
	B-Headquarters			■		
	A-Law Enforcement Academy			■		
	Secure Storage Facility / Forensic Lab Expansion and Renovation (in construction)			■		
<b>New Mexico Corrections / Oñate Site</b>						
	Central Office Administration			■		
<b>Valdes Business Park</b>						
	Motor Vehicle Department Field Office*		■			
	New Vital Records Building		■			
<b>Other</b>						
	Capitol North*			■		

\*Not an Executive Building (Legislative Purview, current location of Administrative Office of the Courts, and Secretary of State)

■ Existing Footprint Capable of Maximizing USF



## Current Major Projects

Many current small improvements to the State’s building inventory in Santa Fe are in progress. A project of note is the State Buildings Green Energy Project.

In August 2019, the State of New Mexico’s Facilities Management Division of the General Services Department began a \$32 million project to improve the energy efficiency of more than 30 executive buildings in Santa Fe. The project is anticipated to reduce energy bills by half, saving the state at least \$1.1 million per year. The project will also have a lasting impact on the community, state, and world in terms of the global greenhouse gas emissions reduced by these efforts.

This project impacts nearly every building in this study.

Another major project is the design and construction of a 25,000 GSF addition to the existing DPS headquarter building for a secure storage facility to consolidate evidence and records. A new 44,000 GSF forensic lab will be built at 2068 Galisteo Street in Santa Fe.

## Planned Future Projects

- Executive Office Building – In 2009, the New Mexico legislature passed Session SB0221, authorizing state revenue bonds for an executive office building. The New Mexico Finance Authority was authorized to issue and sell revenue bonds payable from the State Building Bond Fund, not to exceed \$115 million. Some initial planning work was done but the project was never implemented.

The Executive and Legislative branches have recently expressed renewed interest in reviving and implementing this project. The composition and siting of this facility is part of this current study.



*See Appendix A: Executive Office Siting and Strategy “3. Construct New Facilities (Move from Leased Space)” on page 28*

## Other Proposed Projects Not Implemented

- Health and Human Services Complex (HHS) – In 2007, the State of New Mexico initiated planning to create a new State Complex to co-locate administrative functions that relate to Health and Human Services (HHS). The State of New Mexico identified 5 agencies for consideration, including: Aging and Long-Term Services Department (ALTSD), Children, Youth and Families Department (CYFD), Human Services Department (HSD), Department of Health (DOH), and Public Education Department (PED).




Initial programming identified a demand of 652-682,000 GSF (586-614,000 USF). Phase 1 of a Health and Human Service Complex was funded by the legislature (HB728 and HB154) with capital funding through issuance of revenue bonds based on lease savings. A site was chosen at Las Soleras near a proposed Rail Runner stop, and the State initiated site acquisition activities. But the project eventually stalled due to political considerations and administration changes, and the site was not acquired.

## Condition Assessment

ARC performed a facility condition assessment of 27 owned buildings.<sup>1</sup>

The assessment identified \$108.4 million of capital improvement needs. An overview of the assessment results show:

- The State's stock of owned buildings is aging, with 74% of its overall square footage over 30 years of age. Of that, 52% is over 40 years old, and 37% is older than 50 years.
- Most of the buildings are in good to fair condition. Based on a Facility Condition Index (FCI) that considered the amount of identified needs as a proportion of current replacement value (CRV), 53% of the facilities are in good to fair condition. According to ARC's condition scoring method, which is a composite weighted rating system that reflects the observed conditions for the site, building, and functional adequacy, 82% of the buildings are in excellent to good condition.
- The greatest proportion of assessed need in the older buildings. \$96.3 million dollars of the need (91% of the total) is in buildings older than 40 years old.
- The vast majority of the need - \$89.93 million (or 83%) of the total is to renew older building systems. The next largest need (\$9.7 million, or 9.7% of the need) is to upgrade facilities to meet requirements for health/safety, building code, and current ADA standards.
- Most of the needed improvements are at the Main Capitol Campus (\$76.0 million or 70% of the total need). This result follows from the fact that the Main Capitol Campus has the largest selection of oldest buildings. The next greatest need is the South Capitol Campus (\$17.5 or 16% of the need) followed by the West Capitol Campus (\$7.6 million, or 7% of the total).
- About 23% of the capital improvements (\$23.3 million) that ARC evaluators judged to be either immediate or critical should be done in the short term.

 See Exhibit O6 and Appendix B for more detailed information about facilities condition.

See also a separate report summarizing the assessment of each building

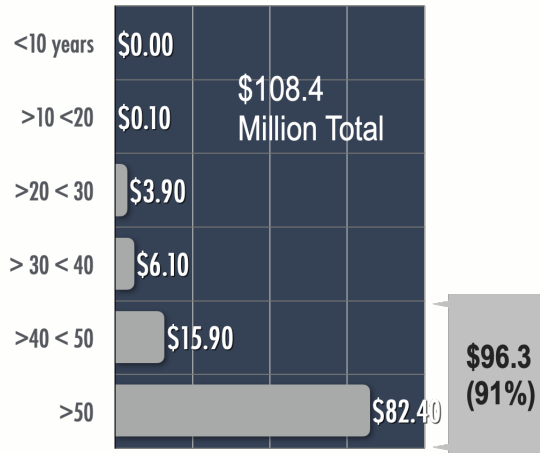
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<sup>1</sup> This total excludes the Harold Runnels Building due to Covid restrictions, as well as the Secure Storage Facility / Forensic Lab at the Public Safety Campus and the New Vital Records due to construction.

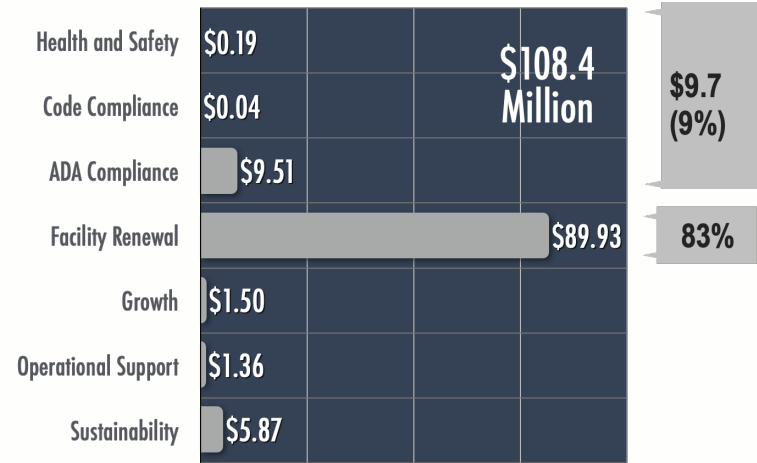


**Exhibit 06:**  
*Facility Condition Assessment Summary*

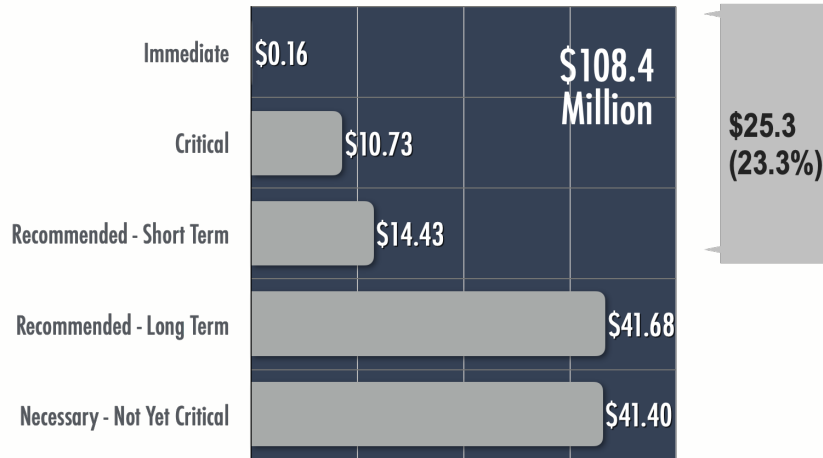
**A. Assessed Condition by Building Age (\$M)**



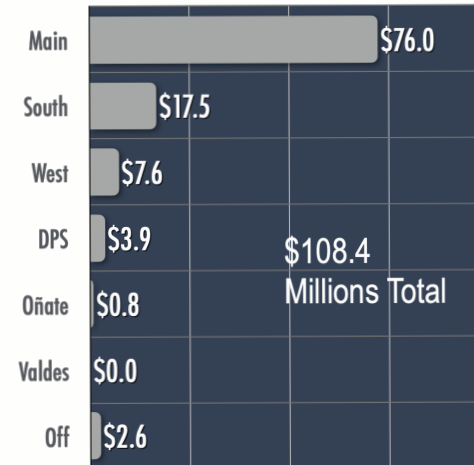
**B. Assessed Condition by Category (\$M)**



**C. Assessed Condition By Priority (\$M)**



**D. Assessed Condition by Campus (\$M)**



# Demand Characteristics

## State Occupancy

State executive-owned and leased office space accommodates 48 agencies in Santa Fe with about 5,600 budgeted full-time equivalent (FTE) (~4,300 positions are filled, meaning the remainder are vacant or temporary). About 72% of the total occupy state-owned space, and the rest are in leased space.

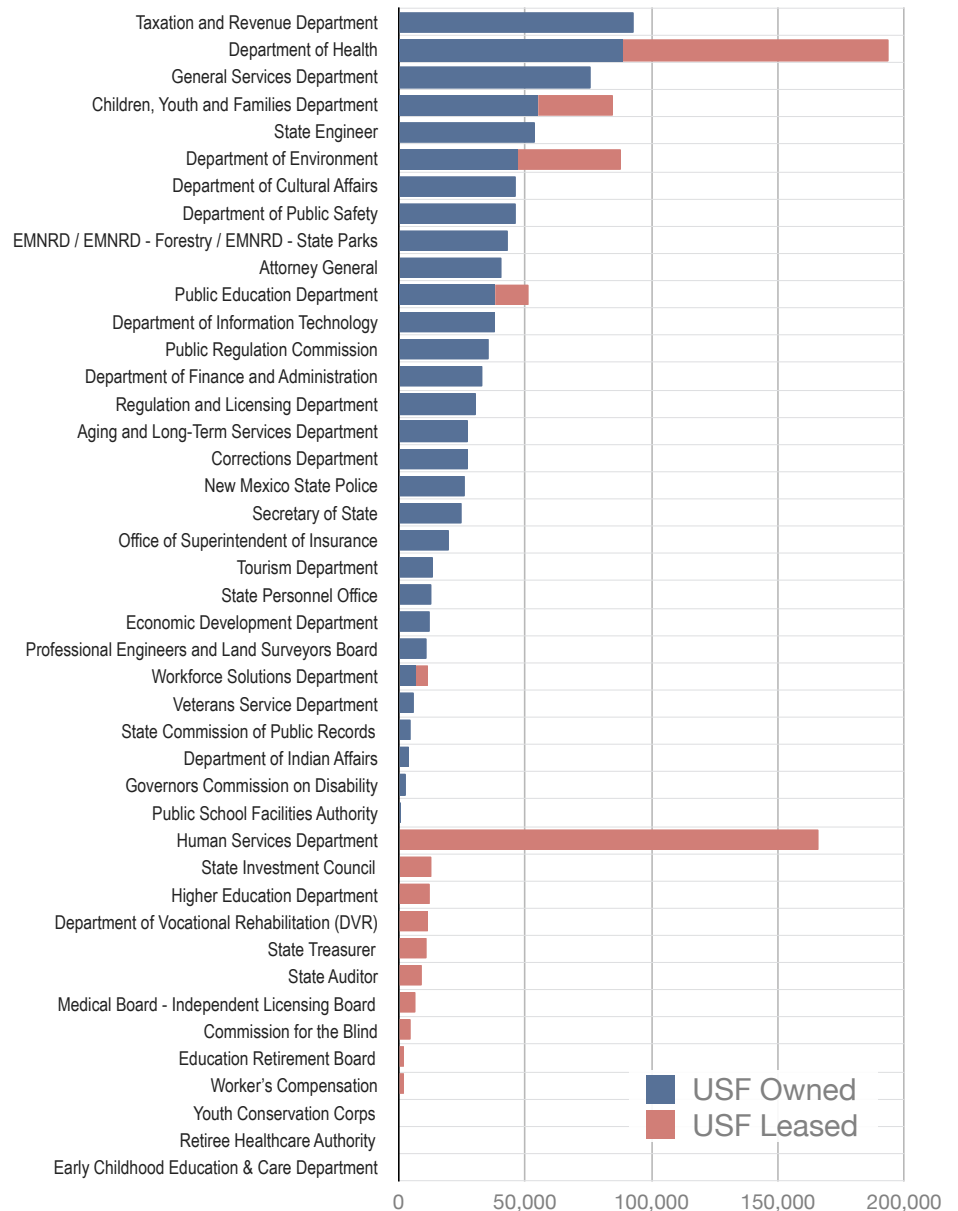


## Owned Space

Thirty six agencies occupy space that the Executive branch owns. The agencies occupying the most space are: TRD (92,900 USF - 529 budgeted FTE), DOH (88,800 USF - 411 budgeted FTE), GSD (75,800 - 265 budgeted FTE), CYFD (55,400 - 236 budgeted FTE) and OSE (54,200 - 191 budgeted FTE). The next tier of agencies occupying space in the 40-50,000 USF range are the DCA, NMED, DPS and EMNRD. Occupying space in the 30-40,000 USF range are PED, DOIT, PRC,<sup>1</sup> DFA, and RLD. In the 20-30,000 USF range are ALTS, DOC, NMSP, and OSI. The rest of the agencies occupy less than 20,000 USF.

<sup>1</sup> The Public Regulation Commission (PRC) has moved to leased space during the course of this study.

**Exhibit 07:**  
Usable Square Feet (USF) Owned and Leased by Executive State Agencies in Santa Fe under GSD Purview



## Leased Space

Seventeen agencies occupy leased space exclusively. The Human Services Department (HSD) is by far the largest lessee, with over 166,000 RSF and 746 budgeted FTE (538 filled FTE). Department of Health (DOH) and the Children Youth and Families Department (CYFD) are also large lessees that occupy state-owned facilities. DOH leases almost 105,000 RSF with 257 budgeted FTE (212 filled FTE) and CYFD leases over 29,000 RSF with 86 budgeted FTE (69 filled FTE).

Executive agencies under GSD / FMD purview in leased office space total about \$10.5 million per year. The agencies that pay the most per year in leased costs are the Human Services, Health, and Children Youth and Families Departments. These agencies also receive lease support from the federal government.



**Exhibit 08:**  
Annual Leased Cost in \$Millions for Executive Agencies in Leased Office Space in Santa Fe, NM

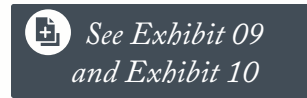
Human Services Department	\$4.20		
Department of Health	\$1.37		
Children, Youth and Families Department	\$1.13		
Environment Department	\$0.92		
State Investment Council	\$0.29		
State Investment Council	\$0.29		
Higher Education Department	\$0.28		
Division of Vocational Rehabilitation	\$0.27		
New Mexico Medical Board	\$0.16		
New Mexico Commission for The Blind	\$0.12		
Workforce Solutions Department	\$0.10		
Educational Retirement Board	\$0.05		
Worker's Compensation Administration	\$0.05		
Education Trust Board	\$0.04		
Youth Conservation Corps	\$0.01		
NM Retiree Health Care Authority	\$0.01		

## State Personnel Growth Outlook

Total budgeted state personnel is about 24,300 FTE based on NM SHARE data reported to the New Mexico Inventory of Facilities and Properties. About 40% of the total are in Santa Fe County (~9,400 FTE). State personnel occupying Executive state-owned office buildings are ~5,600 or about 60% of the state personnel in Santa Fe.

Overall state employment has trended down at a -1.4% rate since the 2008 economic downturn, despite a slowly increasing population.

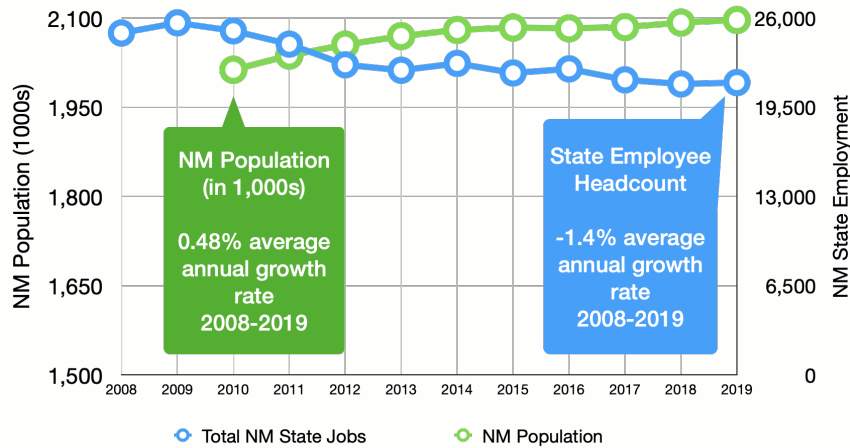
In 2017, the University of New Mexico Bureau of Business and Economic Research (UNM BBER) developed a series of employment projections for the state. Even the “Pessimistic Scenario” series projected steep employment gains in 2020. However, given current uncertainty in the face of the global Covid pandemic, employment projections are no longer reliable and accurate analysis is problematic at this time.





**Exhibit 09:**

*NM State Employee and Population Growth, 2008-2019*



Source: New Mexico State Personnel Office Quarter Workforce Reports, 2008-2019 & US Census ACS 5-Year Population Estimates, 20010- 2018

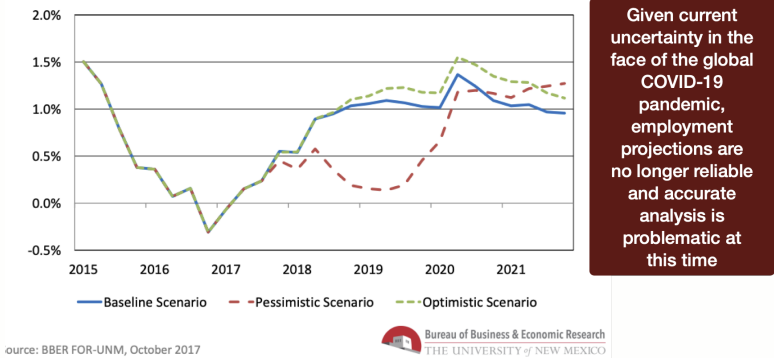
Based on NM SHARE data, New Mexico state employees represent a 20% vacancy at the state level (the difference between Budgeted FTE and Budgeted FTE Filled). For the agencies that currently occupy state-owned and leased office-type space in Santa Fe within this study, the vacancy rate is 24%.



Due to this consistently high vacancy rate, the New Mexico Space Planning standards recommend planning at the Budgeted FTE number to allow for potential future growth if no other better employee projection data becomes available.

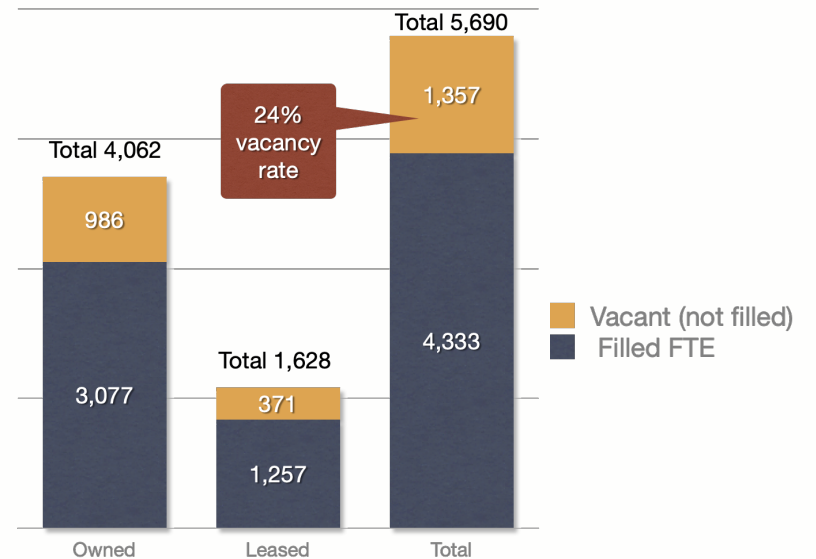
**Exhibit 10:**

*New Mexico Employment Forecast, Alternate Scenarios*



**Exhibit 11:**

*NM Personnel Vacancy Rate for Office Facilities in the Santa Fe Area*





## Questionnaire Response

In lieu of personnel interviews due to the Covid pandemic, Executive state agencies under GSD / FMD purview that occupy owned or leased space in the Santa Fe area were given an opportunity to respond to an online questionnaire about their space requirements, and provide comments about the locations they occupy. The survey asked if the respondent's division/bureau/agency:

- Has a need for any special space requirement beyond what is already provided in a typical office environment?
- Has a need for any special requirements to facilitate better access to services (i.e., location)?
- Foresees any significant changes to your division's/bureau's/agency's mission in the next 5 years up to 10 years (i.e., program staffing growth, new program initiatives, etc.)?
- How might it reorganize / renovate / expand the physical spaces in this Division / Department to improve the program or meet long-term needs? (i.e., ideal adjacencies, opportunities to share spaces or resources with other divisions/bureaus/agencies)?
- Sees any opportunities to facilitate access to services, promote economies of scale, or achieve cost-effective operations by:
  - Consolidating departmental locations or functions?
  - Consolidating locations or functions with another state department/division/bureau/agency?
  - Acquiring or disposing sites or facilities?
- Additional questions or comments?

Thirty-four agencies responded, providing a beginning source for discussions about future space needs.

Some observations about the responses:

- There are opportunities to consolidate agencies, particularly the larger agencies residing in multiple locations in owned and/or leased space in order to promote economies of scale, or achieve cost-effective operations (i.e., Administrative Office of the Courts, Department of the Environment, Department of Health, and Public Education Department).
- Some departments located in Santa Fe are closely linked to operations in Albuquerque (e.g., Environment, State Personnel Office. Administrative Office of the Courts). Consequently, a space strategy should take into account both Albuquerque and Santa Fe needs and recognize that a strategy that addresses Albuquerque space needs may impact space requirements in Santa Fe, and vice versa.
- Many agencies see opportunities for renovation and improvements to their locations. The Department of Information Technology who occupies the Simms Building has indicated many building-wide improvements are required.

 See Exhibit 12  
and Appendix B



**Exhibit 12:**  
**Questionnaire Response Summary**

Agency	Need more Office Space	Special Space Requirement	Special Location Requirement	Foresee Change in Mission	Possible Future Staff Expansion	Reorganize / Renovate / Expand Opportunity	Opportunity for Shared office support	Consolidate Departmental Functions	Colocate with Another Agency	Require Infrastructure / Building Upgrades	Totally in Leased Space	Satisfied with Current Space
Administrative Office of the Courts		■	■		■			■				
Aging and Long-Term Care Department	■					■						
Attorney General		■										
Children, Youth and Families Department		■	■		■	■			■			
Corrections Department	■	■		■	■	■						
Department of Cultural Affairs				■	■			■	■			
Department of Environment		■		■	■	■		■	■			
Department of Early Childhood							■		■			
Department of Finance and Administration						■		■				
Department of Health	■			■	■			■	■			
Department of Information Technology		■	■			■				■		
Department of Public Safety		■										
Division of Vocational Rehabilitation		■	■								■	■
Economic Development Department							■		■			
Energy, Minerals and Natural Resources Dept						■						
General Services Department		■	■			■		■				
Higher Education Department											■	
Human Services Department											■	■
Indian Affairs Department		■					■					■
Office of the State Auditor							■				■	
Office of Superintendent of Insurance		■										
Personnel Board												■
Public Education Department						■		■		■		
Regulation and Licensing Department		■		■	■	■		■				
State Investment Council											■	■
State Personnel Office												
State Treasurer				■	■			■			■	
Taxation and Revenue Department						■	■					
Veterans Service Department					■			■	■			
Workers Compensation Administration		■			■						■	■



Survey respondents also had an opportunity to provide further comments about their agency’s location, including: its overall evaluation; amount of space; condition; organization of space (internal relationships of functions); ability to meet critical functional requirements; accessibility to users and the public; and the availability of parking for staff, visitors, and the public.

Analysis of the results assigns a numeric score to the response categories (i.e., Excellent = 5, Good = 4, Fair = 2, Poor = 1), and indicates that agencies occupying leased space on average ranked higher than the agencies occupying state owned space.



Agencies in state-owned indicating lower scores for buildings they occupy are:

- Secretary of State (Bataan)
- Department of Health (Public Health Nurses)
- Department of Information Technology (John F. Simms Jr.)
- Taxation and Revenue Department (Wendell Chino)
- Department of Environment (Harold Runnels)
- New Mexico State Police (B-Headquarters)
- Administrative Office of the Courts (Capitol North)
- Public Education Department (Jerry Apodaca Building)

Agencies in leased space indicating lower scores for buildings they occupy are:

- Department of Health
- Administrative Office of the Courts
- Department of Environment
- State Auditor
- Human Services

The Human Services Department occupies the most leased space in Santa Fe (166,325 RSF) in six locations. This agency is entirely in leased space, but survey results indicate a general high ranking for most of their locations. Its questionnaire response indicates a generally satisfaction with its facilities.

ARC conducted a focused email survey of major state agencies inquiring about their expectation of ongoing telework following the pandemic. The results of this survey suggests that some agencies expect increased personnel teleworking, but there still is not enough data to make detailed projections.

**Exhibit 13:**  
*Agencies Indicating Satisfaction with Current Facilities*

Statistic	Owned	Leased
Average	70%	75%
Median (equal number above and below)	73%	75%
Mode (most frequent score)	75%	80%



Analysis of the collected information shows that:

- There is more current demand than supply for state office space. This is clearly evident by the fact that 29% of the state personnel who occupy office type space are in leased space.



Some lease space is desirable (and inevitable) to respond to conditions including:

- Functions requiring special locations (i.e., geographic dispersion for easy public interface) where the state does not currently have land available.
  - Unanticipated short-term needs with no current owned space or capital funds budgeted.
  - Lease reimbursement considerations (i.e., some agencies benefit from leasing due to federal reimbursement of lease costs).
  - GSD/FMD also has the ability to break leases should space become available in a state-owned facility.
- State office space is fully occupied (96.2% pre-pandemic occupancy). There is only 38,000 USF vacant space (3.8% of the total) distributed in 6 facilities within the study buildings. Three facilities have 8,800 to 14,700 USF vacant space available. Private sector vacancy rates will vary by year and market, but are typically in the 10-15% range.

**Exhibit 14:**  
*NM Office Vacancy, 2020*

GSD / FMD currently uses most of the available vacant space for short-term transition space for agencies to reside during building upgrade and renovation activities (20,100 USF at the Carruthers and Willie Ortiz buildings). The vacant space at the Simms Building will likely be redeveloped to support training and meeting requirements for DOIT.



One of most prominent space use issues for the state at this writing is a limited amount of consolidated transition space for agencies in which to reside during building upgrade and renovation activities. Lack of this type of space complicate project implementation and will typically increase total project implementation costs for short-term leases for displaced agencies.

- Existing use of space as measured by the USF/person generally exceeds state standards. The New Mexico Space Standards recommend a metric of 185 USF/FTE for primary office space. The 2020 pre-pandemic utilization rates are significantly higher on average than this rate as measured by both filled FTE (actual occupants)

Vacant Space USF	
Building	USF
Bataan Memorial	1,300
402 Don Gaspar (Casita)	1,100
John F. Simms Jr.	14,700
Garrey Carruthers - Records/State Library	8,800
Willie Ortiz Building	12,100
<b>Total:</b>	<b>38,000</b>
<b>Total USF:</b>	<b>993,100</b>
<b>Vacant / Total USF:</b>	<b>3.8%</b>



and budgeted FTE, although individual agencies may vary from this average.

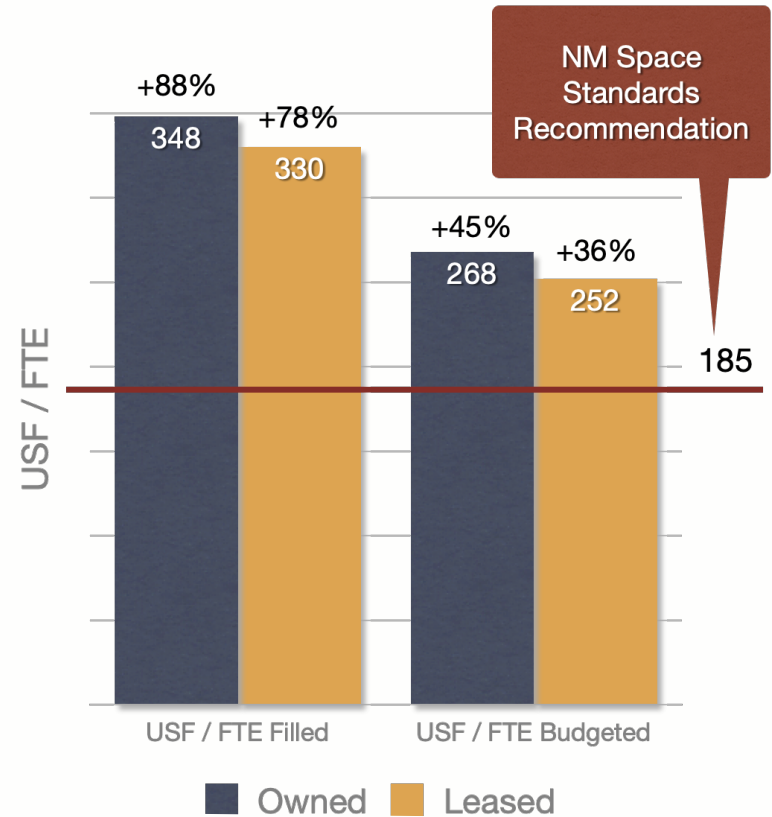
 See Exhibit 15

In general, this analysis indicates the existing owned-building inventory has the inherent capacity to accommodate more state personnel, and by doing so decrease the amount of leased space needed.

However, optimum space utilization is often hindered due to factors such as age, original design use, and building footprint characteristics.

- There are also opportunities to:
  - Improve existing space use in some buildings through renovation. The best candidates for improving their use of space are those capable of maximizing USF by renovation, as noted in Exhibit 05. Two buildings stand out as the best initial candidates for renovation: PERA, and Apodoca. Both these buildings are sufficiently large and have suitable footprints that lend themselves to creating flexible office environments in the future.
  - Consolidate some agencies that are split between owned and leased: Department of Health, Environment, Public Education Department, Administrative Office of the Courts
  - Move agencies totally in leased space to owned space (if available): State Treasurer State Auditor, Higher Education Department, Human Services Department, Division of Vocational Rehabilitation, and Workers Compensation Administration.
  - Cluster agencies by type of service to provide better access to the public:
    - Health/Human Services: Health, Human Services, Aging, Children Youth and Families. This is similar to the once proposed Human Services Complex

**Exhibit 15:**  
*NM USF / FTE for State-Owned Buildings in Santa Fe Under GSD/FMD Purview*



- Education Related: Public Education, Higher Education
  - Related: Children Youth and Families, Early Childhood Education and Care Department
  - Environment: Environment, Energy Minerals and Natural Resources
  - Regulatory: Public Regulation Commission, Office of the Superintendent of Insurance, Regulation and Licensing.
- Cluster by Campus: The CBPC Santa Fe Area Plan establishes both general and campus-specific principles. A long-standing effort of CBPC planners has been to relocate the State Treasurer and Auditor from leased space to owned space at the Main Capitol Campus



## Space Needs

At this writing, restrictions from the Covid pandemic are still in place, and have greatly impacted the use of state-owned leased facilities throughout the state. Executive Orders for social distancing and building shutdowns affect not only physical access to state personnel and buildings, but also call into question long-standing space use policies and assumptions about future demand for office buildings.

In the short term (1-3 years), reoccupancy of state-owned and leased buildings will require a number of operational measures and physical changes to ensure the health and safety of state personnel and the public from infection.

Since the budgeting and appropriation of capital resources, and then the planning, design, and construction of approved projects takes several years, this report is most concerned with the mid (3-5 years) and long-term (5 years+) impact of the pandemic on building use and demand.

In order to identify potential future demand for space, we explore and base recommendations on different post-pandemic occupancy scenarios.

### *Exhibit 16: Capitol Buildings Planning Commission Location Principles*

Campus-Specific Location Principles	
<b>Main Capitol Campus</b>	<ul style="list-style-type: none"> <li>• Constitutionally created or statutorily attached agencies (elected officials)</li> <li>• High degree of legal or financial responsibilities</li> <li>• High degree of interaction with constitutional agencies</li> <li>• Special relationship to Capitol area</li> </ul>
<b>South Capitol Campus</b>	<ul style="list-style-type: none"> <li>• Administrative and administrative support</li> <li>• Field offices (depending upon plan)</li> </ul>
<b>West Capitol Campus</b>	<ul style="list-style-type: none"> <li>• High Interaction with the Public               <ul style="list-style-type: none"> <li>- Field Offices</li> <li>- Support Functions</li> </ul> </li> </ul>
<b>Other Campuses</b>	<ul style="list-style-type: none"> <li>• Specialized to function</li> </ul>





Some questions that impact future space use strategies include:

- Will state building use return to “normal” after widespread availability of a vaccine or general herd immunity? In this case, the demand for state-owned and leased space will gradually return to pre-pandemic levels.
- Will a “new normal” emerge? Some estimates predict that 30-45% of the workforce will telework in the future, drastically decreasing the demand for state-owned and leased office space.
- Will residual concern about Covid and infections linger? Current social distancing guidelines increase amount of space between workers thus increasing the demand and use of work space, and nearly all public or shared spaces.

To address these questions, ARC identified and explored two scenarios to derive space use recommendations.

- Scenario 1 – Reoccupy state buildings based on pre-pandemic practices. This scenario assumes that the pandemic is a relatively short-term phenomenon without long-term implications for space use and demand.

In this scenario, we assume a continuation of familiar prevailing trends of the past.

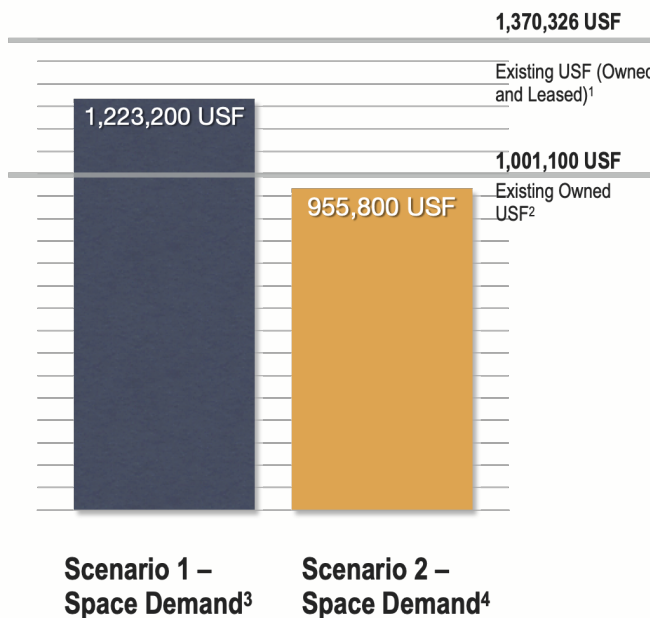
- The New Mexico Space Standards for offices are in place that encourage an open, flexible office environment, with an overall space allocation per person of 215 USF (185 USF/person plus a 15% contingency).
- A general telework policy is not adopted, so that a majority of office workers continue to work in an office environment outside the home.
- The state workforce feels comfortable resuming pre-pandemic behavior.
- Scenario 2 – Reoccupy state buildings based on a “new normal” created by pandemic experiences. This scenario assumes there is a fundamental paradigm shift on how buildings will be used in the future. While the future is obviously uncertain, experience, measured analysis, and the extrapolation of current trends suggest some reasonable assumptions:
  - Some form of telework becomes institutionalized so that 30% of the workforce works remotely (70% are at the office at any one time).
  - The New Mexico Space Standards are updated to reflect the desire for more space between workers in an open office environment and in shared gathering areas such as lobbies and break rooms. More areas are provided for “hoteling” (workspaces in the office that are shared and scheduled by remote workers while in the office), and more conference and meeting areas. For this scenario we assume that the general space per worker is increased by 25% to 240 USF/person.

The net result is that fewer people are on site, but more space is assumed per FTE.

 See Exhibit 17  
and Exhibit 18



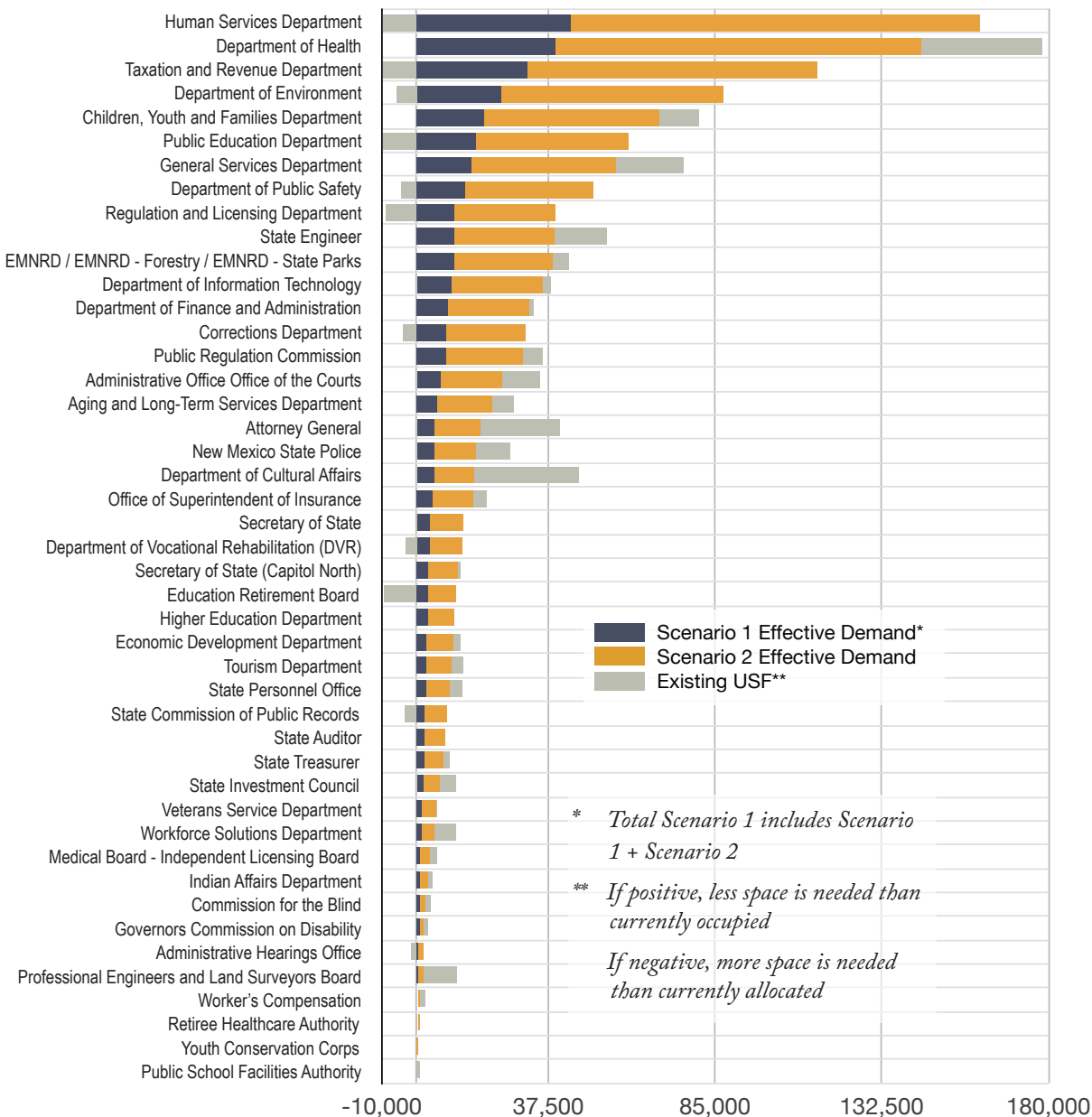
**Exhibit 17:**  
*Projected Space Needs (USF) by Scenario compared to Existing USF*



*Notes:*

1. *Not including Capitol North. RSF reduced by 15% to convert to USF*
2. *Not including Capitol North*
3. *Based on 5,689 Budgeted FTE (including AOC)*
4. *Based on 3,752 Budgeted FTE (30% reduction due to Teleworking)*

**Exhibit 18:**  
*Projected Space Needs (USF) by Scenario compared to Existing USF*



\* Total Scenario 1 includes Scenario 1 + Scenario 2  
 \*\* If positive, less space is needed than currently occupied  
 If negative, more space is needed than currently allocated





ARC projected space needs per scenario based on current budgeted FTE using the assumption described for each scenario. This assumes budgeted FTE inherently provides 24% capacity for future growth.

Although it appears that Scenario provides enough owned space to accommodate all agencies in leased space, this conclusion is deceptive. Of the total USF available, only about half is potentially available for increased occupancy when accounting for space that is:

- Not suitable for general office use
- Located on a specialized campus
- Used for a specialized function
- Located in a general office that is fully occupied or not suitable for large scale reoccupancy

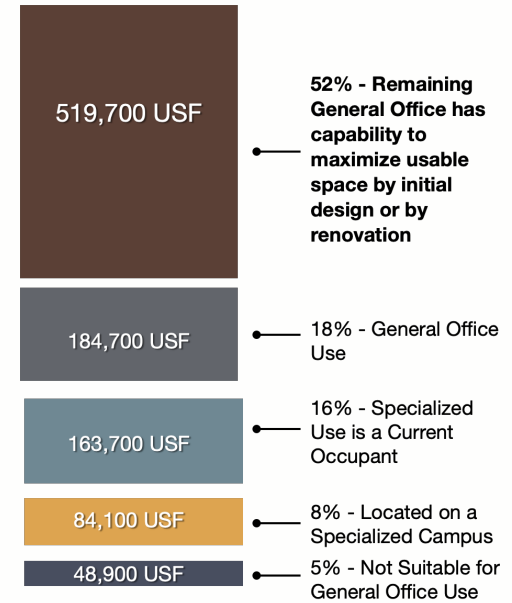
The remaining buildings have about 519,700 USF and are fully occupied, but are capable of higher occupancy with renovation in most cases.

Based on the effective USF, there is a gap of about -703,500 USF (Scenario 1) to -436,100 USF (Scenario 2) to meet all state office needs in state-owned space. The midpoint difference between the two scenarios is 569,000 USF.

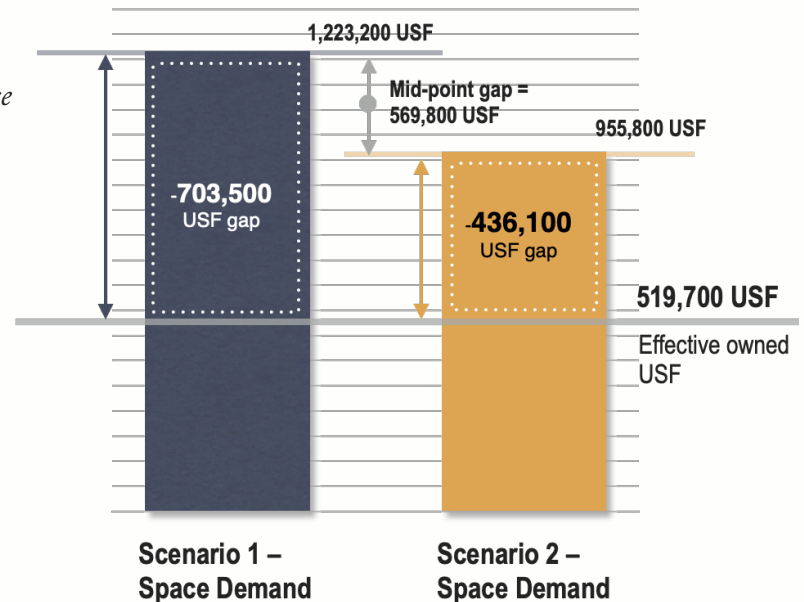
While some vacant space can be used to address the gaps, it is split among 5 buildings (Bataan: 1300 USF; Casita: 1,100 USF; Simms: 14,700 USF; Carruthers: 8,000 USF; Ortiz: 12,100). About 60% of the vacant space is specialized buildings (Simms, Carruthers) and is best used for temporary transition space.

 See Exhibit 19 and Exhibit 20

**Exhibit 19:**  
*NM State-Owned Facilities in Santa Fe Under GSD / FMD Purview Supply Characteristics*



**Exhibit 20:**  
*Gap between Space Demand and Effective Supply*



## Proposed Strategy

The proposed strategic space master plan strategy responds to the key objective of the Santa Fe Area plan adopted by the Capitol Buildings Planning Commission and embodied within the project scope.

 See Exhibit 21

The strategy has five components that will be discussed each in turn.

1. Increase Capacity of Selected Buildings
2. Consolidate agencies to improve efficiency (move from leased space)
3. Construct New Facilities (move from leased space)
4. Renew Existing Buildings
5. Decommission Selected Buildings

### 1. Increase Capacity of Selected Buildings

This strategy seeks to increase the potential capacity of selected buildings with an inherent building footprint that either supports a flexible layout now, or that can be improved through renovation. This strategy is complementary to Strategy 4, an ongoing effort to renew building systems as buildings age.

Of the seven buildings with a footprint and size to potentially support a flexible, modern office environment, ARC recommends that the state should initially focus on improving these three:

- PERA
- Apodaca
- Chino

 See Exhibit 22 and Appendix B

### Exhibit 21:

#### Long-Range Strategic Space Plan Goals

##### Project Goals

- Seek opportunities to move state agencies from leased to state-owned space and for consolidation,
- Dispose, or acquire facilities to facilitate access to services, promote economies of scale, achieve cost-effective operations, and
- Make most efficient use of space in accordance with the state space standards and best practices

### Exhibit 22:

#### Increase Selected Building Capacities based on Space Need Scenarios

Building Capacity				
Building	Scenario 1	Scenario 2	Existing Filled FTE	Existing Budgeted FTE
PERA	623	480	364	452
Jerry Apodaca Building	178	159	156	219
Wendell Chino	230	188	144	234

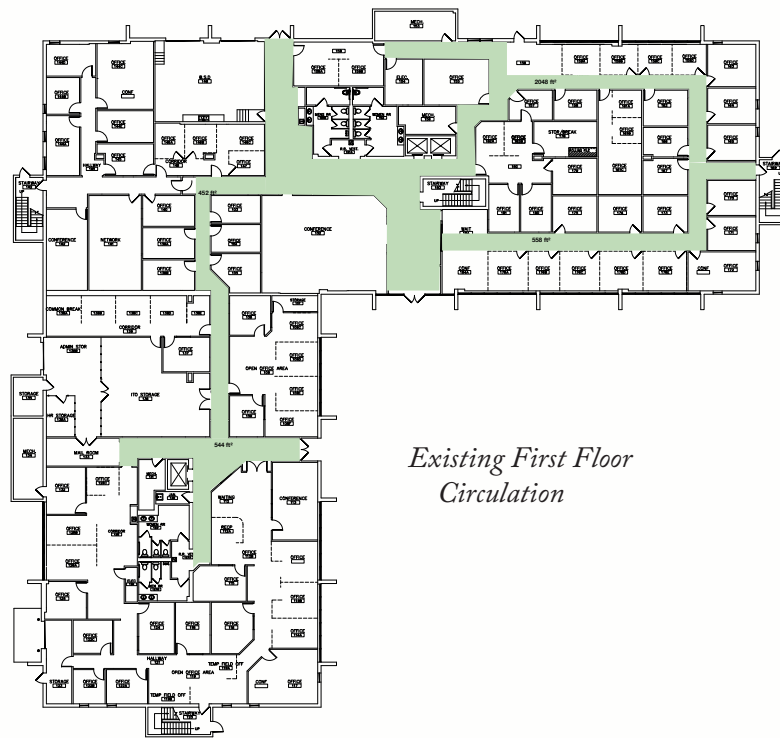


Of these, the PERA is the highest priority, due to its size and potential increase of capacity. Renovations can be scheduled incrementally, so an individual floor or wing can be done at a time.

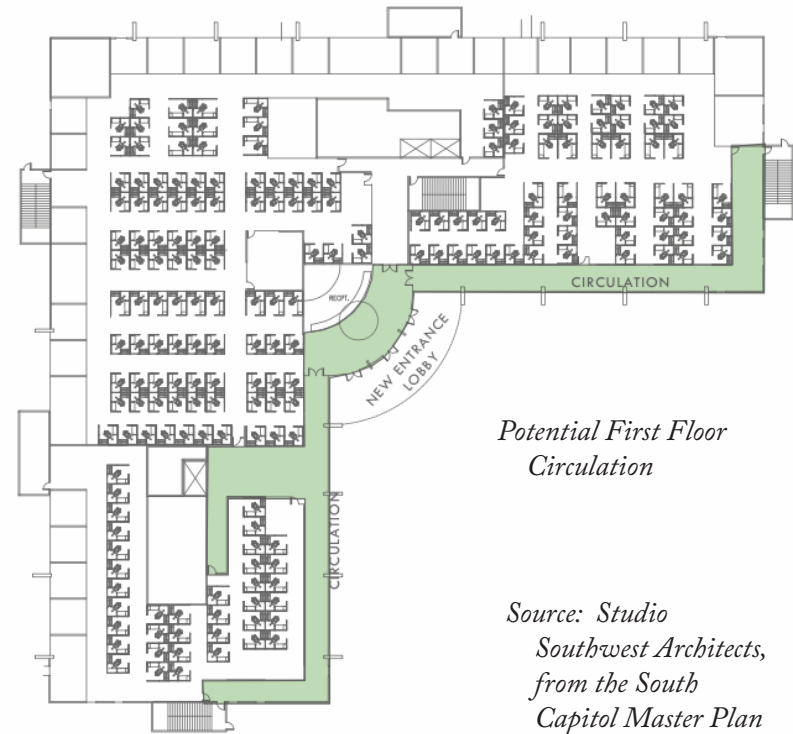
The South Capitol Master Plan suggested a renovation concept for the Wendell Chino Building that could improve the circulation flow and provide open areas suitable for flexible open office environments.



**Exhibit 23:**  
*Potential Improved Circulation Pattern for the Wendell Chino Building to Promote Office Flexibility*



*Existing First Floor  
Circulation*



*Potential First Floor  
Circulation*

*Source: Studio  
Southwest Architects,  
from the South  
Capitol Master Plan*



## 2. Consolidate and Colocate Agencies to Improve Efficiency and Access to Public (Move from Leased Space)

This proposed strategy seeks to consolidate agencies with natural affinities, improve visibility and access to the public, and to move from leased to owned space. Proposed actions include:

- Consolidate Children, Youth and Families (CYFD) and Early Childhood Education & Care Department (ECECD) in the PERA building. Previously, CYFD was distributed among four floors of the five-floor PERA building (55,400 USF) and leased space (~30,000 RSF). ECECD is a new department, created largely from personnel within CYFD.

 See Appendix B

During the course of this study, GSD / FMD successfully consolidated CYFD and ECECD in the PERA building with CYFD on floors 1, 3, and 5, and ECECD on floors 2 and 3. Floor 3 (the ground level) will be the public interface for both agencies.

In order to make room for the new agency, the Public Regulation Commission (PRC) was vacated from the building into leased space. The State Office of the Superintendent of Insurance remains in the building consolidated on floor 4.

- Consolidate other agencies and move from leased space through construction of new state-owned office space. These agencies include:
  - Public Education Department (PED) - now split into owned (Apodaca) and leased space.
  - Administrative Office of the Courts (AOC ) - now split into owned (Supreme Court Building, Capitol North) and leased space in Santa Fe and Albuquerque.
  - Secretary of State (SOS) - now split into two owned buildings (Capitol North and Bataan).
  - Human Services Department (HSD) - now totally in leased space.
  - Department of Health (DOH) - now split between owned (Runnels) and leased space.

 See Exhibit 26

## 3. Construct New Facilities (Move from Leased Space)

This proposed strategy constructs two new state buildings: the Executive Office Building at the Main Capitol Campus, and a new facility to house the Department of Health at the South Capitol Campus. Both proposed buildings are consistent with CBPC adopted master plans for these two sites.



## Construct a New Executive Office at the Main Capitol Campus

The 2008 Santa Fe Area Plan proposed an Executive Office Building (EOB) to house the Department of Finance and Administration (DFA) and implement a key goal of the Main Capitol Master Plan to relocate all elected officials (i.e., the State Auditor and State Treasurer) from leased space. State revenue bonds for the EOB were authorized in 2009, payable from the state building bond fund not to exceed \$115 million. Planning was initiated in 2010 for a building of ~60,000 GSF, but never finalized.

 See Appendix A for the EOB site study

Part of ARC’s direction for this current Strategic Space Plan was to identify, analyze, and recommend a potential site for the EOB. ARC, in association with D/P/S Architects, identified two potential site options for the facility:

- A site west of the Capitol on the northeast corner of Don Gaspar and South Capitol Place, and north of the Capitol Parking Garage; and
- A site east of the Capitol in what is now a parking lot serving the State Buildings in the area (i.e., Capitol, PERA, Lamy, and Lew Wallace).

The CBPC considered both site options and directed staff to conduct a study to identify the maximum building capacity for the site west of the capitol and associated underground parking. The site capacity study identified that maximum development of the west for the west site to be a 3-story 192,250 GSF building and 723 +/- parking spaces in three levels of an underground parking structure. To achieve maximum building capacity requires demolition or relocation of four casitas and demolition of the Concha Ortiz y Pino Building.

Depending on the chosen occupants, construction of this facility will enable moving the State Auditor and Treasurer from leased space to the Main Capitol Campus, and potentially make available space in the Bataan Building, Supreme Court Building, and Capitol North for various moves and relocations.

The site east of the Capitol has additional building capacity of 222,000 GSF. Development of this site will also require development of underground parking.

Implementation road maps for implementing these site options follow:

 See Exhibit 24 and Exhibit 25

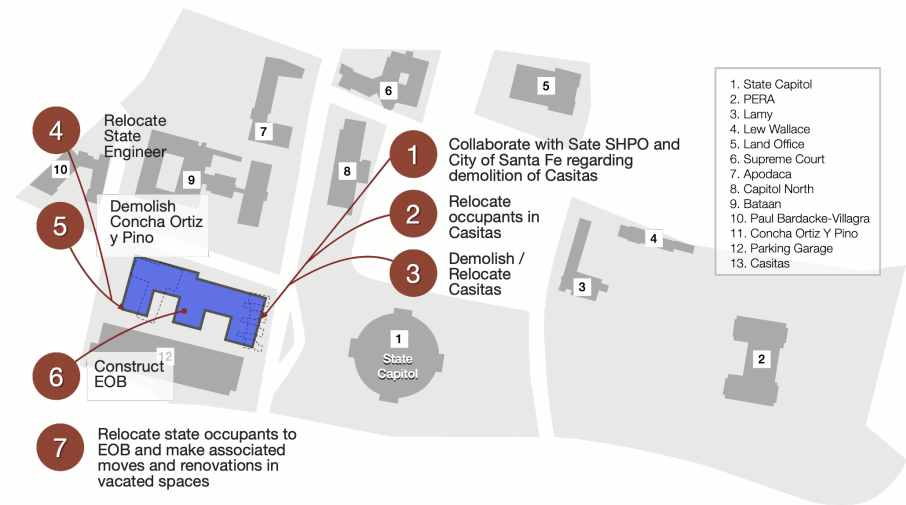
See also Appendix A: “Executive Office Building Siting” for an implementation road map for the west capitol site



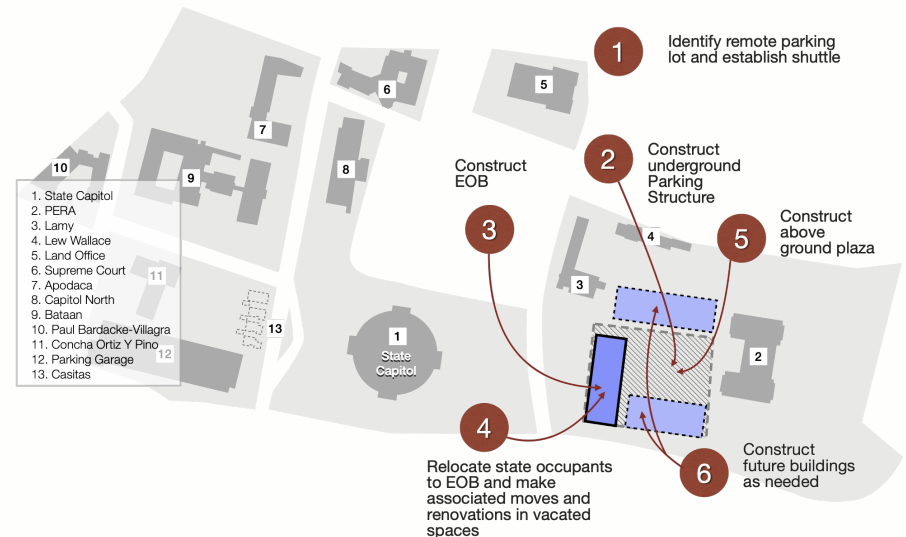
## Main Capitol Campus – Executive Office Building (EOB)

Step	Action
<b>Alternative 1 - West Site</b>	
1	Collaborate with the State Historic Preservation Office (SHPO) and the City of Santa Fe (as per 2009 legislation HB 0360...) regarding documentation and demolition of the casitas in order to construct the new Executive Office Building
2	Relocate casita occupants
3	Demolish / Relocate casitas
4	Relocate occupant of Concha Ortiz y Pino (State Engineer)
5	Demolish Concha Ortiz y Pino and GSD support facilities
6	Construct Executive Office Building and associated parking
7	Relocate chosen occupants to EOB. Implement associated moves and renovations in vacated spaces
<b>Alternative 2 - East Site</b>	
1	Identify remote parking site and establish a shuttle for use of South Capitol occupants during construction
2	Construct underground parking structure (approximately 600 spaces)
3	Construct Executive Office Building
4	Relocate state agencies chosen to occupy the EOB and associated moves and renovations in vacated spaces
5	Construct plaza above the parking garage
6	Construct future state office buildings as required

**Exhibit 24:**  
EOB Site Alternative 1 Road Map: West of the Capitol



**Exhibit 25:**  
EOB Site Alternative 2 Road Map: East of the Capitol





## Construct a New Office Building at the South Capitol Campus

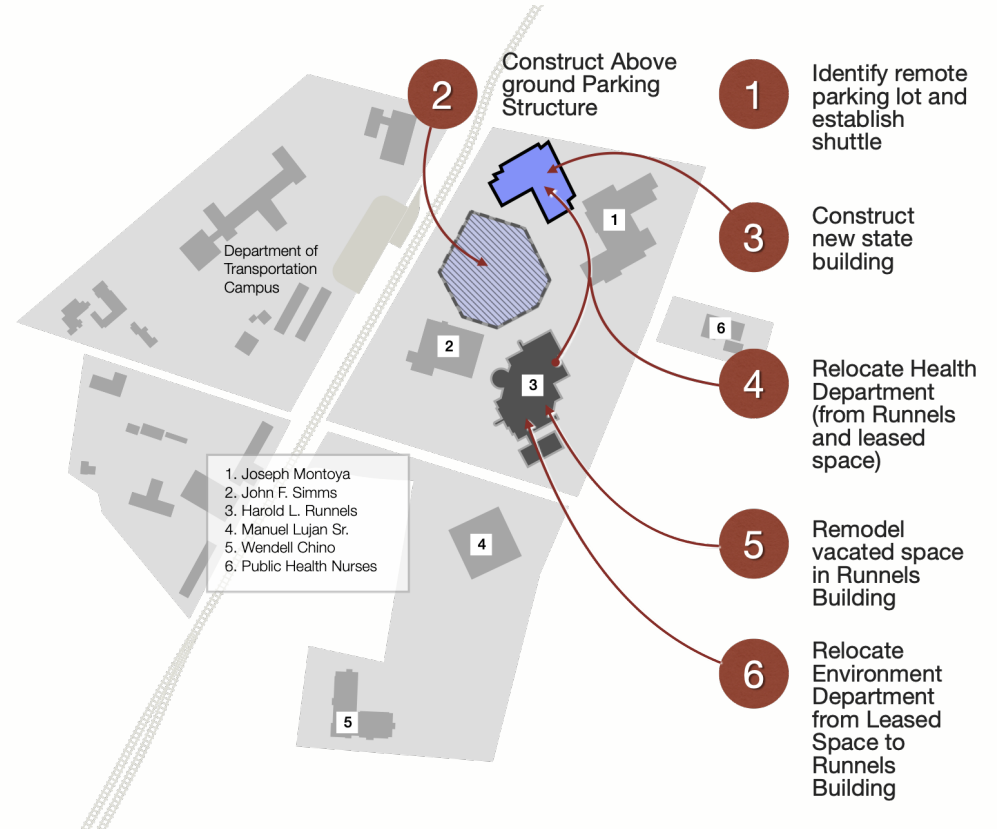
The adopted South Capitol Master Plan identified a growth strategy for the South Capitol Campus consisting of four new office buildings and three new parking structures at full development. The proposed new office building can be viewed as the first phase implementing the South Capitol Master Plan. Construction of this office building will house the Department of Health, relocating them from the Runnels Building and from leased space. The Environment Department will then be able to expand its existing operations in the Runnels Building, relocating personnel currently occupying leased space, and potentially those in Albuquerque. Implementing this option requires constructing an above-ground parking structure to accommodate the parking lost from the new building siting.

The following is a guidance road map to implement this proposed building:

 See Exhibit 26 and Appendix B

South Capitol - New State Office Building	
Step	Action
1	Identify remote parking site and establish a shuttle for use of South Capitol occupants during construction
2	Construct above-ground parking structure as per South Capitol Master Plan (1000 parking spaces)
3	Construct new state office building as per South Capitol Master Plan (approximately 230,000 gross square feet)
4	Relocate Department of Health from Runnels Building and leased space in Santa Fe
5	Remodel space vacated by Department of Health in the Runnels Building for use by the Environment Department
6	Relocate Department of Environment personnel in leased space to the Runnels Building

**Exhibit 26:**  
South Capitol Campus New Building Road Map





## 4. Renew Existing Buildings

An important element of the proposed strategy is a phased investment to renew and renovate state-owned buildings in Santa Fe based on the priorities recommended by the condition assessment.

See Appendix B for investments recommended for each building in the study.

## 5. Decommission Selected Buildings

The state should seek to dispose selected buildings if opportunities arise to replace with larger, more sustainable and efficient structures.

Construction of the Executive Office Building on the west capitol site would allow the state to replace existing structures: the four Capitol Campus casitas, the Concha Ortiz y Pino Building, and GSD support facilities. The casitas were designed and constructed as residences and are now used as offices. These buildings are inadequate in size and configuration for office use. If the EOB is chosen to be located west of the Capitol, the state should seek to relocate or demolish these buildings in collaboration with the City of Santa Fe in accordance with HB 0360.

The Concha Ortiz y Pino Building is a 32,000 gross square foot, 47-year old building with a poor FCI rating and almost \$7 million of identified capital needs. The building currently houses a portion of the State Engineer operations. When demolished, the State Engineer can temporarily relocate to the PERA Building, and then perhaps to the Bataan Building, if the DFA is chosen as an EOB occupant.

Another opportunity for redevelopment is the Public Health Nurses Building (Former Vital Statistics). This building is located on the periphery of the South Capitol Campus on the east side of St. Francis Drive (SR 285). The building is small (7,044 GSF), and physically separated from other South Capitol buildings. It has about \$1.3 million of capital needs that equal 90% of its current replacement value. The building should be redeveloped for a more efficient publicly-orientated use, or possibly sold to be used for commercial purposes.

## Implementation Plan

The following table summarizes an implementation plan with costs and schedule.



See Exhibit 27



**Exhibit 27:**  
Implementation Cost and Timeline

Implementation Cost and Timeline												
Strategy Step	ROM Cost Range* (Millions)	Short Term				Mid Term			Long Term			
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>1. Increase Capacity of Selected Buildings</b>												
Jerry Apodaca Building	TBD											
<b>2. Consolidate agencies to improve efficiency (move from leased space)</b>												
Consolidate CYFD and ECECD at PERA	NA											
<b>3. Construct New Facilities (move from leased space)</b>												
Design and construct Executive Office Building	\$194											
Design and construct South Capitol Office Building	\$178-\$221											
<b>4. Renew Existing Buildings</b>												
PERA (Phased)	TBD											
Implement Phased Building Renewal Plan												
<b>6. Next Steps</b>												
Identify building renewal / agency consolidation plan	NA											

*\*Note: Rough Order Magnitude (ROM) cost estimate for the EOB is based on the 4.21 Site Capacity Study. South Capitol New Building assumes 284,000 to 363,400 GSF facility and an above-ground parking structure with 1,000 spaces. Cost assumptions are: New Building Cost / GSF = \$550.00, Building Renovation Cost / SF = \$250.00, Parking Space Cost (underground) = \$35,000 Parking Space Cost (above ground) = \$25,000*



ARC recommends that the schedule be monitored on an annual basis and adjust as necessary to account for potential decrease in demand due to increased state teleworking and other post-pandemic behavior. When possible and where sensible, the state should work with agencies to renegotiate leases.



# Appendix A.

# Executive Office Siting



## Executive Office Building Siting

The objectives of this study include assessing the current state inventory of vacant land, and look at siting options for the proposed Executive Office Building (EOB), as well as other opportunities for growth.

### Planning Context

The Capitol Building Planning Commission (CBPC) adopted the Santa Fe Area Plan to guide development and redevelopment of the five Santa Fe state campuses.

 See Exhibit A-01

The Main Capitol Campus is about 40 acres in size, with about 1.15 million gross square feet and 1,500 FTE current occupants. The Main Capitol Campus is unique in State campuses in that all branches of state government own and occupy buildings on the campus. There are about 2,000 parking spaces in surface lots and in parking structures associated with state-owned Capitol Campus buildings. There are about an additional 100 spaces in public street parking in the area. A long-standing issue has been the greater demand for parking than available supply during the annual legislative sessions.

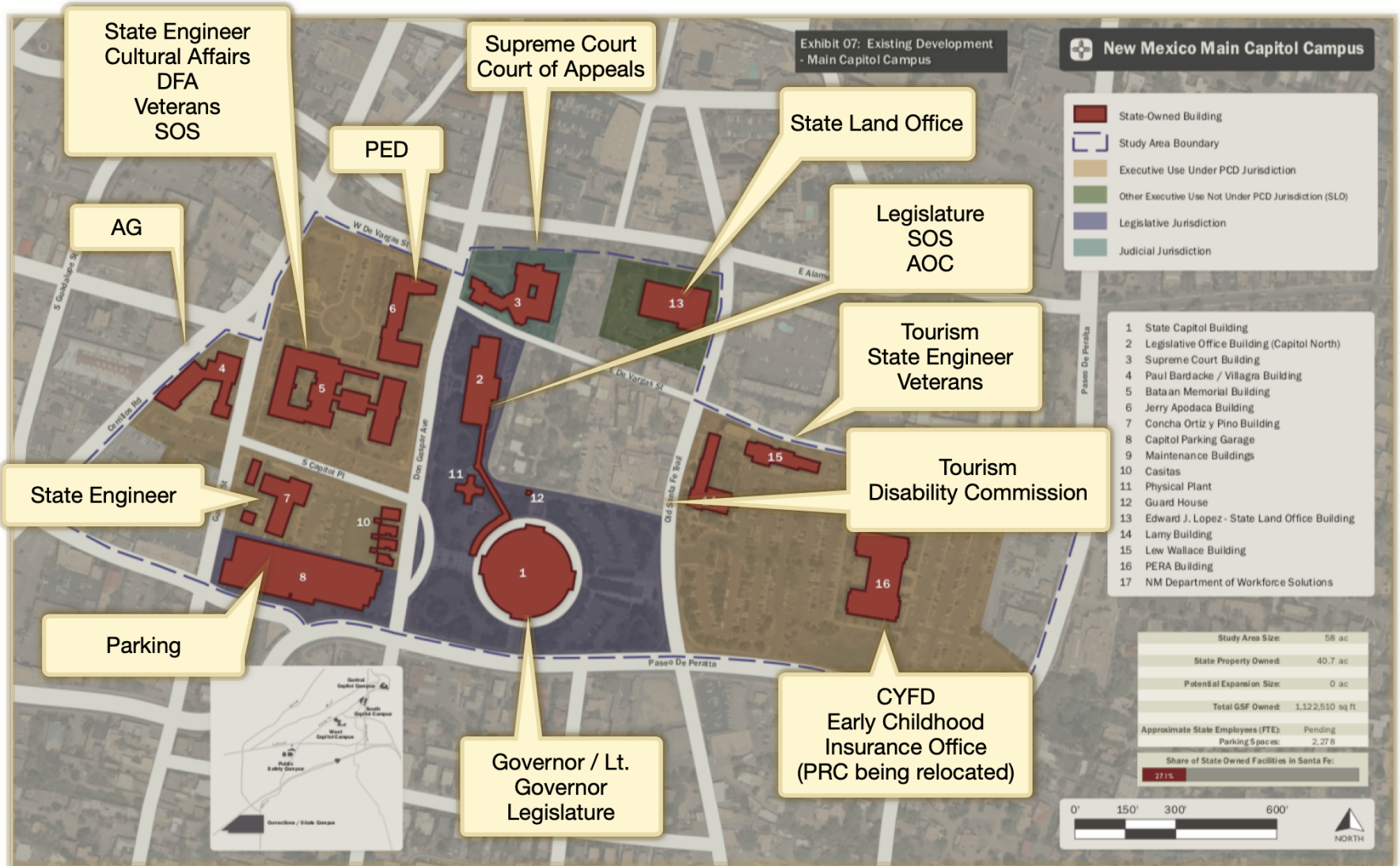
The Santa Fe Area Plan established these general and site location principles for the state campuses and the main campus in particular:

- General Location Principles/Implementation Strategies
- Construct new buildings to accommodate functions in leased facilities and to relieve overcrowding
- Provide generic “tenant” development space
- Use adopted location principles to gradually locate (relocate) agencies as opportunities become available
- Colocate agencies or functions according to adopted criteria
- Acquire designated parcels, land or buildings over the long term for campus development, contingencies and buffers
- Acquire and maintain an inventory of leased space for use by agencies with federal and other revenue sources for agencies with fluctuating programs, and to meet needs faster than possible via the standard capital funding process
- Develop site master plans to guide specific development and redevelopment
- Main Capitol Campus:
  - Agencies to be housed there:
    - Constitutionally created or statutorily attached agencies (elected officials)
    - High degree of legal or financial responsibilities



**Exhibit A-01:**

*Main Capitol Campus - Site, Buildings, and Occupants*



- High degree of interaction with constitutional agencies
- Special relationship to Capitol area
- Five-year planning strategy (adopted December 2008)
  - Construct new owned facilities in the most cost-effective manner
  - Phase projects over several years
  - Redirect lease revenue to fund capital costs
  - Minimize multiple moves in achieving long-range goal, where possible
  - Relocate agencies from leased space to state-owned space
  - Begin as soon as possible to design, construct, and relocate agencies

Goals for the five-year strategy are to:

- Relieve overcrowding in Bataan, North Capitol, and the Capitol (i.e., relocate DFA, AOC and possibly SOS);
- Complete existing building renovations / facility renewal projects;
- House intended occupants in the Bataan Building, including the Secretary of State, Auditor, Treasurer, Department of Cultural Affairs and Department of Veterans' Affairs; and
- Move agencies currently in leased space into owned space (Auditor, Treasurer, Higher Education Department, Public Education Department, and Public Regulation Commission<sup>1</sup>).

The five-year planning strategy also identifies several long-term agency moves, including relocation of the Administrative Office of the Courts (AOC) from the Capitol North Building to the Apodaca Building, and the colocation of the PED and HED administrative offices in a future new building.

## Executive Office Building

The first component of the five-year plan adopted in 2008 was to construct an Executive Office Building (EOB). The EOB was originally envisioned as a new building at the Main Capitol Campus adjacent to the Capitol Parking facility to house the Department of Finance and Administration (DFA). The thought at the time was that the construction of this building would allow DFA to vacate their current offices in the Bataan Building and provide space for the State Auditor and State Treasurer to relocate from leased space.

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<sup>1</sup> The Public Regulation Commission relocated from the PERA building to leased space in 2020 to make room to consolidate CYFD and the ECECD





Legislative Session SB0221 of 2009 authorized state revenue bonds for state building use, directly benefiting the EOB. The legislation authorized the New Mexico Finance Authority to issue and sell revenue bonds payable from the state building bond fund not to exceed \$115 million.

A contract to prepare design-build documents for the project was executed in 2010. Planning envisioned a facility about 60,000 GSF in size located on a site west of the Capitol, north of the parking structure. The project required demolition of the Capitol casitas, which the city deems as historic structures whose modification would attract additional attention. The state initiated meetings with the city regarding demolition of the casitas, but the planning stalled due to administration and agency personnel changes. The project was never finalized.

There is now current interest from the Executive and Legislature to implement this project, but with direction to consider other sites and potential occupancy.

## New Facility Siting Options

ARC worked collaboratively with Dekker Perich Sabatini (D/P/S) Architects to identify potential new development sites at the Main Capitol Campus, as well as their building capacities.

Two locations offer the potential for general site development:

- A site north of the Capitol Parking Garage, west of the Capitol Building, and east of the Concha Ortiz y Pino Building. This was the original site of the 2009 proposed EOB. It most likely entails the removal or relocation of the four casitas bordering on Don Gaspar. The potential historic significance of these casitas is an issue that will need to be addressed if this site is developed. The Concha Ortiz y Pino is a 1970s-era building that has potential for redevelopment.
- Development opportunities are available on the east side of the Capitol Building, mainly in the parking lots that surround the PERA Building, with potential access points from Old Santa Fe Trail and Paseo de Peralta. Reportedly, the northern site of the PERA Building borders a former cemetery, which may hamper potential development.

 See Exhibit A-02



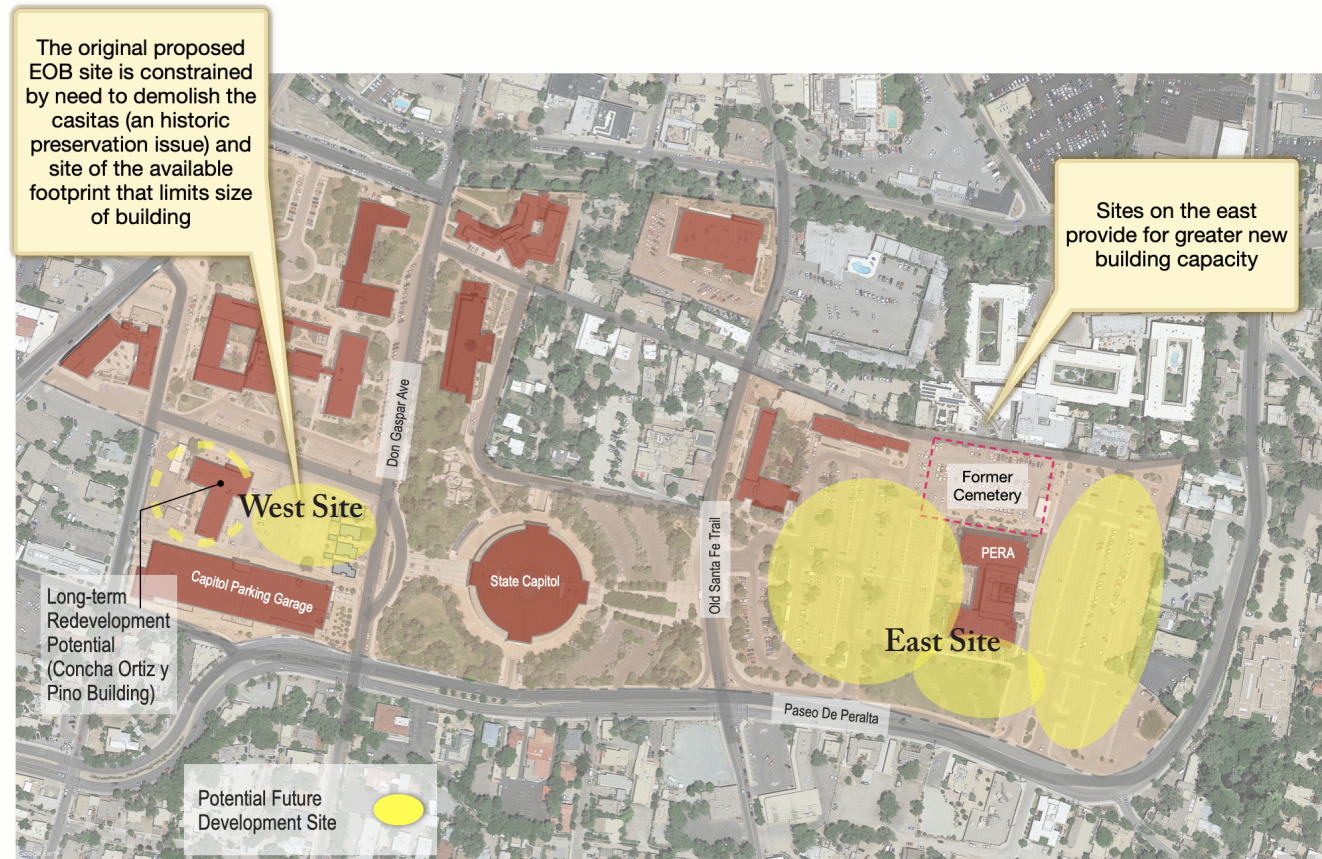
Based on the Santa Fe Area Plan, a distillation of key siting principles are:

- Maintain Capitol Building as campus focus
  - The Capitol Building should be highest point on the campus. This generally implies any new building will have a height limitation of 3-stories above the ground level.
  - The Capitol Building should also be the visual focus of the Capitol Campus.
  - Respect the Historic District look and feel in any future development.

This generally means maintaining what has been termed the “Santa Fe Style” characterized by large buildings with extensive landscaped grounds. Any development should seek to interact with local government and historic groups, taking advantage of the historic style guidance that has been promulgated over the years.

- Maintain existing street network. The Main Capitol Campus is a major gateway to downtown Santa Fe and the Plaza area. Old Santa Fe Trail (two-way travel) and Don Gaspar (one-way travel) that bisect the campus will need to be maintained.

**Exhibit A-02:**  
*Main Capitol Campus – Potential General Building Development Locations*




- Make best use of available land area. The Main Capitol Campus is limited in existing land area suitable for future development. Maintaining a long-term view of potential future needs in state government, any development should maximize the use of any land that remains. Planning should:
  - Identify future potential building sites (long-term development perspective)
  - Use multi-story development
  - Provide structured parking to avoid use of surface parking lots. Any parking should accommodate staff and visitor parking needs, and replace any parking displaced by buildings (structured)
  - Use optimum building footprints to promote flexible and efficient office layouts. D/P/S suggests a 90'-wide building footprint would provide a basis for flexible office layouts with a combination of private and open workstations.

It also allows daylight to penetrate 30' from both sides to provide daylighting opportunities for all personnel.

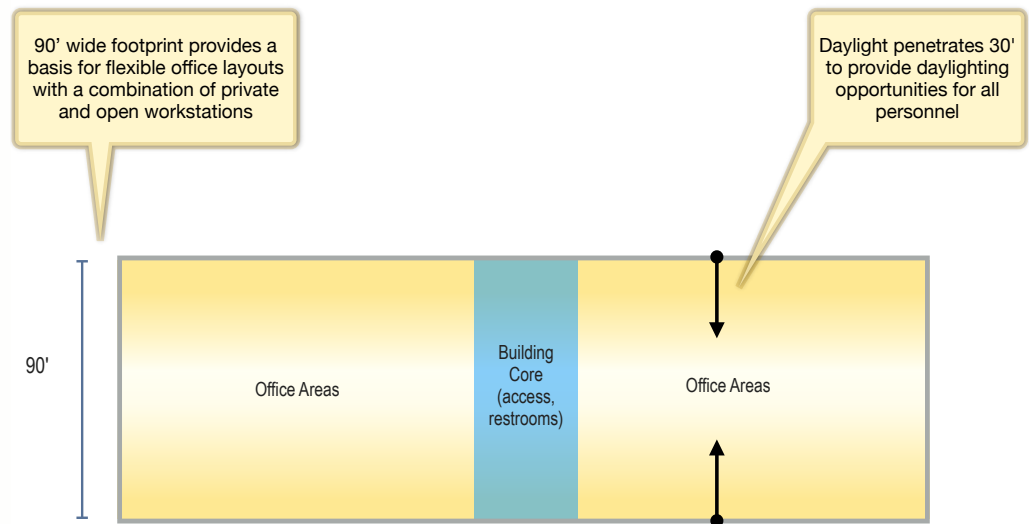
 See Exhibit A-03

### Conceptual Site Plan

D/P/S prepared a conceptual site plan reflecting the potential sites and planning principles.

 See Exhibit A-04

**Exhibit A-03:**  
*Flexible Footprint Concept (Source: D/P/S)*

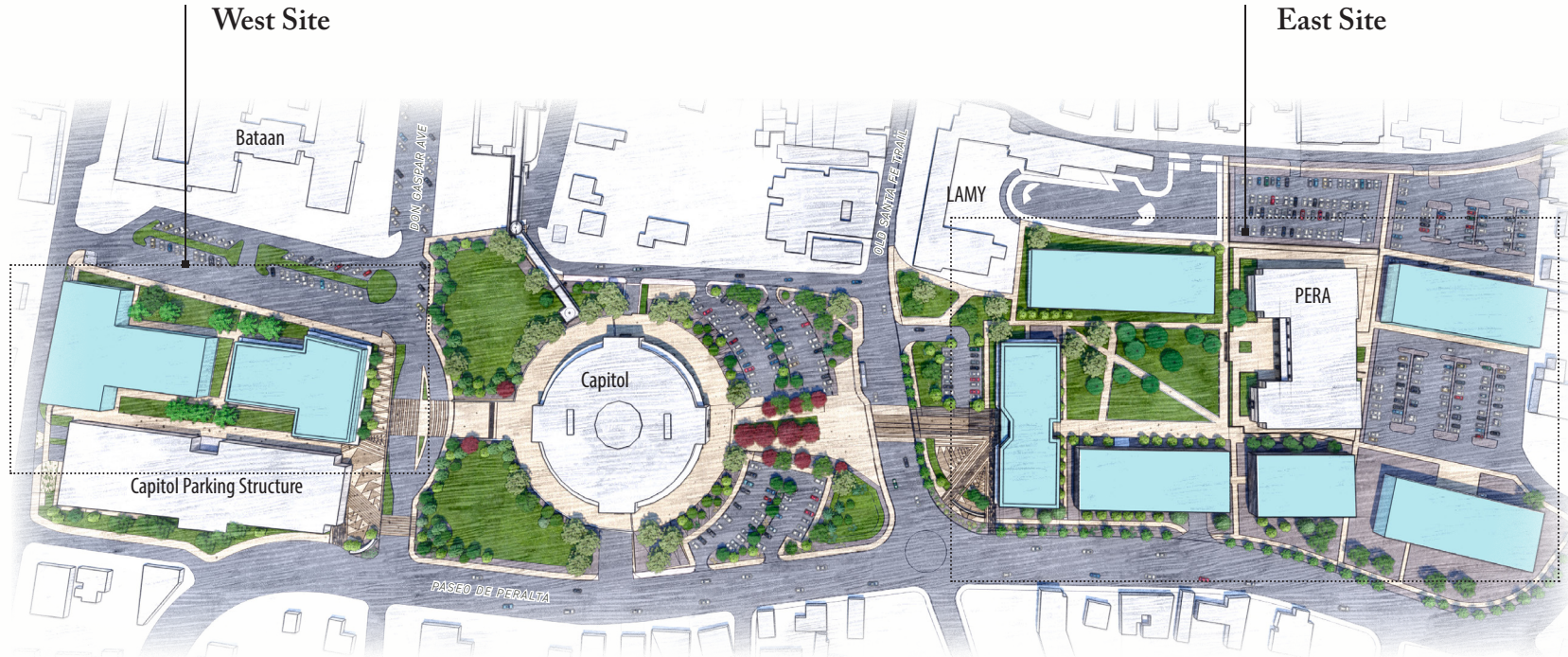




# CONCEPTUAL SITE PLAN

## Exhibit A-04: A

Capitol Campus Conceptual Site Plan (Source: D/P/S)



### LEGEND

- Existing Buildings
- Proposed Buildings

\*Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style.

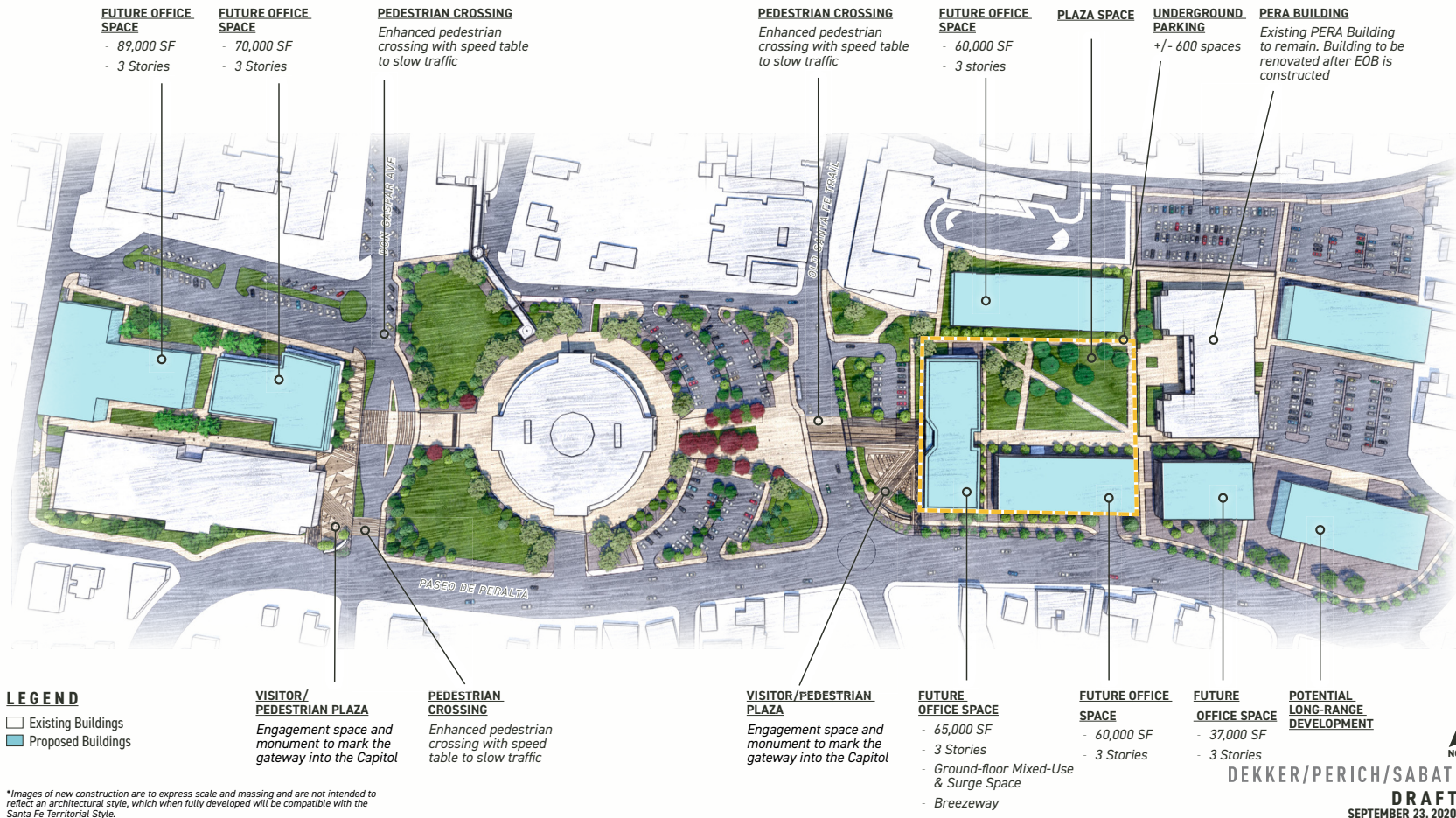
*Note: Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style*



**SANTA FE CAPITOL  
EXECUTIVE OFFICE  
BUILDING**

**CONCEPTUAL  
SITE PLAN**

*Exhibit A-04: B*



*Note: Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style*



SANTA FE CAPITOL EXECUTIVE OFFICE BUILDING  
CONCEPTUAL SITE PLAN

Exhibit A-04: C



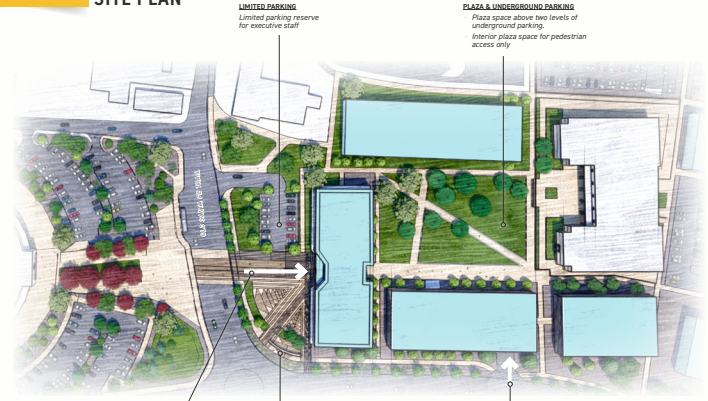
**LEGEND**  
 Existing Buildings  
 Proposed Buildings

\*Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style.

DEKKER/PERICH/SABATINI  
DRAFT 3  
SEPTEMBER 23, 2020

SANTA FE CAPITOL EXECUTIVE OFFICE BUILDING  
CONCEPTUAL SITE PLAN

Exhibit A-04: D



**LEGEND**  
 Existing Buildings  
 Proposed Buildings

**PEDESTRIAN ACCESS**  
 Limited access Pedestrian access through breezeway to access plaza and PERA

**GATEWAY FEATURE & PEDESTRIAN PLAZA**  
 Gateway feature and pedestrian plaza

**PLAZA & UNDERGROUND PARKING**  
 Plaza space above two levels of underground parking. Interior plaza space for pedestrian access only

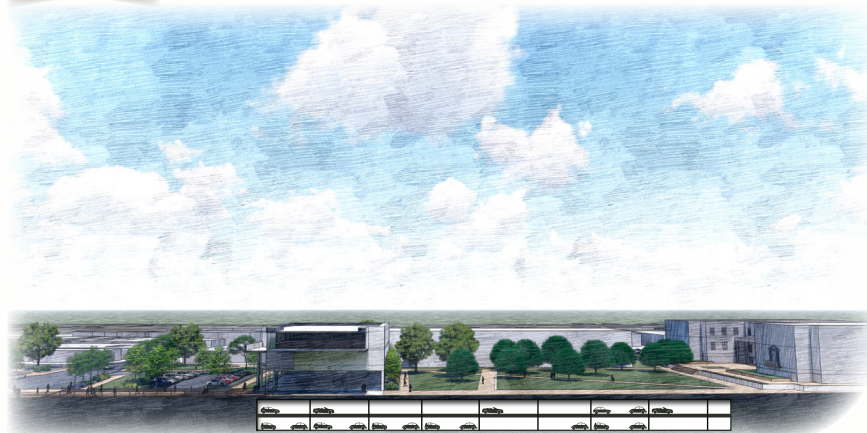
\*Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style.

DEKKER/PERICH/SABATINI  
DRAFT 4  
SEPTEMBER 23, 2020

*Note: Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style*

SANTA FE CAPITOL EXECUTIVE OFFICE BUILDING  
CROSS SECTION OF POTENTIAL OFFICE BUILDING & UNDERGROUND PARKING

Exhibit A-04: E



Section of potential office building with two levels of underground parking.

\*Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style.

DEKKER/PERICH/SABATINI  
DRAFT 5  
SEPTEMBER 23, 2020



SANTA FE CAPITOL EXECUTIVE OFFICE BUILDING  
VIGNETTE  
LOOKING WEST

Exhibit A-04: F



Breezeway looking west towards the Capitol Executive Office Building. Ground-floor can serve for a mix of uses including, but not limited to, visitor center, cafeteria etc.

LEGEND

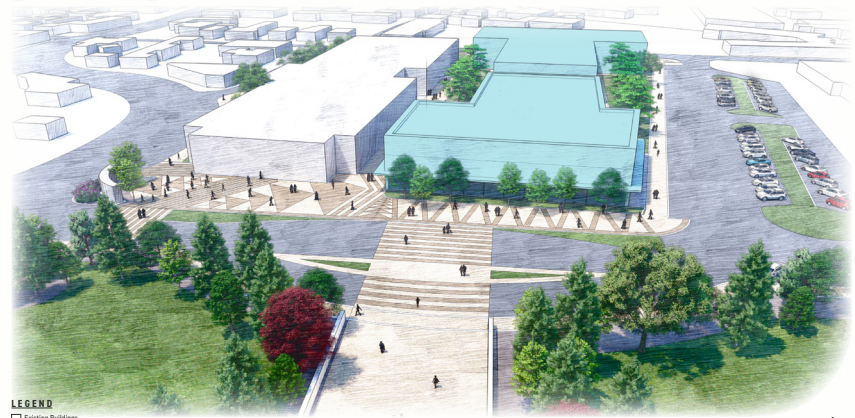
- Existing Buildings
- Proposed Buildings

\*Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style.

DEKKER/PERICH/SABATINI  
DRAFT 7  
SEPTEMBER 23, 2020

SANTA FE CAPITOL EXECUTIVE OFFICE BUILDING  
VIGNETTE  
LOOKING WEST

Exhibit A-04: G



LEGEND

- Existing Buildings
- Proposed Buildings

\*Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style.

DEKKER/PERICH/SABATINI  
DRAFT 8  
SEPTEMBER 23, 2020

SANTA FE CAPITOL EXECUTIVE OFFICE BUILDING  
VIGNETTE  
LOOKING EAST

Exhibit A-04: H

*Note: Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style*



Breezeway looking east towards the PERA building. Plaza in front of office can serve to facilitate public interaction and be anchored by a visitor center housed on the ground-floor of the office building.

LEGEND

- Existing Buildings
- Proposed Buildings

\*Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style.

DEKKER/PERICH/SABATINI  
DRAFT 6  
SEPTEMBER 23, 2020





## Site Capacity for the West Capitol Site

On January 8, 2021, the Capitol Buildings Planning Commission directed staff to identify the maximum site capacity for the Executive Office Building and associated underground parking for the west site, and prepare a pre-conceptual construction cost estimate. The study recognized that to achieve maximum building capacity, EOB siting may require demolition or relocation of four casitas and demolition of the Concha Ortiz y Pino Building. ARC again associated with D/P/S to conduct this study which was presented to the Commission on April 16, 2021. This section presents excerpts of the finding of this study.

### Study 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 Department 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

### Findings

The study resulted in the finding that the maximum capacity of the site is 192,250 gross square feet and 723 +/- in three stories of underground parking spaces.

**Exhibit A-05:**  
*Executive Office Building Site Capacity Study, West Site - Existing Structures (Source: D/P/S)*



See Exhibit A-05 to Exhibit A-07. A full copy of the study can be requested from the LCS or GSF FMD



**Exhibit A-06:**  
*Executive Office Building Site Capacity Study, West Site - Option 1*  
(Source: D/P/S)

**Site Maximum Capacity**

- Three stories of offices: 192,250 sf
- Three levels of parking below grade: ±723 spaces





**Exhibit A-07:**  
*Executive Office Building Site Capacity Study, West Site – Building Section (Source: D/P/S)*



Pre-conceptual conservative construction cost estimates for the building at maximum capacity is about \$100 million, and the parking structure about \$34.5 million. With soft costs and New Mexico gross receipts tax, the total project cost is about \$194 million. Providing a bridge or tunnel to the Capitol would entail additional costs.

There are many opportunities to refine these estimates as the project proceeds into design and implementation.

### Total Capitol Campus Additional Capacity

The total additional site capacity is about 414,250 gross square feet.

 See Exhibit A-08

### Occupancy Alternatives

Various EOB occupants could take residency in the building, depending on the facility’s ultimate size and design. First priority should be given to provide additional office capacity at the Capitol Campus for constitutionally created agencies and other functions directed by the Capitol Campus Master Plan.

 See Exhibit A-09

Relocating some potential occupants that occupy existing state-owned buildings at the Capitol Campus opens up the possibility for moves of other executive agencies to optimize adjacencies that promote operational efficiencies or improve access by the public.

There is also the potential to add other elements to the EOB, such as common-use meeting rooms or other specialized space that may increase square footage required.

**Exhibit A-08:**  
*Capitol Campus Conceptual Site Plan Indicating Potential Future Building Footprints (Source: D/P/S)*










Potential Site Capacity*	
Building	GSF Capacity
1 (EOB)	192,250
2	65,000
3	60,000
4	60,000
5	37,000
<b>Total</b>	<b>414,250</b>

\*Assumes 3 stories, 90' wide footprints, underground parking under 2, 3, & 4



**Exhibit A-09:**  
**EOB Potential Building Occupants**

EOB Occupant Alternatives						
Occupant	Status	Budgeted FTE	USF Need*	GSF** Equivalent	Cumulative GSF***	Note
Auditor		38	7,000	9,700		
Treasurer		35	7,600	10,600	20,300	
Secretary of State (SOS)		115	13,700	19,000	39,300	
Administrative Office of the Courts (AOC)		114	25,400	35,300	74,600	If PED is an EOB occupant, then AOC could potentially move to the Apodaca Building
Department of Finance and Administration (DFA)		145	28,300	39,300	113,900	If DFA is an EOB occupant, then the State Engineer displaced from Concha Ortiz y Pino's demolition could move to the Bataan Building
Public Education Department		281	47,000	65,300	179,200	If PED is an EOB occupant, then AOC could potentially move to the Apodaca Building
Public Regulation Commission		141	33,200	46,100	225,300	PRC commissioners are no longer elected officials
Meeting rooms to serve Capitol Campus	To be determined					

Move from Leased Space	
Move from Owned and Leased Space	
Move from Owned Space	

*Notes:*

\* USF need is the mid-point between existing USF and USF needed by applying state space standards plus 15% (215 USF/person) multiplied by the budgeted FTE. USF will be lower if post-pandemic policies encourage alternative off-site work arrangements.

\*\* GSF is the square footage needed in a new building (USF divided by 72%)

\*\*\* Cumulative GSF illustrates potential building size as occupants are added. This is not meant to imply any priority order.



## Benefits of Constructing the EOB

Potential benefits of constructing the EOB include:

- Relocates all elected officials to the Capitol Campus
- Saves lease costs (e.g., depending on scenario chosen: Auditor, Treasurer, AOC)
- Provides modern, flexible office space
- Adds needed parking to the Capitol Campus
- Reduces State building footprint (more efficient space allocation)
- Provides an opportunity for sustainable, carbon neutral facilities
- Provides transition space to allow staged renovations of other state facilities

## Illustrative EOB Implementation Road Map

The following illustrative EOB implementation road map was presented at the 6.18.2021 Capitol Building Planning Commission at the request of GSD/FMD.

Implementation steps include:

1. **Determining the strategy to fund the capital costs of the facility**
2. **Planning the scope and characteristics of the facility.**

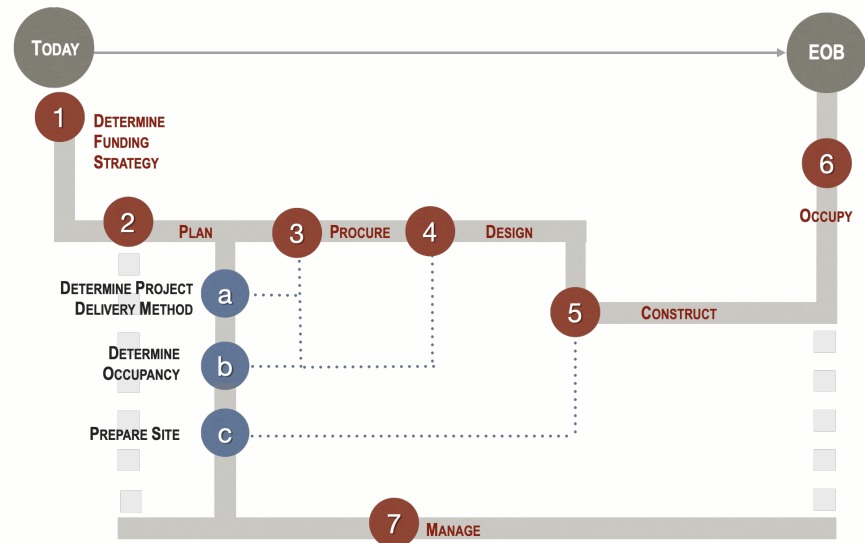
Activities in this step include:

- Determining the project delivery method (design-bid-build, design-build, or construction manager at risk)



See Exhibit A-10

## Exhibit A-10: EOB Implementation Steps



- Determining the future building occupants, and
- Preparing the site for construction. This involves:
  - Collaborating with the State Historic Preservation Office and the City of Santa Fe regarding the removal of the casitas
  - Relocating the current occupants of the Concha Ortiz y Pino Building, GSD Maintenance facilities, and the casitas.
  - Demolition of these buildings

3. **Procuring the team to design and construct the facilities**
4. **Designing the new facility**
5. **Constructing the facility**
6. **Occupying the facility**

One potential EOB occupancy scenario to consider follows.








See Exhibit A-11





**Exhibit A-11:**  
**Potential EOB Occupancy Scenario A**

**A. EOB Potential Occupants**

EOB Occupant Scenario A						
Occupant	Status	Budgeted FTE	USF Need*	GSF** Equivalent	Cumulative GSF***	Note
Auditor		38	7,000	9,700		
Treasurer		35	7,600	10,600	20,300	
Secretary of State (SOS)		61	11,300	15,700	36,000	
Department of Finance and Administration (DFA)		145	28,300	39,300	110,600	State Engineer displaced by Concha Ortiz y Pino demolition moves to the Bataan Building after EOB construction
Public Education Department		281	47,000	65,300	175,900	PED vacates Apodaca Building and AOC relocates into vacated space
Meeting rooms to serve Capitol Campus	New	NA	11,300	15,700	191,600	Alternatively could be shell space to serve as transition space for relocations
<b>Totals</b>		<b>560</b>	<b>112,500</b>		<b>191,600</b>	

Move from Leased Space	
Move from Owned and Leased Space	
Move from Owned Space	

*Notes:*

\* USF need is the mid-point between existing USF and USF needed by applying state space standards plus 15% (215 USF/person) multiplied by the budgeted FTE. USF will be lower if post-pandemic policies encourage alternative off-site work arrangements.

\*\* GSF is the square footage needed in a new building (USF divided by 72%)

\*\*\* Cumulative GSF illustrates potential building size as occupants are added. This is not meant to imply any priority order.





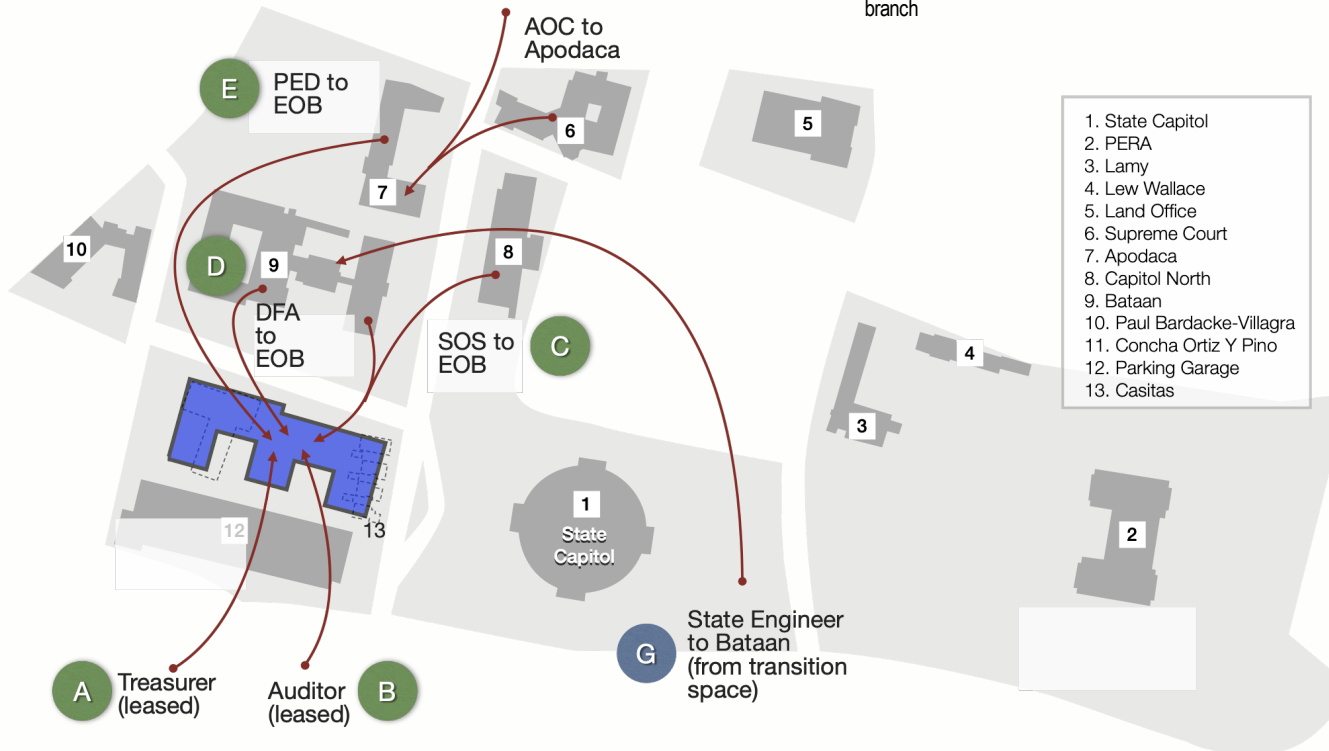
Exhibit A-11: (continued)

B. EOB Subsequent Moves

Demand		
Occupant	Move From	Mid-Point Space Need (USF)
Administrative Office of the Courts (AOC)	Supreme Court Building, Leased Space	25,400
State Engineer	Concha Ortiz Y Pino (Transition Space) and Lew Wallace	29,300

Supply			Supply Minus Demand (USF)
Move To	Space Available (USF)	Note	
Apodaca	38,200	Move into space vacated by PED	12,800
Bataan	36,900	Move into space vacated by DFA and SOS*	7,600

B. EOB Moves Illustration



\*SOS also vacates 8,900 USF at Capitol North making this space available to the legislative branch



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# Appendix B.

# Sites and Facilities



## B.1 Space Use Data

**Exhibit B-01:**  
*Executive Agencies, Current Owned or Leased Location*

Agency	Occupies State-Owned Building	Building	Campus	Occupies Leased Facility
<b>Elected Officials</b>				
Attorney General	■	Paul Bardacke - Villagra	Main	
State Auditor				■
State Treasurer				■
Secretary of State	■	Bataan, Capitol North	Main	
<b>Departments and Administratively Attached</b>				
Aging and Long-Term Care Department	■	Toney Anaya	West	
Children, Youth and Families Department	■	PERA	Main	■
Corrections Department	■	Administrative Building	Corrections	
Cultural Affairs Department	■	Bataan, Curruthers	Main, West	
Department of Environment	■	Runnels	South	
Department of Finance and Administration	■	Bataan	Main	
Governors Commission on Disability	■	Lamy	Main	
Department of Health	■	Runnels	South	■
Department of Information Technology	■	Simms	South	
Department of Public Safety	■	Building B, LEA	Public Safety	
New Mexico State Police	■	Building B, LEA	Public Safety	
Early Childhood Education & Care Department	■	PERA	Main, West	
Economic Development Department	■	Montoya	South	
EMNRD / EMNRD - Forestry / EMNRD - State Parks	■	Chino	South	
General Services Department	■	Montoya, T-87	South, West	



Exhibit B-01 continued

Agency	Occupies State-Owned Building	Building	Campus	Occupies Leased Facility
State Personnel Office	■	Willie Oriz	West	
Human Services Department				■
Higher Education Department				■
Indian Affairs Department	■	Chino	South	
Public Education Department	■	Apodaca	Main	■
Department of Vocational Rehabilitation (DVR)				■
Public Regulation Commission*	■	PERA	Main	
Office of Superintendent of Insurance	■	PERA	Main	
Regulation and Licensing Department	■	Anaya	West	
Taxation and Revenue Department	■	Lujan, Montoya, Chino	South	
Tourism Department	■	Lamy	Main	
Veterans Service Department	■	Bataan, Casita	Main	
Workforce Solutions Department	■	Workforce	Main (off site)	
<b>Adjunct or Independent Agencies</b>				
Commission for the Blind	■	(Food service in several buildings)		
Education Retirement Board				■
Medical Board - Independent Licensing Board				■
Professional Engineers and Land Surveyors Board	■	Anaya	West	
Public School Facilities Authority	■	Casita	Main	
Retiree Healthcare Authority				■
State Commission of Public Records	■	Curruthers	West	
State Investment Council				■
State Engineer	■	Concha Ortiz y Pino, Bataan, Lew Wallace	Main	
Worker's Compensation				■

\*PRC has relocated to leased space during the course of this study.





**Exhibit B-02:**

*Executive Agencies, Current Owned or Leased Space Use*

**More Detail Available:**

Spreadsheets documenting space use are available for download:  
<https://arcforms.info/nmgdssp2020fca/login.php>  
 (Login and password required.)

Agency	Owned Office USF	Budgeted FTE (Filled)	Budgeted FTE	Leased Office (RSF)	Budgeted FTE (Filled)	Budgeted FTE	Total USF*	Total Budgeted FTE (Filled)	Total Budgeted FTE
<b>Elected Officials</b>									
Attorney General	41,000	67	85	0	0	0	41,000	67	85
State Auditor	0			9,362	29	38	7,958	29	38
State Treasurer	0			11,228	27	35	9,544	27	35
Secretary of State	12,403	33	54	0	0	0	12,403	33	54
<b>Departments and Administratively Attached</b>									
Aging and Long-Term Care Department	27,500	78	99	0	0	0	27,500	78	99
Children, Youth and Families Department	55,400	185	236	29,269	69	86	80,279	254	322
Corrections Department	27,300	96	145	0	0	0	27,300	96	145
Cultural Affairs Department	46,200	58	77	0	0	0	46,200	58	77
Department of Environment	47,300	193	247	40,451	135	160	81,683	328	407
Department of Finance and Administration	33,100	119	148	0	0	0	33,100	119	148
Governors Commission on Disability	3,200	7	9	0	0	0	3,200	7	9
Department of Health	88,800	344	411	104,909	212	257	177,973	556	668
Department of Information Technology	38,100	101	167	0	0	0	38,100	101	167
Department of Public Safety	46,100	169	234	0	0	0	46,100	169	234
New Mexico State Police	26,500	71	79	0	0	0	26,500	71	79
Early Childhood Education & Care Department*									
Economic Development Department	12,500	35	47	0	0	0	12,500	35	47
EMNRD / EMNRD - Forestry / EMNRD - State Parks	43,300	140	180	0	0	0	43,300	140	180
Youth Conservation Corps	0	0	0	701	2	2	596	2	2
General Services Department	75,800	221	265	0	0	0	75,800	221	265
State Personnel Office	13,000	27	43	0	0	0	13,000	27	43

\*New division created from Children, Youth and Families Department (CYFD); Personnel and building data not available at the time of this report



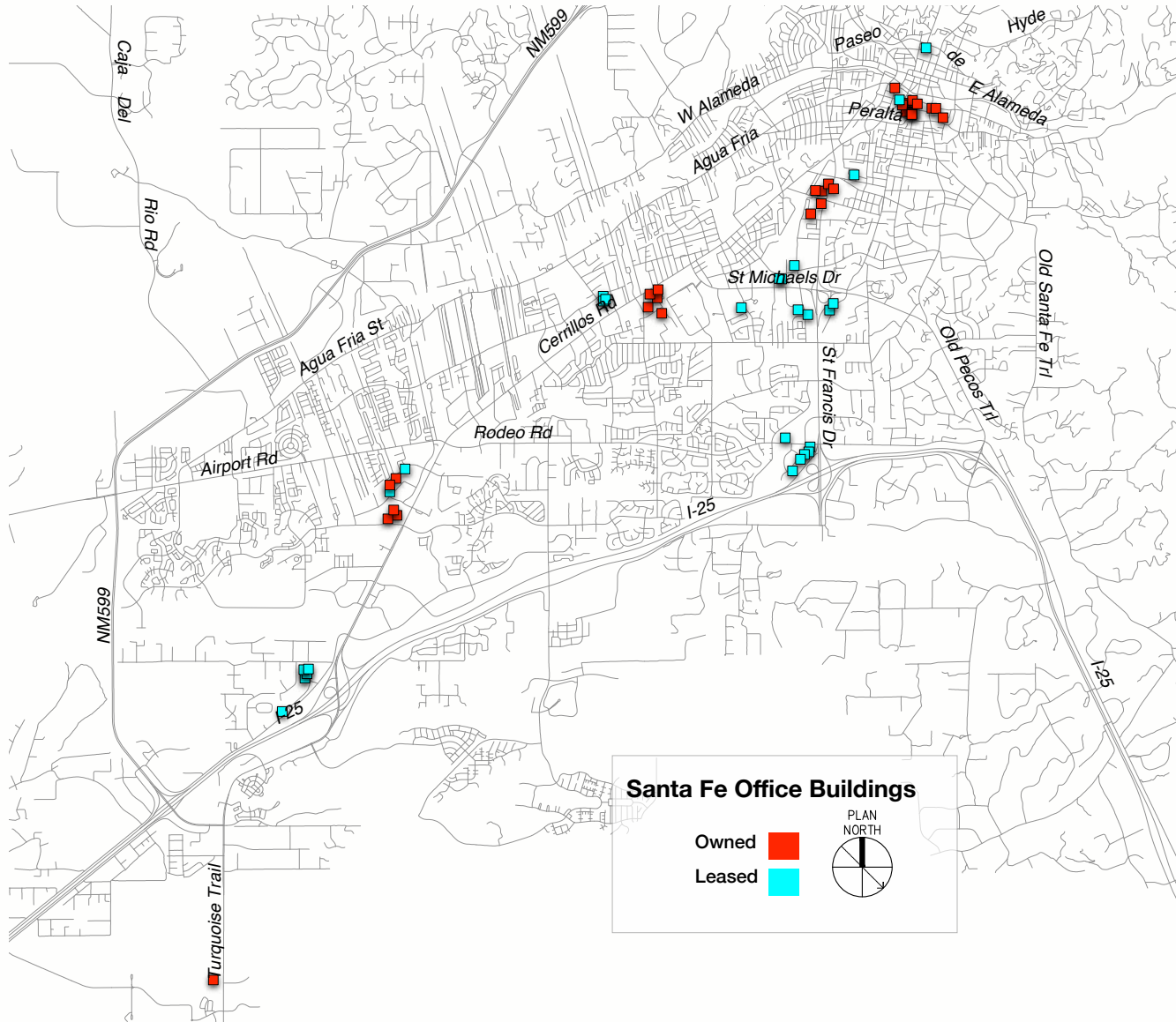
Exhibit B-02 continued

Agency	Owned Office USF	Budgeted FTE (Filled)	Budgeted FTE	Leased Office (RSF)	Budgeted FTE (Filled)	Budgeted FTE	Total USF*	Total Budgeted FTE (Filled)	Total Budgeted FTE
Human Services Department	0	0	0	166,325	538	746	141,376	538	746
Higher Education Department	0	0	0	12,246	38	50	10,409	38	50
Indian Affairs Department	4,300	14	15	0	0	0	4,300	14	15
Public Education Department	38,200	156	219	13,407	52	62	49,596	208	281
Department of Vocational Rehabilitation (DVR)	0	0	0	11,498	42	60	9,773	42	60
Public Regulation Commission	36,000	111	141	0	0	0	36,000	111	141
Office of Superintendent of Insurance	19,900	68	75	0	0	0	19,900	68	75
Regulation and Licensing Department	30,700	135	183	0	0	0	30,700	135	183
Taxation and Revenue Department	92,900	370	529	0	0	0	92,900	370	529
Administrative Hearings Office		8	8	0	0	0	0	8	8
Tourism Department	13,400	36	45	0	0	0	13,400	36	45
Veterans Service Department	6,000	18	24	0	0	0	6,000	18	24
Workforce Solutions Department	6,700	7	8	5,248	12	14	11,161	19	22
<b>Adjunct or Independent Agencies</b>									
Commission for the Blind	0	0	0	4,687	9	10	3,984	9	10
Education Retirement Board	0	0	0	2,447	45	52	2,080	45	52
Medical Board - Independent Licensing Board	0	0	0	6,824	14	16	5,800	14	16
Professional Engineers and Land Surveyors Board	11,400	6	8	0	0	0	11,400	6	8
Public School Facilities Authority	900	0	0	0	0	0	900	0	0
Retiree Healthcare Authority	0	0	0	470	4	4	400	4	4
State Commission of Public Records	5,100	27	40	0	0	0	5,100	27	40
State Investment Council	0	0	0	12,912	24	31	10,975	24	31
State Engineer	54,200	135	181	0	0	0	54,200	135	181
Worker's Compensation	0	0	0	2,400	5	5	2,040	5	5
<b>Total</b>	<b>961,003</b>	<b>3,043</b>	<b>4,011</b>	<b>434,384</b>	<b>1,257</b>	<b>1,628</b>	<b>1,330,229</b>	<b>4,300</b>	<b>5,638</b>



**Exhibit B-03:**

*Map showing Owned and Leased Office Facilities in Santa Fe under GSD/FMD Purview*



**Exhibit B-04:**  
*Executive Agencies, Questionnaire Response Regarding Existing Owned Facilities*

70% Average  
 73% Median  
 75% Mode

Excellent	5
Good	4
Fair	2
Poor	1

Score

Agency	Building / Location	Location	Amount of Space	Ability to meet critical functional requirements	How space is organized (internal relationships of functions)	Condition of Space	Access by public and other users	Availability of parking for Staff	Availability of parking for public and visitors	% Possible
Department of Health	810 W San Mateo Suites 100, 104, 105, 106, & 200	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	40%
Department of Health	2538 Camino Entrada Suites 204 & 205	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	40%
Administrative Office of the Courts	2056 Galisteo St (Supreme Court Building)	Excellent	Poor	Fair	Poor	Fair	Fair	Poor	Fair	40%
Department of Environment	2905 E Rodeo Park Dr Bldg 1	Good	Fair	Good	Fair	Fair	Good	Fair	Fair	55%
Administrative Office of the Courts	Metro Court Parking Garage	Fair	Fair	Fair	Good	Good	Good	Excellent	Good	68%
EMNRD (Youth Conservation Corps)	811 St Michaels Dr Suite 104	Good	Fair	Fair	Fair	Excellent	Good	Good	Good	68%
Office of the State Auditor	2540 Camino Edward Ortiz Ste A	Good	Excellent	Good	Good	Good	Good	Poor	Poor	68%
Human Services Department	1301 Siler Rd, Bldgs B And C	Good	Good	Excellent	Excellent	Good	Fair	Fair	Fair	70%
Administrative Office of the Courts	2905 E Rodeo Park Dr Bldg 5	Poor	Excellent	Fair	Fair	Good	Good	Excellent	Excellent	70%
Department of Health	2040 S Pacheco Street	Good	Fair	Good	Good	Fair	Good	Good	Good	70%
Department of Environment	525 Camino De Los Marquez	Excellent	Fair	Good	Fair	Fair	Excellent	Excellent	Excellent	75%
Department of Health	1474 Rodeo Road Suite 200	Good	Good	Good	Good	Fair	Good	Good	Good	75%
Higher Education Department	2044 & 2048 Galisteo St	Good	Good	Good	Good	Good	Good	Good	Fair	75%
State Treasurer	2055 S Pacheco St Bldgs 100 and 200	Good	Excellent	Good	Fair	Fair	Excellent	Excellent	Excellent	80%
Department of Health	1301 Siler Road Bldg F	Good	Good	Good	Good	Good	Good	Good	Good	80%
Human Services Department	37 Plaza La Prensa Ct, Sf BHSD	Good	Good	Good	Good	Good	Good	Good	Good	80%
Human Services Department	39 Plaza La Prensa Ct, Isd CSED	Good	Good	Good	Good	Good	Good	Good	Good	80%
Department of Environment	2540 Camino Edward Ortiz Ste G	Good	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Fair	83%
State Investment Council	41 Plaza La Prensa	Good	Excellent	Excellent	Good	Good	Fair	Excellent	Good	83%
Children, Youth and Families Department	1920 Fifth & Aspen Street	Good	Good	Good	Good	Good	Excellent	Good	Good	83%
Human Services Department	1301 Siler Rd, Bldg E- Business Operations Center	Excellent	Excellent	Excellent	Excellent	Good	Excellent	Excellent	Good	95%
Division of Vocational Rehabilitation	2935 E Rodeo Park Dr	Excellent	Good	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	98%
Human Services Department	1 Plaza La Prensa	Excellent	Excellent	Excellent	Excellent	Good	Excellent	Excellent	Excellent	98%
Human Services Department	1474 Rodeo Rd Suite 150	Excellent	Excellent	Excellent	Excellent	Good	Excellent	Excellent	Excellent	98%
Workers Compensation Administration	1596 Pacheco St Suite 202	Good	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	98%



**Exhibit B-05:**  
*Executive Agencies, Questionnaire Response Regarding Existing Leased Facilities*

Agency	Building / Location	Score							% Possible	
		Location	Amount of Space	Ability to meet critical functional requirements	How space is organized (internal relationships of functions)	Condition of Space	Access by public and other users	Availability of parking for staff		Availability of parking for public and visitors
Department of Health	Public Health Nurses	Fair	Poor	Poor	Fair	Fair	Poor	Poor	Poor	28%
Department of Information Technology	John F. Simms Jr.	Fair	Fair	Fair	Poor	Poor	Poor	Fair	Poor	30%
Taxation and Revenue Department	Wendell Chino	Good	Poor	Poor	Poor	Poor	Fair	Fair	Fair	35%
Department of Environment	Harold Runnels	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair	45%
New Mexico State Police	B-Headquarters	Good	Poor	Good	Fair	Fair	Good	Poor	Poor	48%
Administrative Office of the Courts	Capitol North	Excellent	Poor	Fair	Fair	Good	Good	Poor	Fair	53%
Public Education Department	Jerry Apodaca Building	Excellent	Fair	Good	Fair	Fair	Excellent	Poor	Poor	55%
Department of Early Childhood	414 Don Gaspar (Casita & Garage)	Excellent	Poor	Good	Poor	Good	Excellent	Fair	Fair	60%
Children, Youth and Families Department	PERA	Good	Fair	Poor	Good	Good	Good	Poor	Good	60%
Veterans Service Department	Bataan Memorial	Excellent	Fair	Good	Fair	Fair	Good	Good	Fair	63%
Indian Affairs Department	Wendell Chino	Good	Fair	Poor	Fair	Good	Good	Good	Good	63%
Veterans Service Department	Casita 406 Don Gaspar	Excellent	Fair	Good	Good	Fair	Good	Good	Fair	68%
Tourism Department	Lew Wallace Building	Excellent	Good	Fair	Fair	Fair	Excellent	Good	Good	70%
Department of Public Safety	A-Law Enforcement Academy	Good	Good	Fair	Good	Good	Good	Good	Fair	70%
Corrections Department	Central Office Administration	Excellent	Fair	Good	Poor	Good	Good	Good	Good	70%
Cultural Affairs Department	Garrey Carruthers - Records/State Library	Excellent	Good	Good	Good	Good	Poor	Excellent	Fair	73%
EMNRD	Wendell Chino	Good	Fair	Good	Poor	Good	Good	Excellent	Excellent	73%
Department of Finance and Administration	Bataan Memorial	Good	Good	Good	Poor	Good	Good	Good	Good	73%
Department of Environment	Joseph M. Montoya	Excellent	Good	Good	Fair	Fair	Excellent	Good	Good	75%
Tourism Department	Lamy Building	Excellent	Good	Good	Fair	Fair	Excellent	Good	Good	75%
Office of Superintendent of Insurance	PERA	Excellent	Good	Fair	Good	Poor	Good	Excellent	Excellent	75%
Personnel Board	Willie Ortiz Building	Good	Good	Good	Good	Good	Good	Good	Fair	75%
Taxation and Revenue Department	Motor Vehicle Department Field Office (TRD)	Fair	Good	Excellent	Good	Excellent	Fair	Good	Excellent	78%
Regulation and Licensing Department	Toney Anaya	Excellent	Fair	Fair	Good	Good	Excellent	Excellent	Excellent	80%
Department of Health	Harold Runnels	Good	Good	Good	Good	Good	Good	Good	Good	80%
Department of Health	New Vital Records Building	Good	Good	Good	Good	Good	Good	Good	Good	80%
Taxation and Revenue Department	Joseph M. Montoya	Good	Good	Good	Good	Good	Good	Excellent	Excellent	85%
Taxation and Revenue Department	Manuel Lujan Sr.	Good	Good	Excellent	Excellent	Excellent	Good	Good	Good	88%
Attorney General	Paul Bardacke - Villagra	Excellent	Good	Excellent	Excellent	Excellent	Fair	Excellent	Excellent	90%
Department of Public Safety	Dr. Timothy F. Fleming	Excellent	Excellent	Excellent	Good	Fair	Excellent	Excellent	Excellent	90%
State Engineer	Bataan Memorial	Excellent	Excellent	Excellent	Good	Excellent	Good	Good	Good	90%
Cultural Affairs Department	Bataan Memorial	Excellent	Excellent	Excellent	Good	Excellent	Good	Excellent	Good	93%
State Engineer	Concha Ortiz y Pino Building	Excellent	Excellent	Excellent	Excellent	Excellent	Good	Good	Good	93%
State Engineer	Lew Wallace Building	Excellent	Excellent	Excellent	Excellent	Good	Good	Excellent	Excellent	95%

70% Average  
 73% Median  
 75% Mode



Score  
 5  
 4  
 2  
 1





## B.2 Facility Condition Assessment Data

### Introduction / Process

ARC conducted a condition assessment of 29 GSD-owned office facilities totaling about 1.6 million square feet.

Prior to the assessment, ARC 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 available studies. The ARC planning team met with the facility managers to discuss issues regarding the facility or its building systems.

ARC conducted an on-site assessment that included visual inspection of all site features and building elements and spaces. ARC also 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 IBC 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

### More Detail Available from:

<https://arcforms.info/nmgdssp2020fca/login.php>  
(Login and password required).

See also Appendix B.3 Facilities Condition Assessment Summary for an assessment of each building.



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 for 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.
- Facility condition index (FCI) scores are based on a national scoring system that applies only to building condition. The FCI score is ratio of the cost of repairs to the building within the next five years divided by the current replacement value (CRV) of the building (insurance) based on the age and condition of each building system with respect to its expected life cycle.
- An ARC condition rating score which is a composite weighted scoring method that reflects the observed conditions for the site, building, and functional adequacy.

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

 See Exhibit B-06 and Exhibit B-07

**Exhibit B-06:**  
*Facility Condition Index Scoring*

$$\text{Facility Condition Index (FCI)} = \frac{\text{Total Repairs}}{\text{Replacement cost}}$$

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%



capital investments. Scores below 50% (“F”) indicate a poor building that needs replacement and may soon pose 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, state needs, and available resources.

- A list of capital improvement projects (CIPs) and associated cost 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 Santa Fe location conditions, and experience of state construction history.
- Digital photographs
- Composite digital site plans showing the location of recommended capital improvements

**Exhibit B-07:**

*ARC Capital Improvement Project (CIP) Codes*

CIP Coding						
Project Identification			Project Code			
Building ID	Project Number	Sub-Number	Category	Type 1	Type 2	Priority
01-001-00004	101	2001	1.	.15	..D09	.1

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

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

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 / Occupationsl
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

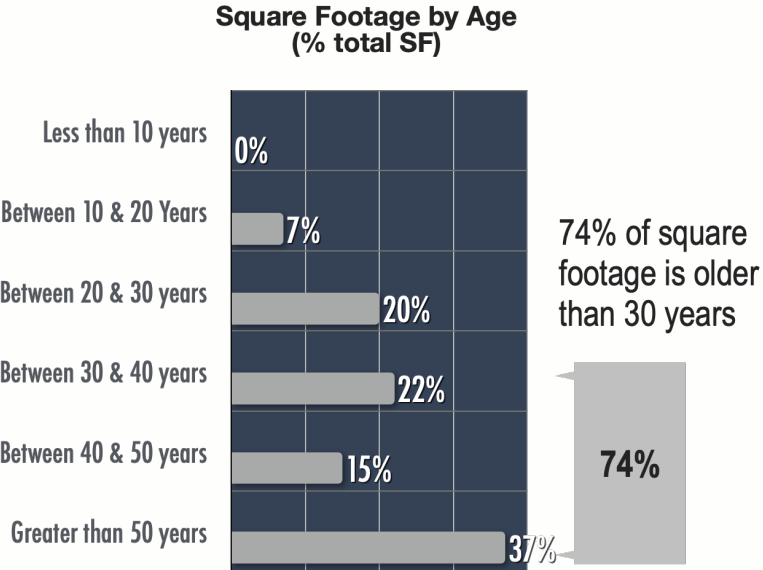
FCA Class
1 Plant Adaptation
2 Routine Maintenance
3 Deferred Maintenance
4 Capital Renewal
5 Energy Conservation
6 Design Construction Defects

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

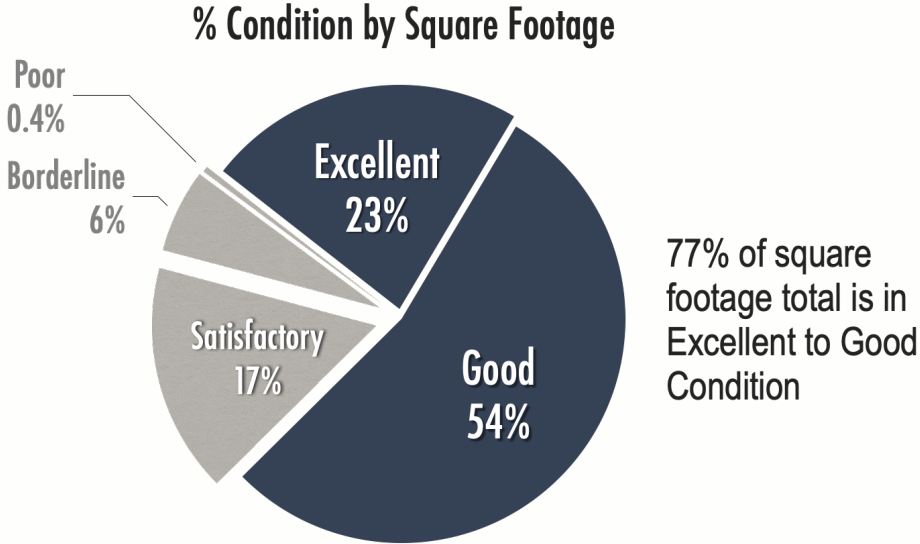
*Note: CIPs can be sorted, or reporting by any combination of these codes. On the upper right is an example of a typical project code*



**Exhibit B-08:**  
*State-Owned Office Buildings in Santa Fe by Age*



**Exhibit B-09:**  
*Facility Condition Assessment Summary*  
*% Condition by Square Footage*



**Exhibit B-10:**

*Facility Condition Assessment Summary by Site and Building*

Facility Condition Assessment Summary by Site and Building											
Campus	Building ID Number	Building Name	Building Age	Gross Square Feet	Site Acres	ARC Score	ARC Letter Score	FCI Score	FCI Grade	Identified Capital Need	Current Replacement Value (CRV)**
Main	01-001-00004	Bataan Memorial	121	159,325	3.74	85.10%	B	0.050	Good	\$26,785,534	\$33,894,801
Main	01-001-00006	Jerry Apodaca Building	71	61,613	1.38	87.20%	B	0.853	Poor	\$10,877,984	\$12,750,810
Main	01-001-00009	Lamy Building	143	17,875	0	75.00%	C	0.182	Poor	\$1,398,507	\$3,574,106
Main	01-001-00011	Lew Wallace Building	134	18,924	0	74.70%	C	0.196	Poor	\$800,514	\$3,946,032
Main	01-001-00019	402 Don Gaspar - Casita	91	1,745	0.09	48.70%	F	2.312	Poor	\$706,034	\$305,375
Main	01-001-00020	406 Don Gaspar - Casita	91	1,219	0.06	56.90%	F	0.000	Good	\$347,023	\$213,325
Main	01-001-00024	406 Garage	91	240	0.03	56.00%	F	0.000	Good	\$30,136	\$30,000
Main	01-001-00014	410 Don Gaspar - Casita	91	1,532	0.07	51.80%	F	0.000	Good	\$321,841	\$268,100
Main	01-001-00007	410 Garage	91	240	0.02	55.10%	F	0.000	Good	\$30,136	\$30,000
Main	01-001-00015	414 Don Gaspar - Casita	91	1,219	0.09	50.20%	F	0.000	Good	\$380,133	\$213,325
Main	01-001-00008	414 Garage	91	240	0.03	53.70%	F	0.000	Good	\$30,136	\$30,000
Main	01-001-00017	Bardacke/Villagra Complex	87	62,190	0	90.60%	A	0.009	Good	\$129,261	\$14,673,731
Main	01-001-00018	Concha Ortiz y Pino Building	61	31,843	1.14	75.30%	C	0.179	Poor	\$6,981,611	\$8,661,296
Main	01-001-00021	PERA	54	158,559	0	83.70%	B	0.716	Poor	\$27,145,776	\$35,986,551
South	01-005-00102	Harold Runnels*	36	179,929	0	0.00%	B	0.000	Good	\$0	\$48,940,688
South	01-005-00103	John F. Simms Jr.	45	71,425	3.75	87.20%	B	0.065	Fair	\$9,886,505	\$13,430,043
South	01-005-00104	Joseph M. Montoya	35	135,694	12	91.70%	A	0.011	Good	\$5,328,176	\$26,298,854
South	01-005-00105	Manuel Lujan Sr.	47	77,162	5.81	96.30%	A	0.031	Good	\$480,297	\$15,290,422
South	01-005-00107	Wendell Chino	26	80,159	3.17	61.50%	D	0.017	Good	\$582,867	\$21,803,248
South	01-005-00108	Public Health Nurse Memorial Building	58	7,044	0.82	67.00%	D	0.006	Good	\$1,260,503	\$1,392,881
West	01-006-00109	Field Office - T187	41	21,689	3.17	82.30%	B	0.070	Fair	\$2,145,012	\$4,100,956
West	01-006-00110	Garrey Carruthers - Records/State Library	25	163,675	9.08	77.90%	C	0.038	Good	\$2,820,543	\$38,159,190
West	01-006-00114	Dr. Timothy F. Fleming	81	16,284	2.61	85.50%	B	0.000	Good	\$1,069	\$3,223,255
West	01-006-00115	Willie Ortiz Building	81	43,511	4.12	82.20%	B	0.236	Poor	\$2,565,105	\$9,900,928





Facility Condition Assessment Summary by Site and Building											
Campus	Building ID Number	Building Name	Building Age	Gross Square Feet	Site Acres	ARC Score	ARC Letter Score	FCI Score	FCI Grade	Identified Capital Need	Current Replacement Value (CRV)**
West	01-006-00116	Toney Anaya	17	95,042	0	90.10%	A	0.002	Good	\$96,864	\$28,722,643
DPS	01-003-00024	A-Law Enforcement Academy	25	72,543	34.85	84.60%	B	0.024	Good	\$526,383	\$17,250,000
DPS	01-003-00025	B-Public Safety Campus Headquarters	44	70,660	34.85	82.50%	B	0.097	Fair	\$3,349,362	\$16,961,933
Oñate	01-004-00101	Corrections Department (Central Office Administration)	30	34,218	1.44	70.30%	C	0.041	Good	\$786,750	\$2,112,962
Valdes	01-032-00121	Motor Vehicle Department Field Office	10	14,316	1	89.80%	B	0.001	Good	\$1,889	\$2,830,846
Off	01-035-00001	Workforce Development Center	61	9,590	1.36	64.60%	D	0.006	Good	\$2,606,876	\$2,301,600
<b>Totals</b>				<b>1,609,705</b>						<b>\$108,402,827</b>	<b>\$367,297,901</b>

\*Note: Harold Runnels Building was not assessed due to Covid restrictions

\*\*Note: All building CRVs are from the GSD Risk Management Department’s most recent Insurance Appraisal, with the following exceptions: Concha Ortiz y Pino, Harold Runnel, MVD Field Office, Public Health Nurse Memorial Building, Wendell Chino, Workforce Development Center, and Capitol casitas (using residential costs). ARC generated this list based on prevailing cost per square foot values for office buildings in Santa Fe.



**Exhibit B-11:**

*Facility Condition Assessment Summary by Site and Building and Category Code*

Facility Condition Assessment Summary by Site and Building and Category Code												
Campus	Building ID Number	Building Name	Building Age	Gross Square Feet	CIP by Category							
					Health & Safety	Code Compliance	ADA Compliance	Growth	Facility Renewal	Operational Support	Sustainability	Identified Capital Need
Main	01-001-00004	Bataan Memorial	121	159,325	\$0	\$0	\$397,621	\$0	\$24,509,621	\$0	\$1,878,293	\$26,785,534
Main	01-001-00006	Jerry Apodaca Building	71	61,613	\$0	\$4,398	\$1,980,353	\$0	\$7,414,166	\$0	\$1,483,464	\$10,877,984
Main	01-001-00009	Lamy Building	143	17,875	\$0	\$4,398	\$571,700	\$0	\$826,807	\$0	\$0	\$1,398,507
Main	01-001-00011	Lew Wallace Building	134	18,924	\$0	\$4,398	\$726,683	\$0	\$73,831	\$0	\$0	\$800,514
Main	01-001-00019	402 Don Gaspar - Casita	91	1,745	\$0	\$4,398	\$144,622	\$0	\$561,413	\$0	\$0	\$706,034
Main	01-001-00020	406 Don Gaspar - Casita	91	1,219	\$0	\$4,398	\$126,325	\$0	\$216,300	\$0	\$0	\$347,023
Main	01-001-00024	406 Garage	91	240	\$0	\$4,398	\$0	\$0	\$25,738	\$0	\$0	\$30,136
Main	01-001-00014	410 Don Gaspar - Casita	91	1,532	\$4,371	\$0	\$55,195	\$0	\$262,248	\$0	\$0	\$321,841
Main	01-001-00007	410 Garage	91	240	\$182,281	\$0	\$0	\$0	\$25,738	\$0	\$0	\$30,136
Main	01-001-00015	414 Don Gaspar - Casita	91	1,219	\$0	\$0	\$110,384	\$0	\$265,351	\$0	\$0	\$380,133
Main	01-001-00008	414 Garage	91	240	\$0	\$0	\$0	\$0	\$25,738	\$0	\$0	\$30,136
Main	01-001-00017	Bardacke/Villagra Complex	87	62,190	\$0	\$461	\$11,190	\$0	\$118,071	\$0	\$0	\$129,261
Main	01-001-00018	Concha Ortiz y Pino	61	31,843	\$0	\$1,214	\$967,511	\$0	\$5,472,443	\$0	\$540,443	\$6,981,611
Main	01-001-00021	PERA	54	158,559	\$0	\$0	\$14,630	\$0	\$25,759,844	\$0	\$1,371,302	\$27,145,776
South	01-005-00102	Harold Runnels*	36	179,929	\$0	\$12,333	\$0	\$0	\$0	\$0	\$0	\$0
South	01-005-00103	John F. Simms Jr.	45	71,425	\$5,055	\$0	\$797,258	\$0	\$9,089,247	\$0	\$0	\$9,886,505
South	01-005-00104	Joseph M. Montoya	35	135,694	\$0	\$0	\$100,269	\$0	\$5,047,619	\$0	\$180,289	\$5,328,176
South	01-005-00105	Manuel Lujan Sr.	47	77,162	\$0	\$0	\$262,392	\$0	\$217,906	\$0	\$0	\$480,297
South	01-005-00107	Wendell Chino	26	80,159	\$0	\$0	\$52,002	\$0	\$530,866	\$0	\$0	\$582,867
South	01-005-00108	Public Health Nurse Memorial Building	58	7,044	\$0	\$0	\$7,781	\$0	\$1,252,722	\$0	\$0	\$1,260,503
Valdes	01-032-00121	Motor Vehicle Department Field Office	10	14,316	\$0	\$0	\$1,936	\$0	\$774,758	\$1,355,985	\$0	\$2,145,012
West	01-006-00109	Field Office - T187	41	21,689	\$0	\$0	\$4,136	\$0	\$2,811,352	\$0	\$0	\$2,820,543
West	01-006-00110	Garrey Carruthers - Records/ State Library	25	163,675	\$0	\$0	\$1,069	\$0	\$0	\$0	\$0	\$1,069
West	01-006-00114	Dr. Timothy F. Fleming	81	16,284	\$0	\$0	\$926,268	\$0	\$1,218,787	\$0	\$420,050	\$2,565,105



Facility Condition Assessment Summary by Site and Building and Category Code												
Campus	Building ID Number	Building Name	Building Age	Gross Square Feet	CIP by Category							
					Health & Safety	Code Compliance	ADA Compliance	Growth	Facility Renewal	Operational Support	Sustainability	Identified Capital Need
West	01-006-00115	Willie Ortiz Building	81	43,511	\$0	\$0	\$26,334	\$0	\$69,409	\$0	\$0	\$96,864
West	01-006-00116	Toney Anaya	17	95,042	\$0	\$0	\$471,872	\$0	\$50,139	\$0	\$0	\$526,383
DPS	01-003-00024	A-Law Enforcement Academy	25	72,543	\$0	\$1,122	\$1,643,857	\$1,500,886	\$22,339	\$0	\$0	\$3,349,362
DPS	01-003-00025	B-Public Safety Campus Headquarters	44	70,660	\$0	\$0	\$85,939	\$0	\$700,350	\$0	\$0	\$786,750
Oñate	01-004-00101	Corrections Department (Central Office Administration)	30	34,218	\$0	\$0	\$1,889	\$0	\$0	\$0	\$0	\$1,889
Off	01-035-00001	Workforce Development Center	61	9,590	\$0	\$0	\$21,795	\$0	\$2,585,082	\$0	\$0	\$2,606,876
Totals				1,609,705	\$191,707	\$41,518	\$9,511,011	\$1,500,886	\$89,927,885	\$1,355,985	\$5,873,841	\$108,402,827

\*Note: Harold Runnels Building was not assessed due to Covid restrictions

## B.3 Facilities Condition Assessment Summary (A separate Volume)



## B.4 Campus Maps and Building Plans



# Main Capitol Campus Map





# Main Capitol Campus – PERA

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	001	000021	PERA	158,559	115,200	73%	317	255



**View to the Northeast**

## Building Use Data

PERA	USF Rounded			Floor Total
	A	B	C	
Floor 1	11,000	0	9,300	<b>20,300</b>
Floor 2	11,000	0	11,000	<b>22,000</b>
Floor 3	12,400	0	11,400	<b>23,800</b>
Floor 4	11,300	2,300	11,100	<b>24,700</b>
Floor 5	11,000	2,300	11,100	<b>24,400</b>
	<b>56,700</b>	<b>4,600</b>	<b>53,900</b>	<b>115,200</b>

	CYFD	PRC	OSI	Totals	Floor Total
A1	11,000	0	0	11,000	20,300
B1	0	0	0	0	
C1	9,300	0	0	9,300	
A2	11,000	0	0	11,000	22,000
B2	0	0	0	0	
C2	8,700	0	2,300	11,000	21,400
A3	0	6,800	4,300	11,100	
B3	0	0	0	0	
C3	5,000	5,300	0	10,300	24,700
A4	0	0	11,300	11,300	
B4	0	2,300	0	2,300	
C4	0	11,100	0	11,100	22,900
A5	7,600	3,000	0	10,600	
B5	2,200	0	0	2,200	
C5	600	7,500	2,000	10,100	
<b>Totals</b>	<b>55,400</b>	<b>36,000</b>	<b>19,900</b>	<b>111,300</b>	<b>111,300</b>

	Budgeted Filled	Budgeted Vacant	Total
Public Regulation Commission	111	30	141
Superintendent of Insurance	68	7	75
Children, Youth & Families	184.5	51	235.5
<b>Total</b>	<b>363.5</b>	<b>88</b>	<b>451.5</b>

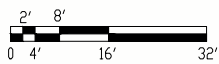
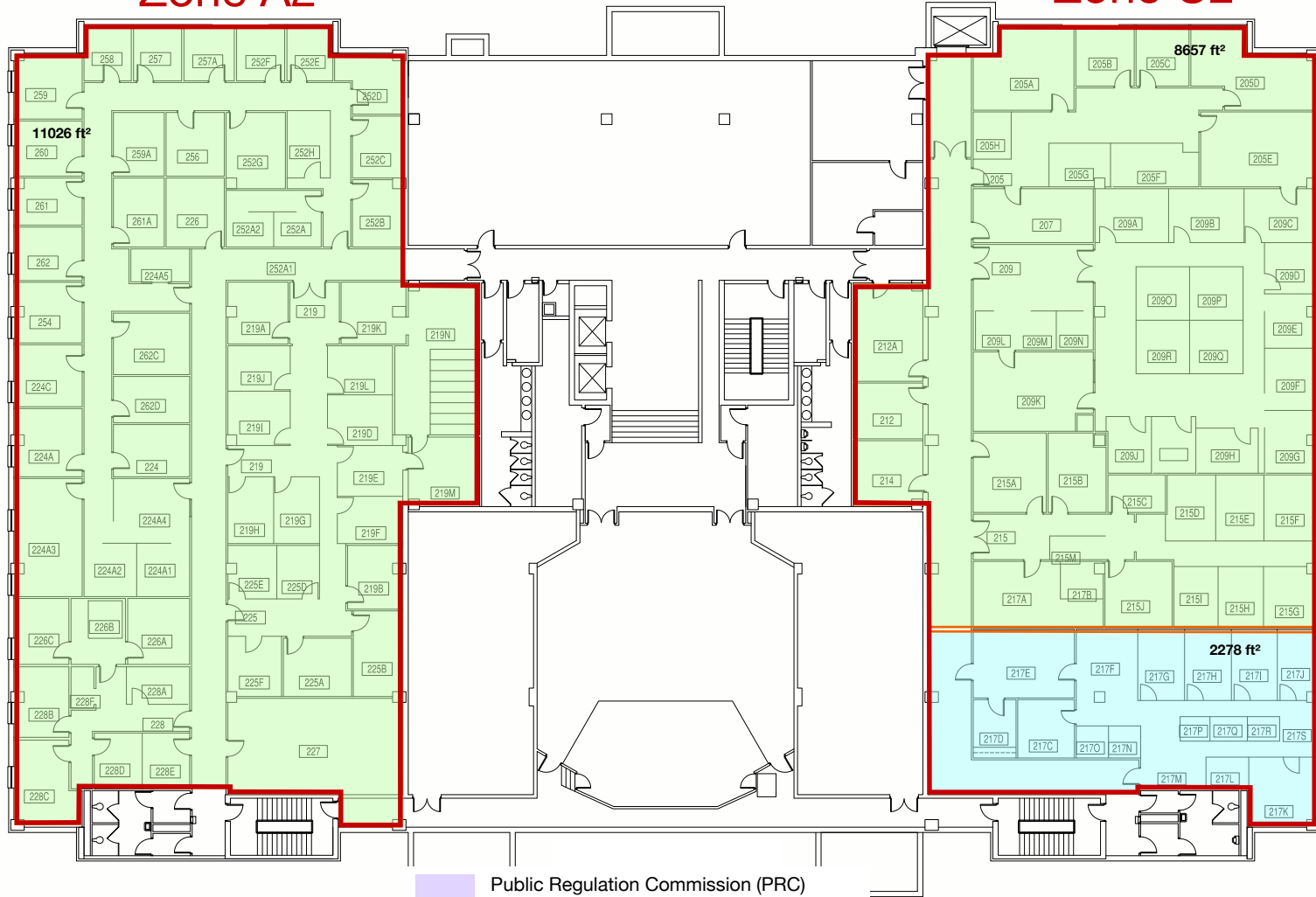






## Zone A2

## Zone C2



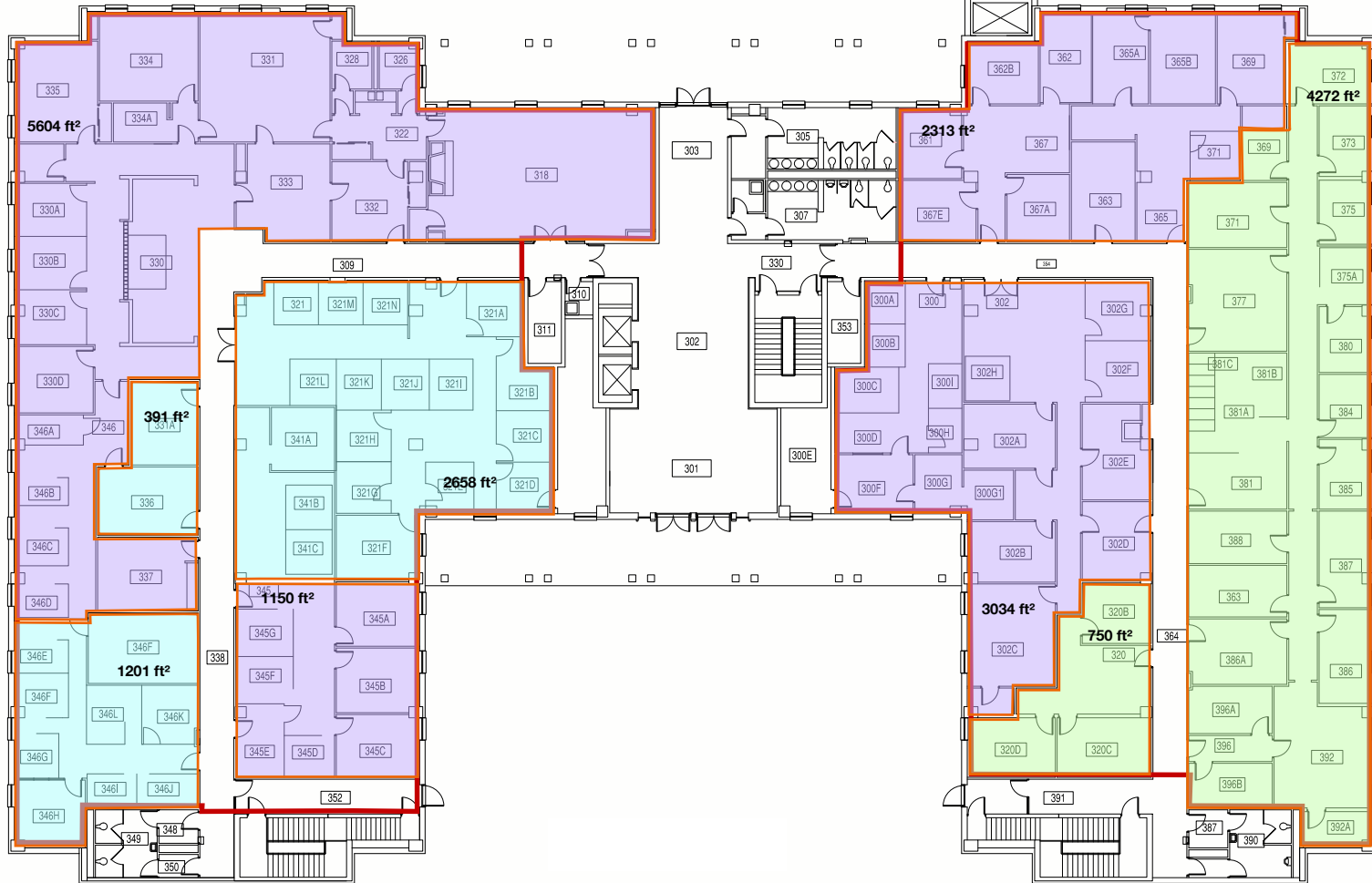
Second Floor

- Public Regulation Commission (PRC)
- Office of Superintendent of Insurance (OSI)
- Children, Youth and Families Department (CYFD)
- General Services Department (GSD)

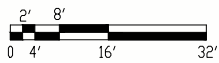


# Zone A3

# Zone C3



- Public Regulation Commission (PRC)
- Office of Superintendent of Insurance (OSI)
- Children, Youth and Families Department (CYFD)
- General Services Department (GSD)

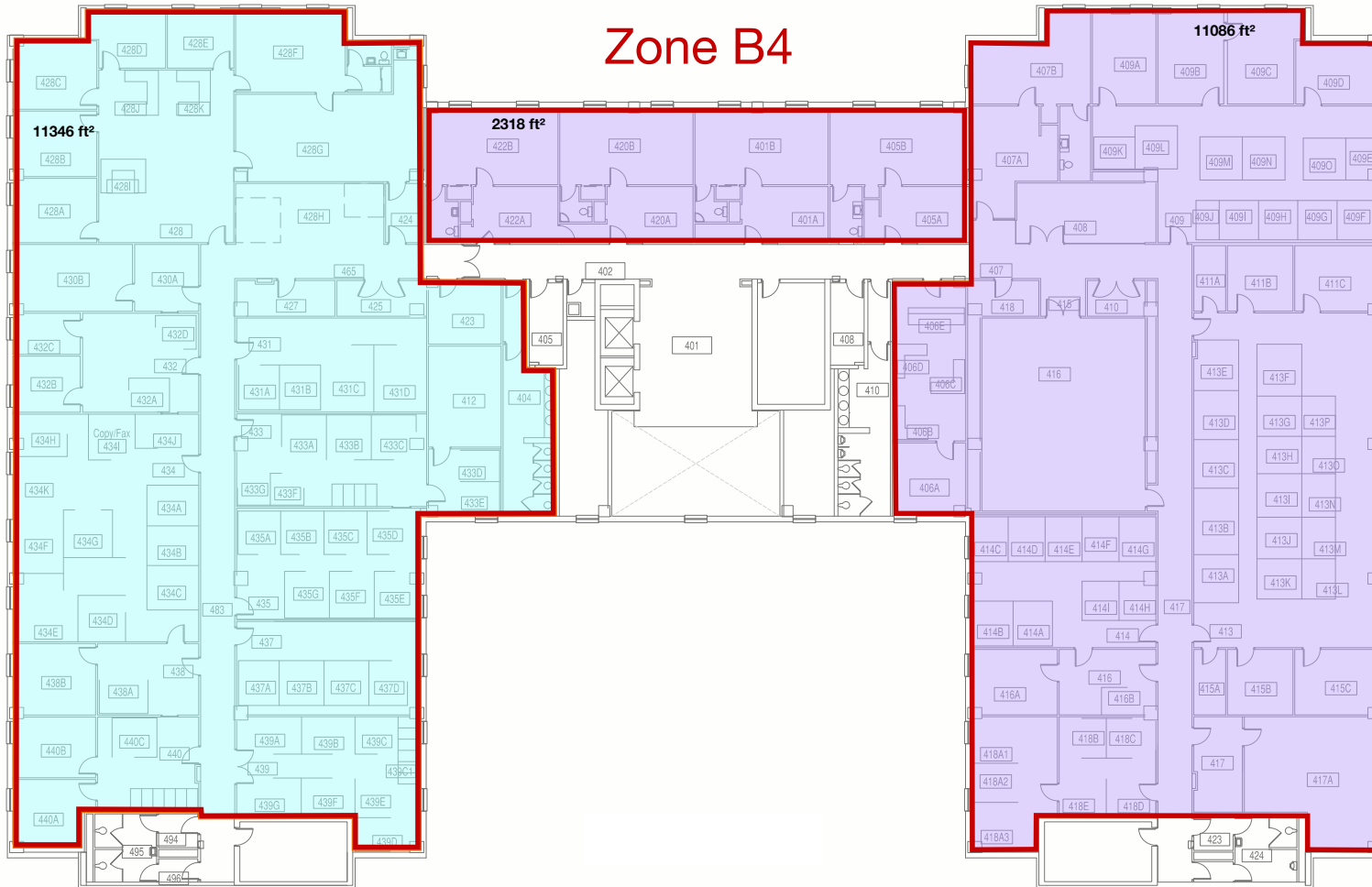


Third Floor

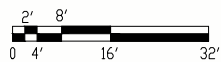


## Zone A4

## Zone C4



- Public Regulation Commission (PRC)
- Office of Superintendent of Insurance (OSI)
- Children, Youth and Families Department (CYFD)
- General Services Department (GSD)



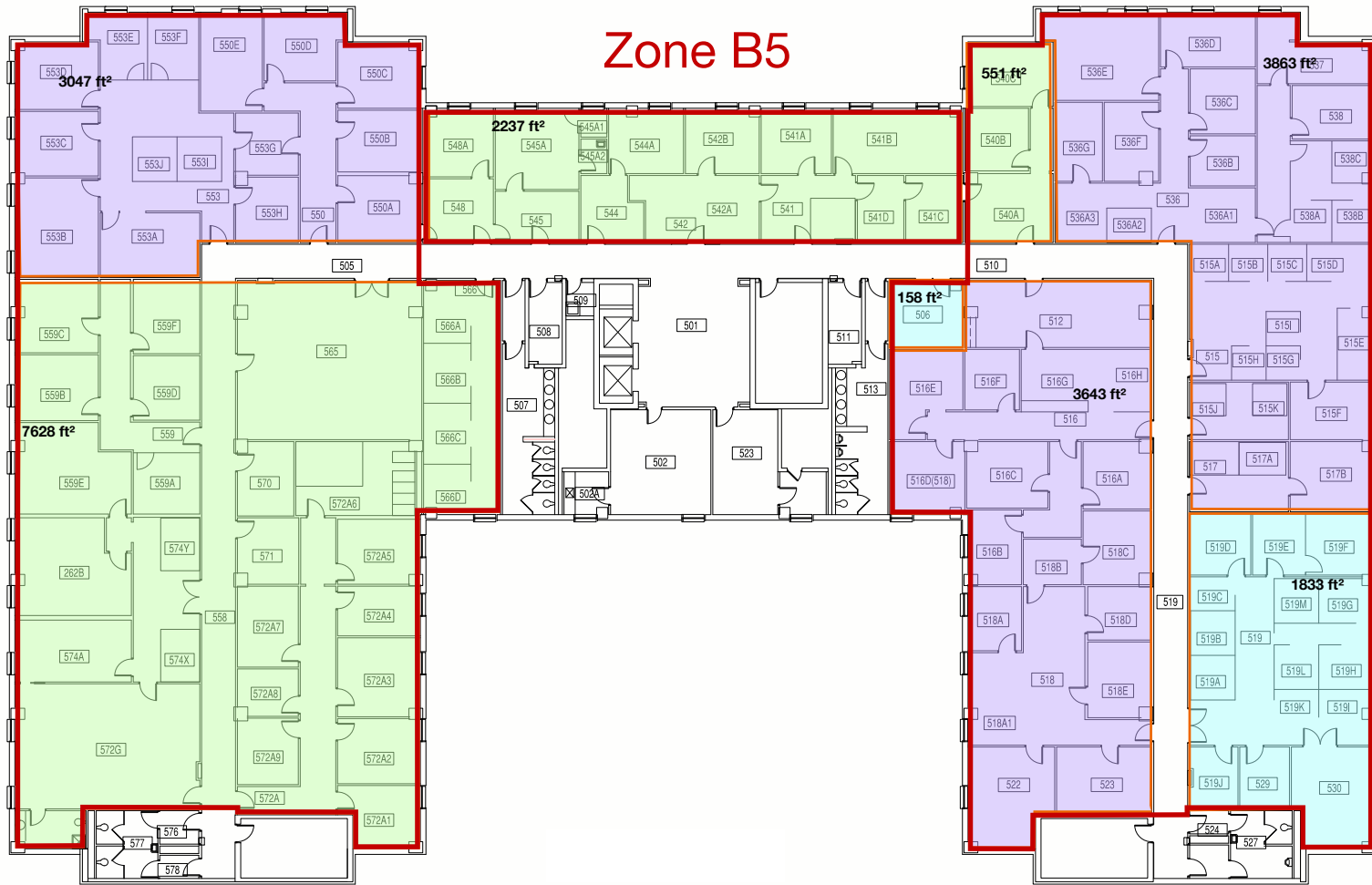
Fourth Floor



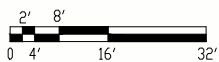
# Zone A5

# Zone C4

# Zone B5



- Public Regulation Commission (PRC)
- Office of Superintendent of Insurance (OSI)
- Children, Youth and Families Department (CYFD)
- General Services Department (GSD)



Fifth Floor

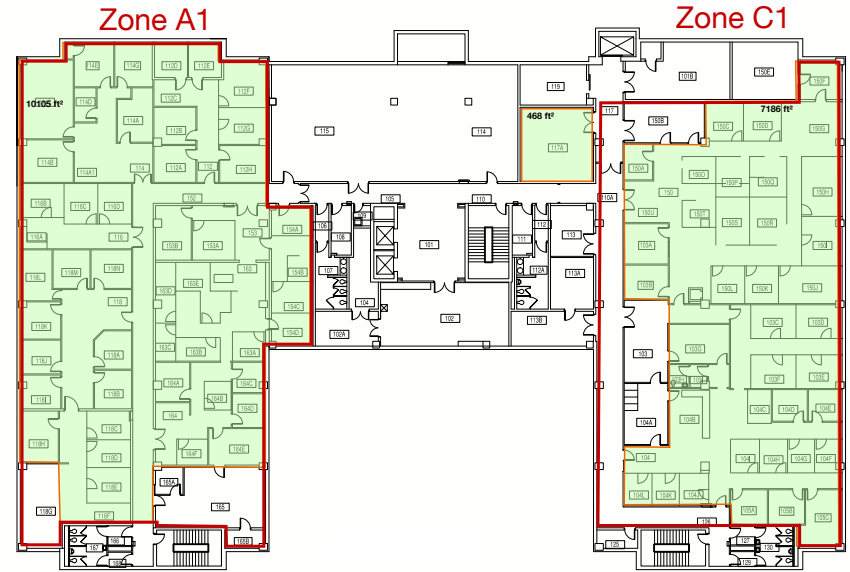


During the course of this study, GSD / FMD successfully consolidated CYFD and ECECD in the PERA Building, with CYFD on floors 1, 3, and 5, and ECECD on floors 2 and 3. Floor 3 (the ground level) will be the public interface for both agencies. These floor plans show the new PERA occupancy.

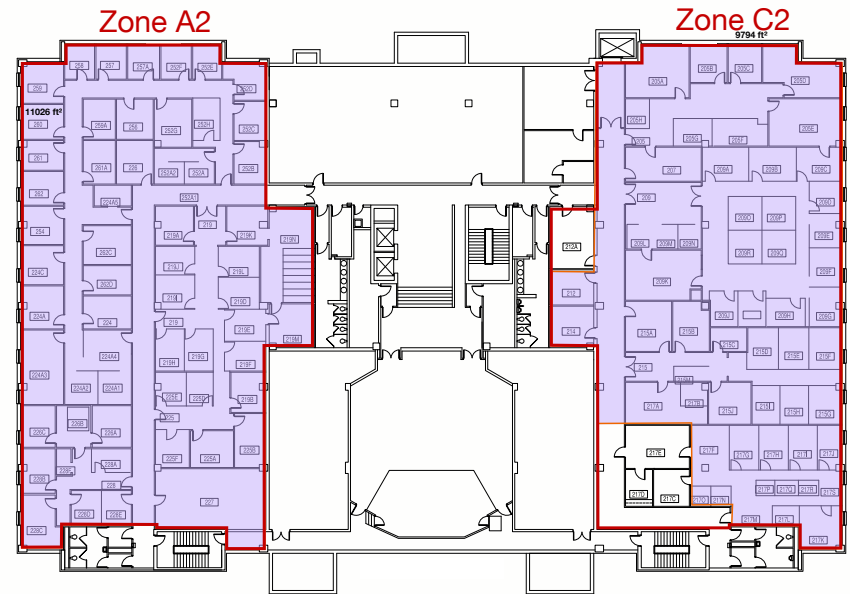
### Building Use Data

	CYFD	ECECD	OSI	FM (PRC)	Totals	Floor Total
A1	10,100	0	0	0	10,100	17,700
B1	0	0	0	0	0	
C1	7,600	0	0	0	7,600	
A2	0	11,000	0	0	11,000	20,800
B2	0	0	0	0	0	
C2	0	9,800	0	0	9,800	
A3	9,900	0	0	0	9,900	19,600
B3	0	0	0	0	0	
C3	9,700	0	0	0	9,700	
A4	0	0	11,300	0	11,300	17,600
B4	0	0	2,300	0	2,300	
C4	0	0	0	4,000	4,000	
A5	9,900	0	0	0	9,900	22,800
B5	2,600	0	0	0	2,600	
C5	10,300	0	0	0	10,300	
<b>Totals</b>	<b>60,100</b>	<b>20,800</b>	<b>13,600</b>	<b>4,000</b>	<b>98,500</b>	<b>98,500</b>

- Early Childhood Education & Care Department (ECECD)
- Office of Superintendent of Insurance (OSI)
- Children, Youth and Families Department (CYFD)
- Fire Marshall (Public Regulation Commission)



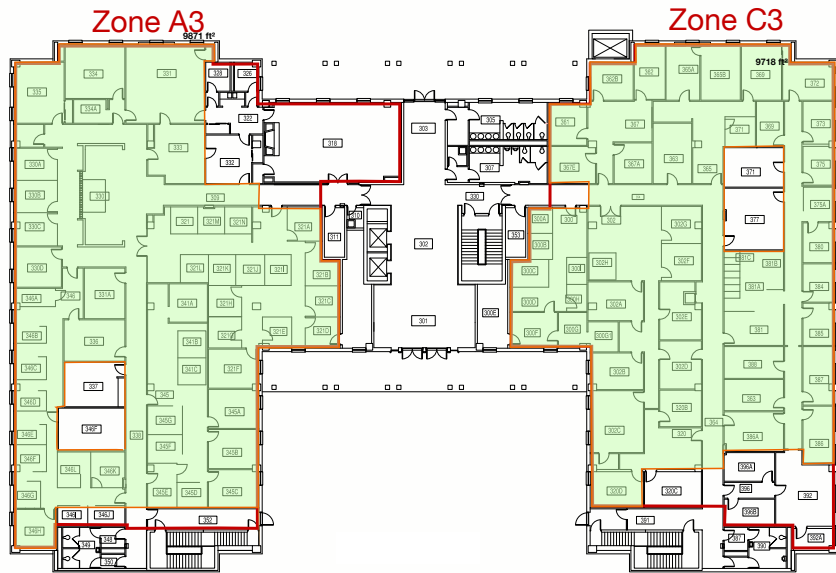
First Floor



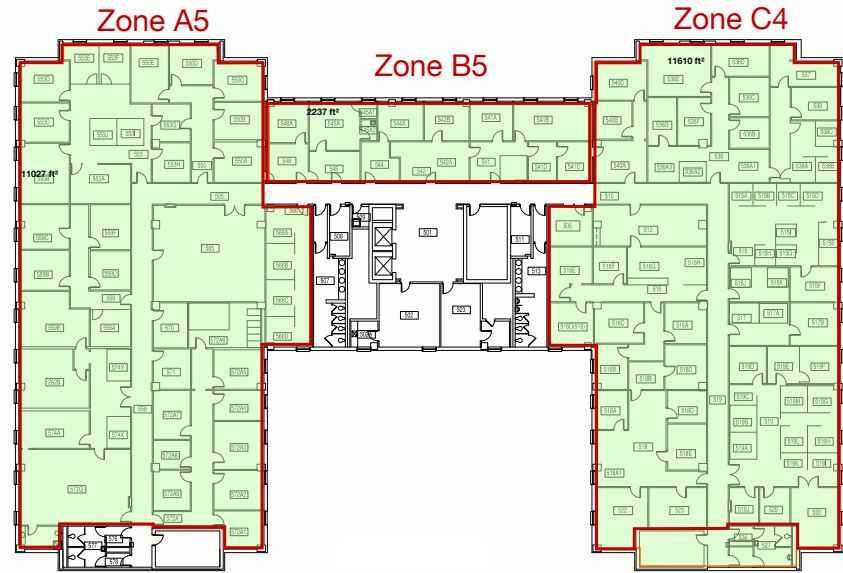
Second Floor



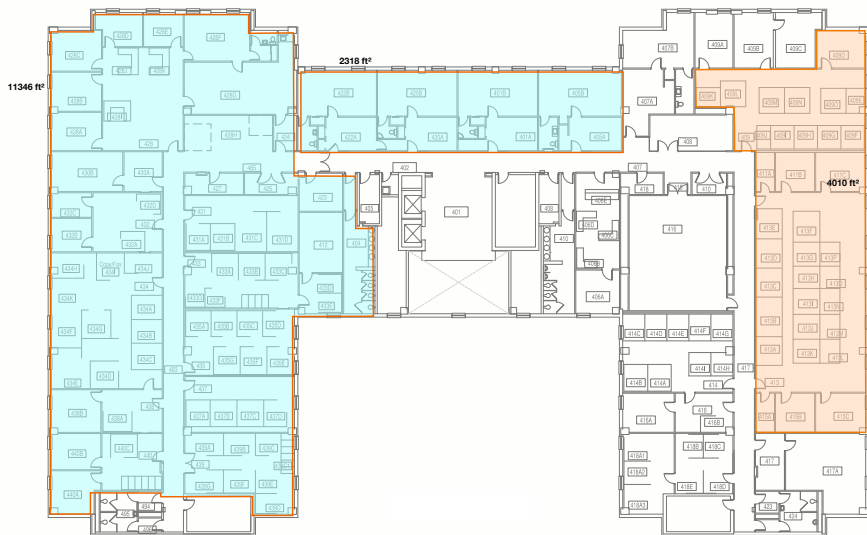




Third Floor



Fifth Floor



Fourth Floor

- Early Childhood Education & Care Department (ECECD)
- Office of Superintendent of Insurance (OSI)
- Childrens Youth and Families Department (CYFD)
- Fire Marshall (Public Regulation Commission)

- Early Childhood Education & Care Department (ECECD)
- Office of Superintendent of Insurance (OSI)
- Children, Youth and Families Department (CYFD)
- Fire Marshall (Public Regulation Commission)



# Main Capitol Campus – Bataan Building

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	001	000004	Bataan Memorial	159,325	87,900	55%	331	262



View to the Northwest

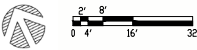
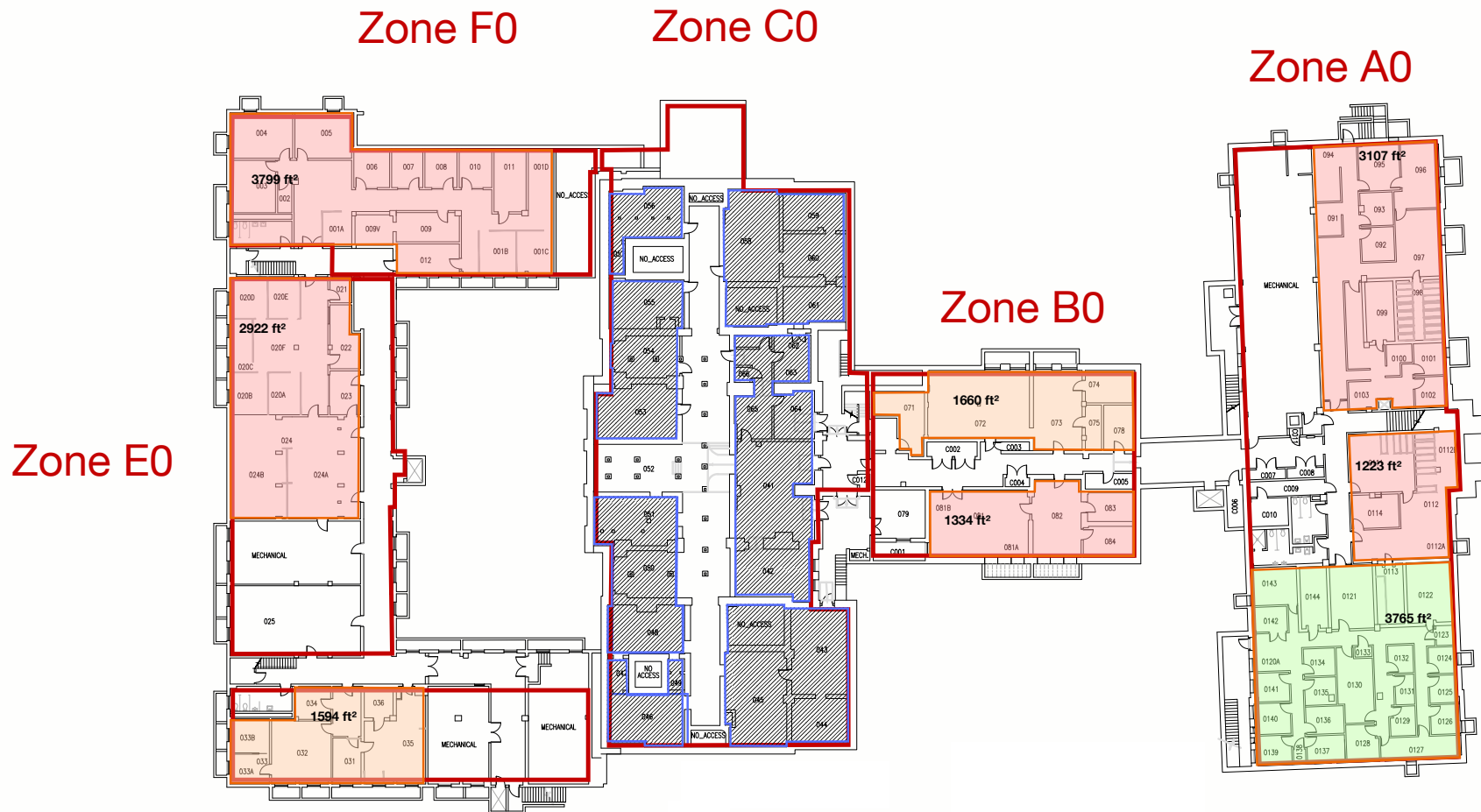
## Building Use Data

	USF Rounded						Floor Total
	A	B	C	D	E	F	
Floor 0	8,100	3,000	8,100	1,600	3,800	3,800	28,400
Floor 1	9,700	3,200	6,200	3,100	2,800	3,600	28,600
Floor 2	9,800	3,800	6,300	3,200	4,800	3,600	31,500
Floor 3	0	0	7,400	0	0	0	7,400
<b>Totals</b>	<b>27,600</b>	<b>10,000</b>	<b>28,000</b>	<b>7,900</b>	<b>11,400</b>	<b>11,000</b>	<b>95,900</b>

	Rounded							Totals	
	DFA	SOS	DCA	OSE	DVS	Vacant	Totals		
A0	0	3,800	0	4,300	0	0	8,100	20,300	
B0	1,700	0	0	1,300	0	0	3,000		
C0	0	0	0	0	0	0	0		
D0	1,600	0	0	0	0	0	1,600		
E0	0	0	0	3,800	0	0	3,800	28,700	
F0	0	0	0	3,800	0	0	3,800		
A1	0	0	0	9,700	0	0	9,700		
B1	0	0	0	2,000	0	1,300	3,300		
C1	3,100	0	0	0	3,100	0	6,200	31,500	
D1	3,100	0	0	0	0	0	3,100		
E1	2,800	0	0	0	0	0	2,800		
F1	3,600	0	0	0	0	0	3,600		
A2	9,800	0	0	0	0	0	9,800	7,400	
B2	0	0	3,800	0	0	0	3,800		
C2	0	0	6,300	0	0	0	6,300		
D2	0	0	3,200	0	0	0	3,200		
E2	0	0	4,800	0	0	0	4,800	7,400	
F2	0	0	3,600	0	0	0	3,600		
A3	0	0	0	0	0	0	0		
B3	0	0	0	0	0	0	0		
C3	7,400	0	0	0	0	0	7,400	7,400	
D3	0	0	0	0	0	0	0		
E3	0	0	0	0	0	0	0		
F3	0	0	0	0	0	0	0		
<b>Totals</b>	<b>33,100</b>	<b>3,800</b>	<b>21,700</b>	<b>24,900</b>	<b>3,100</b>	<b>1,300</b>	<b>87,900</b>		

	Staffing Filled	Budgeted Vacant	Total
Department of Finance & Adm Secretary of State	119	29	148
Department of Cultural Affa Ofc of the State Engineer	9	1	10
Department of Veteran Servi	57.75	19	76.75
	66	15	81
	14	6	20
<b>Total</b>	<b>265.75</b>	<b>70</b>	<b>335.75</b>





Basement

- Department of Finance and Administration (DFA)
- Department of Cultural Affairs (DCA)
- Office of the State Engineer (OSE)
- Department of Veterans Services (DVS)
- Secretary of State (SOS)
- GSD (Storage / Maintenance)

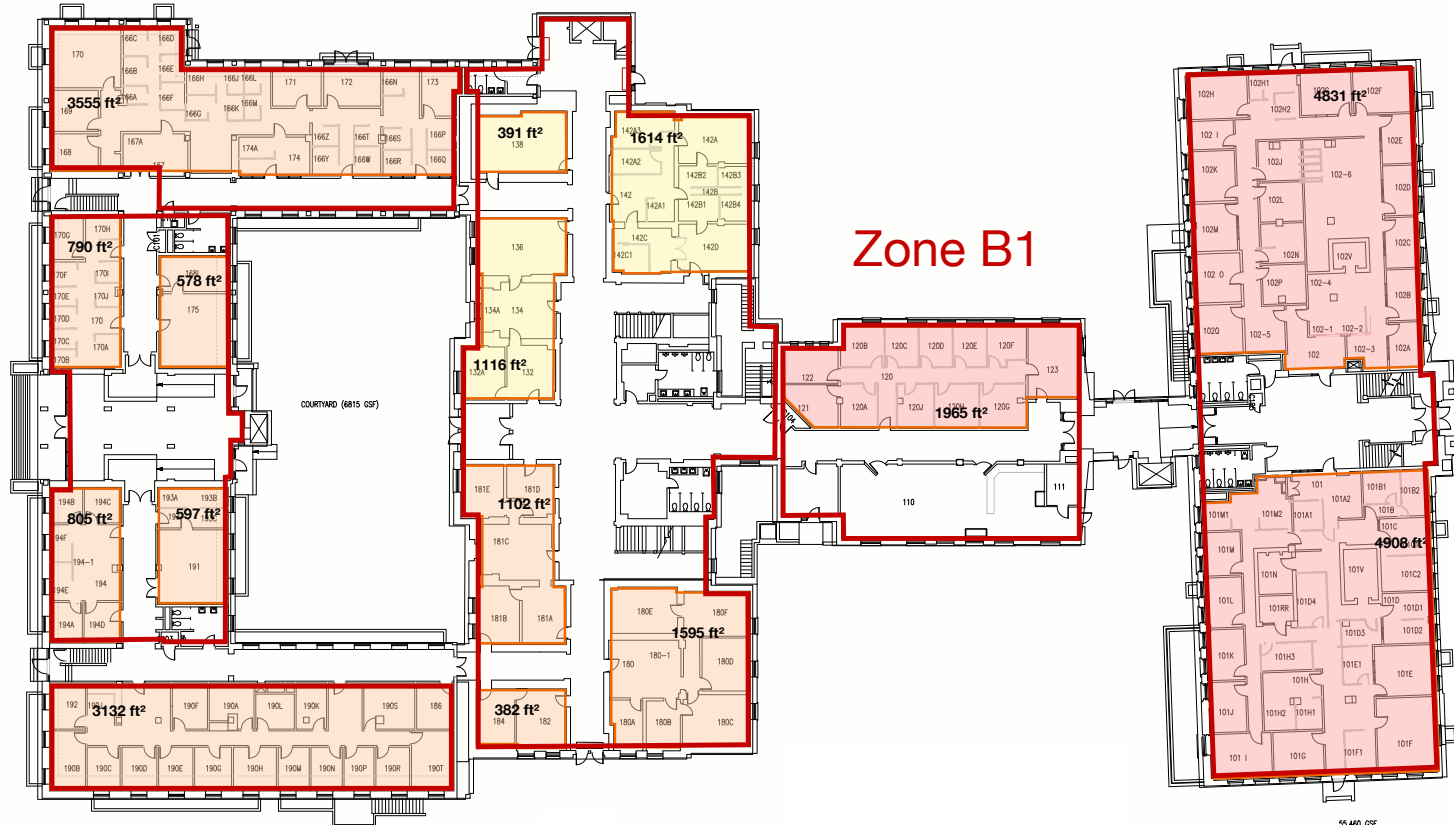


Zone F1    Zone C1

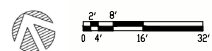
Zone A1

Zone E1

Zone B1



Zone D1



First Floor

- Department of Finance and Administration (DFA)
- Department of Cultural Affairs (DCA)
- Office of the State Engineer (OSE)
- Department of Veterans Services (DVS)
- Secretary of State (SOS)
- GSD (Storage / Maintenance)

55,490 GSF  
COURTYARD (8815 GSF)  
TOTAL 48,845 GSF



Zone F2      Zone C2      Zone A2

Zone E2



Zone D2

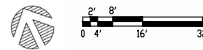
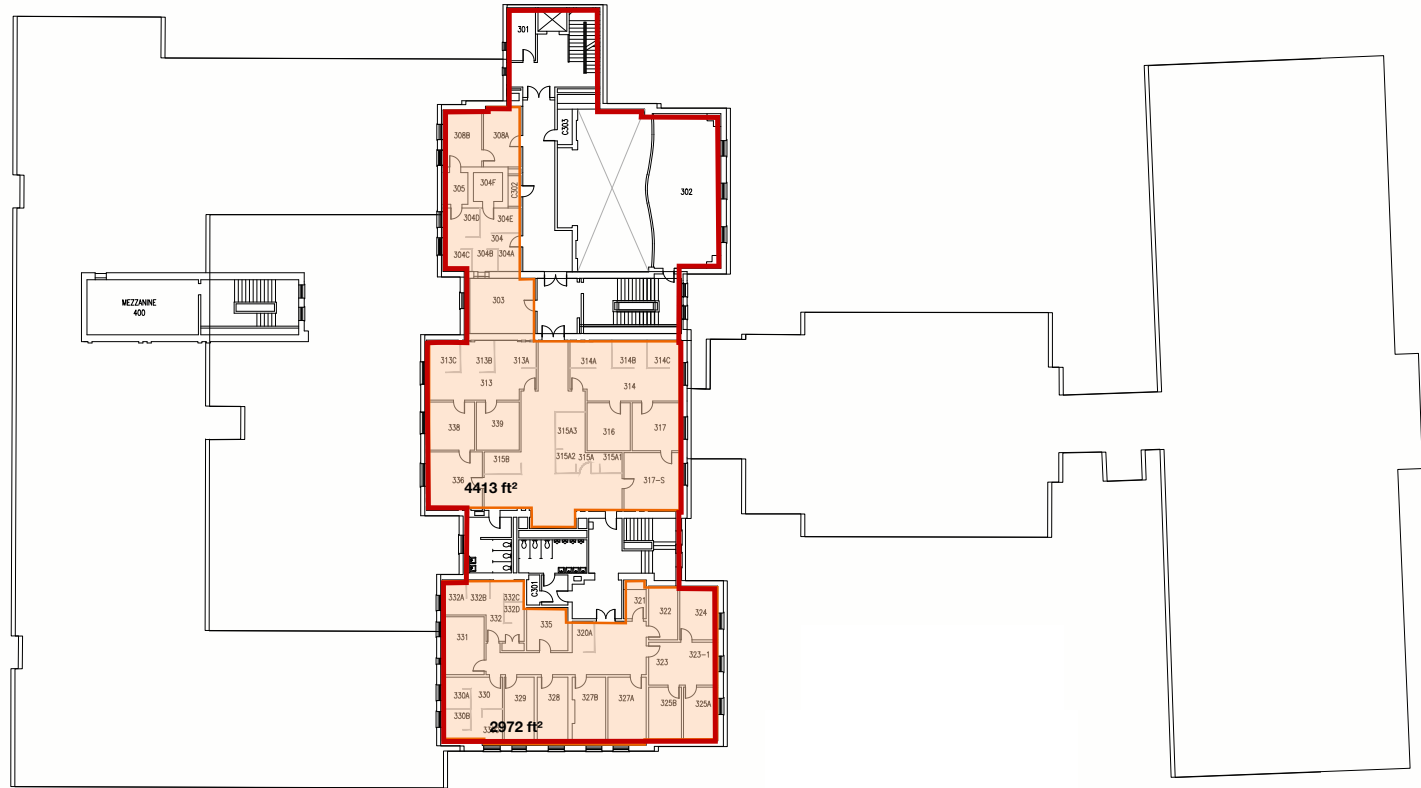


- Department of Finance and Administration (DFA)
- Department of Cultural Affairs (DCA)
- Office of the State Engineer (OSE)
- Department of Veterans Services (DVS)
- Secretary of State (SOS)
- GSD (Storage / Maintenance)

55,229 GSF



# Zone C3



Third Floor

- Department of Finance and Administration (DFA)
- Department of Cultural Affairs (DCA)
- Office of the State Engineer (OSE)
- Department of Veterans Services (DVS)
- Secretary of State (SOS)
- GSD (Storage / Maintenance)





# Main Capitol Campus – Jerry Apodaca

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	001	000006	Jerry Apodaca Building	61,613	38,200	62%	245	174



**View to the West**

## Building Use Data

USF Rounded

	A	B	Floor Total
Floor 0	4,000	6,700	<b>10,700</b>
Floor 1	4,600	6,400	<b>11,000</b>
Floor 2	4,600	7,000	<b>11,600</b>
Floor 3	4,900	0	<b>4,900</b>
	0	0	<b>0</b>
	<b>18,100</b>	<b>20,100</b>	<b>38,200</b>

Rounded

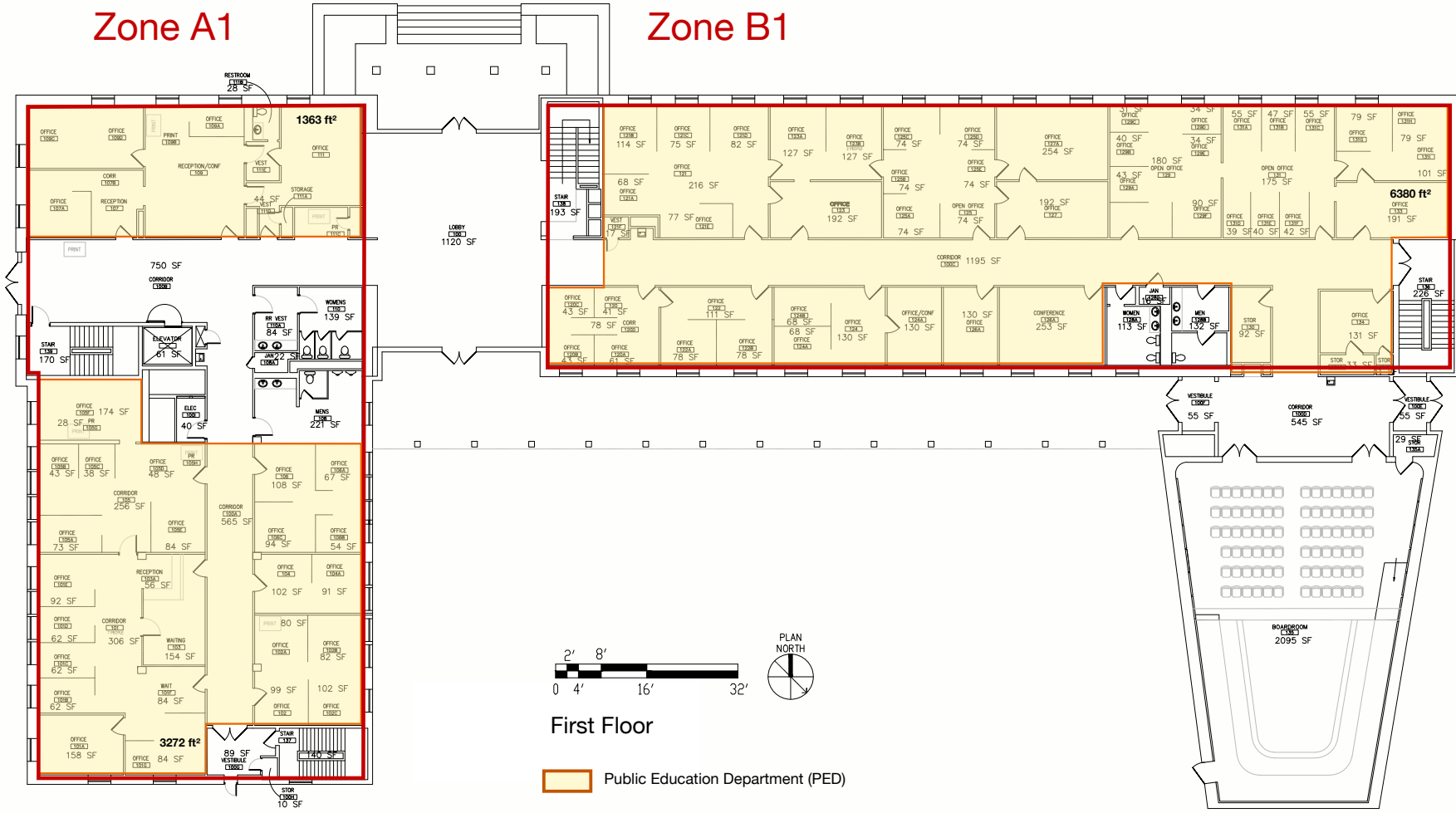
	PED	Totals	
A0	4,000	4,000	10,700
B0	6,700	6,700	
A1	4,600	4,600	11,000
B1	6,400	6,400	
A2	4,600	4,600	11,600
B2	7,000	7,000	
A3	4,900	4,900	4,900
B3	0	0	
Totals	38,200	38,200	

	Budgeted Filled	Budgeted Vacant	Total
Public Education Department	156	63	<b>219</b>
Total	<b>156</b>	<b>63</b>	<b>219</b>



# Zone A1

# Zone B1







# Main Capitol Campus – Paul Bardacke - Villagra

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	001	000017	Paul Bardacke - Villagra	62,190	41,000	66%	612	482



View to the North

## Building Use Data

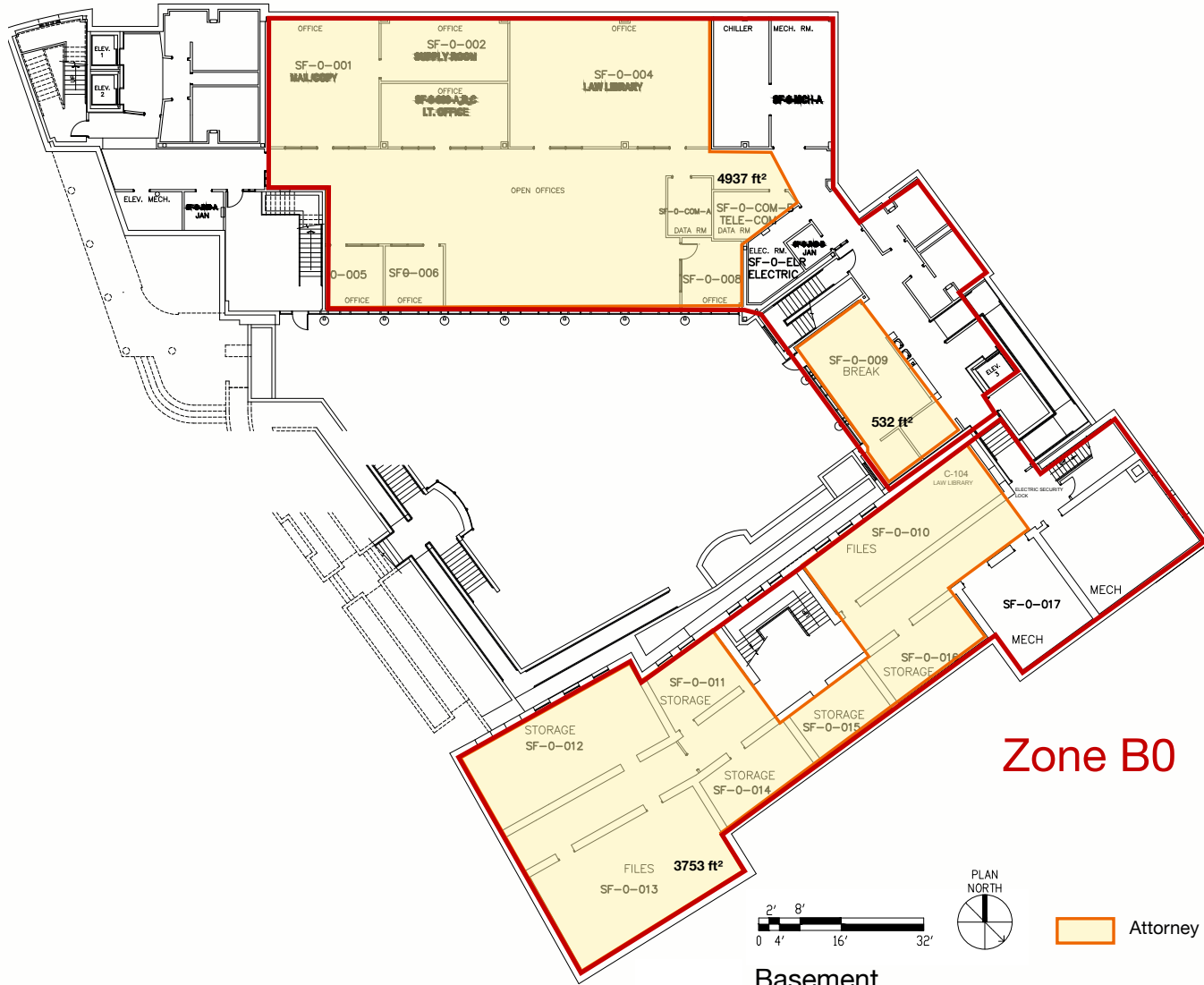
	USF Rounded		Floor Total
	A	B	
Floor 0	5,500	3,800	9,300
Floor 1	6,300	4,600	10,900
Floor 2	7,900	5,000	12,900
Floor 3	7,900	0	7,900
	<b>27,600</b>	<b>13,400</b>	<b>41,000</b>

Rounded			
	AG	Totals	
A0	5,500	5,500	9,300
B0	3,800	3,800	
A1	6,300	6,300	10,900
B1	4,600	4,600	
A2	7,900	7,900	12,900
B2	5,000	5,000	
A3	7,900	7,900	7,900
B3	0	0	
Totals	41,000	41,000	

	Budgeted Filled	Budgeted Vacant	Total
Office of the Attorney General	67	18	85
Total	<b>67</b>	<b>18</b>	<b>85</b>

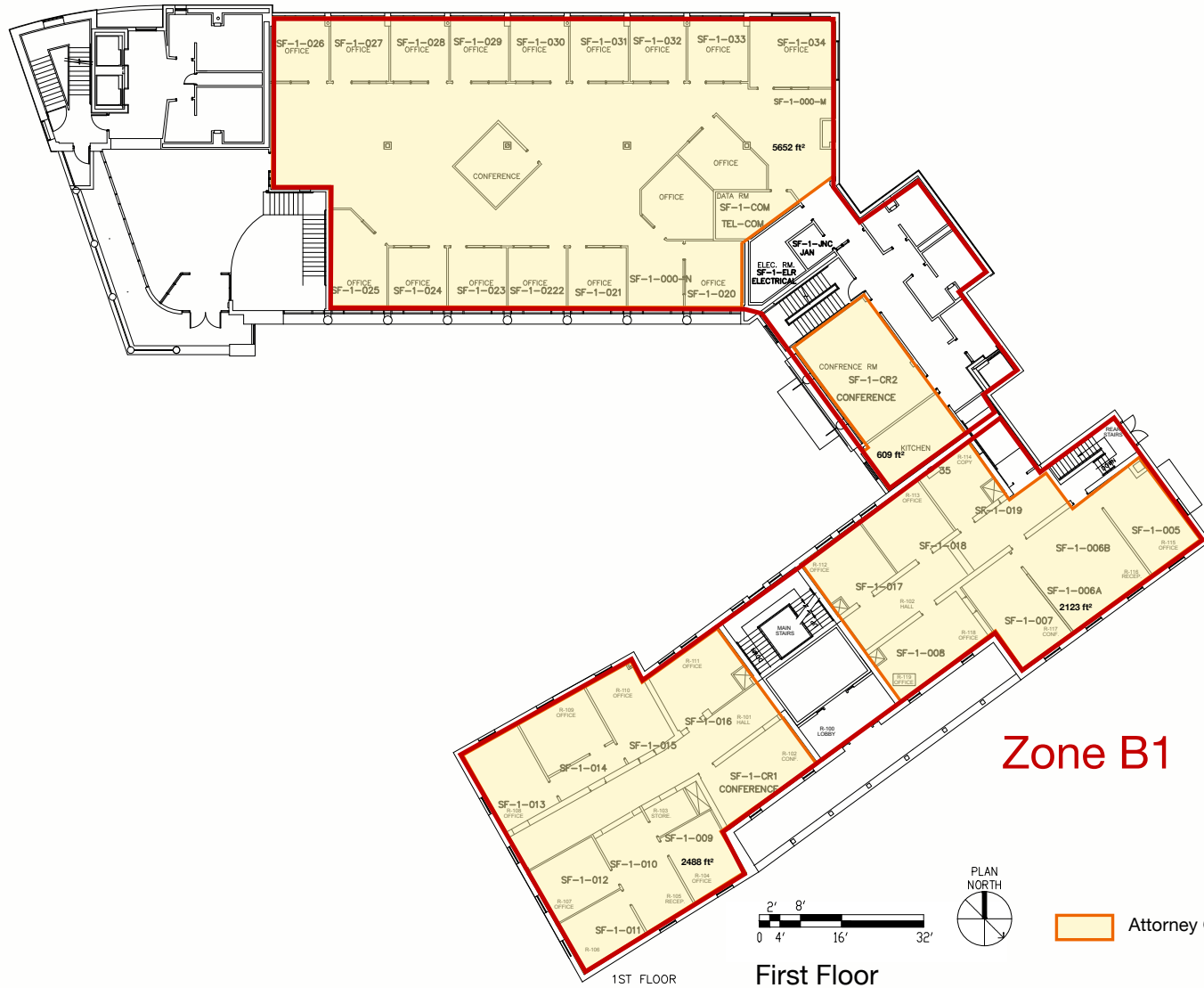


# Zone A0





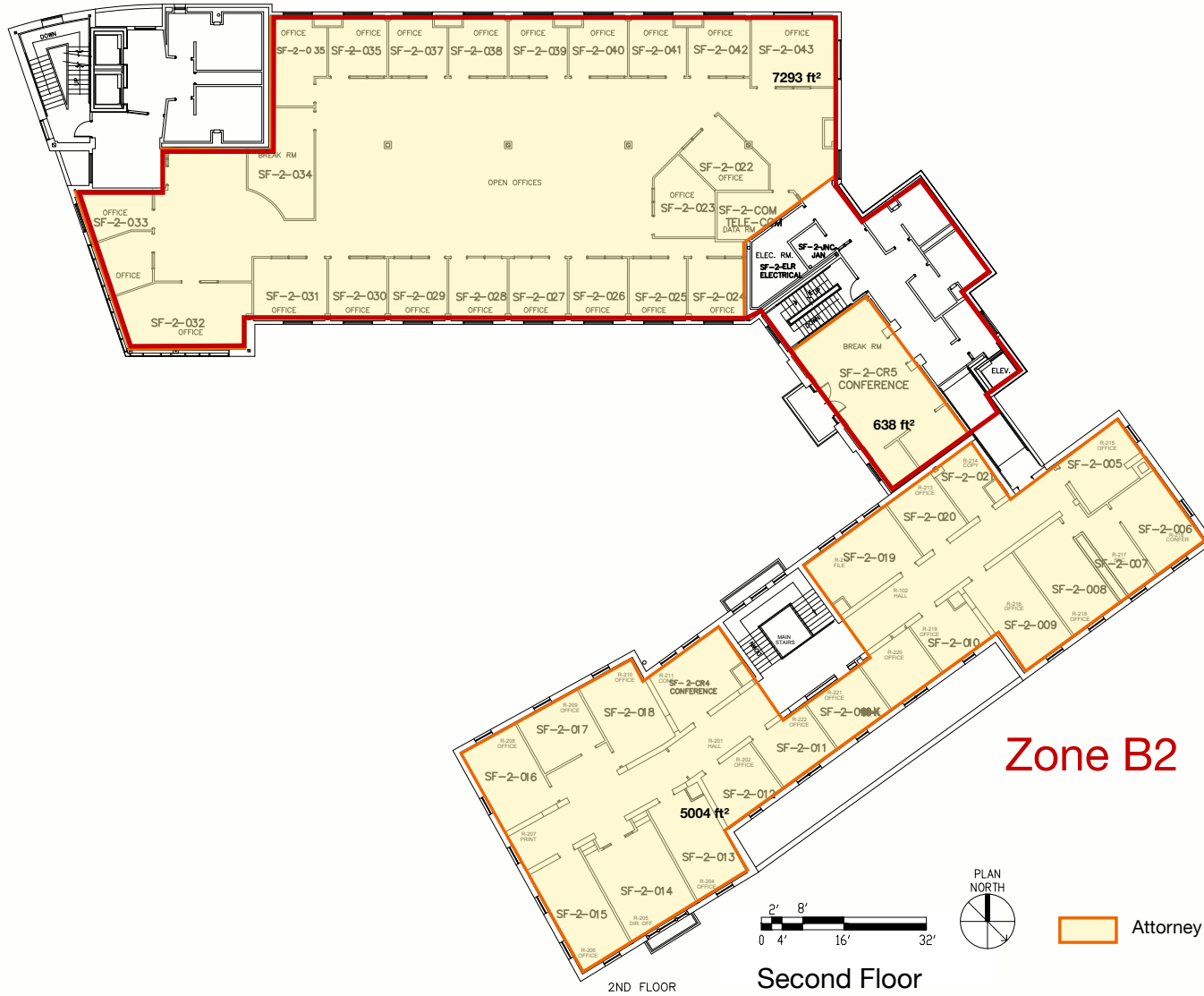
# Zone A1



# Zone B1



# Zone A2



# Zone A3



# Main Capitol Campus – Lamy

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	001	000009	Lamy Building	17,875	13,500	76%	422	338



**View to the East**

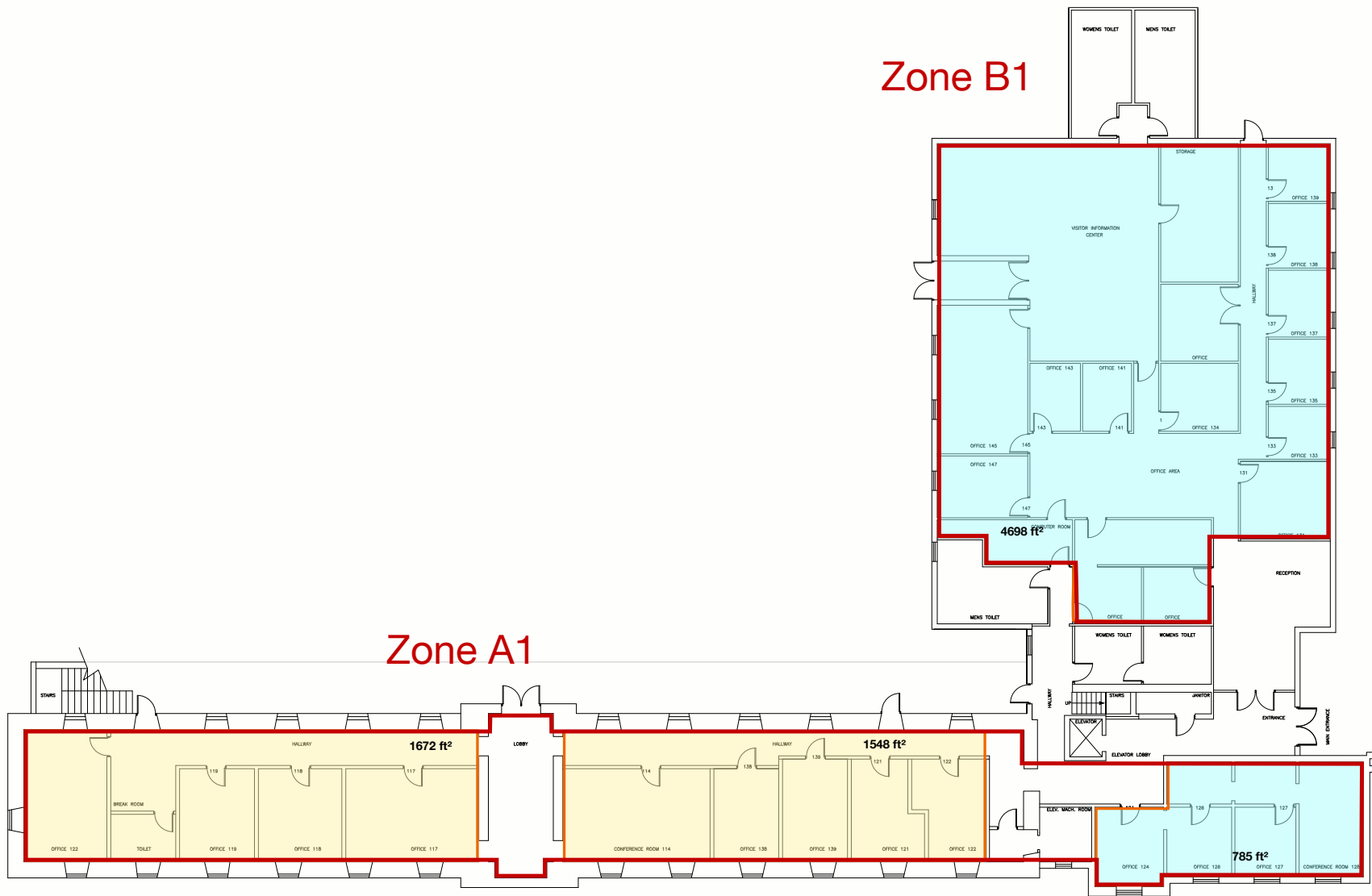
## Building Use Data

	USF Rounded		Floor Total
	A	B	
Floor 0	0	0	<b>0</b>
Floor 1	4,000	4,700	<b>8,700</b>
Floor 2	4,800	0	<b>4,800</b>
	<b>8,800</b>	<b>4,700</b>	<b>13,500</b>

	Rounded			
	Tourism	GCD	Totals	
A1	0	3,200	3,200	8,700
B1	5,500	0	5,500	
A2	4,800	0	4,800	4,800
B2	0	0	0	
Totals	10,300	3,200	13,500	

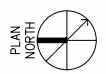
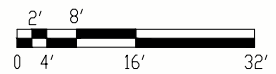
Staffing	Budgeted Filled	Budgeted Vacant	Total
Tourism Department	25	6	<b>31</b>
Governor's Comm. on Disability	7	2	<b>9</b>
<b>Total</b>	<b>32</b>	<b>8</b>	<b>40</b>





Zone A1

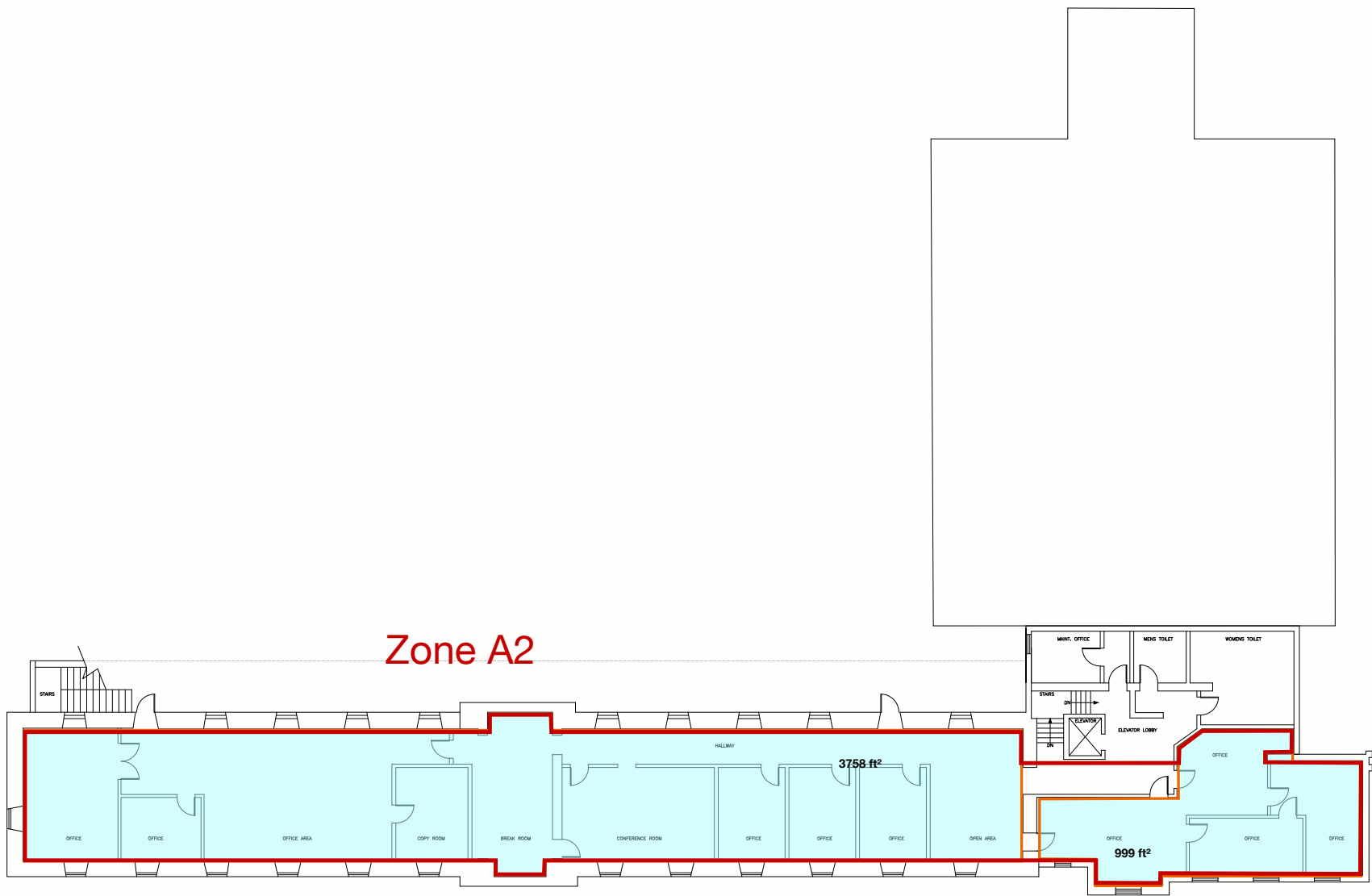
Zone B1



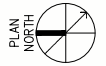
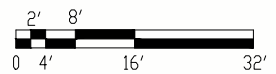
- Governor's Commission on Disability
- Tourism Department

First Floor





Zone A2



- Governor's Commission on Disability
- Tourism Department

Second Floor





# Main Capitol Campus – Concha Ortiz y Pino

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	001	000018	Concha Ortiz y Pino Building	31,843	24,200	76%	425	303



View to the South

## Building Use Data

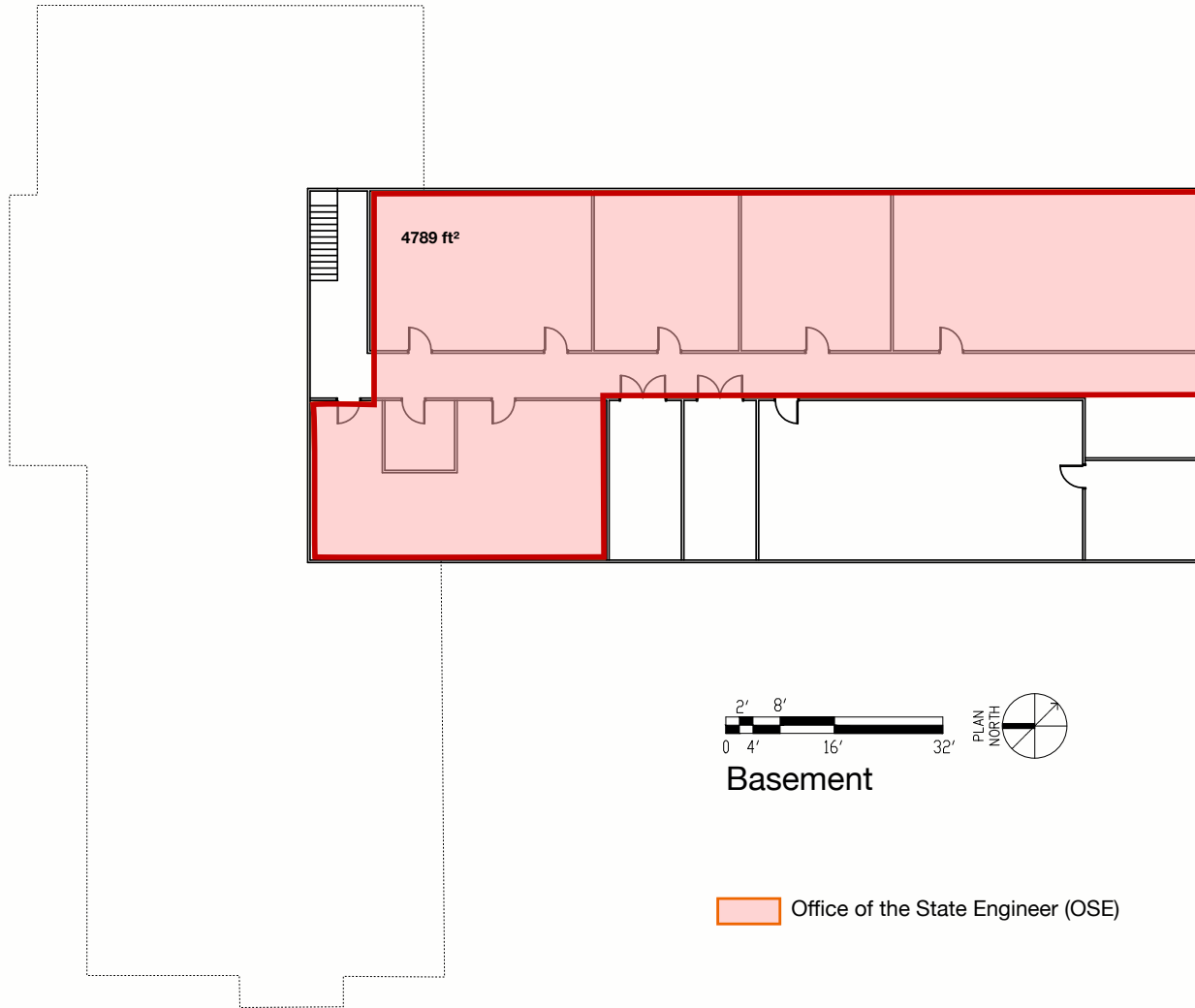
	USF Rounded		Floor Total
	A	B	
Floor 0	0	4,800	<b>4,800</b>
Floor 1	4,900	5,000	<b>9,900</b>
Floor 2	4,100	5,400	<b>9,500</b>
	<b>9,000</b>	<b>15,200</b>	<b>24,200</b>

	Rounded		
	OSE	Totals	
A0	0	0	4,800
B0	4,800	4,800	
A1	4,900	4,900	9,900
B1	5,000	5,000	
A2	4,100	4,100	9,500
B2	5,400	5,400	
Totals	24,200	24,200	

Staffing	Budgeted Filled	Budgeted Vacant	Total
	Ofc of the State Engineer	57	23
Total	<b>57</b>	<b>23</b>	<b>80</b>

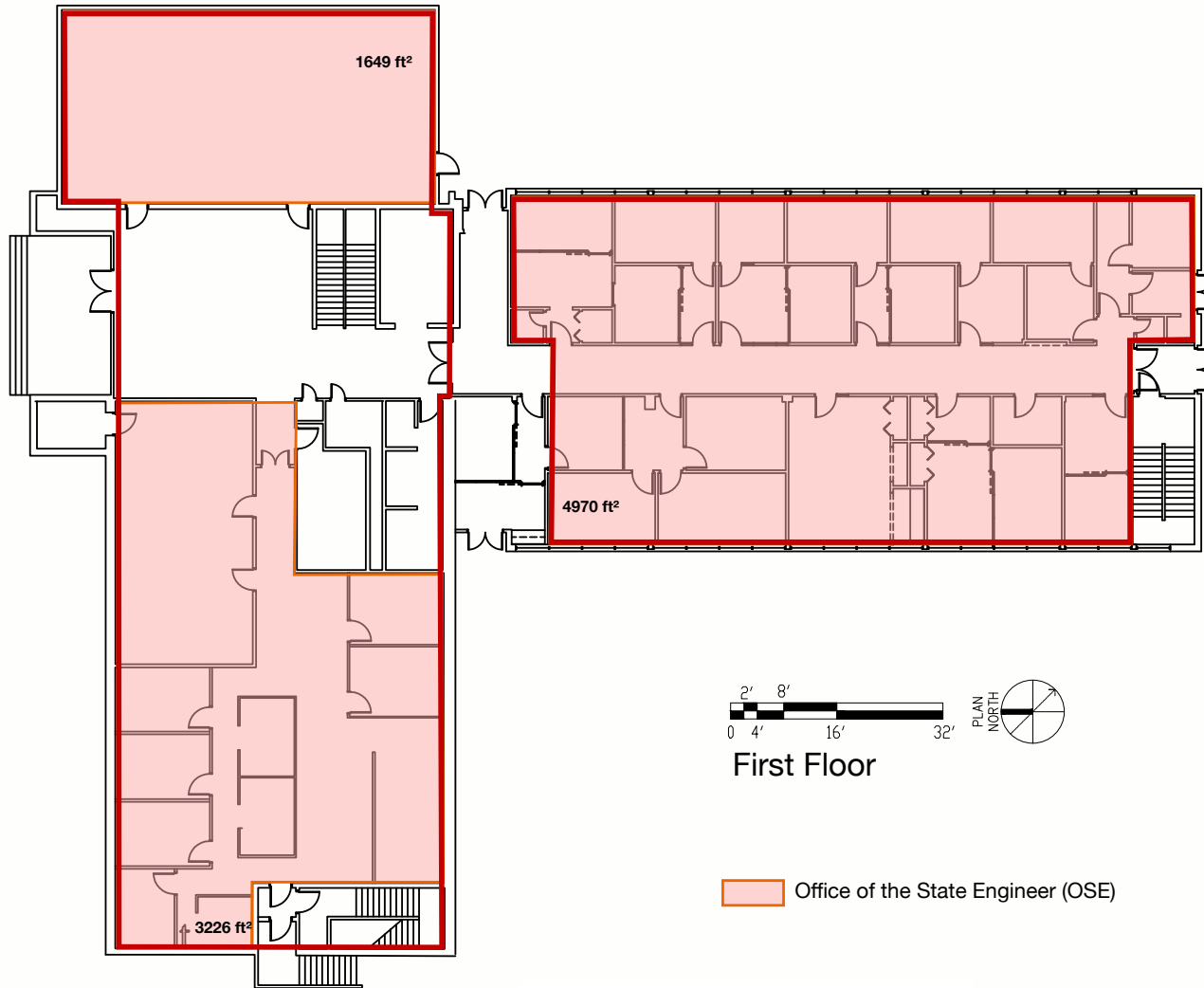


# Zone B0



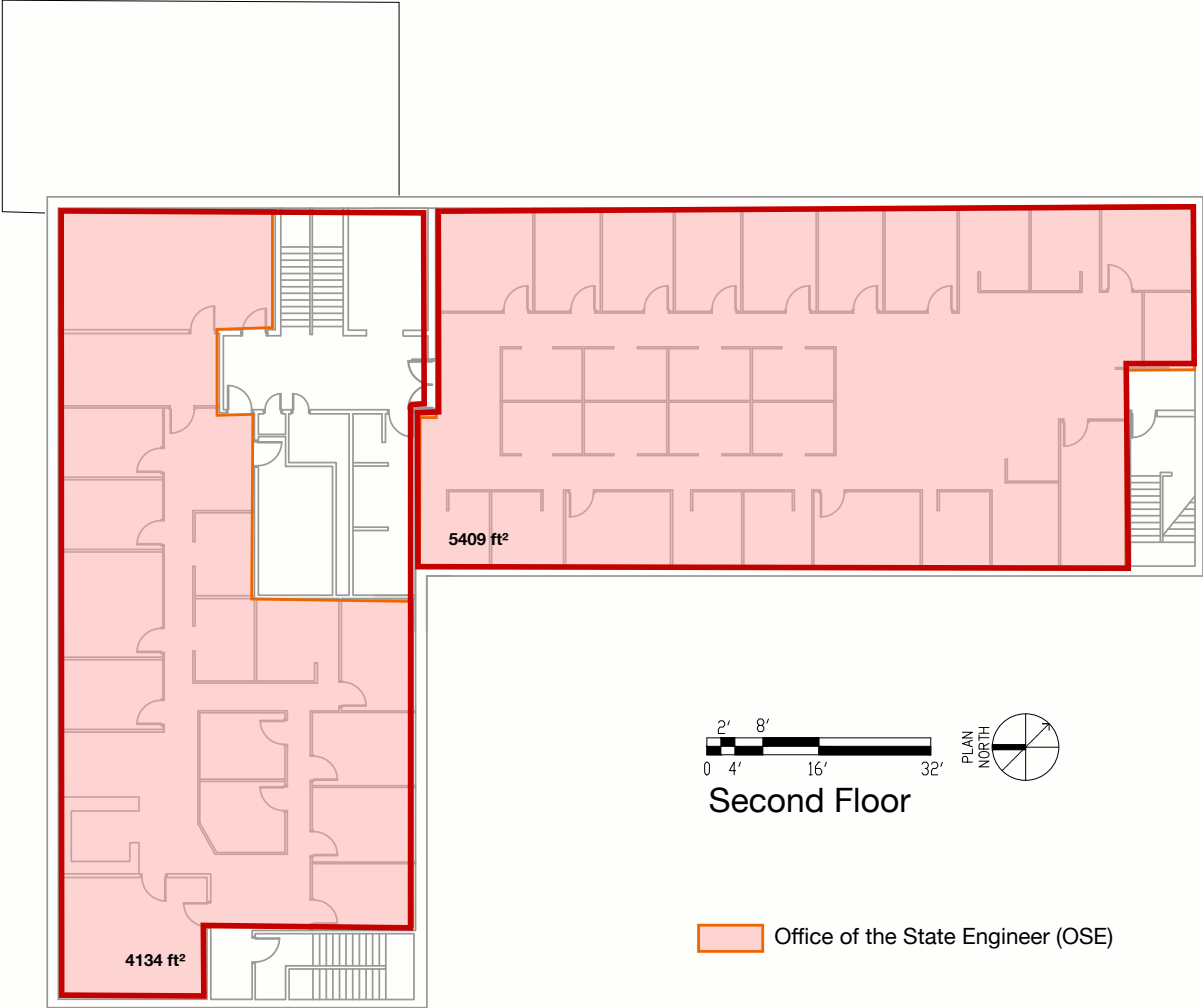
# Zone A1

# Zone B1



Zone A2

Zone B2



# Main Capitol Campus – Lew Wallace

## Building Use Data

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	001	000011	Lew Wallace Building	31,843	24,200	76%	425	303

	USF Rounded		Floor Total
	A	B	
Floor 0	400	1,600	<b>2,000</b>
Floor 1	2,500	2,900	<b>5,400</b>
Floor 2	2,800	0	<b>2,800</b>
	<b>5,700</b>	<b>4,500</b>	<b>10,200</b>



### Rounded

	Tourism	OSE	Veterans	Totals	
A0	0	0	400	400	2,000
B0	0	0	1,600	1,600	
A1	200	2,300	0	2,500	5,400
B1	2,900	0	0	2,900	
A2	0	2,800	0	2,800	2,800
B2	0	0	0	0	
Totals	3,100	5,100	2,000	10,200	

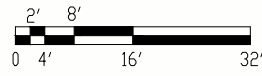
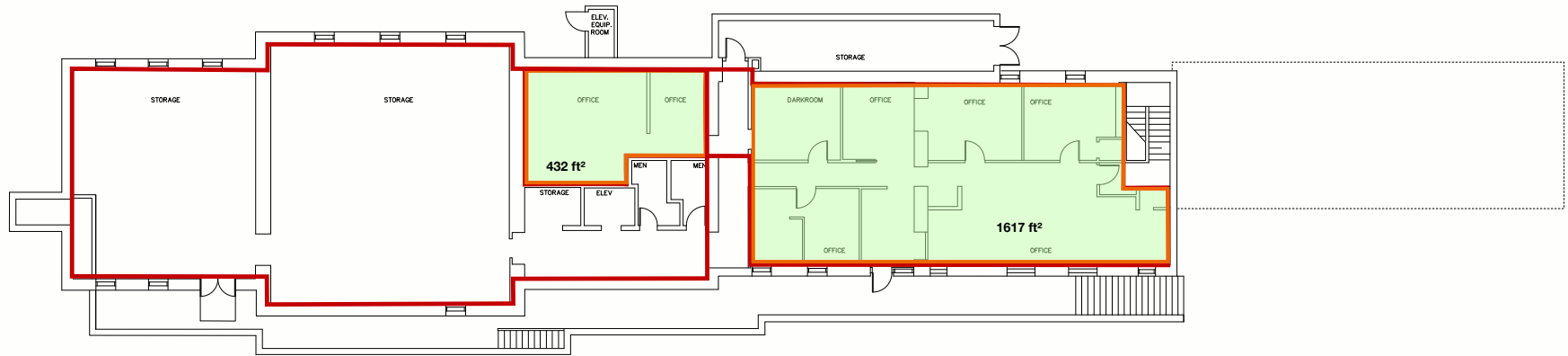
### View to the North

	Budgeted Filled	Budgeted Vacant	Total
Staffing			
Tourism Department	11	3	<b>14</b>
Ofc of the State Engineer	12	8	<b>20</b>
Department of Veterans Services	0	0	<b>0</b>
Total	<b>23</b>	<b>11</b>	<b>34</b>



## Zone A0

## Zone B0



Basement

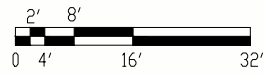
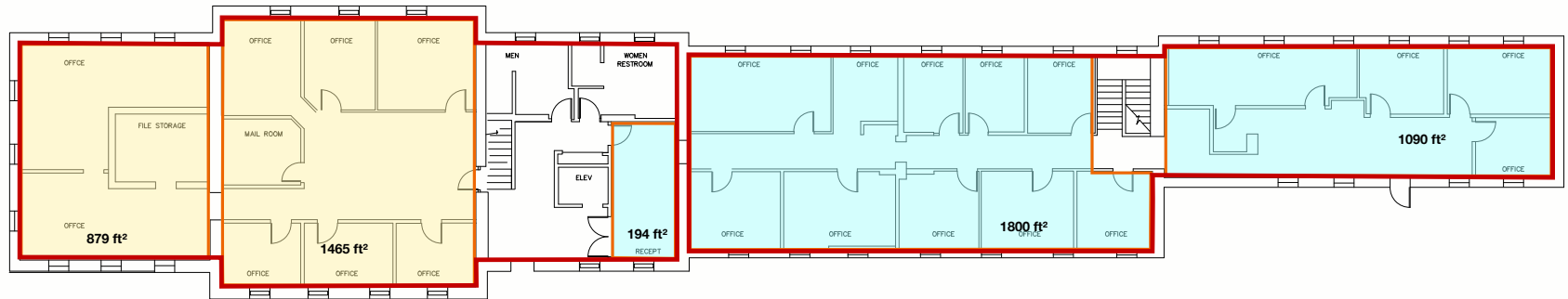
- Office of the State Engineer (OSE)
- Tourism Department
- Department of Veterans Services





## Zone A1

## Zone B1

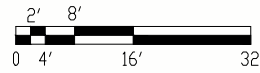
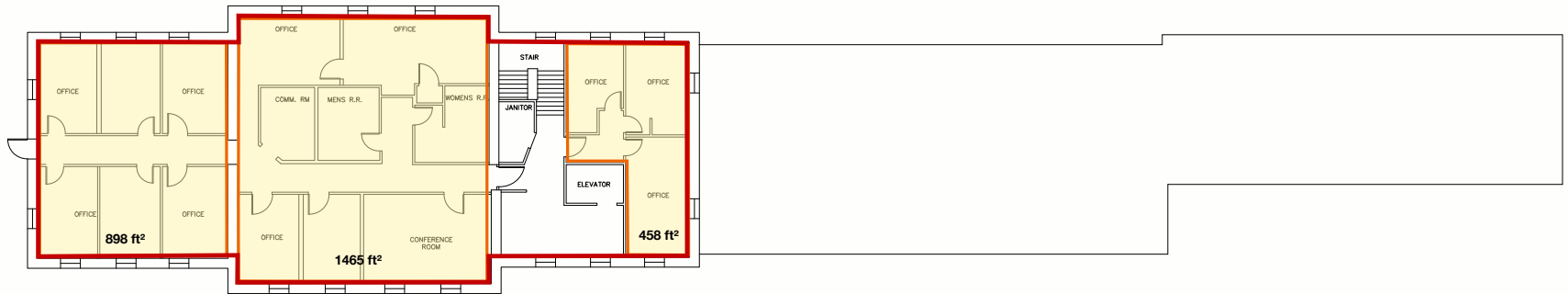


### First Floor

- Office of the State Engineer (OSE)
- Tourism Department
- Department of Veterans Services



## Zone A2



Second Floor



- Office of the State Engineer (OSE)
- Tourism Department
- Department of Veterans Services



# Main Capitol Campus – Casitas

## Building Use Data

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	001	000019	402 Don Gaspar (Casita)	1,532	1,100	72%	N/A	N/A
01	001	000020	406 Don Gaspar (Casita & Garage)	1,772	900	51%	225	225
01	001	000014	410 Don Gaspar (Casita & Garage)	1,772	900	51%	N/A	N/A
01	001	000015	414 Don Gaspar (Casita & Garage)	1,467	900	61%	180	180

	USF Rounded	
	A	Floor Total
402 Don Gaspar (Casita)	1,100	<b>1,100</b>
406 Don Gaspar (Casita & Garage)*	900	<b>900</b>
410 Don Gaspar (Casita & Garage)*	900	<b>900</b>
414 Don Gaspar (Casita & Garage)*	900	<b>900</b>
	<b>3,800</b>	<b>3,800</b>

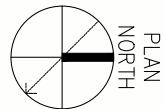
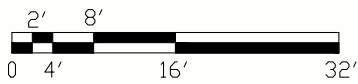
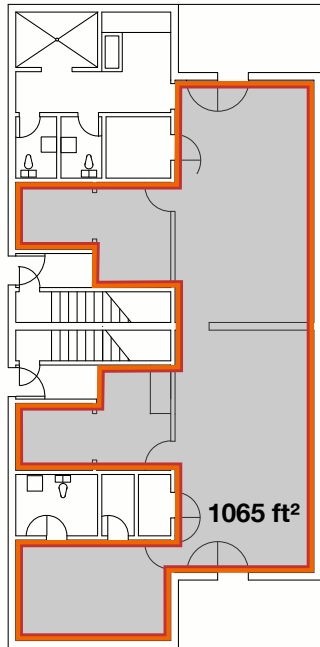


View to the West

	Rounded					Totals
	Vacant	DVS	Early Childhood	PSFA	Totals	
402 Don Gaspar (Casita)	1,100	0	0	0	1,100	1,100
406 Don Gaspar (Casita & Garage)*	0	900	0	0	900	900
410 Don Gaspar (Casita & Garage)*	0	0	0	900	900	900
414 Don Gaspar (Casita & Garage)*	0	0	900	0	900	900
Totals	1,100	900	900	900	3,800	

Staffing	Budgeted Filled	Budgeted Vacant	Total
	Department of Veterans Affairs (406)	4	0
Public Schools Facilities Authority (410)	0	0	<b>0</b>
Early Childhood Department (414)	5	0	<b>5</b>
Total	<b>9</b>	<b>0</b>	<b>9</b>

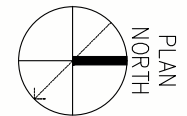
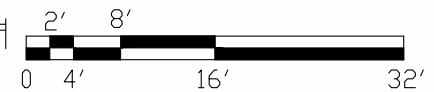
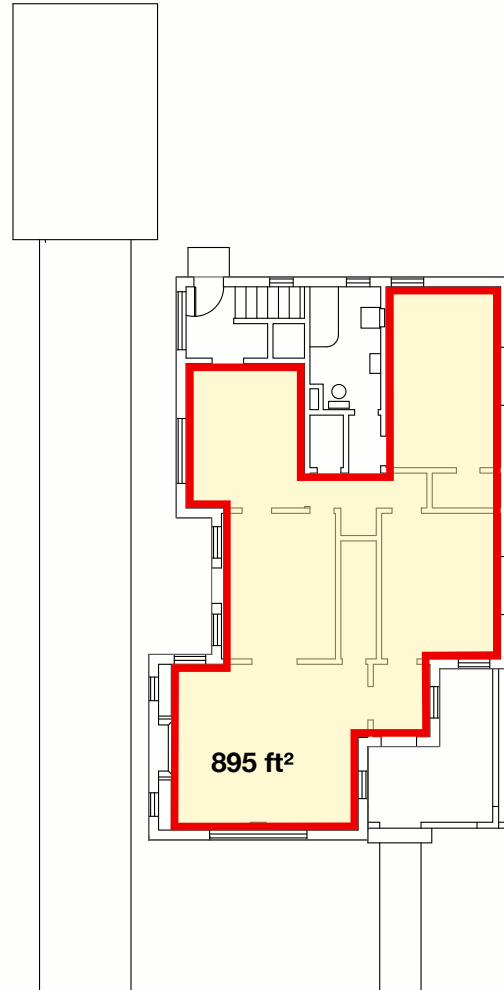





First Floor

 Vacant 402 Don Gaspar

Zone A1



First Floor

-  406 Don Gaspar – Department of Veterans Services (DVS)
- 410 Don Gaspar – Public Schools Facilities Authority (PSFA)
- 414 Don Gaspar – Early Childhood Department



# Main Capitol Campus – Capitol North

Building Data								
County Code	Site Code	Building No	Building Name	NM Inventory GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	001	000002	Capitol North	8,446	5,500	65%	80	65

## Building Use Data

	USF		Floor Total
	A	B	
Floor 1	8,105	6,093	<b>14,198</b>
Floor 2	4,282	4,287	<b>8,569</b>
Floor 3	4,564	4,336	<b>8,900</b>
	<b>16,951</b>	<b>14,716</b>	<b>31,667</b>



View to the East

	AOC	SOS	LFC	LESC	HR	Totals	
A1	0	0	8,100	0	0	8,100	14,100
B1	5,500	0	500	0	0	6,000	
A2	0	0	0	0	4,300	4,300	8,500
B2	0	0	0	2,200	2,000	4,200	
A3	0	4,600	0	0	0	4,600	8,900
B3	0	4,300	0	0	0	4,300	
Totals	5,500	8,900	8,600	2,200	6,300	31,500	

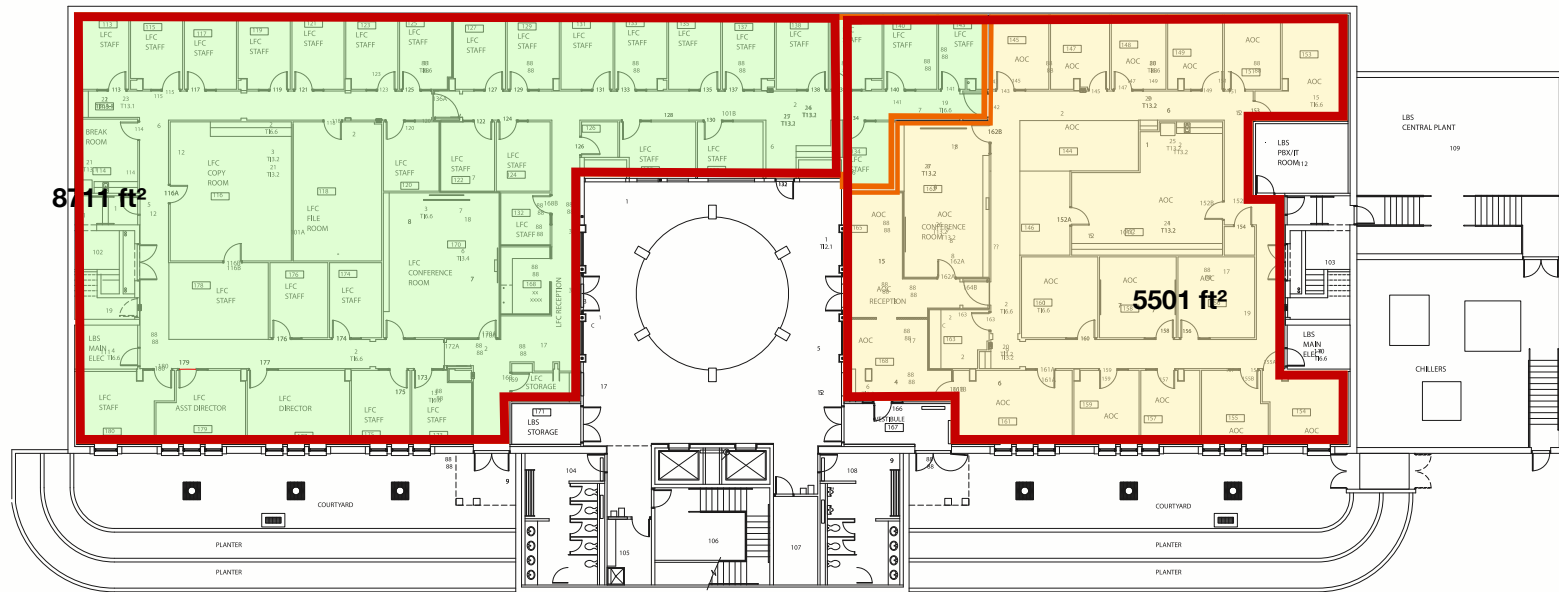
Staffing	Budgeted Filled	Budgeted Vacant	Total
Administrative Office of the Courts (AOC)	20	10.75	<b>30.75</b>
Secretary of State (SOS)	33	18	51
Legislative Finance Committee (LFC)	37	2	39
Legislative Education Study Committee (LESC)	10	3	13
House of Representatives (HR)	*	*	*
<b>Total</b>	<b>100</b>	<b>33.75</b>	<b>133.75</b>

\*Not indicated in NM Building Inventory

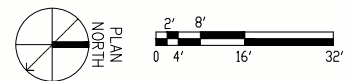


# Zone A1

# Zone B1



- Administrative Office of the Courts (AOC)
- Secretary of State (SOS)
- Legislative Finance Committee (LFC)
- Legislative Education Study Committee (LESC)
- House of Representatives



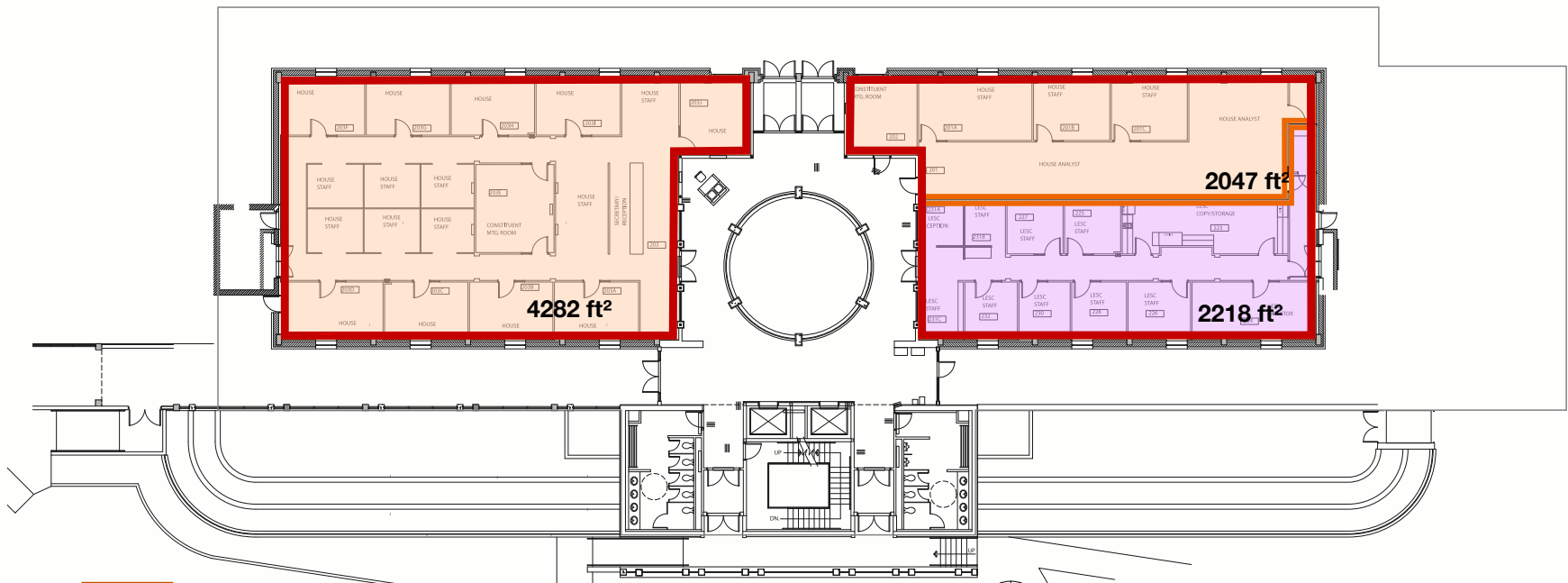
First Floor





# Zone A2

# Zone B2



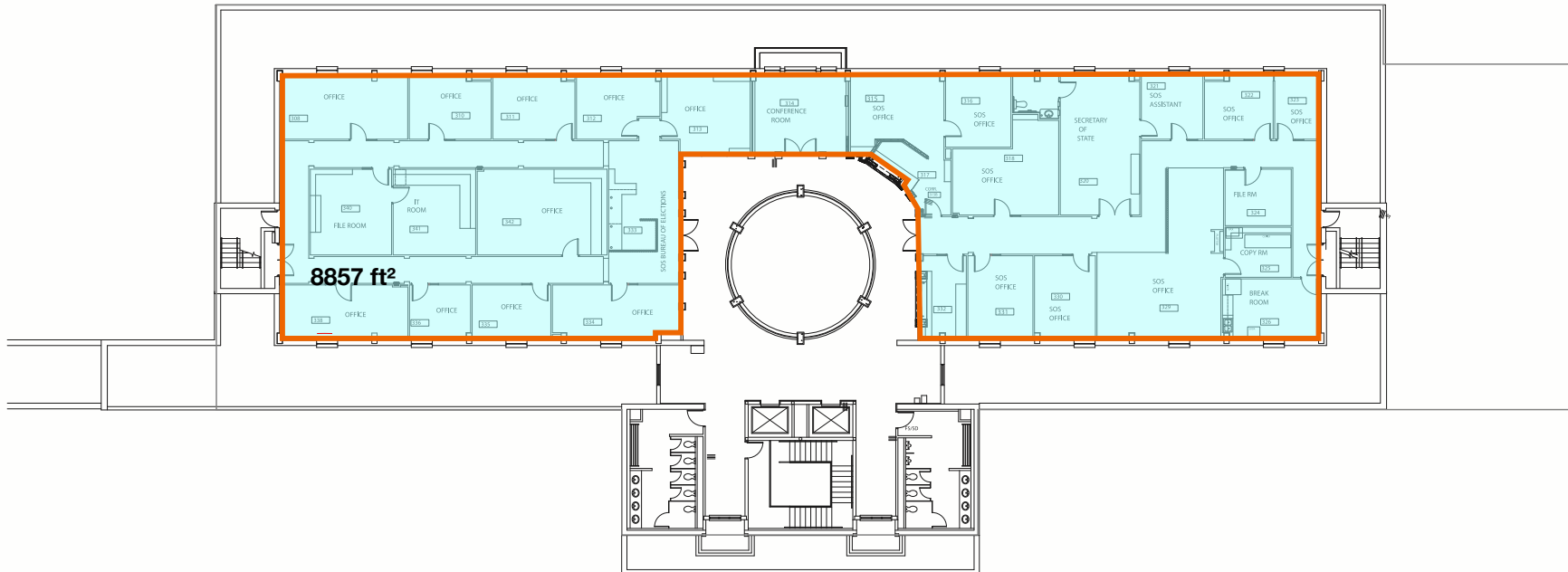
- Administrative Office of the Courts (AOC)
- Secretary of State (SOS)
- Legislative Finance Committee (LFC)
- Legislative Education Study Committee (LESC)
- House of Representatives

Second Floor

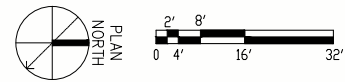


# Zone A3

# Zone B3



-  Administrative Office of the Courts (AOC)
-  Secretary of State (SOS)
-  Legislative Finance Committee (LFC)
-  Legislative Education Study Committee (LESC)
-  House of Representatives



Third Floor



## Main Capitol Campus (Off-Site) – Workforce Development Center

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	035	000001	Workforce Development Center	9,590	6,700	70%	957	838



View to the Southwest

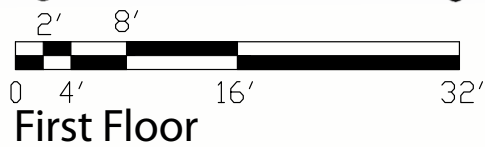
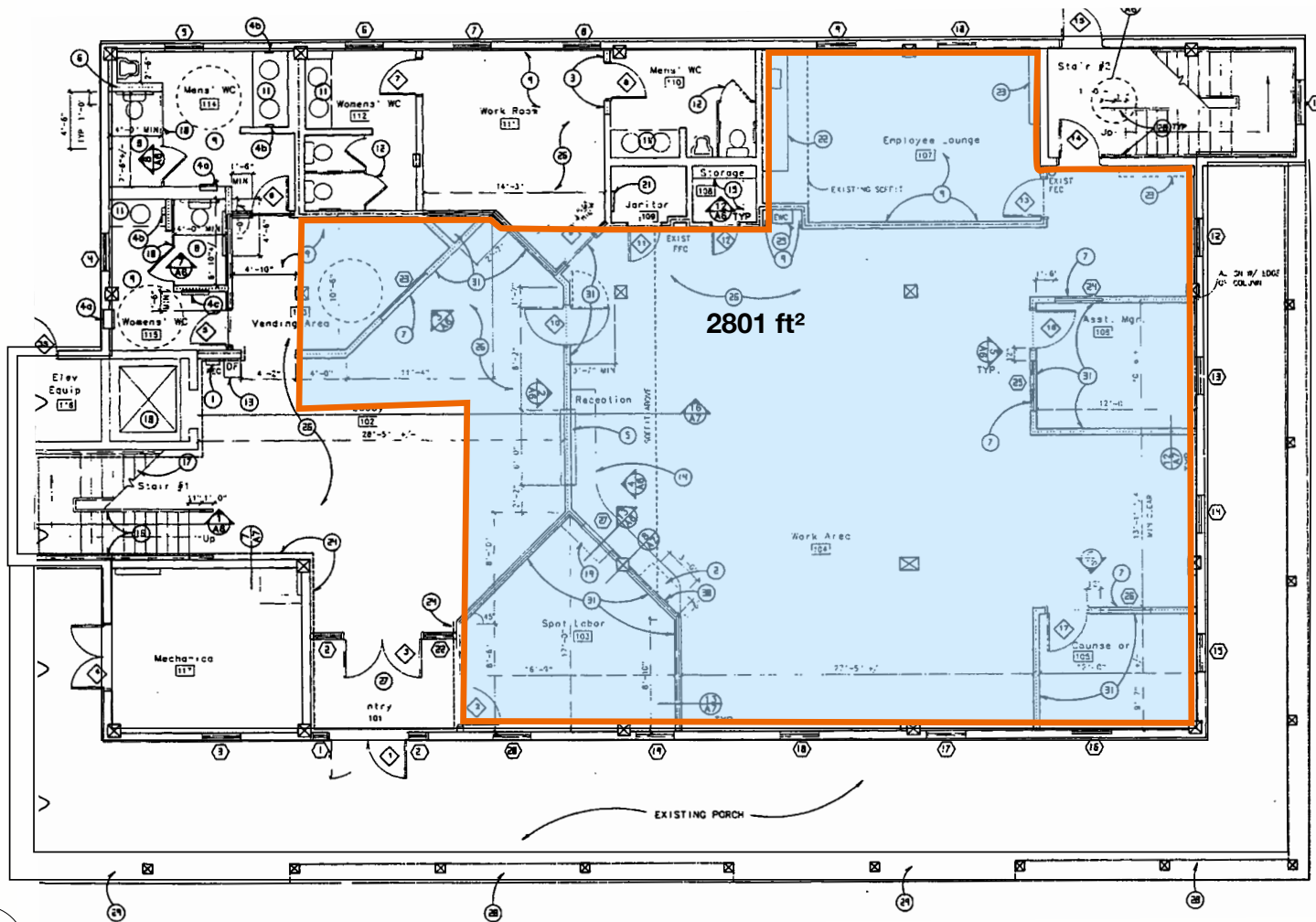
## Building Use Data

	USF Rounded	
	A	Floor Total
Floor 1	2,800	<b>2,800</b>
Floor 2	3,900	<b>3,900</b>
	<b>6,700</b>	<b>6,700</b>

Rounded			
	DWS	Totals	
A1	2,800	2,800	2,800
A2	3,900	3,900	3,900
Totals	6,700	6,700	

Staffing	Budgeted Filled	Budgeted Vacant	Total
	Dept of Workforce Solution	7	1
Totals	<b>7</b>	<b>1</b>	<b>8</b>

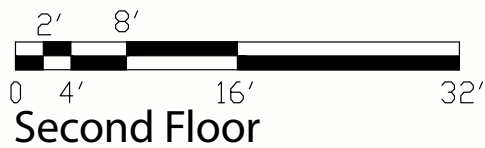
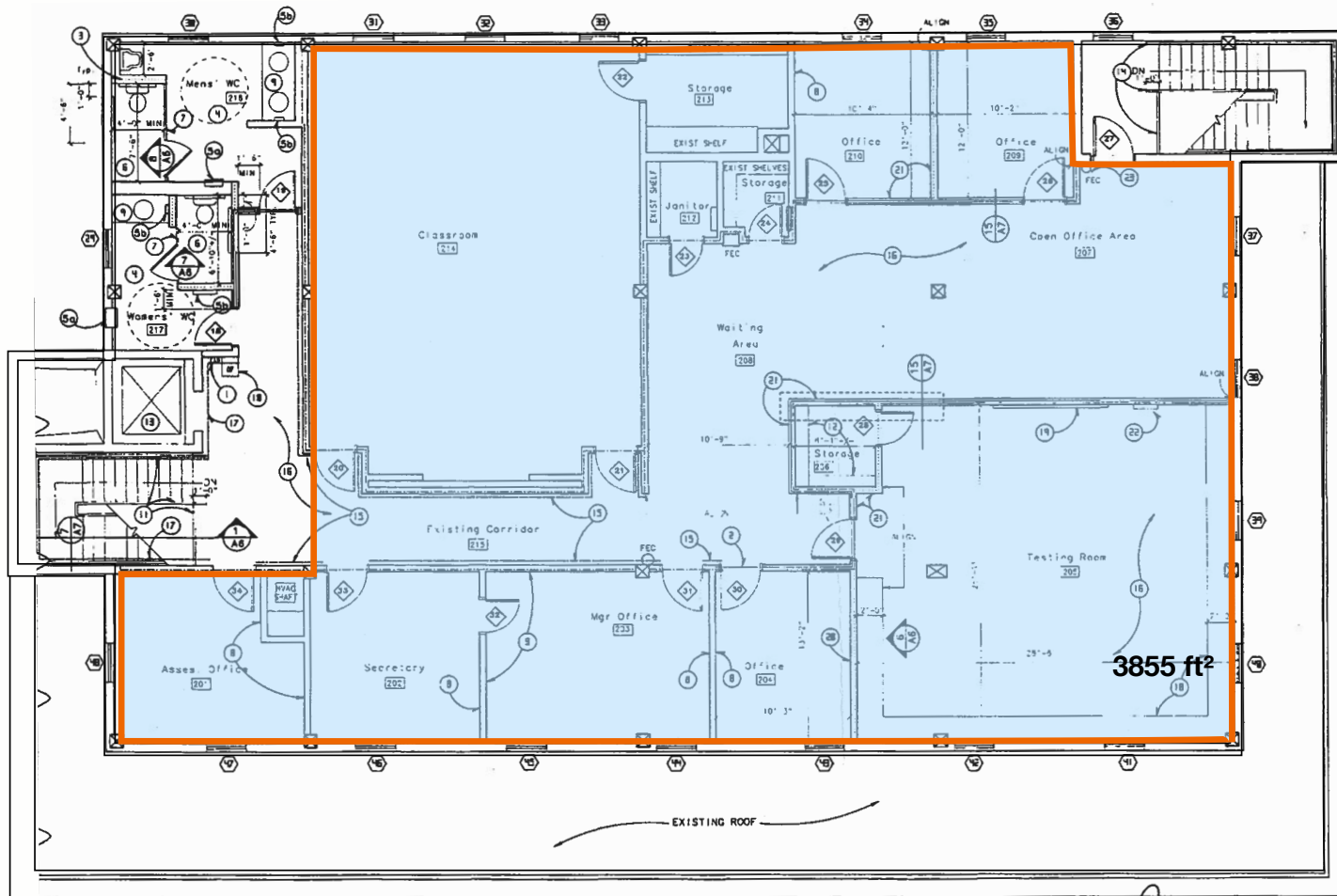




Department of Workforce Solutions (DWS)

First Floor





Department of Workforce Solutions (DWS)

Second Floor





# South Capitol Campus Map





# South Capitol 2040 Master Plan (August 2010)



Legend		
	Existing buildings	
	Proposed building locations	
	Proposed parking structure locations	
	Existing surface parking areas	
	NMDOT Potential Train/Multi-Modal Depot and Parking Deck	
CP	Campus parks	
PS	Primary pedestrian spine	
RR	Rail Runner Transit Mall	
	Other State Owned Land	
	Potential Pedestrian Bridge	
Development Capacity		
Existing Buildings	Montoya Building	136,000 GSF
	Runnels Building	184,000 GSF
	Simms Building	60,000 GSF
	Lujan Building	80,000 GSF
	Chino Building	80,000 GSF
	Vital Records Building	10,000 GSF
Subtotal Existing Buildings		550,000 GSF
Proposed Buildings	Building A	107,000 GSF
	Building B	235,000 GSF
	Building C1	60,000 GSF
	Building C2	86,000 GSF
Subtotal Proposed Buildings		488,000 GSF
Total Development Potential /Offices		1,038,000 GSF
<i>Note: Vital Records Building and Parking as a disconnected, stand alone site is not included in the above totals.</i>		
Parking Provided		
Existing surface parking		111 stalls
Parking Structure P-A		410 stalls
Parking Structure P-B		1030 stalls
Parking Structure P-C		500 stalls
Total Potential /Parking		2051 stalls

2 New Mexico South Capitol Campus - 2040 Master Plan



## South Capitol Campus – Joseph M. Montoya

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	005	000104	Joseph M. Montoya	135,694	95,500	70%	300	229



## View to the Southeast

## Building Use Data

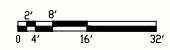
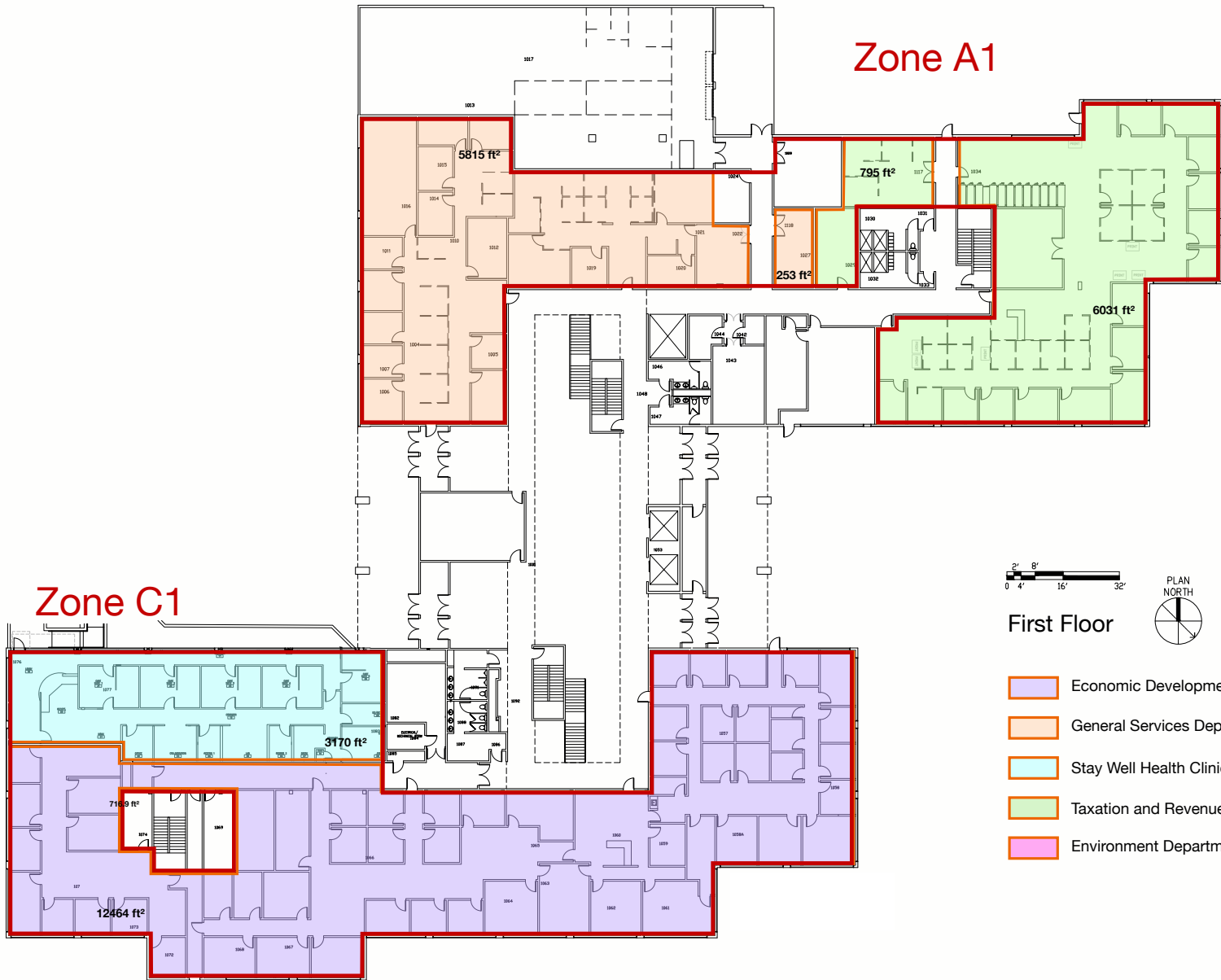
	USF Rounded			Floor Total
	A	B	C	
Floor 1	12,900	0	15,600	<b>28,500</b>
Floor 2	17,100	4,100	12,600	<b>33,800</b>
Floor 3	17,400	4,100	11,700	<b>33,200</b>
	<b>47,400</b>	<b>8,200</b>	<b>39,900</b>	<b>95,500</b>

## USF Rounded

	EDD	GSD	GSD Stay Well	TRD	NMED	Totals
A1	0	6,100	0	6,800	0	<b>12,900</b>
B1	0	0	0	0	0	<b>0</b>
C1	12,500	0	3,200	0	0	<b>15,700</b>
A2	0	13,500	0	0	3,600	<b>17,100</b>
B2	0	4,100	0	0	0	<b>4,100</b>
C2	0	0	0	12,600	0	<b>12,600</b>
A3	0	17,400	0	0	0	<b>17,400</b>
B3	0	0	0	4,100	0	<b>4,100</b>
C3	0	11,700	0	0	0	<b>11,700</b>
<b>Totals</b>	<b>12,500</b>	<b>52,800</b>	<b>3,200</b>	<b>23,500</b>	<b>3,600</b>	<b>95,600</b>

	Staffing Filled	Budgeted Vacant	Total
Taxation & Revenue Department	167	65	<b>232</b>
General Services Department	100	20	<b>120</b>
Economic Development Department	35	12	<b>47</b>
Military Homebase Planning	1	0	<b>1</b>
Department of Environment	15	2	<b>17</b>
<b>Total</b>	<b>318</b>	<b>99</b>	<b>417</b>

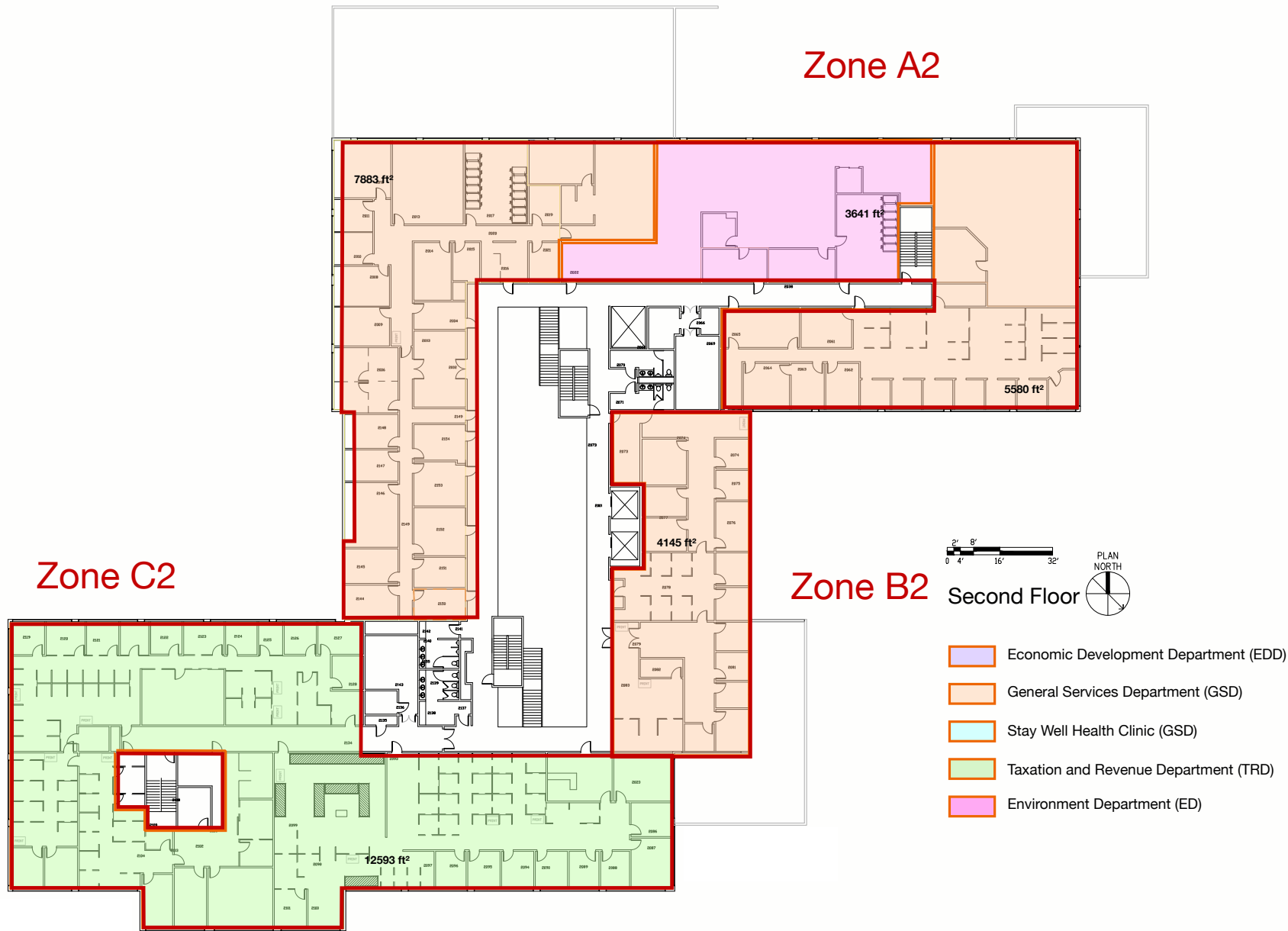




First Floor

- Economic Development Department (EDD)
- General Services Department (GSD)
- Stay Well Health Clinic (GSD)
- Taxation and Revenue Department (TRD)
- Environment Department (ED)






# Zone A3

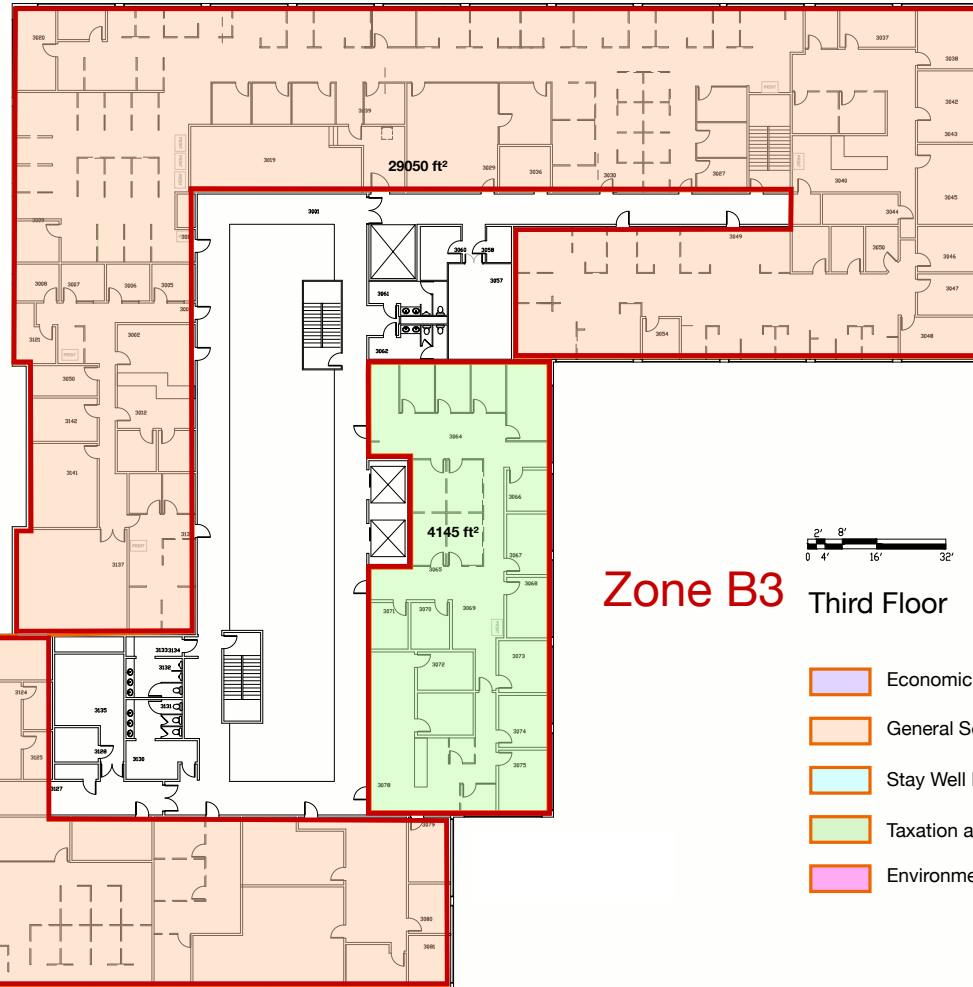
# Zone C3

# Zone B3



Third Floor

-  Economic Development Department (EDD)
-  General Services Department (GSD)
-  Stay Well Health Clinic (GSD)
-  Taxation and Revenue Department (TRD)
-  Environment Department (ED)





## South Capitol Campus – Harold Runnels

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	005	000103	Harold Runnels	71,425	53,000	74%	525	317



View to the Southeast

## Building Use Data

	USF Rounded		Floor Total
	A	B	
Floor 1	15,100	15,600	<b>30,700</b>
Floor 2	18,600	15,800	<b>34,400</b>
Floor 3	15,200	15,300	<b>30,500</b>
Floor 4	11,100	11,600	<b>22,700</b>
	<b>60,000</b>	<b>58,300</b>	<b>118,300</b>

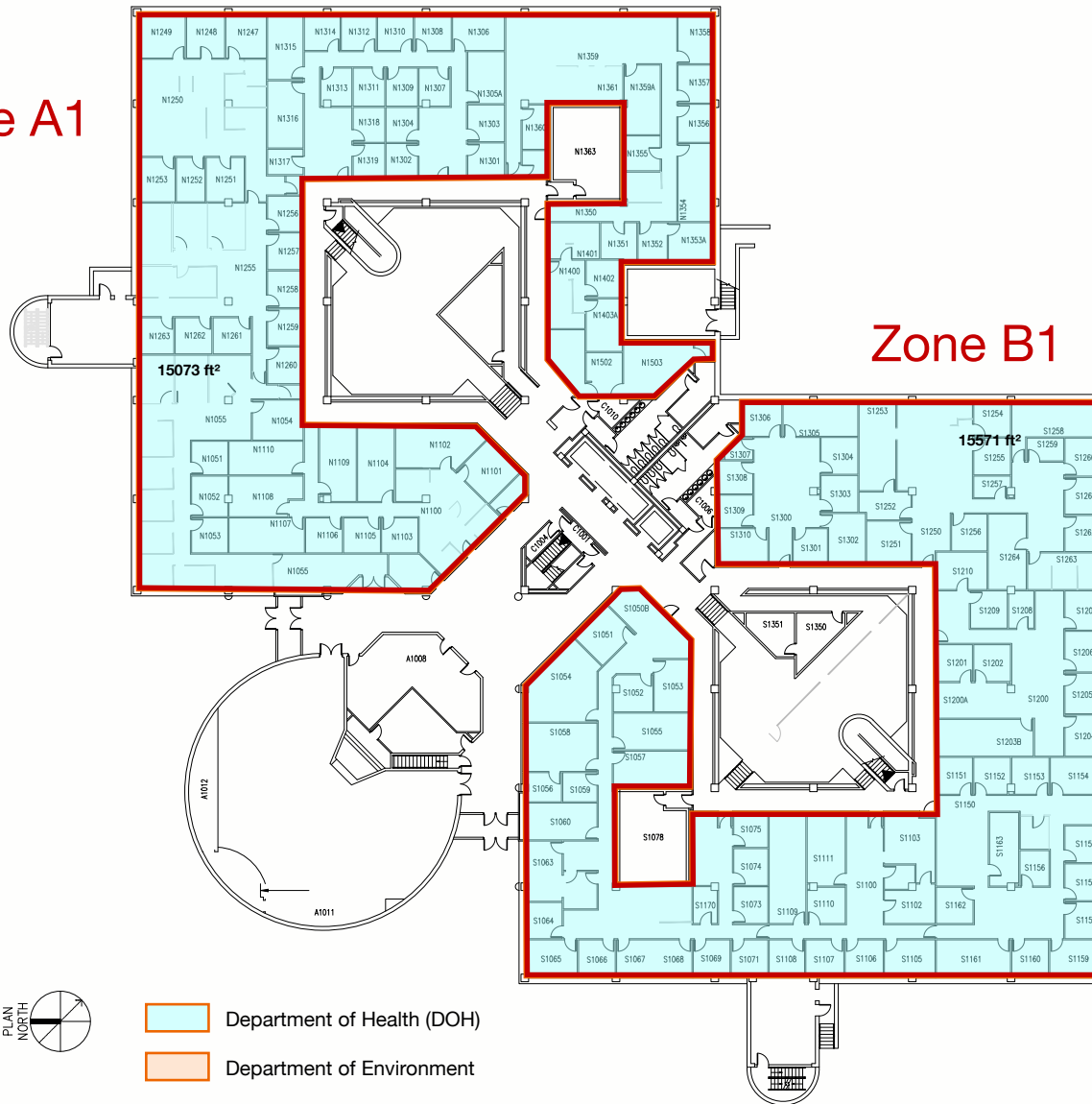
Rounded				
	DOH	Environ	Totals	
A1	15,100	0	15,100	30,700
B1	15,600	0	15,600	
A2	0	18,600	18,600	34,300
B2	4,400	11,300	15,700	
A3	15,200	0	15,200	30,500
B3	15,300	0	15,300	
A4	5,800	6,000	11,800	22,800
B4	3,200	7,800	11,000	
Totals	74,600	43,700	118,300	118,300

Staffing	Budgeted Filled	Budgeted Vacant	Total
Department of Health	315.5	63	<b>378.5</b>
Department of Environment	178	52	<b>230</b>
	<b>493.5</b>	<b>115</b>	<b>608.5</b>





Zone A1



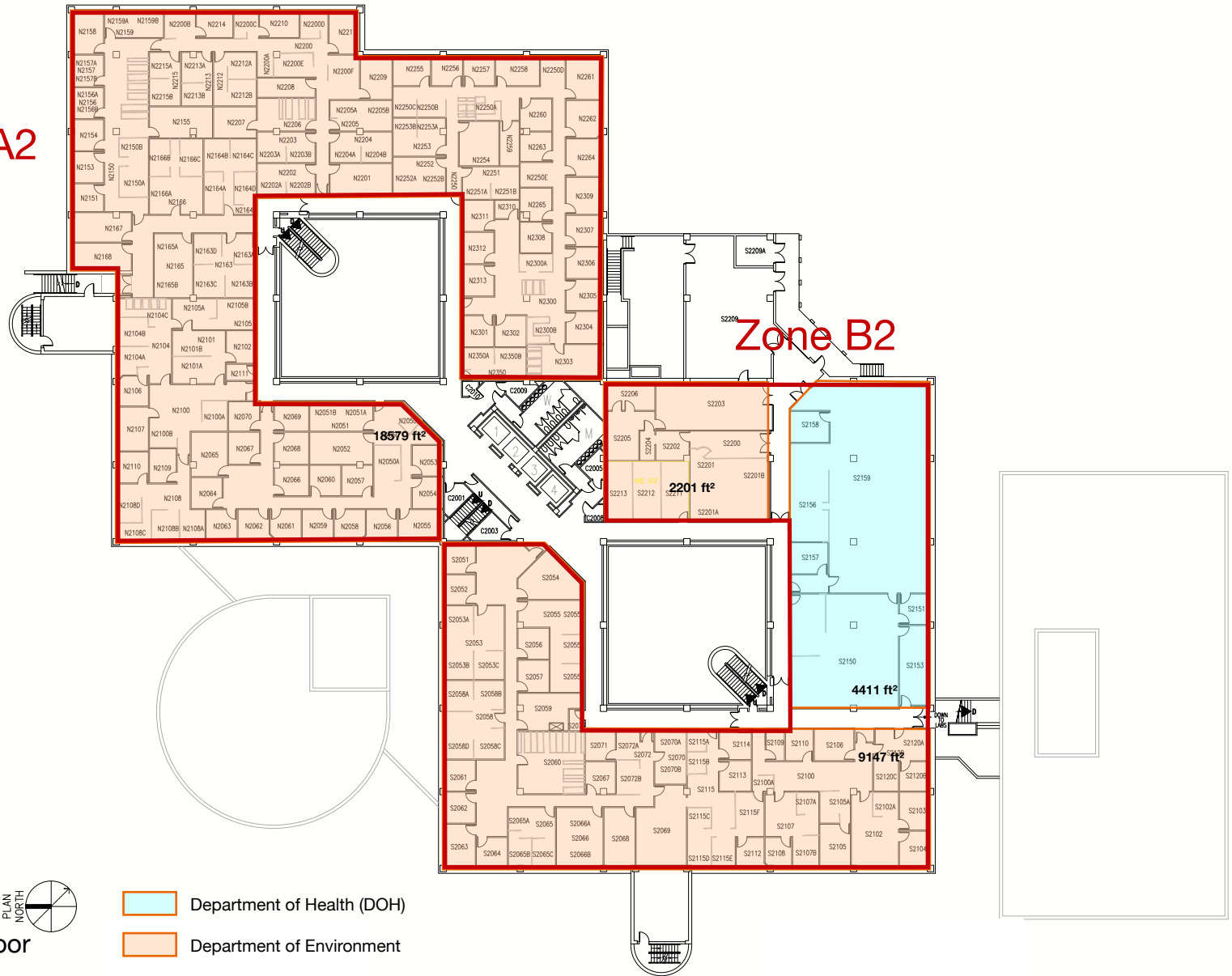
First Floor

- Department of Health (DOH)
- Department of Environment



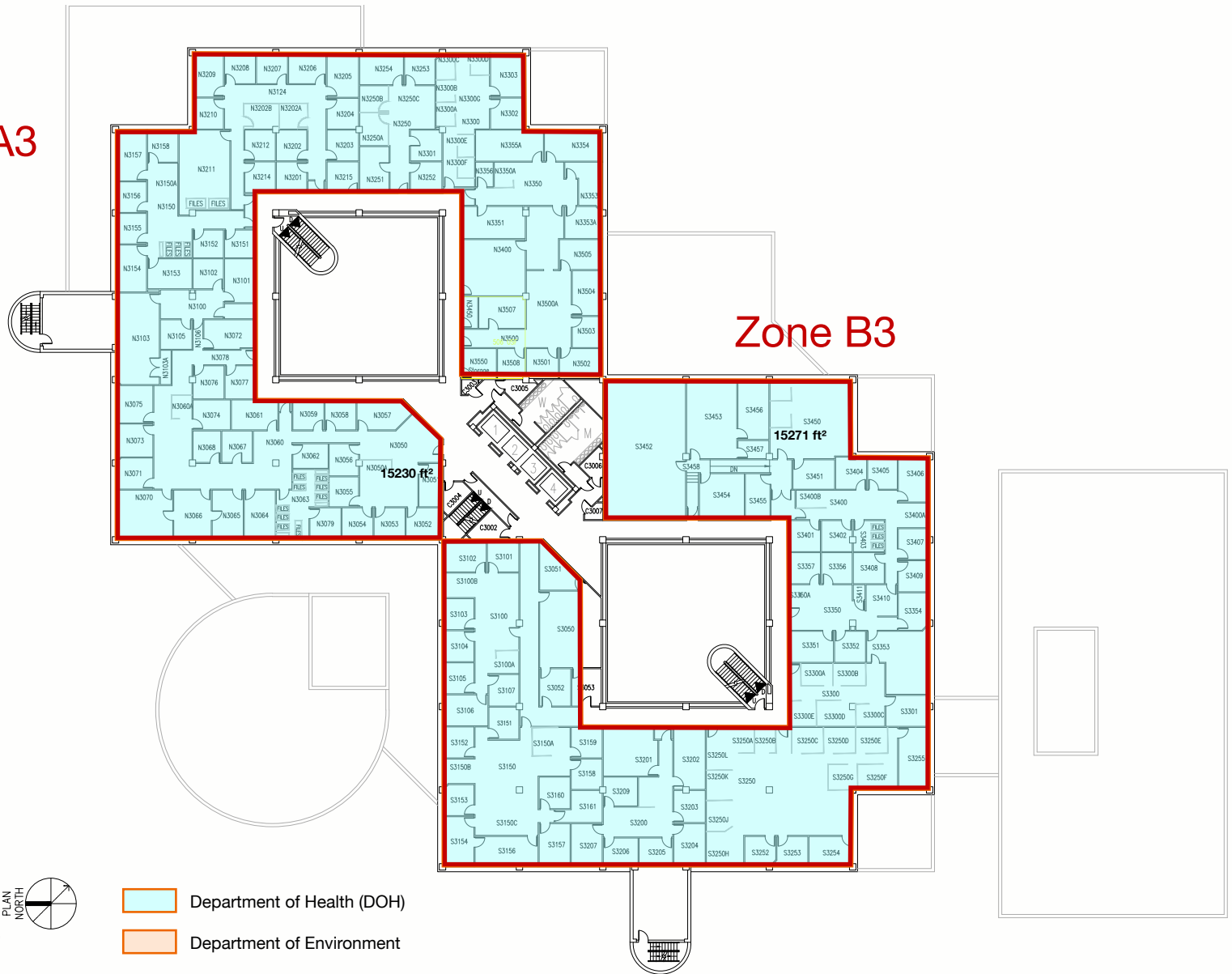
Zone A2

Zone B2



Zone A3

Zone B3



Third Floor



## South Capitol Campus — John F. Simms Jr.

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	005	000103	John F. Simms Jr.	71,425	53,000	74%	525	317



View to the Southwest

## Building Use Data

	USF Rounded	
	A	Floor Total
Floor 0	0	0
Floor 1	24,800	24,800
Floor 2	28,200	28,200
Floor 3	0	0
	<b>53,000</b>	<b>53,000</b>

Rounded			
	DOIT	Totals	
A1	16,700	24,800	24,800
A2	13,300	28,000	28,000
Totals	30,000	52,800	

	Budgeted Filled	Budgeted Vacant	Total
Dept. of Information Technology	101	66	167
Total	<b>101</b>	<b>66</b>	<b>167</b>



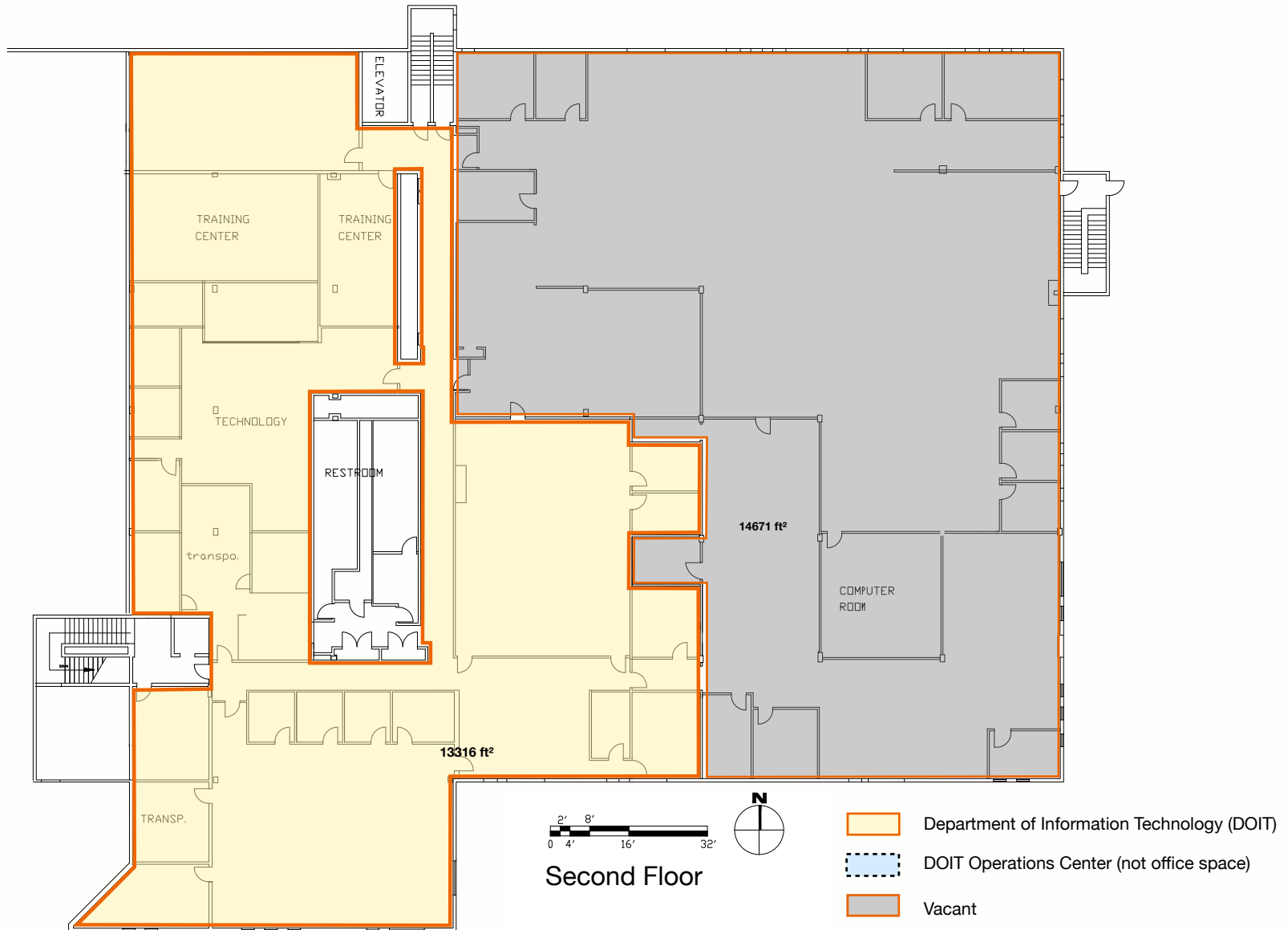
# Zone A1



First Floor



# Zone A2







# South Capitol Campus – Manuel Lujan Sr.

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	005	000105	Manuel Lujan Sr.	76,262	51,900	68%	390	257



View to the Northeast

## Building Use Data

USF Rounded

	A	Floor Total
Floor 1	25,800	<b>25,800</b>
Floor 2	26,100	<b>26,100</b>
	<b>51,900</b>	<b>51,900</b>

Rounded

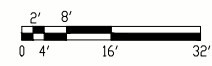
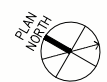
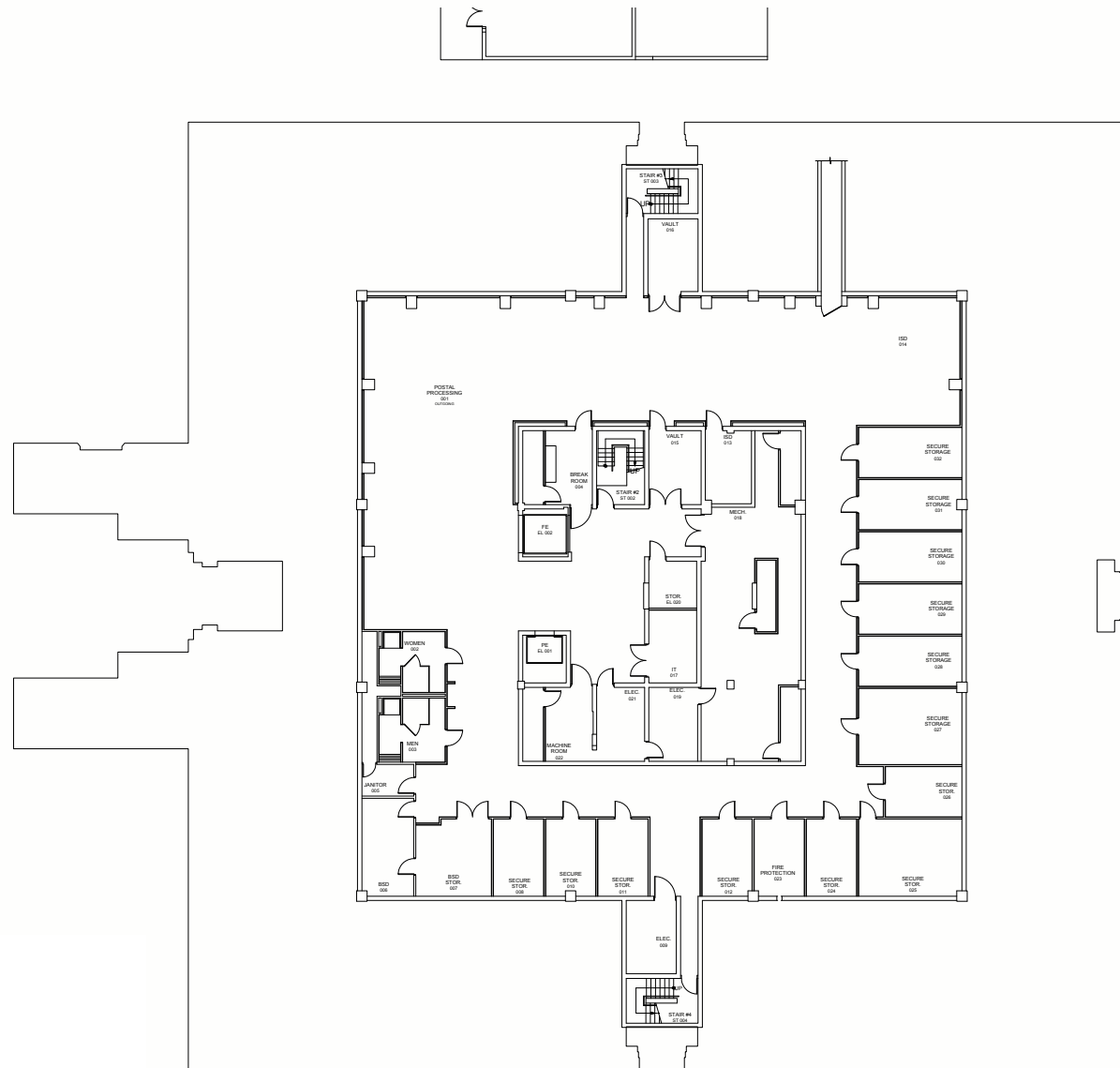
	TRD	Totals	
A1	25,800	25,800	51,900
B1	26,100	26,100	
<b>Totals</b>	<b>51,900</b>	<b>51,900</b>	


Staffing	Budgeted Filled	Budgeted Vacant	Total
Taxation & Revenue Department (Revenue Processing Division)	133	69	<b>202</b>
<b>Total</b>	<b>133</b>	<b>69</b>	<b>202</b>









 Taxation & Revenue Department - Revenue Processing Division (TRD RPD)

**Basement**



## South Capitol Campus – Wendell Chino

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	005	000107	Wendell Chino	80,159	57,800	72%	312	247



View to the Southwest

## Building Use Data

	USF Rounded			Floor Total
	A	B	C	
Floor 1	6,000	7,700	4,300	<b>18,000</b>
Floor 2	6,200	9,300	4,200	<b>19,700</b>
Floor 3	6,400	9,500	4,200	<b>20,100</b>
	<b>18,600</b>	<b>26,500</b>	<b>12,700</b>	<b>57,800</b>

### Rounded

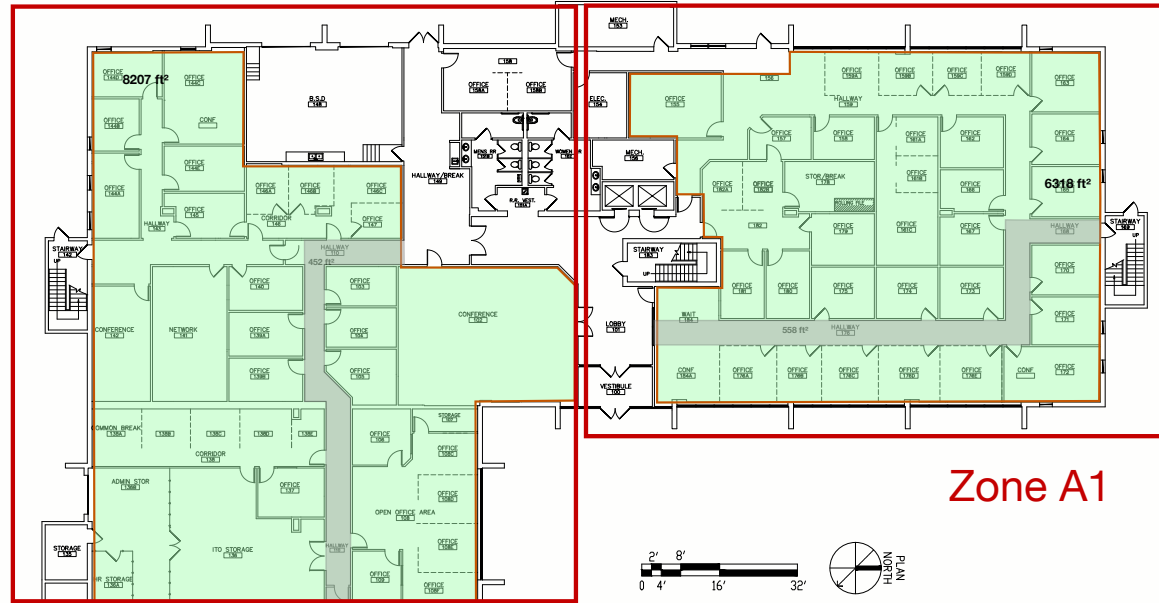
	TRD	EMNR	DIA	Totals
A1	0	5,800	0	5,800
B1	0	7,800	0	7,800
C1	0	4,800	0	4,800
A2	2,600	0	4,300	6,900
B2	0	3,000	0	3,000
C2	6,000	4,900	0	10,900
A3	0	7,900	0	7,900
B3	0	3,300	0	3,300
C3	0	5,800	0	5,800
<b>Totals</b>	<b>8,600</b>	<b>43,300</b>	<b>4,300</b>	<b>56,200</b>

	Budgeted Filled	Budgeted Vacant	Total
Staffing			
Taxation & Revenue Department	23	8	<b>31</b>
Administrative Hearings Office (TRD)	8	0	<b>8</b>
Energy, Minerals, and Natural Resources	140	40	<b>180</b>
Department of Indian Affairs	14	1	<b>15</b>
	<b>185</b>	<b>49</b>	<b>234</b>








Zone B1



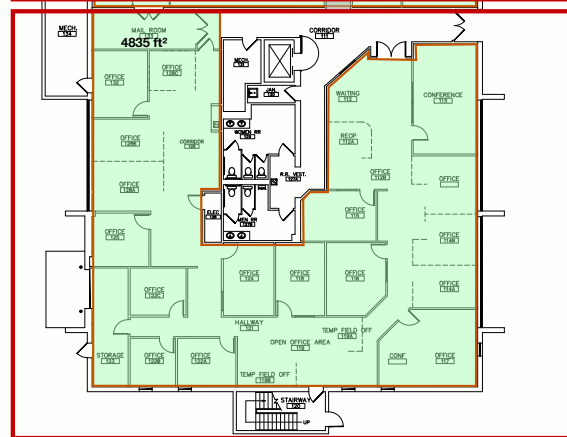
Zone A1



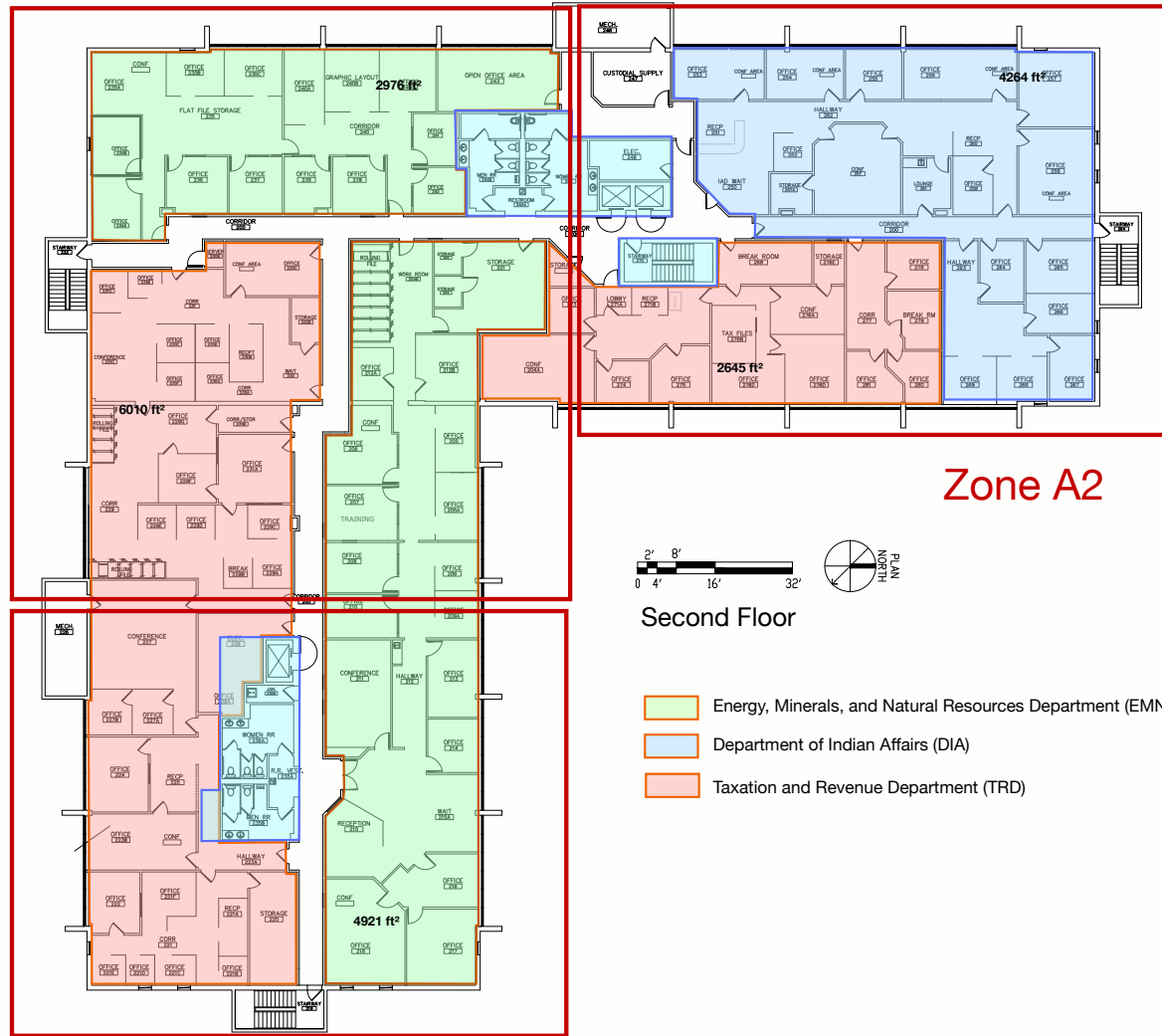
First Floor

-  Energy, Minerals, and Natural Resources Department (EMNRD)
-  Department of Indian Affairs (DIA)
-  Taxation and Revenue Department (TRD)

Zone C1

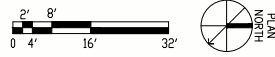


Zone B2



Zone A2

Zone C2

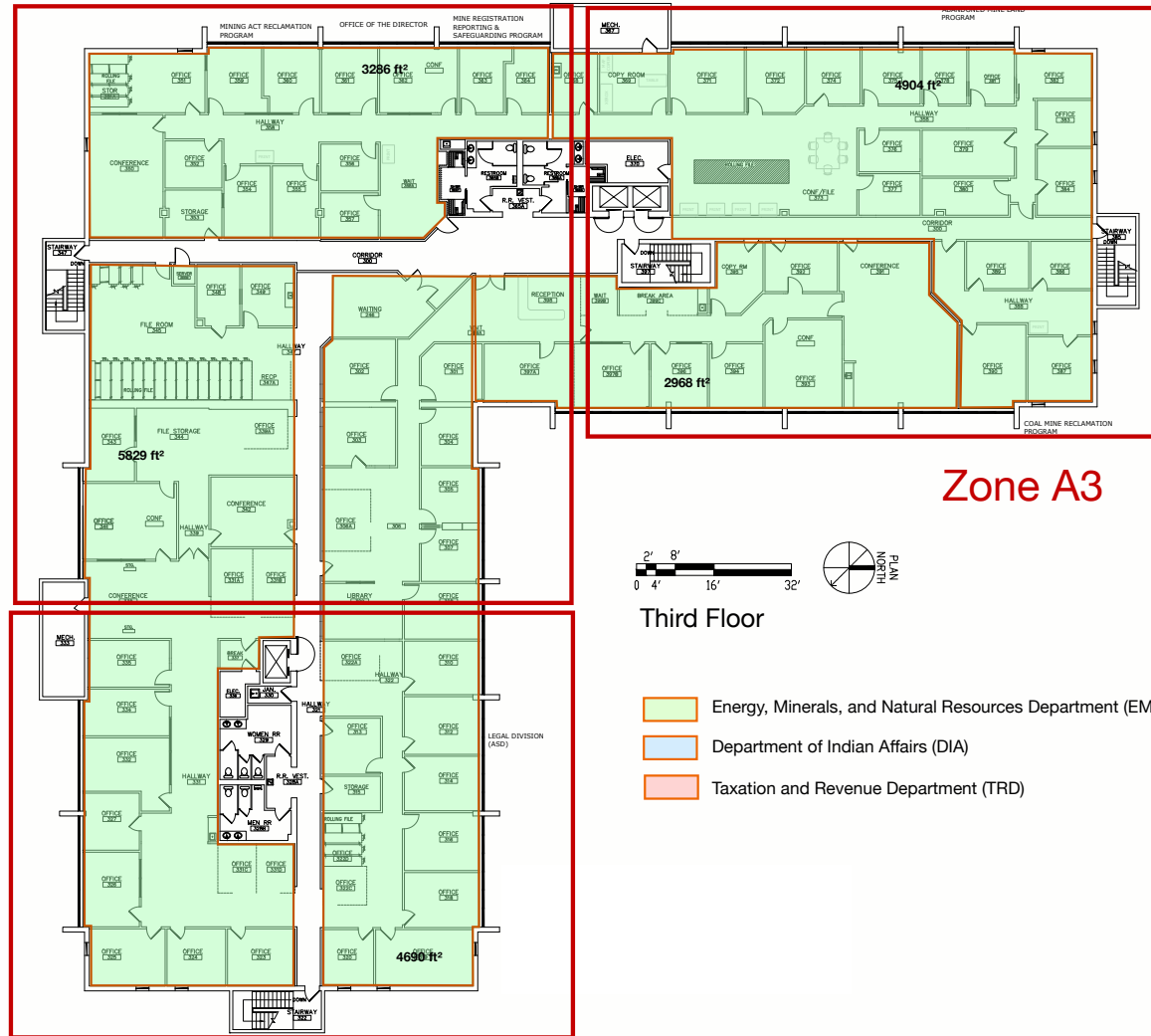


Second Floor

- Energy, Minerals, and Natural Resources Department (EMNRD)
- Department of Indian Affairs (DIA)
- Taxation and Revenue Department (TRD)



Zone B3



Zone A3



Third Floor

- Energy, Minerals, and Natural Resources Department (EMNRD)
- Department of Indian Affairs (DIA)
- Taxation and Revenue Department (TRD)

Zone C3



## South Capitol Campus – Public Health Nurses

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	005	000108	Public Health Nurses	7,044	5,300	75%	189	166



View to the Southwest

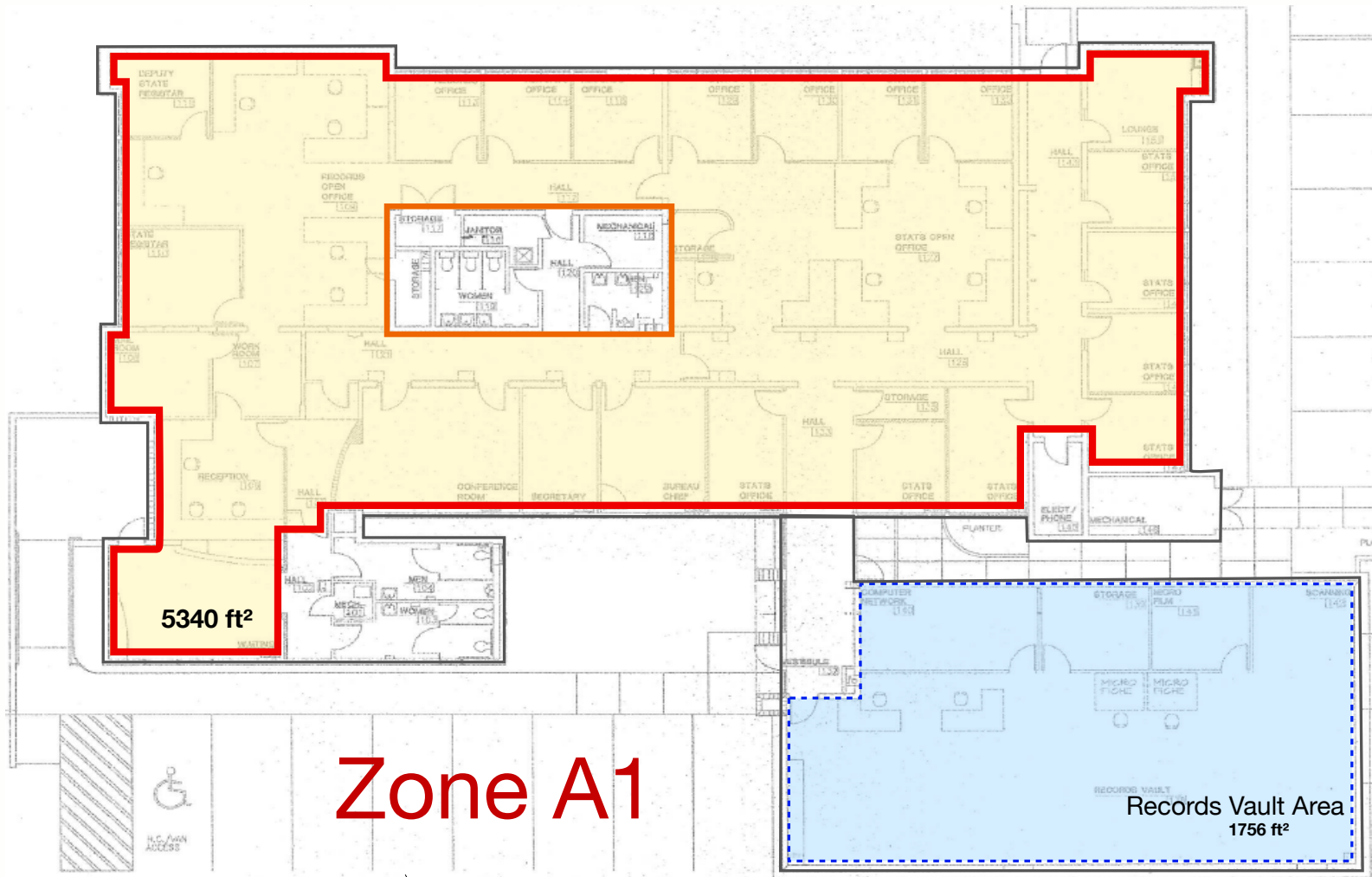
## Building Use Data

	USF Rounded	
	A	Floor Total
Floor 1	5,300	<b>5,300</b>
	<b>5,300</b>	<b>5,300</b>

	DOH	Totals	
A1	5,300	5,300	5,300
Totals	5,300	5,300	

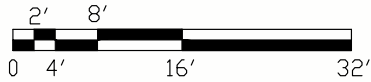
Staffing	Budgeted Filled	Budgeted Vacant	Total
Department of Health	28	4	<b>32</b>
	<b>28</b>	<b>4</b>	<b>32</b>





# Zone A1

Public Health Nurses  
(Old Vital Records)

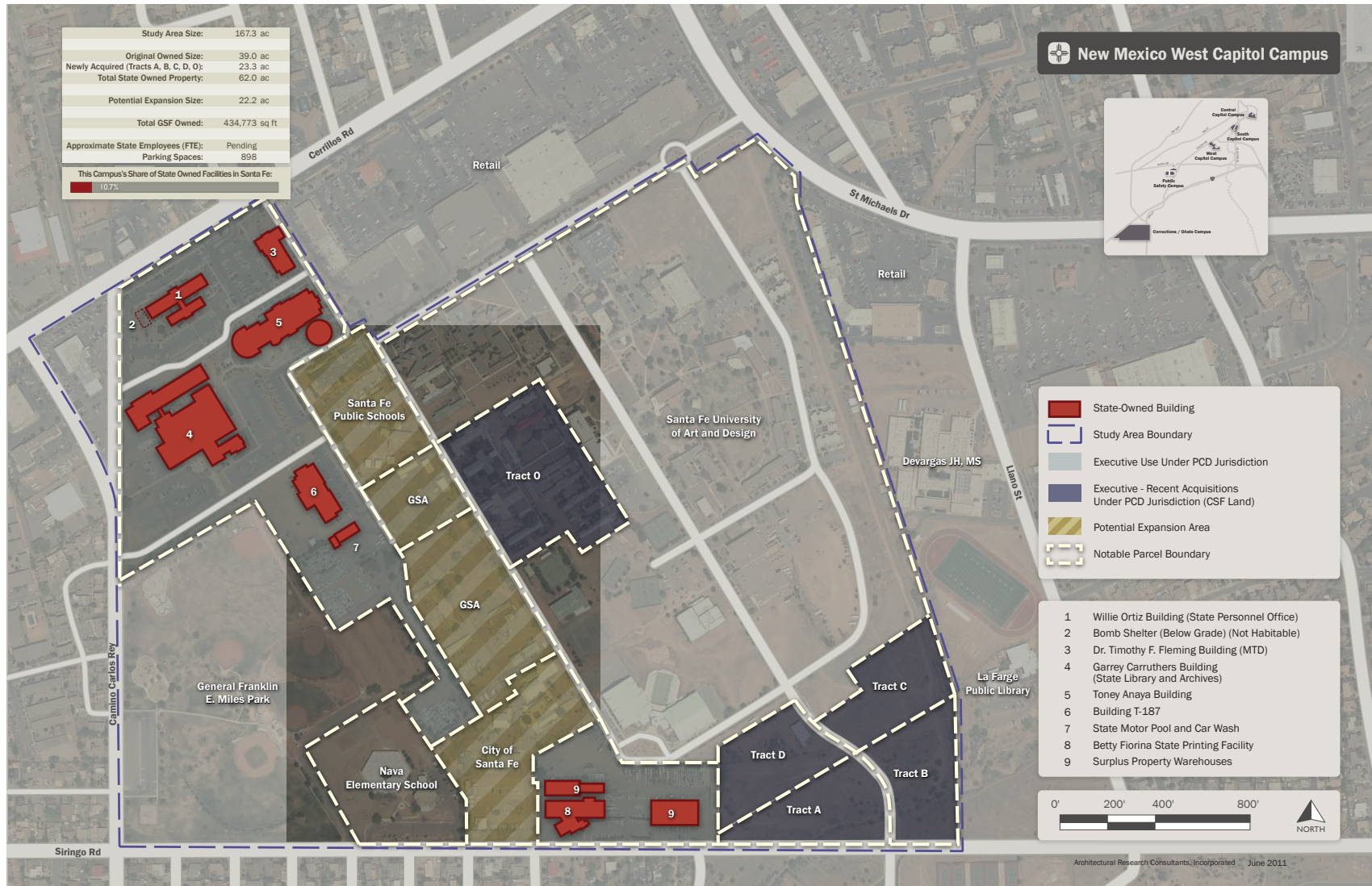


 Department of Health





# West Capitol Campus Map





# West Capitol Campus – Toney Anaya

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	006	000116	Toney Anaya	95,042	69,600	73%	317	247

## Building Use Data

	USF Rounded		Floor Total
	A	B	
Floor 1	17,600	4,600	<b>22,200</b>
Floor 2	15,200	6,400	<b>21,600</b>
Floor 3	17,400	8,400	<b>25,800</b>
	<b>50,200</b>	<b>19,400</b>	<b>69,600</b>



## Rounded

	RLD	RLD Boards	Totals	
A1	0	0	17,600	22,200
B1	0	0	4,600	
A2	3,900	11,400	15,300	21,600
B2	1,000	0	6,300	
A3	17,400	0	17,400	25,800
B3	8,400	0	8,400	
Totals	30,700	11,400	69,600	

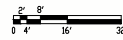
## View to the Northwest

	Budgeted Filled	Budgeted Vacant	Total
Staffing Regulation & Licensing Dept	135.4	40	<b>175.4</b>
RLD -Prof Engineers & Lnd Srvys	6	2	<b>8</b>
Aging & Long-Term Services	78	20.5	<b>98.5</b>
	<b>219.4</b>	<b>62.5</b>	<b>281.9</b>



Zone B1

Zone A1



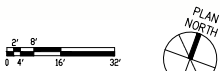
First Floor

- Aging and Long-Term Services Department (ALTS)
- Regulation and Licensing Department (RLD)



Zone B2

Zone A2



Second Floor

- Aging and Long-Term Services Department (ALTS)
- Regulation and Licensing Department (RLD)



Zone B3

Zone A3



Third Floor

■ Aging and Long-Term Services Department (ALTS)

■ Regulation and Licensing Department (RLD)



## West Capitol Campus – Garrey Carruthers - Records/State Library

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	006	000110	Garrey Carruthers - Records/State Library	78,659	38,400	49%	701	507

### Building Use Data

	USF Rounded		Floor Total
	A	B	
Floor 1	8,800	1,500	<b>10,300</b>
Floor 2	19,500	8,600	<b>28,100</b>
	<b>28,300</b>	<b>10,100</b>	<b>38,400</b>

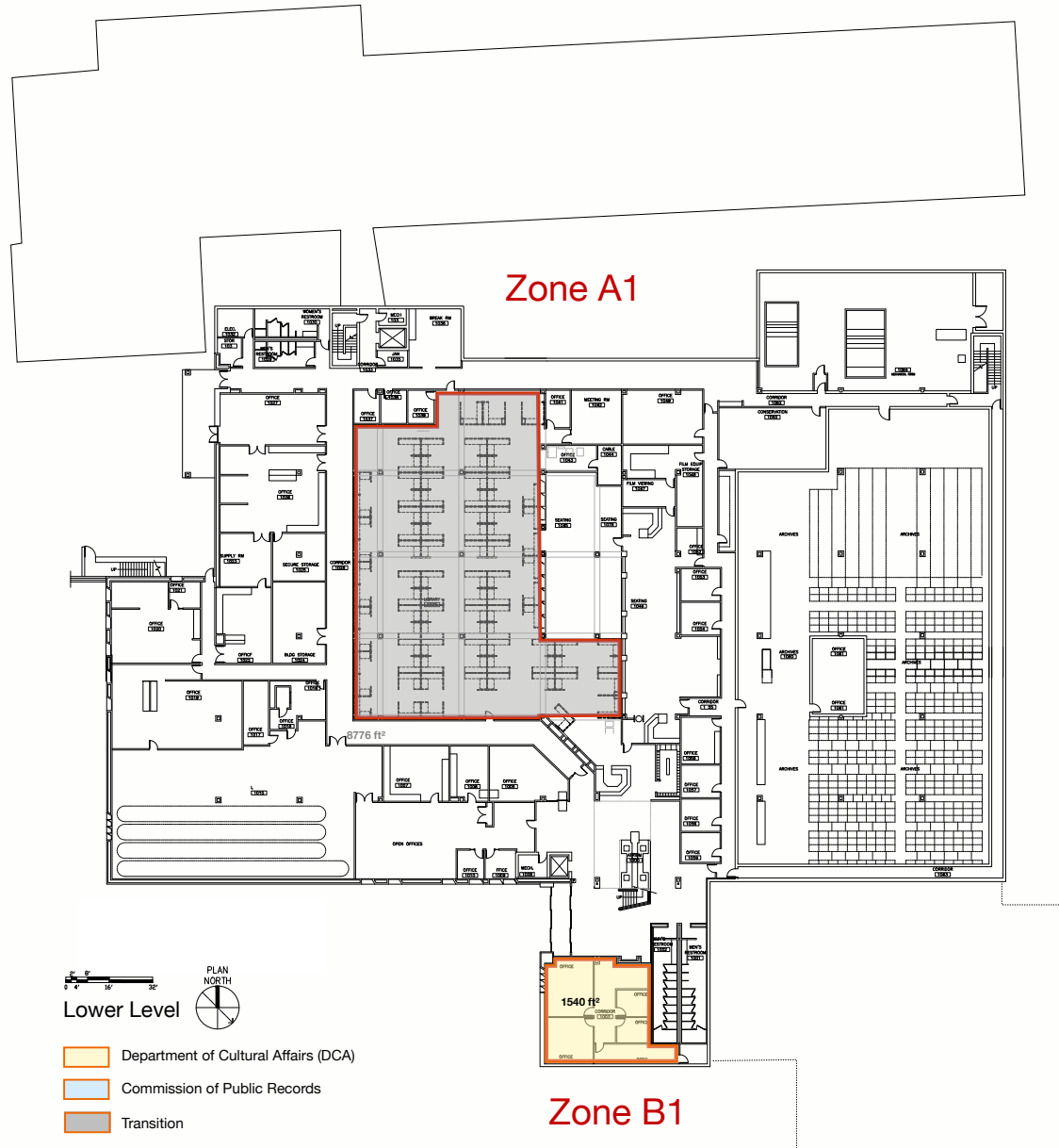


View to the Northwest

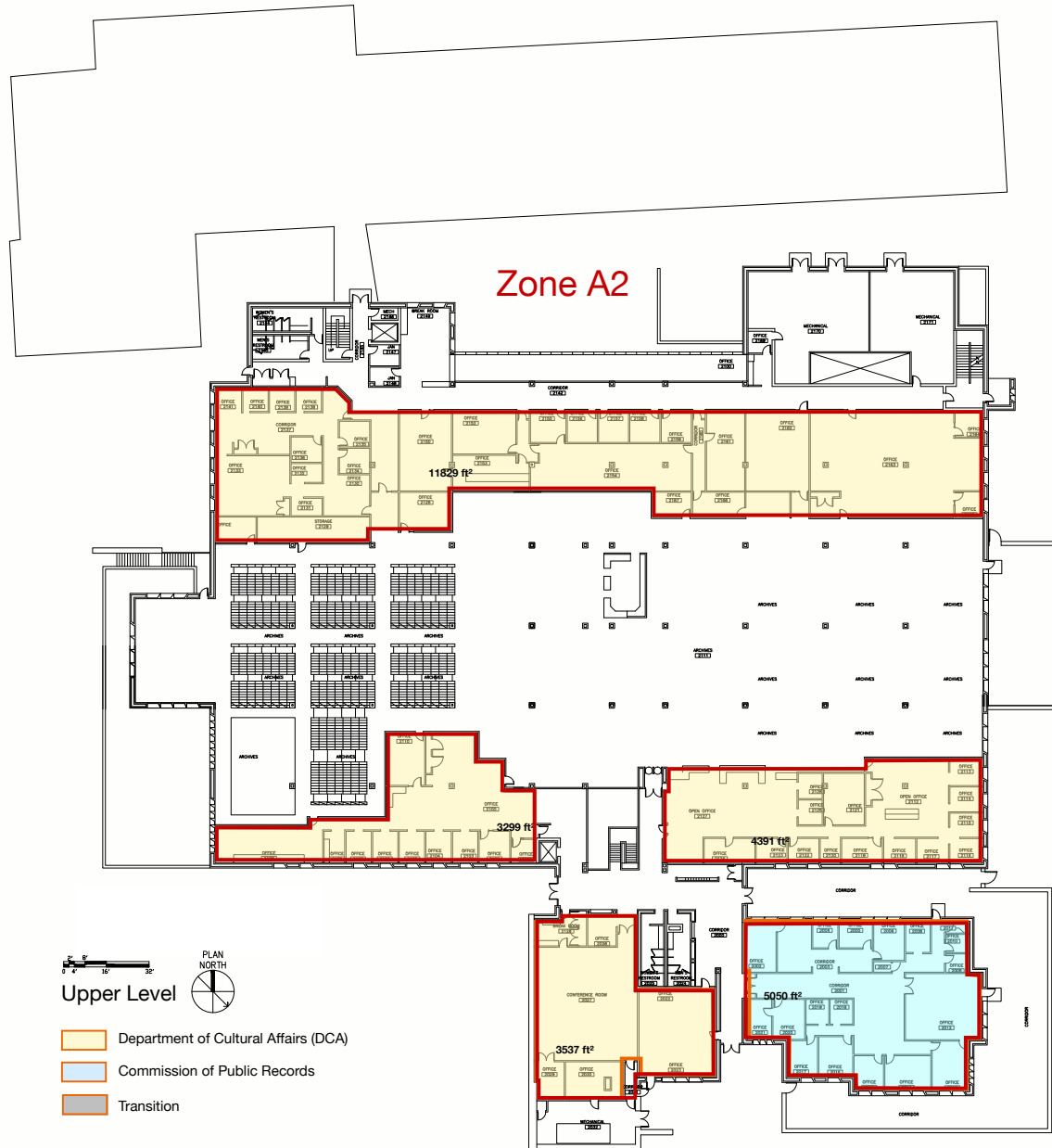
	DCA	Public Records	Totals	
A1	0	0	8,800	10,300
B1	1,500	0	1,500	
A2	19,500	0	19,500	28,100
B2	3,500	5,100	8,600	
<b>Totals</b>	<b>24,500</b>	<b>5,100</b>	<b>38,400</b>	

	Budgeted Filled	Budgeted Vacant	Total
Commission of Public Records	27	13	<b>40</b>
Department of Cultural Affairs	27.75	8	<b>35.75</b>
<b>Total</b>	<b>54.75</b>	<b>21</b>	<b>75.75</b>









Zone A2

Zone B2

0 5 10 20 30  
PLAN NORTH

Upper Level

- Department of Cultural Affairs (DCA)
- Commission of Public Records
- Transition



## West Capitol Campus – Field Office (T-87)

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	006	000109	Field Office (T-87)	25,411	19,800	78%	164	137



View to the Southwest

## Building Use Data

USF Rounded

	A	B	Floor Total
Floor 1	8,100	11,700	<b>19,800</b>
	<b>8,100</b>	<b>11,700</b>	<b>19,800</b>

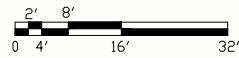
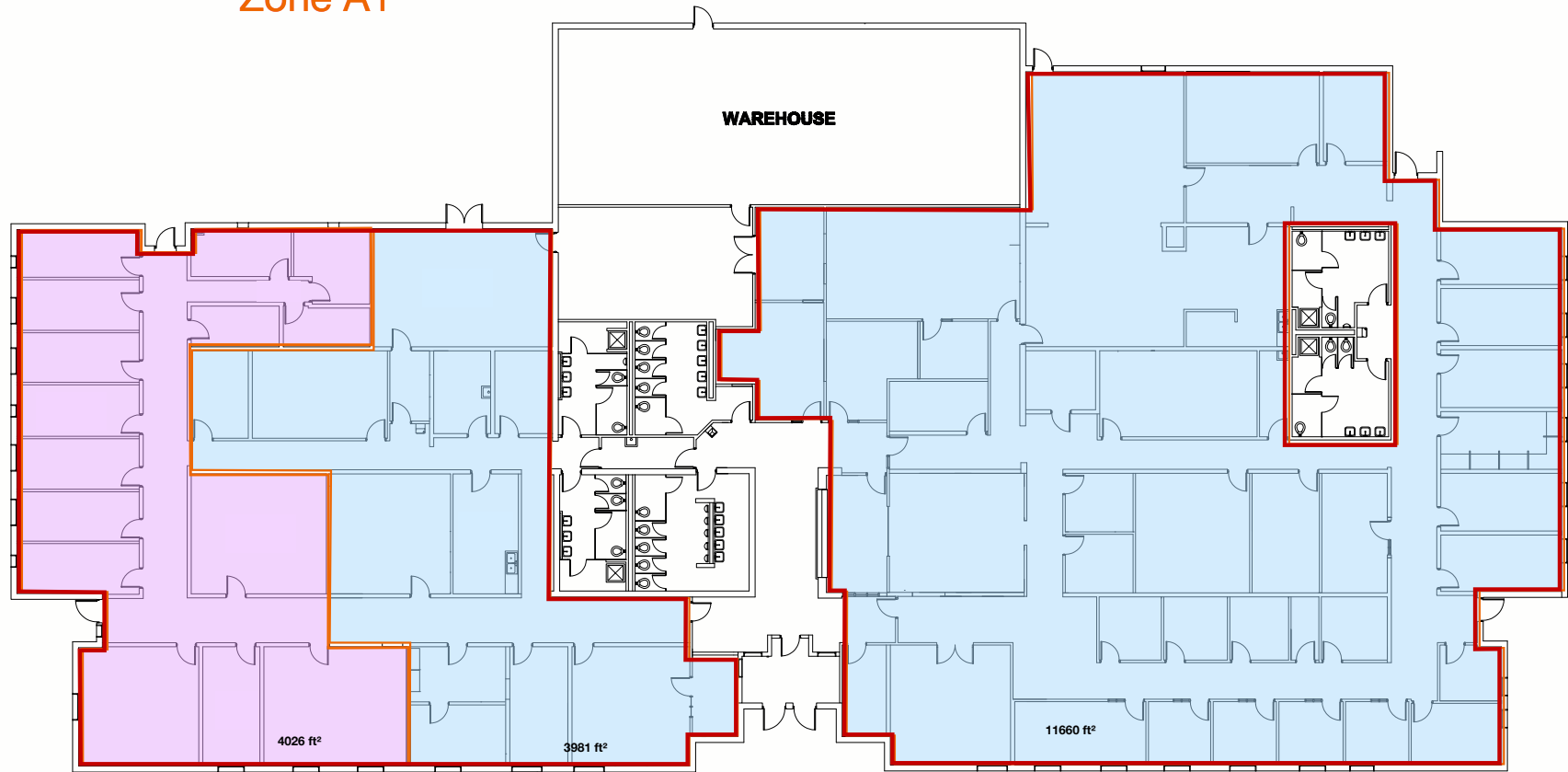
Rounded

	GSD FMD	GSD TSD	Totals	
A1	4,000	4,100	8,100	19,800
B1	11,700	0	11,700	
Totals	15,700	4,100	19,800	



	Budgeted Filled	Budgeted Vacant	Total
General Services Department	121	24	<b>145</b>
Total	<b>121</b>	<b>24</b>	<b>145</b>



# Zone A1



Ground Level

-  General Services Department / Facilities Management Division (GSD FMD)
-  GSD TSD



## West Capitol Campus – Dr. Timothy F. Fleming

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	006	000114	Dr. Timothy F. Fleming	16,284	15,800	97%	1,317	832



View to the Northeast

## Building Use Data

	USF Rounded		Floor Total
	A	B	
Floor 1	9,600	6,200	<b>15,800</b>
	<b>9,600</b>	<b>6,200</b>	<b>15,800</b>

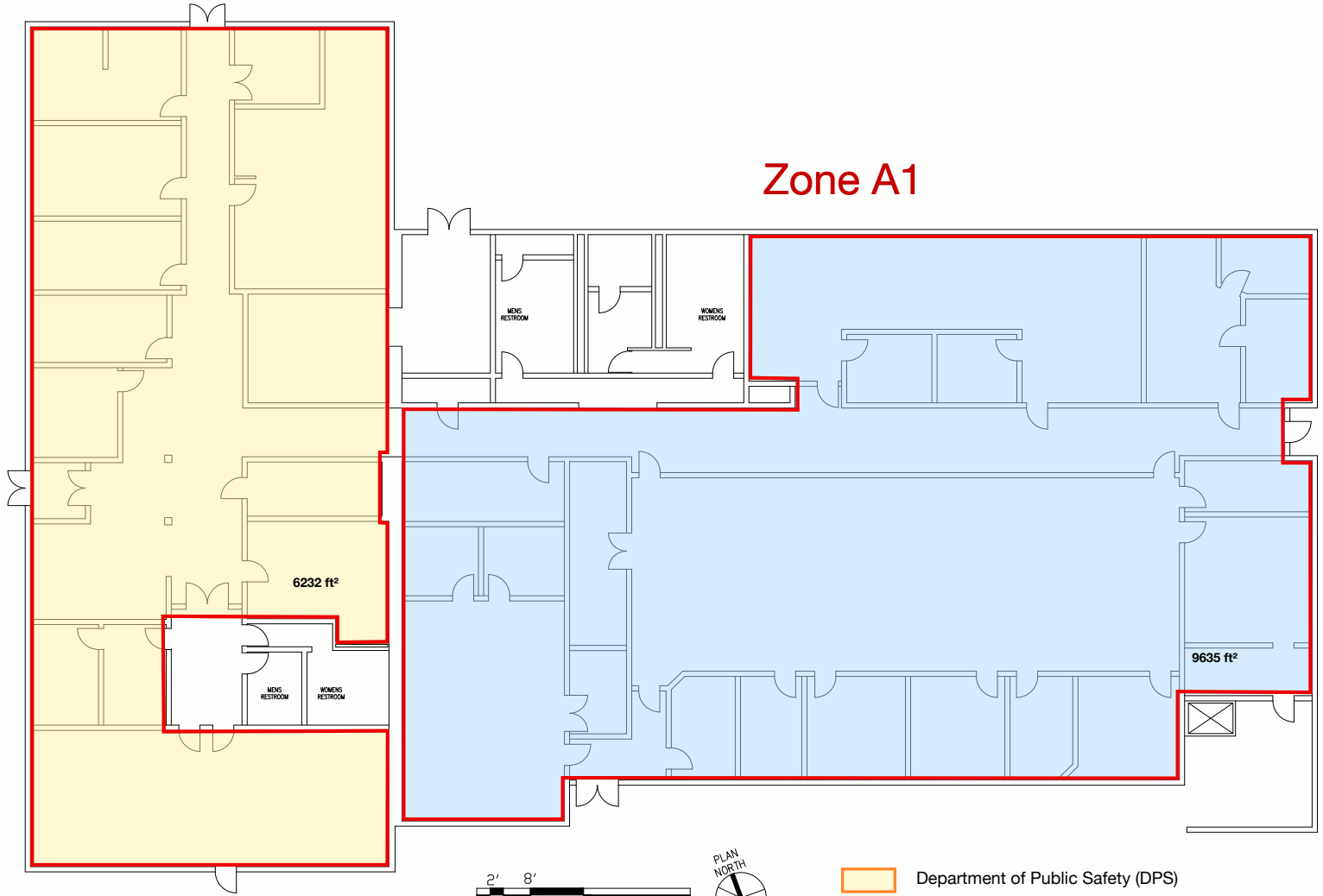
	Rounded			
	DPS	NMSP	Totals	
A1	0	9,600	9,600	15,800
B1	6,200	0	6,200	
Totals	6,200	9,600	15,800	

Staffing	Budgeted Filled	Budgeted Vacant	Total
	Department of Public Safety	6	6
New Mexico State Police	6	1	<b>7</b>
Total	<b>12</b>	<b>7</b>	<b>19</b>



# Zone B1

# Zone A1



First Floor

- Department of Public Safety (DPS)
- New Mexico State Police (NMSP)



# West Capitol Campus – Willie Ortiz Building

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	006	000115	Willie Ortiz Building	43,511	25,100	58%	930	584



View to the Southeast

## Building Use Data

	USF Rounded			Floor Total
	A	B	C	
Floor 0	5,500	6,100	0	<b>11,600</b>
Floor 1	5,100	5,600	2,800	<b>13,500</b>
	<b>10,600</b>	<b>11,700</b>	<b>2,800</b>	<b>25,100</b>

### Rounded

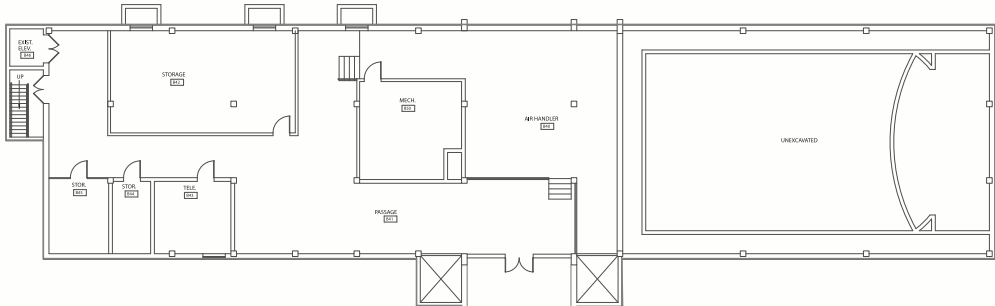
	SPO	TRD (Admin. Hearings - transition)	Vacant	Totals	
A0	2,000	0	3,500	5,500	11,600
B0	0	2,500	3,600	6,100	
A1	5,100	0	0	5,100	13,500
B1	4,100	0	1,500	5,600	
C1	1,800	0	1,000	2,800	
<b>Totals</b>	<b>13,000</b>	<b>2,500</b>	<b>9,600</b>	<b>25,100</b>	

Staffing	Budgeted Filled	Budgeted Vacant	Total
	State Personnel Board	27	16
TRD (Admin Hearings)	8	0	<b>8</b>
<b>Total</b>	<b>35</b>	<b>16</b>	<b>51</b>



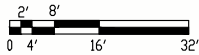
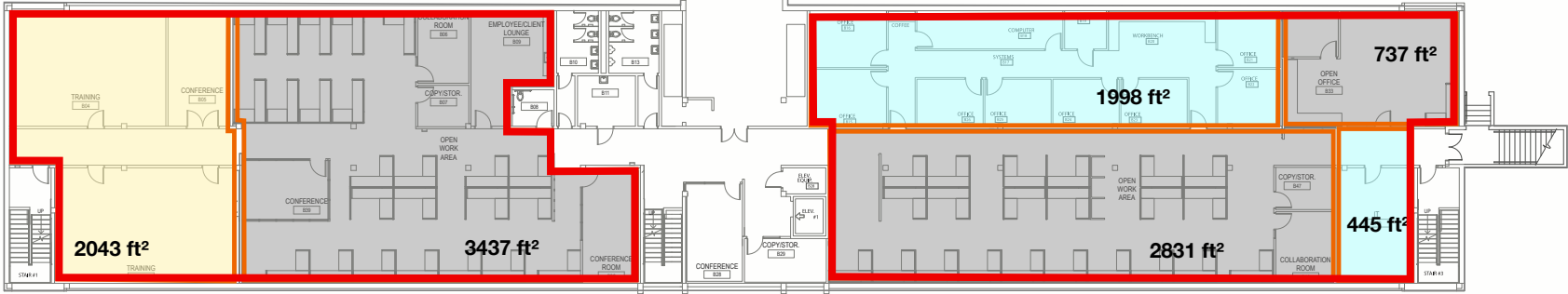


# Zone C0



# Zone A0

# Zone B0

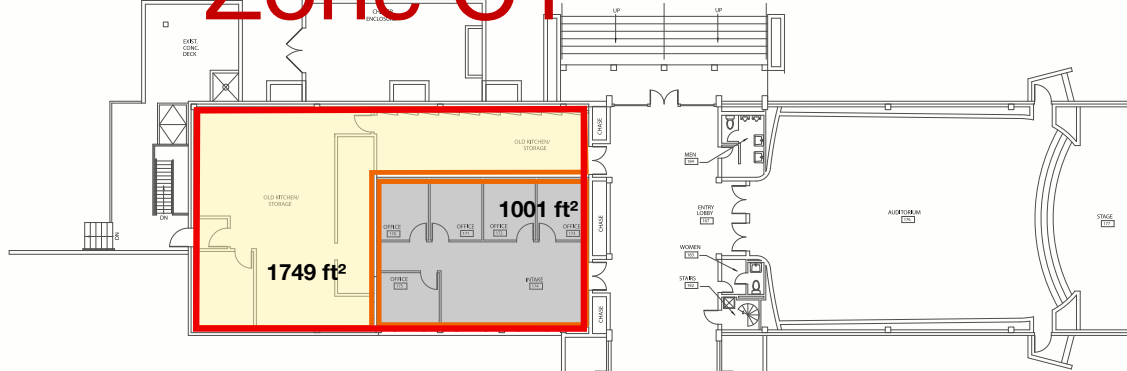


Basement

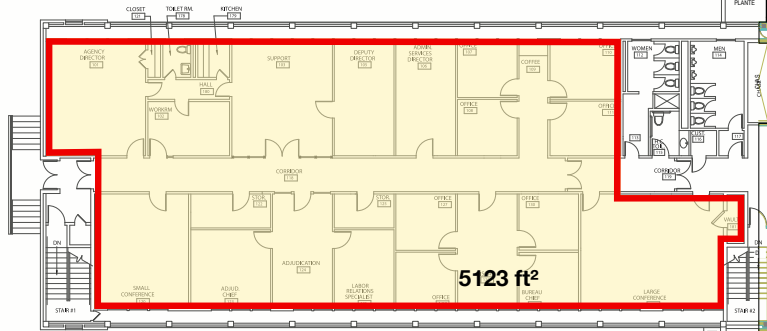
- State Personnel Board
- Taxation and Revenue (Administrative Hearings Office - Temporary)
- Vacant



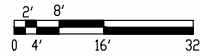
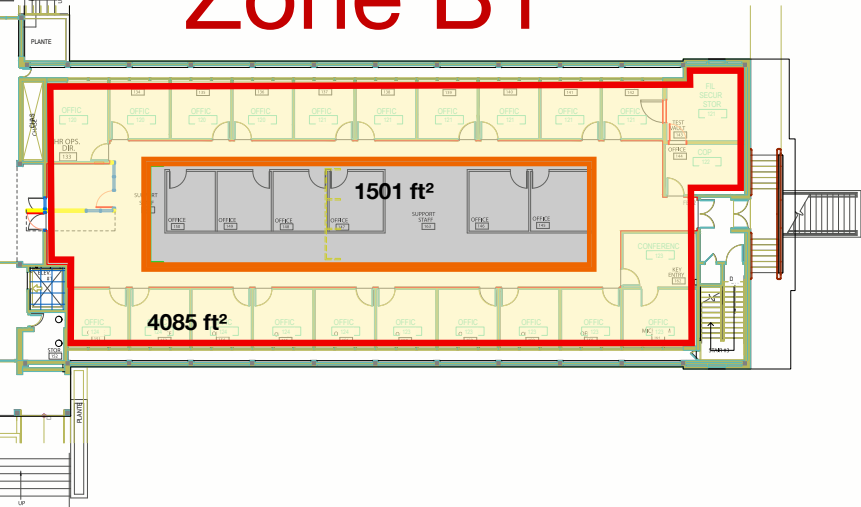
# Zone C1



# Zone A1



# Zone B1



First Floor



State Personnel Board



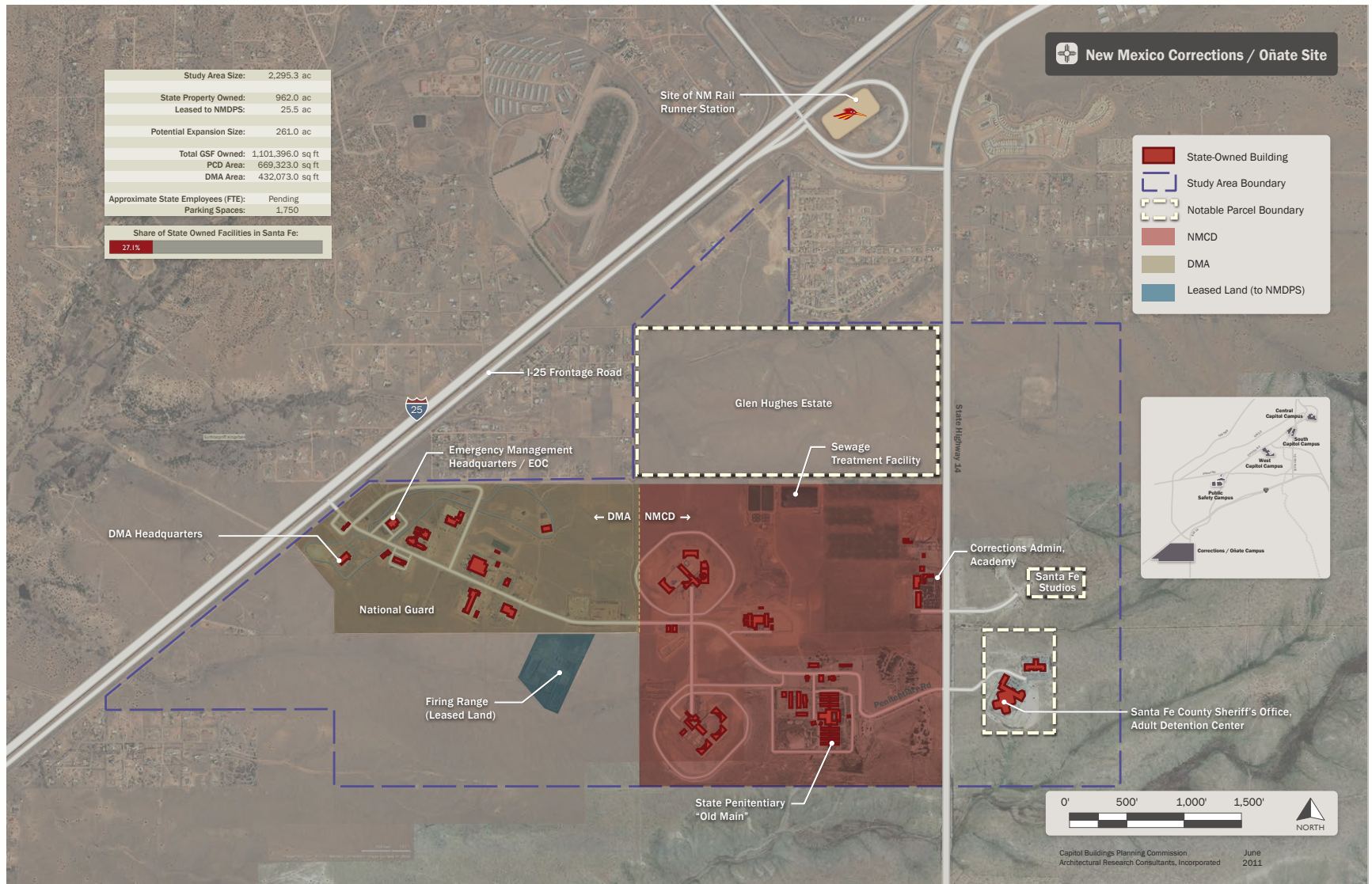
Taxation and Revenue (Administrative Hearings Office - Temporary)



Vacant



# Corrections / Oñate Campus Map



# Corrections / Oñate Campus – Central Office Administration

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	004	000101	Central Office Administration	34,218	27,300	80%	284	188



View to the Northwest

## Building Use Data

	USF Rounded	
	A	Floor Total
Floor 1	13,600	<b>13,600</b>
	<b>27,300</b>	<b>27,300</b>

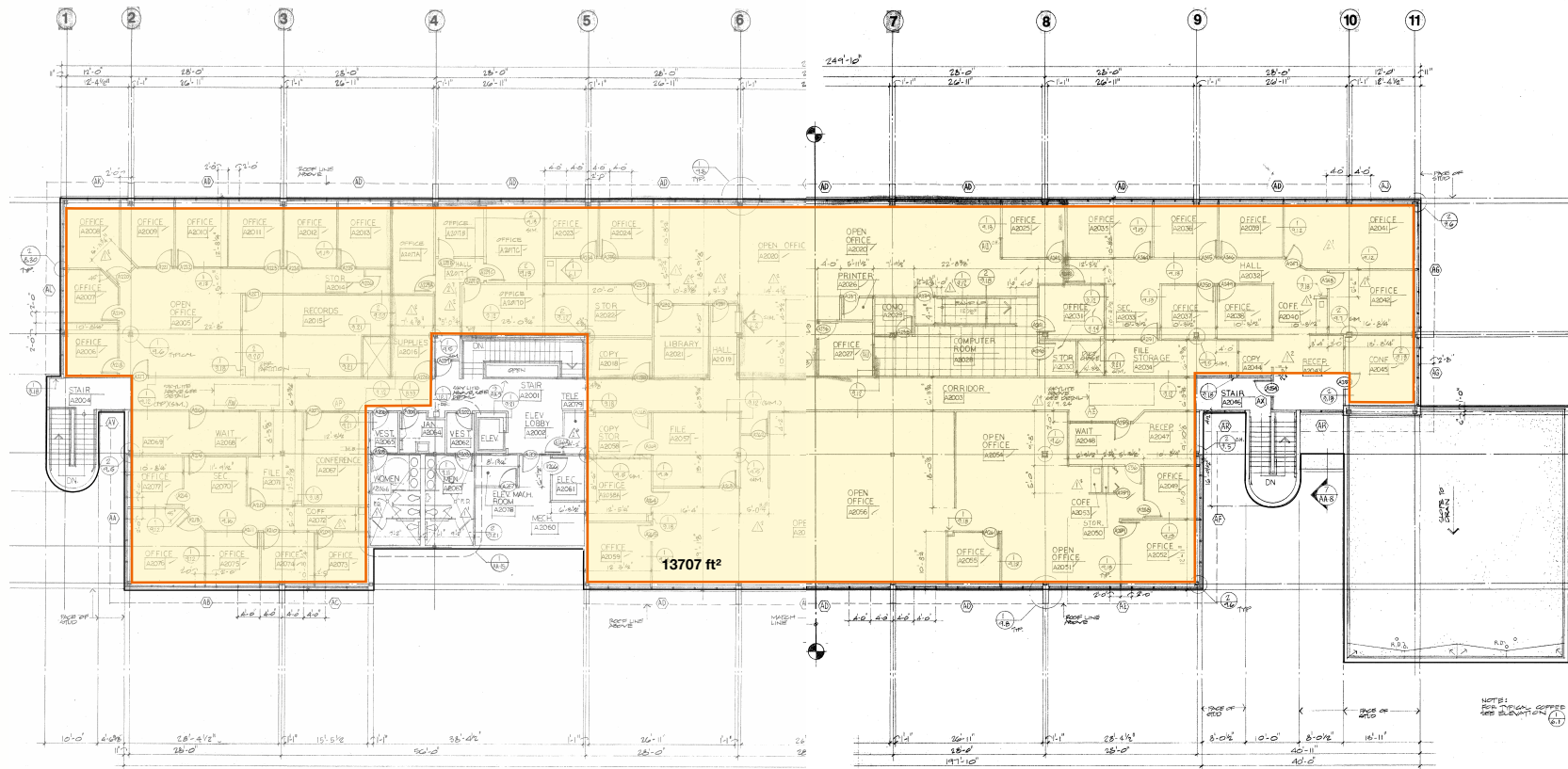
Rounded			
	DOC	Totals	
A1	13,600	13,600	13,600
A2	13,700	13,700	13,700
Totals	27,300	27,300	27,300

Staffing	Budgeted Filled	Budgeted Vacant	Total
	Central Administration	96	
Total	<b>96</b>	<b>49</b>	<b>145</b>









**Zone A2**



Department of Corrections (DOC)

Second Floor







# Public Safety Campus / Valdes Business Park – Building B Headquarters

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	003	000025	Central Office Administration	70,660	46,600	66%	244	190



View to the Southwest

## Building Use Data

	USF Rounded			Floor Total
	A	B	C	
Floor 1	10,500	3,900	6,000	<b>20,400</b>
Floor 2	13,900	6,300	6,000	<b>26,200</b>
	<b>24,400</b>	<b>10,200</b>	<b>12,000</b>	<b>46,600</b>

Rounded				
	DPS	NMSP	Totals	
A1	10,500	0	10,500	20,400
B1	3,900	0	3,900	
C1	1,900	4,100	6,000	
A2	11,300	2,600	13,900	26,200
B2	6,300	0	6,300	
C2	6,000	0	6,000	
Totals	39,900	6,700	46,600	

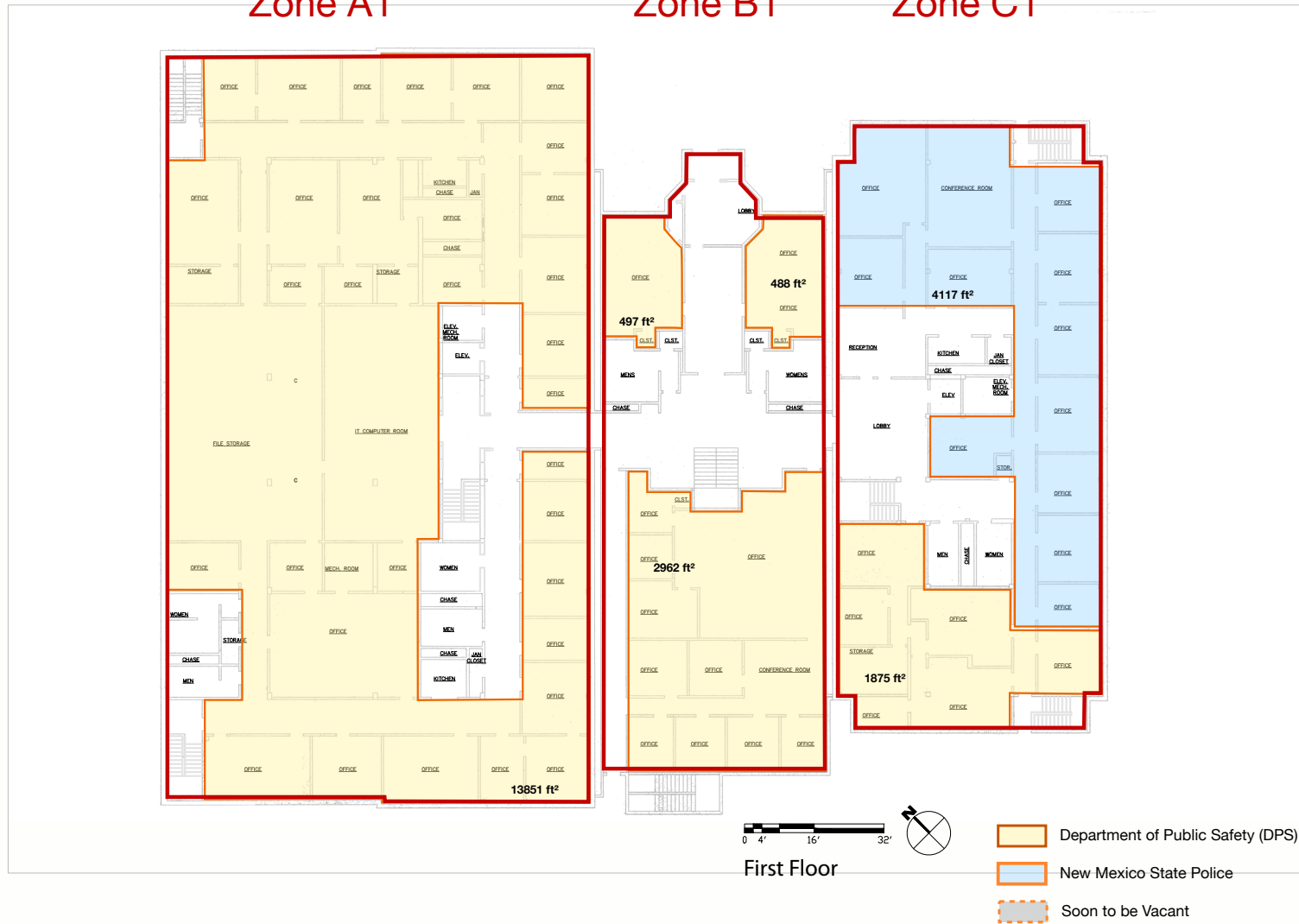
	Budgeted Filled	Budgeted Vacant	Total
Department of Public Safety	146	49	<b>195</b>
New Mexico State Police	45	5	<b>50</b>
Totals	<b>191</b>	<b>54</b>	<b>245</b>



Zone A1

Zone B1

Zone C1

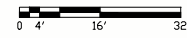




Zone A2

Zone B2

Zone C2



Second Floor



- Department of Public Safety (DPS)
- New Mexico State Police
- Soon to be Vacant



# Public Safety Campus / Valdes Business Park – Building A-Law Enforcement Academy

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	003	000024	Building A-Law Enforcement Academy	72,543	10,200	14%	276	208



View to the Northeast

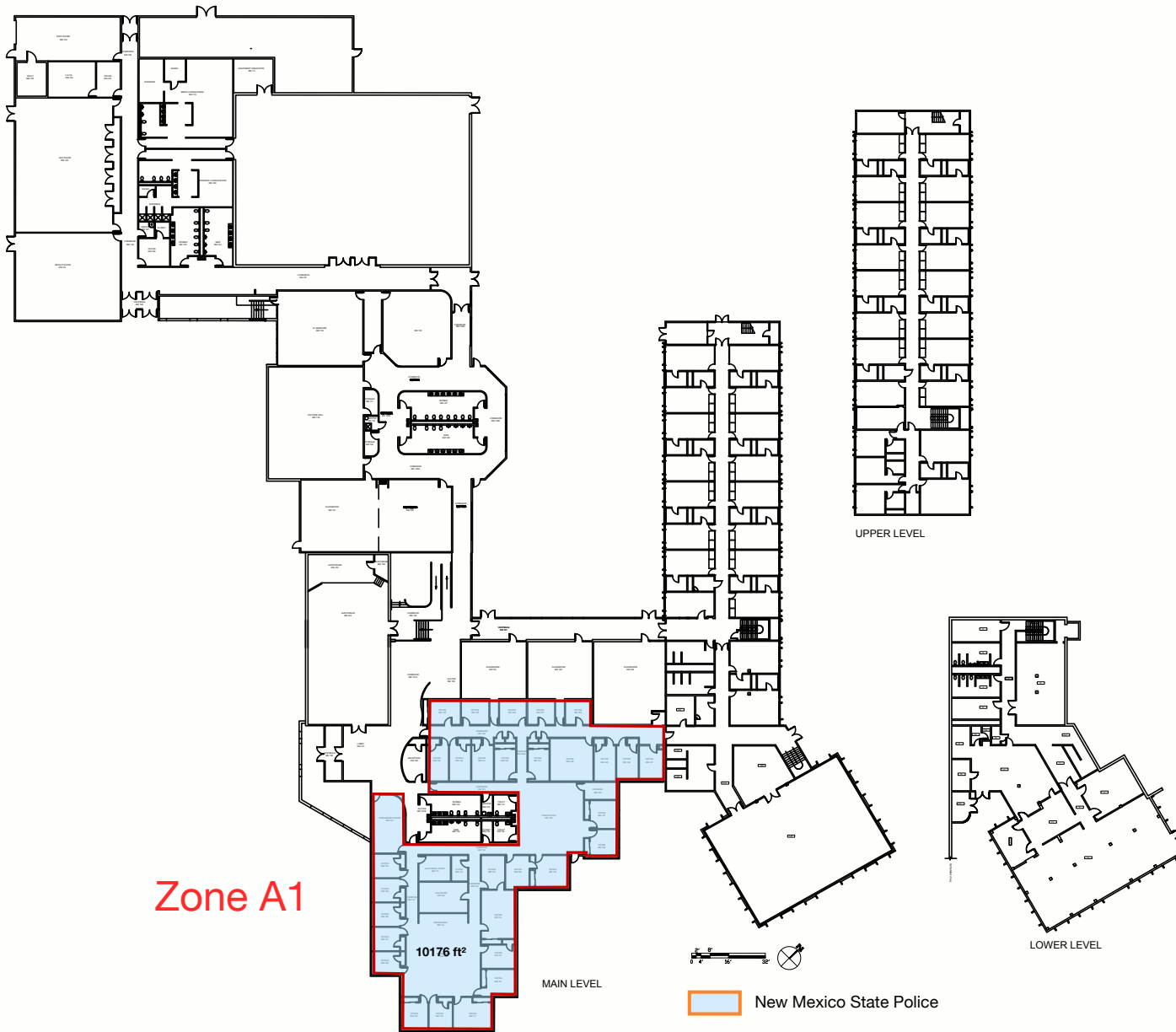
## Building Use Data

	USF Rounded	
	A	Floor Total
Floor 1	10,200	<b>10,200</b>
	<b>10,200</b>	<b>10,200</b>

Rounded			
	NMSP	Totals	
A1	10,200	10,200	10,200
Totals	10,200	10,200	

Staffing	Budgeted Filled	Budgeted Vacant	Total
Department of Public Safety	17	10	<b>27</b>
New Mexico State Police	20	2	<b>22</b>
Total	<b>37</b>	<b>12</b>	<b>49</b>







# Public Safety Campus / Valdes Business Park – Motor Vehicle Department Field Office

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	032	000121	Motor Vehicle Department Field Office	14,316	8,900	62%	228	159

## Building Use Data

USF Rounded		
	A	Floor Total
Floor 1	8,900	<b>8,900</b>
	<b>8,900</b>	<b>8,900</b>



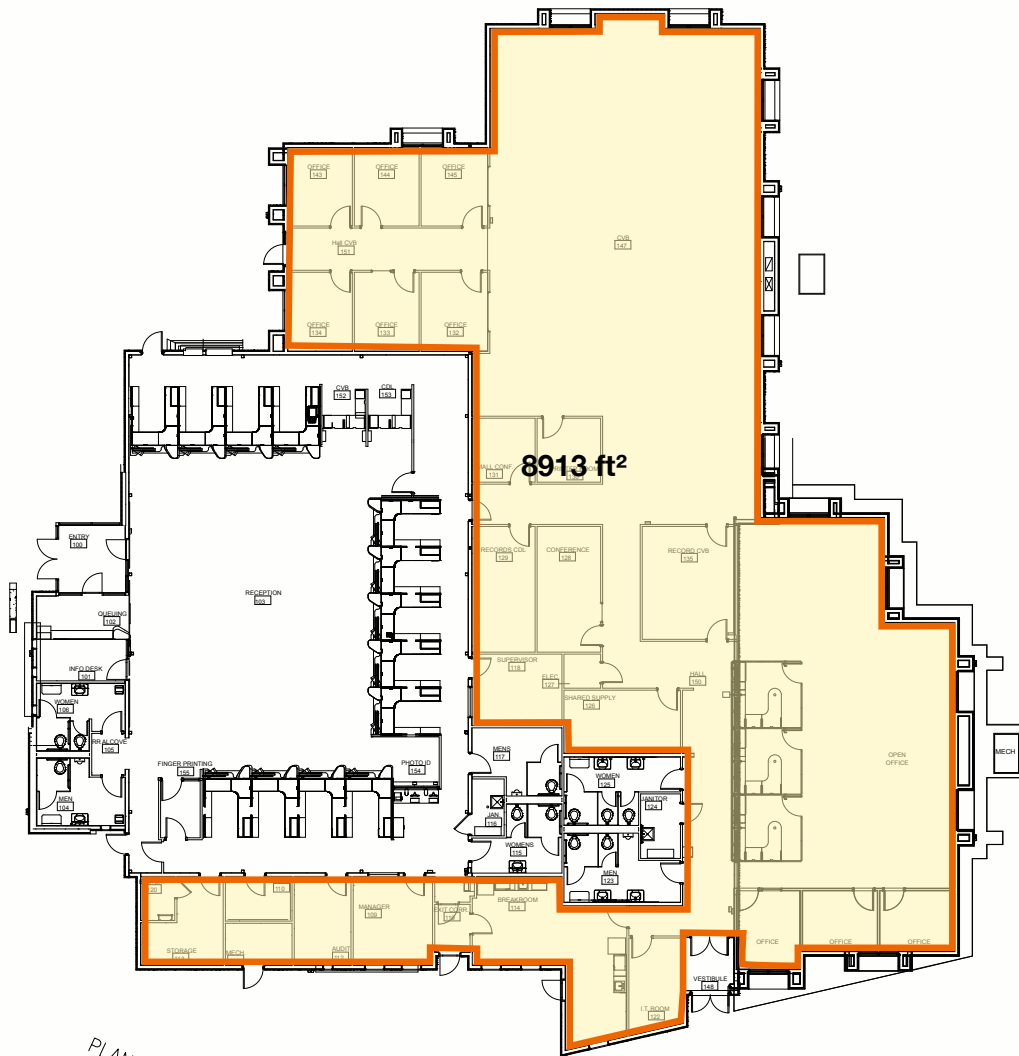
## Rounded

	TRD	Totals	
A1	8,900	8,900	8,900
Totals	8,900	8,900	

	Budgeted Filled	Budgeted Vacant	Total
Taxation & Revenue Department	39	17	<b>56</b>
Total	<b>39</b>	<b>17</b>	<b>56</b>

View to the Northeast





MAIN FLOOR



Taxation and Revenue Department -  
Motor Vehicle Division



# Public Safety Campus / Valdes Business Park – New Vital Records Building

Building Data								
County Code	Site Code	Building No	Building Name	GSD / FMD GSF	ARC Office USF	Office USF / GSF	USF / FTE (Filled)	USF / FTE (Budgeted)
01	032	000122	New Vital Records Building	12,592	8,900	71%		



View to the Northwest

## Building Use Data

	USF Rounded			Floor Total
	A	B	C	
Floor 1	3,700	2,400	2,800	<b>8,900</b>
	<b>3,700</b>	<b>2,400</b>	<b>2,800</b>	<b>8,900</b>

Rounded		
	DOH	Totals
A1	3,700	3,700
B1	2,400	2,400
C1	2,800	2,800
<b>Totals</b>	<b>8,900</b>	<b>8,900</b>





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# Appendix C. Resources



## C.1 Relevant Studies of State-Owned Sites and Buildings

New Mexico Space Standards

FMD AIM (GSD inventory) data

State Inventory of Facilities and Properties

Capitol Buildings Master Plan: Santa Fe Area Plan (incorporating the South Capitol Master Plan and associated guidance)

Space Use Assessment of Seven Buildings: April, 2014

Executive Office Building, Programming and Design Study, 2013

Health and Human Services Complex Study, 2007

SPO Study, 2018

Records and Archives Stud(ies), various dates



## C.2 Telework Survey Response


Agencies that responded to the earlier Space Use Questionnaire were contacted again via email regarding their expectations about possible post-Covid telework practices for their staff. The survey posed two questions:

1. Has your Department established a telecommuting policy?  
Yes or No (If yes, please enclose a copy)
2. What percentage of your workforce do you expect to telecommute (work remotely) in the future (once the pandemic has passed and your workforce can safely reoccupy the buildings you occupy)?

Percentage of workforce in state-owned buildings? \_\_\_\_%

Percentage of workforce in leased buildings?

Exhibit C-01 shows the responses by agencies that answered the second question.

 See also Exhibit 05

**Exhibit C-01:**  
*Telework Email Survey Response*

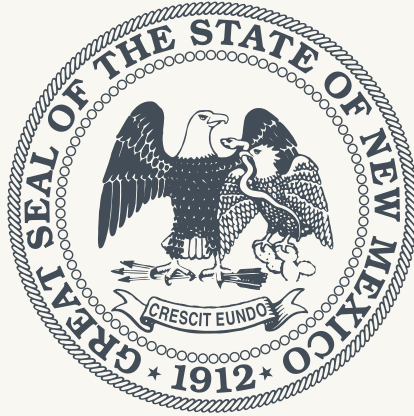
Telework Survey Response		
Agency	% of Telework in State-Owned Buildings	% of Telework in Leased Buildings
Administrative Office of the Courts	5%	5%
Corrections Department	5%	5%
Cultural Affairs Department	31.5%	
Department of Environment	25%	25%
Law Enforcement Academy	0%	0%
Division of Vocational Rehabilitation	0%	95%
Economic Development Department	5%	5%
EMNRD	15-20%	10-15%
Indian Affairs Department	0%	
Office of the State Auditor		0-20%
Office of Superintendent of Insurance	20%	25%
Public Education Department	75%	
Public Regulation Commission	0%	38%
Secretary of State	14%	
State Investment Council		0%
Workforce Solutions Department	0%	0%



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