



The State of New Mexico

Introduction to the

Capitol Buildings Planning Commission

CBPC Update 2023

May 2023



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Abbreviations and Definitions (Continued)

ARC	Architectural Research Consultants, Incorporated
CAD	Cultural Affairs Department
CBMP	Capitol Buildings Master Plan
CBPC	Capitol Buildings Planning Commission
CBRE	Global Commercial Real Estate Services
COVID-19	Coronavirus Respiratory Disease (SARS-CoV-2)
CYFD	Children, Youth & Families Department
DFA	Department of Finance and Administration
DOH	Department of Health
DoIT	Department of Information Technology
DOT	Department of Transportation
DPS	Department of Public Safety
EMNRD	Energy, Minerals, and Natural Resources Department
EOB	Executive Office Building
FMD	Facilities Management Department
FTE	Full-time Equivalency
GSD	General Services Department
GSF	Gross Square Feet
HED	Higher Education Department
HHS	Health and Human Service
HJR	House Joint Resolution
HSD	Human Services Department
ICIP	Infrastructure Capital Improvement Plan
LCCA	Life-Cycle Costing Analysis
LCS	Legislative Council Service
NEA	National Education Association
NMFA	New Mexico Finance Authority
NMSA	New Mexico Statutes Annotated

Abbreviations and Definitions (Continued)

NMSD	New Mexico School for the Deaf
NMSBVI	New Mexico School for the Blind and Visually Impaired
PCD	Property Control Division (Now FMD)
PERA	Public Employees Retirement Association
RFP	Request for Proposals
SHARE	State of New Mexico's Comprehensive System for Human Resources, Finances, and Reporting
SPO	State Personnel Office
SRCA	State Records Center and Archives
YDDC	Youth Diagnostic and Development Center



Enclosed walkway between the lower level of the New Mexico State Capitol Building (Roundhouse) and the Capitol North Building in Santa Fe, New Mexico.












1. What is the Capitol Buildings Planning Commission (CBPC)?

The State of New Mexico established the Commission as an intergovernmental agency to study and plan for the long-range facility needs of state government.

Makeup of the Capitol Buildings Planning Commission

The makeup of the Commission includes representatives from the executive, legislative, and judicial branches of government and some constitutional officers [Ex-01]. The intent of this broad representation is to ensure participation in the State’s long-range facilities planning by major stakeholders within state government that have oversight of State-owned facilities/assets.

Ex-01: CBPC Membership Composition

Commission Membership Summary	
	Four members of the Legislature, two from each house
	Secretary of General Services (GSD) or his/her designee
	State Treasurer or his/her designee
	Secretary of Transportation (NMDOT) or his/her designee
	Secretary of Cultural Affairs (CAD) or his/her designee
	Secretary of Finance and Administration (DFA) or his/her designee
	Commissioner of Public Lands or his/her designee
	Chair of the Supreme Court Building Commission or his/her designee
	Total: Eleven CBPC Members

Statutory Authority

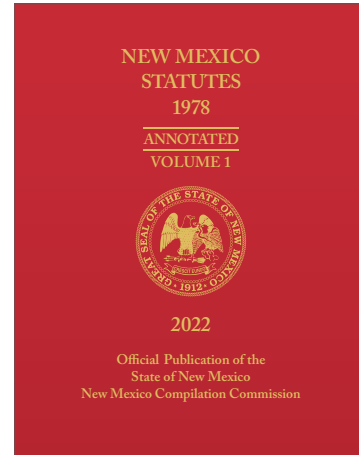
Sections 15-10-1 and 15-10-2 of the New Mexico Statutes Annotated (NMSA 1978) establish the Commission and describe its regulatory authority and responsibilities.

Purpose of the CBPC and Responsibility of the Commissioners

Per statute, the Commission shall:

1. Study and plan for the long-range facilities needs of state government in the greater metropolitan areas of Las Cruces, Santa Fe, and Albuquerque. After developing an initial master plan for state facilities in those areas, the Commission shall conduct a review of state properties throughout the state for the development of an overall master plan;
2. Review proposed lease-purchase agreements and submit findings and recommendations to the legislature;
3. Work with the General Services Department (GSD) and other state agencies to develop recommendations for addressing deferred maintenance on state facilities and disposal strategies for aging facilities no longer able to serve their mission;
4. Using life-cycle costing, work with the GSD to develop recommendations regarding whether the state should lease, lease-purchase or purchase needed additional facilities;
5. Meet regularly and report annually to the legislature on an annual update of the master plan for the long-range facilities needs of state government in the metropolitan areas of Las Cruces, Santa Fe, Albuquerque, and throughout the state;
6. For all lease-purchase agreement proposals submitted to the CBPC for review, complete a thorough analysis using life-cycle costing, and prepare and present a recommendation to the legislature regarding whether the state should lease, lease-purchase, or purchase needed additional facilities.

Ex-02: New Mexico Statutes 1978 Publication Example



1-1 ELECTORALS 1-1

1-1.1.1. Election Code	1-1.1.1.1. Purpose of Election Code
1-1.1.1.2. Headings	1-1.1.1.2.1. Purpose of Headings
1-1.1.1.3. Cross-references	1-1.1.1.3.1. Purpose of Cross-references
1-1.1.1.4. Annotations	1-1.1.1.4.1. Purpose of Annotations
1-1.1.1.5. Tables	1-1.1.1.5.1. Purpose of Tables
1-1.1.1.6. Index	1-1.1.1.6.1. Purpose of Index

1-1.1.1. Election Code
Chapter 1 NMSA 1978 may be cited as the "Election Code".

History: 1978 Comp., § 1-1.1.1, enacted by Laws 1978, ch. 265, § 1, N.M.S.A. 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.

1-1.1.1.1. Purpose of Election Code
It is the purpose of the Election Code (Chapter 1 NMSA 1978) to secure the integrity of the ballot, the purity of elections and prevent against the abuse of the elective franchise. It is also the purpose of the Election Code to provide for efficient administration and conduct of elections.

1-1.1.1.2. Headings
Article and section headings do not in any manner affect the scope, meaning or intent of the provisions of the Election Code (Chapter 1 NMSA 1978).

1-1.1.1.3. Cross-references
Article and section headings do not in any manner affect the scope, meaning or intent of the provisions of the Election Code (Chapter 1 NMSA 1978).

1-1.1.1.4. Annotations
Annotations are not part of the law. They are included in this volume for informational purposes only and do not constitute part of the law. They are included in this volume for informational purposes only and do not constitute part of the law.

1-1.1.1.5. Tables
Tables are not part of the law. They are included in this volume for informational purposes only and do not constitute part of the law.

1-1.1.1.6. Index
The index is not part of the law. It is included in this volume for informational purposes only and does not constitute part of the law.

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i *The purpose of the Capitol Buildings Planning Commission is to study and plan for long-range facilities needs of state government.*

2. Who Does the Staff Work of the Commission?

The CBPC does not have an operating budget or permanent staff. However, the Legislative Council Service (LCS) provides staff for the Commission in coordination with the staff architect and other staff of the Facilities Management Division (FMD) of the General Services Department (GSD). Additionally, the Commission and staff direct contract master planners who provide primary master planning services to the CBPC. Roles of the staff are as follows:

Legislative Council Service (LCS)

At the direction of the Commission, LCS staff coordinate administrative activities of the Commission including day-to-day correspondence of the Commission, website management, scheduling and coordination of meetings and staff workshops, preparation of minutes and annual reports, oversight of the master planning consultant, drafting and presentation of legislation, research of pertinent topics, and other Commission-requested tasks.

General Services Department/Facilities Management Division (FMD)

FMD (a consolidation of the former Property Control and Building Services Divisions of GSD) staff and the staff architect participate in workshops and provide regular updates about the facilities and assets they manage. The FMD is a critical source for current data on State-owned and leased facilities, which are used in the master planning process. Additionally, the FMD is tasked with working with State agencies under the Executive branch to develop annual Infrastructure Capital Improvement Plan (ICIP) submissions ensuring that projects comply with the principles established in the Capitol Buildings Master Plan.

Master Planning Consultant

The CBPC retains contract master planners to support the Commission in its work through development of the Capitol Buildings Master Plan. Since 1998, Architectural Research Consultants, Incorporated (ARC) has filled this role. The master planners provide area plans and updates to the master plan for use by the CBPC and state government.

The master planners have compiled and maintain a comprehensive inventory of State-owned, leased, and provided facilities housing state employees statewide for the eventual development of an overall statewide master plan. [Ex-03] identifies the main responsibilities of the master planner.

Ex-03: Responsibilities of the Commission's Master Planning Consultant

Responsibilities of the Master Planner	
✓	Develop and regularly update the Capitol Buildings Master Plan
✓	Identify and investigate potential new initiatives
✓	Identify course corrections needed
✓	Develop alternatives and strategies
✓	Prepare and present recommendations to the CBPC

Types of State-Owned and Occupied Space Tracked by the CBPC

The Commission tracks a variety of owned, leased, lease-purchased, and provided space occupied by State agencies.

[Ex-04] provides an overview of the categories of State-owned and occupied space that the Commission tracks, along with a listing of which state agencies fall under each category. The Commission has recently expanded its tracking responsibilities to include the facilities under the oversight of the Higher Education Department (HED), including the State’s institutions of higher education (colleges and universities) and the State’s special schools (namely, New Mexico School for the Deaf [NMSD] and New Mexico School for the Blind and Visually Impaired [NMSBVI]). The Commission does not track public school facilities.

Please note that the inventory is in progress and not yet all-inclusive.

Ex-04: Categories of State-Owned and Occupied Space

Categories of State-Owned and Occupied Space				
Executive: GSD/FMD Jurisdiction	Governor Lt. Governor Secretary of State Attorney General Treasurer Auditor Aging and Long-Term Care Children, Youth and Families Commission for the Blind Commission of Public Records Corrections Department of Finance and Administration	Division of Vocational Rehabilitation Early Childhood Education & Care Department Economic Development Employee Retirement Board Energy, Minerals, and Natural Resources Environment General Services Governor's Commission on Disability Health Human Services	Indian Affairs Information Technology Homeland Security and Emergency Management Office of the Superintendent of Insurance Public School Facilities Authority Higher Education Department Public Education Public Employee Retirement Association Public Regulatory Commission	Public Safety Regulation and Licensing Department State Engineer Taxation and Revenue Tourism Veterans Services Worker's Compensation Workforce Solutions Various Boards, Commissions, and Authorities
Executive: Non-GSD/FMD	Border Authority Cultural Affairs Cumbres and Toltec Scenic Railroad Commission	Department of Transportation Expo NM Game and Fish Military Affairs	Miners' Colfax Medical Center School for Blind and Visually Impaired School for the Deaf	Spaceport Authority State Land Office EMNRD State Parks and Forestry Divisions
Judicial	New Mexico Supreme Court Court of Appeals Magistrate Courts	Bernalillo County Metropolitan Court District Courts District Attorneys	Administrative Office of the District Attorneys Public Defenders Department	Judicial Standards Commission NM Compilation Commission
Legislative	Capitol Building	Capitol North	Capitol Parking Structure, Utility/Support Buildings	

3. History of the Capitol Buildings Planning Commission

Timeline of CBPC Milestones

The Commission was created by the New Mexico legislature in 1997 and originally focused its planning efforts on the needs of state agencies in Santa Fe. Over the years, the legislature has expanded the Commission’s master planning jurisdiction to include three major metropolitan areas in New Mexico— Santa Fe, Albuquerque, and Las Cruces. Also, the Commission has expanded its jurisdiction to include development of a statewide inventory of all State-owned and leased facilities for the eventual development of a statewide master plan.

[Ex-05] provides a chronology of key events in the Commission’s history.


Ex-05: Notable Events in CBPC History

🕒 Capitol Buildings Planning Commission Chronology	
1997	Capitol Buildings Planning Commission is created.
1998	<p>Legislation is endorsed to establish the Property Control Reserve Fund for purchasing and constructing facilities.</p> <p>Initial master plan is funded to study state facilities in Santa Fe.</p> <p>Master planning consultants are retained, and work begins on the Santa Fe master plan.</p>
1999	<p>Initial set of Planning Principles is adopted.</p> <p>Work on the Santa Fe master plan continues.</p>
2000	<p>Initial master plan for Santa Fe is completed.</p> <p>The plan includes inventory and evaluation of existing facilities, development of facility standards, and campus development plans for Main Capitol, South Capitol, West Capitol, Public Safety, and Oñate/Corrections campuses. The plan identifies key implementation strategies.</p>
2001	<p>Implementation of long-range master plan recommendations for Santa Fe begins.</p> <p>\$75 million in revenue bonds is endorsed to acquire buildings and land in Santa Fe County.</p> <p>Legislation is endorsed to create the State Building Bonding Fund in the New Mexico Finance Authority (NMFA) to finance buildings within the jurisdiction of the CBPC. This legislation — the State Office Building Acquisition Act — is later renamed to the State Building Bonding Act in 2003.</p> <p>Authorized implementation includes acquisition of PERA and NEA buildings, design and construction of the Toney Anaya building, and acquisition of land south of the Public Safety campus. The last item is not implemented.</p>


Ex-05: Notable Events in CBPC History (Continued)

 Capitol Buildings Planning Commission Chronology	
2002	Commission's authority expands to include the Albuquerque and Los Lunas areas.
	Commission supports funding for a new state scientific laboratory in Albuquerque.
2003	Secretary of Transportation and Secretary of Cultural Affairs are added to Commission membership.
	Expanded purpose of State Building Bonding Fund authorizes its use for renovation and maintenance of existing structures and development of permanent exhibits for state museums and monuments.
	State authorizes the Commission's review of the Cultural Affairs bond proposal to fund renovations, maintenance, and development at state museums and monuments.
	Development of Albuquerque/Los Lunas area master plan and updates/refinements to the Santa Fe area plan commence (completed in 2005).
2004	The purpose of the State Building Bonding Fund returns to its original language, eliminating any future use of the fund for Cultural Affairs Department (CAD) properties. However, CAD projects authorized in 2003 are grandfathered in.
	The Commission endorses the reauthorization of funds originally earmarked for the land south of the public safety campus to allow for the purchase of land north of the campus in Valdes Park.
2005	The Commission endorses the planning, design, and construction of the State Capitol Parking Facility in Santa Fe.
	The Commission proposes a joint resolution to the legislature to amend the state constitution, allowing for lease-purchase agreements.
2006	Voters approve a constitutional amendment to authorize certain lease-purchases.
	Land in Valdes Park is acquired.
	The Commission orders the addition of data on DOT and CAD facilities to the master plan inventory.
	Voters approve a constitutional amendment in November 2006 to allow for lease-purchase agreements by certain state entities.
2007	Commission membership changes to include the State Treasurer, and the PCD staff architect position changes to a CBPC staff position.
	Commission jurisdiction expands to include Las Cruces.
	Enabling legislation for the lease-purchase of state facilities is enacted.


Ex-05: Notable Events in CBPC History (Continued)

 Capitol Buildings Planning Commission Chronology	
	<p>The law mandates the Commission to review and develop a statewide inventory of state properties for the eventual development of an overall master plan.</p> <p>The Commission endorses legislation for the initial planning of two State-owned facilities in Santa Fe - an executive office building (EOB) and Phase 1 of the Health and Human Services (HHS) complex, which consolidates the administrative functions of five health and human services-related state agencies. Phase 1 of the HHS project houses HSD and CYFD functions.</p> <p>The Commission endorses funding (\$10 million) for various projects, including additional funds for the Scientific Laboratory, acquisition funding for the Coughlin Building, construction funding for the State Capitol Parking Facility, funding for land acquisitions at West Capitol, and funding for the planning of a state police crime laboratory in Albuquerque.</p> <p>The Commission endorses funding for capitol renovations and long-range facility planning.</p> <p>The Commission supports funding for additional FTE at PCD to maintain a facilities inventory.</p>
2008	<p>The Commission endorses appropriation requests for the EOB and HHS as part of a 5-year strategy for the Main Capitol Campus.</p> <p>The Commission endorses the construction of a State-owned consolidated state office building in Las Cruces to house state agencies, most of which are in leased space.</p> <p>The Commission endorses appropriation requests for a land purchase adjacent to Oñate Campus for use by the Department of Military Affairs, and for master planning and infill renovations at South Capitol Campus.</p> <p>The Commission endorses funding for a new substance abuse treatment facility in Los Lunas.</p>
2009	<p>Commission legislation is enacted, allowing the secretary of GSD and the state treasurer to appoint designees to attend Commission meetings on their behalf.</p> <p>Commission legislation authorizes and finances both the EOB and HHS Phase 1, passing in the 2009 legislative session (more than \$125 million).</p> <p>The legislature mandates that the Commission review certain lease-purchase agreement proposals and directs the Commission to develop guidance for the review process using life-cycle cost analysis (LCCA).</p> <p>Legislation is adopted to establish a collaborative process for state agencies to carry out capital projects in historic districts in a manner that is generally compatible with local ordinances.</p> <p>The Commission endorses funding for the demolition of state buildings at Los Lunas campus and statewide, funding for statewide repairs, renovations, and deferred maintenance, and funding for land acquisition and planning for the HHS complex.</p> <p>The Commission directs CBPC staff to study the long-range facility needs of the State Records Center and Archives (SRCA) and to present findings and recommendations to the Commission. A final report is filed in March of 2010.</p> <p>Efforts of the Commission center around the selection of a site for the planned HHS complex.</p>


Ex-05: Notable Events in CBPC History (Continued)

 Capitol Buildings Planning Commission Chronology	
2010	CBPC staff develops guidance material for the lease-purchase agreement review process and begins development of an LCCA tool for use in the review process.
	Commission adopts Lease-Purchase Agreement Review Process Guidance.
	The Commission supports authorization of funding for various projects within master planning areas, including the use of previously authorized funding for land acquisitions at West Capitol to be expended for the acquisition of parcels on the former College of Santa Fe campus.
	GSD drafts a rule to address lease-purchasing regulation.
2011	CBPC staff continues development of the LCCA Web-based tool.
	Planning materials are indexed and posted on the legislative website.
	Commission legislation to mandate 5-year master plans and facility maintenance plans by state agencies is pocket-vetoed.
	CBPC staff develops and presents to the CBPC an asset management framework and recommendations to address deferred maintenance.
	CBPC staff issues a new Request for Proposals (RFP) for Master Planning Consulting Services and, with the Commission, completes the RFP selection process.
2012	CBPC staff contracts with ARC to continue providing master planning consulting services to the Commission in January 2012.
	Senate Bill 83, which would have required all state agencies, as well as the judicial and legislative branches, to create statewide master plans and would have appropriated \$1 million to the PCD (now FMD) to assist state agencies with facility master plans and also would have appropriated \$2.3 million to the Capital Program Fund to conduct a facility assessment of all owned state agency facilities, is passed by the legislature but then pocket-vetoed.
	Governor Martinez then issues Executive Order 2012-023, which requires state agencies to submit five-year facilities master plans but does not cover judicial or legislative facilities and does not address funding for planning.
	CBPC staff continues to develop and refine an Inventory of State-Owned, Leased, and Provided Facilities. ARC develops a web-based tool for the Inventory, which is demonstrated to the Commission and released for use by state agencies.
	After a review of the asset management framework recommendations developed in 2011, the Commission directs CBPC staff to continue work on two recommendations: <ul style="list-style-type: none"> • Adopt a strategic asset management mode, which would include completing an inventory and database of state facilities and sites (in process), and • Conduct a comprehensive and consistent assessment of state facilities.


Ex-05: Notable Events in CBPC History (Continued)

 Capitol Buildings Planning Commission Chronology	
2013	The legislature appropriates funding in the amount of \$200,000 to the Legislative Council Service for master planning activities of the Commission.
	CBPC staff continues to develop and refine an Inventory of State-Owned, Leased, and Provided Facilities, including state employee full-time equivalency (FTE) data by location.
	CBPC staff works with FMD to further refine and update the Inventory of State-Owned, Leased, and Provided Facilities.
	At the request of GSD, CBPC staff explores the feasibility of assisting several agencies in developing a master plan for statewide substance abuse treatment facilities. Staff develop a feasibility study and cost proposal for consideration. However, due to changes in agency leadership and uncertainty regarding the future direction of substance abuse treatment, this project does not proceed beyond the feasibility study.
	CBPC staff provides a review of previously presented life cycle cost management issues for the benefit of new and veteran Commission members.
	CBPC staff provides an overview of the completed master plan strategy for the main Capitol complex in Santa Fe, including a review of how long-term moves tie into planned and approved capital projects that are pending. Staff also provides an overview for the Commissioners of other master planning efforts.
	CBPC staff presents to the Commission about the State of New Mexico Space Standards, which were adopted in 2000 and have not been updated since. The Commission authorizes staff to review the space standard and develop recommendations for updates during the 2013 interim.
2014	CBPC staff continues to work with FMD to develop and further refine an Inventory of State-Owned, Leased, and Provided Facilities, including state employee full-time equivalency (FTE) data by location.
	GSD/FMD staff provides an overview of the results of an FMD-sponsored space utilization study of seven State-owned office buildings in Santa Fe.
	CBPC staff presents findings on research into space-use standards by other states and government entities, and the Commission directs staff to proceed with updating the state space standards. CBPC and GSD/FMD staff, along with representatives from several executive branch agencies, meet between October 2014 and February 2015 to develop and refine the state space standards.
	The legislature directs the Commission to review the sale of a State-owned building by EMNRD, which the legislature approved in HJR 8. This action leads to extensive discussions regarding the process for the disposition of State-owned property and the role of the CBPC in this process. The Commission directs staff to provide additional information on how to clarify and possibly strengthen its role regarding the disposition of state property.
	In cooperation with DFA, SPO, GSD, and DoIT, CBPC staff begins working to implement a building location coding system within SHARE, which upon completion will allow the state and its master planners to extract accurate and current FTE data by location.


Ex-05: Notable Events in CBPC History (Continued)

 Capitol Buildings Planning Commission Chronology	
2015	CBPC staff continues to work with FMD to develop and further refine an Inventory of State-Owned, Leased, and Provided Facilities and to develop a process to update and maintain the Inventory.
	CBPC staff continues to work with DFA and DoIT to implement the SHARE location coding system. This effort serves as a cross-check for the Inventory of State-Owned, Leased, and Provided Facilities.
	In cooperation with GSD/FMD, CBPC staff continues to refine the proposed updates to the state space standards.
	The legislature appropriates funding in the amount of \$75,000 to the Legislative Council Service for master planning activities of the Commission.
2016	CBPC and LCS staff issue an RFP for Master Plan and Statewide Inventory Consultant Services. Architectural Research Consultants, Incorporated (ARC) and Global Commercial Real Estate Services (CBRE) are selected and approved by the CBPC in May of 2016.
	CBPC staff continues to work with FMD to develop and further refine an Inventory of State-Owned, Leased and Provided Facilities, and to update and maintain the Inventory.
	CBPC staff completes work with DFA and DoIT to implement the SHARE location coding system. Staff begins an ongoing process of updating location code data on a monthly basis in coordination with GSD and DoIT personnel. This effort serves as a cross-check for the Inventory of State-Owned, Leased and Provided Facilities.
	In cooperation with GSD/FMD, CBPC staff continues to refine the proposed updates to the state space standards.
2017	CBPC staff continues to work with FMD to develop and further refine an Inventory of State-Owned, Leased and Provided Facilities, and to update and maintain the Inventory. Due to limited funding, only limited updates to the Inventory are completed.
	CBPC staff continues to provide ongoing services to update SHARE location code data on a monthly basis in coordination with GSD and DoIT personnel.
	CBPC consultants ARC and CBRE are tasked with completing an Albuquerque Area master Plan Update with Options to Consolidate CYFD and HSD (completed July 2017).
	CBPC consultants ARC are tasked with performing master planning activities for the Department of Health (DOH) using the commission's master planning contract. Master planning activities are to be completed at the DOH's Los Lunas, Las Vegas, and Fort Bayard facilities (subsequently, DOH directs the consultants to complete master planning only for the Los Lunas campus due to funding constraints).

Ex-05: Notable Events in CBPC History (Continued)

 Capitol Buildings Planning Commission Chronology	
2018	CBPC staff continues to work with FMD to develop and further refine an Inventory of State-Owned, Leased and Provided Facilities, and to update and maintain the Inventory. Due to limited funding, only limited updates to the Inventory are completed.
	CBPC staff continues to provide ongoing services to update SHARE location code data on a monthly basis in coordination with GSD and DoIT personnel.
	CBPC approves the acquisition of a facility in Albuquerque to house the Children, Youth and Families Department (CYFD).
2019	CBPC staff continues to work with FMD to develop and further refine an Inventory of State-Owned, Leased and Provided Facilities, and to update and maintain the Inventory. Due to limited funding, only limited updates to the Inventory are completed.
	CBPC staff continues to provide ongoing services to update SHARE location code data on a monthly basis in coordination with GSD and DoIT personnel.
	CBPC consultant ARC completes a Long-Range Strategic Site Master Plan for the Los Lunas State Campus Department of Health Operations (June 2019).
	Commission members review past planning and current funding mechanisms available to revive plans to build an Executive Office Building (EOB) within the main capitol complex in downtown Santa Fe.
	CBPC approves the renewal and use of the master planning and statewide inventory contracts for a master planning request from the General Services Department (GSD) for a space study for State-owned buildings in Santa Fe.
2020	Due to the Covid-19 pandemic, CBPC activities are held by video and audio conference via an online platform.
	CBPC and LCS staff issue a new RFP for Master Plan and Statewide Inventory Consultant Services. Architectural Research Consultants, Incorporated (ARC) is selected and approved by the CBPC in May of 2020.
	CBPC staff continues to work with FMD to develop and further refine an Inventory of State-Owned, Leased and Provided Facilities, and to update and maintain the Inventory.
	CBPC staff continues to provide ongoing services to update SHARE location code data on a monthly basis in coordination with GSD and DoIT personnel.
	CBPC master planning consultants ARC continue work on a Long-Range Strategic Space Master Plan for Santa Fe Area Owned Office Buildings for GSD/FMD (Initiated in fall of 2019/Completed in July 2021). The study also includes Facility Condition Assessments of the subject office buildings.
Commission members review options for siting an EOB on the main capitol complex in downtown Santa Fe prepared by GSD/FMD and its consulting team (ARC and DPS Architects). The EOB is a key component of the Capitol Buildings Master Plan. A consensus is developed that the best site for an EOB is west of the State Capitol, adjacent to the existing parking structure.	

Ex-05: Notable Events in CBPC History (Continued)

 Capitol Buildings Planning Commission Chronology	
2021	<p>Due to the COVID-19 pandemic, CBPC activities are held by video and audio conference via an online platform.</p> <p>CBPC staff continues to work with FMD to develop and further refine an Inventory of State-Owned, Leased, and Provided Facilities, and to update and maintain the Inventory. A task order is issued to ARC to begin working with the Higher Education Department (HED) to integrate HED facilities data into the inventory.</p> <p>CBPC staff continues to provide ongoing services to update SHARE location code data on a monthly basis in coordination with GSD and DoIT personnel.</p> <p>CBPC master planning consultants ARC complete a Long-Range Strategic Space Master Plan for Santa Fe Area Owned Office Buildings for GSD/FMD (Initiated in fall of 2019/Completed in July 2021). The study also includes Facility Condition Assessments.</p> <p>Commission members review a site capacity study for the EOB encompassing the entire north half of the block west of the Capitol building, bounded by Galisteo Street, Don Gaspar Avenue, and South Capitol Street. The commission also reviews and approves financing options for construction of the EOB.</p>
2022	<p>CBPC staff continues to work with FMD to develop and further refine an Inventory of State-Owned, Leased and Provided Facilities, and to update and maintain the Inventory. ARC initiates work to integrate Higher Education Department (HED) facilities data into the inventory.</p> <p>CBPC staff continues to provide ongoing services to update SHARE location code data on a monthly basis in coordination with GSD and DoIT personnel.</p> <p>CBPC master planning consultant ARC is tasked with updating background materials for commission members and facilitating an application to the City of Santa Fe for a historic status review associated with the planned EOB.</p> <p>The commission reviews the status of the proposed historic status review and existing building demolition and monitors the proposed financing for the EOB.</p> <p>The 2022 legislature appropriates \$15 million in capital outlay funding (severance tax bond proceeds) and \$70 million in nonrecurring general fund money for the planning, design, and construction of an EOB.</p> <p>The General Services Department works to develop a request for proposals for the planning and architectural work for the proposed EOB.</p>

4. Notable Achievements of the Capitol Buildings Planning Commission

Since its creation in 1997, and following the adoption of its master planning principles in 1999 and its adoption of an initial master plan in 2000, the Commission has successfully led planning efforts that impact all branches of government. The Commission has endorsed dozens of legislative initiatives, and was instrumental in the legislature’s passage of the State Building Bonding Act in 2001.

In the Act, “The legislature finds that the expense of leasing office space for State-occupancy has grown to the point that the state would be better served if more State-owned facilities were acquired.” The Act also states that “...the legislature finds it prudent to establish an office acquisition program.” The Act authorized the NMFA to issue and sell revenue bonds up to \$115 million dollars “...for the purpose of acquiring state office buildings and related facilities and other state facilities within the master planning jurisdiction of the Capitol Buildings Planning Commission...” The findings of the legislature nearly 25 years ago still ring true in 2023.

The 2000 Capitol Buildings Master Plan provided guidance for achievement of the following accomplishments:

- ✔ Establishment of various funding mechanisms to support the purchase and construction of state buildings, including the Property Control Reserve Fund and the State Building Bonding Fund
- ✔ Acquisition of the Concha Ortiz y Pino (NEA) building
- ✔ Acquisition of the PERA building
- ✔ Acquisition (and subsequent demolition) of the Coughlin building
- ✔ Construction of the Toney Anaya Building
- ✔ Acquisition of land adjacent to the Public Safety Campus (Valdes Park land)
- ✔ Authorization to acquire federal land adjacent to the West Capitol Campus (this authorization was never acted upon)
- ✔ Construction of the State Capitol Parking Facility (the first Executive Office Building authorization was never acted upon)
- ✔ Approval of lease-purchases as a funding option for acquisition of state facilities
- ✔ Development of review guidance materials for lease-purchase proposals
- ✔ Approval of a five-year plan for the Main Capitol Campus
- ✔ Approval and funding for Phase 1 of a Health and Human Services Complex (this authorization was never acted upon)
- ✔ Approval and funding for an Executive Office Building adjacent to the State Capitol Parking Facility
- ✔ Construction of a new State Laboratories Building in Albuquerque

- ✓ Construction of a new substance abuse facility in Los Lunas
- ✓ Construction of a new State Court of Appeals Building in Albuquerque
- ✓ Acquisition of land adjacent to the West Capitol Campus
- ✓ Secured funding for state agencies to do more comprehensive campus planning, including a long-range plan for the South Capitol Campus
- ✓ Secured funding to commence demolition of obsolete State-owned facilities

Based on the recommendations in the Capitol Buildings Master Plan, accomplishments since 2015 include:

- ✓ Implemented the SHARE Location Code system in cooperation with the Department of Finance and Administration (DFA) and the Department of Information Technology (DoIT), a process that continues to receive ongoing updates
- ✓ Completed updates to the state space standards in cooperation with GSD/FMD
- ✓ Completed an update to the Albuquerque Area master plan with consolidation options for CYFD and HSD
- ✓ Approved acquisition of a facility in Albuquerque to house CYFD
- ✓ Completed a master plan for Department of Health (DOH) facilities at the Los Lunas campus
- ✓ Reviewed and approved updated planning and funding strategies for the proposed Executive Office Building to be located to the north of the Capitol parking garage on the Main Capitol campus
- ✓ Approved the integration of Higher Education Department facilities data for the State's institutions of higher learning into the State of New Mexico Inventory of Facilities and Properties

Master Planning Opportunities

Past success notwithstanding, issues remain that provide opportunities for the Capitol Buildings Planning Commission to continue planning for the long-range facility needs of state government. Some of these opportunities include:

- Achieve an appropriate balance of owned versus leased space to accommodate the needs of state agencies and allow for collocation and consolidation of agencies. As a general development principle, the Capitol Buildings Master Plan identifies the reduction of such costs by investing in capital assets and paring recurring lease expenses. State agencies may prefer to lease space directly rather than engage with the State's capital asset acquisition and financing structure. However, an over-reliance on leasing continues to hinder ongoing efforts to reduce agency operational costs.
- Assess the needs of state agencies housed in local government-provided buildings. Because the state does not fund these facilities, ensuring adequate space for state workers is a continuing concern.
- Develop and maintain a comprehensive database that includes all agencies that own or lease buildings. Although this task has been challenging, the production team

continues to make significant progress. The Master Plan Consultants, in collaboration with GSD/FMD and other stakeholders, have compiled a database that unifies multiple inventory lists and allows periodic updating. The Inventory of State-Owned, Leased, and Provided Facilities available online to state agencies is the culmination of CBPC staff work as directed by the Commission. The Master Plan Consultants, in collaboration with HED, are currently incorporating facilities data for the State's institutions of higher learning into the Inventory. To accurately reflect ever-shifting agency conditions, the inventory requires frequent updates and vigilant verification. While GSD/FMD data is regularly reviewed, the holdings of agencies not under the purview of GSD/FMD have not been fully updated since 2015. The Master Planning Consultants are in the process of reviewing all non-GSD/FMD agency holdings and anticipate significant updates during the 2023/24 interim.

- Address the ongoing challenge to fund deferred maintenance, facility renewal, and demolition. The state has approved, but not implemented, user fees for this purpose. CBPC staff developed an asset management framework and provided recommendations that address deferred maintenance to the Commission in 2011 and 2012. The Commission directed staff to continue working on two of the recommendations.
- Identify state employee full-time equivalency (FTE) counts associated with each location, which is an ongoing effort. The SHARE Location Code system is active and currently serves the Department of Finance Administration (DFA), the Department of Information Technology (DoIT), the State Personnel Office (SPO), and SHARE managers for linking location codes to personnel files. But the system still requires clear processes and assigned responsibilities to ensure its data remains up to date and accurate. Currently, the Master Planning Consultants handle the assignment of new codes upon request. The Master Planning Consultants recommend that all stakeholders collaborate to establish a sustainable process that allocates responsibilities to ensure the system continues to function as intended. Once in place, the State would be better positioned to readily track and report FTE data as required by the Department of Labor.
- Institute policies and laws requiring state agencies to complete comprehensive long-range plans that link facility needs to agency strategic and operational plans, and that incorporate facility maintenance planning.
- Encourage state and local government collaboration to develop state projects in historic districts.
- Address historic preservation planning issues in the Capitol Buildings Master Plan. Many of the state's buildings either qualify as historic buildings under federal and state regulations (fifty years or older) or are rapidly approaching this age. Recent legislation establishes a procedure for state and local governments to collaborate on capital projects to protect and preserve historic districts. Further development of the statewide inventory needs to identify all existing designated historic buildings and sites and those that are eligible or soon to be eligible for historic designation. Future planning efforts should consider and balance preservation among the other needs of the state.

- Integrate sustainable planning concepts into the Capitol Buildings Master Plan. A common explanation of sustainability originates from the *Brundtland Report* (also called *Our Common Future*), a publication from the United Nations in 1987 that defines it as, “... development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Sustainable planning efforts seek to reduce natural resource depletion (with a benefit of also reducing operating expenses), reduce pollution, and ensure healthy indoor environments.

Opportunities for Collocation and Collaboration in Facility Planning

The Commission prepares master plans of a broad nature for state campuses and metropolitan areas, while state agencies manage their own long-range facility planning activities in a manner consistent with the Commission’s adopted master planning principles. The principles are applicable to general development and campus planning for all State-owned campuses and facilities, and they provide clear guidance for sound long-range planning and decision-making.

The Commission’s interest in the holdings of all branches of government and all State agencies, including those that operate under the guidance of independent commissions or boards, is to bring about greater collaboration and cooperation among state agencies in long-range facility planning.

A key aspect of the mission of the Commission is to identify opportunities to share existing facilities for greater efficiency, collocate new facilities on State-owned property rather than purchasing new property, or otherwise affect how the state manages its facility and land assets.

5. About the Capitol Buildings Master Plan

Purpose of the Master Plan

The purpose of the Capitol Buildings Master Plan (CBMP) is to provide guidance and decision tools for sustained, comprehensive leadership in long-range planning for state facilities [Ex-06].

The master plan provides a dynamic framework, which will shape state assets for the next 20 years and beyond.

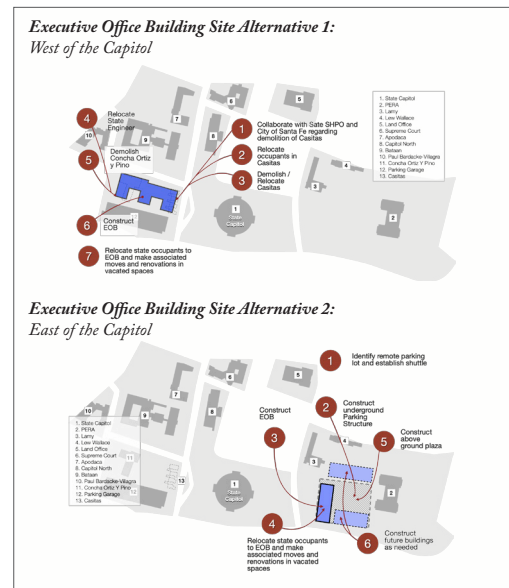
The plan provides information about State-owned and occupied sites and facilities to support informed decision-making about capital asset planning and development by the Commission and other state stakeholders. The scope of the plan entails the metropolitan areas of Santa Fe, Albuquerque, Las Cruces, and eventually statewide.

The master plan documents the needs and provides long-range facility planning guidance to all state agencies including those who operate autonomously from GSD/FMD.

The master plan does not address the long-range planning needs of the State-funded special schools and institutions of higher education, which are managed by individual boards and boards of regents.

The master plan is a living document that staff and the master planners refine and update frequently. As the Commission identifies potential new initiatives, staff and the master planners investigate and analyze their impact on the overall master plan and develop alternatives and strategies to address the impact. If the overall master plan requires course corrections, staff and the master planners prepare and present recommendations to the Commission for consideration.

Ex-06: Capitol Buildings Master Plan Excerpt



History of the Master Plan

Santa Fe Area Plan

The initial scope of the Capitol Buildings Master Plan included all State-owned facilities in the Santa Fe area. Adopted in 2000, key aspects of that plan:

- Compiled both owned and leased facility data for Santa Fe
- Assessed conditions of Santa Fe area State-owned facilities
- Researched and evaluated facility planning efforts in other states
- Developed general space use principles including location criteria for state agencies
- Prepared space standards for use in state facilities

The 2000 plan addressed five Santa Fe campuses housing state government agencies that are under legislative, judicial and GSD/FMD jurisdiction: the Main Capitol, South Capitol, West Capitol, Public Safety, and Oñate/Corrections Campuses. The 2000 plan included alternatives, strategies and conceptual site development plans for each campus. [Ex-07] shows the location of each Santa Fe campus.

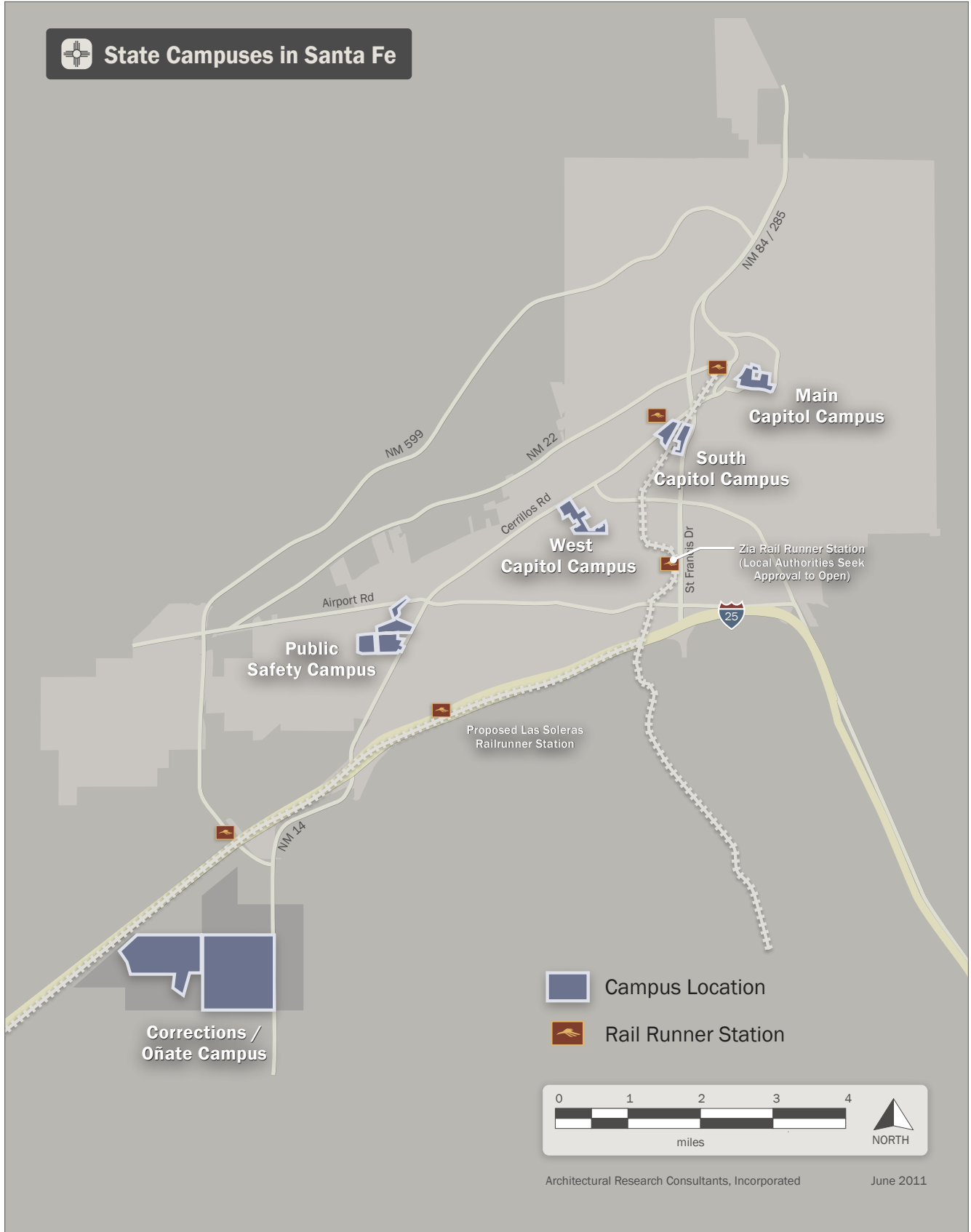
The 2000 plan provided specific recommendations for short-term priorities, which the State implemented beginning in 2001-2002.

Since adoption of the 2000 plan, updates to the Santa Fe area plan have resulted in the construction of the State Capitol Parking Facility, approval and funding for two new facilities (the Executive Office Building and Phase 1 of the Health and Human Services complex), adoption of a five-year plan for the Main Capitol Campus, a long-range development plan for the South Capitol Campus, and additional land acquisitions at the West Capitol Campus. Additionally, the state sold some of the land acquired at the West Capitol Campus to the Santa Fe Community College for use to construct a Higher Education learning center.

The State's facility holdings and needs have changed significantly since the Santa Fe Area plan's last update. The State has undergone a major lease consolidation effort, and GSD/FMD has completed a comprehensive space needs study for State office buildings in Santa Fe. The Executive Office Building is again on track for implementation, though the Health and Human Services complex was never acted upon. CBPC staff recommends that an update to the Santa Fe Area plan reflecting these changes be completed in the next year or two.

The State sold some of the land acquired at the West Capitol Campus to the Santa Fe Community College for use to construct a higher education learning center.

Ex-07: Santa Fe Campus Location Map



Albuquerque Area Plan

In 2002, the legislature expanded the authority of the Commission to include the Albuquerque metropolitan area, and expanded the master planning scope to include state agencies not specifically under the authority of the GSD/FMD.

One of the key issues in the Albuquerque area is its high amount of leased space. The plan recommends conceptual land use and implementation strategies for campuses under the jurisdiction of GSD/FMD, including the Youth Diagnostic and Development Center (YDDC)/Superblock Campus in Albuquerque, the Los Lunas State Campus (Old Los Lunas Hospital site), the Los Lunas Corrections site and the Grasslands site.

Notable recent State projects in this planning area include construction of the New Mexico Scientific Laboratory and Court of Appeals buildings in Albuquerque and the New Mexico Center for Recovery and Wellness in Los Lunas.

Documentation of the holdings of agencies not under the control of GSD/FMD includes assets of the Department of Transportation, the Cultural Affairs Department, Expo New Mexico, the judiciary, state parks and military affairs. Exhibits [Ex-08] and [Ex-10] provide location maps for the Albuquerque and Los Lunas area campuses.

The State's facility holdings and needs have changed considerably since the Albuquerque Area plan's last update. The State's lease consolidation effort has implications in the metropolitan area, and GSD/FMD has acquired a new campus which is occupied primarily by CYFD. Additionally, the DOH has completed a master plan for its facilities at the Los Lunas Campus. CBPC staff recommends an update to the Albuquerque Area plan reflecting these changes be completed in the next year or two.

Ex-08: Albuquerque Campus Location Map



Las Cruces Area Plan

In 2007, the legislature expanded the Commission's authority to include the Las Cruces area. Planning for the area began in December of that year. In January 2008, the Commission endorsed legislation to fund construction of an office building in Las Cruces to house consolidated administrative functions. In December 2008, the Commission adopted initial recommendations presented by the planning consultant. The Commission again endorsed legislation to fund construction of an office building in Las Cruces in the 2009 session. Funding for a Las Cruces state office building has not passed the legislature, and development of plans for the Las Cruces area is ongoing.

The facility needs of the State in Las Cruces and southern New Mexico continue to increase as the region grows. CBPC staff recommends an update to the Las Cruces Area plan reflecting these growing needs be completed in the next year or two.

Statewide Inventory

In 2007, the Commission endorsed funding for additional staff in GSD/FMD to maintain hardware and software for master planning. Also, the 2007 legislature revised the Commission's responsibilities to include development of a statewide inventory of state properties for eventual development of an overall statewide master plan. In December of 2007, the Commission directed staff to begin developing a master plan for state offices and buildings throughout the state.

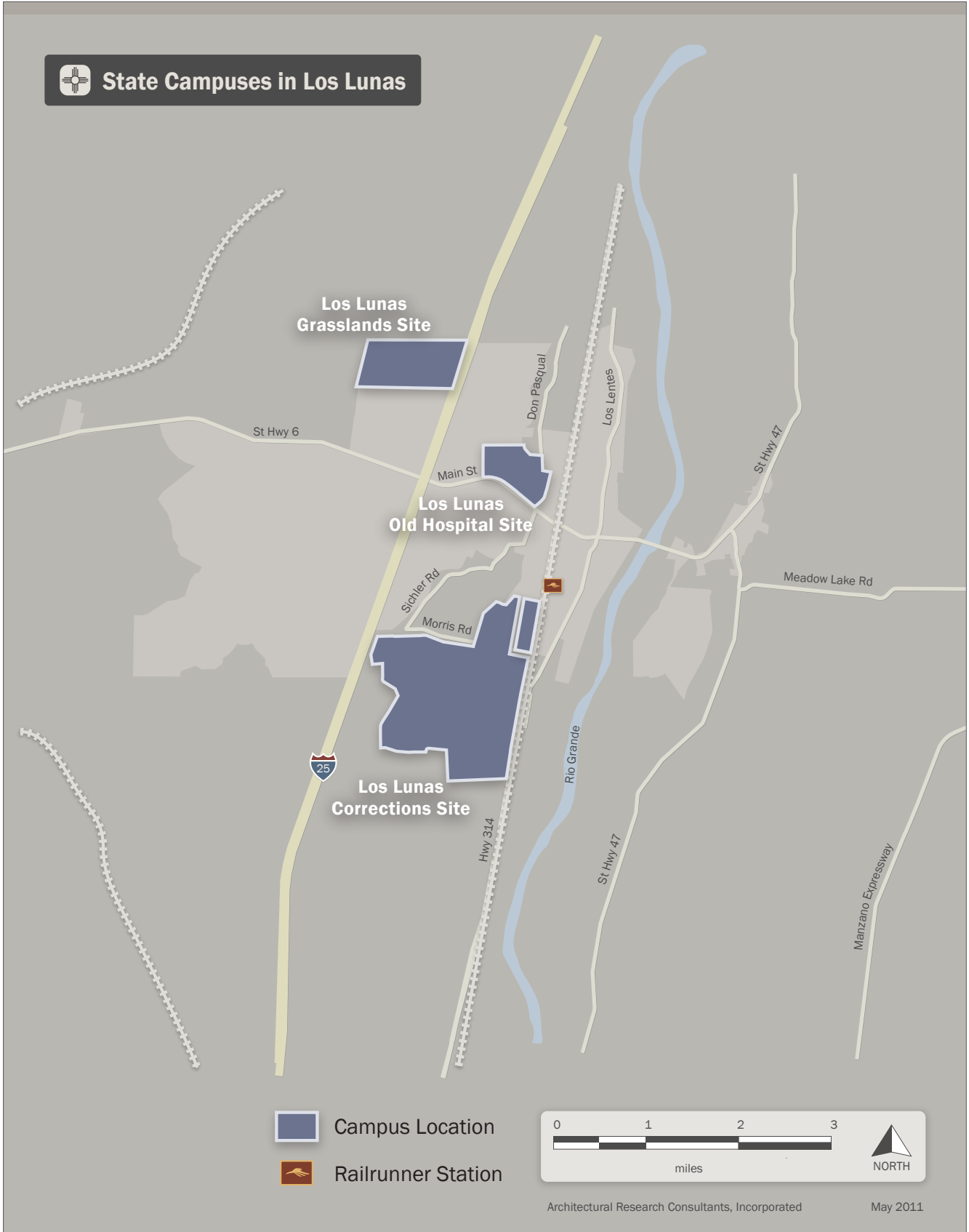
In May of 2009, the master planners presented an overview of the statewide inventory with a recommendation to develop a comprehensive database. Future planning initiatives would require additional data about facilities throughout New Mexico including location, agency owner, size, condition, occupants, replacement value, and water rights.

As part of the statewide inventory, the master planners compiled and documented data on State-occupied facilities. Part of the analysis brought to the attention of the Commission the significant amount of space provided by others (primarily counties).

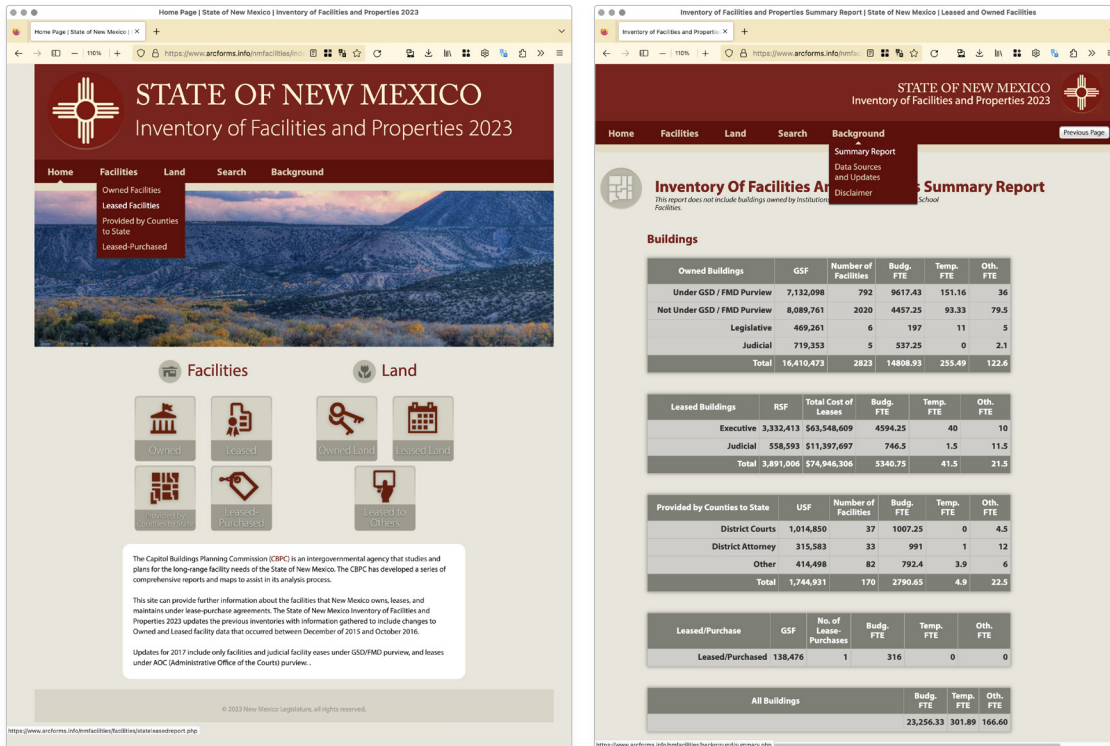
Development of the statewide inventory is ongoing and has become increasingly comprehensive. Continued efforts between 2011 and 2015 have resulted in an online Inventory of State-owned, leased, and provided facilities that adds data unavailable at the time of the 2009 inventory, such as space provided by others [Ex-09]. The online inventory is updated as new information is received. Additionally, updates to the inventory are currently underway to incorporate the facility records of the State's institutions of higher learning, based on data provided by the Higher Education Department (HED). These records are available from the following address:

 <https://www.arcforms.info/nmfacilities>

Ex-05: Los Lunas Campus Location Map



Ex-09: State of New Mexico Inventory of Facilities and Properties Application



Ongoing work of the CBPC staff involves review and updates of the inventory, including gathering agency FTE data by location, which was previously not available from any state data source. Now that the SHARE location coding project is complete, staff periodically update FTE data using SHARE source information.

A remaining challenge is to establish clear processes and responsibilities to keep the SHARE Location Code system current. Location codes change as agencies relocate or establish new offices, and may become outdated without periodic updates to reflect current conditions. The staff of the CBPC recommend that all stakeholders come together to establish a sustainable process with a clear assignment of responsibilities. These guidelines would help ensure the system continues to serve as intended to allow the State to track and report FTE data as required to the Department of Labor.

Although the inventory continues to be refined and updated, information compiled has proven to be valuable in helping the Commission members understand the range of State-occupied facilities.

Other Master Plan Activities

At the direction of the Commission, master planning efforts since 2009 included:

- Investigating numerous potential sites for the planned Health and Human Services (HHS) complex
- Studying the long-term needs of the State Records Center and Archives
- Establishing a collaborative process for state and local government cooperation during the implementation of state projects within certain historic districts
- Developing guidance for the lease-purchase agreement review process using life-cycle cost analysis (LCCA)
- Developing a LCCA tool for use in the review process
- Developing a consolidated master planning document (Resource Binder) for the Commission's reference
- Developing an asset management framework and recommendations to address deferred maintenance
- Preparing a feasibility study and cost estimate for the development of a master plan for statewide substance abuse treatment
- Presenting to the CBPC a review of the State of New Mexico Space Standards adopted in 2000 to the CBPC, and preparing, at the direction of the Commission, recommendations for updating the space standards in cooperation with GSD/FMD and other executive agency stakeholders
- Preparing recommendations for the Commission to clarify and possibly strengthen the CBPC's role in disposition of state property
- Working in cooperation with DFA, SPO, GSD, and DoIT to implement a building location coding system within SHARE, which allows the state and its master planners to extract accurate and current FTE data by location

Additionally, the Commission endorsed the completion of two master plans by GSD/FMD. These plans meet CBPC guidance to encourage state agencies to develop comprehensive plans within the framework of the Capitol Buildings Master Plan, and to align agency operational requirements with long-range facility requirements:

- The CYFD completed a master plan for its Cambiar New Mexico initiative, which identifies the agency's facility requirements to implement the Cambiar service delivery model statewide; and
- The GSD/FMD completed the South Capitol Campus 2040 Master Plan, which will guide future development at South Capitol for the next 30 years and beyond.

The agencies completed these studies in 2010.

GSD/FMD also initiated the following studies in response to direction by the Capitol Buildings Planning Commission to complete assessments of State-owned buildings and align agency operational requirements with long-range facility requirements:

- GSD contracted with three Architectural/Engineering firms to complete a space use assessment study of seven State-owned buildings in Santa Fe in 2014, and presented the results to the Commission
- The GSD/FMD is completing an assessment of all GSD-owned buildings throughout the state that will provide an evaluation of the current condition of the State's owned assets

Both of these studies will inform the State of New Mexico Inventory of facilities and properties. Together, they provide more current and complete data for analysis by the master planners to update the master plan and provide recommendations to the Commission.

Other recent CBPC master planning activities and studies supported by the commission include:

- Updates to the State's space standards, completed in 2015/16 in cooperation with GSD/FMD and key stakeholder state agencies
- An Albuquerque Area master Plan Update with Options to Consolidate CYFD and HSD (completed in July 2017)
- Approval for acquisition of a facility in Albuquerque to house the Children, Youth and Families Department (CYFD) in 2018
- A Long-Range Strategic Site Master Plan for the Los Lunas State Campus Department of Health Operations (completed in June 2019)
- A Long-Range Strategic Space Master Plan for Santa Fe Area Owned Office Buildings for GSD/FMD. The study also included Facility Condition Assessments (Initiated in fall of 2019/Completed in July 2021)
- Reviewed and approved a site capacity study for the planned Executive Office Building (EOB) encompassing the entire north half of the block west of the Capitol building, bounded by Galisteo Street, Don Gaspar Avenue, and South Capitol Street. The commission also reviewed and approved financing options for construction of the EOB (completed in 2021/2022)
- In coordination with GSD/FMD, CBPC staff is facilitating an application to the City of Santa Fe for a historic status review associated with the planned EOB (current 2023 activity)

6. Overview of State-Occupied Space

Inventory of State-Occupied Space

Developing a comprehensive inventory of State-owned and occupied space is an ongoing activity of the CBPC staff and the master planners. Initial facility inventory data included only GSD/FMD and legislative space in the Santa Fe area. As the Commission’s authority has expanded to include other areas, the inventory has become more comprehensive over time.

As of May 2023, the Commission’s Inventory of State-Owned, Leased, and Provided Facilities identified approximately 22 million gross square feet (m GSF). The inventory continues to expand as additional State-occupied space is identified. A summary of known space occupied by the State of New Mexico as of May 2023 appears below [Ex-10]:

Ex-10: Space Occupied by the State of New Mexico

Space Occupied by the State of New Mexico				
Space Type	Gross Square Feet (GSF)		% Total GSF	% Change
	2023	2015		Since 2015**
Leased*	3,853,714	4,057,066	17.49%	-5.01
Lease-Purchased	138,476	138,476	0.63%	0.00
Provided by Counties	1,753,149	1,700,555	7.96%	3.09
Owned	16,291,046	16,401,391	73.93%	-0.66
Grand Total	22,036,385	22,297,488	100.00%	-1.27

* Actual RSF is 3,082,971 RSF (equivalent estimated GSF assumes RSF/GSF = 80%).

These figures do not include owned or leased facilities of the New Mexico Institutions of Higher Education (state colleges and universities) or Public School Facilities.

** Some change since 2015 can be attributed to the availability of more complete data, not necessarily an increase in space. The reduction in leased in space can be attributed to the State's ongoing lease consolidation efforts, and the reduction in owned space is due to demolition of unoccupied facilities.

Categorization of Space in the Statewide Inventory

The Inventory of State-owned, Leased, and Provided Facilities groups State-owned and occupied space in the following categories:

- Executive— Under GSD/FMD purview
- Executive— Not under GSD/FMD purview
- Judicial
- Legislative

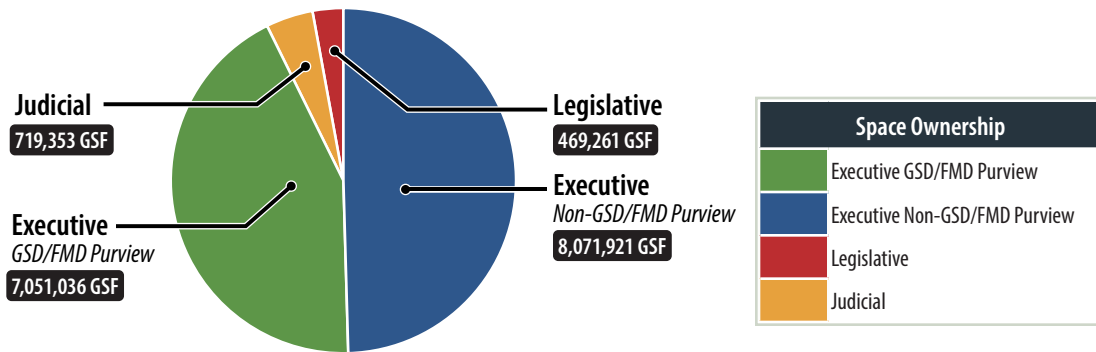
Types of Space in the Inventory

Owned Space

Owned space in the statewide inventory includes a broad variety of facility types, ranging from office buildings and schools to museums and prisons. Future planning will seek to consistently classify space by use type.

[Ex-11] below illustrates how much State-owned space falls within each category. [Ex-12] on page 30 illustrates this space by department. The text below further describes the types of space in each category.

Ex-11: Ownership of Space in GSF as of May 2023



Executive — Under GSD/FMD Purview

GSD/FMD is responsible for approximately 7.05m GSF of owned space of all types. A significant amount of this space is for specialized uses, including:

- The Department of Corrections occupies about 2.33m GSF, including administrative space, prisons and the corrections academy
- The Department of Health occupies about 1.29m GSF, including owned state hospital facilities in Albuquerque, Las Vegas, Truth or Consequences, Roswell, and Fort Bayard
- The Department of Public Safety occupies approximately 466,195 GSF, including administrative office space and the law enforcement academy
- The Energy, Minerals, and Natural Resources Department (EMNRD) occupies about 487,500 GSF statewide including State Parks and Forestry divisions (see State Parks and Forestry below under Executive-Non GSD/FMD Purview)

Another 9.25m GSF of State-owned space is not under the purview of GSD/FMD, including approximately 8.07m GSF under the executive branch and about 1.18m GSF under the legislative and judicial branches.

Executive — Not Under GSD/FMD Purview

- The Cultural Affairs Department oversees about 1.42m GSF, mostly consisting of museums, museum support space, and the Center for New Mexico Anthropology
- The Department of Military Affairs has about 1.49m GSF, including administrative space, armories and support facilities
- The New Mexico Department of Transportation owns about 1.55m GSF, including administrative, materials research and testing labs, and road maintenance facilities)
- Expo New Mexico consists of about 1.26m GSF of exposition and support space
- New Mexico's Schools for the Deaf and for the Visually Handicapped account for approximately 499,660 GSF combined
- The New Mexico Game and Fish department owns about 220,000 GSF of space, including administrative space, fish hatcheries, and support facilities
- Miner's Colfax Hospital (which is not a Department of Health facility) accounts for 182,000 GSF
- EMNRD/State Parks and Forestry Divisions own about 401,389 GSF statewide

Legislative and Judicial space

- Judicial facilities account for approximately 719,535 GSF of owned space, including the State Supreme Court, the Court of Appeals, and Bernalillo County Metropolitan Court
- Legislative facilities account for about 469,300 GSF of space at the Main Capitol Campus, including the Capitol Parking Facility, and excluding the Governor and Lt. Governor's suites in the Capitol building

Leased Space

The statewide inventory includes both GSD/FMD leases and non-GSD/FMD leases. As of May 2023, these leases accounted for approximately \$73.59 million in annual lease costs (not all lease cost data reflects current fiscal year data). Administrative functions and field offices are the primary occupants of leased space. A few specialized uses occupy leased space, most notably the magistrate courts.

[Ex-13] provides a summary of leases in the Inventory of State-Owned, Leased and Provided Facilities as of May 2023.

Lease-Purchased Space

Lease-purchased space in the statewide inventory currently includes only one facility, the new Ft. Bayard hospital, which is a 138,476 GSF facility that DOH lease-purchases from Grant County. Annual lease payments for this facility are approximately \$4,050,000 per year.

Ex-12: Ownership of Space by Department as of May 2023 (GSF)

Owned Space Analysis by Agency (May 2023)			
Owned Space Analysis by Department	GSF	Number of Locations	GSF % of Total
Executive - Under GSD Purview			
Aging and Long-Term Care Department	32,403	1	0.20
Attorney General	54,023	2	0.33
Children, Youth and Families Department	540,805	55	3.32
Commission for the Blind	47,444	7	0.29
Corrections Department	2,326,796	12	14.26
Cultural Affairs Department	32,918	1	0.20
Department of Early Childhood	1,532	7	0.01
Department of Environment	67,822	2	0.42
Department of Finance and Administration	53,835	1	0.33
Department of Health	1,289,268	11	7.90
Department of Information Technology	81,932	4	0.50
Department of Public Safety	466,195	53	2.86
Division of Vocational Rehabilitation	3,443	3	0.02
Economic Development Department	18,392	1	0.11
EMNRD	64,528	5	0.40
General Services Department	180,256	60	1.11
Governor	12,172	1	0.07
Governors Commission on Disability	2,600	1	0.02
Homeland Security and Emergency Management	40,098	2	0.25
Human Services Department	126,974	9	0.78
Indian Affairs Department	4,659	1	0.03
Lt. Governor	1,718	1	0.01
Military Homebase Planning	120	1	0.00
Office of Superintendent of Insurance	26,918	1	0.17
Professional Engineers and Land Surveyors Board	704	1	0.00
Public Education Department	61,613	1	0.38
Public School Facilities Authority	1,532	1	0.01
Regulation and Licensing Department	58,473	1	0.36
Secretary of State	18,222	2	0.11
State Commission of Public Records	68,776	1	0.42
State Engineer	89,967	9	0.55
State Personnel Office	43,511	3	0.27
Taxation and Revenue Department	171,526	7	1.05
Tourism Department	32,202	5	0.20
Vacant	818,575	81	5.02
Veterans Service Department	16,916	10	0.10
Workers Compensation Administration	41,443	3	0.25
Workforce Solutions Department	150,725	13	0.92
Total Executive Under GSD Purview	7,051,036	380	43.23

Ex-12: Ownership of Space by Department as of May 2023 (GSF; Continued)

Owned Space Analysis by Agency (May 2023)			
Owned Space Analysis by Department	GSF	Number of Locations	GSF % of Total
Executive - Not Under GSD Purview			
Commissioner of Public Lands	79,830	7	0.49
Cultural Affairs Department	1,420,159	193	8.71
Cumbres and Toltec Scenic Railroad Commission	56,263	31	0.34
Department of Game and Fish	220,029	90	1.35
Department of Information Technology	2,391	4	0.01
Department of Military Affairs	1,492,049	135	9.15
Department of Transportation	1,548,950	648	9.50
EMNRD - Forestry	64,198	46	0.39
EMNRD - State Parks	337,091	542	2.07
Homeland Security and Emergency Management	30,840	1	0.19
Martin Luther King Jr. Commission	1,055	1	0.01
Miners Hospital of New Mexico	182,426	8	1.12
New Mexico Military Institute	701,340	51	4.30
New Mexico School for the Blind and Visually Impaired	225,235	22	1.38
New Mexico School for the Deaf	274,422	27	1.68
New Mexico Spaceport Authority	125,000	2	0.77
New Mexico State Fair (Expo New Mexico)	1,260,964	188	7.73
NM Border Authority	7,464	8	0.05
Office of African American Affairs	1,678	1	0.01
Tourism Department	31,037	8	0.19
Veterans Service Department	9,500	5	0.06
Total Non-GSD Purview	8,071,921	2018	49.49
Judicial			
Administrative Office Of The Courts	15,355	3	0.09
Bernalillo County Metropolitan Court	596,239	2	3.66
Court of Appeals	40,841	2	0.25
Law Library	14,201	1	0.09
Supreme Court	13,994	2	0.09
Supreme Court Building Commission	38,723	1	0.24
Total Judicial	719,353	11	4.41
Legislative			
LCS, LESC, LFC, House, and Senate	469,261	6	2.88
Total Legislative	469,261	6	2.88
Grand Total	16,311,571	2415	4.41

Ex-13: Statewide Leases (Includes GSD/FMD, Non-GSD/FMD, and Judicial Leases)

Leased Space Analysis by Agency (May 2023)						
Leased Facilities by Occupant Agency	Rentable Square Footage (RSF)	% of RSF of Total Leased Space	Number of Locations	Total Cost of Leases	% of Total Leased Costs	Average Lease per SF
Executive Leases - GSD						
Administrative Hearings Office	36,540	0.95%	2	\$706,625.13	0.96%	\$18.42
Aging and Long-Term Care Department	26,841	0.70%	15	\$535,133.70	0.73%	\$15.52
Attorney General	34,655	0.90%	3	\$763,717.52	1.04%	\$26.42
Board of Nursing	7,151	0.19%	1	\$135,820.73	0.18%	\$18.99
Board of Veterinary Medicine	1,400	0.04%	1	\$25,440.00	0.03%	\$18.17
Children, Youth & Families Department	358,719	9.31%	26	\$7,361,452.78	10.00%	\$18.24
Commission for the Blind	10,449	0.27%	4	\$247,224.90	0.34%	\$23.44
Commission for the Deaf and Hard of Hearing Persons	8,230	0.21%	2	\$130,767.88	0.18%	\$14.78
Corrections Department	689,341	17.89%	37	\$15,774,778.16	21.43%	\$13.48
Crime Victims Reparation Commission	7,839	0.20%	1	\$162,671.18	0.22%	\$20.75
Cultural Affairs Department	3,235	0.08%	3	\$18,300.00	0.02%	\$10.25
Department of Early Childhood	17,968	0.47%	19	\$407,347.04	0.55%	\$20.65
Department of Environment	101,923	2.64%	27	\$2,026,734.26	2.75%	\$15.72
Department of Finance & Administration	825	0.02%	2	\$9,900.00	0.01%	\$6.00
Department of Game and Fish	7,426	0.19%	1	\$208,188.79	0.28%	\$28.04
Department of Health	275,647	7.15%	53	\$4,551,055.38	6.18%	\$23.22
Department of Information Technology	5,500	0.14%	3	\$32,518.35	0.04%	\$5.70
Department of Public Safety	67,975	1.76%	13	\$514,597.92	0.70%	\$12.77
Department of Transportation	34,792	0.90%	3	\$189,592.03	0.26%	\$9.62
Developmental Disabilities Planning Council	11,249	0.29%	1	\$194,573.54	0.26%	\$17.30
Division of Vocational Rehabilitation	125,097	3.25%	23	\$2,274,173.70	3.09%	\$16.93
Economic Development Department	221,399	5.75%	7	\$80,954.30	0.11%	\$3.21
Educational Retirement Board	7,406	0.19%	3	\$342,281.82	0.47%	\$42.37
EMNRD	3,925	0.10%	3	\$52,379.43	0.07%	\$6.89
Gaming Control Board	24,829	0.64%	1	\$679,128.26	0.92%	\$27.35
General Services Department	7,520	0.20%	2	\$59,477.05	0.08%	\$3.96
Governors Commission on Disability	3,750	0.10%	1	\$64,857.85	0.09%	\$17.30

Ex-13: Statewide Leases (Includes GSD/FMD, Non-GSD/FMD, and Judicial Leases; Continued)

Leased Space Analysis by Agency (May 2023)						
Leased Facilities by Occupant Agency	Rentable Square Footage (RSF)	% of RSF of Total Leased Space	Number of Locations	Total Cost of Leases	% of Total Leased Costs	Average Lease per SF
Higher Education Department	12,246	0.32%	1	\$286,592.37	0.39%	\$22.89
Homeland Security & Emergency Mngt	4,023	0.10%	3	\$79,456.92	0.11%	\$16.67
Human Services Department	650,452	16.88%	39	\$15,257,472.44	20.73%	\$22.98
Medical Board	6,824	0.18%	1	\$170,925.72	0.23%	\$25.05
New Mexico Education Trust Board	2,503	0.06%	2	\$42,668.04	0.06%	\$9.57
New Mexico Livestock Board	7,370	0.19%	1	\$125,909.67	0.17%	\$17.08
New Mexico Spaceport Authority	7,345	0.19%	1	\$144,045.45	0.20%	\$19.61
New Mexico State Police	9,745	0.25%	11	\$156,081.47	0.21%	\$1.84
New Mexico Tourism Department	4,937	0.13%	1	\$60,000.00	0.08%	\$12.15
Office of State Auditor	9,986	0.26%	2	\$228,010.01	0.31%	\$20.28
Office of Superintendent of Insurance	3,896	0.10%	1	\$68,998.16	0.09%	\$17.71
Office of the Natural Resources Trustee	13,513	0.35%	2	\$216,214.44	0.29%	\$8.00
Public Education Department	17,407	0.45%	2	\$119,825.04	0.16%	\$19.14
Public Employee Labor Relations Board	1,472	0.04%	1	\$23,920.00	0.03%	\$16.25
Public Employees Retirement Association	4,103	0.11%	1	\$109,910.04	0.15%	\$26.79
Regulation and Licensing Department	27,963	0.73%	3	\$501,989.67	0.68%	\$19.68
Retiree Health Care Authority	4,943	0.13%	2	\$128,676.65	0.17%	\$22.82
State Commission of Public Records	15,000	0.39%	1	\$148,057.97	0.20%	\$9.87
State Engineer	63,251	1.64%	6	\$965,466.83	1.31%	\$13.88
State Ethics Commission	3,913	0.10%	1	\$60,025.44	0.08%	\$15.34
State Investment Council	12,912	0.34%	1	\$303,508.49	0.41%	\$23.51
State Racing Commission	3,555	0.09%	1	\$71,514.62	0.10%	\$20.12
State Treasurer	11,228	0.29%	1	\$224,560.00	0.31%	\$20.00
Taxation and Revenue Department	201,200	5.22%	34	\$4,505,804.16	6.12%	\$21.01
Veterans Service Department	6,194	0.16%	10	\$105,193.36	0.14%	\$11.31
Workers Compensation Administration	9,415	0.24%	4	\$184,020.83	0.25%	\$19.60
Workforce Solutions Department	3,370	0.09%	7	\$66,247.47	0.09%	\$3.34
Youth Conservation Corps	701	0.02%	1	\$9,859.06	0.01%	\$14.06
Grand Total	3,221,098	83.58%	398	\$61,914,646.02	84.13%	\$17.39

Ex-13: Statewide Leases (Includes GSD/FMD, Non-GSD/FMD, and Judicial Leases; Continued)

Leased Space Analysis by Agency (May 2023)						
Leased Facilities by Occupant Agency	Rentable Square Footage (RSF)	% of RSF of Total Leased Space	Number of Locations	Total Cost of Leases	% of Total Leased Costs	Average Lease per SF
Executive Leases - Non-GSD						
Commissioner of Public Lands	6,760	0.18%	13	\$0.00	0.00%	\$0.00
Cultural Affairs Department	961	0.02%	1	\$0.00	0.00%	\$0.00
Department of Military Affairs	18,140	0.47%	7	\$0.00	0.00%	\$0.00
Public Regulation Commission	15,488	0.40%	1	\$285,552.00	0.39%	\$18.44
Grand Total	41,349	1.07%	22	\$285,552.00	0.39%	\$0.80
Judicial Leases						
Administrative Office of The Courts	442,804	11.49%	63	\$8,971,052.38	12.19%	\$14.77
Administrative Office of the District Attorneys	7,404	0.19%	2	\$115,167.00	0.16%	\$9.87
NM Compilation Commission	4,000	0.10%	1	\$0.00	0.00%	\$0.00
Public Defender Department	135,859	3.53%	15	\$2,310,277.73	3.14%	\$15.01
Ruidoso Drug Court	1,200	0.03%	1	\$1,200.00	0.00%	\$1.00
Grand Total	591,267	15.34%	82	\$11,397,697.11	15.49%	\$14.35
Total	3,853,714	-	502	\$73,597,895.13	-	\$15.39

Space Provided by Others

Counties, municipalities, the federal government, and public associations and authorities provide space for state agencies that accounts for about 1.75m GSF, and includes accommodations for the District Courts, District Attorneys, Public Health Offices, Children, Youth and Families Department (CYFD), Gaming Control Board, the New Mexico Task Force, the Public Employees Retirement Association (PERA), the Public School Insurance Authority, the Tourism Department and Veterans' Services Department.

[Ex-14] provides a summary of county-provided space documented in the Inventory of State-Owned, Leased, and Provided Facilities.

Ex-14: Space Provided to the State by Others

Space Provided to the State by Others			
Space Provided to the State by Others	Square Footage	Number of Locations	% of GSF of Total Space
District Attorneys			
First Judicial District Attorney	22,627	2	1.29%
Second Judicial District Attorney	82,380	3	4.70%
Third Judicial District Attorney	23,660	1	1.35%
Fourth Judicial District Attorney	20,439	3	1.17%
Fifth Judicial District Attorney	40,257	4	2.30%
Sixth Judicial District Attorney	10,470	3	0.60%
Seventh Judicial District Attorney	9,222	4	0.53%
Eighth Judicial District Attorney	12,271	3	0.70%
Ninth Judicial District Attorney	16,850	2	0.96%
Tenth Judicial District Attorney	2,500	1	0.14%
Eleventh Judicial District Attorney/Division 1	26,000	1	1.48%
Eleventh Judicial District Attorney/Division 2	13,234	1	0.76%
Twelfth Judicial District Attorney	10,673	2	0.61%
Thirteenth Judicial District Attorney	25,000	3	1.43%
Judicial Standards Commission	6,669	2	0.38%
Public Defender Department	924	1	0.05%
Grand Total	323,176	36	18.44%

Ex-14: Statewide Leases (Includes GSD/FMD, Non-GSD/FMD, and Judicial Leases; Continued)

Space Provided to the State by Others			
Space Provided to the State by Others	Square Footage	Number of Locations	% of GSF of Total Space
District Courts			
First Judicial District Court	118,283	5	6.75%
Second Judicial District Court	212,142	3	12.10%
Third Judicial District Court	160,257	2	9.14%
Fourth Judicial District Court	70,265	5	4.01%
Fifth Judicial District Court	97,691	9	5.57%
Sixth Judicial District Court	39,248	7	2.24%
Seventh Judicial District Court	31,008	7	1.77%
Eighth Judicial District Court	45,804	3	2.61%
Ninth Judicial District Court	30,495	7	1.74%
Tenth Judicial District Court	12,164	5	0.69%
Eleventh Judicial District Court	77,342	6	4.41%
Twelfth Judicial District Court	24,661	5	1.41%
Thirteenth Judicial District Court	95,590	5	5.45%
Grand Total	1,014,950	69	57.91%
Non-Judicial Agencies			
Children, Youth and Families Department	56,770	5	3.24%
Commissioner of Public Lands	49	1	0.00%
Cultural Affairs Department	2,000	1	0.11%
Department of Early Childhood	312	14	0.02%
Department of Health	319,243	55	18.22%
Department of Military Affairs	-	2	0.00%
Economic Development Department	100	1	0.01%
EMNRD - State Parks	-	1	0.00%
Gaming Control Board	-	2	0.00%
New Mexico Task Force	1,800	1	0.10%
Public Education Department	324	2	0.02%
Public Employees Retirement Association	30,000	1	1.71%
Public School Insurance Authority	-	1	0.00%
State Racing Commission	3,900	5	0.22%
Tourism Department	-	1	0.00%
Veterans Service Department	-	5	0.00%
Grand Total	414,498	98	23.65%
Total	1,752,624	203	100.00%

7. Online Planning Resources

Multiple planning resources are available online, including:

- Adopted State of New Mexico Space Standards
- Capitol Buildings Master Plan Planning Principles
- Various area and campus master plans
- Lease-Purchase Review Guidance material
- Life-Cycle Costing Analysis (LCCA) web tool
- Various presentations to the Commission

Additionally, two standalone master plans are available online:

- South Capitol Campus 2040 Master Plan (long-range development plan for the South Capitol Campus in Santa Fe)
- Feasibility Study and Master Plan for the Children, Youth and Families Department (long-range statewide facility implementation plan for the Cambiar service delivery model)

These resources are available from the “Key Resource Material” section of the New Mexico Legislature website below. Note that inventory documentation on the CBPC website may not be as current as the State of New Mexico Inventory of Facilities and Properties website (further details below).

🔗 https://www.nmlegis.gov/lcs/cbpc_committee_detail.aspx

The State of New Mexico Inventory of Facilities and Properties is available from the following address:

🔗 <https://www.arcforms.info/nmfacilities>

Please note the following:

- The CBPC has released the inventory for internal use by state agencies, but has not yet released it for general public access. Although the inventory does not currently require login credentials, its data and reference information are read-only and reside on secure network servers
- Revisions to the inventory are underway to incorporate higher education facilities (colleges and universities)
- The inventory includes State-occupied facilities that are owned, leased, provided by counties and others, and lease-purchased
- The inventory does not include public school facilities
- The inventory also includes land data. However, the land data is not as complete as the facility data at this point in time.
- The online inventory provides a list of data sources under the menu item labeled “Background”

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