

GENERAL SERVICES DEPARTMENT FACILITIES MANAGEMENT DIVISION

Child Wellness Center

For Children, Youth and Families Department

CBPC Meeting

May 16, 2018



NEW MEXICO
GENERAL SERVICES DEPARTMENT

"THE HEART AND SOUL OF STATE GOVERNMENT"

CYFD Needs

A place where:

- children in CYFD custody can feel safe and comfortable
- that has the look and feel of home
- there are playrooms
- food can be prepared and served
- children can be kept overnight if needed
- showers can be taken

CYFD Needs

A place where:

- children can play outdoors
- families can gather for time together in private spaces
- CYFD can consolidate all of their Albuquerque programs at one location resulting in more efficient operations
- public transportation is available
- there is enough parking for the employees as well as the clients

Albuquerque Area Master Plan Update

- In 2017, CBPC asked ARC to update the Albuquerque Area Master Plan.
- The focus of the study was to develop a strategic plan to co-locate CYFD and HSD into State owned facilities in Albuquerque that reflected long-range strategic plans for those agencies.
- June 2017, the results were presented to the CBPC
- July 2017, the final report was issued.

Master Plan Update Recommendations

- Affirmed the current Albuquerque Area Master Plan implementation strategy.
- Found sufficient justification and benefits in creating a consolidated State owned facility to house CYFD and HSD activities currently housed in leased facilities.
- Recommended that the State either construct a new facility or acquire an existing building or complex to house State functions.
- Recommended that the State develop a comprehensive and coordinated long term implementation strategy to achieve the objectives of the Master Plan.

Laws of 2018 Chapter 65

Authorizes the NM Finance Authority to issue and sell State Office Building Tax Revenue Bonds for planning, designing, acquiring, constructing, renovating, equipping and furnishing a building in Bernalillo County to be operated by CYFD in an amount not to exceed \$20 M.

Activities to Date

March 8, 2018 - Issued an RFP for acquisition of property

April 5, 2018 - Received 6 proposals

April 10, 2018 - Selected property owner to enter into negotiations

May 1, 2018 - Issued an “Expression of Intent” to Purchase Property

Conducted Due Diligence on Property Selected

- April 24, 2018 - Appraisal Completed
- May 1, 2018 – Appraisal Validated by TRD
- May 4, 2018 - FMD Condition Assessment Completed

Future Activities

- Complete Phase 1 Environmental Assessment
- Complete a New Survey
- Finish Negotiations
- Sign Purchase Agreement
- Complete the Title Search and Binder
- Submit a Request for Approval to the SBOF
- Closing