



STATE OF NEW MEXICO

Planning Briefing

CAPITOL BUILDINGS PLANNING COMMISSION



December 10, 2019



Architectural Research Consultants, Incorporated



AGENDA

Capitol Buildings Planning Commission (CBPC)

Accomplishments

- ▶ Inventory
- ▶ Area Plans
- ▶ Space Standards
- ▶ Lease Purchase Guidance

Opportunities

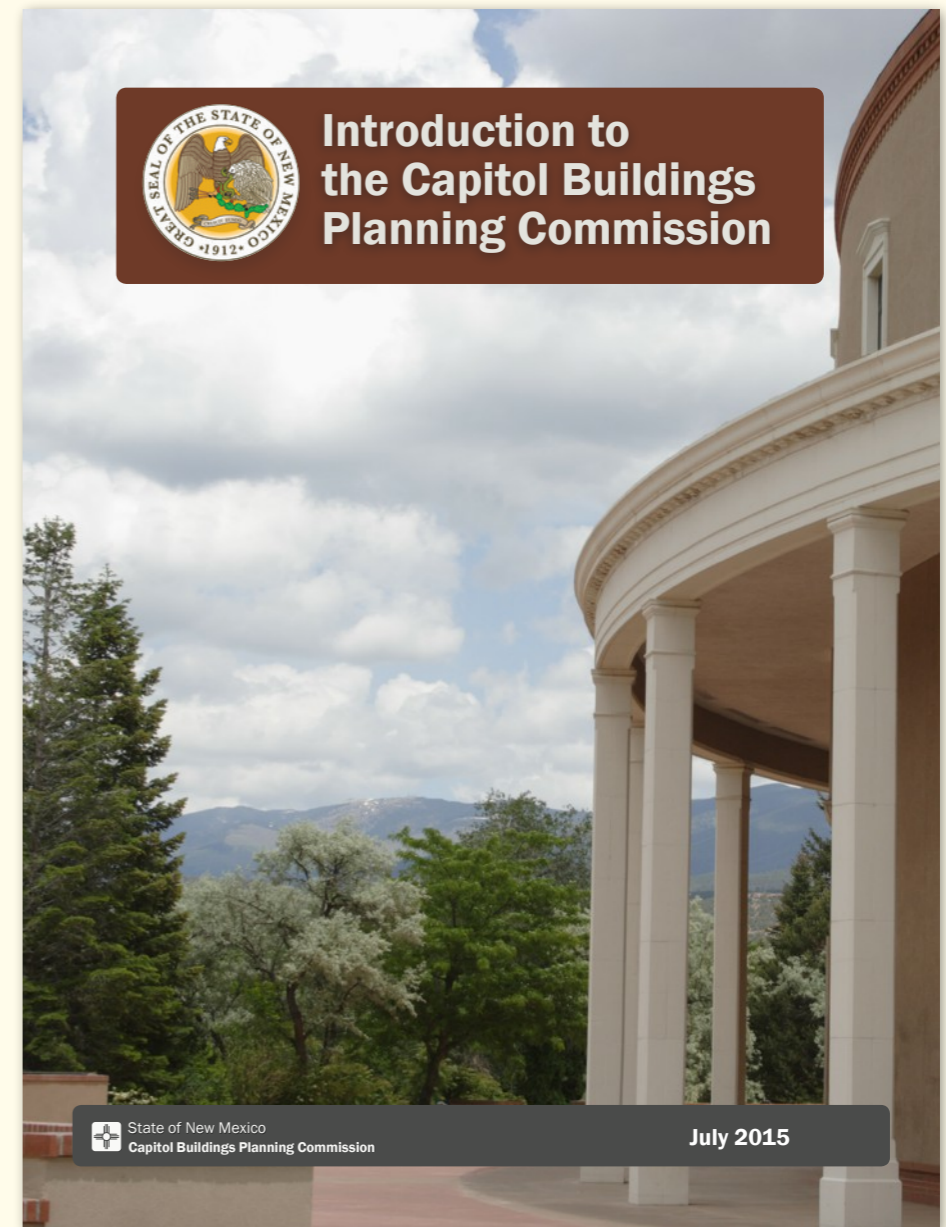
Challenges



The State of New Mexico established the CBPC in 1997 as an intergovernmental agency to study and plan for the long-range facility needs of state government

Composition

- ▶ Made up of representatives from the executive, legislative, and judicial branches of government and some constitutional officers
- ▶ 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



https://nmlegis.gov/Committee/cbpc_reference_materials



ACCOMPLISHMENTS

Inventory of Facilities and Properties

Area Plans

Space Standards

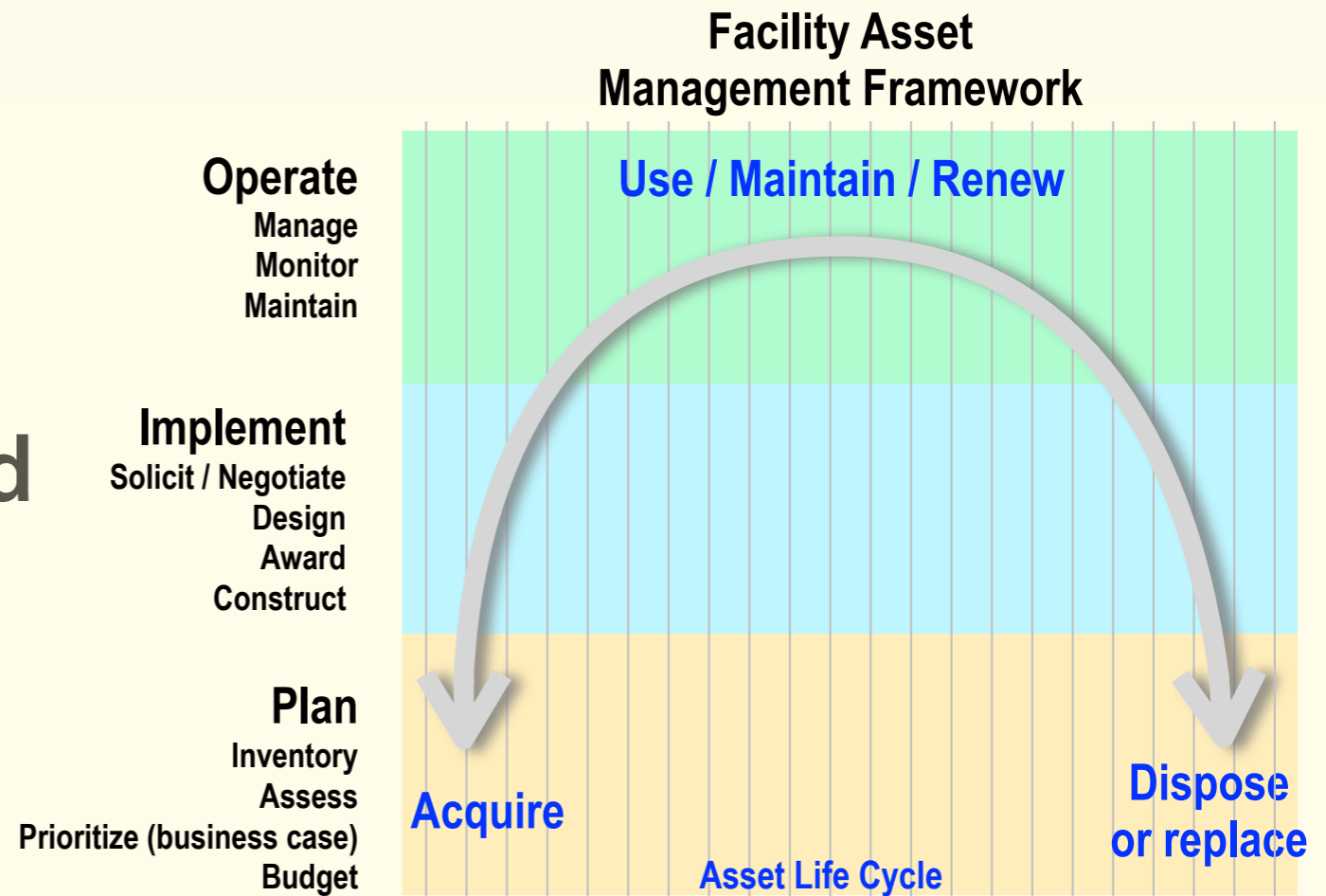
Life Cycle Cost Analysis Tool for Lease Purchase



INVENTORY OF FACILITIES AND PROPERTIES

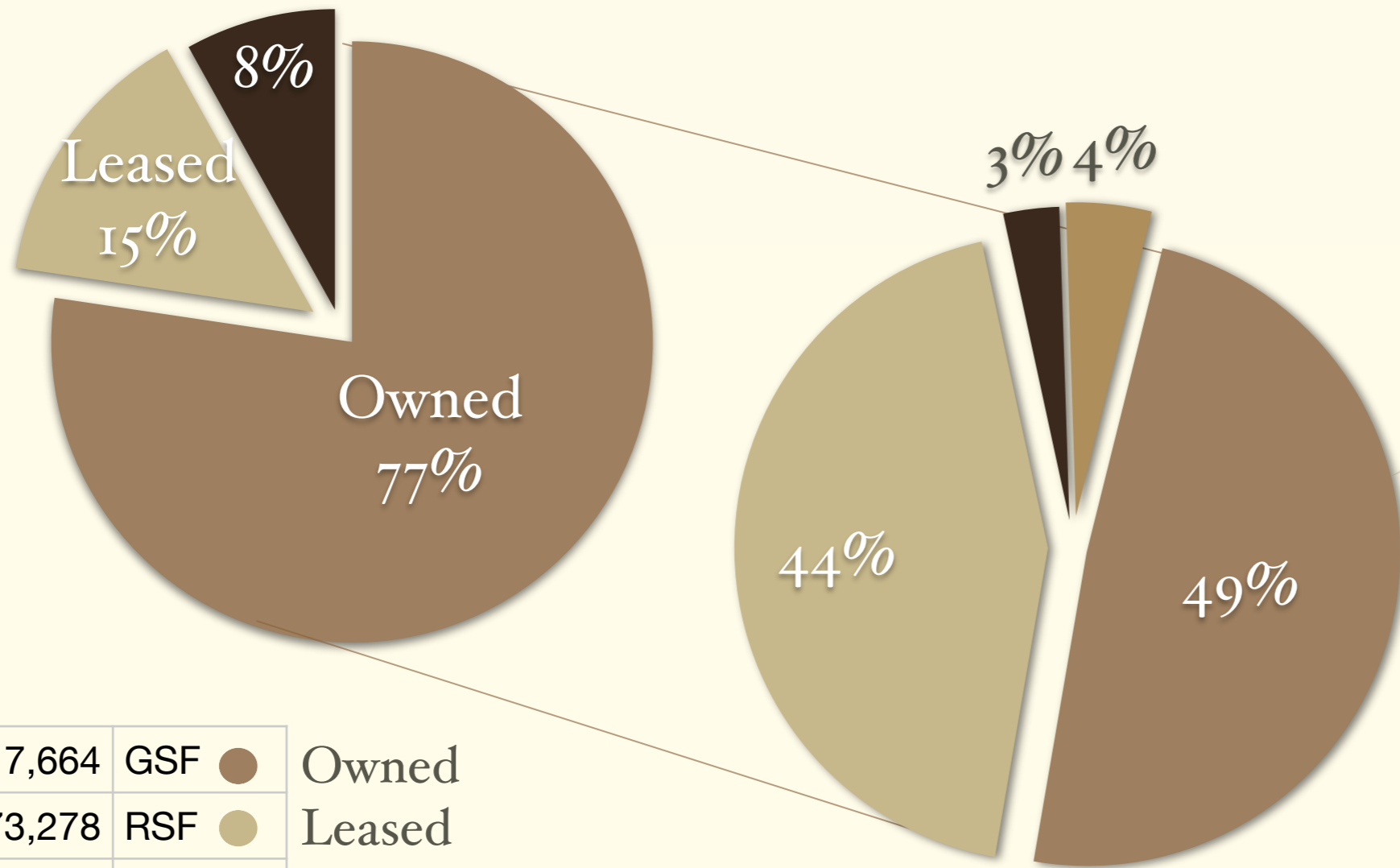
Knowing what facility assets you have is one of the keystones of successful facility asset management

The CBPC has recognized the importance and in 2007 supported efforts to assemble a comprehensive, unified and accessible facilities and other assets (e.g. land, water) inventory





INVENTORY OF FACILITIES AND PROPERTIES



DCA	1,420,159	GSF
DMA	1,492,049	GSF
DOT	1,380,808	GSF
ExpoNM	1,260,964	GSF
Other	2,413,722	GSF

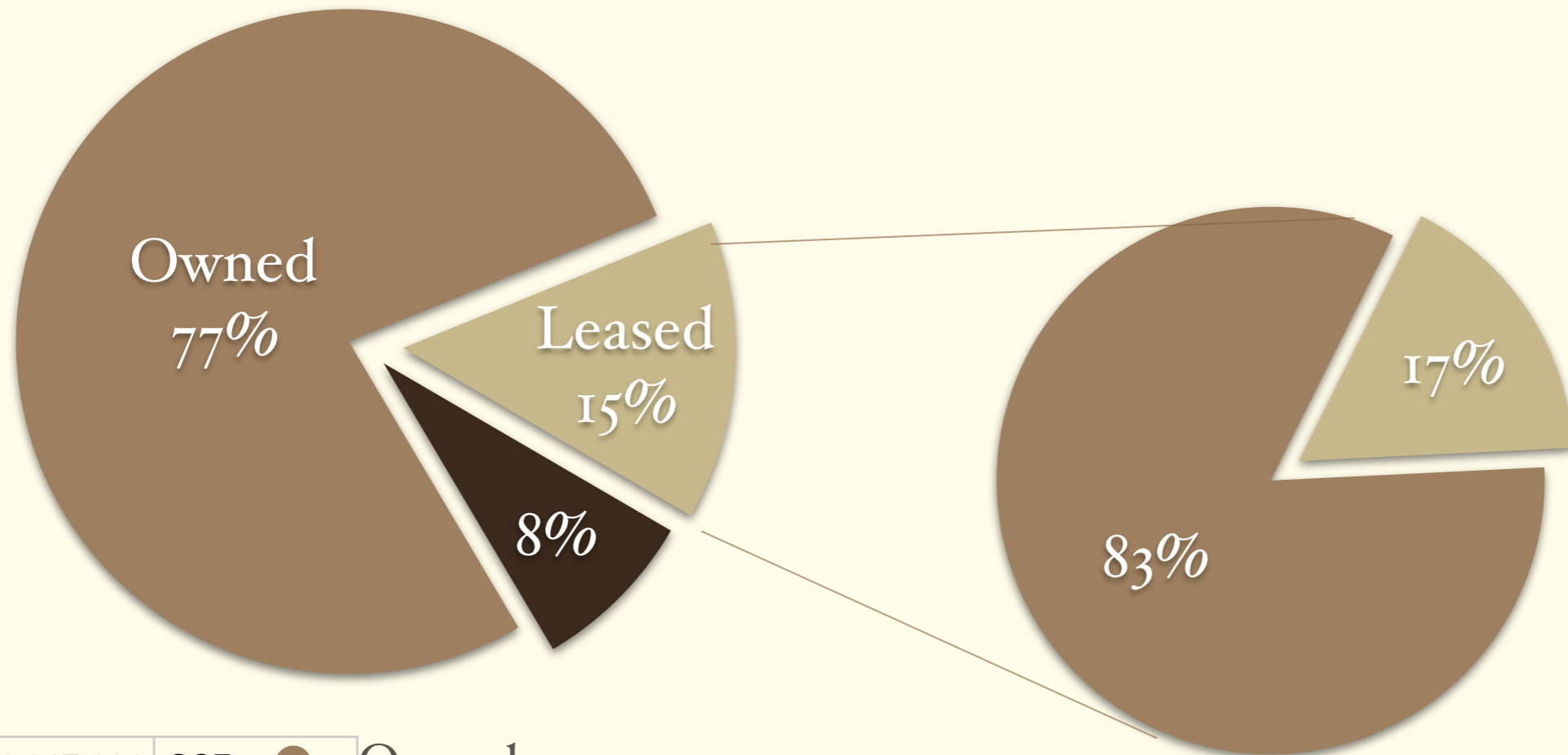
16,317,664	GSF	Owned
3,073,278	RSF	Leased
1,705,855	USF	Provided by Counties
58,511,258	Total*	

7,966,302	GSF	Departmental Purview
7,162,748	GSF	GSD FMD Purview
469,261	GSF	Legislative
719,353	GSF	Judicial
16,317,664	Total	

*Does not include Higher Education or Public Schools



INVENTORY OF FACILITIES AND PROPERTIES



16,317,664	GSF	● Owned
3,073,278	RSF	● Leased
1,705,855	RSF	● Provided by Counties
21,096,797	Total	

	RSF	\$/M	● Executive
	2,555,212	\$47.46	● Judicial
	518,066	\$10.69	
	3,073,278	\$58.15	Total



County	RSF	\$/M
Bernalillo	926,468	\$17.09
Doña Ana Ana	280,330	\$6.60
Santa Fe	550,326	\$13.14



The Inventory is accessed through a web-based relational data base

The database is updated with close cooperation with GSD FMD

Inventory of Facilities and Properties

STATE OF NEW MEXICO
Inventory of Facilities and Properties 2017

Home Facilities Land Search Background

Facilities Land

Owned Leased Owned Land Leased Land

Provided by Counties to State Leased-Purchased Leased to Others

The Capitol Buildings Planning Commission (CBPC) is an intergovernmental agency that studies and plans for the long-range facility needs of the State of New Mexico. The CBPC has developed a series of comprehensive reports and maps to assist in its analysis process.

This site can provide further information about the facilities that New Mexico owns, leases, and maintains under lease-purchase agreements. The State of New Mexico Inventory of Facilities and Properties 2017 updates the previous inventories with information gathered to include changes to Owned and Leased facility data that occurred between December of 2015 and October 2016.

Updates for 2017 include only facilities and judicial facility leases under GSD/FMD purview, and leases under AOC (Administrative Office of the Courts) purview.

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INVENTORY OF FACILITIES AND PROPERTIES

The Inventory provides data facilities owned, leased, and provided by others identifying:

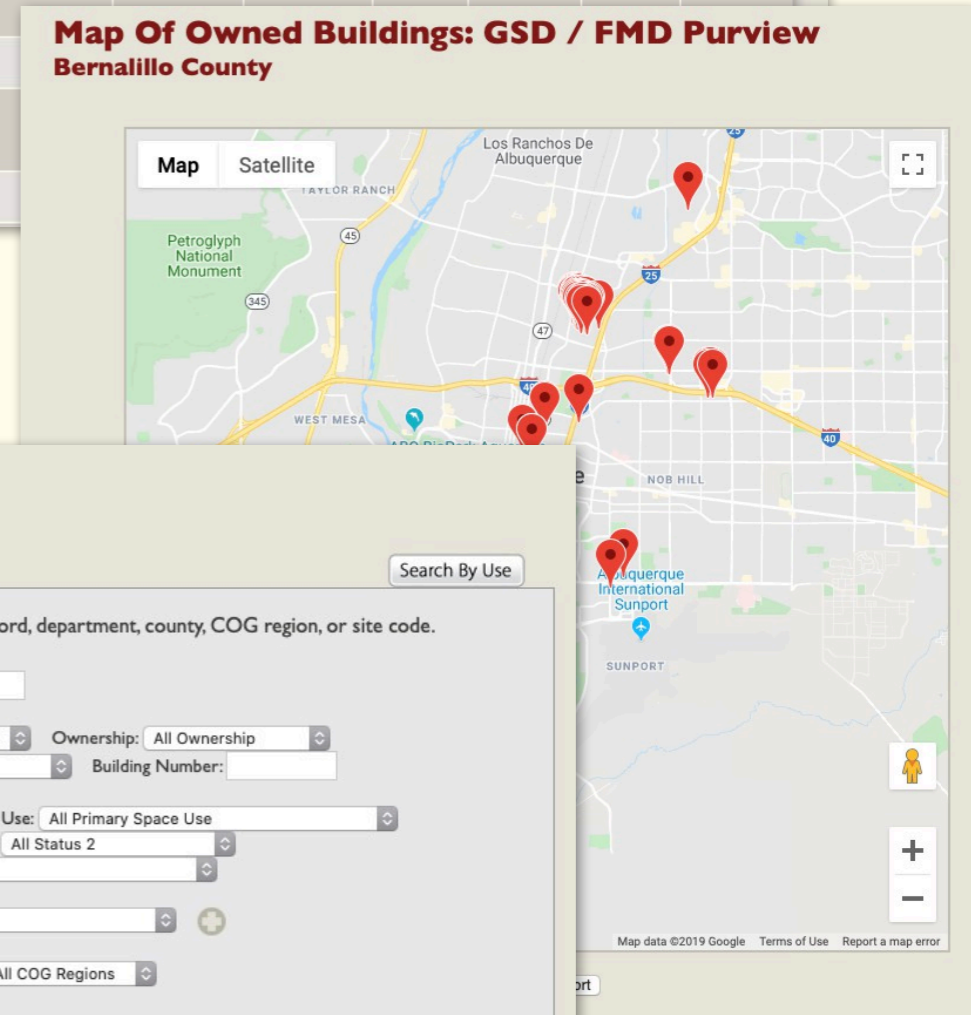
- ▶ Location
- ▶ Size
- ▶ Occupants
- ▶ Lessor and Cost (leased)
- ▶ Staffing (FTE)

State Of New Mexico Owned Buildings

This report does not include buildings owned by Institutions of Higher Education or Public School Facilities.

Under GSD / FMD Purview Owned Buildings By County Reports

Occupant Department	GSF	Number of Facilities	GSF % of Total	Budget FTE Filled	Budget FTE Vacant	Temp FTE Filled	Temp FTE Vacant	Other FTE Filled	Other FTE Vacant
Administrative Hearings Office	0	2	0.00%	9.00	0.00	0.00	0.00	0.00	0.00
Adult Parole Board	0	1	0.00%	6.00	0.00	0.00	0.00	0.00	0.00
Aging and Long-Term Care Department	32,403	1	0.20%	112.00	21.00	0.00	0.00	0.00	0.00
Attorney General	57,190	1							
Children, Youth and Families Department	516,869	52							
Commission for the Blind	47,444	7							



Global Inventory Search

Search By Use

Filter your search of the NM Facilities tables by any combination of word, department, county, COG region, or site code.

Search for:

Jurisdiction: All Jurisdictions Branch: All Branches Ownership: All Ownership

Site Code: All Site Codes Building Number:

Use Category: All Use Categories Primary Space Use: All Primary Space Use

Status 1: All Status 1 Status 2: All Status 2

Status 3: All Status 3

Occupant Agency: All Occupant Agencies

County: All Counties COG Region: All COG Regions

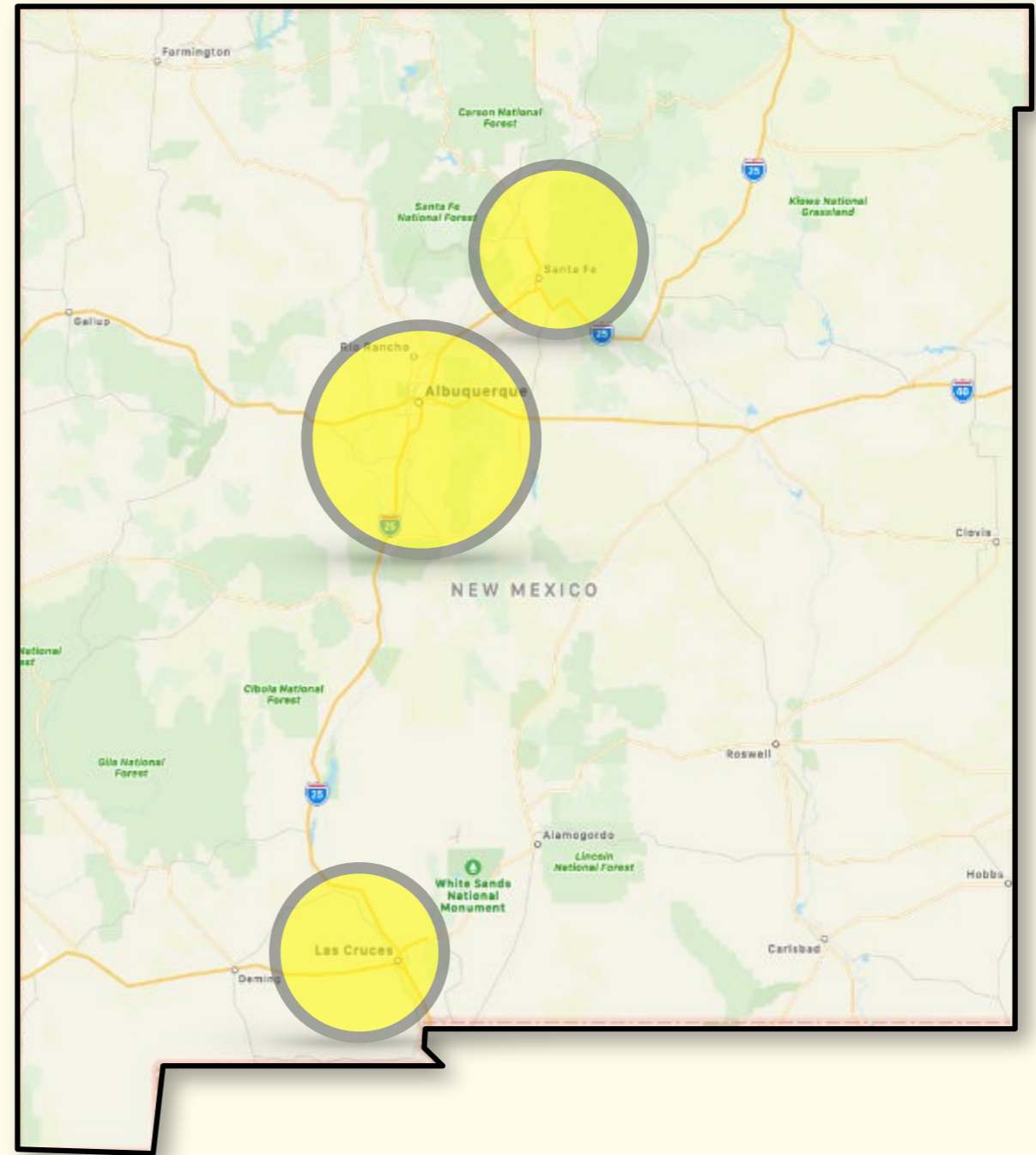
Go Reset



AREA PLANS

The CBPC has developed and adopted:

- ▶ General Development Principles
- ▶ Santa Fe Area
- ▶ Albuquerque Area
- ▶ Las Cruces Area





Seek opportunities

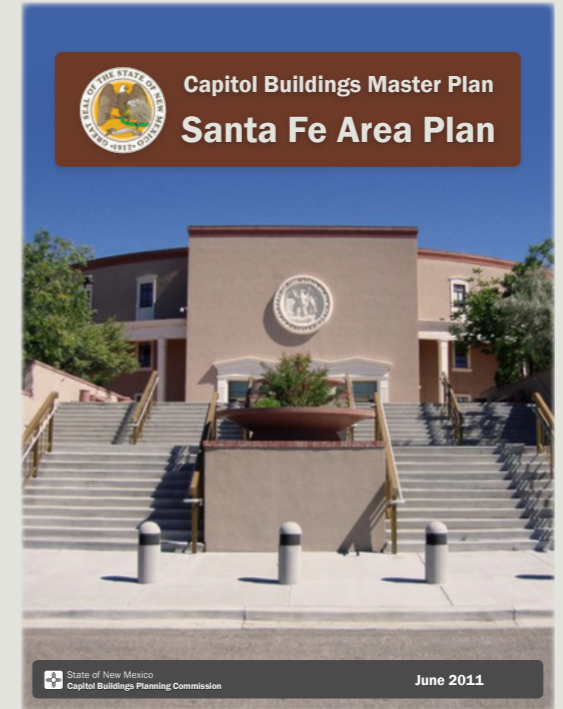
- ▶ to move state agencies from leased to state-owned space
- ▶ for consolidation, disposition or acquisition of facilities to
 - ▶ facilitate access to services
 - ▶ promote economies of scale
 - ▶ achieve cost-effective operations, and
 - ▶ make the most efficient use of space in accordance with New Mexico Space Standards and best practices;



SANTA FE AREA PLAN

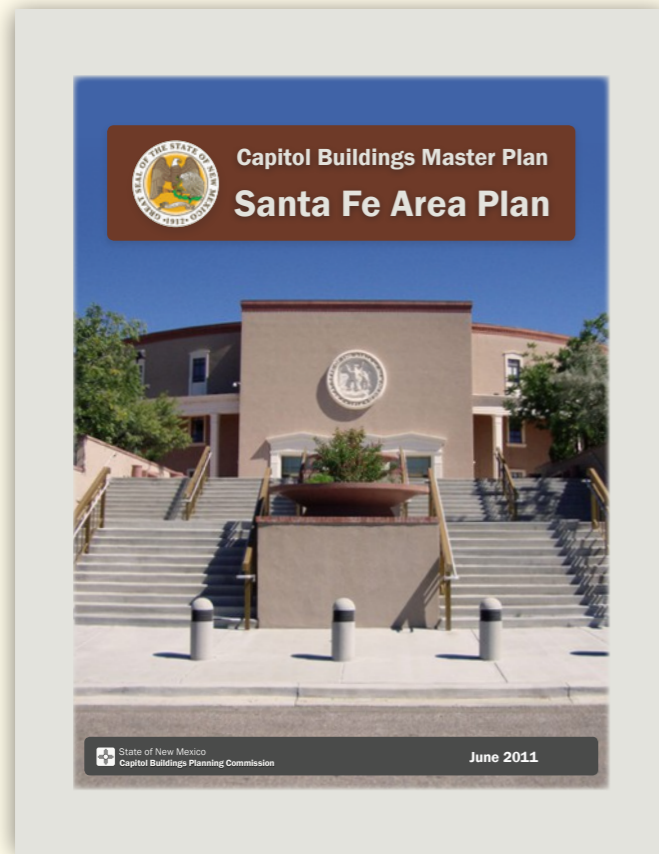
The Capitol Building Planning Commission (CBPC) adopted the Santa Fe Area Plan to guide development and redevelopment of the five Santa Fe state campuses

In Santa Fe, the state owns ~ 5.1 million gsf and leases ~ .54 million equivalent gsf (@ \$10.7 m / year) accommodating ~6,600 total personnel





SANTA FE AREA PLAN



General Location Principles

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

Co-locate agencies or functions according to adopted criteria

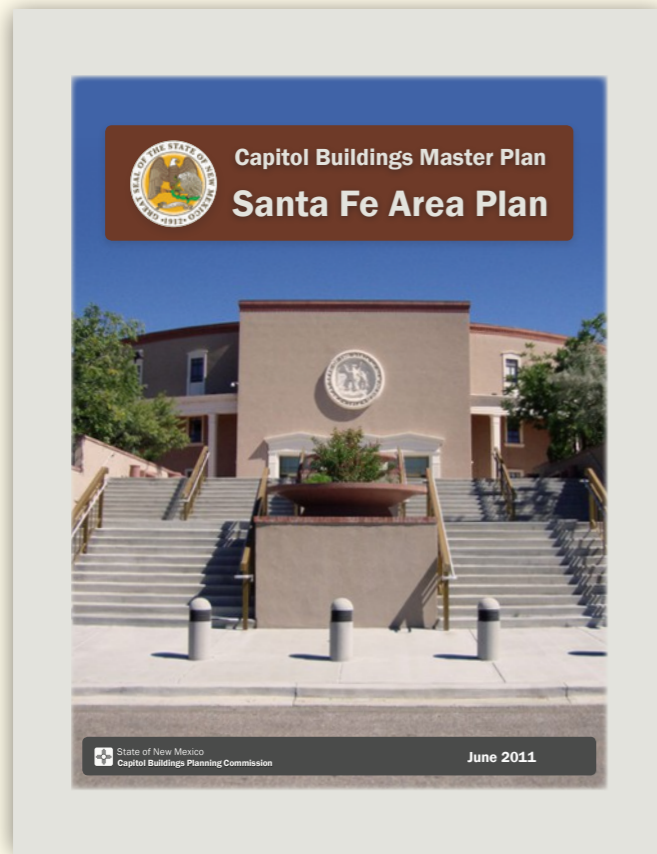
Acquire designated parcels, land or buildings over the long-term for campus development, contingencies and buffers

Acquire and maintain a space inventory for leases to agencies with federal and other revenue sources; for agencies with fluctuating programs; and to meet needs faster than capital funding availability

Develop site master plans to guide specific development and redevelopment



LOCATION PRINCIPLES



Campus-Specific Location Principles

Main Capitol Campus

- Constitutionally created or statutorily attached agencies (elected officials)
- High degree of legal or financial responsibilities
- High degree of interaction with constitutional agencies
- Special relationship to Capitol area

South Capitol Campus

- Administrative and administrative support
- Field offices (depending upon plan)

West Capitol Campus

- High Interaction with the Public
 - Field Offices
 - Support Functions

Other Campuses

- Specialized to function



CAPITOL CAMPUS



The Capitol Campus is about 40 acres with about 1.15 m square feet of owned buildings with about 1,500 occupants

New Mexico Main Capitol Campus

- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (SLO)
- Legislative Jurisdiction
- Judicial Jurisdiction

- 1 State Capitol Building
- 2 Legislative Office Building (Capitol North)
- 3 Supreme Court Building
- 4 Paul Bardacke / Villagra Building
- 5 Bataan Memorial Building
- 6 Jerry Apodaca Building
- 7 Concha Ortiz y Pino Building
- 8 Capitol Parking Garage
- 9 Maintenance Buildings
- 10 Casitas
- 11 Physical Plant
- 12 Guard House
- 13 Edward J. Lopez - State Land Office Building
- 14 Lamy Building
- 15 Lew Wallace Building
- 16 PERA Building
- 17 NM Department of Workforce Solutions

Study Area Size:	58 ac
State Property Owned:	40.7 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	1,122,510 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278
Share of State Owned Facilities in Santa Fe:	27.1%



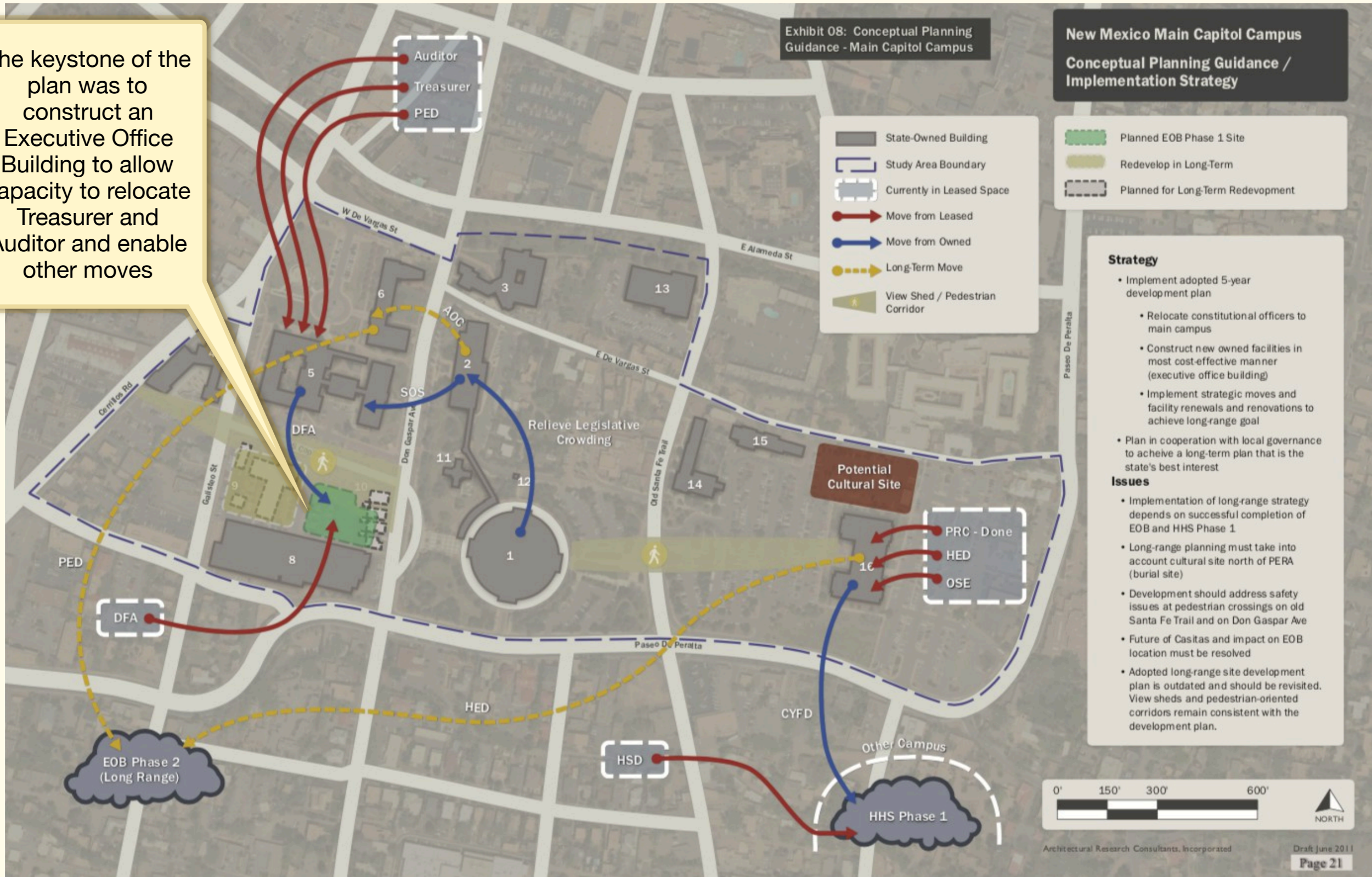


CAPITOL CAMPUS IMPLEMENTATION STRATEGY - 2011

The keystone of the plan was to construct an Executive Office Building to allow capacity to relocate Treasurer and Auditor and enable other moves

Exhibit 08: Conceptual Planning Guidance - Main Capitol Campus

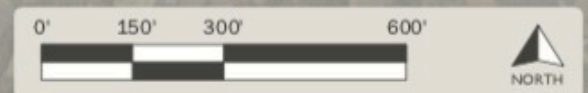
New Mexico Main Capitol Campus Conceptual Planning Guidance / Implementation Strategy



- State-Owned Building
- Study Area Boundary
- Currently in Leased Space
- Move from Leased
- Move from Owned
- Long-Term Move
- View Shed / Pedestrian Corridor

- Planned EOB Phase 1 Site
- Redevelop in Long-Term
- Planned for Long-Term Redevelopment

- Strategy**
- Implement adopted 5-year development plan
 - Relocate constitutional officers to main campus
 - Construct new owned facilities in most cost-effective manner (executive office building)
 - Implement strategic moves and facility renewals and renovations to achieve long-range goal
 - Plan in cooperation with local governance to achieve a long-term plan that is the state's best interest
- Issues**
- Implementation of long-range strategy depends on successful completion of EOB and HHS Phase 1
 - Long-range planning must take into account cultural site north of PERA (burial site)
 - Development should address safety issues at pedestrian crossings on old Santa Fe Trail and on Don Gaspar Ave
 - Future of Casitas and impact on EOB location must be resolved
 - Adopted long-range site development plan is outdated and should be revisited. View sheds and pedestrian-oriented corridors remain consistent with the development plan.





SOUTH CAPITOL CAMPUS

Exhibit 09: Existing Development - South Capitol Campus

Study Area Size:	80.1 ac
State Property Owned:	55.4 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	762,299 sq ft
Approximate State Employees (FTE):	2,279 Total
PCD Area:	1,630
NMDOT Area:	649
Parking Spaces:	2,315 Total
PCD Area:	1,523
NMDOT Area:	792

18.8% are of State Owned Facilities in Santa Fe:

New Mexico South Capitol Campus

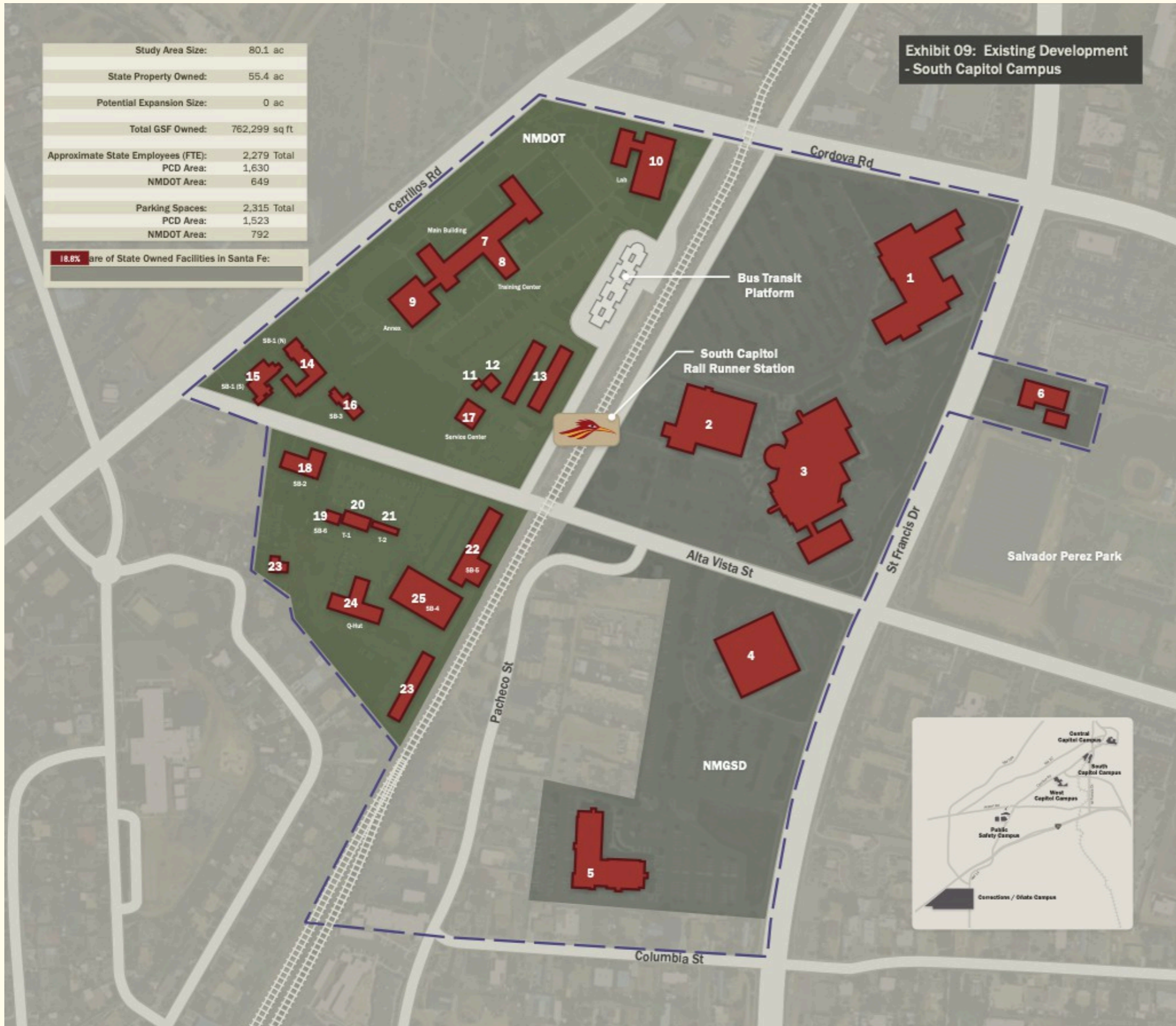
- State-Owned Building
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (NMDOT)

NMGSD

- 1 Joseph Montoya Building
- 2 John F. Simms Building
- 3 Harold L. Runnels Building
- 4 Manuel Lujan Sr. Building
- 5 Wendell Chino Building
- 6 Public Health Nurse Building (Vital Records and Statistics)

NMDOT

- 7 General Office (G.O.) Building
- 8 Training Center
- 9 Annex
- 10 Lab - Materials and Research
- 11 Service Center Office (Formerly Buildings and Grounds)
- 12 Service Center Car Wash
- 13 Service Center Carports
- 14 SB-1 North - Planning - Traffic Services
- 15 SB-1 South - Advance Planning
- 16 SB-3 - Child Care Facility
- 17 Service Center (Fleet)
- 18 SB-2 - Construction, Equipment and Maintenance Management
- 19 SB-6 - PIO Staff
- 20 Trailer 1 - Risk Management
- 21 Trailer 2 - General Services
- 22 SB-5 - Storage
- 23 Storage (Multiple Buildings)
- 24 Q-Hut - Buildings and Grounds
- 25 SB-4 - Traffic Services, Sign Shop, Staff Development





SOUTH CAPITOL CAMPUS

Exhibit 10: Conceptual Planning Guidance - South Capitol Campus (from the South Capitol Campus 2040 Master Plan)

New Mexico South Capitol Campus Conceptual Master Plan 2040

Potential Parking Provided (excluding potential parking on NMDOT land)	
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

- Existing buildings
- Proposed building locations
- Proposed parking structure locations
- Existing surface parking areas
- Potential NMDOT Train/Multi-Modal Depot and Parking Deck
- CP Campus parks
- PS Primary pedestrian spine
- RR Rail Runner Transit Mall
- Other State Owned Land
- Potential Pedestian Bridge

Strategy

- Implement the redevelopment recommendations of the South Capitol Campus 2040 Master Plan, including sustainable planning measures
 - Increase efficiency of existing buildings as a first step
- In cooperation with NMDOT, incorporate long-range development needs of NMDOT and Rail Runner Station into South Capitol Campus 2040 Master Plan, and explore full potential of NMDOT parcels

Issues

- Many facilities require investment in facility renewal
- Facilities lack turn-around space to complete facility renewal while maintaining functionality
- Long-range development requires the construction of parking structures

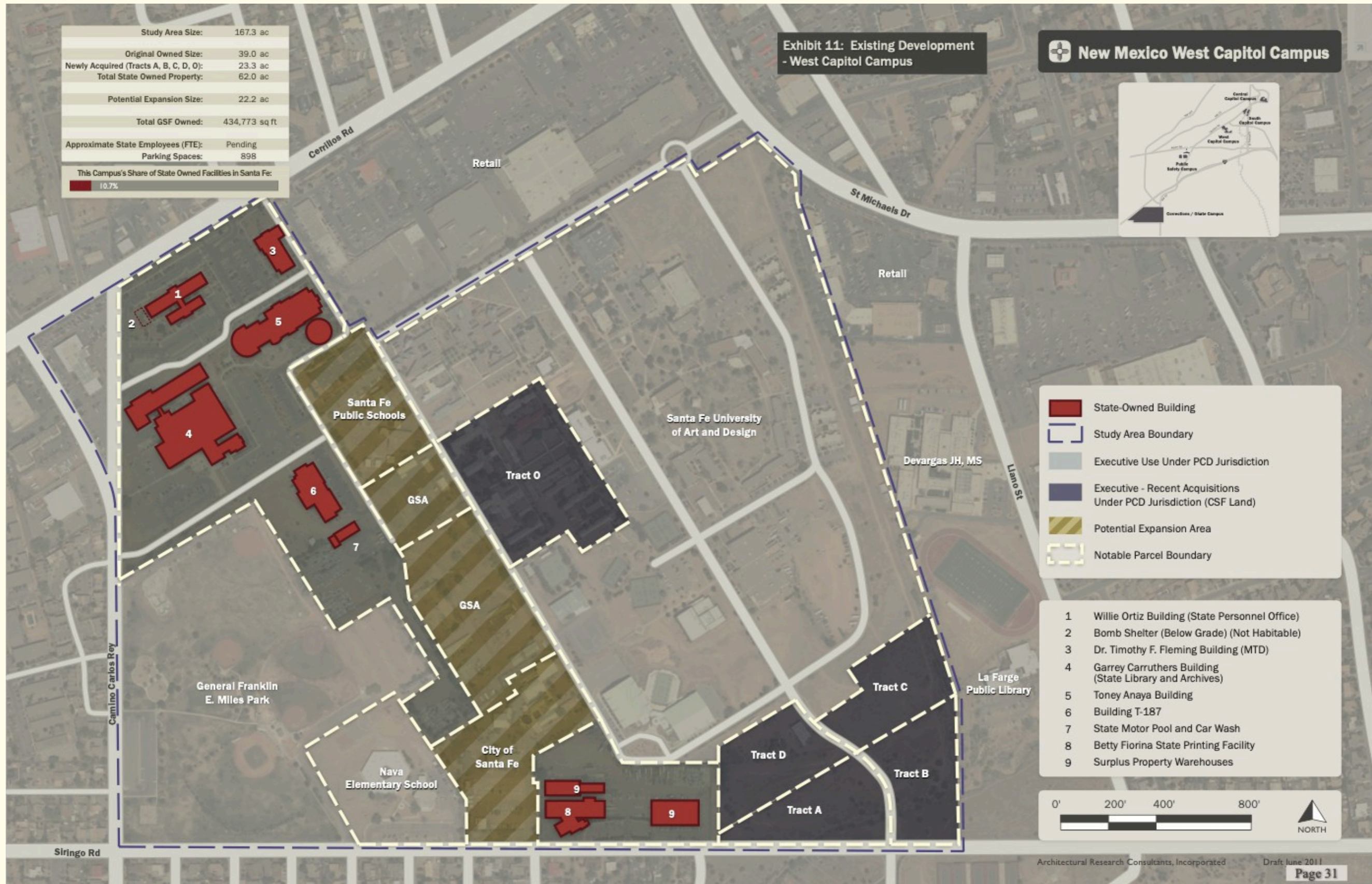
Development Capacity

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

New Mexico South Capitol Campus - 2040 Master Plan available at: http://www.nmlegis.gov/lcs/cbpc_cbmp.aspx

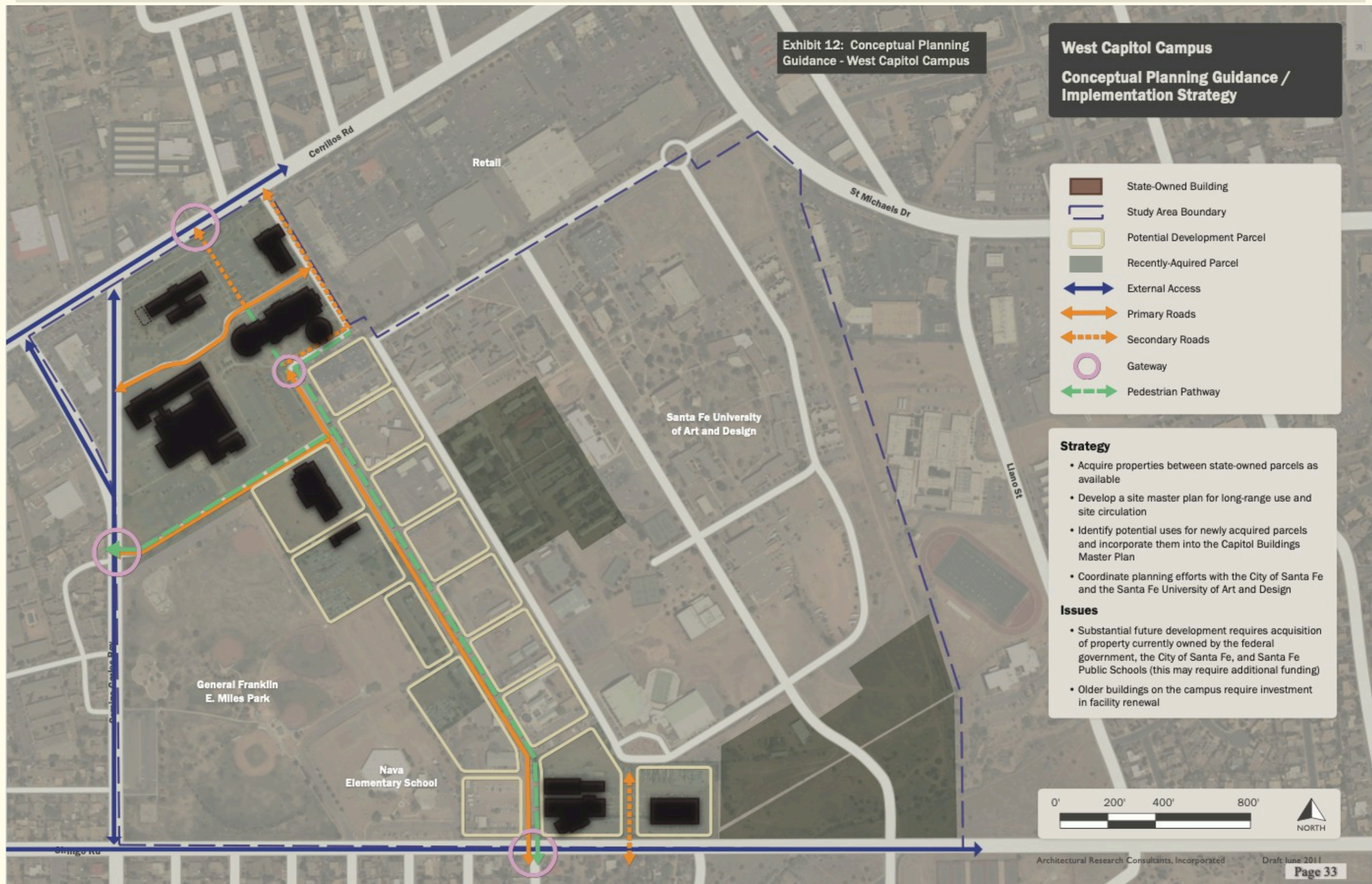


WEST CAPITOL CAMPUS





WEST CAPITOL CAMPUS





PUBLIC SAFETY / NMDOT-D5 CAMPUS

Study Area Size:	189.8 ac
State Property Owned:	85.8 ac
Leased from City of Santa Fe:	36.8 ac
NM School for the Deaf Land:	39.6 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	246,841 sq ft
PCD Area:	185,231 sq ft
NMDOT Area:	61,610 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	592 Total
PCD Area:	306
NMDOT Area:	165
Valdes Business Park:	121

Share of State Owned Facilities in Santa Fe:
5.6%

Exhibit 13: Existing Development - Public Safety/NMDOT Campus

New Mexico Public Safety / NMDOT-D5 Campus

- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Executive Not Under PCD Jurisdiction (NMDOT)
- Executive Not Under PCD Jurisdiction (NMDPS) Leased from City of Santa Fe
- Notable Parcel Boundary

- Valdes Business Park**
- MVD Field Office
- NMDPS**
- Portable Buildings
 - State Police Vehicle Maintenance
 - GSD Radio Communications
 - Law Enforcement Academy
 - Law Enforcement Dormitory
 - State Police Headquarters
 - Evidence Building
 - District 01 Headquarters
- NMDOT District 5**
- GEO Exploration Unit Building
 - Santa Fe Project Office
 - State Police Residence
 - Patrol Yard Shop
 - Station Office
 - District Sign Shop
 - Shop
 - Rail Box Car
 - Storage
 - Welding & Carpentry
 - Maintenance Shop
 - Storage
 - Tank Canopy
 - Covered Parking
 - Reginaldo Espinoza Sr. Building
 - Service Center
 - NMDOT Lab
 - Police Trailer
 - Survey Office
 - Storage
 - AMSI Trailer





PUBLIC SAFETY / NMDOT-D5 CAMPUS

Exhibit 14: Conceptual Planning Guidance - Public Safety/NMDOT Campus

New Mexico Public Safety / NMDOT-D5 Campus Conceptual Planning Guidance / Implementation Strategy

- State-Owned Building
- Study Area Boundary
- Conceptual Development Area

Develop for medium-density field office functions

Long-Term Reuse

Retain for NMDPS Use

Santa Fe
NMSD Land

NMDOT Land

Strategy

- Develop Valdes property as needed for medium-density field office functions
- Retain NMDPS land for public safety uses
- Consider long-term reuse of NMDPS race track
- Encourage long-range strategic planning by campus occupants

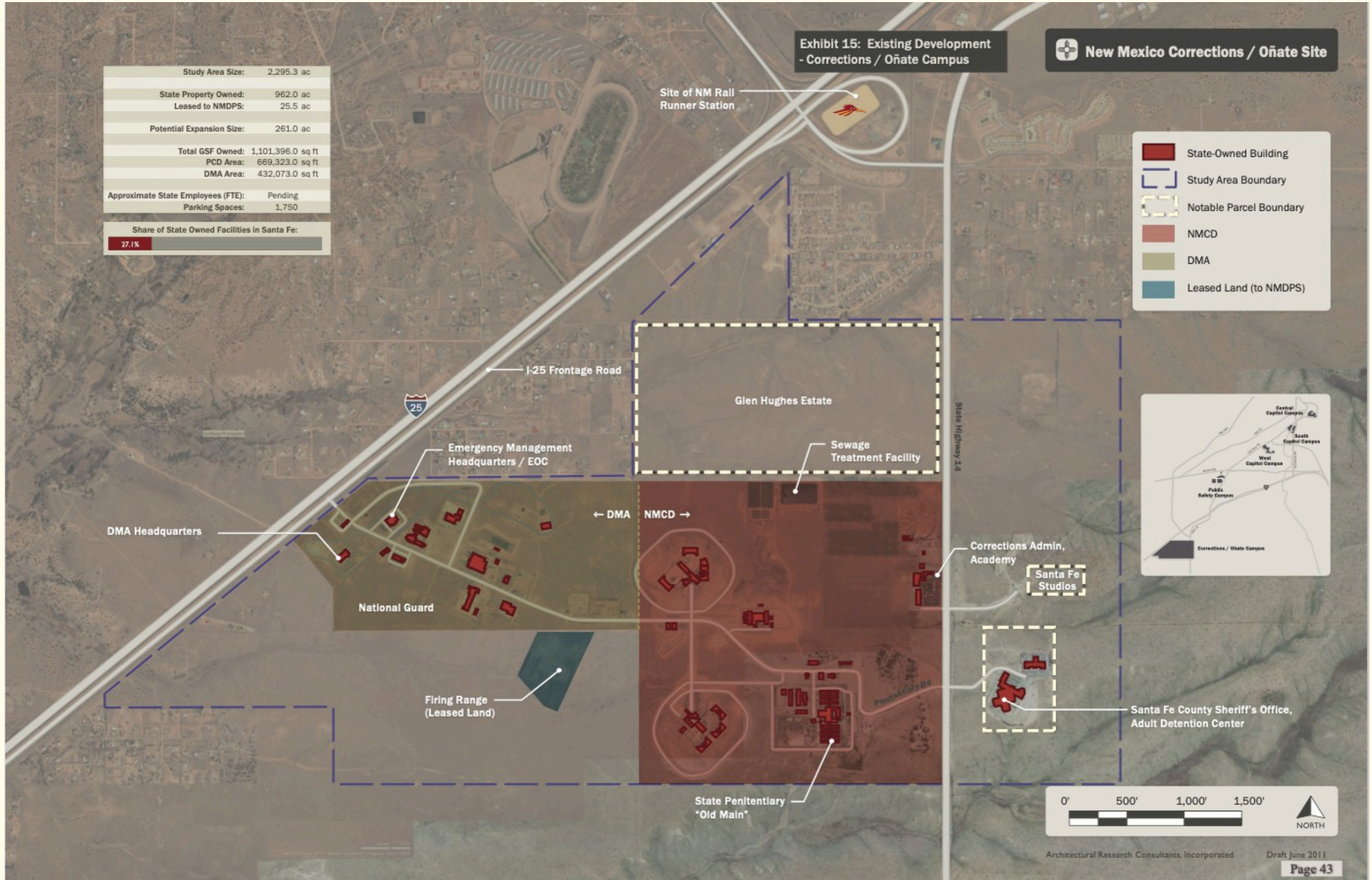
Issues

- Long-term land lease from City of Santa Fe
- Impact of encroachment by development on NMDOT-D5
- Safety and environmental remediation concerns associated with NMDPS race track
- Identification of long-range needs of all campus occupants





NM CORRECTIONS / OÑATE STE





NM CORRECTIONS / OÑATE SITE

Strategy

- Identify the long-range needs of all campus components
- Retain this site for use by the Department of Military Affairs, the Department of Homeland Security and Emergency Management, and the Corrections Department
- Acquire land to the south of the Department of Military Affairs for long-term use and as a buffer for the firing range
- Consider possible non-Corrections use development along NM 14
- Coordinate with the State Land Office and local governments for regional long-term development strategies

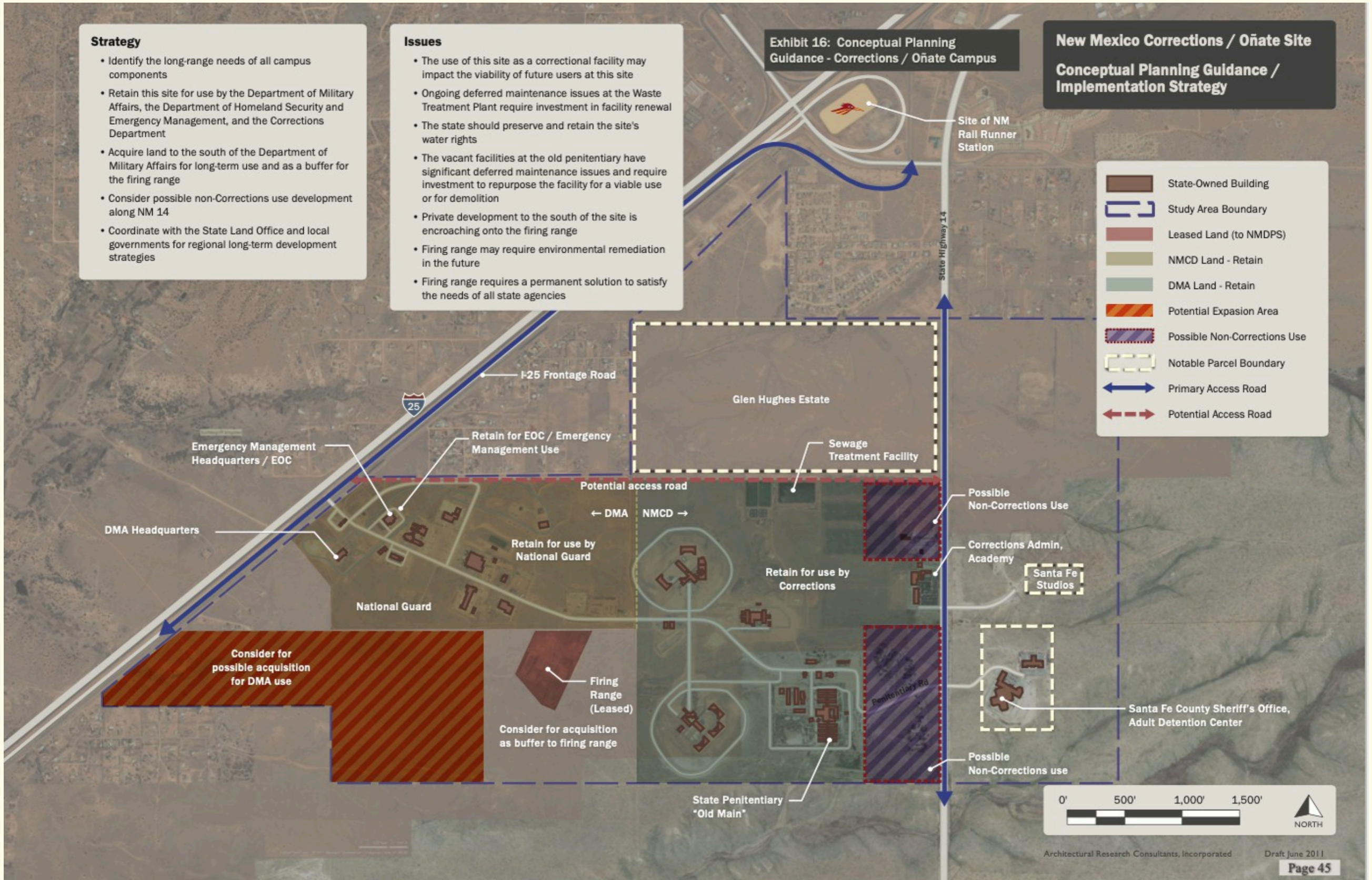
Issues

- The use of this site as a correctional facility may impact the viability of future users at this site
- Ongoing deferred maintenance issues at the Waste Treatment Plant require investment in facility renewal
- The state should preserve and retain the site's water rights
- The vacant facilities at the old penitentiary have significant deferred maintenance issues and require investment to repurpose the facility for a viable use or for demolition
- Private development to the south of the site is encroaching onto the firing range
- Firing range may require environmental remediation in the future
- Firing range requires a permanent solution to satisfy the needs of all state agencies

Exhibit 16: Conceptual Planning Guidance - Corrections / Oñate Campus

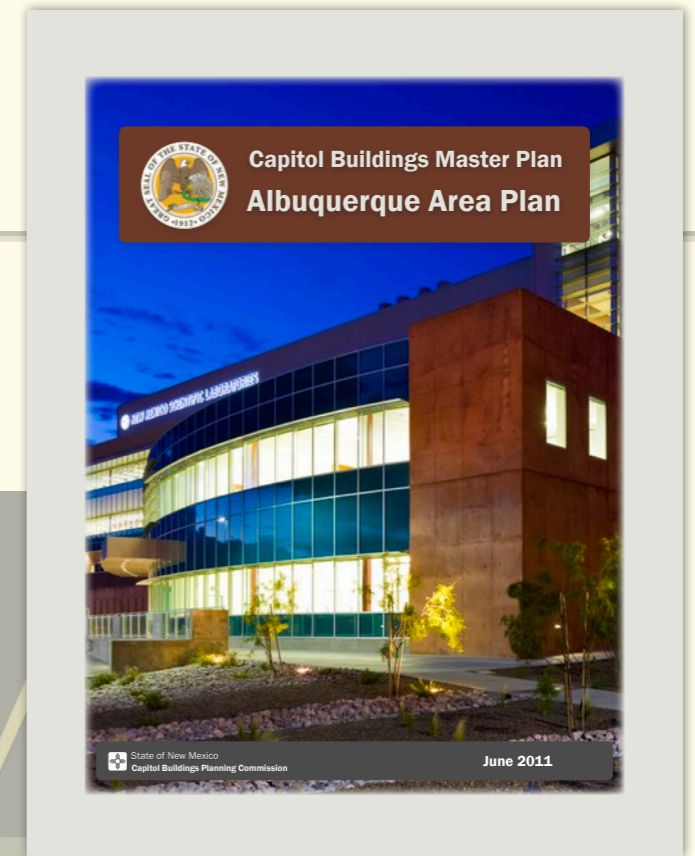
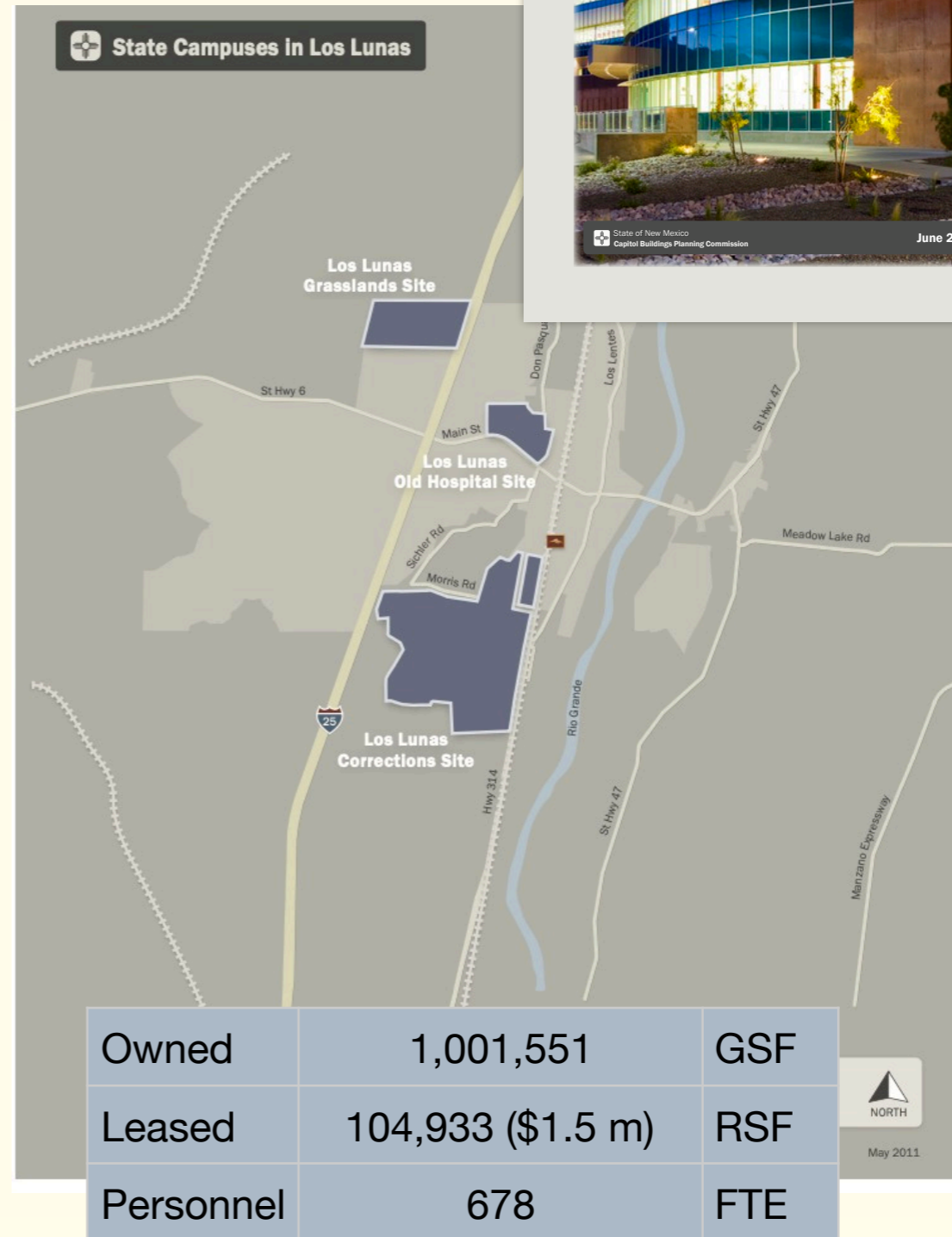
New Mexico Corrections / Oñate Site Conceptual Planning Guidance / Implementation Strategy

	State-Owned Building
	Study Area Boundary
	Leased Land (to NMDPS)
	NMCD Land - Retain
	DMA Land - Retain
	Potential Expansion Area
	Possible Non-Corrections Use
	Notable Parcel Boundary
	Primary Access Road
	Potential Access Road





ALBUQUERQUE AREA PLAN



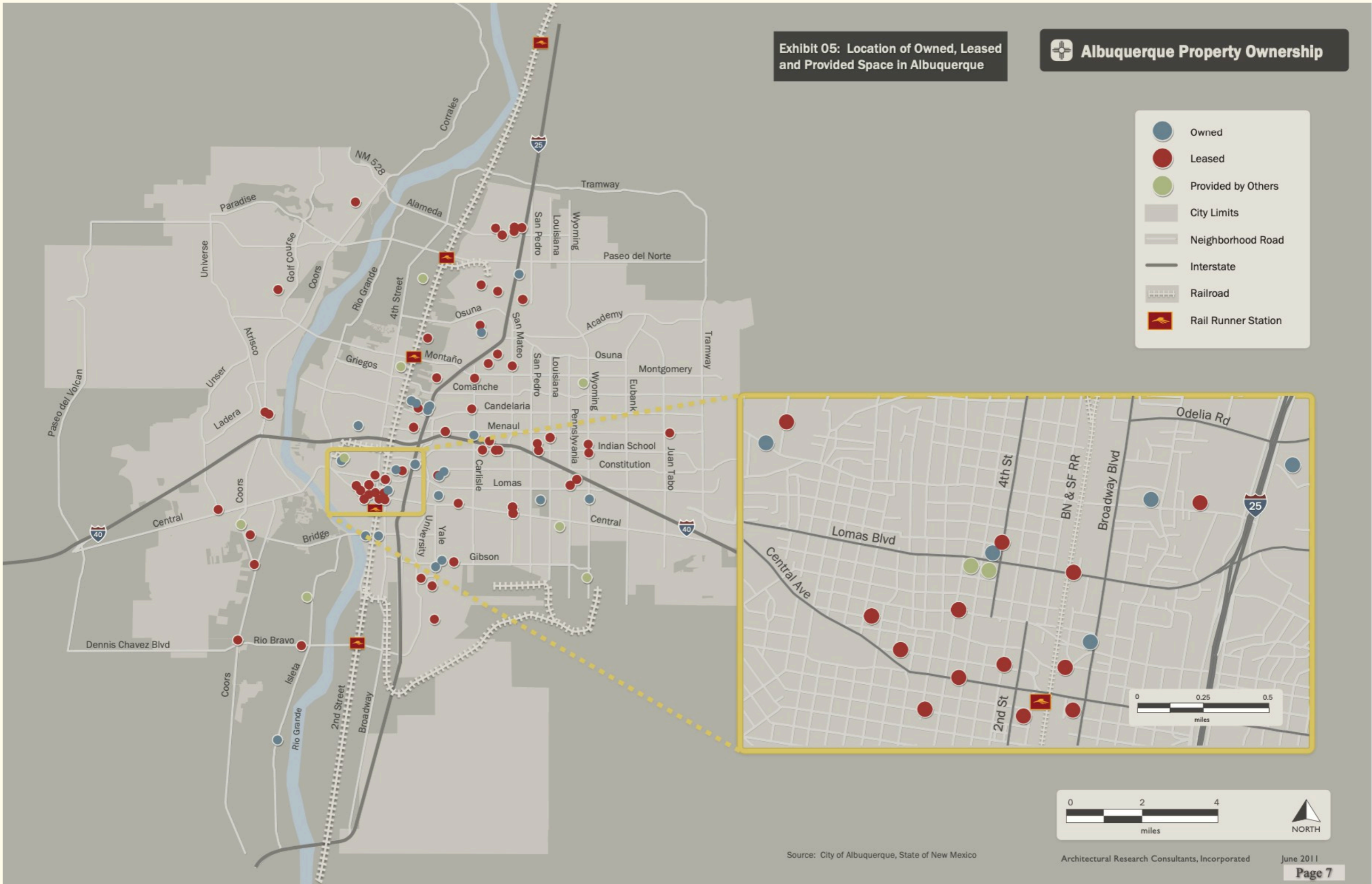


ALBUQUERQUE AREA PLAN

Exhibit 05: Location of Owned, Leased and Provided Space in Albuquerque

Albuquerque Property Ownership

- Owned
- Leased
- Provided by Others
- City Limits
- Neighborhood Road
- Interstate
- Railroad
- ▶ Rail Runner Station



Source: City of Albuquerque, State of New Mexico



ALBUQUERQUE AREA PLAN

Exhibit 10: Existing Development - YDDC / Superblock Campus

YDDC / Superblock Campus

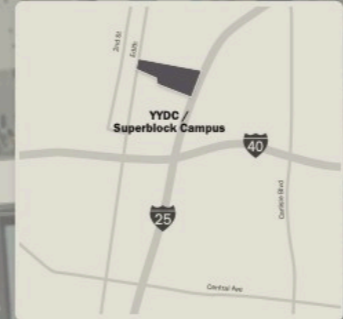


Study Area Size:	79.9 ac
State Property Owned:	69.6 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	279,296 sq ft
PCD:	243,718 sq ft
NMDOT:	11,484 sq ft
Lease:	24,094.0 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	616
Share of State Owned Facilities in Albuquerque	
8.6%	

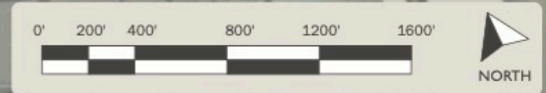
- YDDC**
- 1 Sage - Clinical - Medical
 - 2 Administration Multi Purpose
 - 3 Administration and Dinner Kitchen
 - 4 Administration Support (Portable)
 - 5 Education
 - 6 Gymnasium/Pool
 - 7 IVY
 - 8 Loma
 - 9 Maintenance
 - 10 Esperanza
 - 11 Mesa
 - 12 Sandia Dorm
 - 13 Manzano
 - 14 ZIA
 - 15 Milagro Cottage

- YDDC - Camino Nuevo**
- 16 98-Bed High-Security Detention Facility
- Sequoyah (DOH)**
- 17 Lodge #4
 - 18 Lodge #5
 - 19 Dining - Kitchen
 - 20 Special Management Unit
 - 21 Gym - Recreational Center
 - 22 Maintenance
 - 23 Multipurpose Room
 - 24 Educational Administration
 - 25 Administration Building
 - 26 Educational Classroom
 - 27 New Medical Until

- Other**
- 28 Leased Building on State Land - CYFD
 - 29 Life Future Ambitions (Leased on State Land) - CYFD
 - 30 Three Trailers - CYFD
 - 31 Maloof Building - CYFD
 - 32 Case Norieste - CYDF
 - 33 Hilltop Building - NMDOT
 - 34 Youth Probation Board
 - 35 Old Book Alliance Building (Vacant / Uninhabitable)
 - 36 State Forestry Portable - EMNRD



- State-Owned Building
- Study Area Boundary
- State-Leased Building
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (NMDOT)
- Notable Parcel Boundary





ALBUQUERQUE AREA PLAN





ALBUQUERQUE AREA PLAN

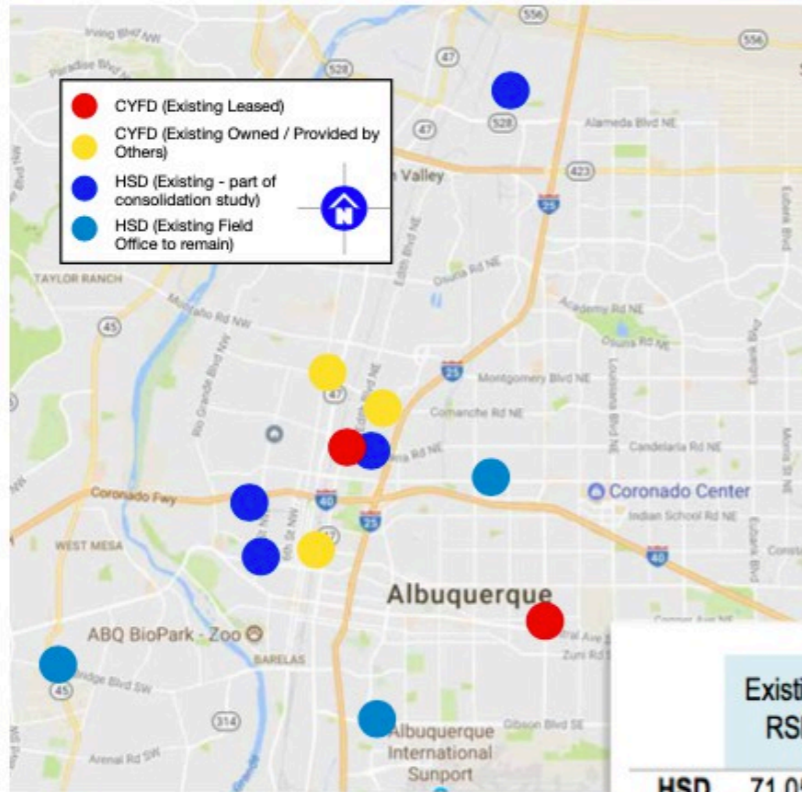
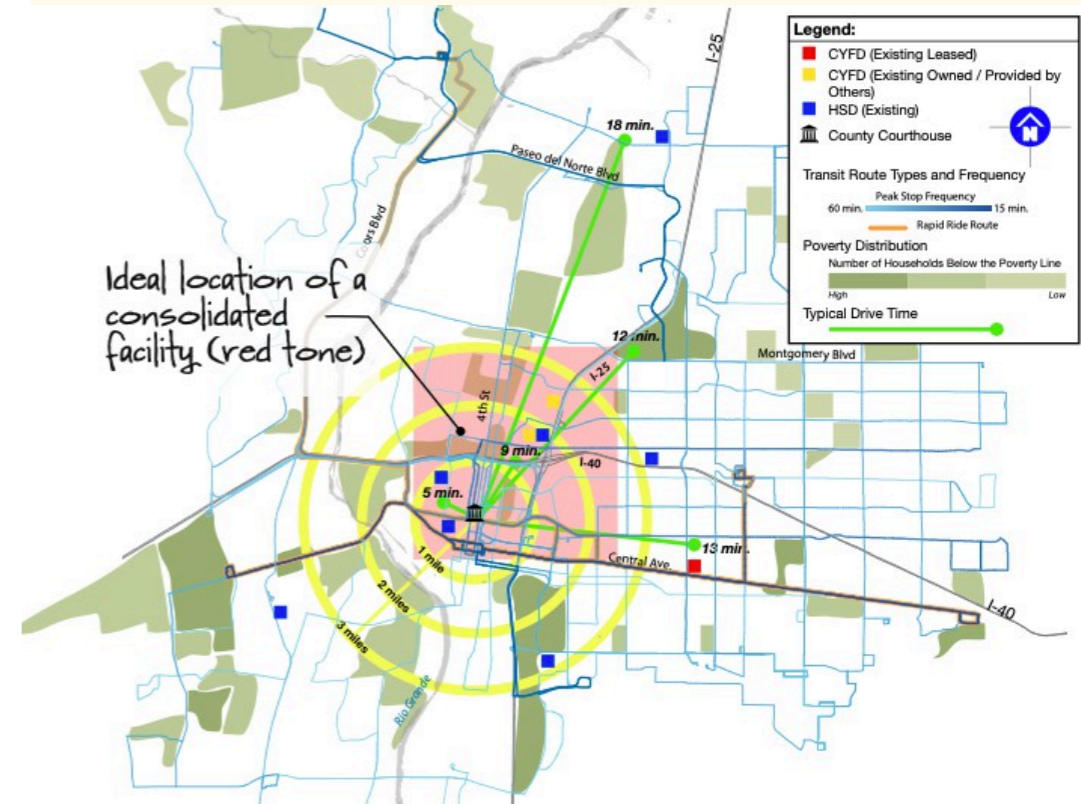


Exhibit 3
Existing Leased Facilities
Potentially Part of a Consolidated Facility

	Existing RSF	Current Lease Cost	Cost / SF	Budgeted Positions
HSD	71,058	\$1,612,171	\$22.69	193
CYFD	118,714	\$2,973,536	\$25.05	436
	189,772	\$4,585,707		629

Average Rent / SF \$24.16



State of New Mexico
Capitol Buildings Master Plan

Albuquerque Area Master Plan Update

Analysis of Options to Consolidate:

cyfd Children, Youth & Families Department (CYFD)

HSD Human Services Department (HSD)

July 2017

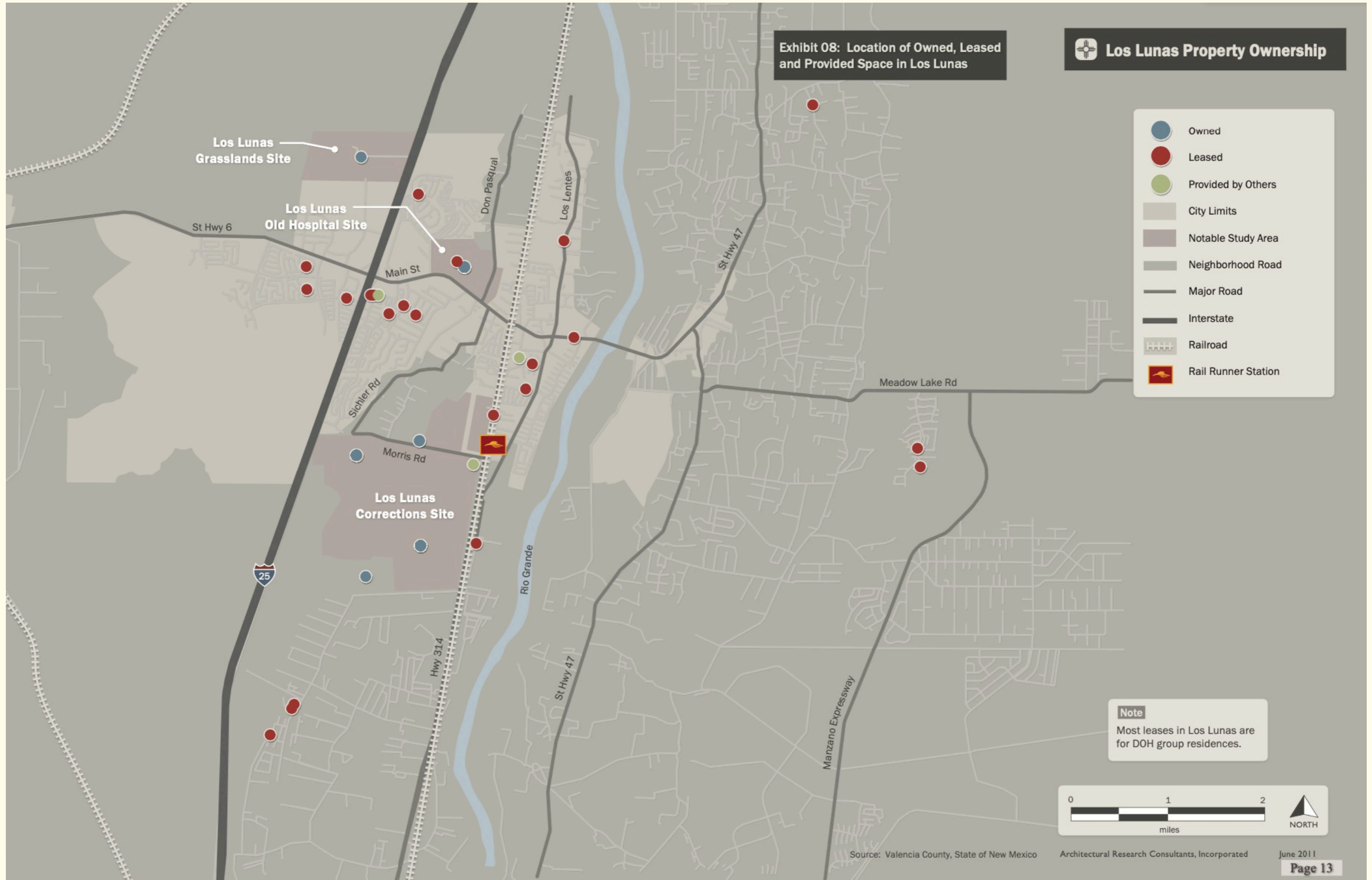
arc Architectural Research Consultants, Incorporated In Association with **CBRE**

Study supported the state to acquire the Pinetree Complex for a Children's Wellness Center



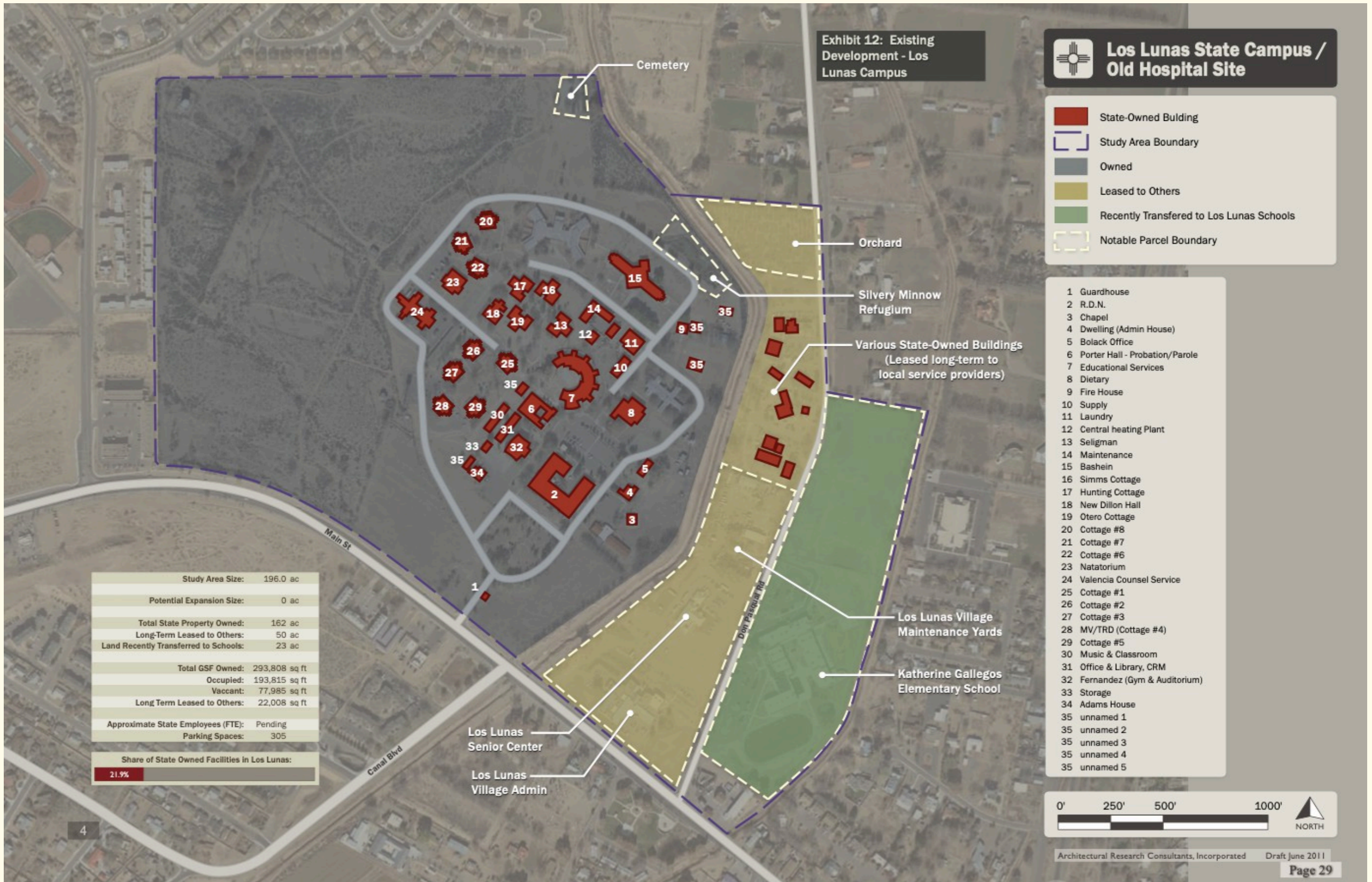


ALBUQUERQUE AREA PLAN



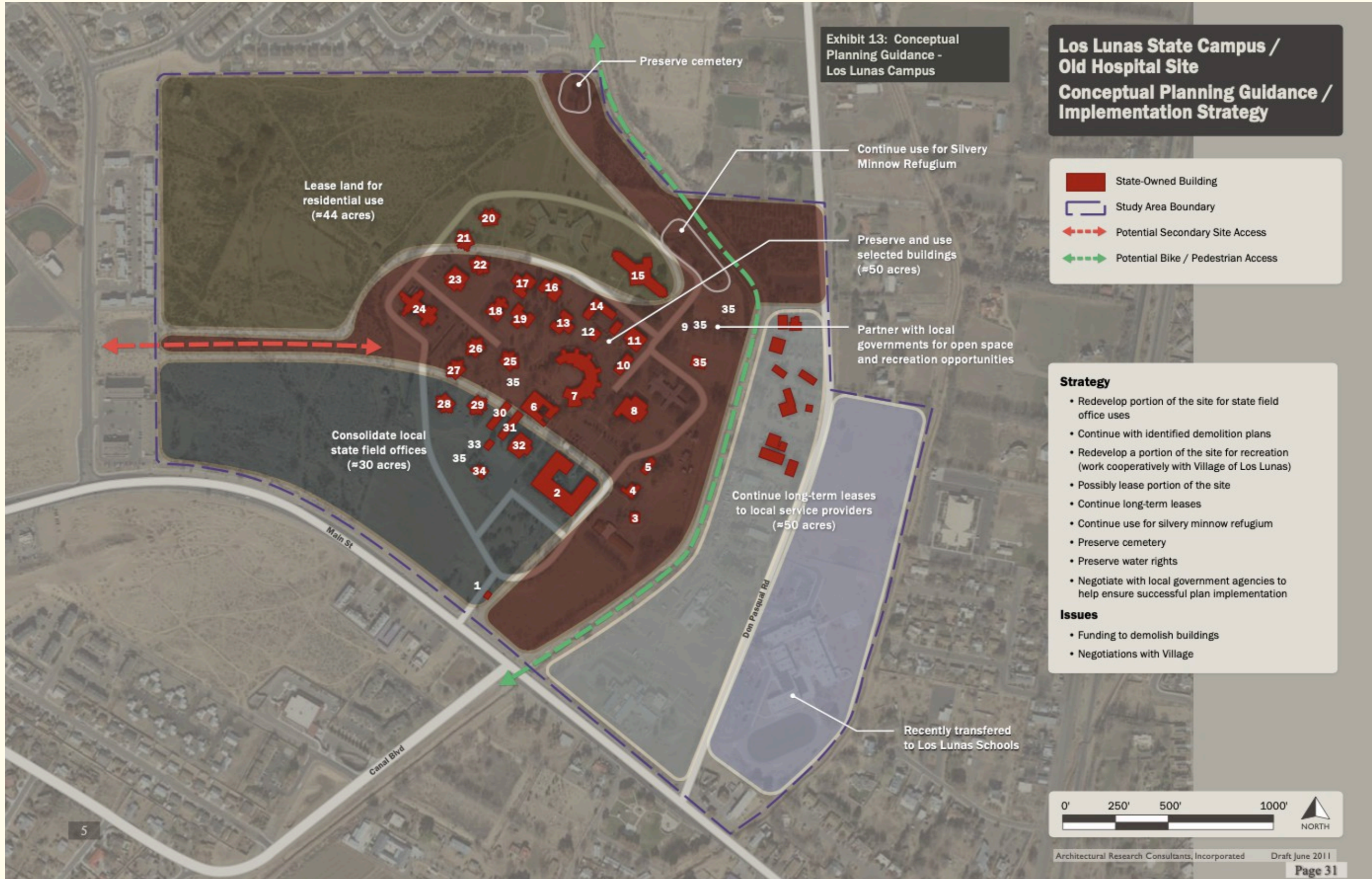


ALBUQUERQUE AREA PLAN





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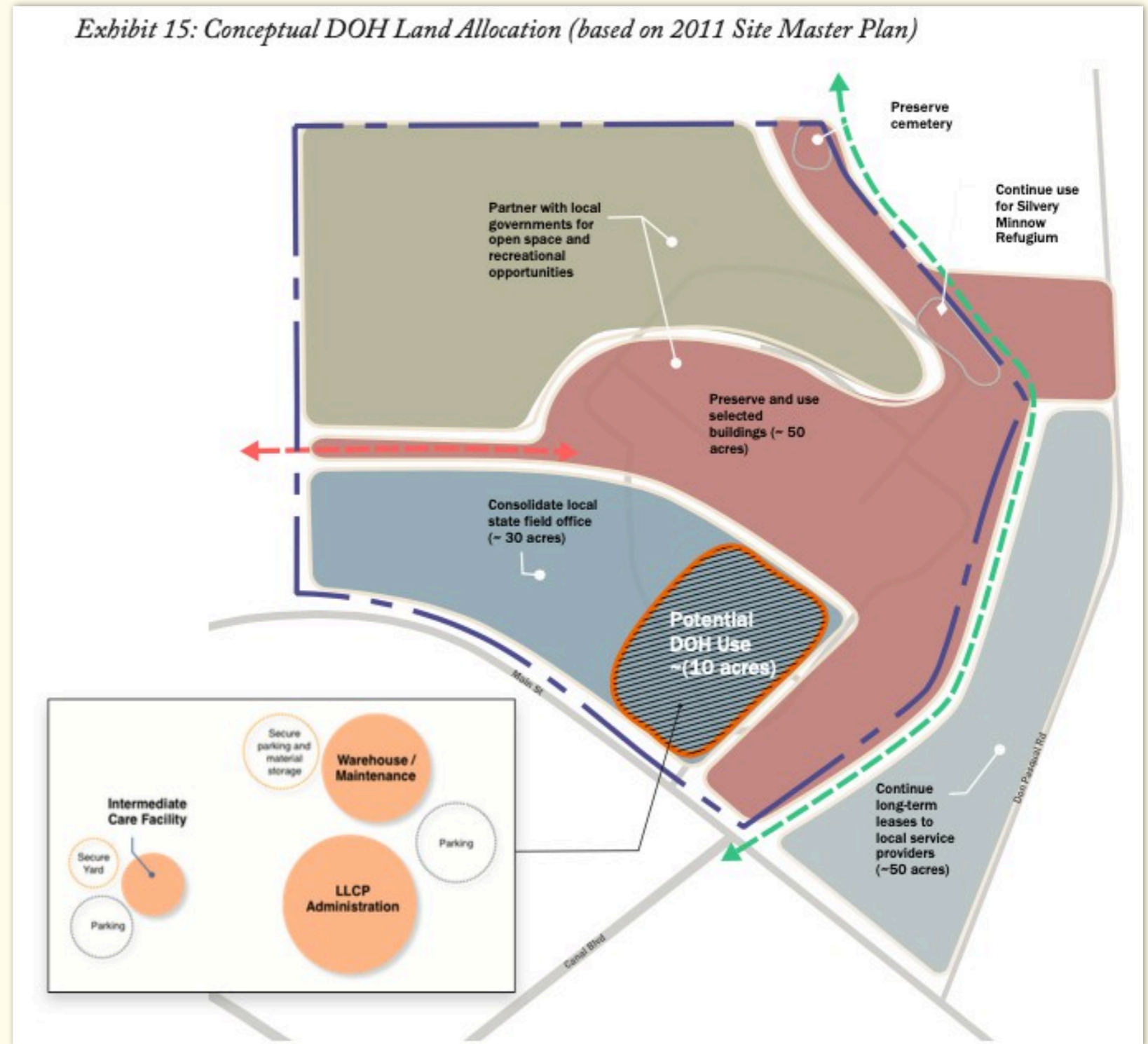
NEW MEXICO DEPARTMENT OF HEALTH *Long-range Strategic Site Master Plan*

for Operations at the New Mexico DEPARTMENT OF HEALTH LOS LUNAS STATE CAMPUS



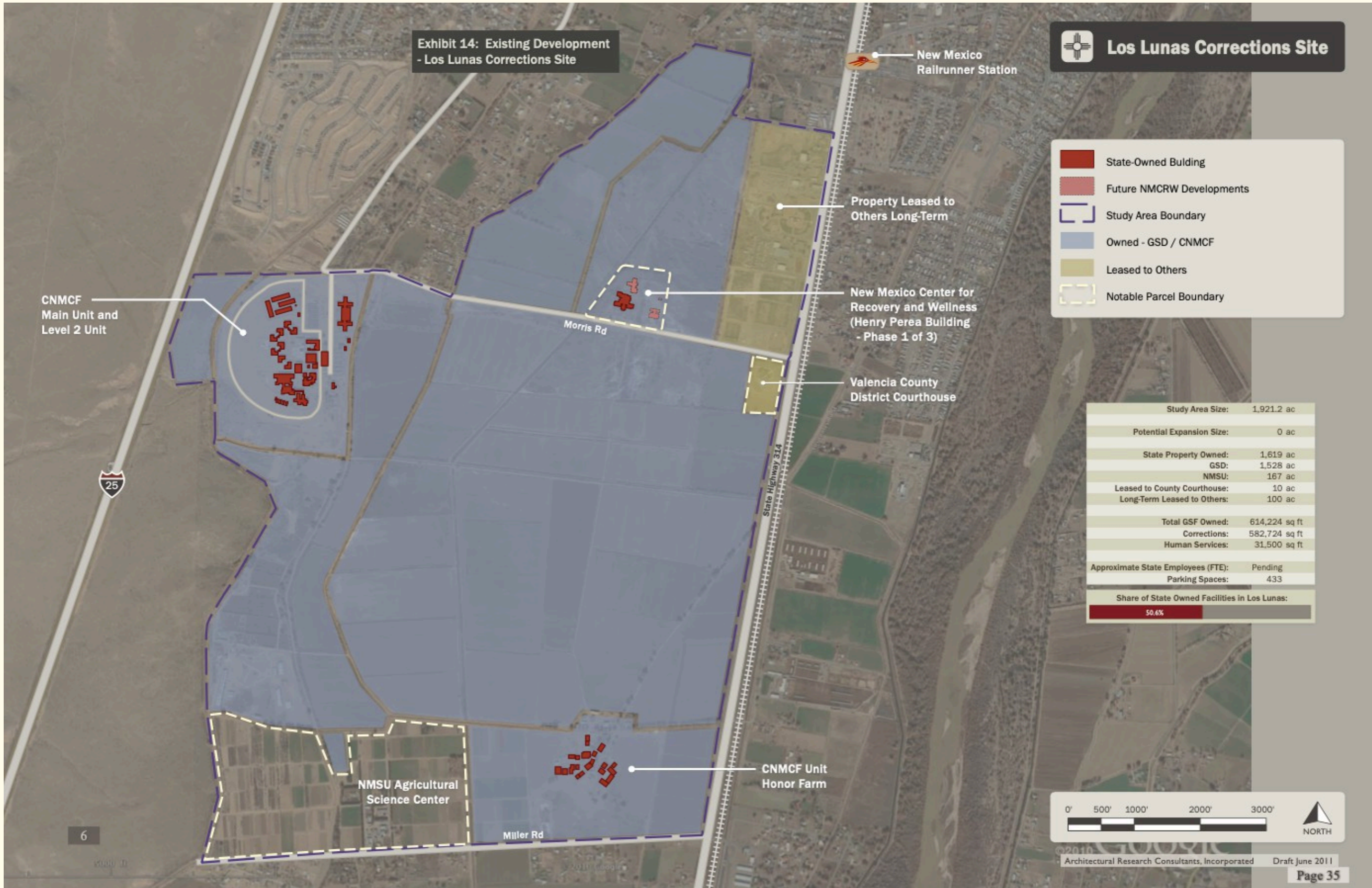
DRAFT June 2019

arc Architectural Research Consultants, Incorporated
Albuquerque, NM | 505-847-7254 | 505-766-9269 | http://arcplanning.com



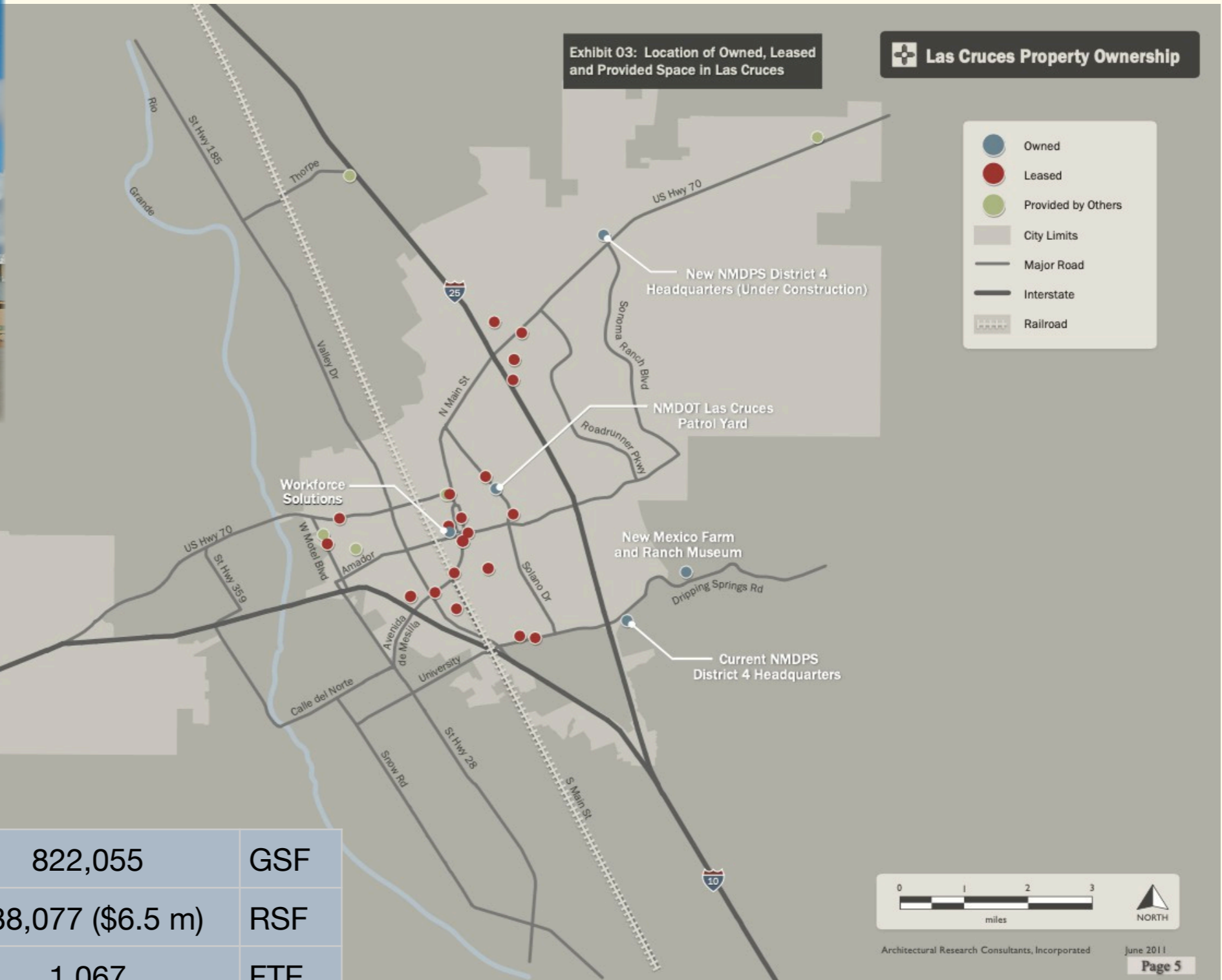
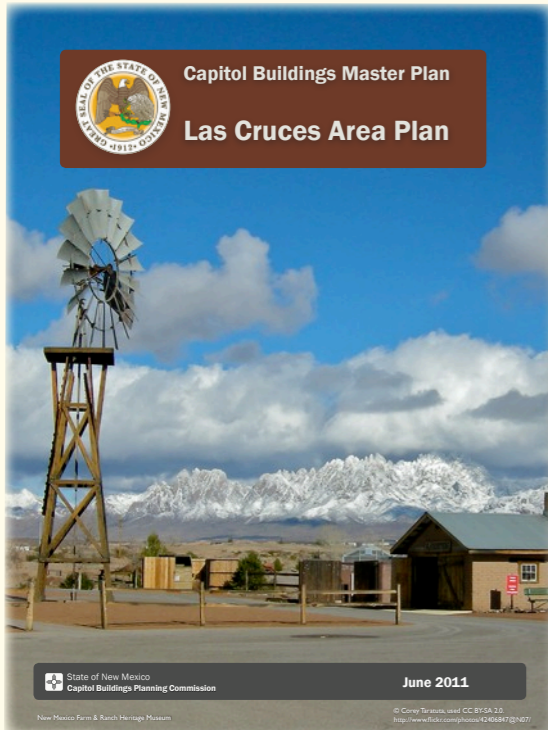


ALBUQUERQUE AREA PLAN





LAS CRUCES AREA



Owned	822,055	GSF
Leased	288,077 (\$6.5 m)	RSF
Personnel	1,067	FTE





Typical Space Issues

- ▶ Space costs money
 - ▶ To acquire by owning or leasing
 - ▶ To operate and maintain

Most institutions have various policies and procedures to manage space in an effort to 'right-size' and optimize utilization

Space standards are one key part in the management process



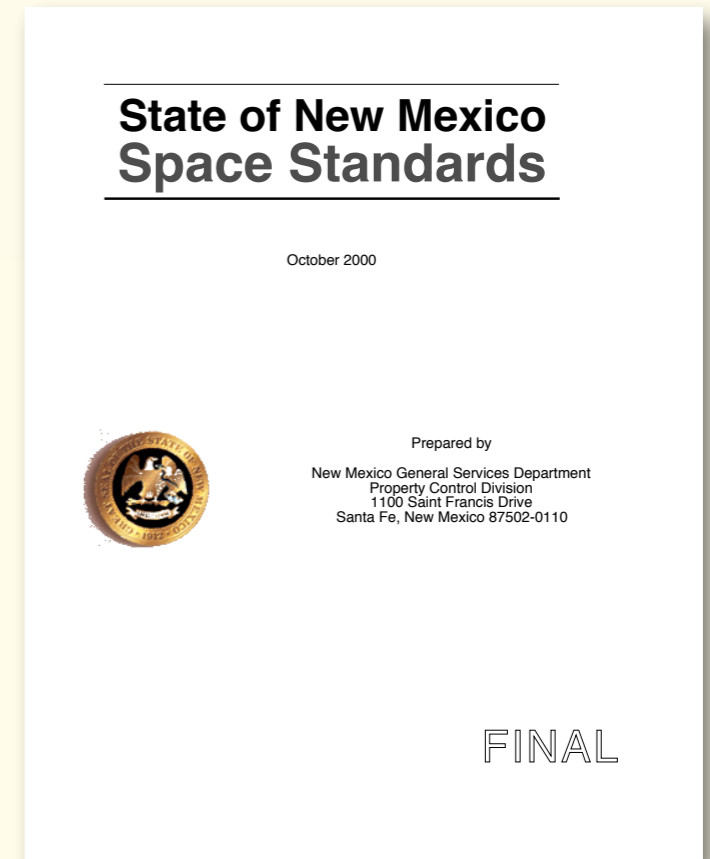
SPACE STANDARDS

Space Standards developed and adopted in 2000

- ▶ Based on State of Utah Space Standards after a survey of other state practices
- ▶ Sought to improve flexibility and efficiency, and promote use of 'open offices' to the extent possible

Standards updated in 2015

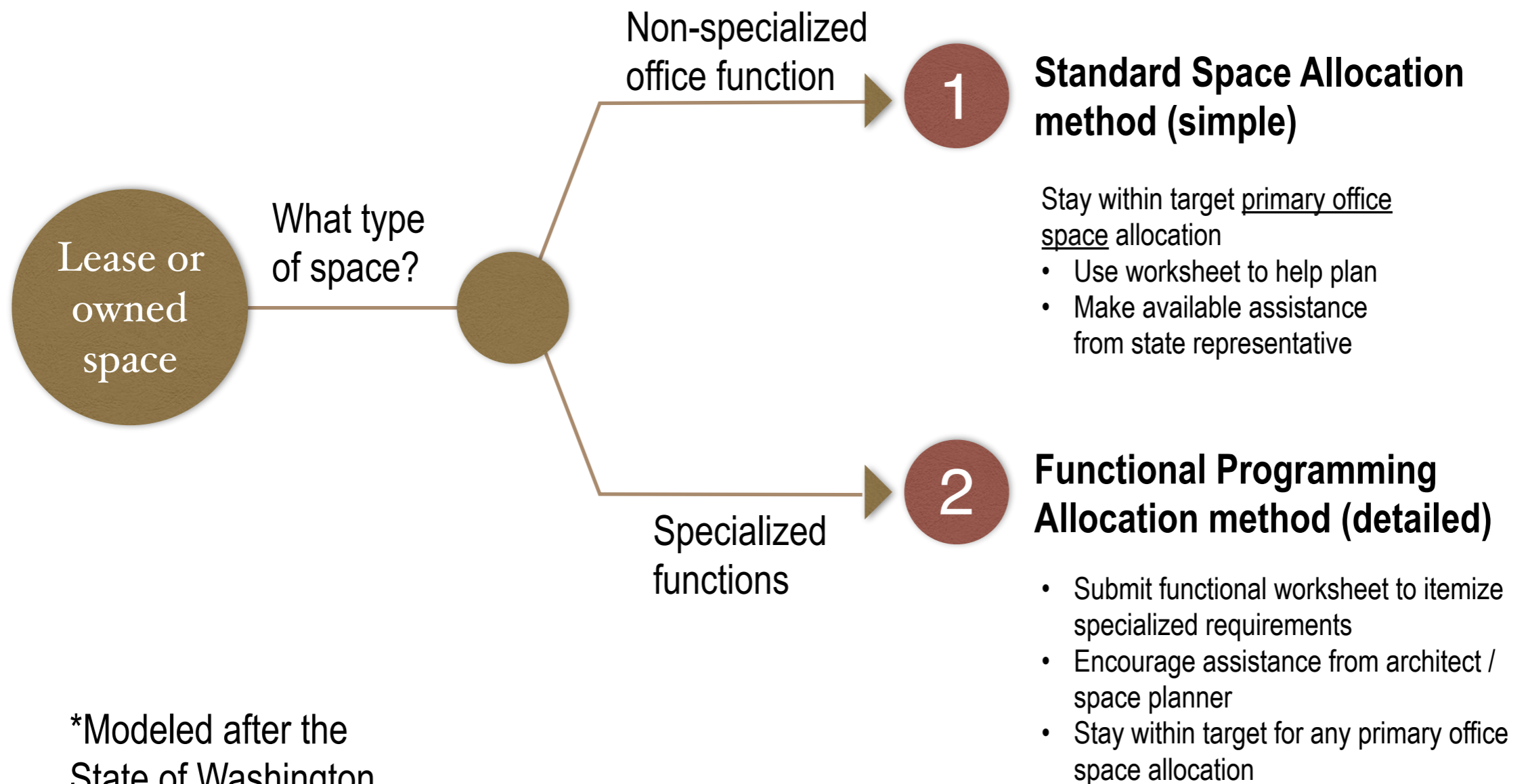
- ▶ Reflect State experience in using standards
- ▶ To reflect any recent industry trends (innovative work environments)
- ▶ Space categories do not necessarily align with current state personnel classifications
- ▶ Current standards are prescriptive – not flexible





STATE SPACE STANDARDS

Provide a simpler, more flexible way to request and plan for leased or owned space*



*Modeled after the State of Washington



STATE SPACE STANDARDS

Highlights:

- ▶ Established maximum square foot allocation for primary office space
- ▶ Guidance on number and type of occupants to accommodate present and future requirements
- ▶ Continue to encourage Open Office space layout concepts
- ▶ Encourage Private Office space only when functionally required

215 RSF (185 USF) for primary office space*
(not including specialized space)

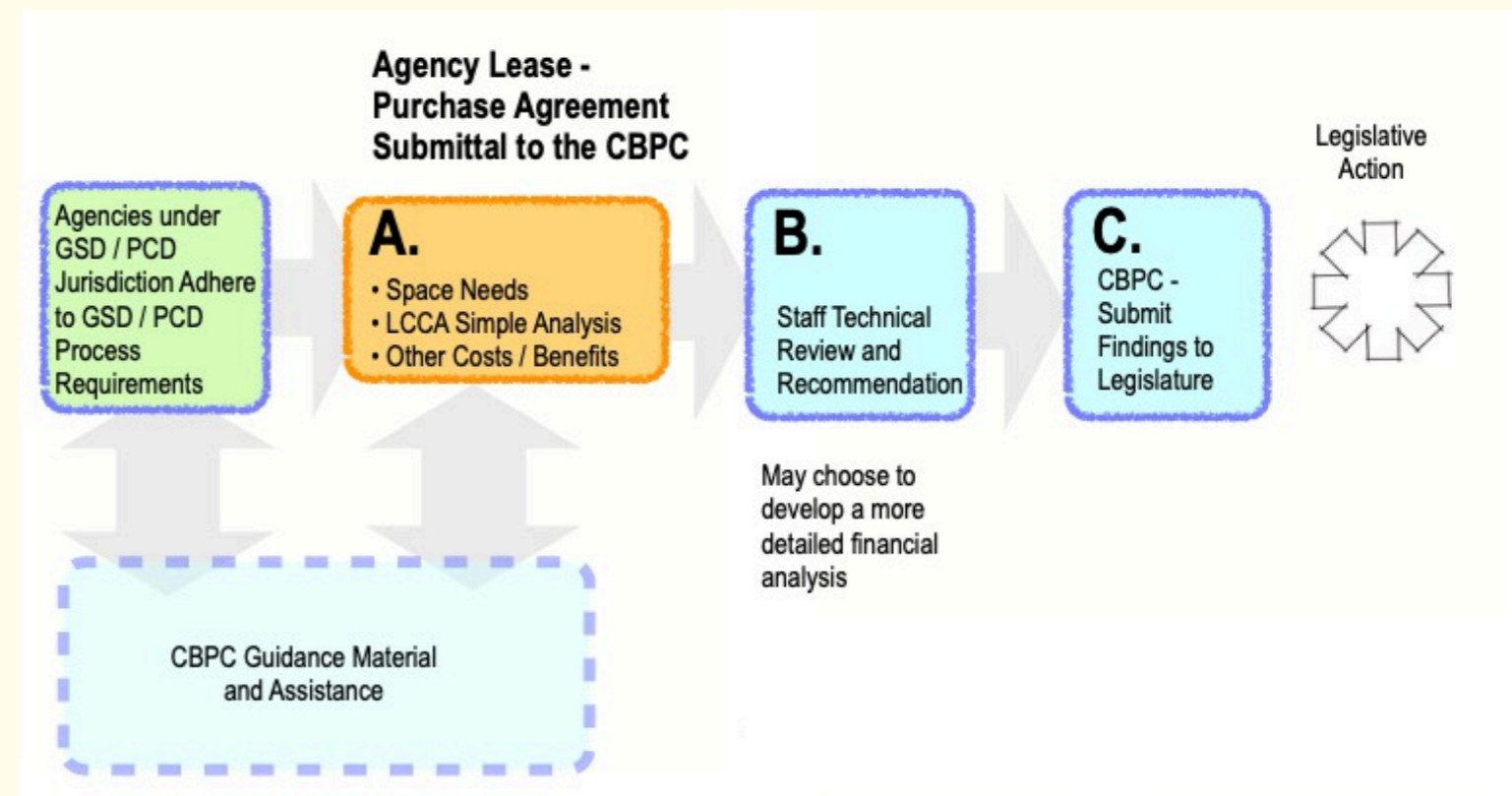
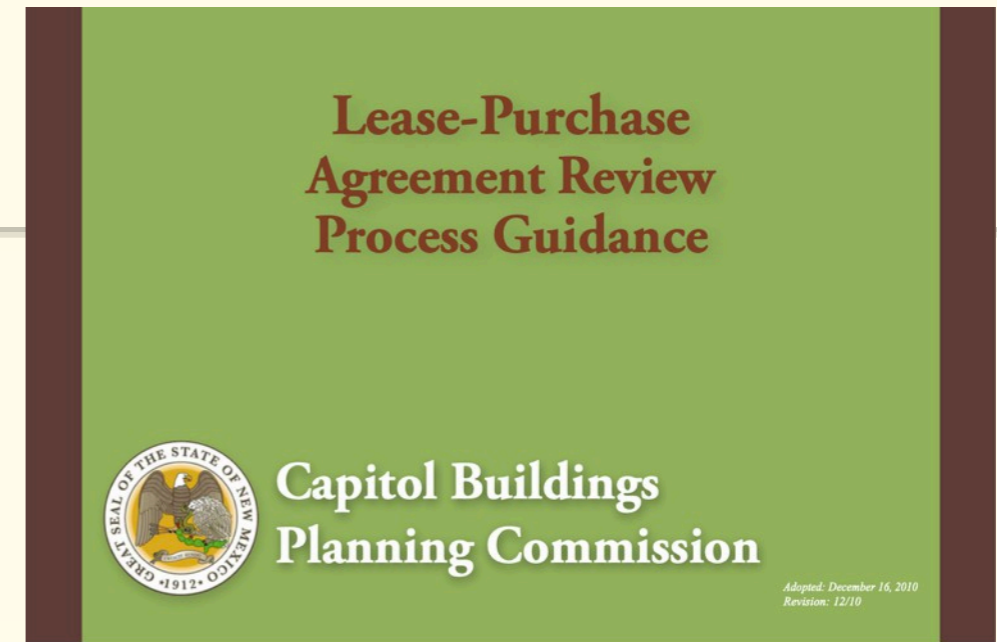
Only Allow for Present (or next year) Budgeted FTE
Growth would be accommodated within the average of 15% vacancy of budgeted personnel* in existing leased and owned space.



LEASE-PURCHASE REVIEW GUIDANCE

In the 2006 general election, the citizens of New Mexico passed Constitutional Amendment Number 2, which provides for lease-purchase agreements for the acquisition of state buildings and public schools. The enabling legislation for lease-purchase of state buildings is compiled in Section 15-3-35 NMSA 1978.


Additionally, Section 15-10-1 NMSA 1978 gives the CBPC responsibility “... to review proposed lease-purchase agreements pursuant to Section 15-10-2 NMSA 1978” and “... utilizing life cycle costing, work with the general services department in developing recommendations regarding whether the state should lease, lease- purchase or purchase needed additional facilities.”





LEASE-PURCHASE REVIEW GUIDANCE

https://arcforms.info/lcca/home.php



State of New Mexico
Capitol Buildings Planning Commission
Life Cycle Cost Analysis Application
BETA

Welcome, Administrator John | [Logout](#)

Welcome!

Before You Get Started (What You Will Need)

Before you begin using the LCCA tool, you should collect key information about the space you currently occupy and the space requirements you propose to acquire. We will ask you to provide this information when you begin using this tool.

We have developed a checklist to help you collect the required information. Download the checklist here:

[Checklist of Required Information \(PDF\)](#)

Getting Started

Once you have assembled the required information, you are ready to proceed. You can begin to work with the LCCA Web tool with the following steps. If you have questions about specific steps in the process of using the tool, please refer to the application's [User's Guide](#)

1. To create a new project or access a saved project:

Click [here](#) or on the "Your Projects" link in the navigation menu in the upper left of this screen to navigate to the "Your Projects" screen.

When you navigate to the "Your Projects" Screen, you will be asked "What would you like to do?", and given the following three options:

- I would like to create a new project.
- I would like to work on an existing project (or project scenario).
- I would like to view reports related to one of my projects.

There will be no data available to you for options 2 and 3 until you create your first new project.

2. To create a new project, select the first option:

Once you click on the "I would like to Create a New Project" button, we will guide you through entering project information. Make sure that you provide all the required information.

You can create as many new projects as you wish. For each project, once you have entered an initial set of parameters, you can develop multiple scenarios to determine how variables such as total project size or cost impact life-cycle costs.

After you have entered and saved the initial project information, the tool returns you to the "Your Projects" screen where you can review existing projects, add additional projects, modify your existing projects including creation of multiple project scenarios, or view project report(s).

Home

Projects

User's Guide

Abbreviations/Glossary

Appendix A - User Defined Variables

Appendix B - CBPC Defined Variables

Administration Links

Users

Locations Data

Financial Assumptions Sets

Visitor Log

Downloads

Lease Purchase Agreement Review Process Guidance (PDF, 2MB)

Checklist of Required Information (PDF)

User's Guide (PDF)

Beta Version 2.0

Last Updated: November 17, 2011

Exhibit 7
40-Year Discounted Cash Flows of Continuing to Lease vs. Public Sector Debt Financing

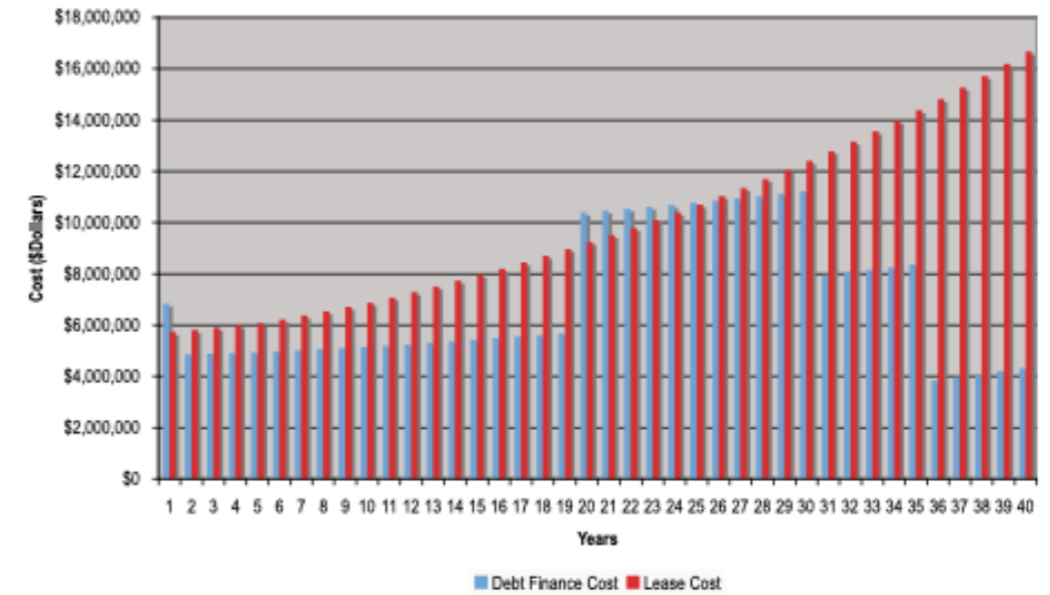
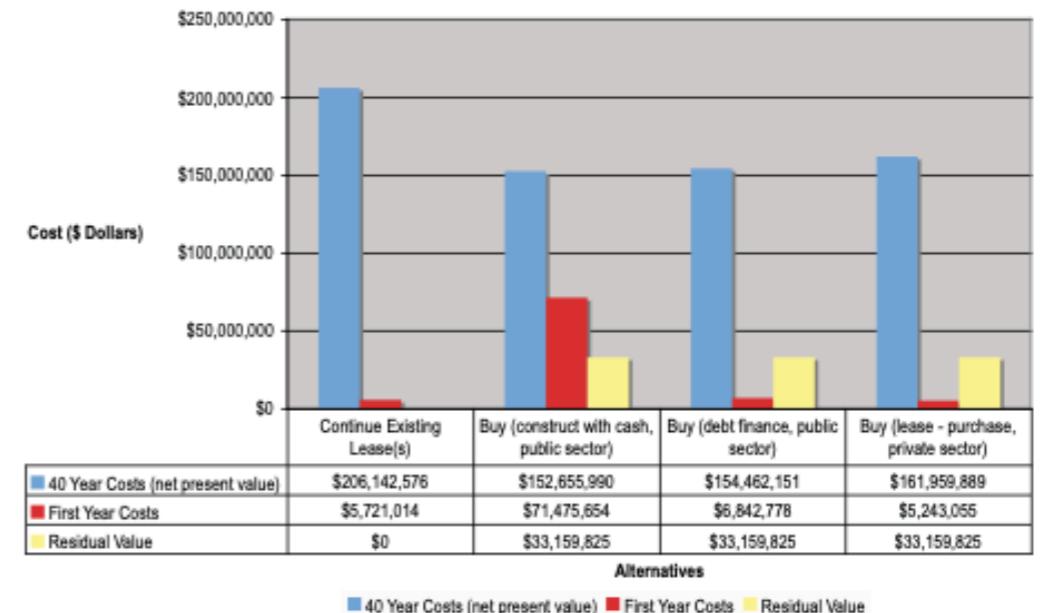


Exhibit 8
40-Year Discounted Cash Flows of Alternatives





OPPORTUNITIES



OPPORTUNITIES

Executive Office Building (EOB)

- ▶ Legislation passed in 2009 (SB221) to construct an EOB at the Capitol Campus
- ▶ Funded by state office building tax revenue bonds
- ▶ A keystone project to provide space to locate elected officials at the capitol (moving from leased to own space) and provide capacity to implement other moves

Health and Human Services (HHS) facility

- ▶ A 2008 effort to consolidate health and human services state agencies
- ▶ Most in significant leased space (HSD, DOH, CFYD)
- ▶ Proposed funding through leased savings

Space Studies

- ▶ GSD currently initiating a Santa Fe area strategic space study
- ▶ Home for the new Early Childhood Department



CHALLENGES



Creating a Statewide Plan

- ▶ Postponed awaiting agency master plans as directed by Executive Order of a prior administration
- ▶ Limited resources and guidance available to agencies to initiate master plans
 - ▶ DOH is an exception, initiating a hospital master plan

Planning Resources

- ▶ Lack of dedicated planning resources since 2016
- ▶ Inventory update (some support from GSD)

Judicial branch has space challenges in Santa Fe



21615.1920

CAPITOL BUILDINGS PLANNING COMMISSION