



*Long-range Strategic
Space Master Plan
for Santa Fe Area
Owned Buildings*

NM GSD FMD / CBPC

Capitol Buildings Planning Commission:
Project Overview

January 8, 2021



Architectural Research Consultants, Incorporated

 www.arcplanning.com

Owned and Leased Space

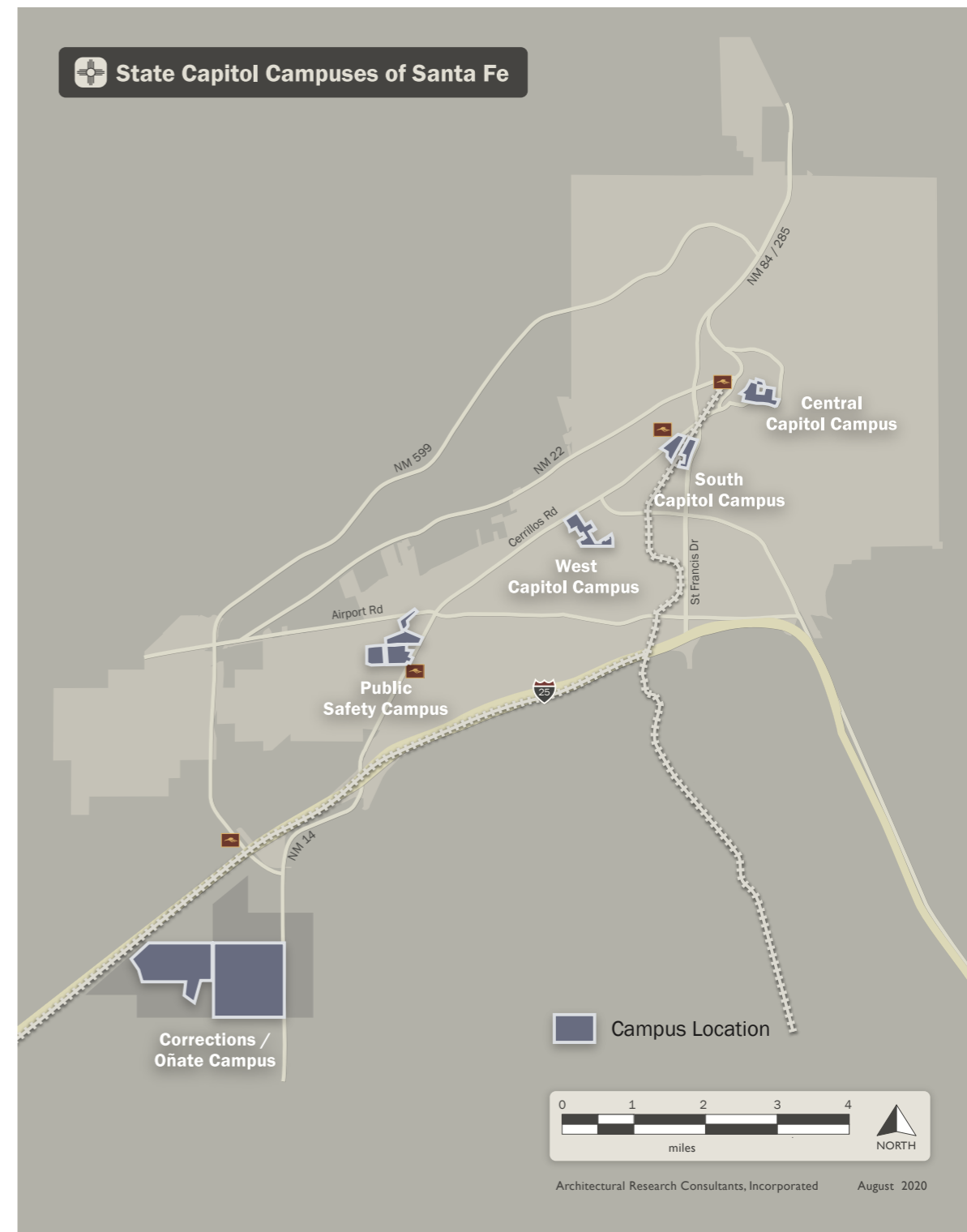


Owned Office Buildings Under GSD / FMD Purview

- 1.5 million gross square feet (GSF) and about 1 million usable square feet (USF) in 29 buildings at the five campuses and several standalone buildings

Leased Space by Executive agencies under GSD/FMD

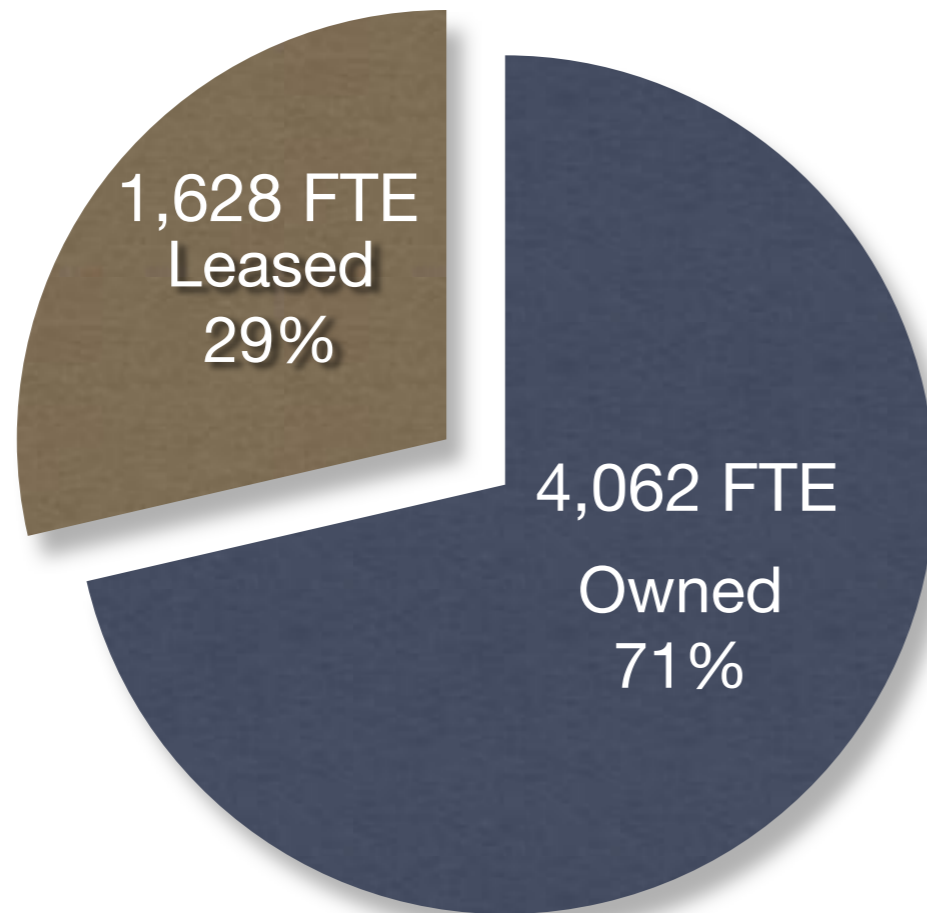
- ~ 450,000 rentable square feet (RSF)
- ~ \$10.5 million annual cost



Existing Space Use*

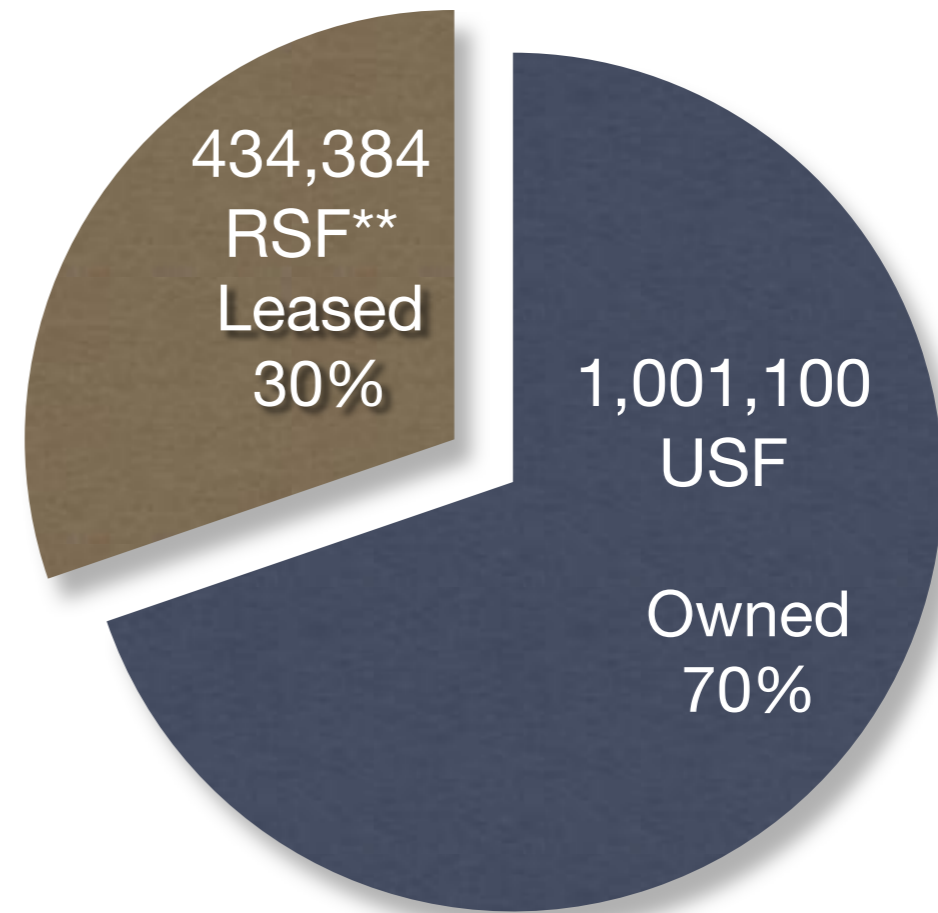


People



Total Budgeted FTE
5,690

Space



Total Space Use
1,435,484 SF

*Executive Agencies in Santa Fe Under GSD/FMD Purview

**~369,226 USF (approximately 85% of RSF)

Study Goals



- Seek opportunities to move state agencies from leased to state-owned space
- Co-locate agencies with similar clients and services
- Seek opportunities to consolidate agencies from multiple locations into state-owned space
- Dispose, or acquire facilities to facilitate access to services, promote economies of scale, achieve cost-effective operations
- Make most efficient use of space in accordance with the state space standards and best practices
- Address long-term space needs of the Administrative Office of the Courts

Key Findings



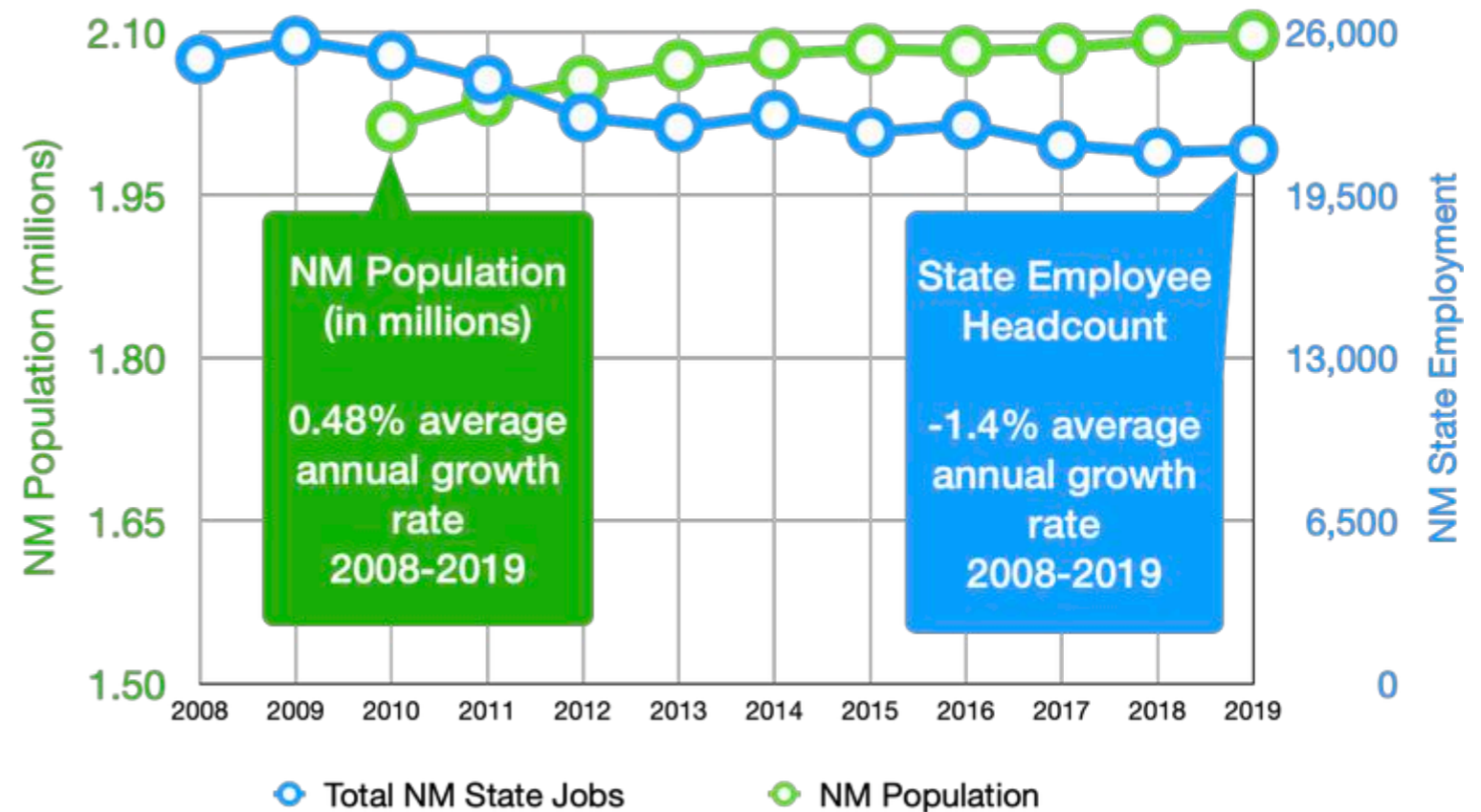
- State office space is currently 98.8% occupied
- There is limited amount of vacant space that can be used to house agencies currently occupying leased space
- Optimum space utilization is not easy to achieve in existing state buildings due to factors such as location, existing use, design and building configuration
 - *Only about half of the state-owned inventory has capability to maximize usable space by initial design or by renovation*

Key Findings



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

NM State Employee and Population Growth, 2008-2019



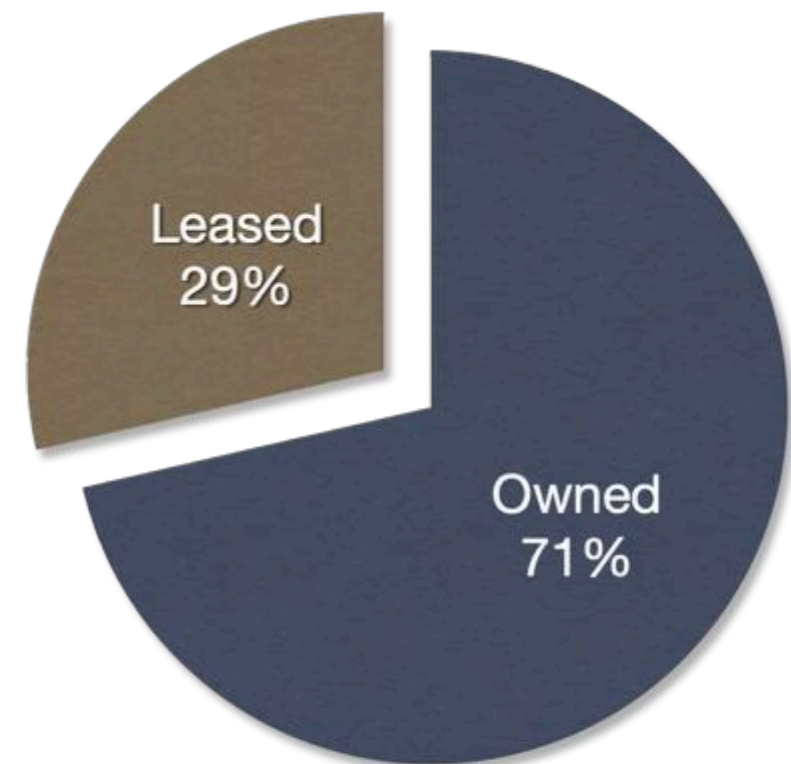
Source: New Mexico State Personnel Office Quarter Workforce Reports, 2008-2019 & US Census ACS 5-Year Population Estimates, 2010- 2018

Key Findings



There is more current demand than supply for state-office space

This is evident by the fact that 29% of the state personnel who occupy office type space are in leased space



Total Budgeted FTE
5,690

Note:

Some lease space is desirable (and inevitable) to:

- Respond to functions requiring special locations (i.e., geographic dispersion for easy public interface) where the state does not currently have land available
- Address unanticipated short-term needs with no current owned space or capital funds budgeted
- Take advantage of lease reimbursement considerations (i.e., some agencies benefit from leasing due to federal reimbursement of lease costs)

Key Findings



Agencies that are not consolidated (in multiple locations)

- Health (owned and leased space)
- Environment (owned and leased space)
- Public Education (owned and leased space)
- Administration Office of the Courts (owned and leased space)
- Secretary of State (multiple owned locations)
- Veterans (multiple owned locations)
- Tax and Revenue (multiple owned locations)
- State Engineer (multiple owned locations)

Agencies totally in leased space

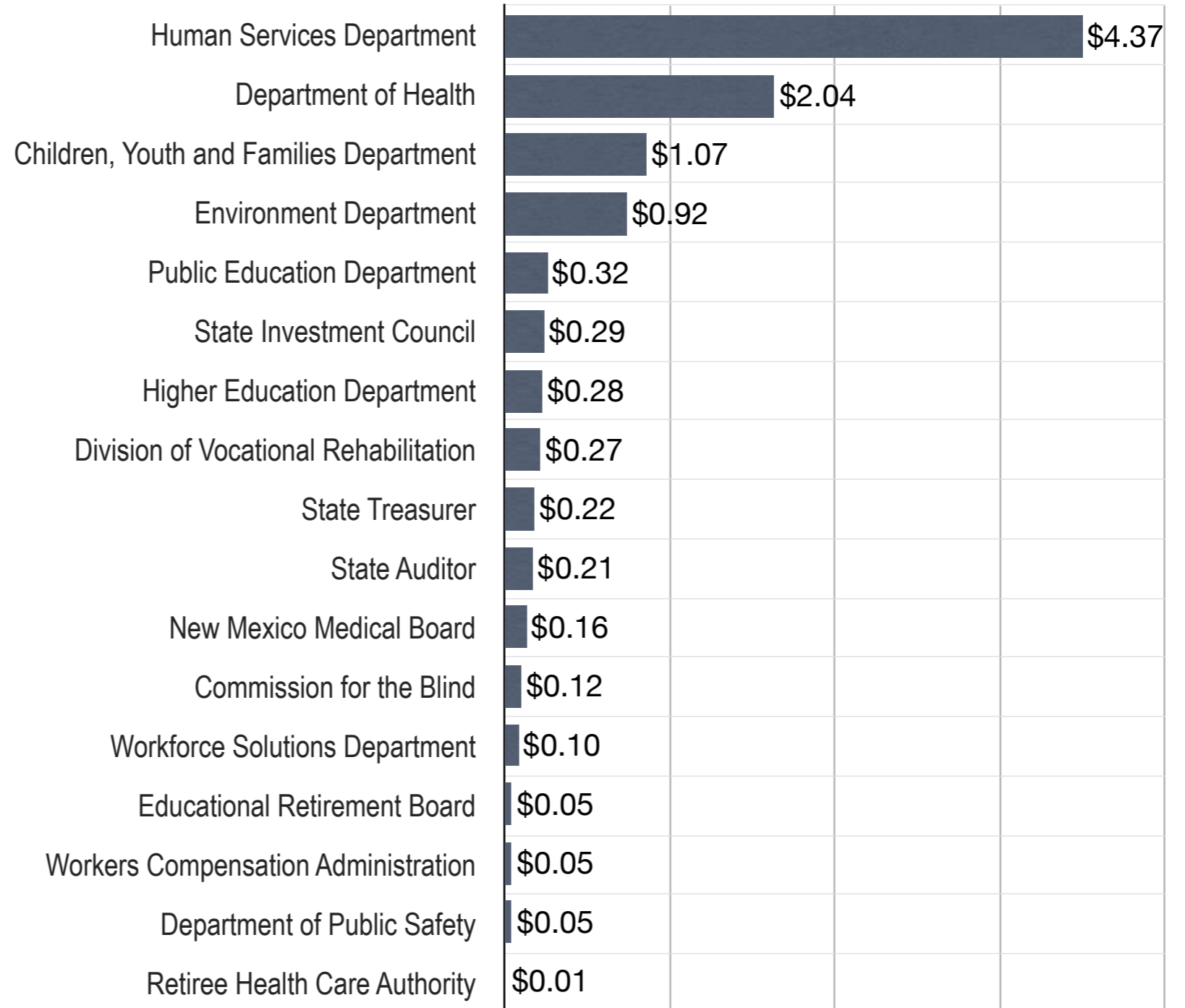
- Human Services Department
- State Treasurer
- State Auditor
- Higher Education Department
- Division of Vocational Rehabilitation
- Workers Compensation Administration
- Various boards and commissions

Key Findings



Annual Cost of Leased Space

- ~ \$10.5 million per year

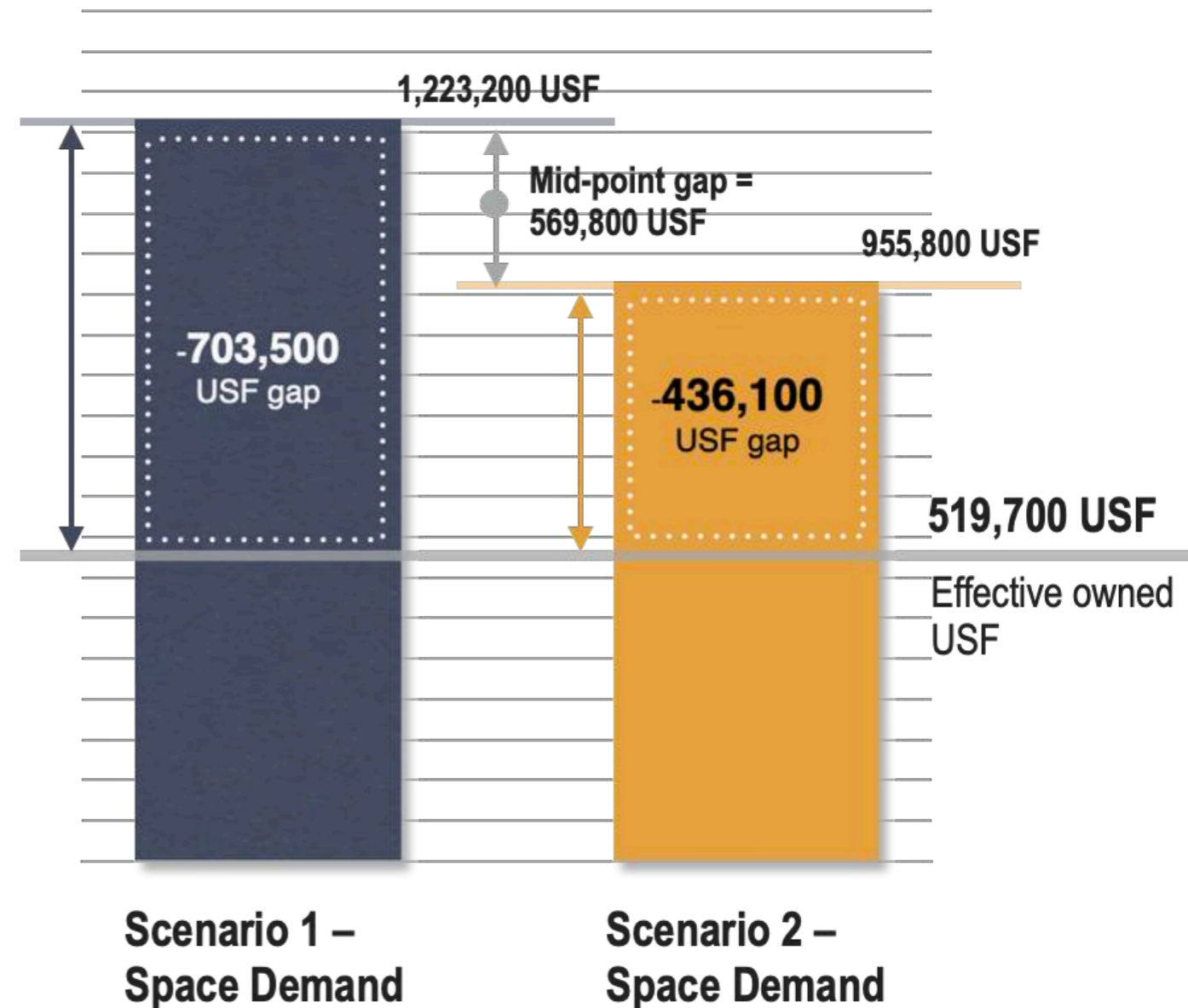


Key Findings



Two space use scenarios indicate that additional state-owned buildings are needed to move state agencies from leased to owned space

- Pessimistic Scenario (“the future is like the past”)
- Optimistic (a new “normal” that assumes 35% of state employees are teleworking)



Net results ...



In order to continue to move agencies from leased to owned space, consolidating agencies, and improving access to the public will require a combination of:

- **Increasing capacity of existing state-owned buildings most capable of improving space use by renovation**
- **Increasing the supply of state-owned office space by construction or acquisition**

Questions Impacting a Space Strategy



- What opportunities are there to co-locate agencies with similar clients and services?
- What is a reasonable percentage of leased space for the state to maintain?
- What will be the long-term impact of the Covid pandemic on office use and behavior of occupants?
- What percentage of workers will telework in the future? (by agency)
- What are reasonable assumptions to make about capital investments the state will allocate for building renewal, renovations, and new facilities?

Space Strategy



- 1. Consolidate agencies to improve efficiency (move from leased space)**
- 2. Increase Capacity of Selected Buildings**
- 3. Increase supply of space in state-owned facilities (move from leased space)**
- 4. Renew Existing Buildings (remodel / renovate)**
- 5. Continue to evaluate state facilities and assets**

Space Strategy



Short term (1-3 years)

- State adopts teleworking policies and guidance
- State seeks to provide short-term COVID-19 adaptations (cleaning, and minor modifications to work space)
- State seeks to look for lease savings
- Some modifications to state-owned space to consolidate agencies
- Begin planning and construction of Executive Office Building (increase supply)

Mid-term (3-5 years)

- Review space demand due to teleworking and consolidation (Some possible reduction in demand)
- Some modifications to state-owned space to increase capacity and consolidate agencies

Long – term (5+ years)

- State continues to study and re-define appropriate space standards
- State continues to make renovations to existing buildings
- State continues migration to state-owned space
- Investigate construction of additional state-owned space based on demand

EOB Occupancy



Main Campus

- Variety of alternatives for EOB occupants all resulting in a 60-70,000 gross square foot facility range
- Depending on EOB location, a parking structure may be required

EOB Occupant Alternatives			
	1	2	3
Auditor	■	■	
Treasurer	■	■	
SOS	■	■	
AOC	■		■
DFA		■	■

Notes:

Alternative 1. SOS moves from North Capitol and Bataan
AOC moves from North Capitol, Supreme Court, and Leased Space

Alternative 2. DFA moves from Bataan. AOC moves into Bataan.

Alternative 3. DFA moves from Bataan.
AOC moves from North Capitol, Supreme Court, and Leased Space
Auditor and Treasurer moves into Bataan

Move from Leased Space	■
Move from owned and leased space	■
Move from Owned Space	■

Capitol Campus Conceptual Site Plan



SANTA FE CAPITOL
EXECUTIVE OFFICE
BUILDING

CONCEPTUAL SITE PLAN

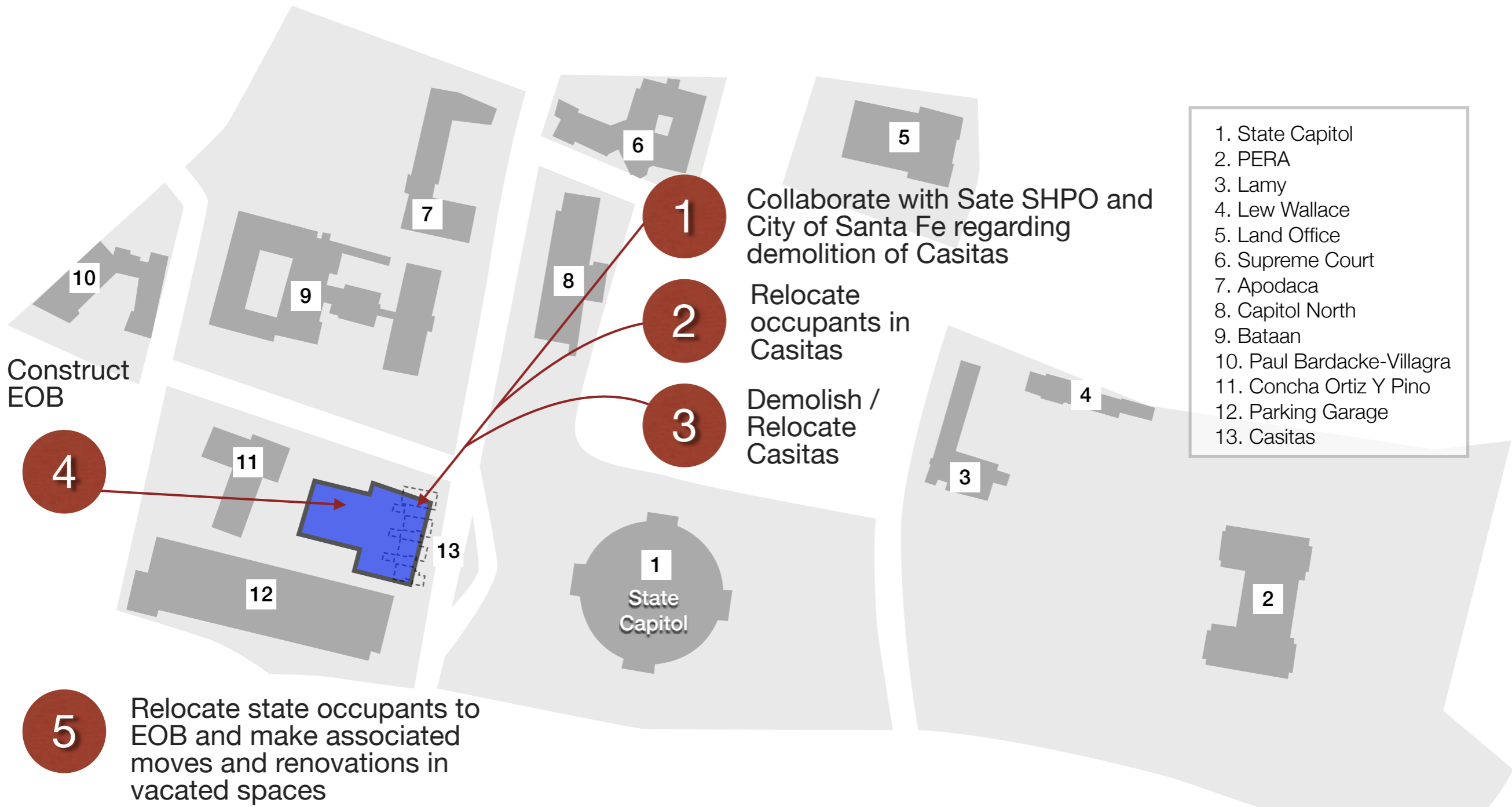


LEGEND

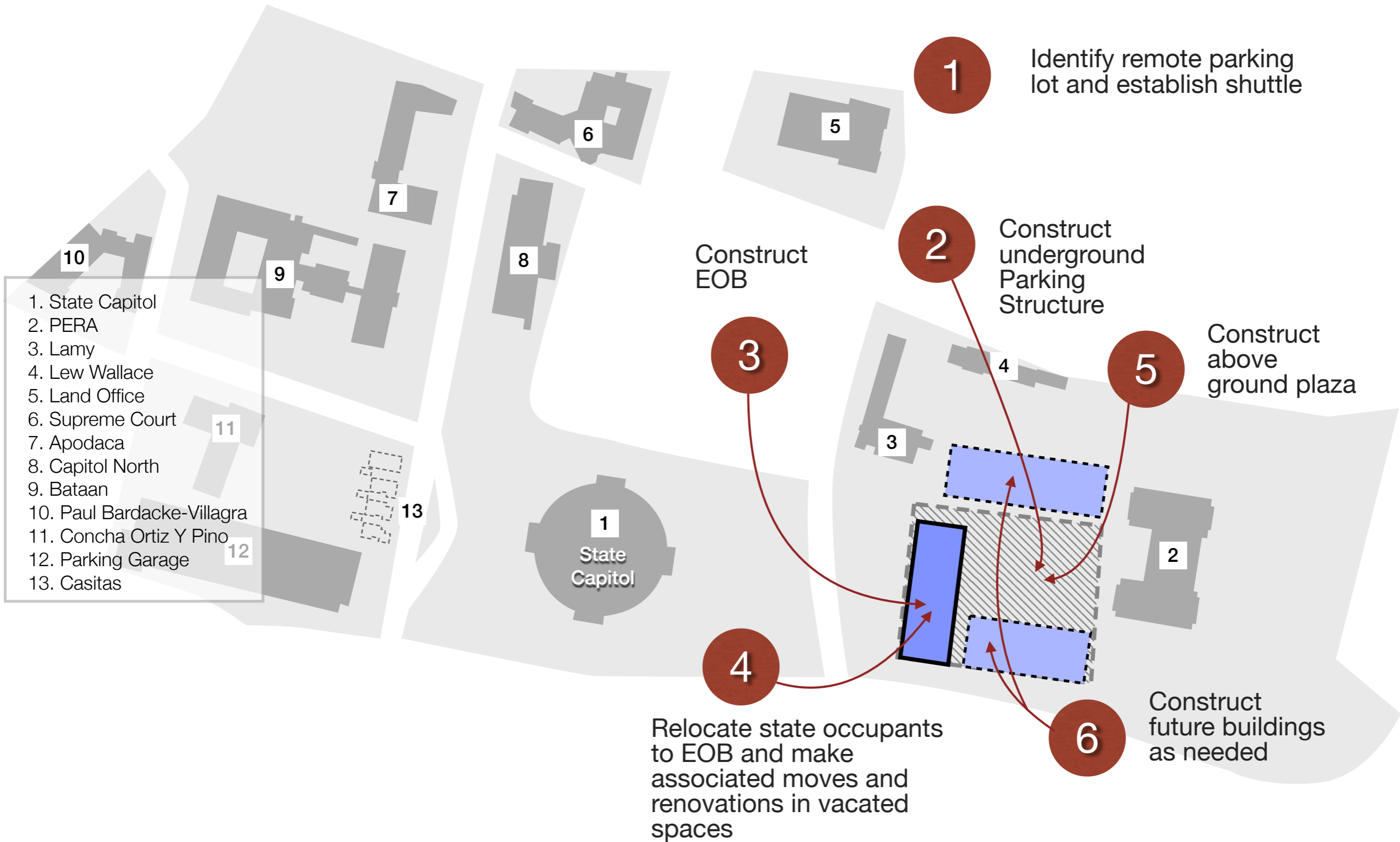
- Existing Buildings
- Proposed Buildings



Implementation Roadmap



Implementation Roadmap



Next steps



- **Implement permanent Teleworking Program**
- **When possible and where it makes sense, work with agencies to renegotiate leases**
- **Co-locate agency's to improve efficiency**
- **Remodel/Renovate existing buildings**
- **Centralize agency's operations in a single space to improve effectiveness and efficiency**
- **Begin planning for Executive Office Building**



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