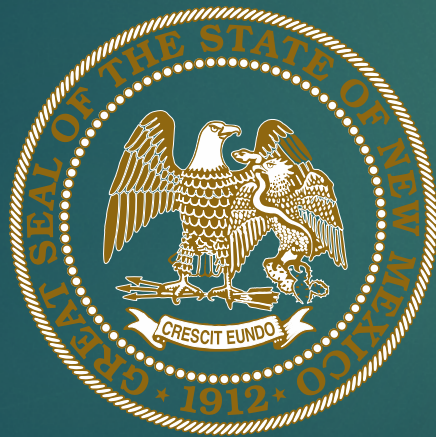


# GENERAL SERVICES DEPARTMENT

## State Agency Projects



ANNA SILVA, ACTING CABINET SECRETARY

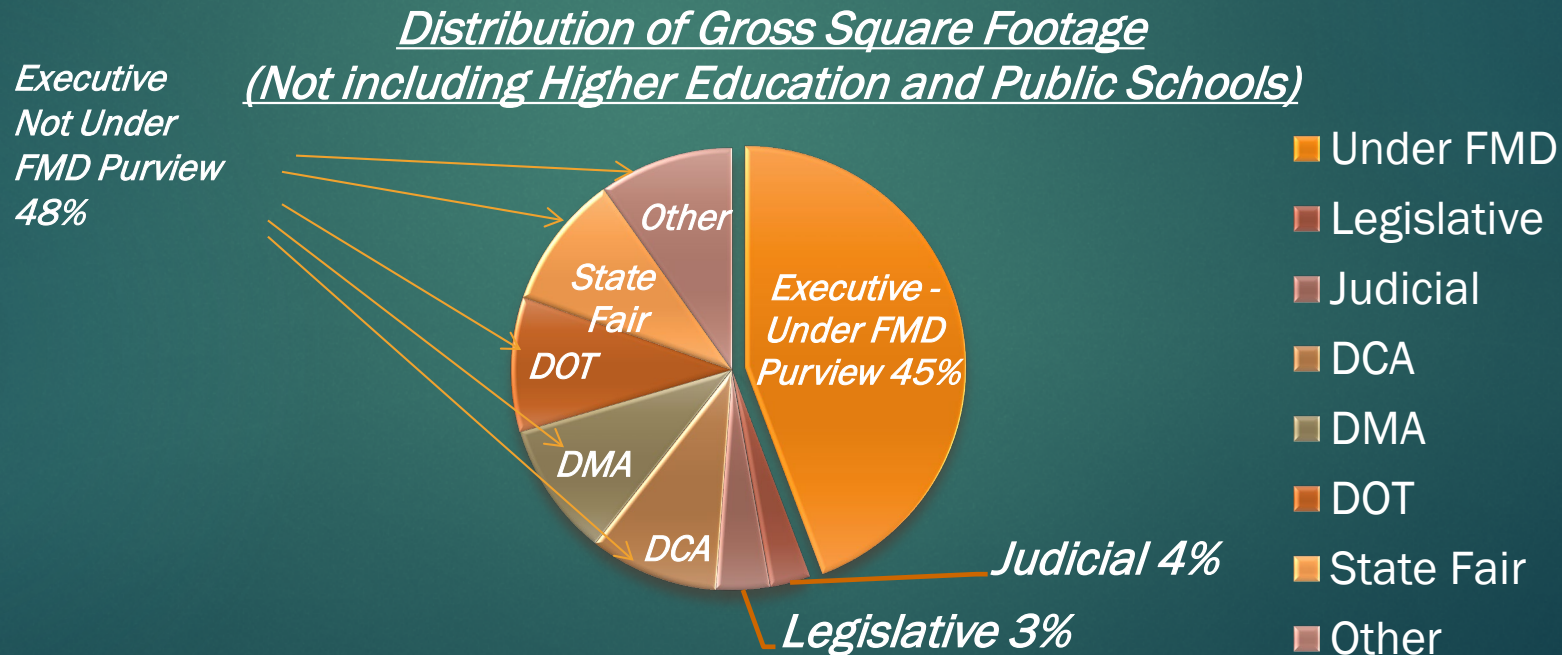
*“OUR SERVICES SUPPORT YOUR  
SUCCESS”*

**NEW MEXICO**  
GENERAL SERVICES DEPARTMENT



# FMD'S JURISDICTION

- × *FMD owns and manages approximately 45 percent of all state buildings and land, which is in excess of 860 buildings and land holdings statewide; with an Asset value of approximately \$6.5 Billion.*





# SERVICES

## CAPITAL SERVICES

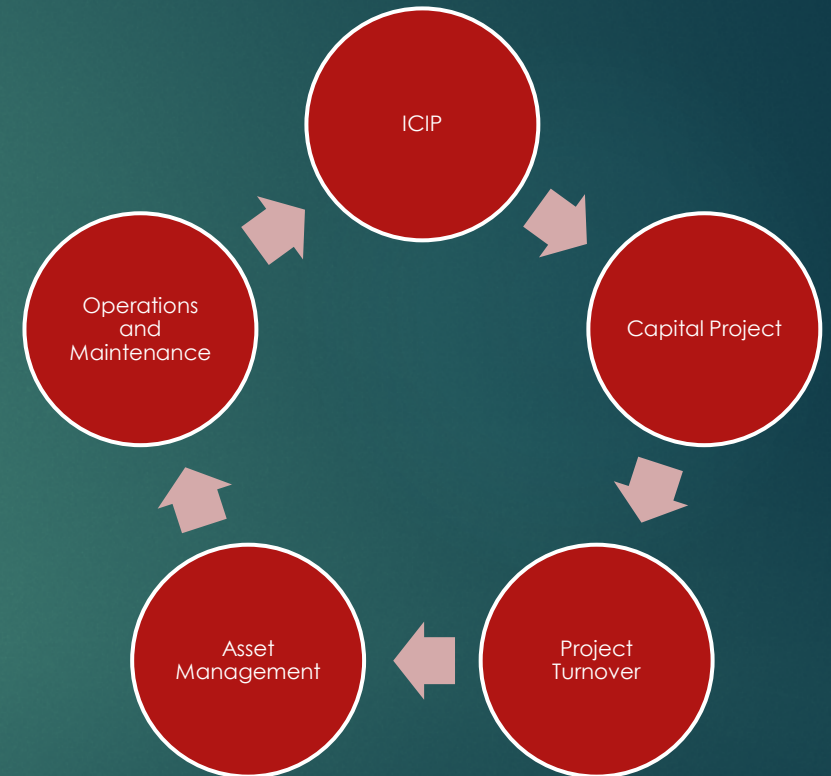
- CAPITAL PROJECT MANAGEMENT AND SUPPORT SERVICES
- MASTER PLANNING AND DESIGN REVIEW
- CAMPUS AND PROPERTY MANAGEMENT
- DECLARATION OF EMERGENCY RESPONSE

## LEASING & REAL PROPERTY SERVICES

- ▶ LEASE OF PRIVATELY-OWNED SPACE
- ▶ LEASE OF UNUSED STATE-OWNED PROPERTY
- ▶ SPACE ASSIGNMENT IN STATE-OWNED BUILDINGS

## OPERATIONS & MAINTENANCE SERVICES (SANTA FE BUILDINGS)

- CAMPUS OPERATIONS
- SAFETY AND SECURITY
- BUILDING MAINTENANCE AND REPAIR
- CUSTODIAL SERVICES; GOVERNOR'S RESIDENCE OPERATIONS
- LANDSCAPE CARE
- UTILITY MANAGEMENT AND ENERGY CONSERVATION





# LEASING SERVICES

- ▶ TOTAL NUMBER LEASE RECORDS:

324

- ▶ TOTAL GROSS SQUARE FEET:

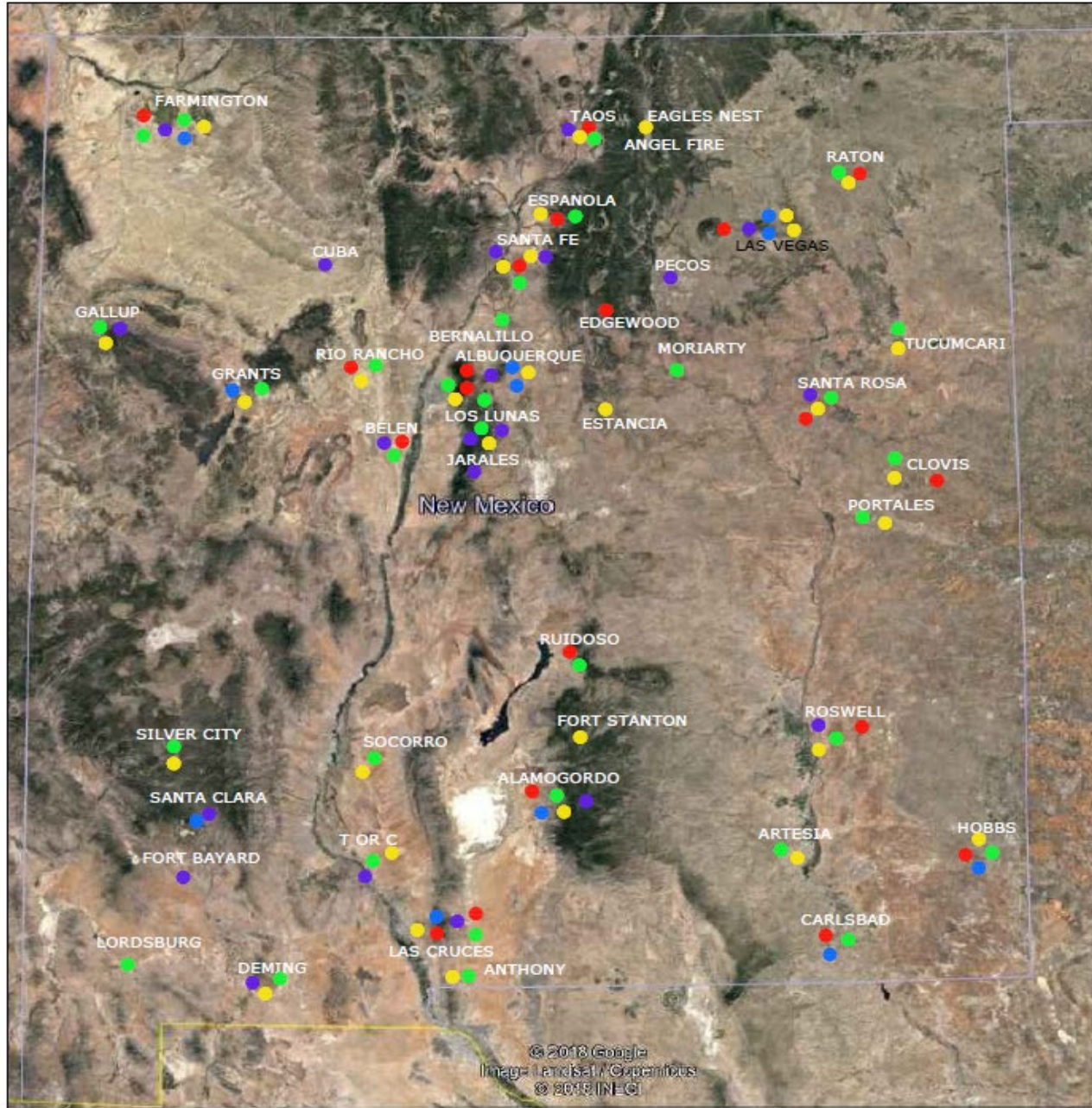
2,297,050

- ▶ TOTAL ANNUAL RATE:

\$44,288,520







**NEW MEXICO STATE AGENCIES**

STATE OWNED AND LEASED PROPERTIES

L LEASE PROPERTY  
S STATE OWNED PROPERTY

**ALAMOGORDO**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 4   |
| L HSD    | 1    | 44  |
| L DVS    | 1    |     |
| S DVS    | 1    | 1   |
| L DOH    | 9    |     |
| L CYFD   | 1    | 41  |

**ALBUQUERQUE**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 6    | 170 |
| S DVR    | 1    | 3   |
| L HSD    | 7    | 422 |
| S HSD    | 2    | 16  |
| S DOH    | 7    | 583 |
| L DVS    | 1    | 14  |
| S CYFD   | 29   | 545 |
| L CYFD   | 3    | 195 |

**ANTHONY**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 20  |
| L CYFD   | 1    | 12  |

**ANGEL FIRE**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| S DVS    | 4    | 2   |

**ARTESTIA**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 13  |
| L CYFD   | 1    | 11  |

**BELEN**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 6   |
| S HSD    | 1    | 25  |
| L DOH    | 5    |     |

**BERNALILLO**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| S HSD    | 1    | 38  |

**CARLSBAD**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 5   |
| L HSD    | 1    | 18  |
| L DVS    | 1    | 1   |

**CLOVIS**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 4   |
| L HSD    | 1    | 39  |
| L CYFD   | 1    | 50  |

**CUBA**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DOH    | 1    | 3   |

**DEMING**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 23  |
| L DOH    | 1    |     |
| L CYFD   | 1    | 20  |

**EAGLES NEST**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| S CYFD   | 4    | 18  |

**EDGEWOOD**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 3   |

**ESPAÑOLA**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 3   |
| S HSD    | 1    | 38  |
| L CYFD   | 1    | 34  |

**ESTANCIA**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L CYFD   | 1    | 12  |

**FARMINGTON**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 5   |
| L HSD    | 1    | 27  |
| S HSD    | 1    | 46  |
| L DVS    | 1    | 1   |
| S DVS    | 1    | 1   |
| L DOH    | 1    |     |
| L CYFD   | 1    | 48  |

**FORT BAYARD**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| S DOH    | 55   | 314 |

**FORT STANTON**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| S CYFD   | 10   | 0   |
| S DVS    | 2    | 2   |

**GALLUP**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 38  |
| L DOH    | 1    | 6   |
| S DVS    | 2    | 3   |
| L CYFD   | 1    | 29  |

**GRANTS**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 27  |
| L DVS    | 1    | 1   |
| L CYFD   | 1    | 21  |

**HOBBS**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 22  |
| S HSD    | 1    | 36  |
| S DVS    | 1    | 1   |
| L CYFD   | 1    | 44  |

**JARALES**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DOH    | 1    | 2   |

**LAS CRUCES**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 20  |
| S DVR    | 1    | 0   |
| L HSD    | 3    | 15  |
| L DOH    | 1    | 0   |
| L CYFD   | 2    | 32  |
| S DVS    | 1    | 0   |
| L CYFD   | 11   | 90  |

**LAS VEGAS**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| S DVR    | 1    | 5   |
| L DVS    | 1    | 2   |
| S DVS    | 1    | 1   |
| S DOH    | 63   | 871 |

**LORDSBURG**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 7   |

**LOS LUNAS**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 65  |
| L DOH    | 17   | 65  |
| S DOH    | 19   | 871 |
| L CYFD   | 1    | 44  |

**MORIARTY**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 21  |

**PECOS**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DOH    | 1    | 8   |

**PORTALES**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 4   |
| L CYFD   | 1    | 10  |

**RATON**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 2   |
| L HSD    | 1    | 18  |
| L CYFD   | 1    |     |

**RIO RANCHO**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 12  |
| L HSD    | 1    | 49  |
| L CYFD   | 1    | 59  |

**ROSWELL**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 8   |
| L HSD    | 2    | 68  |
| L DOH    | 2    | 94  |
| L CYFD   | 1    | 58  |

**RUIDOSO DOWNS**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    |     |
| L HSD    | 1    | 28  |

**SANTA CLARA**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVS    | 1    | 1   |
| S DOH    | 1    |     |

**SANTA FE**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 45  |
| L HSD    | 1    | 640 |
| L DOH    | 7    |     |
| S DOH    | 3    | 18  |
| S DVS    | 4    | 18  |
| L CYFD   | 1    | 84  |
| S CYFD   | 1    | 85  |

**SANTA ROSA**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 45  |
| L HSD    | 1    | 640 |
| L DOH    | 1    |     |
| L CYFD   | 1    | 84  |

**SILVER CITY**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 31  |
| L CYFD   | 1    | 24  |

**SOCORRO**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 24  |
| L CYFD   | 1    | 16  |

**TORO C**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 29  |
| S DOH    | 14   | 210 |
| L CYFD   | 1    |     |

**TAOS**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L DVR    | 1    | 4   |
| L HSD    | 1    | 26  |
| L DOH    | 1    | 10  |
| L CYFD   | 1    | 31  |

**TUCUMCARI**

| AGENCY # | BLDG | PTE |
|----------|------|-----|
| L HSD    | 1    | 24  |
| L CYFD   | 1    | 9   |



# Top 10 Most expensive leases

|     | LRN                          | DPT                                     | Status | Lease Class | FTE | Lease Address                    | City        | County     | USF    | LSF    | Start Date | End Date | Cost per LSF | Base Rent      | Operating Expense | Total Lease Cost |
|-----|------------------------------|---|--------|-------------|-----|----------------------------------|-------------|------------|--------|--------|------------|----------|--------------|----------------|-------------------|------------------|
| 330 | <a href="#">2016-0025-01</a> | DEPARTMENT OF INFORMATION TECHNOLOGY    | ACTIVE | SPECIAL USE | 1   | 725 6TH STREET NW                | ALBUQUERQUE | BERNALILLO | 165    | 500    | 7/1/17     | 6/30/21  | \$363.64     | \$181,820.00   | \$0.00            | \$181,820.00     |
| 99  | <a href="#">2003-1746-01</a> | HUMAN SERVICES DEPARTMENT               | ACTIVE | OFFICE      | 73  | 4330 CUTLER AVE NE               | ALBUQUERQUE | BERNALILLO | 18,846 | 25,684 | 1/1/03     | 6/30/23  | \$45.89      | \$1,178,642.75 | \$0.00            | \$1,178,642.75   |
| 106 | <a href="#">2003-1772-01</a> | HUMAN SERVICES DEPARTMENT               | ACTIVE | OFFICE      | 44  | 2000 JUNIPER ST.                 | ALAMOGORDO  | OTERO      | 9,684  | 14,138 | 10/1/03    | 9/30/23  | \$33.75      | \$477,157.50   |                   | \$477,157.50     |
| 96  | <a href="#">2003-1734-09</a> | HUMAN SERVICES DEPARTMENT               | ACTIVE | OFFICE      | 70  | 1041 LAMBERTON PLACE NE          | ALBUQUERQUE | BERNALILLO | 17,032 | 21,253 | 12/1/10    | 3/31/23  | \$33.55      | \$713,029.00   | \$0.00            | \$713,029.00     |
| 209 | <a href="#">2009-0151-05</a> | DIVISION OF VOCATIONAL REHABILITATION   | ACTIVE | OFFICE      | 14  | 2540 CAMINO EDWARD ORTIZ SUITE B | SANTA FE    | SANTA FE   | 3,652  | 5,024  | 2/1/11     | 8/9/19   | \$32.95      | \$165,555.14   | \$0.00            | \$165,555.14     |
| 214 | <a href="#">2009-2078-01</a> | DEPARTMENT OF HEALTH                    | ACTIVE | WAREHOUSE   | 7   | 1301 SILER ROAD                  | SANTA FE    | SANTA FE   | 7,505  | 8,365  | 5/1/09     | 4/30/29  | \$32.62      | \$272,860.69   | \$0.00            | \$272,860.69     |
| 94  | <a href="#">2003-1700-02</a> | HUMAN SERVICES DEPARTMENT               | ACTIVE | OFFICE      | 120 | 2025 S PACHECO STREET ARK PLAZA  | SANTA FE    | SANTA FE   | 31,655 | 39,110 | 7/1/18     | 6/30/19  | \$31.52      | \$1,232,899.52 | \$0.00            | \$1,232,899.52   |
| 80  | <a href="#">2002-1410-02</a> | HUMAN SERVICES DEPARTMENT               | ACTIVE | OFFICE      | 13  | 108 N 16TH ST.                   | ARTESIA     | EDDY       | 4,957  | 6,670  | 10/1/14    | 4/30/22  | \$30.89      | \$206,067.00   | \$0.00            | \$206,067.00     |
| 231 | <a href="#">2010-0036-01</a> | DEPARTMENT OF PUBLIC SAFETY             | ACTIVE | OFFICE      |     | 1085 MECHEM DRIVE                | RUIDOSO     | LINCOLN    | 715    | 715    | 7/1/10     | 6/30/20  | \$30.77      | \$22,000.00    | \$0.00            | \$22,000.00      |
| 59  | <a href="#">2001-1276-07</a> | AGING AND LONG TERM SERVICES DEPARTMENT | ACTIVE | OFFICE      | 3   | 1710 E AZTEC                     | GALLUP      | MCKINLEY   | 222    | 222    | 5/1/13     | 4/30/21  | \$30.07      | \$6,675.57     | \$0.00            | \$6,675.57       |

# Top 10 Most inefficient leases

|    | LRN*<br>(*amendments are listed on separate rows) | Agency                                  | Today's Status | Lease Class | Lease Start | Lease Expiration | Lease Address           | City        | County     | USF   | LSF   | Monthly Cost Per Sq Ft | Annual Cost Per Sq Ft | Total Monthly Cost | Total Annual Cost |
|----|---|---|----------------|-------------|-------------|------------------|-------------------------|-------------|------------|-------|-------|------------------------|-----------------------|--------------------|-------------------|
| 1  | <a href="#">2016-0025-01</a>                      | DEPARTMENT OF INFORMATION TECHNOLOGY    | ACTIVE         | SPECIAL USE | 7/1/2017    | 6/30/2021        | 725 6TH STREET NW       | ALBUQUERQUE | BERNALILLO | 165   | 500   | \$30.30                | \$363.64              | \$15,151.67        | \$181,820.00      |
| 2  | <a href="#">2003-1746-01</a>                      | HUMAN SERVICES DEPARTMENT               | ACTIVE         | OFFICE      | 1/1/2003    | 6/30/2023        | 4330 CUTLER AVE NE      | ALBUQUERQUE | BERNALILLO | 18846 | 25684 | \$3.95                 | \$47.43               | \$101,512.06       | \$1,218,144.74    |
| 3  | <a href="#">2010-0035-04</a>                      | DEPARTMENT OF HEALTH                    | ACTIVE         | SPECIAL USE | 12/1/2014   | 11/30/2020       | 07 MESQUITE             | LOS LUNAS   | VALENCIA   | 1500  | 1500  | \$3.07                 | \$36.80               | \$4,600.00         | \$55,200.00       |
| 4  | <a href="#">2003-1420-10</a>                      | CHILDREN, YOUTH AND FAMILIES DEPARTMENT | ACTIVE         | OFFICE      | 10/1/2018   | 8/31/2023        | 1920 FIFTH & ASPEN STRE | SANTA FE    | SANTA FE   | 20879 | 29269 | \$3.06                 | \$36.70               | \$89,514.36        | \$1,074,172.30    |
| 5  | <a href="#">2003-1772-01</a>                      | HUMAN SERVICES DEPARTMENT               | ACTIVE         | OFFICE      | 10/1/2003   | 9/30/2023        | 2000 JUNIPER ST.        | ALAMOGORDO  | OTERO      | 9684  | 14138 | \$2.93                 | \$35.10               | \$41,353.65        | \$496,243.80      |
| 6  | <a href="#">2003-1734-10</a>                      | HUMAN SERVICES DEPARTMENT               | ACTIVE         | OFFICE      | 12/1/2010   | 3/31/2023        | 1041 LAMBERTON PLACE    | ALBUQUERQUE | BERNALILLO | 17032 | 21253 | \$2.88                 | \$34.56               | \$61,201.00        | \$734,412.00      |
| 7  | <a href="#">1999-0523-03</a>                      | CORRECTIONS DEPARTMENT                  | MONTH TO MONTH | OFFICE      | 2/1/2015    | 10/31/2019       | 809 1ST STREET SUITE C  | MORIARTY    | TORRANCE   | 751.8 | 1110  | \$2.86                 | \$34.29               | \$3,171.72         | \$38,060.68       |
| 8  | <a href="#">2009-2078-01</a>                      | DEPARTMENT OF HEALTH                    | ACTIVE         | WAREHOUSE   | 5/1/2009    | 4/30/2029        | 1301 SILER ROAD         | SANTA FE    | SANTA FE   | 7505  | 8365  | \$2.80                 | \$33.60               | \$23,420.54        | \$281,046.51      |
| 9  | <a href="#">2002-1410-02</a>                      | HUMAN SERVICES DEPARTMENT               | ACTIVE         | OFFICE      | 10/1/2014   | 4/30/2022        | 108 N 16TH ST.          | ARTESIA     | EDDY       | 4957  | 6670  | \$2.64                 | \$31.67               | \$17,601.58        | \$211,219.00      |
| 10 | <a href="#">2001-1276-07</a>                      | AGING AND LONG TERM SERVICES DEPARTMENT | ACTIVE         | OFFICE      | 5/1/2013    | 4/30/2021        | 1710 E AZTEC            | GALLUP      | MCKINLEY   | 222   | 222   | \$2.58                 | \$30.97               | \$572.99           | \$6,875.84        |
|    |   |   |                |             |             |                  |                         |             |            |       |       |                        | \$68.47               |                    | \$4,297,194.87    |



# Potential Annual Savings

| LRN*<br>(*amendments are listed on separate rows) | Agency                                  | Today's Status | Lease Class | Lease Start | Lease Expiration | Lease Address                                 | City        | County     | USF   | LSF     | Monthly Cost Per Sq Ft | Annual Cost Per Sq Ft | Total Monthly Cost | Total Annual Cost |
|---|---|----------------|-------------|-------------|------------------|---|-------------|------------|-------|---------|------------------------|-----------------------|--------------------|-------------------|
| <a href="#">2018-0019-03</a>                      | HUMAN SERVICES DEPARTMENT               | ACTIVE         | OFFICE      | 7/1/2019    | 6/30/2029        | 1 PLAZA LA PRENSA                             | SANTA FE    | SANTA FE   | 0     | 46976   | \$2.49                 | \$29.85               | \$116,841.97       | \$1,402,103.65    |
| <a href="#">2003-1746-01</a>                      | HUMAN SERVICES DEPARTMENT               | ACTIVE         | OFFICE      | 1/1/2003    | 6/30/2023        | 4330 CUTLER AVE NE                            | ALBUQUERQUE | BERNALILLO | 18846 | 25684   | \$3.95                 | \$47.43               | \$101,512.06       | \$1,218,144.74    |
| <a href="#">2008-0142-11</a>                      | HUMAN SERVICES DEPARTMENT               | ACTIVE         | OFFICE      | 6/1/2018    | 9/30/2023        | 39 PLAZA LA PRENSA                            | SANTA FE    | SANTA FE   | 27690 | 38007.2 | \$2.44                 | \$29.30               | \$92,800.91        | \$1,113,610.96    |
| <a href="#">2003-1420-10</a>                      | CHILDREN, YOUTH AND FAMILIES DEPARTMENT | ACTIVE         | OFFICE      | 10/1/2018   | 8/31/2023        | 1920 FIFTH & ASPEN STREET                     | SANTA FE    | SANTA FE   | 20879 | 29269   | \$3.06                 | \$36.70               | \$89,514.36        | \$1,074,172.30    |
| <a href="#">2000-1273-14</a>                      | TAXATION AND REVENUE DEPARTMENT         | ACTIVE         | OFFICE      | 4/1/2016    | 3/31/2020        | 5301 CENTRAL AVE NE SUITE #101, 102, 220, 300 | ALBUQUERQUE | BERNALILLO | 60346 | 71807   | \$1.22                 | \$14.60               | \$87,365.18        | \$1,048,382.20    |
| <a href="#">2001-1279-11</a>                      | CHILDREN, YOUTH AND FAMILIES DEPARTMENT | ACTIVE         | OFFICE      | 11/1/2016   | 4/30/2021        | 1031 LAMBERTON NE                             | ALBUQUERQUE | BERNALILLO | 0     | 40498   | \$2.13                 | \$25.50               | \$86,058.25        | \$1,032,699.00    |
| <a href="#">2013-0006-03</a>                      | HUMAN SERVICES DEPARTMENT               | ACTIVE         | OFFICE      | 2/1/2019    | 11/30/2023       | 1474 RODEO ROAD SUITE 150                     | SANTA FE    | SANTA FE   | 34541 | 37478   | \$1.69                 | \$20.26               | \$63,260.02        | \$759,120.20      |
| <a href="#">2003-1734-10</a>                      | HUMAN SERVICES DEPARTMENT               | ACTIVE         | OFFICE      | 12/1/2010   | 3/31/2023        | 1041 LAMBERTON PLACE NE                       | ALBUQUERQUE | BERNALILLO | 17032 | 21253   | \$2.88                 | \$34.56               | \$61,201.00        | \$734,412.00      |
| <a href="#">2016-0034-01</a>                      | CHILDREN, YOUTH AND FAMILIES DEPARTMENT | ACTIVE         | OFFICE      | 11/1/2017   | 10/31/2028       | 2805 NORTH ROADRUNNER PARKWAY                 | LAS CRUCES  | DONA ANA   | 0     | 29306   | \$1.99                 | \$23.90               | \$58,367.78        | \$700,413.40      |
| <a href="#">2005-1906-09</a>                      | NEW MEXICO GAMING CONTROL BOARD         | ACTIVE         | OFFICE      | 5/1/2014    | 4/30/2025        | 4900 ALAMEDA BOULEVARD NE                     | ALBUQUERQUE | BERNALILLO | 19310 | 24829   | \$2.21                 | \$26.49               | \$54,812.61        | \$657,751.34      |
|   |   |                |             |             |                  |   |             |            |       |         |                        | \$28.86               |                    | \$9,740,809.79    |



# Executive Office Building

## ▶ Scope of Work

- ▶ Santa Fe – 29 owned buildings
- ▶ Leased facilities used for office purposes that house Executive agencies
- ▶ Prepare a long-range Strategic Space Master Plan
- ▶ Owned office buildings in Santa Fe
  - ▶ 1.5 million square feet
- ▶ Leased space by Executive agencies
  - ▶ 450,000 square feet
  - ▶ \$10.5 million annual cost

## ▶ Goals

- ▶ Co-location for agencies with similar clients and services
- ▶ Make most efficient use of existing state owned inventory
- ▶ Opportunities to move agencies from leased space to state-owned space
- ▶ Opportunities for consolidation, disposition, or acquisition of facilities

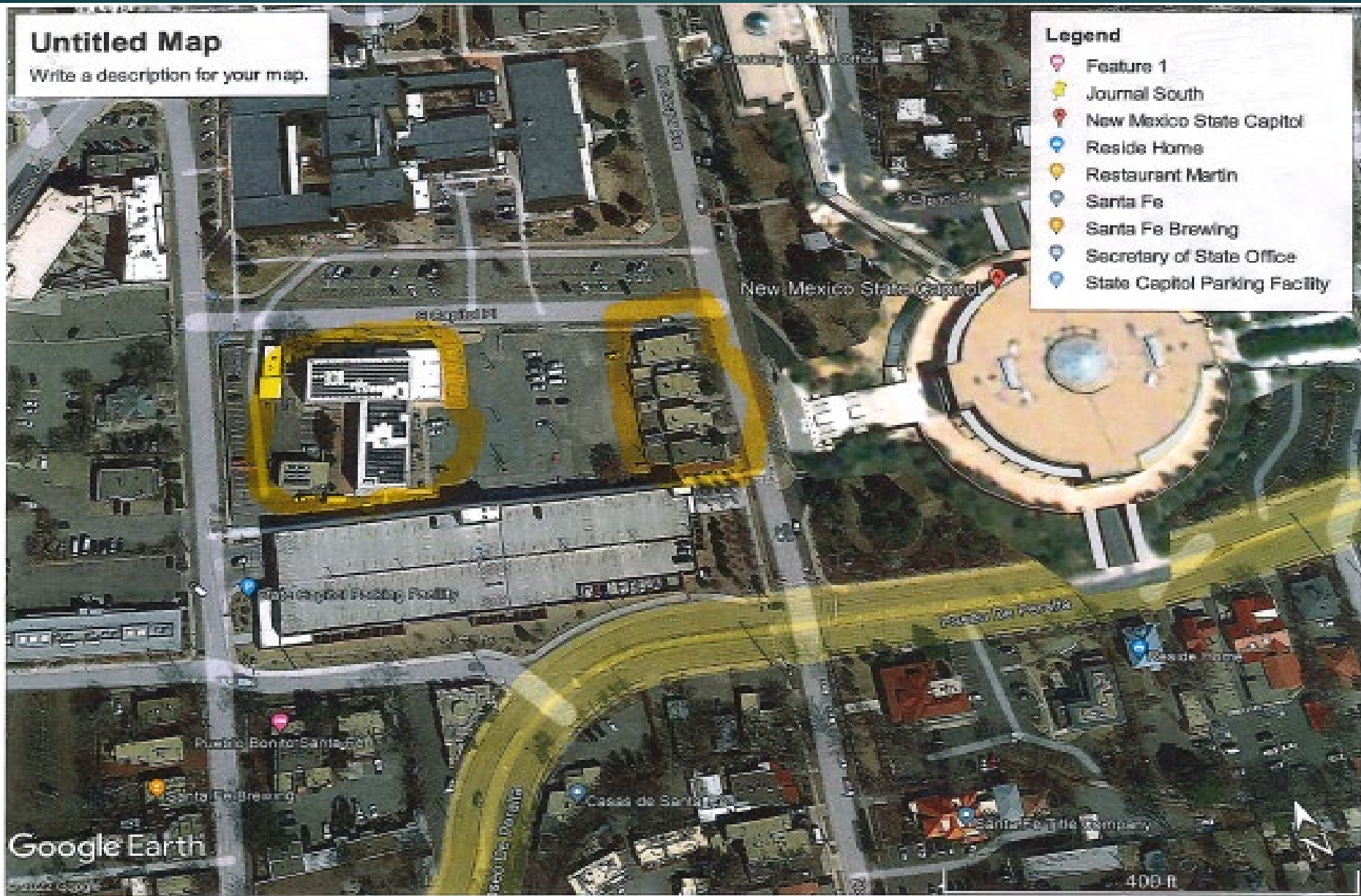


### Untitled Map

Write a description for your map.

### Legend

-  Feature 1
-  Journal South
-  New Mexico State Capitol
-  Reside Home
-  Restaurant Martin
-  Santa Fe
-  Santa Fe Brewing
-  Secretary of State Office
-  State Capitol Parking Facility





# Executive Office Building





# Executive Office Building



East Facade



# Executive Office Building



North Facade



# Facilities Management Division (FMD)

New Vital Records Building, Santa Fe

| <i>Budget</i> | <i>Start</i> | <i>End</i> |
|---------------|--------------|------------|
| \$5,302,509   | 3/19/19      | 4/2020     |





# Facilities Management Division (FMD)

15

| <u>Las Vegas:</u>     | <i>Budget</i> | <i>Start</i> | <i>End</i> |
|-----------------------|---------------|--------------|------------|
| NMBHI New Meadows III | \$19,241,711  | 5/22/19      | 09/2021    |





# DPS Crime Lab

Project Cost - \$28,889,250

Completion Date – September 2023





# CYFD Pinetree campus – three phases

Project Cost - \$43,453,140

Completion Date – February 2023

17





# Veteran's homes

Project Budget - \$53,762,344.88

Completion Date – December 2023





# Current projects

- ▶ Literacy Center
- ▶ NMBHI
- ▶ State Fair Master Plan
- ▶ Fort Bayard Master Plan
- ▶ DPS Reality Based Training Facility
- ▶ DPS Metro Facility
- ▶ Veterans Cemetery Sound Wall
- ▶ Mora Courthouse
- ▶ STEM Institute



# Construction Cost Escalation - Value of the \$

- ▶ The state of New Mexico has been, undeniably, a significant beneficiary of latent trends regarding hybrid work and telecommuting post COVID. Since 2020 the state has seen demonstrable increases in almost every major tracked economic index, but a pure expression of this increase can be seen in the state's Gross Domestic Product (GDP) progression.

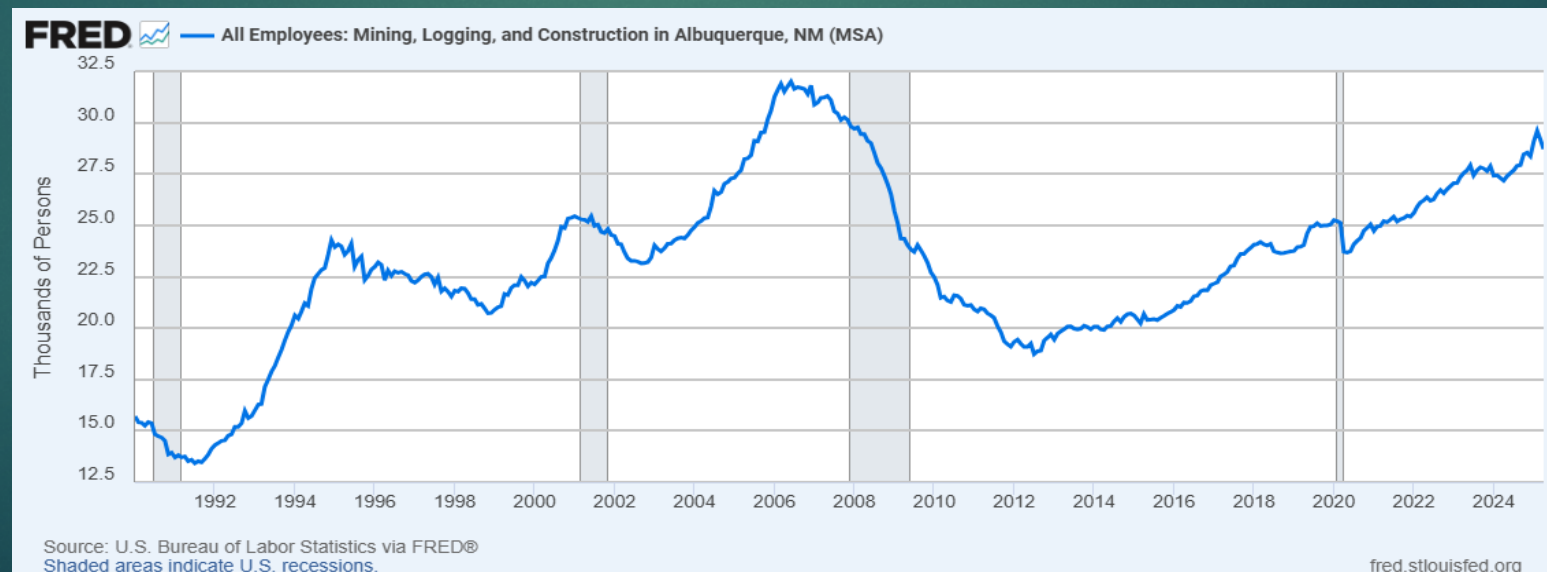




# Construction Cost Escalation - Labor

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- ▶ After seeing a short, COVID driven dip in total progress the overall state economy has continued to see sustained, significant growth, and is currently sitting just below its all-time high, reached in 2023. Total construction volume figures are difficult to tabulate, but the most current numbers for the area indicate a total volume growth of almost 50% over the period to an expected total of roughly \$5.5B in 2025. Construction employment has grown to suit, and the state's total, full-time construction positions are sitting just below their all-time high, reached in 2007.





# Construction Cost Escalation

Significant nationwide growth in construction pricing has been observed post COVID (+40%).

Some of this is predicated on labor costs, which are projected to continue to increase for the foreseeable future, albeit at a slower rate than that observed 2021-2024.

Continued population growth in New Mexico will drive need for procurement of housing, especially multifamily housing in/adjacent to major urban areas.


Continued growth in population will also continue to lead to increased demand for associated services to population growth, e.g. public security, schooling, retail and utility infrastructure.

National average escalation projected to be roughly 6.2% currently, with New Mexico sitting roughly equivalent to that number (6%).

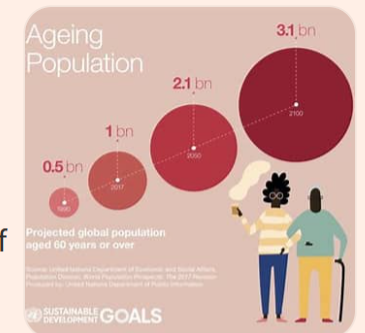


# Construction Cost Escalation – Aging Population

- NM third state aging faster than the entire country
- 60% of the Santa Fe population will be retiring in 5 years
- For every 1 person we hire 3 retire

The **aging population** is a global phenomenon characterized by:  WHO **+3**

- A decline in fertility rates and increased life expectancy.
- Rapidly increasing numbers and proportions of people aged 60 and older.
- By 2050, 1 in 6 people in the world will be over the age of 65.
- The number of persons aged 80 years or older is expected to triple between 2020 and 2050.





# Construction projects over the last 5 years

ESCO project – kicked off July 2019 encompassing 31 buildings totaling 1.7 million square feet - \$29 million

Construction of new Vital Records facility - completed September of 2020. - \$5million

Phase 1 & 2 of the Child Wellness center - completed April 2021 - \$49 million

Meadows Phase III (46,090 square feet) - completed June 2021 - \$30 million

DPS Secure Storage - completed May 2022 - \$20 million

DPS District One field office - completed February 2023 - \$20 million

DPS Forensic Lab in Santa Fe (44,000 sq. ft.) - completed in September 2023 – \$30 million

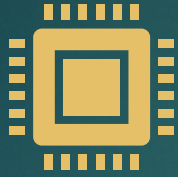
T or C Veterans Homes – completed February 2024 \$60 million

NMBHI – currently in construction \$130 million

Executive Office Building – in design \$180 million

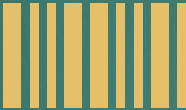


# Construction Cost Escalation – Value Engineering



## Schematic Design (2025-03-03)

Size: 10,100 sf  
Cost / SF: \$915.06 / sf (includes escalation, contingency, and NMGRT)  
Overall Estimate: \$9.24M (includes escalation, contingency, and NMGRT)



## Design Development (2025-05-20)

Size: 10,600 sf  
Cost / SF: \$808.40 / sf (includes escalation, contingency, and NMGRT)  
Overall Estimate: \$8.57M (includes escalation, contingency, and NMGRT)

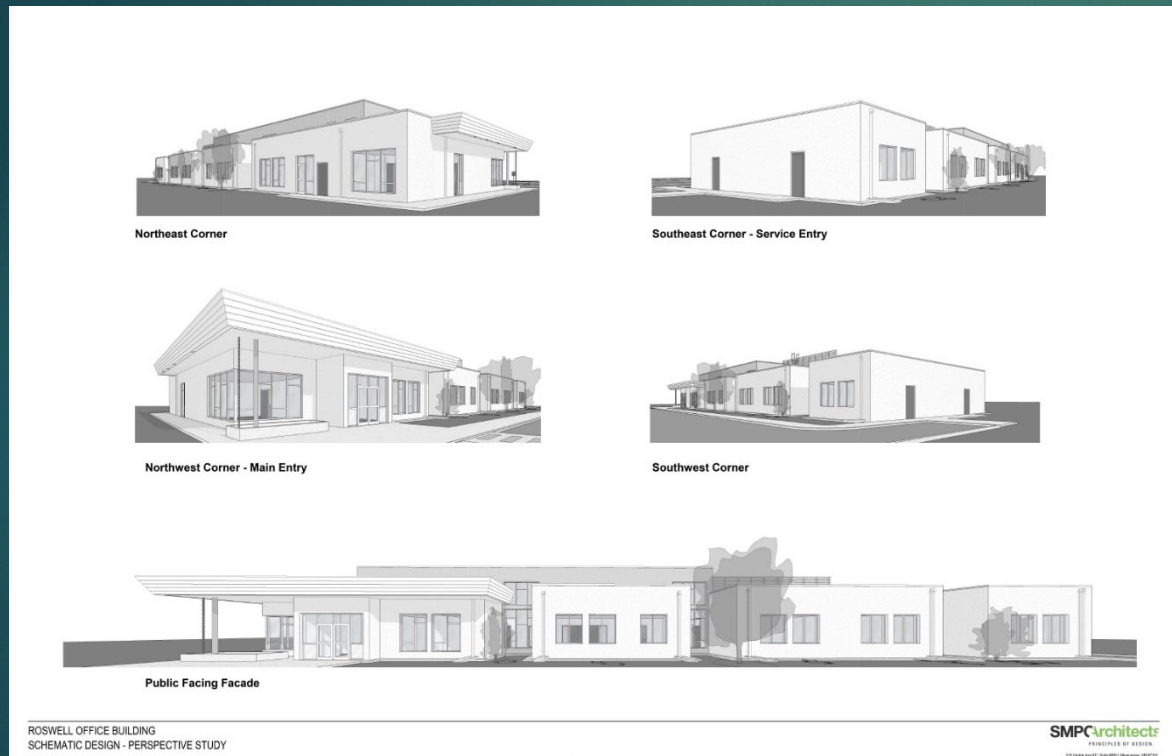


## Design Modifications:

Removal of brick on the exterior façade.  
Removal of the two roof overhangs (low roof and high roof).  
Removal of the exposed Glulam in the reception area, moving forward with a more traditional steel structure in this area.  
Simplified mechanical systems.



# Construction Cost Escalation





# Construction Cost Escalation



CREATE A DATA BASE OF PROJECT COSTS



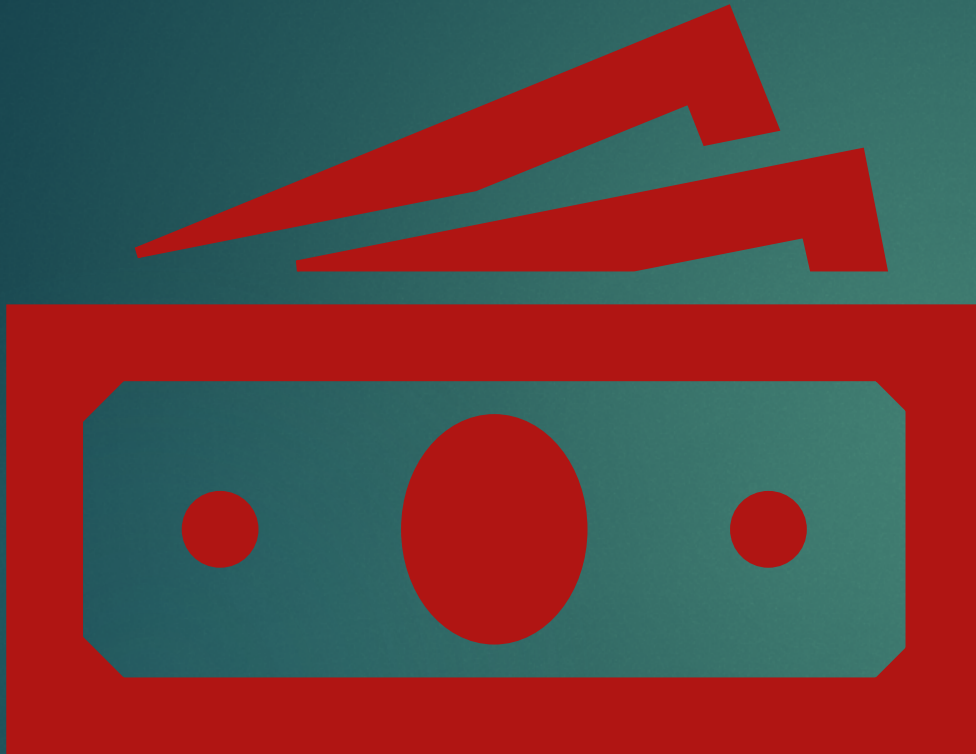
ESSENTIAL TO UNDERSTANDING TRUE COSTS AND TRENDS.



UNDERSTAND CURRENT CONSTRUCTION MARKET STATUS AND HELP MAKE INFORMED DECISIONS GOING FORWARD.



# Construction Cost Escalation



- ▶ Procurement matters
- ▶ Statewide price agreements
- ▶ Long lead time items
- ▶ Don't have to accept MACC
- ▶ Competition is a predictor of cost





# QUESTIONS?

*“OUR SERVICES SUPPORT YOUR  
SUCCESS”*