



# STATE OF NEW MEXICO

Actions in Furtherance of Strategic Asset Management -  
Executive Order Comparison and Staff Recommendations

## CAPITOL BUILDINGS PLANNING COMMISSION

December 11, 2012



Architectural Research Consultants, Incorporated



# COMPARISON TABLE SB83 AND EO 2012-023

Currently	Senate Bill 83	Executive Order 2012-023	Still Needs to be Addressed
<p>No ranking criteria for prioritizing capital projects for state facilities across state agencies.</p>	<ul style="list-style-type: none"><li>• The PCD shall develop the ranking system to determine the priority of projects across all state agencies in the 5-year plans.</li></ul>	<ul style="list-style-type: none"><li>• (To implement the EO, DFA and PCD are leading an Implementation Planning Group, and an inter-agency Facilities Task Force charged with developing a “good practices model” for prioritizing state projects.)</li></ul>	<ul style="list-style-type: none"><li>• EO does not include:<ul style="list-style-type: none"><li>▶ Judicial Branch</li><li>▶ Legislative Branch</li><li>▶ Certain Cultural Affairs Department facilities</li></ul></li></ul>



# COMPARISON TABLE SB83 AND EO 2012-023

Currently	Senate Bill 83	Executive Order 2012-023	Still Needs to be Addressed
<p>No specific provisions for planning and addressing preventive and deferred maintenance needs; space and energy efficiency standards; and life-cycle costing of state facilities.</p>	<ul style="list-style-type: none"><li>• Facility master plans shall include deferred maintenance plans, including standards for facility maintenance, space and energy efficiency standards and requirements for life-cycle costing of new facilities or improvements to existing facilities.</li><li>• An appropriation of \$2.3 million was included in the bill "...for conducting a condition assessment of state facilities to determine initial deferred maintenance corrections and annual appropriation needs" for prioritized projects.</li></ul>	<ul style="list-style-type: none"><li>• Each agency's masterplan shall include preventive and deferred maintenance plans; space and energy efficiency standards; program justification for new construction; and a criteria-based weighted ranking system to determine priority.</li><li>• Unfunded</li></ul>	<ul style="list-style-type: none"><li>• EO does not include:<ul style="list-style-type: none"><li>• Judicial Branch</li><li>• Legislative Branch</li><li>• Certain Cultural Affairs Department facilities</li></ul></li><li>• Need state planning resources<ul style="list-style-type: none"><li>• Staff</li><li>• Funding</li></ul></li><li>• Need maintenance and condition data for all state assets</li><li>• Need funding to initiate and complete this requirement.</li></ul>



# COMPARISON TABLE SB83 AND EO 2012-023

Currently	Senate Bill 83	Executive Order 2012-023	Still Needs to be Addressed
<p>No comprehensive process in statute for strategic <u>facility</u> planning and budgeting</p>	<ul style="list-style-type: none"><li>• A 5-year statewide program including the planning, prioritizing and financing of all state capital improvement projects, jointly prepared by PCD and DFA, shall be submitted to the governor and legislature by November 1 of each year.</li><li>• Projects are classified as plan and design or as ready for construction.</li><li>• New requirement for most state agencies to prepare and update a 5-year facilities master plan in compliance with guidelines developed by the PCD and submitted to the DFA by July 1 of each year.</li><li>• Plans must be consistent with the CBPC master plans and planning principles.</li><li>• (Public and charter schools, higher education institutions, political subdivisions of the state and independent authorities already have statutory or other master planning processes.)</li></ul>	<ul style="list-style-type: none"><li>• A prioritized five-year program for all state capital improvement projects, jointly prepared and annually updated, by DFA and PCD shall be submitted to the Governor and legislature by November 1 of each year.<ul style="list-style-type: none"><li>• Projects are classified as plan and design or as ready for construction.</li><li>• New requirement for most state agencies to prepare and update a 5-year facilities master plan in compliance with guidelines developed by the PCD and submitted to the DFA by July 1 of each year.</li><li>• Plans must be consistent with the CBPC master plans and comprehensive planning principles.</li><li>• (“state agency” means any department, institution, board, bureau, commission, district or committee of state government except: political subdivisions of the state; institutions governed by boards of regents; state transportation commission and certain DOT facilities; independent authorities; public school capital outlay council and PSFA.)</li></ul></li></ul>	<ul style="list-style-type: none"><li>• 5 year facility master plan requirement does not include:<ul style="list-style-type: none"><li>• Judicial Branch</li><li>• Legislative Branch</li><li>• Certain Cultural Affairs Department facilities</li></ul></li><li>• Need funding to initiate and complete this requirement.</li></ul>





# COMPARISON TABLE SB83 AND EO 2012-023

Currently	Senate Bill 83	Executive Order 2012-023	Still Needs to be Addressed
<p>No guidelines and technical assistance required statutorily for the preparation of state agency facility master plans; no linkage to strategic plans</p>	<ul style="list-style-type: none"><li>• The PCD shall provide technical assistance to state agencies in the development of their facilities master plans.</li><li>• An appropriation of \$1 million was included in the bill for “facilities master planning with state agencies to develop and design five-year facilities master plans and updates for the state capital program”.</li></ul>	<ul style="list-style-type: none"><li>• The PCD shall provide technical assistance to state agencies in the development of their facilities master plans.</li><li>• Unfunded</li></ul>	<ul style="list-style-type: none"><li>• EO does not include:<ul style="list-style-type: none"><li>• Judicial Branch</li><li>• Legislative Branch</li><li>• Certain Cultural Affairs Department facilities</li></ul></li><li>• Need funding for contractor support</li></ul>



# STAFF RECOMMENDATIONS TO ADDRESS GAPS IN STATEWIDE IMPLEMENTATION

## Provide Formal Guidance to

- ▶ Judicial and Legislative Branches
- ▶ Certain Cultural Affairs Department facilities

## Adequately Fund

- ▶ Facility condition assessments
- ▶ Master planning
- ▶ Sufficient technical expertise & staffing

## Develop Resources for Successful Execution

- ▶ Common asset management system
- ▶ In-house Operations and Maintenance staff (trained/technically qualified)
- ▶ Pool of state planning resources