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# State of New Mexico Capitol Buildings Master Plan\*

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## **Overview**

Adopted by the

Capitol Buildings Planning Commission

12.13.99

**The ARC - Dekker/Perich/Sabatini Association**

\*Available at: [http://www.state.nm.us/gsd/pcd/master\\_plan/masterplan.htm](http://www.state.nm.us/gsd/pcd/master_plan/masterplan.htm)

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# State of New Mexico **Capitol Buildings Master Plan**

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Briefing to Legislative Finance Committee

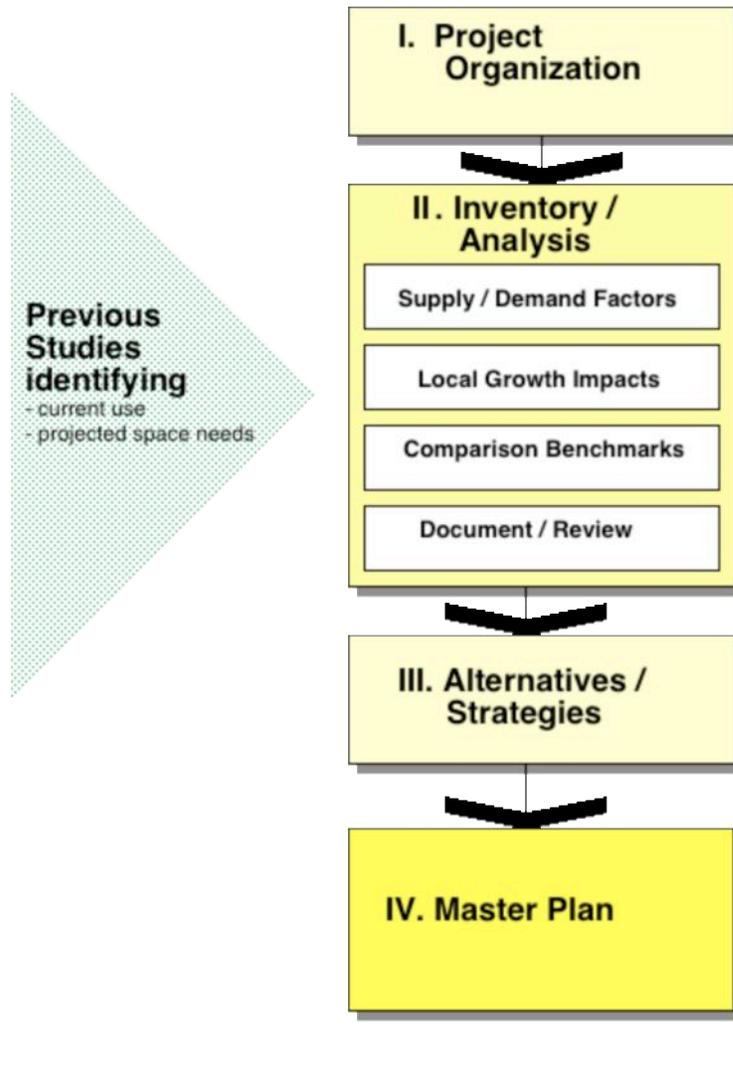
1/09/00

**The ARC - Dekker/Perich/Sabatini  
Association**

# Process

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# Planning Process



3 What is the demand for space

- *how much, who, where?*

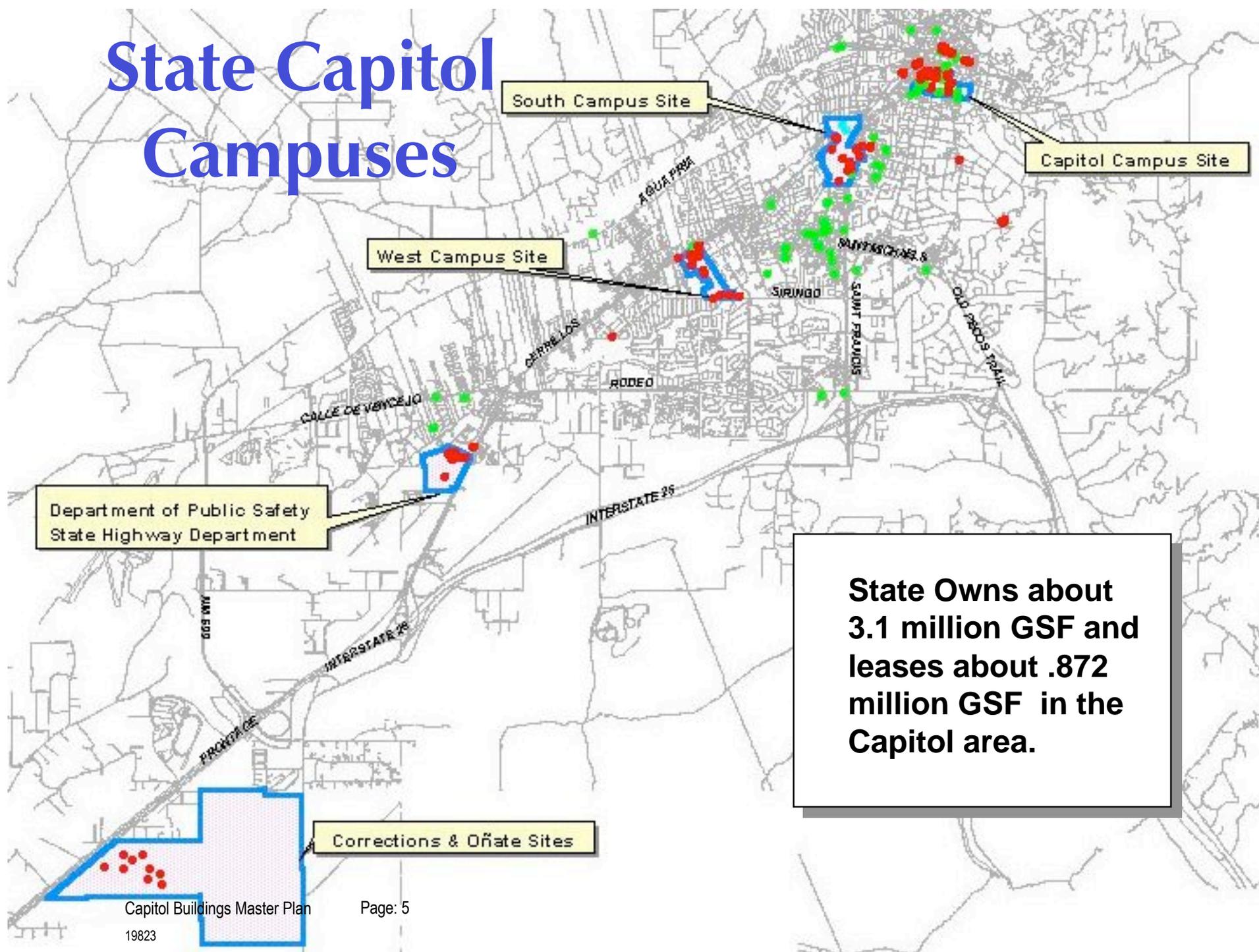
3 What is the supply of space?

3 How do we plan state campuses to meet short-(five years) and long-range (50 years) needs?

# Supply of Space

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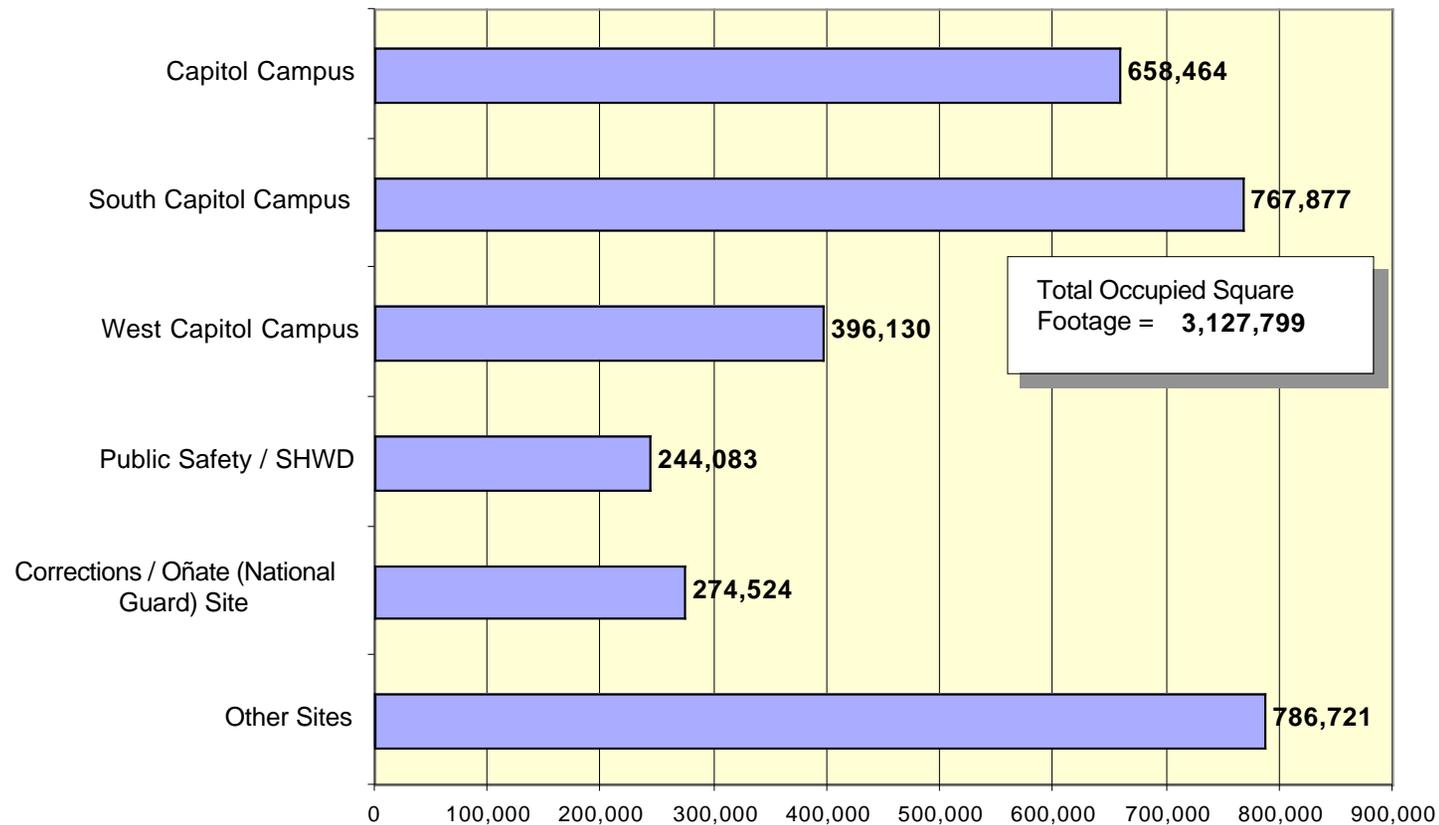
# State Capitol Campuses



**State Owns about 3.1 million GSF and leases about .872 million GSF in the Capitol area.**

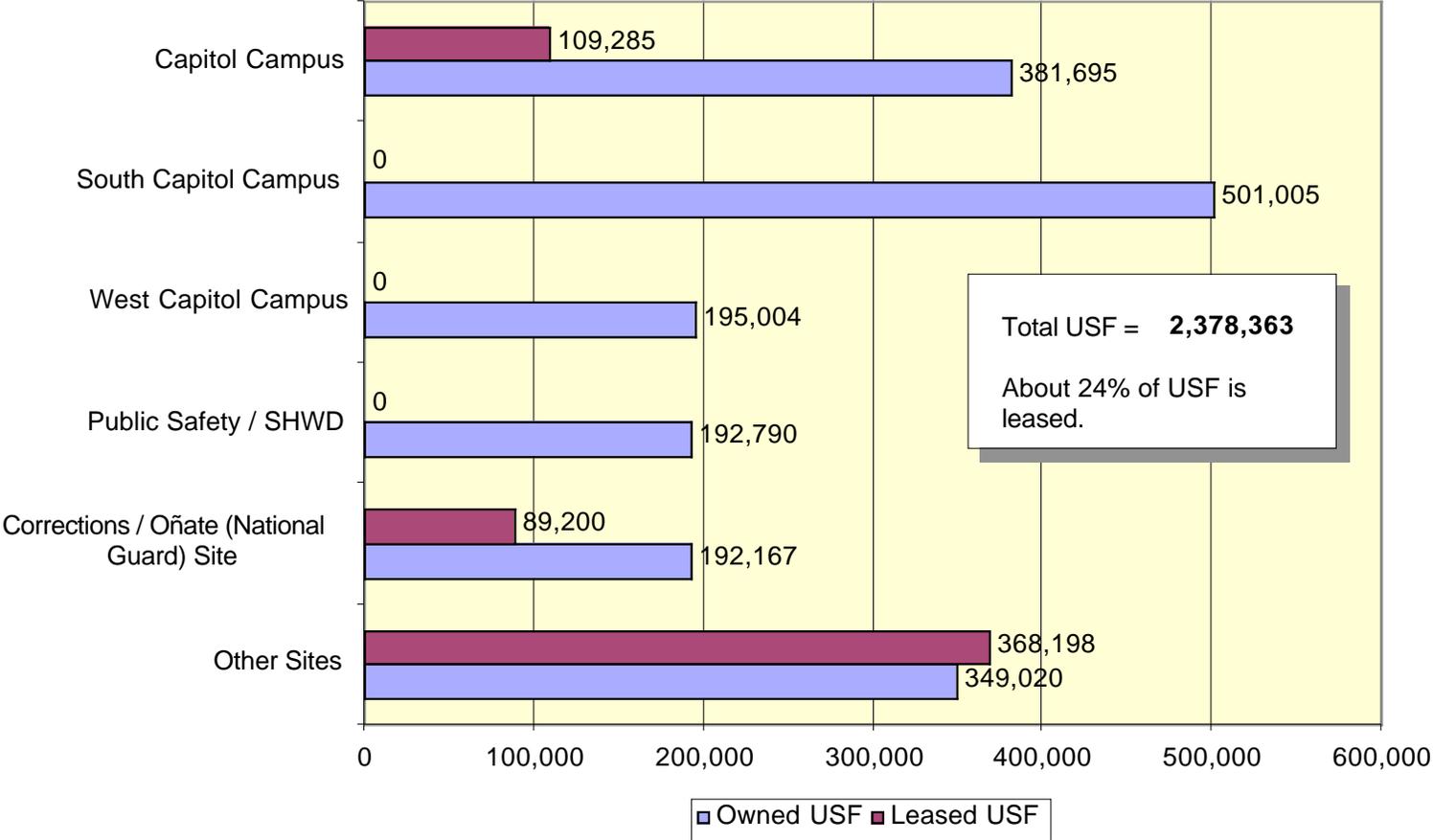
# Existing Space Use: Space Summary by Location

## State Capitol Campus Comparison - Total Gross Square Feet (GSF)



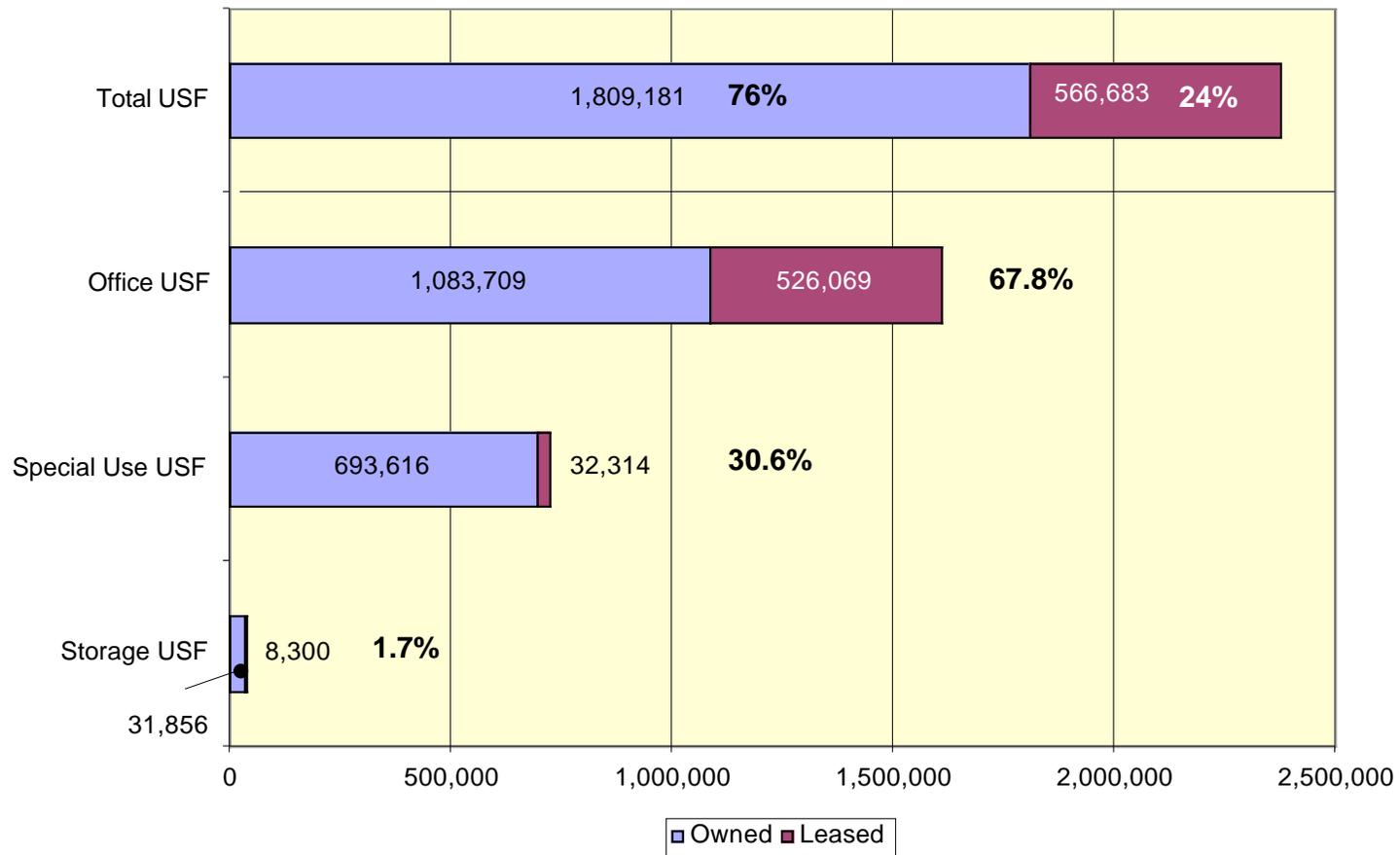
# Existing Space Use: Space Summary by Location / Type

## State Capitol Campus Comparison - Usable Square Feet Owned/Leased



# Issue: Lease vs. Buy

State Capitol: Own vs. Lease (USF)



# Issue: Lease vs. Own

## 3 What is the proper level of leased space?

- ***Half of the states surveyed indicated that between 30 and 42 percent of office space for state agencies is leased.***
  - Fifty percent of office space for State of New Mexico agencies is leased (~24% in the Capitol area).
  - Texas has over 30% leased space in Travis County (location of Capitol)
- ***Industry benchmarks show that on the average 83% (17% leased) of Government facilities are owned (vs. 62% for total industry)***

# Issue: Lease vs. Own

**3 State should seek to own where twenty year or life cycle costs are clearly in the state's best long-term interest.**

- *Lease rates are equal or greater than about \$13 / sf.*

**3 A portion of the state's space inventory should be leased to allow flexibility.**

- *Agencies that can pay for leases from Federal revenue sources.*
- *Agencies with high degree of uncertainty / fluctuations for future programs.*
- *Ability to meet needs faster than capital funding availability*
- *Contributes to local commercial real estate vitality.*

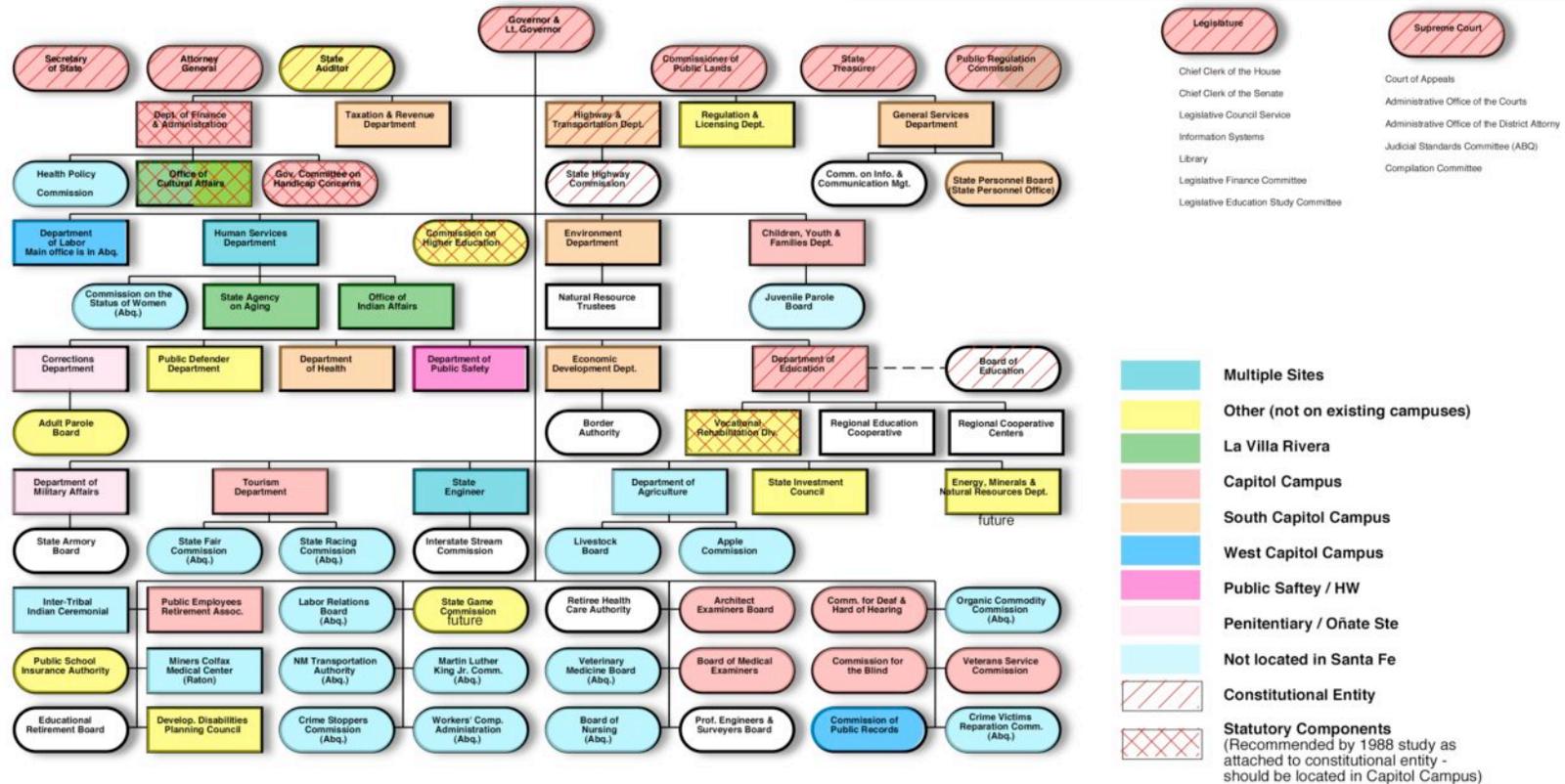
# **Demand for Space**

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# Organizations by Location

There are about 50 state agencies in the capitol area. All were interviewed and a database developed describing existing and projected space needs and issues

Executive Organizational Chart

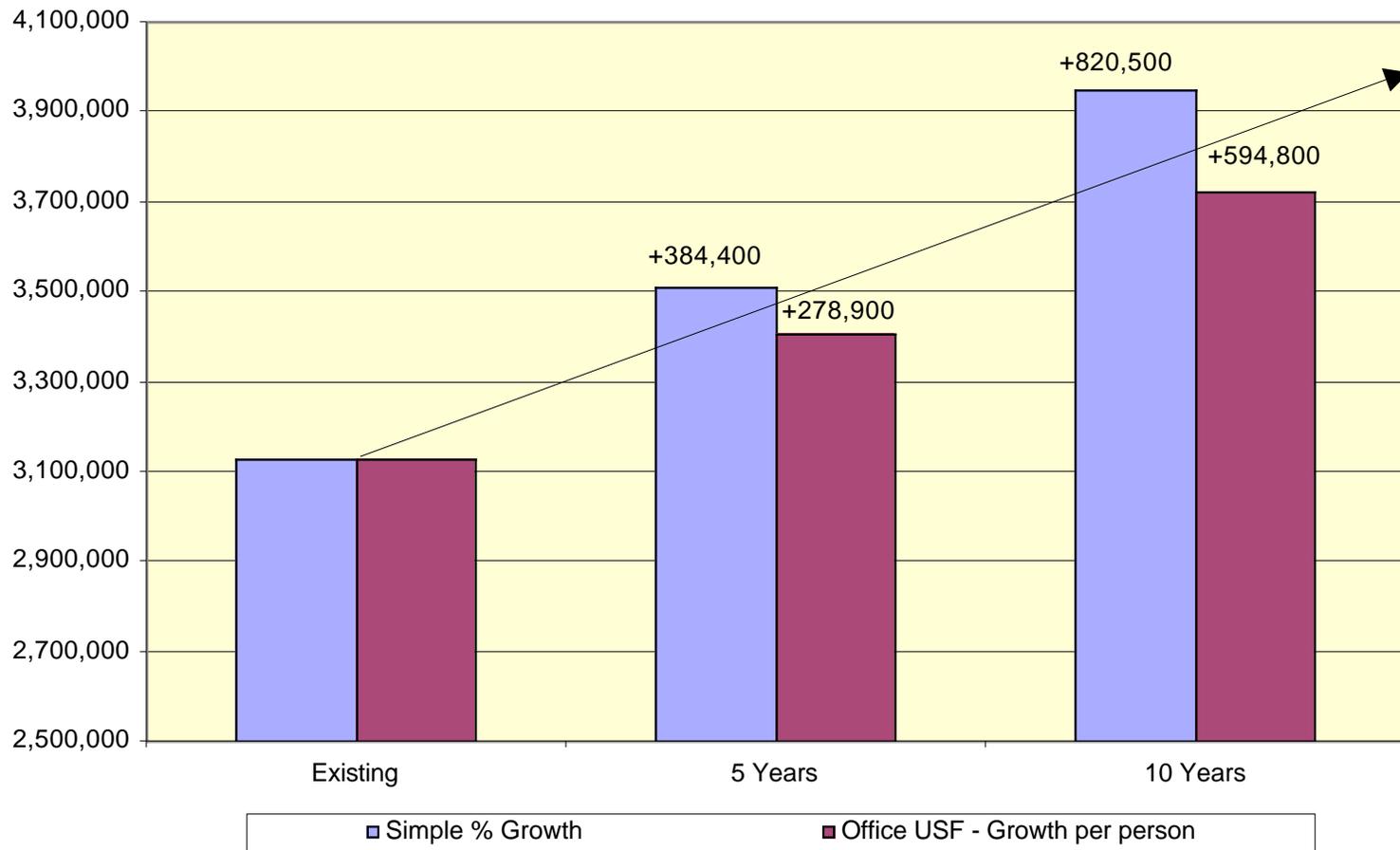


## State Agencies in Santa Fe, NM Capitol Buildings Master Plan

ARC · Dekker/Perich/Sabatini Association  
ARC - 9823 6.99

# Projected Space

State Capitol Space Needs (average high / low)



# Projected Space

## 3 Demand drivers

- ***General incremental growth***
- ***Gradually replacing a portion of leased space with owned space.***
- ***Upgrade or changes in state space inventory***
  - Sale of La Villa Rivera (~140,000 net)
- ***Addressing current deficiencies***
  - Functional
  - Location (multiple, wrong)
  - Upgrade of current facilities (condition and quality).

# **General Policies / Principles**

# General Policies

## 3 Management

- *Adopt space standards*

## 3 Future development

- *Continue to meet state needs within existing 'campuses'.*
- *Adopt location principles and gradually locate (re-locate) agencies as opportunities become available.*
- *Collocate agencies or functions according to adopted criteria.*

# General Policies

## 3 Campus Location Principles

- ***Capitol Campus 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
    - n Field offices
    - n Support functions
- ***Other Campuses***
  - Specialized to function.

# General Policies

## 3 Future development (continued)

- ***Seek to own sites and facilities (rather than lease) if it is shown to be in the best long-term interests of the state.***
  - State should seek to own where twenty year or life cycle costs are clearly in the state's best long-term interest (Lease rates are equal or greater than about \$13 / nsf).
  - A portion of the state's space inventory should be leased to allow flexibility.
    - n Agencies that can pay for leases from Federal revenue sources.
    - n Agencies with high degree of uncertainty / fluctuations for future programs.
    - n Ability to meet needs faster than capital funding availability.
    - n Contributes to local commercial real estate vitality.

# General Policies

## 3 Future development (continued)

- ***Land acquisition***
  - Acquire designated parcels or land or buildings over the long-term based on established 'study area' line at each site.
  - Consider additional land acquisition to provide for contingencies, buffers etc.).

## 3 Flexibility

- ***Gradually construct new buildings to accommodate functions in leased facilities and to relieve overcrowding.***
- ***Provide generic 'tenant' developed space.***
- ***Allocate space by campus criteria.***

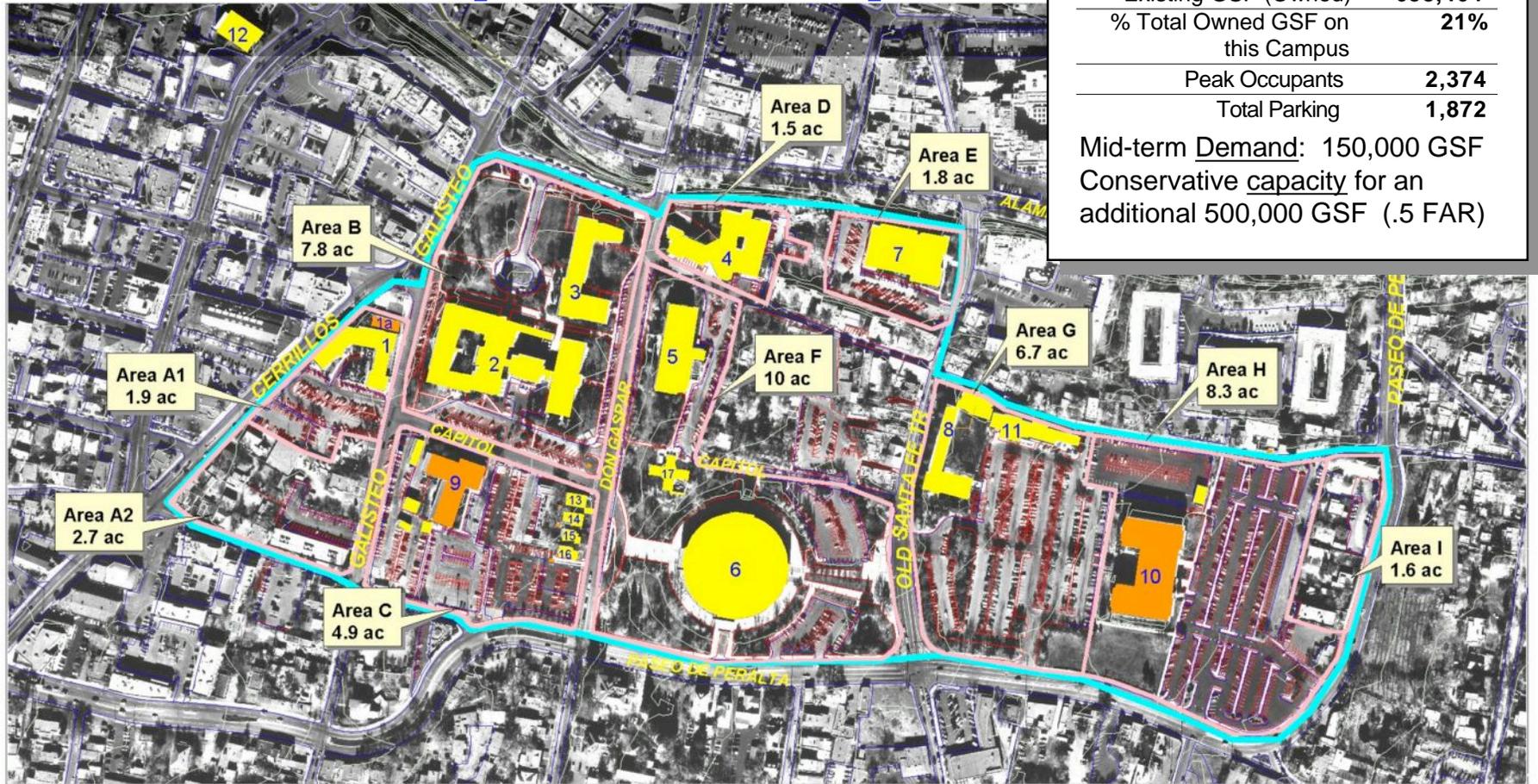
# Campus Planning Framework

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# 1. Capitol Campus

Study Area (ac.)	<b>50.00</b>
State Property (ac.)	<b>33.06</b>
Potential Expansion (ac)	<b>7.80</b>
Existing GSF (Owned)	<b>658,464</b>
% Total Owned GSF on this Campus	<b>21%</b>
Peak Occupants	<b>2,374</b>
Total Parking	<b>1,872</b>

Mid-term Demand: 150,000 GSF  
 Conservative capacity for an additional 500,000 GSF (.5 FAR)



**Legend:**

- State Capitol Campus Site
- SF Edge of Road
- State Owned Capitol Buildings
- Other Capitol Campus Buildings- Not State Owned
- Study Area
- Sub Areas
- Contour Lines 4 ft Interval

**Capitol Campus Building Index**

- |                                |                           |                         |
|--------------------------------|---------------------------|-------------------------|
| 1. Villagra Building           | 6. State Capitol Building | 12. Department of Labor |
| 2. Bataan Building             | 7. State Land Office      | 13. Residence           |
| 3. State Education Building    | 8. Lamy Buildings         | 14. Residence           |
| 4. Supreme Court Building      | 9. NEA                    | 15. Residence           |
| 5. Legislative Office Building | 10. PERA                  | 16. Residence           |
|                                | 11. Lew Wallace           |                         |

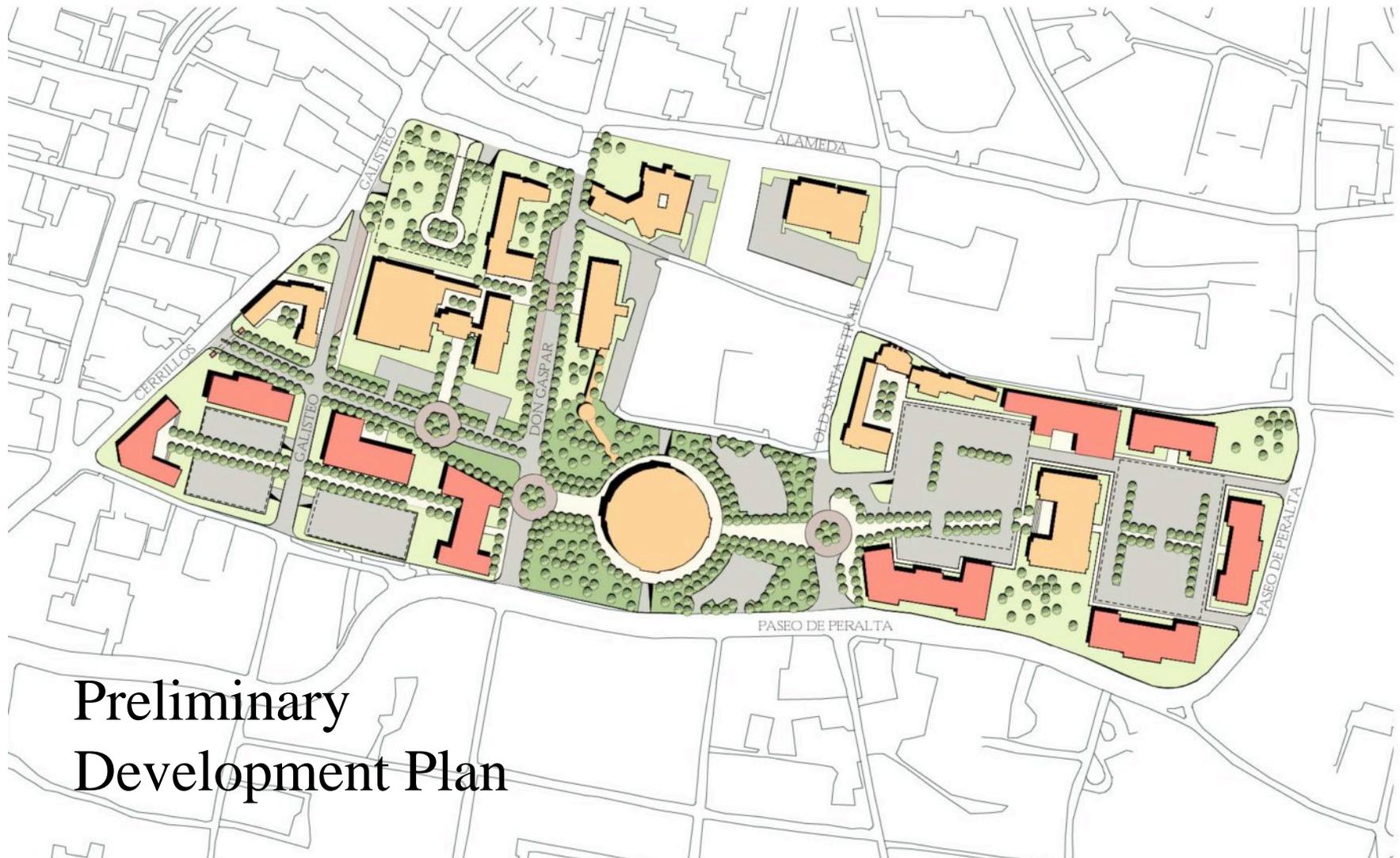
**1 State Capitol Campus**

The ARC - Dekker/Perich/Sabatini Association

**Capitol Buildings Master Plan**

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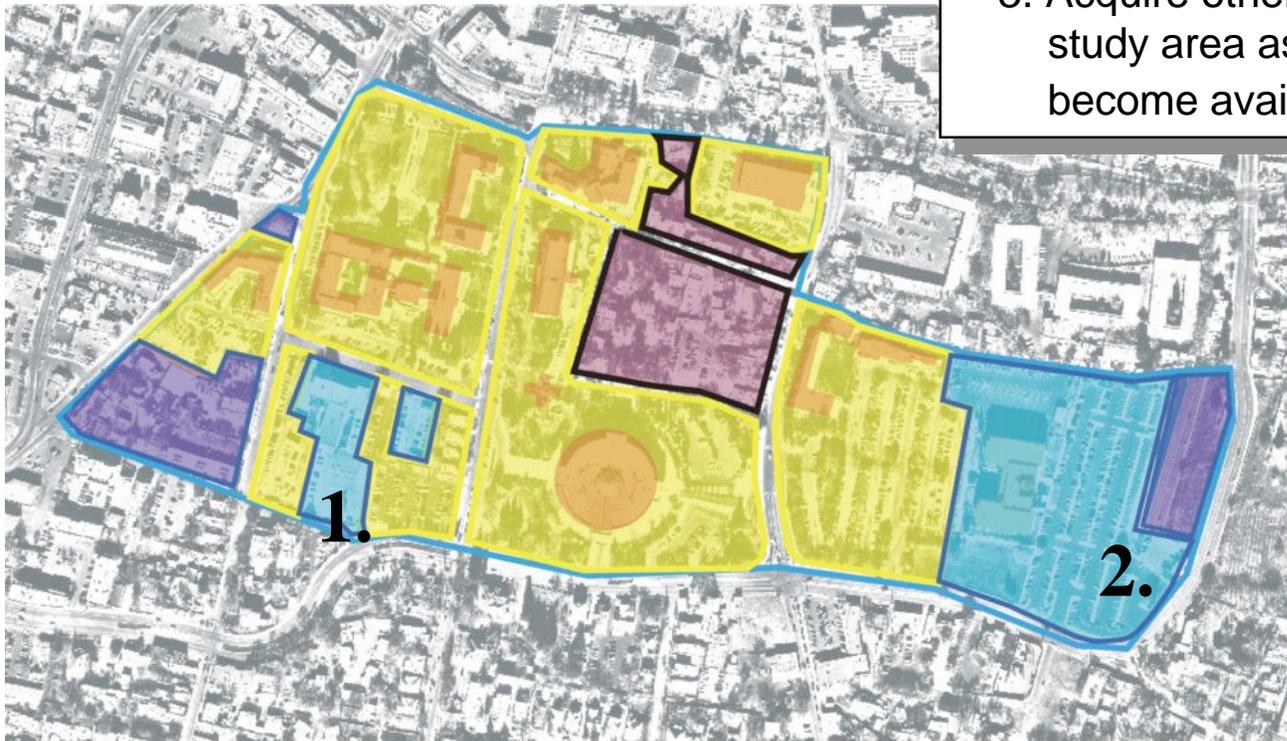
# 1. Capitol Campus



Preliminary  
Development Plan

# 1. Capitol Campus

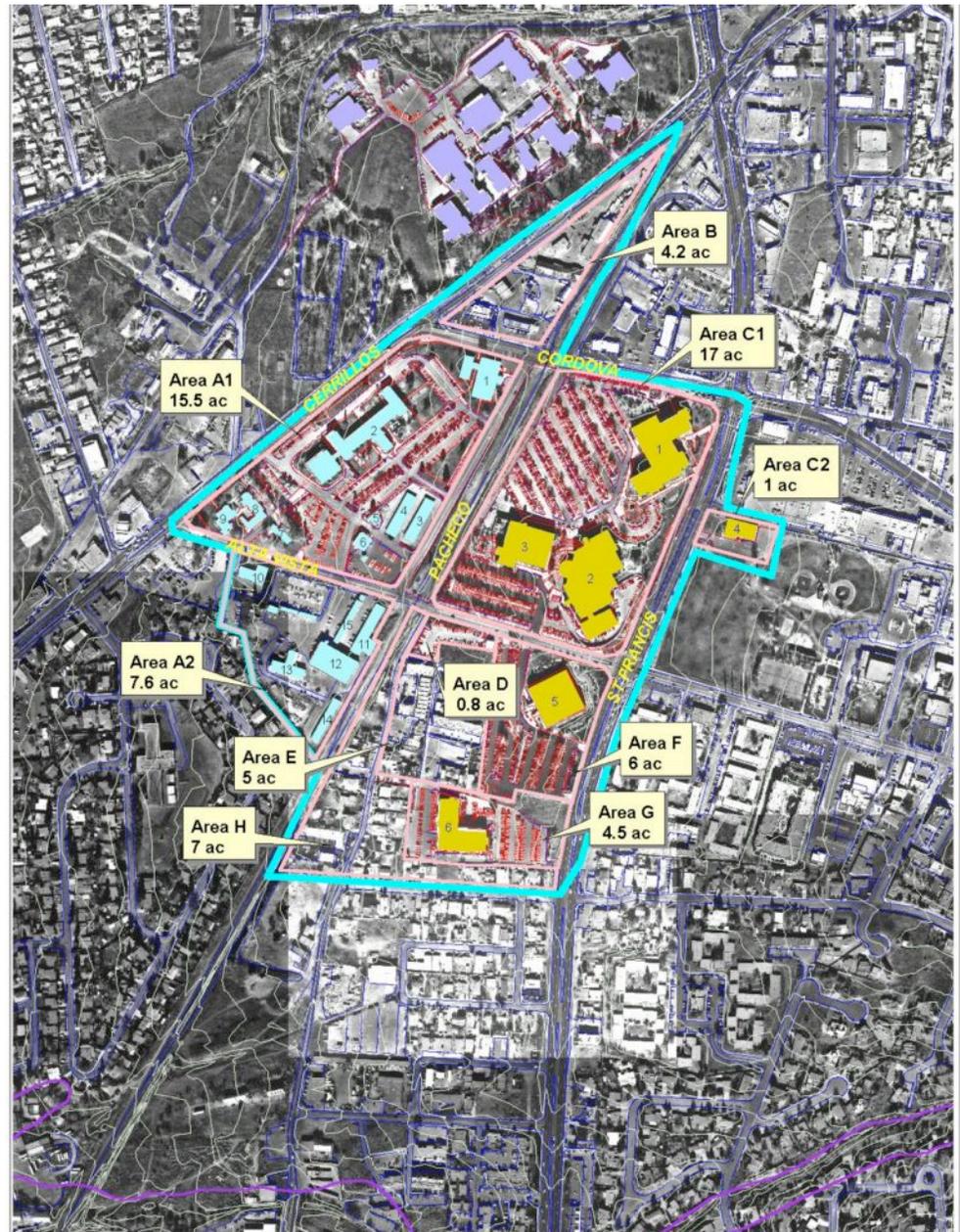
1. Acquire NEA Building
2. Acquire PERA building.
3. Acquire other property in study area as they become available.



# 2. South Capitol Campus

Study Area (ac.)	<b>95.00</b>
State Property (ac.)	<b>41.10</b>
Potential Expansion (ac)	<b>10.20</b>
Existing GSF (Owned)	<b>767,877</b>
% Total Owned GSF on this Campus	<b>25%</b>
Peak Occupants	<b>2,752</b>
Total Parking	<b>2,001</b>

Mid-term Demand: 130,000 GSF  
 Conservative capacity for an additional 650,000 GSF (.6 FAR)



Legend:

- ▭ Study Area for South Campus
- ▭ 100-Year Flood Zone
- ▭ NM State
- ▭ Highway Dept
- ▭ NM School for the Deaf
- ▭ Sub Study Area
- ▭ South Capitol Campus Buildings
- ▭ Contour Lines 4 ft Intervals
- ▭ South Capitol Campus Site
- ▭ SF Edge of Road

South Capitol Campus Building Index

1. Joseph Montoya Building
2. Harold Runnels Building
3. Simms Building
4. Health Vital Records
5. Manuel Lujan Building
6. Piñon Building

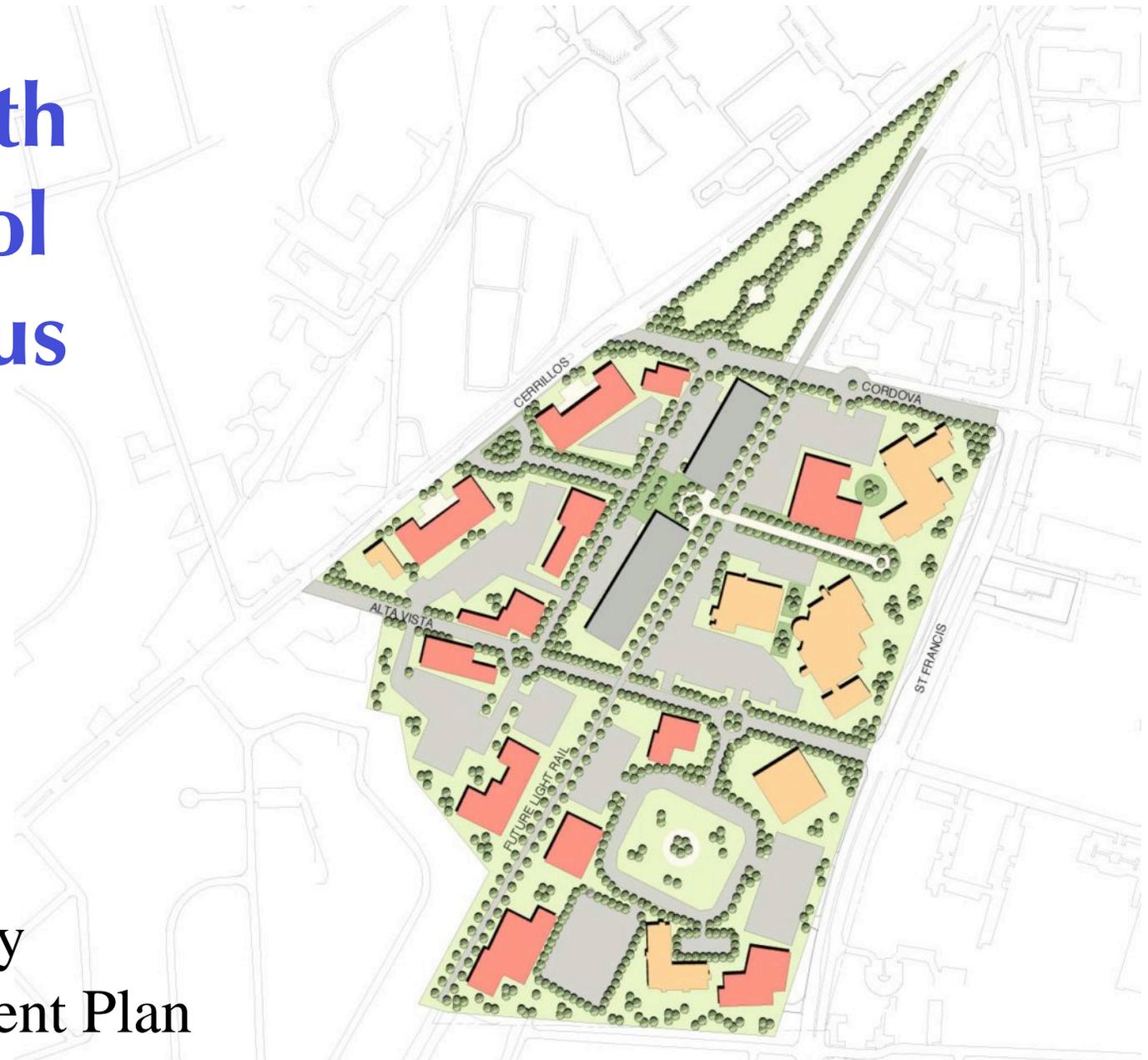
**2** South Capitol Campus

The ARC - Decker/Perich/Gabellini Association

Overview: Page: 24

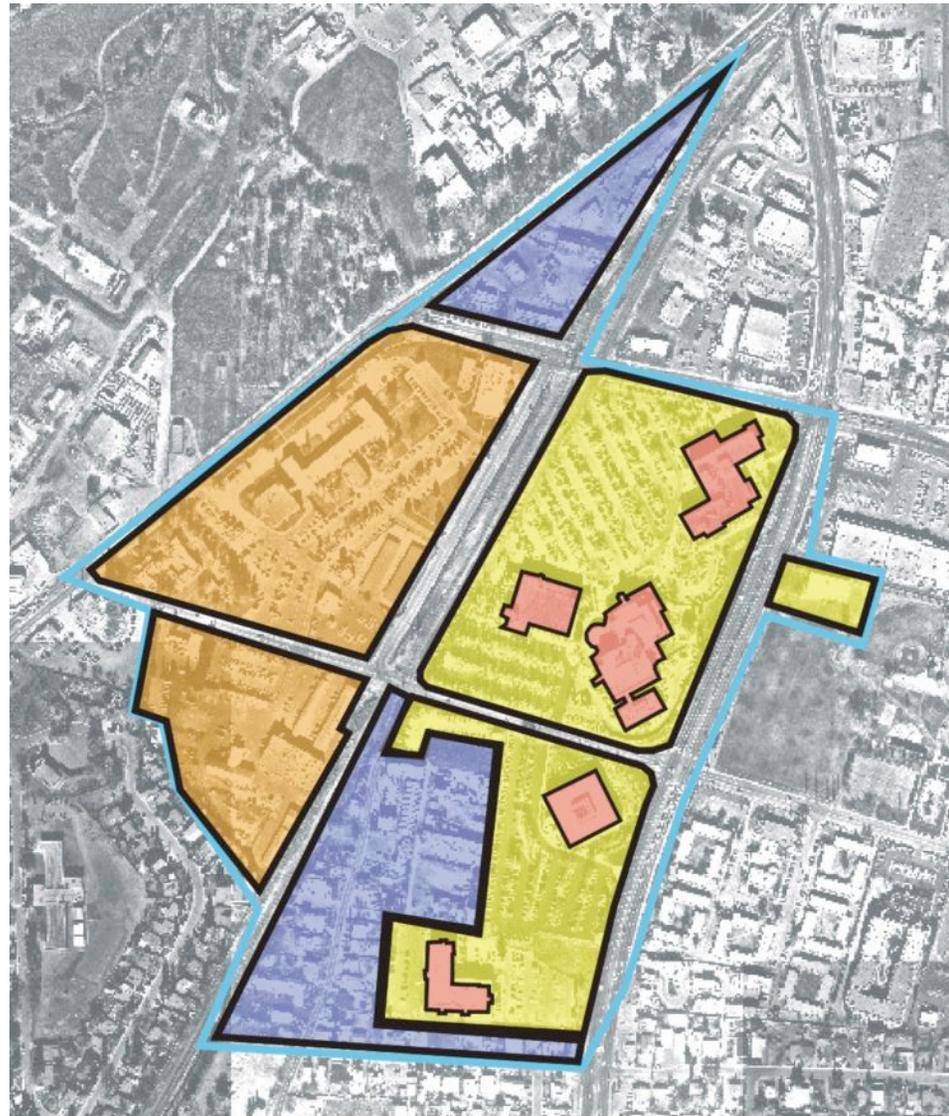
# 2. South Capitol Campus

## Preliminary Development Plan



## 2. South Capitol Campus

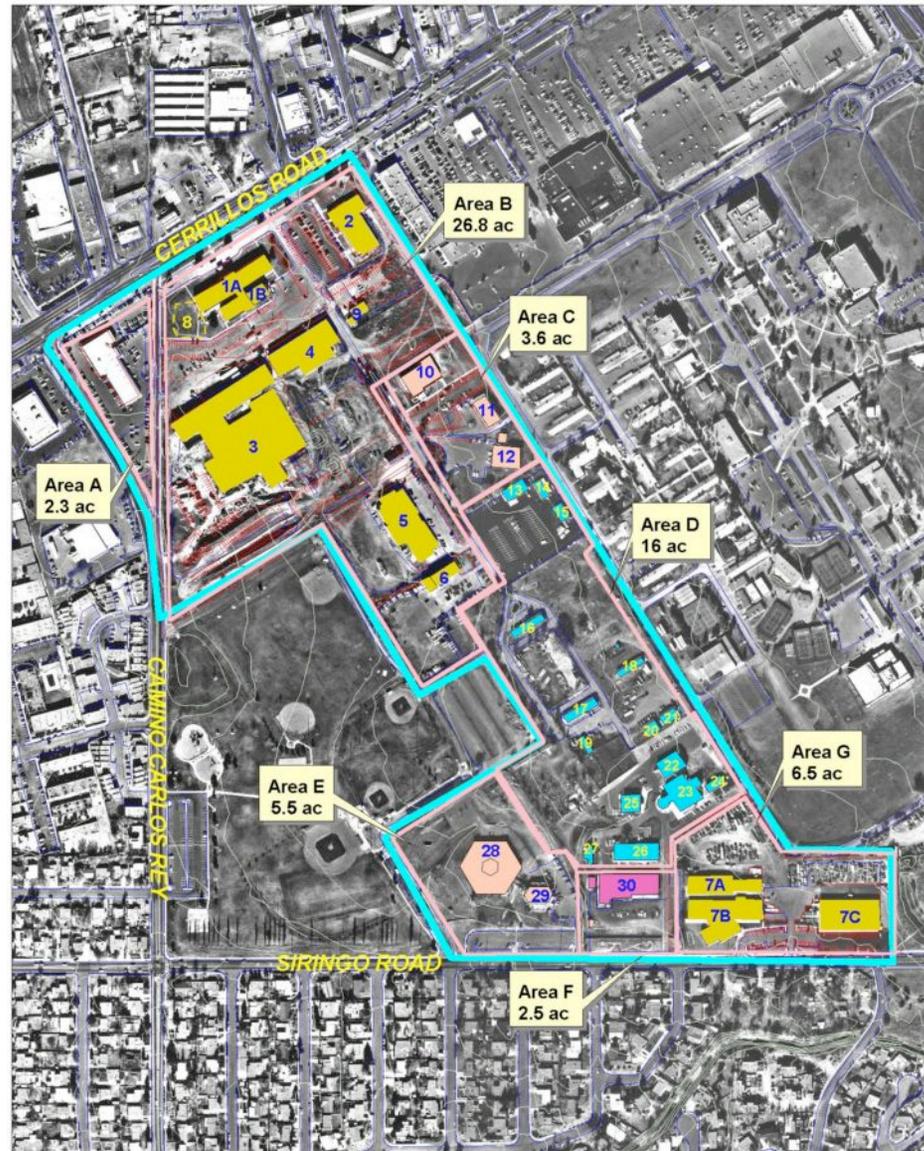
1. Relocate highway department.
2. Acquire other properties as available.



# 3. West Capitol Campus

Study Area (ac.)	<b>65.00</b>
State Property (ac.)	<b>31.50</b>
Potential Expansion (ac)	<b>26.20</b>
Existing GSF (Owned)	<b>396,130</b>
% Total Owned GSF on this Campus	<b>13%</b>
Peak Occupants	<b>248</b>
Total Parking	<b>998.00</b>

Mid-term Demand: 100,000 GSF  
 Conservative capacity for an additional 250,000 GSF (.5 FAR) w/o land acquisition to 950,000 GSF w/ land acquisition.



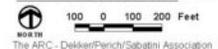
- Legend:**
- West Capitol Campus Buildings
    - City of Santa Fe
    - Federal
    - SF Public Schools
    - State
    - West Capitol Campus Site
    - SF Edge of Road
    - Study Area
    - Sub Areas
    - Conour Lines - 4 ft Intervals

**West Capitol Campus Building Index**

- 1A. State Personnel Office (WC11)
- 1B. Kitchen Angel
- 2. Medical Assistance Division (WC8)
- 3. State Library and Archives (WC6)
- 4. Warehouse (WC4)
- 5. Human Services Field Office
- 6. State Motor Pool & Car Wash
- 7a-c. State Printing Complex (WC9)
- 8. Bomb Shelter
- 9. Food Depot (WC3-WC3A)

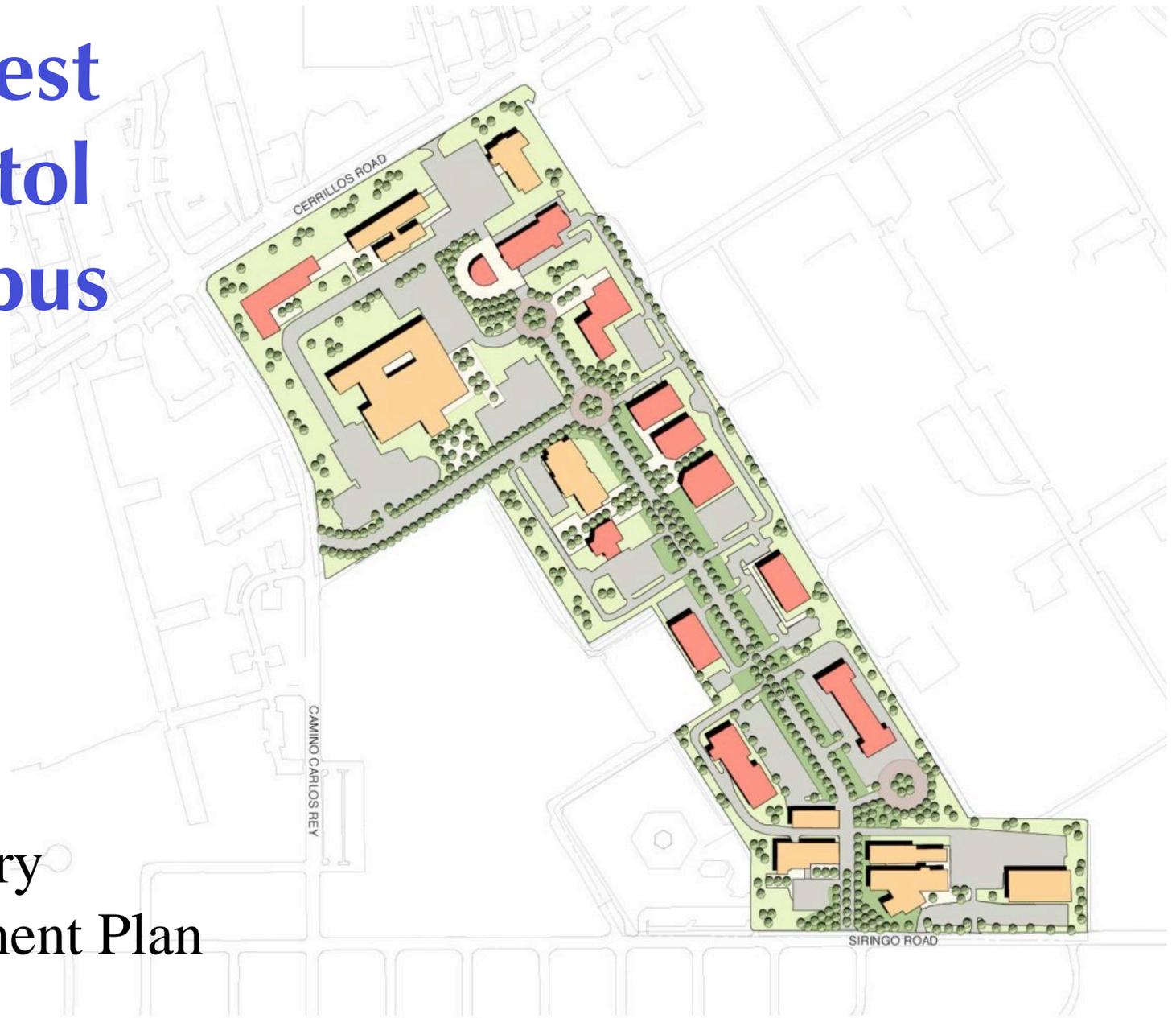
**3**

**West Capitol Campus**



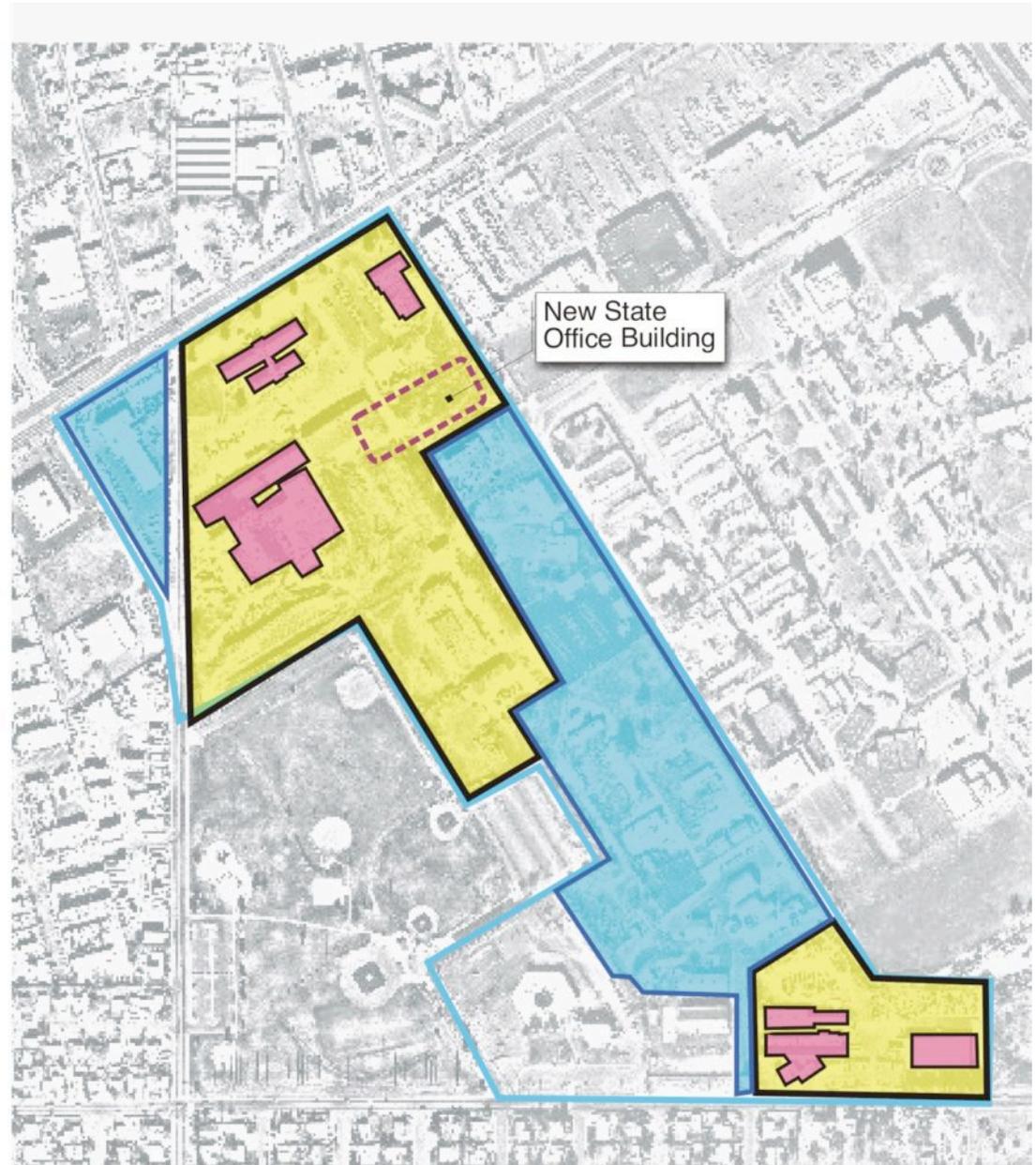
# 3. West Capitol Campus

## Preliminary Development Plan



# 3. West Capitol Campus

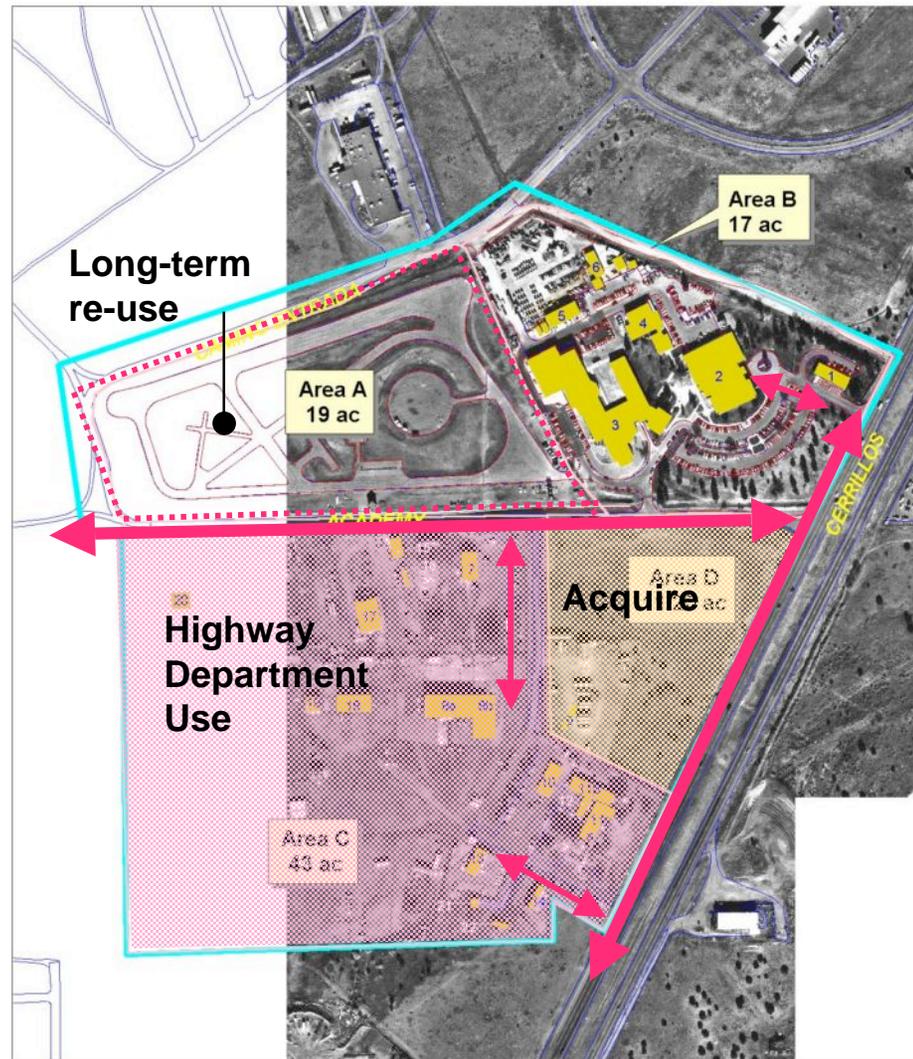
1. Construct new state office building.
2. Acquire other west capitol complex parcels.



# 4. Public Safety / Highway Department

Study Area (ac.)	<b>90.25</b>
State Property (ac.)	<b>79.00</b>
Potential Expansion (ac)	<b>0.00</b>
Existing GSF (Owned)	<b>244,083</b>
% Total Owned GSF on this Campus	<b>8%</b>
Peak Occupants	<b>243</b>
Total Parking	<b>482</b>

Conservative capacity for an additional 600,000 GSF (.2 FAR) w/o land acquisition to 750,000 GSF w/ land acquisition.



**Legend:**

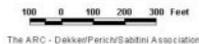
- Sub Study Area
- Study Area
- Public Safety / Highway Dept. Buildings
- SF Edge of Road
- Public Safety Site

**Public Safety Campus / Hwy. Dept. Building Index**

1. District 01: Headquarters
2. State Police Headquarters
3. Law Enforcement Academy
4. Radio Communications
5. State Police Vehicle Maintenance
6. Portable Buildings
7. SHD - Patrol Yard Shop
- 8a. SHD - Maintenance Shop
- 8b. SHD - Store Building
9. SHD - Trailer
10. SHD - Carport
- 11a. SHD - Main Office
- 11b. SHD - Lab
12. SHD - Carport
13. SHD - Service Center
14. SHD - Mobile Home
15. SHD - State Police Residence
16. SHD - Station Office
17. SHD - District Sign Shop
18. SHD - Welding/Wood Shop
19. SHD - Steam Room
20. SHD - Gen. Office/ Materials Testing Lab
21. SHD - Bldg. & Grounds Storage Shed
22. SHD - Survey Office



**Department of Public Safety  
State Highway Department**



The ARC - DekkerPensch/abini Association

# 5. Corrections / Oñate Site

Study Area (ac.)	865.00
State Property (ac.)	865.00
Potential Expansion (ac)	0.00
Existing GSF (Owned)	274,524
% Total Owned GSF on this Campus	9%
Peak Occupants	475

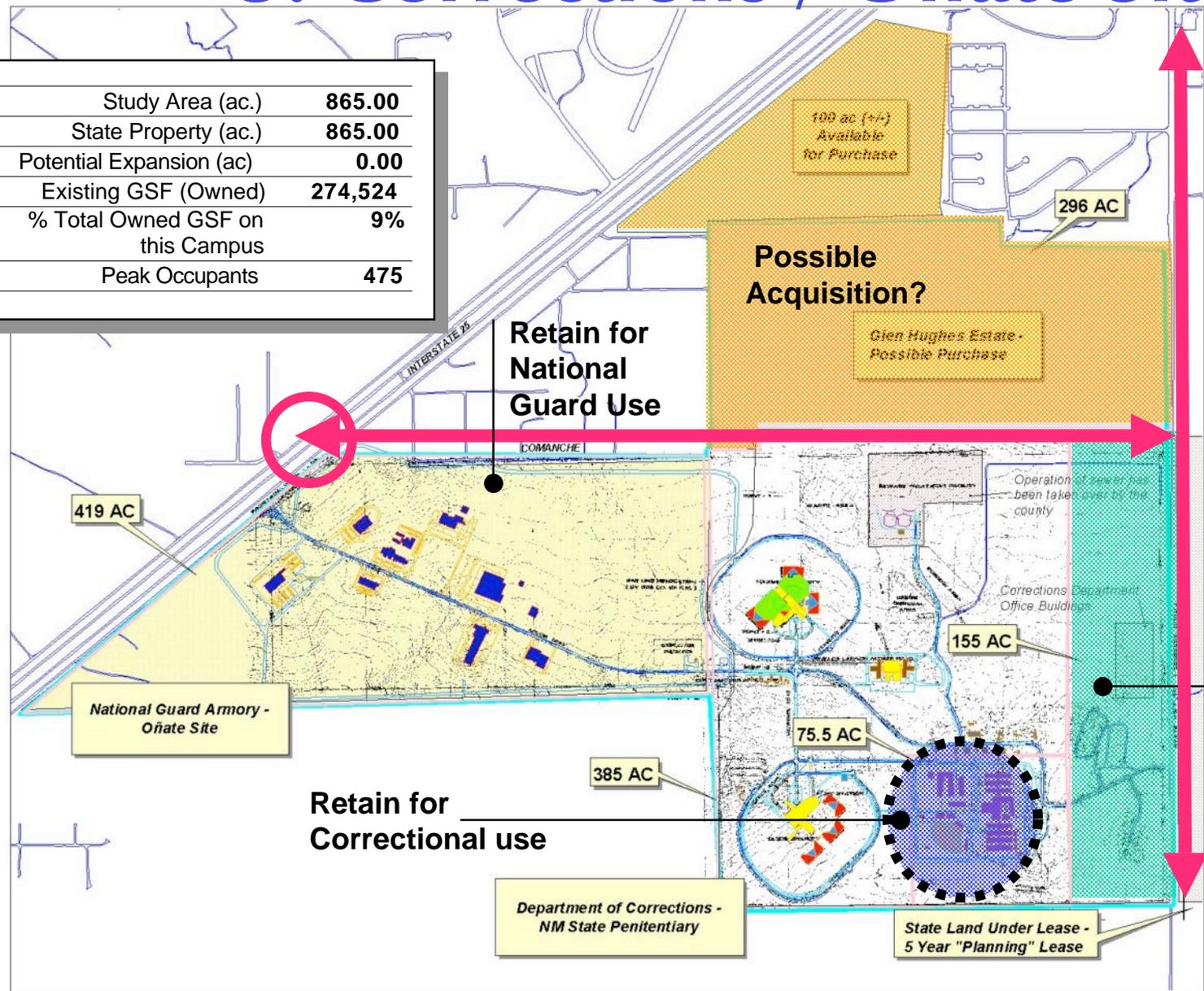
- Legend:**
- Sub Areas
  - SF Edge of Road
- NM State Penitentiary**
- Administration / Services
  - Medium Security Housing
  - Minimum Restrict Housing
  - No Data
  - Old Penitentiary (Vacant)
  - Recreation Yard
  - Recreation Yard (Vacant)
  - Support
  - Oñate Site Buildings

**Coordinate with State Land Office Development**

**Possible Non-correction use?**

**5 Corrections & Oñate Sites**

NORTH  
500 0 500 1000 Feet  
The ARC - Dekker/Perich/Sabatini Association



# **Recommendations for Short Term Priorities**

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# Short-term Priority Recommendations

## 1. Buy NEA Building / Property

- *Key parcel in Capitol development*
- *Keeps Treasurer in Capitol area*
- *Converts an operational expense (rent - \$197k/year) to an asset (ownership)*
- *Provides additional short - term space for state agencies*

# Short-term Priority Recommendations

## 2. Construct new state office building

- *Provides space to begin addressing space deficiencies and to migrate agencies from leased space.*
  - Consolidate State Engineer
    - n Currently in six different locations in an around the capitol area.
    - n \$225k in annual lease payments.
  - Makes space available in the Capitol area for other agencies (e.g., agencies at La Villa Rivera - 140,000 GSF)
- *Locate at West Capitol Campus*
  - Site is available immediately
- *\$2 million has already been appropriated.*

# Short-term Priority Recommendations

## 3. Buy PERA Building

- *Key parcel in Capitol development*
- *Converts an operational expense (rent - \$1.5 million / year) to an asset (ownership)*
- *Provides an opportunity to consolidate state agencies.*

## 4. Buy PS/HW Department Parcel

- *Provides flexibility for future state development*
- *Helps to provide the ability to relocate the Highway Department to this site.*