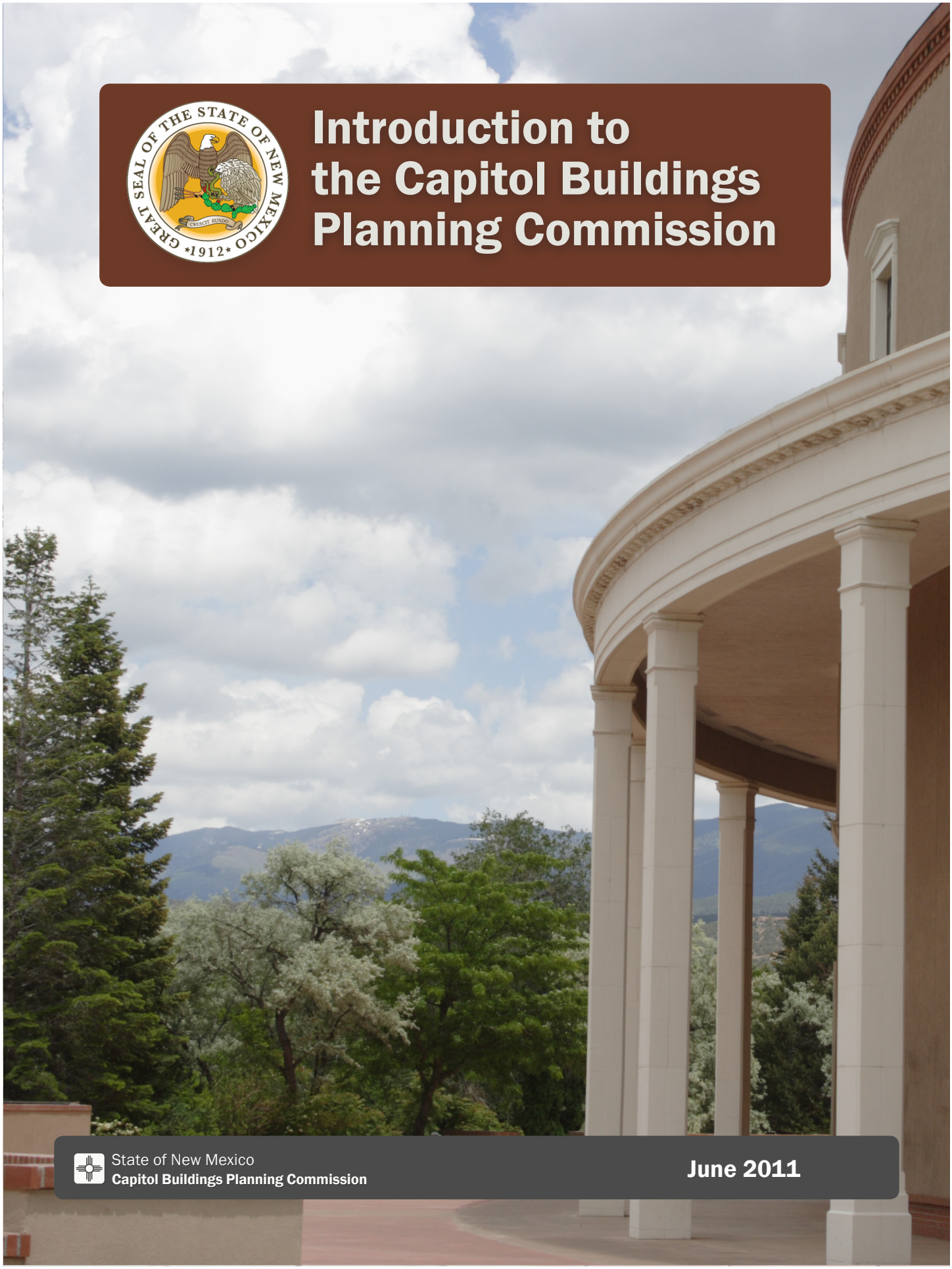
Introduction to the Capitol Buildings Planning Commission



State of New Mexico
Capitol Buildings Planning Commission

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What is the Capitol Buildings Planning Commission (CBPC)?

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

Makeup of the Capitol Buildings Planning Commission

The makeup of the commission includes 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.

The commission is composed of 11 members:

- Four members of the legislature, two from each house
- The secretary of general services (GSD) or his/her designee
- The state treasurer or his/her designee
- The secretary of transportation (NMDOT) or his/her designee
- The secretary of cultural affairs (CAD) or his/her designee
- The secretary of finance and administration (DFA) or his/her designee
- The commissioner of public lands or his/her designee
- The chair of the supreme court building commission or his/her designee

Exhibit 01. CBPC Membership

Statutory Authority

Sections 15-10-1 and 15-10-2 NMSA 1978 create the commission and describe its statutory authority and responsibilities.

Purpose of the CBPC and Responsibility of the Commissioners

Per statute, the commission shall:

(1) study and plan for the long-range facilities needs of state government in the greater metropolitan areas of Las Cruces, Santa Fe and Albuquerque. After developing an initial master plan for state facilities in those areas, the commission shall conduct a review of state properties throughout the state for the development of an overall master plan;

(2) review proposed lease-purchase agreements and submit findings and recommendations to the legislature;

(3) work with GSD and other state agencies in developing recommendations for addressing deferred maintenance on state facilities and disposal strategies for aging facilities no longer able to serve their mission; and

(4) using life-cycle costing, work with the GSD in developing recommendations regarding whether the state should lease, lease-purchase or purchase needed additional facilities.

The purpose of the Capitol Buildings Planning Commission is to study and plan for long-range facilities needs of state government.

The commission shall meet regularly and shall report annually to the legislature on an annual update of the master plan for the long-range facilities needs of state government in the metropolitan areas of Las Cruces, Santa Fe, Albuquerque and throughout the state.

Additionally, for all lease-purchase agreement proposals submitted to the CPBC for review, the commission shall complete a thorough analysis using life-cycle costing, and prepare and present a recommendation to the legislature regarding whether the state should lease, lease-purchase or purchase needed additional facilities.

Who does the staff work of the Commission?

The CBPC does not have an operating budget or permanent staff; however, the legislative council service provides staff for the commission in coordination with the staff architect and other staff of the property control division (PCD) of the general services department (GSD). Additionally, the commission and staff direct contract master planners, who provide primary master planning services to the CBPC. Roles of the staff are as follows:

Legislative Council Service (LCS)

At the direction of the commission, LCS staff coordinate administrative activities of the commission including day-to-day correspondence of the commission, web site management, scheduling and coordination of meetings and staff workshops, preparation of minutes and annual reports, oversight of the master planning consultant, drafting and presentation of legislation, research of pertinent topics, and other commission-requested tasks.

General Services Department/ Property Control Division (PCD)

PCD staff and the staff architect participate in staff workshops and provide regular updates about the facilities and assets they manage. The PCD is a critical source for current data on state-owned and leased facilities, which are used in the master planning process. Additionally, the PCD is tasked with working with state agencies under the executive to develop annual infrastructure capital improvement plan (ICIP) submissions ensuring that projects comply with the principles established in the capitol buildings master plan.

Master Planning Consultant

The CBPC retains contract master planners to support the commission in its work through development of the Capitol Buildings Master Plan. Since 1998, Architectural Research Consultants, Incorporated (ARC) has filled this role. The master planners provide area plans and updates to the master plan for use by the CBPC and state government.

The master planners are compiling a comprehensive inventory of state-owned and leased facilities statewide for the eventual development of an overall statewide master plan. Exhibit 02 identifies the responsibilities of the master planners.

Master Planner's Responsibilities
Develop and regularly update the Capitol Buildings Master Plan
Identify and investigate potential new initiatives
Identify course corrections needed
Develop alternatives and strategies
Prepare and present recommendations to the CBPC

Exhibit 02. Master Planner's Responsibilities

History of the Capitol Buildings Planning Commission

Timeline of CBPC Milestones

The commission was created by the New Mexico legislature in 1997 and originally focused its planning efforts on the needs of state agencies in Santa Fe. Over the years, the legislature has expanded the commission's master planning jurisdiction to include three major metropolitan areas in New Mexico - Santa Fe, Albuquerque and Las Cruces. Also, the commission expanded its jurisdiction to include developing a statewide inventory of all state-owned and leased facilities for the eventual development of a statewide master plan.

Exhibit 03 on the following pages provides a timeline of key milestones in the commission's history.

Timeline of Key CBPC Milestones

1997

- Capitol Buildings Planning Commission created.

1998

- Commission endorsed legislation to establish the Property Control Reserve Fund for purchasing and constructing facilities.
- Initial master plan funded to study state facilities in Santa Fe.
- Master planning consultants retained; work begins on Santa Fe master plan.

1999

- Initial set of Planning Principles adopted.
- Work on Santa Fe master plan continued.

2000

- Initial master plan for Santa Fe completed.
- Plan included inventory and evaluation of existing facilities, development of facility standards and campus development plans for Main Capitol, South Capitol, West Capitol, Public Safety and Oñate/Corrections campuses. Plan identified key implementation strategies.

2001

- Implementation of long-range master plan recommendations for Santa Fe began.
- Commission endorsed $75 million in revenue bonds to acquire buildings and land in Santa Fe County.
- Commission endorsed legislation to create the State Building Bonding Fund in the New Mexico Finance Authority (NMFA) to finance buildings located within the jurisdiction of the CBPC. (State Office Building Acquisition Act – renamed in 2003 as the State Building Bonding Act.)
- Authorized implementation included acquisition of PERA and NEA buildings, design and construction of the Toney Anaya building, and acquisition of land south of the Public Safety campus. The state did not implement the last item.

2002

- Commission's authority expanded to include the Albuquerque area.
- Commission supported funding for a new state scientific laboratory in Albuquerque.

2003

- Secretary of Transportation and Secretary of Cultural Affairs added to Commission membership.
- Expanded purpose of State Building Bonding Fund to authorize use for renovation and maintenance of existing structures and for development of permanent exhibits for state museums and monuments.
- State authorized the Commission's review of the Cultural Affairs bond proposal to fund renovations, maintenance and development at state museums and monuments.
- Commenced development of Albuquerque area master plan and updates/refinements to Santa Fe area plan (completed 2005).

Exhibit 03. CBPC Milestones Timeline

2004
• Purpose of State Building Bonding Fund returned to original language eliminating any future use of the fund for Cultural Affairs Department (CAD) properties; however, CAD projects authorized in 2003 were grandfathered in.
• Commission endorsed reauthorization of funds originally earmarked for the land south of the public safety campus to allow for purchase of land north of the campus in Valdes Park.

2005
• Commission endorsed the planning, design and construction of the State Capitol Parking Facility in Santa Fe.
• Commission proposed the joint resolution to the legislature to amend the state constitution allowing for lease-purchase agreements.

2006
• Constitutional amendment approved by voters to authorize certain lease-purchases.
• Land in Valdes Park is acquired.
• Commission ordered that data on DOT and CAD facilities be added to the master plan inventory.
• Voters approved a constitutional amendment in November 2006 to allow for lease-purchase agreements by certain state entities.

2007
• Commission membership changed to include the State Treasurer and changed the PCD staff architect to a staff position.
• Commission jurisdiction expanded to include Las Cruces.
• Enabling legislation for the lease-purchase of state facilities is enacted.
• The law mandated the Commission to review and develop a statewide inventory of state properties for eventual development of an overall master plan.
• Commission endorsed legislation for the initial planning of two state-owned facilities in Santa Fe – an executive office building (EOB) and a facility known as Phase 1 of the Health and Human Services (HHS) complex, which would consolidate the administrative functions of five health and human services-related state agencies. Phase 1 of the HHS project will house HSD and CYFD functions.
• Commission endorsed funding ($10 million) for various projects including additional funds for the Scientific Laboratory, acquisition funding for the Coughlin Building, construction funding for the State Capitol Parking Facility, funding for land acquisitions at West Capitol and funding for planning of a state police crime laboratory in Albuquerque.
• Commission endorsed funding for capitol renovations and long-range facility planning.
• Supported funding for additional FTE at PCD to maintain a facilities inventory.

Exhibit 03 continued. CBPC Milestones Timeline

2008
• Commission endorsed appropriation requests for the EOB and HHS as part of a 5-year strategy for the Main Capitol Campus.
• Commission endorsed construction of a state-owned consolidated state office building in Las Cruces to house state agencies, most of which are in leased space.
• Commission endorsed appropriation requests for a land purchase adjacent to Oñate Campus for use by the Department of Military Affairs, and for master planning and infill renovations at South Capitol Campus.
• Commission endorsed funding for a new substance abuse treatment facility in Los Lunas.

2009
• Commission legislation was enacted allowing the secretary of GSD and the state treasurer to appoint designees to attend Commission meetings on their behalf.
• Commission legislation authorizing and financing both the EOB and HHS Phase 1 passed in the 2009 legislative session. (More than $125 million.)
• Legislature mandated that the Commission review certain lease-purchase agreement proposals and directed the commission to develop guidance for the review process using life-cycle cost analysis (LCCA).
• Legislation adopted to establish a collaborative process for state agencies to carry out capital projects in historic districts in a manner that is generally compatible with local ordinances.
• Commission endorsed funding for demolition of state buildings at Los Lunas campus and statewide, funding for statewide repairs, renovations and deferred maintenance, and funding for land acquisition and planning for the HHS complex.
• Commission directed staff to study the long-range facility needs of the State Records Center and Archives (SRCA) and to present findings and recommendations to the commission. A final report was filed in March of 2010.
• Efforts of the Commission centered around the selection of a site for the planned HHS complex.

2010
• Commission staff developed guidance material for the lease-purchase agreement review process, and began development of a LCCA tool for use in the review process.
• Lease-purchase Agreement Review Process Guidance adopted by Commission.
• Commission supported authorization of funding for various projects within master planning areas, including the use of previously authorized funding for land acquisitions at West Capitol to be expended for acquisition of parcels on the former College of Santa Fe campus.
• GSD drafted a rule to address lease-purchasing regulation.

2011
• Commission staff continue development of LCCA Web-based tool.
• Planning materials indexed and posted on the legislative Web site.
• Commission legislation to mandate 5-year master plans and facility maintenance plans by state agencies is pocket vetoed.

Exhibit 03 continued. CBPC Milestones Timeline

Notable Achievements of the Capitol Buildings Planning Commission

Since its creation in 1997, the adoption of master planning principles in 1999 and the adoption of an initial master plan in 2000, the commission has successfully led planning efforts that impact all branches of government. The commission has endorsed dozens of legislative initiatives, and has been instrumental in the legislature's passage of the State Building Bonding Act in 2001. In the Act, "The legislature finds that the expense of leasing office space for state-occupancy has grown to the point that the state would be better served if more state-owned facilities were acquired." The Act also states that "...the legislature finds it prudent to establish an office acquisition program." The Act authorized the NMFA to issue and sell revenue bonds up to $115 million dollars "...for the purpose of acquiring state office buildings and related facilities and other state facilities within the master planning jurisdiction of the Capitol Buildings Planning Commission...."

The 2000 Capitol Buildings Master Plan provided guidance for achievement of the following:

- Establishment of various funding mechanisms to support the purchase and construction of state buildings, including the Property Control Reserve Fund and the State Building Bonding Fund;
- Acquisition of the Concha Ortiz y Pino (NEA) building;
- Acquisition of the PERA building;
- Acquisition (and subsequent demolition) of the Coughlin building;
- Construction of the Toney Anaya Building;
- Acquisition of land adjacent to the Public Safety Campus (Valdes Park land); and
- Authorization to acquire federal land adjacent to the West Capitol Campus.

In the past five years, accomplishments based on the recommendations in the Capitol Buildings Master Plan include:

- Construction of the State Capitol Parking Facility;
- Approval of lease-purchases as a funding option for acquisition of state facilities;

- Development of review guidance materials for lease-purchase proposals;
- Approval of a five-year plan for the Main Capitol Campus;
- Approval and funding for Phase 1 of a Health and Human Services Complex;
- Approval and funding for an Executive Office Building adjacent to the State Capitol Parking Facility;
- Construction of a new State Laboratories Building in Albuquerque;
- Construction of a new substance abuse facility in Los Lunas;
- Construction of a new State Court of Appeals Building in Albuquerque;
- Acquisition of land adjacent to the West Capitol Campus;
- Secured funding for state agencies to do more comprehensive campus planning, including a long-range plan for the South Capitol Campus; and
- Secured funding to commence demolition of obsolete state-owned facilities.

Master Planning Opportunities

Success notwithstanding, issues remain that provide opportunities for the Capitol Buildings Planning Commission to continue planning for the long-range facility needs of state government. Some of these opportunities include:

- Achieve an appropriate balance of owned vs. leased space to accommodate the needs of state agencies and allow for collocation and consolidation of agencies. As a general development principle, the Capitol Buildings Master Plan identifies reducing such costs by investing in capital assets and reducing recurring lease costs. The ease with which state agencies may lease space relative to the difficulty inherent in the state's capital asset acquisition and financing structure continues to hamper achieving reductions in agency operational costs.

- Assess the needs of state agencies housed in local government-provided buildings. Because the state does not fund these facilities, ensuring adequate space for state workers is a continuing concern.

- Develop a comprehensive database including all agencies that own or lease buildings. This task has proved to be particularly difficult, although there has been progress. The Master Plan Consultants suggest that a collaborative approach in the near future will result in a database that unifies multiple inventory lists and allows periodic updating.
- Address the ongoing challenge to fund deferred maintenance, facility renewal, and demolition. The state has approved, but not implemented, user fees for this purpose.
- Identify and document non-building assets such as land holdings and water rights (exclusive of State Land Office-managed land) in the state inventory. As the state develops a comprehensive statewide assets database, all agencies with records for these types of assets should compile, document and make readily available such documents in an electronic and searchable format.
- Identify state employee full-time equivalency (FTE) counts associated with each location. Staff to the commission are currently working with representatives from Department of Finance and Administration (DFA), the State Personnel Office and SHARE managers to identify a way to link existing FTE data at each owned or leased location to its facility inventory.
- Institute policies and laws requiring state agencies to complete comprehensive long-range plans that link facility needs to agency strategic and operational plans, and that incorporate facility maintenance planning.
- Establish comprehensive policies for acquisition and disposal of state-owned properties, including acquisition by gifting or memos of understanding. The commission has directed staff to make additional recommendations with respect to this issue.
- Encourage state and local government collaboration in developing state projects in historic districts.
- Address historic preservation planning issues in the CBMP. Many of the state's buildings either qualify as historic buildings under federal and state regulations (fifty years or older) or are rapidly approaching this age. Recent legislation

establishes a procedure for state and local governments to collaborate on capital projects to protect and preserve historic districts. Further development of the statewide inventory needs to identify all existing designated historic buildings and sites and those that are eligible or soon to be eligible for historic designation. Future planning needs to consider and balance preservation and other needs of the state.

- Integrate sustainable planning concepts into the CBMP. One common and widely quoted definition of "sustainability" is "... development that meets the needs of the present without compromising the ability of future generations to meet their own needs." Sustainable planning efforts seek to reduce natural resource depletion (with a benefit of also reducing operating expenses), reduce pollution, and ensure healthy indoor environments.

Opportunities for Collocation and Collaboration in Facility Planning

The commission prepares master plans of a broad nature for state campuses and metropolitan areas, while state agencies manage their own long-range facility planning activities in a manner consistent with the commission's adopted master planning principles. The principles are applicable to general development and campus planning for all state-owned campuses and facilities, and they provide clear guidance for sound long-range planning and decision-making.

The CBPC's interest in the holdings of all branches of government and all state agencies, including those that operate under the guidance of independent commissions or boards, is to bring about greater collaboration and cooperation among state agencies in long-range facility planning.

A key aspect of the mission of the commission is to identify opportunities to share existing facilities for greater efficiency, collocate new facilities on state-owned property rather than purchasing new property, or otherwise affect how the state manages its facility and land assets.

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About the Capitol Buildings Master Plan

Purpose of the Master Plan

The purpose of the Capitol Buildings Master Plan (CBMP) is to provide guidance and decision tools for sustained, comprehensive leadership in long-range planning for state facilities.

The master plan provides a dynamic framework, which will shape state assets for the next 20 years and beyond.

The plan provides information about state-owned and occupied sites and facilities to support informed decision-making about capital asset planning and development by the CBPC and other state stakeholders. The scope of the plan entails the metropolitan areas of Santa Fe, Albuquerque, Las Cruces, and eventually statewide.

The master plan documents the needs and provides long-range facility planning guidance to all state agencies including those who operate autonomously from PCD.

The master plan does not address the long-range planning needs of the state-funded special schools and institutions of higher education, which are managed by individual boards and boards of regents.

The master plan is a living document that staff and the master planners refine and update frequently. As the commission identifies potential new initiatives, staff and the master planners investigate and analyze their impact on the overall master plan and develop alternatives and strategies to address the impact. If the overall master plan requires course corrections, staff and the master planners prepare and present recommendations to the commission for consideration.

History of the Master Plan

Santa Fe Area Plan

The initial scope of the Capitol Buildings Master Plan included all state owned facilities in the Santa Fe area. Adopted in 2000, key aspects of that plan:

- Compiled both owned and leased facility data for Santa Fe;
- Assessed conditions of Santa Fe area state-owned facilities;
- Researched and evaluated facility planning efforts in other states;
- Developed general space use principles including location criteria for state agencies; and
- Prepared space standards for use in state facilities.

The 2000 plan addressed five Santa Fe campuses housing state government agencies that are under legislative, judicial and PCD jurisdiction: the Main Capitol, South Capitol, West Capitol, Public Safety, and Oñate/Corrections Campuses. The 2000 plan included alternatives, strategies and conceptual site development plans for each campus. Exhibit 04 shows the location of each Santa Fe campus.

The 2000 plan provided specific recommendations for short-term priorities, which the state implemented beginning in 2001-2002.

Since adoption of the 2000 plan, updates to the Santa Fe area plan have resulted in the construction of the State Capitol Parking Facility, approval and funding for two new facilities (the Executive Office Building and Phase 1 of the Health and Human Services complex), adoption of a five-year plan for the Main Capitol Campus, a long-range development plan for the South Capitol Campus and additional land acquisitions at the West Capitol Campus.

Exhibit 04. Santa Fe Campus Location Map

Albuquerque Area Plan

In 2002, the legislature expanded the authority of the commission to include the Albuquerque metropolitan area, and expanded the master planning scope to include state agencies not specifically under the authority of the PCD.

One of the key issues in the Albuquerque area is the high amount of leased space. The plan recommends conceptual land use and implementation strategies for campuses under the jurisdiction of PCD, including the Youth Diagnostic and Development Center (YDCC)/Superblock Campus in Albuquerque, the Los Lunas State Campus (Old Los Lunas Hospital site), the Los Lunas Corrections site and the Grasslands site.

Notable recent state projects in this planning area include construction of the New Mexico Scientific Laboratory and Court of Appeals buildings in Albuquerque and the New Mexico Center for Recovery and Wellness in Los Lunas.

Documentation of the holdings of agencies not under the control of PCD includes assets of the Department of Transportation, the Cultural Affairs Department, Expo New Mexico, the judiciary, state parks and military affairs. Exhibits 05 and 06 provide location maps for the Albuquerque and Los Lunas area campuses.

Exhibit 05. Albuquerque Campus Location Map

Exhibit 06. Los Lunas Campus Location Map

Las Cruces Area Plan

In 2007, the legislature expanded the CBPC's authority to include the Las Cruces area. Planning for the area began in December of that year. In January 2008, the commission endorsed legislation to fund construction of an office building in Las Cruces to house consolidated administrative functions. In December 2008, the commission adopted initial recommendations presented by the planning consultant. The commission again endorsed legislation to fund construction of an office building in Las Cruces in the 2009 session. Funding for a Las Cruces state office building has not passed the legislature, and development of plans for the Las Cruces area is ongoing.

Statewide Inventory

In 2007, the commission endorsed funding for additional staff in PCD to maintain hardware and software for master planning. Also, the 2007 legislature revised the CBPC's responsibilities to include development of a statewide inventory of state properties for eventual development of an overall statewide master plan. In December of 2007, the commission directed staff to begin developing a master plan for state offices and buildings throughout the state.

In May of 2009, the master planners presented an overview of the statewide inventory with a recommendation to develop a comprehensive database. Future planning initiatives would require additional data about facilities throughout New Mexico including location, agency owner, size, condition, occupants, replacement value and water rights.

As part of the statewide inventory, the master planners compiled and documented data on state-occupied facilities. Part of the analysis brought to the attention of the commission the significant amount of space provided by others (primarily counties).

Development of the statewide inventory is ongoing, and over time has become increasingly comprehensive. Although the inventory is not complete, information compiled thus far has been valuable in helping the commission members understand the range of state-occupied facilities.

Other Master Plan Activities

At the direction of the commission, master planning efforts in 2009 and 2010 included:

- Investigation of numerous potential sites for the planned Health and Human Services (HHS) complex;
- A study of the long-term needs of the State Records Center and Archives;
- Establishing a collaborative process for state and local government cooperation during the implementation of state projects within certain historic districts;
- Developing guidance for the lease-purchase agreement review process using life-cycle cost analysis (LCCA); and
- Developing a LCCA tool for use in the review process.

Beginning in late 2010 and continuing to the present, the master planning efforts have focused on a consolidated master planning document for the commission.

Additionally, the commission endorsed the completion of two master plans that meet CBPC guidance to encourage state agencies to develop comprehensive plans within the framework of the CBMP to align agency operational requirements with long-range facility requirements:

- The CYFD completed a master plan for their Cambiar New Mexico initiative, which identifies the agency's facility requirements to implement the Cambiar service delivery model statewide; and
- The PCD completed the South Capitol Campus 2040 Master Plan, which will guide future development at South Capitol for the next 30 years and beyond.

The agencies completed these studies in 2010.

Overview of State-Occupied Space

Inventory of State-Occupied Space

Developing a comprehensive inventory of state-owned and occupied space is an ongoing activity of the commission staff and the master planners. Initial facility inventory data included only PCD and legislative space in the Santa Fe area. As the commission's authority has expanded to include other areas, the inventory has become more comprehensive over time.

Currently, the CBPC's inventory identifies approximately 42.8 million gross square feet (m gsf). Exhibit 07 summarizes the space which the state occupies, including colleges and universities. State government agencies occupy approximately 20m gsf, and state colleges and universities occupy 22.7m gsf. The inventory continues to expand as the identification of additional state-occupied space continues.

Exhibit 08 shows all state-owned space (not including leased space or space provided by others) by location.

Space Occupied by State of New Mexico as of May 2011

	Gross Square Feet (GSF)	% Total GSF	% Change since 2008† (% GSF)
Owned	14,211,090	33.2%	9.7%
Leased*	4,072,690	9.5%	-6.2%
Lease-Purchased	137,000	0.3%	N/A
Provided by Counties	1,656,944	3.9%	3.0%
Subtotal	**20,077,724**	**46.9%**	**6.5%**
Colleges and Universities	22,735,050	53.1%	3.3%
Total	**42,812,774**	**100.0%**	**4.8%**

* Actual LSF is 3,258,152 LSF (equivalent estimated GSF assumes LSF / GSF = 80%)
Lease data do not include all leases entered into by state colleges and universities

† Some change since 2008 can be attributed to the availability of more complete data, not necessarily an increase in space

Exhibit 07. Space Occupied by State of New Mexico

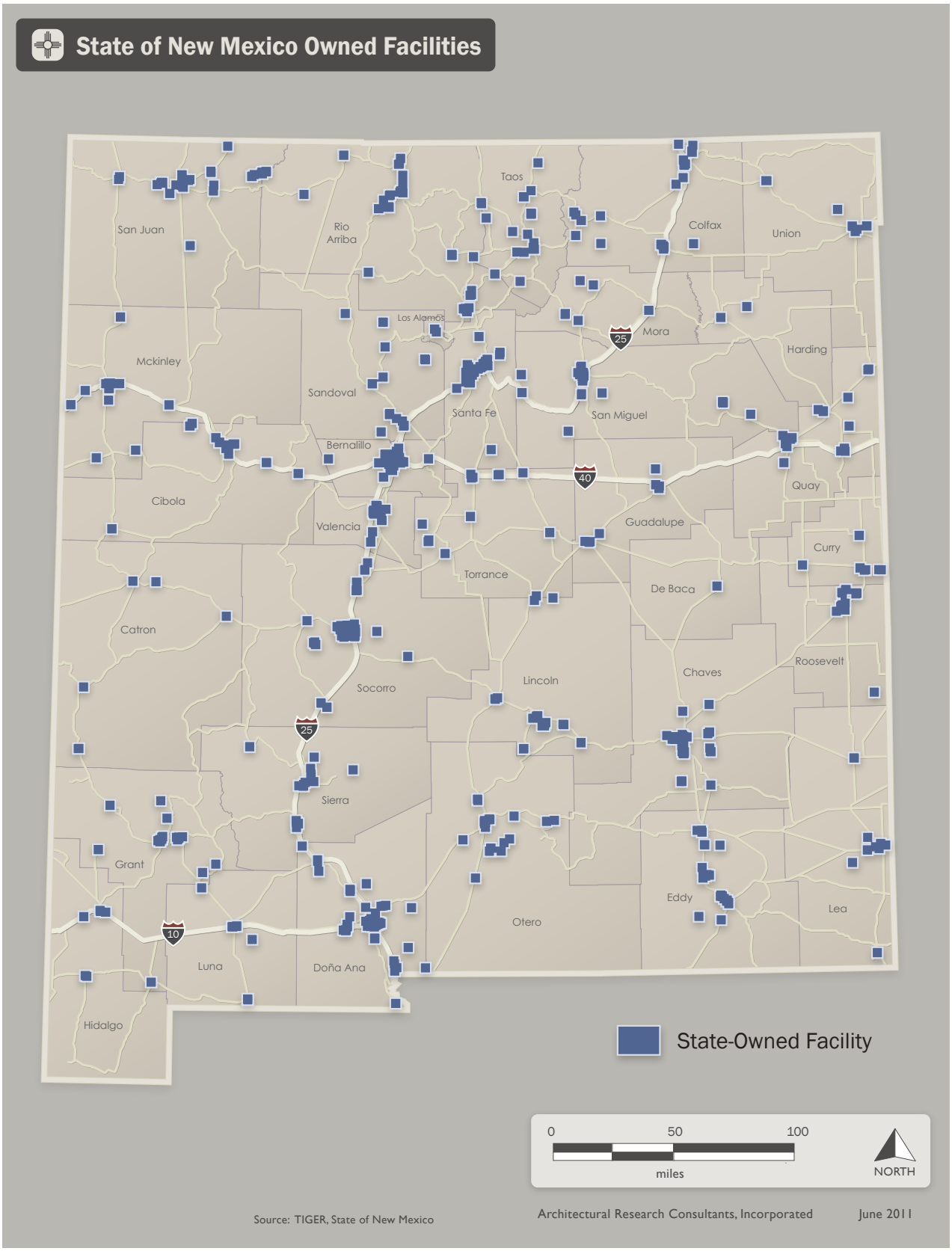

Exhibit 08. Map of State-Owned Facilities

Categorization of Space in the Statewide Inventory

The statewide inventory groups state-owned and occupied space in the following categories:

- Executive – Under PCD purview
- Executive – Not under PCD purview
- Legislative
- Judicial
- Colleges/Universities

Exhibit 09 below provides a brief listing of which state agencies fall under each category as of January, 2011. ***Please note that the inventory is in progress and not yet all inclusive.***

Ownership of State-Owned and Occupied Space

- **Executive - PCD Jurisdiction:** Includes Commission for the Blind; Children, Youth and Families; Corrections; Health; Public Safety; Workforce Solutions; Energy, Minerals, and Natural Resources; Employee Retirement Board; General Services; Human Services; Office of Emergency Management; Public Education; Public Employee Retirement Association; Public Regulatory Commission; and Taxation and Revenue
- **Executive Non-PCD:** Includes Cultural Affairs, Military Affairs, Department of Transportation, Expo NM, Game and Fish, Miners' Colfax Medical Center, State Land Office, School for the Deaf, School for the Visually Handicapped, Spaceport Authority and State Parks
- **Legislative:** Includes the Capitol building, Capitol North, the Capitol Parking Structure and utility/support buildings
- **Judicial:** Includes the New Mexico Supreme Court and Court of Appeals, the Magistrate Courts and the Bernalillo County Metropolitan Court
- **Colleges/Universities:** Includes all two and four-year state-funded institutions of higher education. Each institution has its own board to oversee long-range planning activities. The inventory treats them separately due to the volume of their combined holdings

Exhibit 09. Ownership of State-Owned and Occupied Space

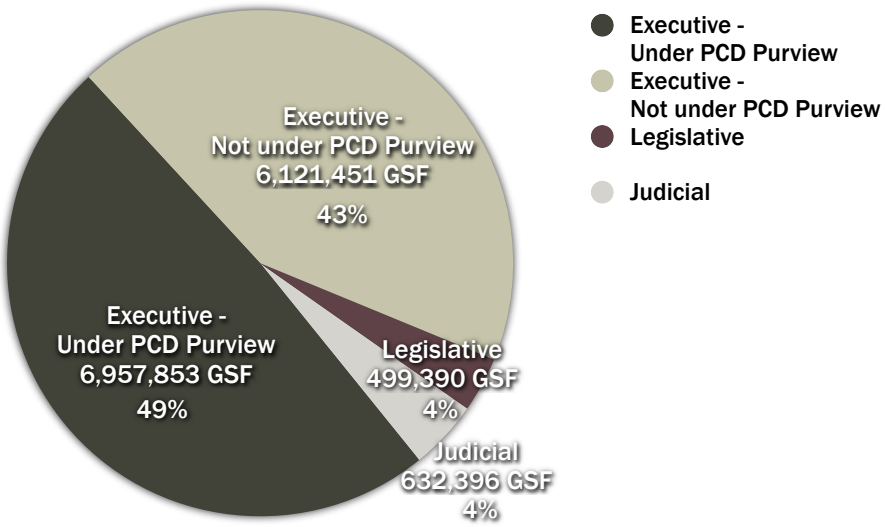

Exhibit 10. Ownership of Space in GSF (not including Colleges and Universities)

Types of Space in the Inventory

Owned Space

Owned space in the statewide inventory includes a broad variety of facility types, ranging from office buildings and schools to museums and prisons. Future planning will seek to consistently classify space by use type.

Exhibit 10 illustrates how much state-owned space falls within each category. Exhibit 11 illustrates this space by department. The text below further describes the types of space in each category.

Executive-Under PCD Purview

PCD is responsible for approximately 7m gsf of owned space of all types. A significant amount of this space is for specialized uses, including:

- The Department of Corrections occupies about 2.1m gsf, including administrative space, prisons and the corrections academy;
- The Department of Health occupies about 500,000 gsf, including owned state hospital facilities in Albuquerque, Las Vegas, Truth or Consequences, Roswell and Fort Bayard;
- The Department of Public Safety occupies approximately 180,000 gsf, including administrative office space and the law enforcement academy; and

- The EMNRD, which includes the New Mexico State Parks system occupies about 323,000 gsf statewide (State Parks are not under PCD ownership).

Another 7m gsf of state-owned space is not under the purview of PCD, including approximately 6m gsf under the executive branch and about 1m gsf under the legislative and judicial branches:

Executive-Not Under PCD Purview

- The Cultural Affairs Department oversees about 1.35m gsf, mostly consisting of museums, museum support space and the Center for New Mexico Anthropology;
- The Department of Military Affairs has about 1.32m gsf, including administrative space, armories and support facilities;
- The New Mexico Department of Transportation owns about 1.18m gsf, including administrative, materials research and testing labs, and road maintenance facilities);
- Expo New Mexico consists of about 1.39m gsf of exposition and support space;
- New Mexico's Schools for the Deaf and for the Visually Handicapped account for approximately 427,000 gsf combined;
- The New Mexico Game and Fish department owns about 228,000 gsf of space, including administrative space, fish hatcheries, and support facilities; and
- Miner's Colfax Hospital (not a DOH facility) accounts for 182,000 gsf.

Legislative and Judicial space

- Judicial facilities account for approximately 632,000 gsf of owned space, including the State Supreme Court, Court of Appeals and Bernalillo County Metropolitan Court; and
- Legislative facilities account for about 499,000 gsf of space at the Main Capitol Campus, including the Capitol Parking Facility.

Analysis by Department	SF	Number of Facilities	SF % of Total
Under GSD Purview	**6,957,853**	**1,048**	**18.8%**
Children, Youth and Families	32,075	6	0.1%
Commission for the Blind	56,143	3	0.2%
Corrections	2,101,395	314	5.7%
Department of Health	500,711	54	1.4%
Department of Public Safety	179,987	39	0.5%
Department of Workforce Solutions	5,537	1	0.0%
Employee Retirement Board	6,707	1	0.0%
Energy, Minerals, and Natural Resources	322,675	238	0.9%
General Services	3,570,580	371	9.7%
Human Services	62,954	5	0.2%
Office of Emergency Management	36,215	1	0.1%
Public Education	1,375	1	0.0%
Public Employee Retirement Association	30,000	1	0.1%
Public Regulations Commission	37,183	12	0.1%
Taxation and Revenue	14,316	1	0.0%
Not Under GSD Purview	**6,121,451**	**1,087**	**16.6%**
Department of Cultural Affairs	1,346,040	152	3.6%
Department of Military Affairs	1,319,060	105	3.6%
Department of Transportation	1,184,244	490	3.2%
ExpoNM	1,385,686	185	3.8%
Game and Fish	227,624	95	0.6%
Miners' Colfax Medical Center	182,426	8	0.5%
New Mexico Spaceport Authority	*(Currently under construction)*		
School for the Deaf	248,712	26	0.7%
School for the Visually Handicapped	178,558	20	0.5%
State Land Office	49,101	6	0.1%
Legislative	**499,390**	**6**	**1.4%**
Legislative Council	499,390	6	1.4%
Judicial	**632,396**	**4**	**1.7%**
Supreme Court	81,258	1	0.2%
Court of Appeals	30,000	1	0.1%
Metropolitan Court	521,138	2	1.4%
Colleges/Universities	**22,735,050**	**2,030**	**61.5%**
Total	**36,946,140**	**4,175**	**100.0%**

Sources: 2008 Risk Management Database, with updates from 2010 Risk Management, 2010 PCD Inventory, and others.

† Some change since 2008 can be attributed to the availability of more complete data

Exhibit 11. Ownership of Space in GSF by Department

Leased Space

The statewide inventory includes both PCD leases and non-PCD leases. As of 2010, these leases accounted for approximately $55.5 million in annual lease costs. Administrative functions and field offices are the primary occupants of leased space. A few specialized uses occupy leased space, most notably the magistrate courts.

Exhibit 12 below provides a summary of currently known leases. PCD lease data is current as of September 2010, while all others are current as of 2008.

State of New Mexico Leases Statewide (Includes PCD and Non-PCD Leases)

Space Type	Lease Count	Lease Amount	Leasable Sq.Ft.(LSF)	% Total LSF	Rate ($/LSF)
Office	425	$54,131,500.58	3,053,193	93.7%	$17.73
Special Use	42	$1,047,040.75	186,838	5.7%	$5.60
Storage	23	$51,247.00	4,916	0.2%	$10.42
Warehouse	2	$276,462.79	13,205	0.4%	$20.94
Total	**492**	**$55,506,251.12**	**3,258,152**	**100.0%**	**$17.04**

*Includes non PCD leases (67 leases, 327,451 lsf; $4,299,603 - 7.7% of the total cost)

Note: Does not include privately operated prisons (Lea County Correctional Facility (Hobbs), Guadalupe County Correctional Facility (Santa Rosa), New Mexico Women's Correctional Facility (Grants), Northeast New Mexico Detention Facility (Clayton). Does not include Fort Bayard Lease-Purchase. Does not include land leases.

Exhibit 12. Leases Statewide (Includes PCD and Non-PCD Leases)

Lease-Purchased Space

Lease-purchased space in the statewide inventory currently includes only one facility, the new Ft. Bayard hospital, which is a 137,000 gsf facility which DOH lease-purchases from Grant County. Current annual lease payments for this facility are approximately $4,050,000 per year.

Space Provided by Others

Counties provide space for state agencies that accounts for about 1.7m gsf, and includes accommodations for the District Courts, District Attorneys and Public Health Offices. The statewide inventory documents county-provided space data gathered in 2008 with some recent updates.

Online Planning Resources

A variety of planning resources are available online, including:

- Adopted State of New Mexico Space Standards;
- Capitol Buildings Master Plan Planning Principles;
- Various area and campus master plans;
- Lease-Purchase Review Guidance material;
- Life-Cycle Costing Analysis (LCCA) web tool;
- Various presentations to the Commission;

Additionally, two stand-alone master plans are available online:

- South Capitol Campus 2040 Master Plan (long-range development plan for the South Capitol Campus in Santa Fe); and
- Feasibility Study and Master Plan for the Children, Youth and Families Department (long-range statewide facility implementation plan for the Cambiar service delivery model).

These resources are at:

www.nmlegis.gov/lcs/cbpc_cbmp.aspx

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State of New Mexico
Capitol Buildings Planning Commission

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