

GENERAL SERVICES DEPARTMENT FACILITIES MANAGEMENT

Space Use Assessment Recommendations
CBPC Meeting
June 23, 2014



"THE HEART AND SOUL OF STATE GOVERNMENT"

NEW MEXICO
GENERAL SERVICES DEPARTMENT

Scope of Work

- Extensive interviews conducted with users in order to understand unique mission and facility requirements.
- Inventory existing facilities and analyze space allocations, room by room, and compare the existing use to the authorized State of New Mexico Space Standards.
- Recommendations with conceptual cost estimates to consolidate, reassign, convert and demolish space.

Buildings & Firms Selected

- Fanning Bard Tatum (FBT) & Architectural Research Corporation (ARC)
 - ❖ Old PERA
 - ❖ Toney Anaya
- Greer Stafford Architects
 - ❖ Montoya
 - ❖ Apodaca
 - ❖ Wendell Chino
- Spears Architects
 - ❖ Bataan
 - ❖ Runnels

Existing Use by Building

Building Efficiency

Building Name	USF	GSF	Efficiency (USF/GSF)	Author- ized FTE	Existing USF/FTE*
Bataan Building	96,158	159,323	60%	333	257
Harold Runnels Building	128,493	181,128	71%	608	206
P.E.R.A. Building	106,170	158,559	67%	518	205
Toney Anaya Building	67,758	95,042	71%	306	221
Wendell Chino Building	65,943	80,159	82%	300	217
Jerry Apodaca Building	37,252	61,613	60%	250	149
Joseph Montoya Building	96,107	137,861	70%	586	164
	597,881	873,685	68%	2,901	203

* Excludes non-administrative GSD space including maintenance and shops.

Recommendation Summary

Summary of Recommendations

Bataan	\$1,479,430
Runnels	\$2,119,307
Apodaca	\$13,145
Montoya	\$10,489,006
Old PERA	\$12,516,451
Toney Anaya	\$958,139
Wendell Chino	<u>\$5,578,403</u>
	\$33,153,881

Bataan

Bataan Recommendations

Consolidate DFA & OSE Spaces	\$513,000
Reclaim Offices for FTEs that are being used for Other Purposes	\$416,430
Locate communal Break Rooms along Plumbing Walls	\$363,000
Renovate Basement for Additional Storage	\$187,000
	<u>\$1,479,430</u>

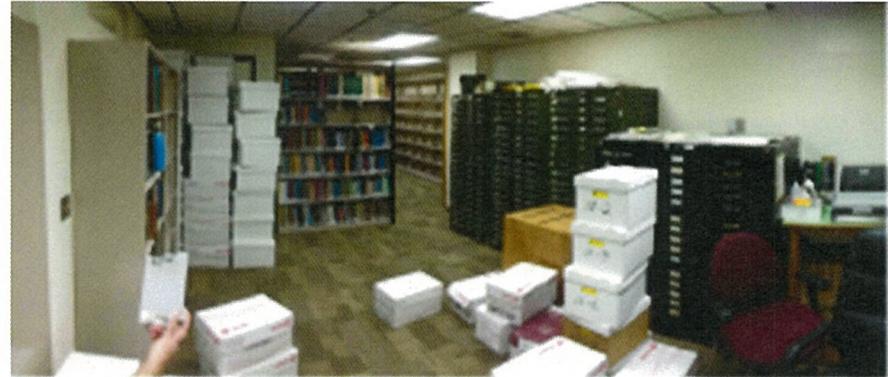
Future Considerations

New Entrance & Expand Outdoor Seating for Café	\$421,850
Construct New 3 Story Addition in Courtyard	\$2,594,241
TOTAL COSTS for ALL RECOMMENDATIONS	<u>\$4,495,521</u>

Common Problems



Inadequate and potentially hazardous storage



Inadequate storage



Informal breakrooms lacking sinks in unoccupied rooms

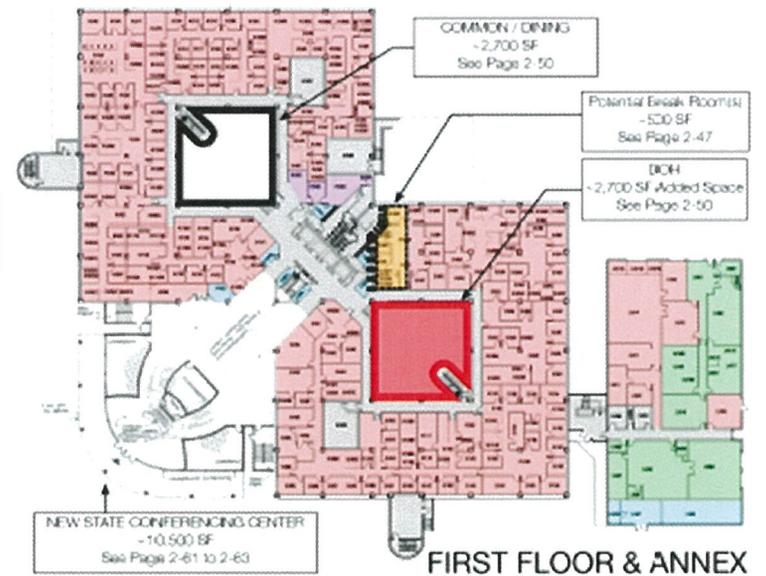
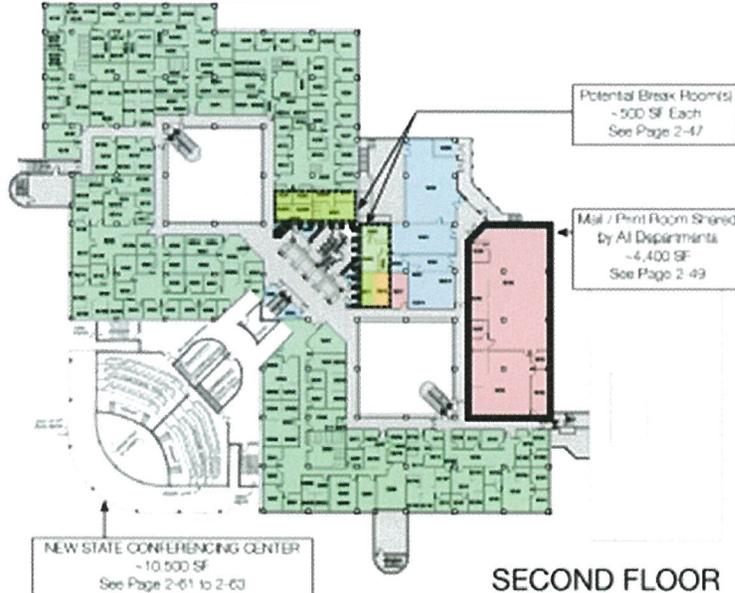
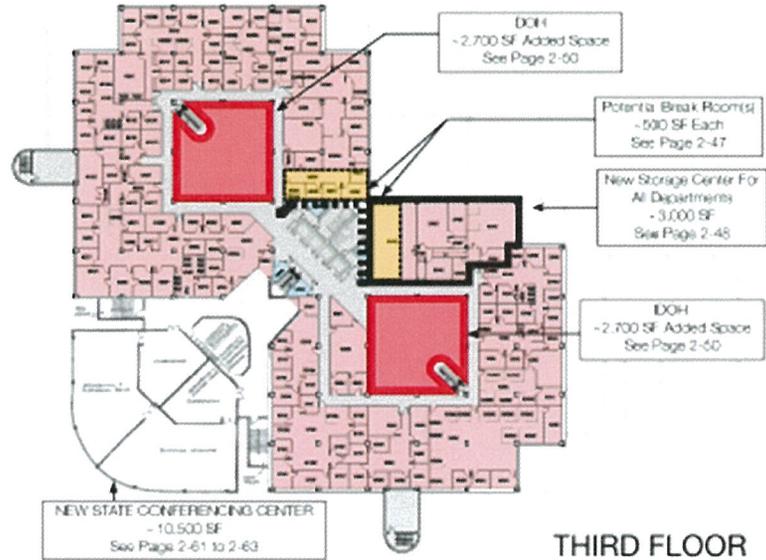
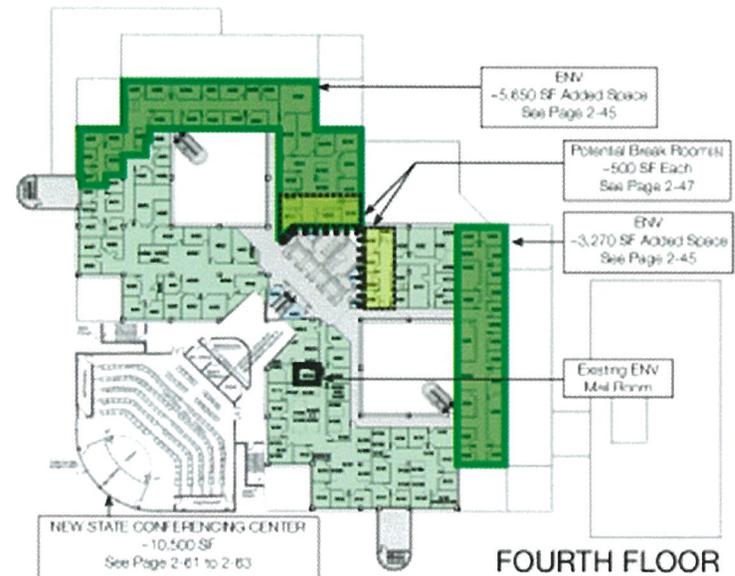
Runnels

Runnels Recommendations

Consolidate Departments' Spaces	\$870,700	
Reorganize Rooms & Circulation to Space Standards	\$341,657	
Locate communal Break Rooms along Plumbing Walls	\$363,000	In Process
Consolidate Storage Center	\$338,250	
Share Print & Mail Room	\$205,700	
	\$2,119,307	

Future Considerations

Addition of 2 Story Space on 1st & 3rd Floor of Atrium	\$2,575,200	
New State High-Tech Conferencing/Multimedia Center	<u>\$14,664,183</u>	
TOTAL COSTS for ALL RECOMMENDATIONS	\$19,358,690	



Jerry Apodaca

Recommendations

No physical changes to the office space are recommended at this time.

Improved Signage

\$13,145

Joseph Montoya

Joseph Montoya Recommendations

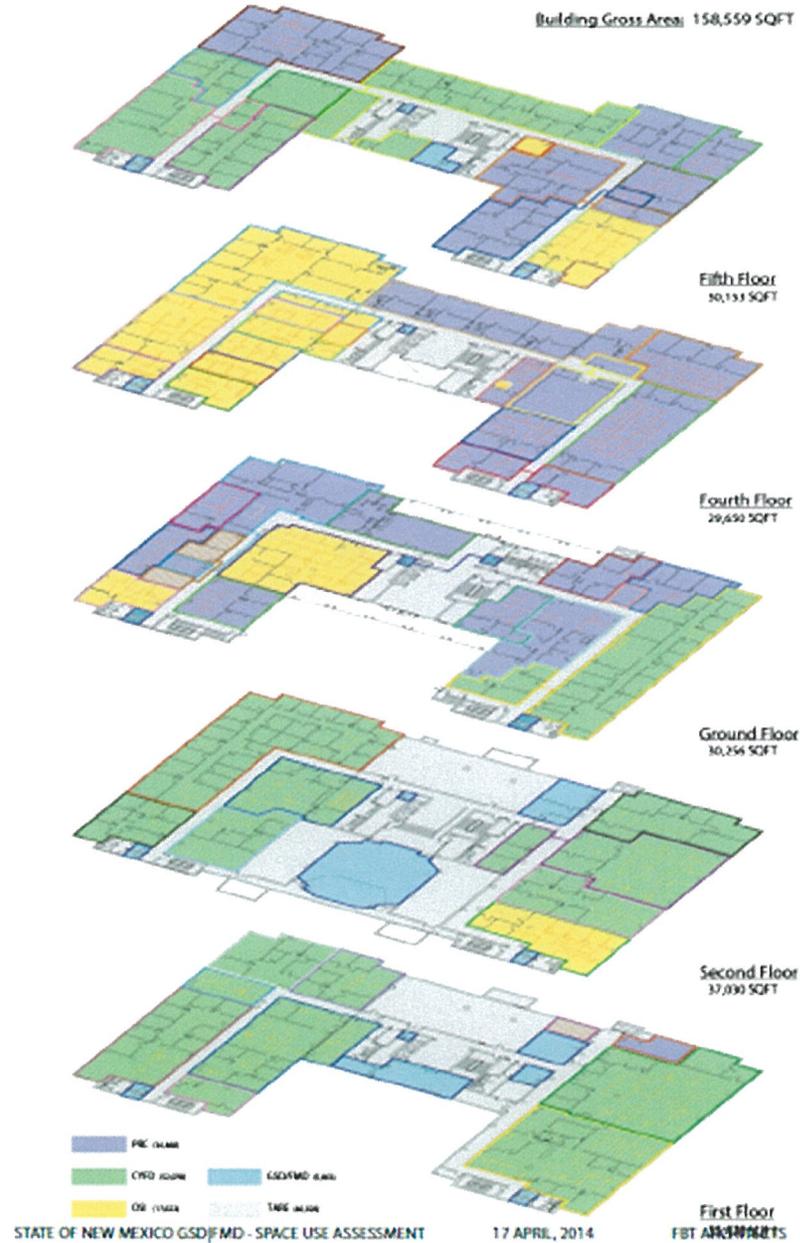
Building Signage	\$5,272	
Move Environment Dept to Runnels	\$17,580	Planned
Renovations to Economic Devel to Consolidate Space	\$1,548,772	
Renovate TRD Legal Bureau to Consolidate Space. Copy Room Transferred to TSSB.	\$452,697	
Renovate TRD Call Center for More FTEs	\$64,642	
TRD MVD 2nd Floor Consolidate Space	\$1,984,272	
TRD Secretary's Suite Renovate & Expand	\$503,748	
TRD ASD 3rd Floor Renovate to Consolidate Space	\$919,594	
TRD IT 3rd Floor Renovate to Consolidate Space	\$2,322,650	
GSD RMD Consolidate Division to 2nd Floor & Renovate to Include Some of the Old PCD Space	\$748,099	In Process to be Completed by June 30
Renovate 1st Floor Old RMD Space for GSD Secretary Including HR	\$503,748	
Renovate & Move GSD ASD into Part of Old PCD Space	\$256,607	
GSD SPD Renovate & Consolidate Space	\$1,161,325	
TOTAL COSTS for ALL RECOMMENDATIONS	\$10,489,006	

Old PERA

Old PERA Recommendations (Sequenced Steps)

1) Move CYFD & PRC into Leased Space	\$660,788
2) Renovate Space to Co-Locate PRC & OSI	\$3,906,194
3) Move 3 Agencies Around Within the Building	\$306,250
4) Renovations & Moving of PRC	\$2,250,106
5) Renovations & Moves into Available Vacant Space	\$1,247,088
6) Renovations and Moves into CYFD Space	\$4,146,025
TOTAL COSTS for ALL RECOMMENDATIONS	\$12,516,451

Old PERA

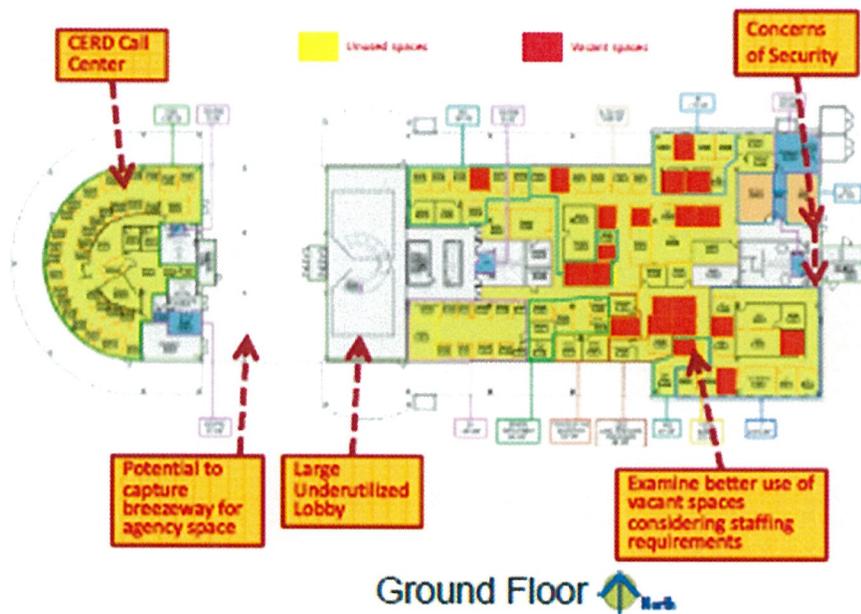


Toney Anaya

Toney Anaya Recommendations

Move ALTSD CERD into Leased Space & Renovate	\$784,139
ALTSD - Add 4 Private Offices Adjacent to Secretary's Suite for HR & Legal	\$52,500
RLD - Reconfigure Systems Furniture	\$115,000
Secure 1st Floor	\$6,500
TOTAL COSTS for ALL RECOMMENDATIONS	\$958,139

Toney Anaya

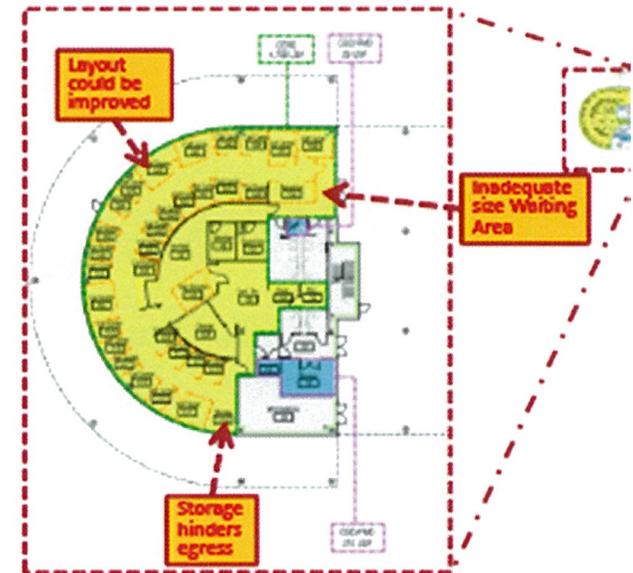


Concerns:

- CERD call center space is inefficient due to curved wall design. However, the separation provided by the breezeway is advantageous
- East side, near stairwell lacks security from floors above
- Divisions in ALTSD to the east lack reception station access

Opportunities:

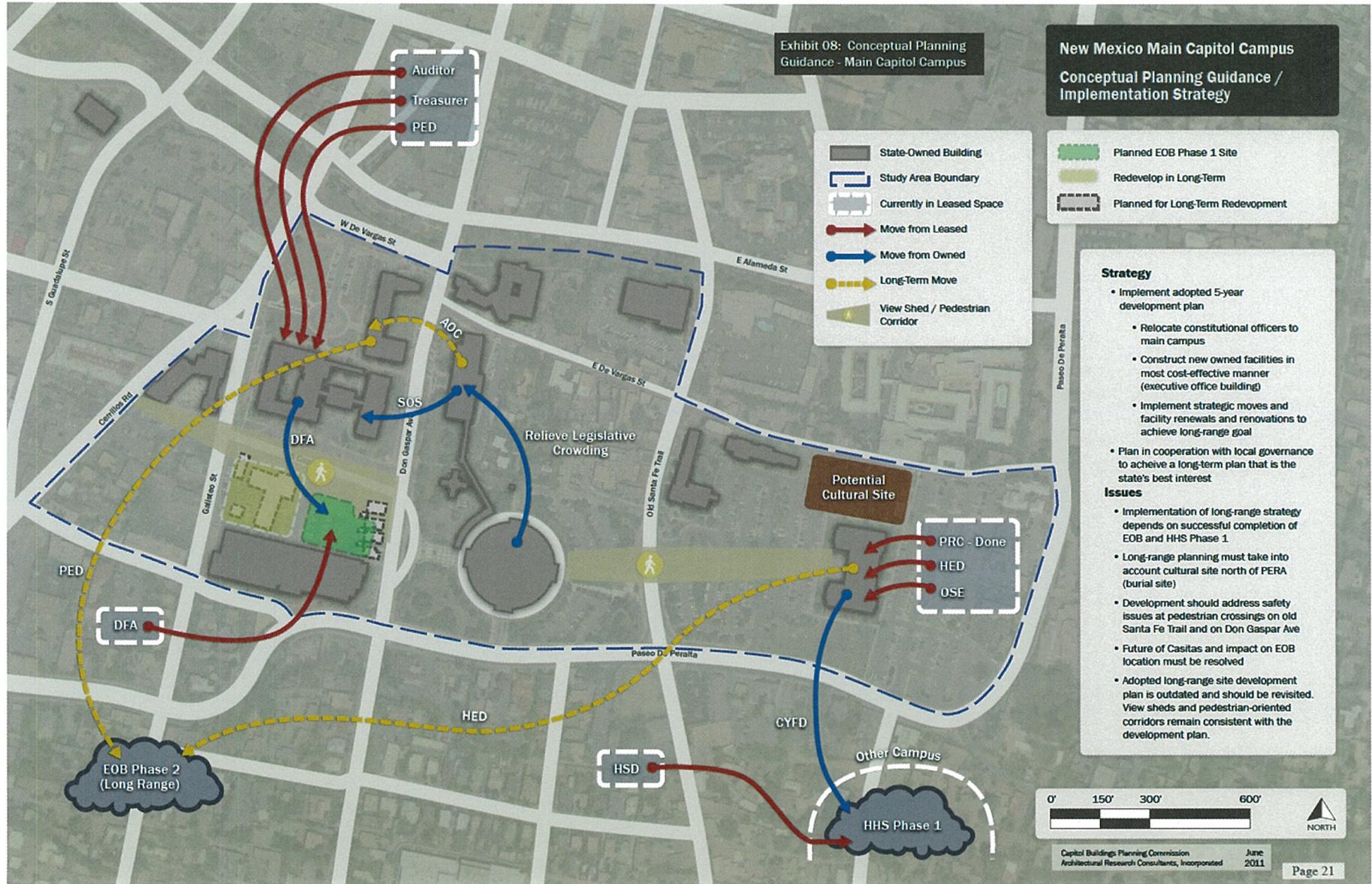
- Large public lobby could be better utilized for ALTSD
- SOs could benefit from direct lobby access and separation from the secure zone
- Capture breezeway for agency use



Wendell Chino

Wendell Chino Recommendations

Lobby Renovations	\$101,088
Indian Affairs Renovations	\$303,940
TRD Hearing Bureau	
- Option 1 Renovate Same Space	\$492,118
- Option 2 Renovate & Move to 1st Floor	\$480,217
TRD Property Tax Bureau Renovations & Moves	\$942,246
EMNRD ECMD	
- Option 1 Renovation 1st Floor Space	\$297,516
- Option 2 Renovating 2nd Floor Space	\$297,516
EMNRD Signage	\$2,434
EMNRD Secretary's Suite	\$161,427
EMNRD ASD Renovations & Moves	\$425,650
EMNRD ITO Renovations & Moves	\$879,023
EMNRD State Parks Renovations & Moves	\$906,408
EMNRD MMD Signage	\$2,597
EMNRD OCD Consolidate & Renovate	\$1,063,956 Partially In Process
TOTAL COSTS for ALL RECOMMENDATIONS	\$5,578,403 Used Both Option 1



Next Steps

- Direction on Executive Office Building (EOB) and Health & Human Services (HHS) Building
- Recommendations for FY16 Capital Outlay Request
- Identify activities that can be done by FMD as small projects
- Memo from Chief of Staff directing agencies to freeze all moves; All requests must be approved by the FMD Modification Committee