



## Typical Space Issues

### Space costs money

- To acquire by owning or leasing
- To operate and maintain

**Most institutions have various policies and procedures to manage space in an effort to 'right-size' and optimize utilization**

**Space standards are one key part in the management process**



# SPACE STANDARDS UPDATE

## Existing New Mexico Space Standards (2000)

Based on State of Utah Space Standards  
after a survey of other state practices

To improve flexibility and efficiency,  
promotes use of 'open offices' to the extent  
possible (except when confidentiality is a  
position requirement)



# SPACE STANDARDS UPDATE

## Issues with Current Standards

### Have not been updated since adoption

- Space categories do not necessarily align with current state personnel classifications
- Establishes space “entitlement”
- Forms are not user - friendly

Space definitions / calculations not aligned with industry practice

Apply only to office uses

Do not reflect current industry space use trends

Lack of enforcement (or incentives)

| Group | Workstations           | NASF |                |
|-------|------------------------|------|----------------|
| A     | Executive              | 280  | Private Office |
| B     | Manager                | 220  | Open Area      |
| C     | Professional           | 144  | Open Area      |
| D     | Professional           | 120  | Open Area      |
| E     | Professional           | 100  | Open Area      |
| F     | Manager / Professional | 120  | Private Office |
| G     | Technical / Clerical   | 81   | Open Area      |
| H     | Technical / Clerical   | 81   | Open Area      |
| I     | Technical / Clerical   | 64   | Open Area      |
| J     | Technical / Clerical   | 81   | Open Area      |
| K     | Technical / Clerical   | 64   | Open Area      |
| L     | Technical / Clerical   | 36   | Open Area      |



## Considerations for Update

**Sustainable, maintainable and energy efficient practices**

**Encourage innovative and affordable workspace environments (reduce overall space footprint)**

- Square footage targets per person vs. Prescriptive standards that can produce space 'entitlements'
- Standardized furnishings to reduce cost
- Consider alternatives to traditional "territorial" workspaces (e.g., "hoteling", telecommuting, etc.)



# SPACE STANDARDS UPDATE

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**Completed research of other states and private / institutional sector space use standards**

**Analyzed space use at seven stated-owned SF facilities**

**Next step is forming a Review Committee to review draft findings**



# SPACE STANDARDS UPDATE

## Proposed Committee Composition

### GSD / FMD

George Morgan

Pam Nicosin

Vic Bruno

Marty Dallman

### Agency Representatives

Mary Rose, NMED

Anthony Pacheco, CYFD

### Others?

DCA

DOT

Judicial

### Private Sector

Space Planning Professional (s)