

**CAPITOL BUILDINGS
PLANNING COMMISSION**

**2008
INTERIM REPORT**

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**A. STATUTORY
AUTHORITY**

15-10-1. Capitol buildings planning commission created.

A. The "capitol buildings planning commission" is created to study and plan for the long-range facilities needs of state government in the greater metropolitan areas of Las Cruces, Santa Fe and Albuquerque. The commission shall review prior long-range facilities needs assessments and develop an initial master plan for the state facilities in the greater metropolitan areas of Las Cruces, Santa Fe and Albuquerque. After development of the initial master plan, the commission shall conduct a review of state properties throughout the state for the development of an overall master plan.

B. The commission shall be composed of four members of the legislature, two from each house, appointed by the New Mexico legislative council, the secretary of general services, the state treasurer, the secretary of transportation or the secretary's designee, the secretary of cultural affairs or the secretary's designee, the secretary of finance and administration or the secretary's designee, the commissioner of public lands or the commissioner's designee and the chair of the supreme court building commission or the chair's designee.

C. The legislative council service shall provide staff for the commission in coordination with the staff architect and other staff of the property control division of the general services department.

D. 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 greater metropolitan areas of Las Cruces, Santa Fe and Albuquerque and throughout the state.

B. MEMBERSHIP

MEMBERSHIP

The commission is composed of 11 members, consisting of four members of the legislature, two from each house, appointed by the New Mexico legislative council; the secretary of general services; the state treasurer; the secretary of transportation; the secretary of cultural affairs; the secretary of finance and administration; the commissioner of public lands; and the chair of the supreme court building commission or their respective designees. Representative Ben Lujan, speaker of the house, and Arturo Jaramillo, secretary of general services, co-chaired the commission during the 2008 interim.

The actual commission members who served during the 2008 interim, in addition to Secretary Jaramillo and Speaker Lujan, include Senator Timothy Z. Jennings, president pro tempore of the senate; Senator Stuart Ingle, senate minority floor leader; Representative Thomas C. Taylor, house minority floor leader; Katherine Miller, secretary of finance and administration; Stuart Ashman, secretary of cultural affairs; Rhonda Faught, secretary of transportation, with Deputy Secretary Gary Giron serving as Secretary Faught's designee; Patrick Lyons, commissioner of public lands, with occasional designees serving for the commissioner; Arthur Pepin, director, administrative office of the courts, whose designee is now Patrick Simpson, deputy director; and State Treasurer James Lewis, with Clarence Smith serving as his designee.

The legislative council service (LCS) director and staff, in coordination with the general services department's property control division (PCD) director, the staff architect and other PCD staff, provide staffing for the commission and work extensively with contractors responsible for providing master planning services to the commission.

The commission is pleased to submit its interim report.

C. OPEN MEETINGS RESOLUTION

**Capitol Buildings Planning Commission
of the State of New Mexico**

November 13, 2008

Open Meetings Resolution

WHEREAS, the Capitol Buildings Planning Commission met in regular session on November 13, 2008, at 10:00 a.m. pursuant to statute; and

WHEREAS, Section 10-15-1(B) of the Open Meetings Act (Sections 10-15-1 through 10-15-4 NMSA 1978) states that, except as may be otherwise provided in the constitution or the provisions of the Open Meetings Act, all meetings of a quorum of members of any board, council, commission or other policymaking body of any state agency held for the purpose of formulating public policy, discussing public business or for the purpose of taking any action within the authority of or the delegated authority of such body, are declared to be public meetings open to the public at all times; and

WHEREAS, any meetings subject to the Open Meetings Act at which the discussion or adoption of any proposed resolution, rule, regulation or formal action occurs shall be held only after reasonable notice to the public; and

WHEREAS, Section 10-15-1(D) NMSA 1978 of the Open Meetings Act requires the Capitol Buildings Planning Commission to determine annually what constitutes reasonable notice of its public meetings;

NOW, THEREFORE, BE IT RESOLVED by the Capitol Buildings Planning Commission that:

1. All meetings shall be held at the Capitol of the State of New Mexico in Santa Fe, New Mexico, or as indicated on the meeting notice.

2. Regular meetings shall be held as determined at the call of the co-chairs. All meetings will be held in the State Capitol building unless notice of another location has been given. The agenda for each regular meeting will be available at least twenty-four (24) hours prior to the meeting from the Legislative Council Service, whose office is located in Room 411 of the State Capitol in Santa Fe, New Mexico. Notice of any other regular meetings held at the call of the co-chairs will be held only after reasonable notice is given to the public. The notice shall indicate how a copy of the agenda may be obtained.

3. Special meetings may be called by the co-chairs or by a majority of the members upon three (3) days' notice. The notice shall include an agenda or information on how an agenda may be obtained. The agenda must be available to the public at least twenty-four (24) hours before any special meeting.

4. Emergency meetings will be called only under unforeseen circumstances that demand immediate action to protect the health, safety and property of citizens. The Capitol Buildings Planning Commission will avoid emergency meetings whenever possible. Emergency meetings may be called by the co-chairs or by a majority of the members upon twenty-four (24) hours' notice unless threat of personal injury or property damage requires less notice. The notice shall include an agenda or information on how the public may obtain a copy of the agenda.

5. For the purposes of regular, special and emergency meetings described in this resolution, notice requirements shall be met if notice of the date, time, place and agenda or information on how an agenda may be obtained is available at the Legislative Council Service and is posted on the legislative web site (www.legis.state.nm.us).

6. For the purposes of emergency meetings described in paragraph four (4) of this resolution, notice requirements shall be met if available at the Legislative Council Service and posted on the legislative web site (www.legis.state.nm.us), and oral or written notice of the date, time, place and general subject matter to be discussed at the meeting is given to the news media and to all affected entities as soon as it is practical.

7. In addition to the information specified above, all notices issued following the adoption of this resolution shall include the following language:

If you require special accommodations, such as a hearing interpreter, to participate in a meeting, please contact the Legislative Council Service at least five working days prior to the scheduled meeting day at (505) 986-4600 or by TDD phone at (505) 986-4653. Public documents from these meetings are available in alternative formats upon request.

8. If it is otherwise difficult or impossible for a member of the Capitol Buildings Planning Commission to attend any meeting in person and if necessary to achieve a quorum at such a meeting, member(s) may participate in a meeting by means of a conference telephone or other similar communications equipment, provided that each member participating by conference telephone can be identified when speaking, all participants are able to hear each other at the same time and members of the public attending the meeting are able to hear any member who speaks during the meeting.

9. The Capitol Buildings Planning Commission may close a meeting to the public only if the subject matter of such discussion or action is exempted from the open meeting requirement under Section 10-15-1(H) NMSA 1978 of the Open Meetings Act.

(a) If any meeting is closed during an open meeting, such closure shall be approved by a majority vote of a quorum of the Capitol Buildings Planning Commission taken during the open meeting. The authority for the closure and the subjects to be discussed shall be stated with reasonable specificity in the motion for closure and the vote on closure of each individual member shall be recorded in the minutes. Only those subjects specified in the motion may be discussed in a closed meeting.

(b) If the decision to hold a closed meeting is made when the Capitol Buildings Planning Commission is not in an open meeting, the closed meeting shall not be held until public notice, appropriate under the circumstances, stating the specific provision of law authorizing the closed meeting and the subjects to be discussed in reasonable specificity, is given to the members and to the general public.

(c) Following completion of any closed meeting, the minutes of the open meeting that was closed, or the minutes of the next open meeting if the closed meeting was separately scheduled, shall state whether the matters discussed in the closed meeting were limited only to those specified in the motion or notice for closure.

(d) Except as provided in Section 10-15-1(H) NMSA 1978, any action taken as a result of discussions in a closed meeting shall be made by vote of the Capitol Buildings Planning Commission in an open public meeting.

Passed by the Capitol Buildings Planning Commission this 13th day of November 2008.

Arturo Jaramillo, Co-Chair

Ben Lujan, Co-Chair

**D. CAPITOL BUILDINGS PLANNING
COMMISSION
2008 INTERIM SUMMARY**

2008 - INTERIM SUMMARY

The Capitol Buildings Planning Commission (CBPC) met seven times between March 2008 and January 2009. Considerable testimony was received from several state agencies, commission staff, the master planners and capital project managers and consultants, including the New Mexico Finance Authority (NMFA). Property Control Division (PCD) staff provided regular updates about various state properties and capital projects, renovations and acquisitions, including leases and sales. Legislative Council Service (LCS) staff conducted research and provided regular updates about master planning for state facilities, legislative initiatives and actions and facilitated CBPC meetings, staff workshops and group discussions with historical district advocates.

The master planners, Architectural Research Consultants, Inc. (ARC), reported to the commission on progress with the Albuquerque, Santa Fe and Las Cruces metropolitan area master plans and updates, as well as progress with the statewide facility inventory. ARC, which is also under contract through collaboration with Dekker/Perich/Sabitini (DPS) to provide expertise for main capitol campus renovations, additions and long-term space planning needs, gave several presentations specific to the main capitol campus. More details are provided below.

State Agency Capital Outlay Requests

In a somewhat collaborative approach to one used by the joint interim meetings held by legislative committees to review capital project requests from state agencies, the CBPC invited several state agency representatives to testify regarding their capital outlay requests and facility needs, most particularly for projects in areas where the CBPC has master planning jurisdiction. State departments that made presentations included the Department of Transportation (DOT), the Public Regulation Commission (PRC), the General Services Department (GSD), State Records and Archives, the Cultural Affairs Department (CAD), the Workforce Solutions Department, the Human Services Department (HSD), Expo New Mexico, the Mid-Region Council of Governments and the Department of Military Affairs. Specific project updates were given by the GSD at each meeting, and periodic updates were provided by the DOT regarding the Rail Runner and the Santa Fe general office redevelopment at the south capitol campus.

The CBPC endorsed some specific state agency capital project requests that were consistent with or part of the state's master plans. A complete list detailing the legislative initiatives is included in this interim report.

Facilities Master Planning

LCS staff reviewed with the commission the basic strategic facility planning process, which consists of four steps:

- determining facility requirements for a state agency based on that agency's strategic plan for agency outcomes and operations;
- evaluating existing facilities for their current condition and ability to meet future facility needs;
- using life-cycle costing to choose new facility design, construction, acquisition and financing methods; and
- using the most cost-effective finance tools for required maintenance, renovation and new facility acquisition.

Weaknesses in the process in New Mexico include the state's lack of a specific mechanism for financing the renovation of facilities located outside of Santa Fe and for those not under the jurisdiction of the PCD in Santa Fe. Deferred maintenance can play a critical role in the life of a facility. The commission received proposals for legislation to help address maintenance for current state assets, as well as to finance maintenance for lease-purchased facilities that might be constructed in the future.

Department of Finance and Administration (DFA) representatives reviewed with the commission the infrastructure capital improvements planning process, which requires agencies to submit annually an updated five-year plan describing infrastructure needs.

As a result of the commission's interim work, endorsement was given for several requests to repair, renovate, improve and maintain facilities statewide. Additionally, for the Los Lunas campuses and some locations statewide, funding was recommended for the necessary abatement and demolition of aging facilities.

Capital Financing Options

The CBPC heard testimony from Joel Nolan, the national director for costing services practice at MGT America, Inc., regarding the intricacies of federal reimbursement to states for rentals of facilities that states use to implement federal programs. The federal government reimburses states when they incur costs to house employees and programs mandated by the federal government. The federal government has typically paid for its fair share of the use of a building, whether that building is leased or owned by the state.

The federal government treats lease-purchases of state buildings as a semi-private mechanism for financing state-owned assets. Under the lease-purchase scenario, the "capital lease" is treated as a capital asset owned by the state for purposes of claiming federal reimbursements. As an asset, it needs to be depreciated according to the typical 40- to 50-year schedule rather than according to the terms of the lease, which may be much shorter. Although the core of the building gets depreciated on the 40- to 50-year schedule, the cost of most of the components (e.g., roofing, flooring, lighting, mechanical and interior walls) is recovered on an accelerated schedule, based on the expected life of each component. The benefits of this scenario will not be realized if the state does not plan for regular maintenance of the facilities being financed. Thus, the state must make a long-term commitment to maintenance of its assets, and then it may be better off lease-purchasing.

The commission continued to study the concept of owning versus leasing state facilities. It was noted that since the adoption of a 2006 amendment to the Constitution of New Mexico allowing the state to enter into lease-purchase agreements, it would be possible to move from paying for private lease space into lease-purchasing state-owned buildings, either through the NMFA, which has the authority to acquire buildings for the state, or through private entities. In one scenario, funds for lease payments would become the pledged revenue stream for the payment of bond debt. These options have various advantages to the state, which include:

- gaining equity in state-owned buildings;
- not paying extra for private-owner profit;
- financing construction or acquisition of buildings at lower interest rates because of the state's tax-exempt status and because the state has a higher credit rating than private developers;
- constructing buildings with greater, and more efficient, space per employee than that generally found in leased space; and
- promoting "economies of scale" and serving the public more efficiently by consolidating state employees from many small leased spaces into larger state-owned campuses with shared auditoriums and conference rooms.

Representatives from the NMFA explained the potential role of the NMFA in lease-purchase financing for state buildings. William Sisneros, NMFA executive director, contrasted NMFA financing of state buildings with the state entering into private lease-purchase agreements. In the private scenario, a third party would finance and construct the facility and the state would gain equity in the building during the term of the lease. However, the building would typically cost more due to the profit margin needed by the developer; the more complex legal and financial consulting services needed; and the lower credit rating and higher interest rates than the NMFA could get. Accordingly, the less expensive option for lease-purchase financing of state buildings is having the NMFA issue bonds, build the building and lease-purchase it to the state.

A critical factor in the feasibility of lease-purchase agreements is the need to redirect current lease payments to provide a revenue stream for the bond payments if there are no general fund dollars to finance state building bonds. LCS staff, in conjunction with consultants to the GSD and the CBPC, conducted extensive analysis during 2008 to select the most likely agencies to manage future lease-purchase payments through redirected lease payments. This information was used to develop legislative initiatives for construction of new facilities.

Albuquerque/Los Lunas Metropolitan Area

In June 2008, the update to the Albuquerque/Los Lunas Metropolitan Area Master Plan received preliminary approval by the commission. Members endorsed the concepts presented, and they directed that an implementation plan be started to establish time frames and budgets for future review and adoption. The commission directed that the DOT hilltop facility at the proposed superblock site be assumed to stay on the site.

A component of all master plans is to include a review of the water rights with a particular goal of preserving any water rights particularly at undeveloped sites such as at the grasslands site in Los Lunas, as well as on all state properties.

The consultants explained that the principles underlying the master plan include locating state agencies to achieve functional, operational and logistical efficiency; promoting convenient public access to government services; providing equitable and adequate space while realizing economic efficiencies; and protecting long-term asset values of state property.

The basic plan for the Albuquerque/Los Lunas metropolitan area includes:

- developing a high-density "superblock" complex of state agencies at the current location of the Youth Diagnostic and Development Center (YDDC) in Albuquerque;
- relocating most of the YDDC to a new location in Los Lunas;
- developing the old Los Lunas hospital site to support local state agency field offices;
- developing the southern Los Lunas site for specialized secure and therapeutic uses; and
- keeping the Los Lunas grasslands site for future development.

In Albuquerque, the state currently leases 860,000 square feet of mostly office space. By redeveloping the YDDC site into a state office complex, the state can transition much of that currently scattered leased space into a centralized area, allowing for easier public access and potential long-term savings to the state. The master plan identifies 21 state agency offices in Albuquerque that could be relocated to the superblock site without affecting the services they provide. ARC interviewed each of those agencies about expected future staffing and space needs. The plan calls for redeveloping the northern part of the YDDC site into three different density and use areas and keeping the southern portion for the short- to mid-term in its current secure uses.

Consideration was given to the property owned by Expo New Mexico, which is undergoing review in anticipation of the departure of the Downs at Albuquerque. Due to the Expo's central location, it might be a viable site for a centralized state office building or campus.

In Los Lunas, the master plan addressed three areas: the grasslands site, the southern Los Lunas campus and the Los Lunas hospital site. The 288-acre grasslands site was recommended for long-term development with short- to mid-term leases and maintenance of all water rights at the site.

The southern Los Lunas campus consists of approximately 1,200 acres of state-owned land, some of which is currently used for correctional purposes. The master plan recommends relocating the YDDC to this location, maintaining agricultural buffer areas for future growth, leasing a portion of the property along State Highway 314, as well as continuing existing leases there, and developing a public safety area near Interstate 25. A new interstate interchange may need to be developed in order to access the area better.

The Los Lunas hospital site consists of approximately 184 acres, 50 of which are currently leased to local governmental entities. The master plan proposes maintaining the current leases; consolidating local state offices in 30 acres of the site; preserving a few buildings and 60 acres of open space in order to create linkages to local parks and further recreational opportunities; potentially leasing 44 acres for residential use in this rapidly growing area; and demolishing several buildings that are beyond repair.

- **Old Metropolitan Court - Albuquerque**

Bernalillo County has expressed strong interest in having the state transfer title of this property to the county, possibly in exchange for certain services. A short-term lease was approved, which allows the county to use the facility and to maintain it. The county is providing education, training, counseling and substance abuse treatment at the facility.

- **YDDC - Albuquerque**

Additionally, the commission previously endorsed the Children, Youth and Families Department (CYFD) proposal to move toward smaller, regional facilities for housing youthful offenders, referred to as the "Missouri Model".

- **Scientific Laboratory (Tri-Lab) - Albuquerque**

Construction of this facility was commenced in 2008 with total funding for the project reaching \$86 million. Additional funding to equip and complete the project was favorably acted on during the 2009 legislative session.

- **State Crime Laboratory - Albuquerque**

Nims Calvani Architects was selected to perform the initial programming phase of the projects, which has not yet been presented to the legislature.

- **Substance Abuse Treatment and Training Center - Los Lunas**

Prior to the interim, the legislature had appropriated funding for the design and construction of a substance abuse treatment center in Los Lunas. The HSD and the PCD identified both land and facility opportunities for locating the facility at the Los Lunas campus. During the 2008 interim, the CBPC endorsed the HSD's request for legislation authorizing the lease-purchase agreement of an additional facility at the Los Lunas site. In part due to the severe economic crisis and budget

shortfalls, the latter effort was not successful. The HSD continues to work on development of the project at the selected site.

Statewide Inventory/Review of State-Owned Properties

In 2007, the legislature appropriated \$350,000 for master planning through FY 2009. Since the CBPC authority was expanded by the legislature to include the Las Cruces area and the review of state properties for development of an overall statewide master plan, extensive review of facility inventories continues in collaboration with the PCD, the state agencies and the Risk Management Division (RMD) of the GSD.

The state owns nearly 35 million square feet of buildings, of which nearly 22 million square feet are managed by universities and colleges. The state leases 3.7 million leasable square feet of facilities, more than half of which are located in Albuquerque and Santa Fe. The total lease costs exceed an annual lease amount of \$52.7 million.

For the state-owned inventory, the primary source for data is the database of insured facilities maintained by the RMD. The PCD's data were used to supplement information about leased facilities; however, there are many leased facilities not under the jurisdiction of the PCD, so the information is not a complete statewide listing. The PCD is implementing a new asset management software system that will allow better tracking of asset information.

Several barriers to a complete statewide asset inventory were identified, including different methods of identifying buildings, different definitions of what constitutes a building, different information on building occupants, some apparent gaps in leased facility data and no comprehensive database on state-owned property. Some state agencies have leases outside the control of the PCD. Also, there are several state agencies in addition to the PCD that track property under their jurisdiction, including the CAD, the State Land Office and the DOT. It is difficult to inventory state assets without a consistent methodology that would include common asset identifiers, such as building identification or lease identification numbers.

Additionally, for master planning purposes, the database should include information from the State Personnel Office and individual agencies to document personnel at each location.

Las Cruces Area Master Plan

In 2004, the legislature appropriated funding to the PCD to plan and design a new state office building facility in Las Cruces. The state retained ASA Architects Studio, assisted by ARC, DPS and Economic and Planning Systems, Inc., to complete a space needs assessment and preliminary facility programming, identify potential sites and complete preliminary site evaluations and conceptual development studies for the proposed facility.

In 2006, the PCD commissioned a study of office space in Las Cruces. The study recommended that a new state office building be constructed in order to facilitate one-stop services, eliminate high lease costs and replace facilities in poor condition, and it

envisioned a 192,000-square-foot building in downtown Las Cruces near the city's existing downtown mall. The project was not funded, and more programming needs to be done to determine current and future needs.

In 2008, the consultants reported that lease costs had increased 74 percent since 2006, from \$1.9 million to \$3.3 million, while there had been only a 34 percent increase in leased space, from 176,000 leasable square feet to 236,000 leasable square feet. Las Cruces shares similar issues with Albuquerque — a large amount of leased space and a limited number of state-owned facilities.

Although the 2006 study needs to be updated and validated, the project is still an important one for the Las Cruces area, and it could be financially beneficial to the state. There may be more options available to the state since the 2006 study, including the use of state land for a construction site or for trading with a local government to obtain a site and the potential for a lease-purchase utilizing NMFA financing.

With the extension of master planning funds, it will be possible to conduct a feasibility study to determine which site, building construction, purchase and financing options are the most viable for a facility in which to consolidate nearly all state agencies currently located in leased space; they are the CYFD, the Taxation and Revenue Department, the Office of the State Engineer, the HSD and the Workforce Solutions Department.

The commission adopted the master planners' recommendations for planning and design and further analysis of sites for acquisition for the Las Cruces area. Additionally, the CBPC endorsed the GSD's 2009 legislative initiative to request funding for land acquisition and design of a Las Cruces state office building.

Santa Fe Metropolitan Area

There are five specific campuses in the Santa Fe Metropolitan Area Master Plan:

1. main capitol campus;
2. south capitol campus;
3. west capitol campus;
4. public safety/DOT campus; and
5. corrections/Onate campus.

Key issues in the implementation of the master plan involve: 1) timing agency relocations to coordinate with the timing of construction and renovation of buildings; 2) the need for "surge" space to house agencies while existing buildings are renovated to accommodate new tenants; and 3) financing new facilities, including lease-purchasing buildings using federal and state operational lease money as a bonding source.

On the main capitol campus, the key issues of the master plan include relocating state

agencies that are constitutionally created, such as the state auditor, state treasurer and the PRC, to this campus, and relocating agencies, such as the CYFD, to other service-oriented campuses. Space in the existing buildings is becoming more scarce, and the master planners are considering options to relieve overcrowding.

The south capitol campus is also overcrowded, and some of the existing buildings are in serious need of renovation or demolition and reconstruction. Since the inception of the original master plan for Santa Fe, the DOT has proposed different types of development for its headquarters site and its District 5 site. The master plan is being revised to reflect potential state facility construction on only the GSD portion of the property, but the construction needs to be coordinated with the adjacent DOT development once that is determined.

The west capitol campus currently has seven main structures and is partially split by land not owned by the state. The state needs to acquire land from the federal government, the Santa Fe Public School District and possibly the City of Santa Fe if any more substantial development is to take place there in the future.

Other capitol campuses, including the correctional/Onate campus, should be planned to maximize leverage of Rail Runner train stations. At the Penitentiary of New Mexico, the issue of whether to lease the wastewater treatment plant on a long-term basis to Santa Fe County also needs to be resolved, in coordination with the CBPC.

Since adoption of the 1999 South Capitol Campus Master Plan, the properties there have undergone significant changes with the implementation of a Rail Runner stop, a potential public-private development and new headquarters for the DOT on the DOT-controlled portion of the campus, primarily to the west of the railroad tracks. The CBPC expressed concerns throughout the year that any development concepts by the DOT for the west side of the south capitol campus require coordination with the state's master plans for the east side of the campus.

- **DOT Facility: General Office Transit-Oriented Development at Headquarters on Cerrillos and Cordova Roads in Santa Fe**

The DOT is continuing its efforts to find a way to convert the department's most valuable asset, the headquarters site, approximately 25 acres at Cerrillos and Cordova roads, into a new headquarters building and multimodal transportation center. Representatives from the DOT, the GSD and the State Transportation Commission reviewed the governor's directive to establish via a memorandum of understanding a working group called the Executive Project Oversight Committee composed of representatives from the DFA, the GSD and the DOT. The agreement allows for the parties to collaborate on the best plan for the redevelopment of the Santa Fe DOT properties.

The location has recently become even more attractive for some type of development with the location of a new Rail Runner stop at the south capitol campus bordering the DOT property.

- **Rail Runner**

The commission received frequent updates on the Rail Runner, most particularly to stay informed as to where proposed rail stations would be in Santa Fe and how they might impact master planning areas in the state capital. One stop at the south capitol campus directly impacts the facilities and parking areas at that location. The second rail station, anticipated to be a busy one, is at Highway 599 and Interstate 25, a short distance from the corrections/Onate site where several state agencies are situated, including the Corrections Department, the new location for the Public Employees Retirement Association (PERA), the Homeland Security and Emergency Management Department and the Department of Military Affairs. The station is relatively close to the public safety campus adjacent to the DOT District 5 office on south Cerrillos Road.

- **Health and Human Services (HHS) Complex - Santa Fe**

The original master plan called for consolidation of key agencies into state-owned buildings at the south capitol campus; however, after the GSD contracted for a study to assess the consolidation of several health-related agencies into an HHS complex, the campus was considered too small for a complex estimated to need 500,000-700,000 square feet of building space.

CBPC staff and GSD consultants conducted extensive analysis throughout the interim, and the CBPC concluded that it would support legislation to authorize the lease-purchase of an HHS facility in Santa Fe to house the HSD and the CYFD in approximately 212,000 square feet of space. The state proposes to redirect \$5.1 million in annual lease payments to finance up to \$80 million for the project. The CBPC endorsed a request for capital outlay dollars to help finance a land purchase if a state-owned site in Santa Fe County is not feasible.

- **Executive Office Building - Main Capitol Campus - Santa Fe**

The master planners presented a recommended five-year planning strategy for the main capitol campus, which includes relocating constitutional officers to the campus; constructing new state-owned facilities in the most cost-effective manner; and relocating state agencies from leased space to state-owned space. The master planners recommended that the process begin soon because considerable lead time will be required to design, construct and relocate agencies.

They presented the concept of an executive office building (EOB) on the campus. A new EOB into which the DFA would move would be constructed on land next to the new parking structure. This building would free up space in the Bataan building for the offices of the state auditor, state treasurer, secretary of state and some Public Education Department offices, which would in turn make more room in the Capitol North for legislative purposes. This project would be separate from, but in conjunction with, the first phase of the HHS complex project that would free up space for the PRC, the Higher Education Department and the Office of the State Engineer in the PERA building.

Upon completion of the projects, the designated state agencies will be located on the main capitol campus, overcrowding will be relieved in existing buildings, which will receive some

renovations, and the bulk of the expensive leased space that the state occupies in Santa Fe will be reduced. In the long term, as space needs increase, the Concha Ortiz y Pino building might be demolished, and phase 2 of the EOB could be constructed.

Current lease payments of \$1.6 million annually that the state is making would be sufficient to cover the cost of the project and debt service to finance approximately \$26 million in state office building tax revenue bonds issued by the NMFA. A gross receipts tax intercept was proposed by CBPC staff, which would not begin before July 1, 2011.

In December, the commission adopted the master planners' and related staff recommendations for the Santa Fe main capitol campus.

- **West Capitol Campus - Santa Fe**

The last facility constructed at the site is the Toney Anaya building, which houses the Regulation and Licensing Department and the Aging and Long-Term Services Department.

In the 2007 legislative session, \$5 million was appropriated to acquire approximately 2.5 acres of land from the federal General Services Administration and an additional seven acres from the U.S. Forest Service property located adjacent to the west capitol campus. The acquisition would allow the state to have a contiguous campus from Cerrillos Road to Siringo Road and allow the state to build facilities to move agencies out of leased space. Both federal agencies have been given authorization to dispose of the property through a competitive process, and congressional action is required to direct the agencies to sell the property to the State of New Mexico. The PCD reported to the CBPC during 2008 that it was having discussions with the congressional delegation and federal agencies to determine if the acquisition could be accomplished.

The CBPC adopted an initiative to extend the appropriation for several more years to earmark the funding for this land purchase.

Several planned relocations of agencies from the south capitol campus to the west capitol campus are in process. Additional "surge" space for temporary location of staff during renovations is being planned for this campus.

- **Capitol Parking Structure - Santa Fe**

Senate Bill 289 (Laws 2005, Chapter 320) authorized the PCD to spend bond proceeds to plan, design, construct and equip a parking structure on the main capitol campus in Santa Fe in coordination with the New Mexico Legislative Council. During early 2008, the commission and staff collaborated extensively with the City of Santa Fe Historic Review Board and other private and local entities to reach agreement on the design of the structure. This process resulted in the introduction of legislation in 2009 to formalize the collaborative process for state capital projects within historic districts in New Mexico. Completion of the parking garage is anticipated for the summer of 2009, at which time ownership of the building will be transferred to the legislature.

- **Coughlin Building - Santa Fe**

This building, located on the main campus site for the capitol complex parking structure, was purchased by the state on December 27, 2007. It currently serves as temporary housing for government employees, but it is slated for demolition to make room for new facility construction.

- **Penitentiary of New Mexico Wastewater Treatment Facility - Santa Fe**

The PCD completed a professional assessment of the facility and found considerable deficiencies that will require significant money to bring the facility up to standard. Both the PCD and the Corrections Department are continuing to evaluate the operational and maintenance costs of the facility, its appraisal value and the potential short-term and long-term investments needed. Questions remain about Santa Fe County's responsibility for making the maintenance upgrades identified in the study.

Because the wastewater system at the penitentiary is currently serving the prison, the county correctional facility and the National Guard, the CBPC expressed its concern that any future leases guarantee the state use of the system if it decides to develop the prison property. Commissioners indicated opposition to extending services to residential areas, which might obligate the state to provide wastewater service to residents in perpetuity.

- **PERA Building Purchase - Santa Fe**

The PERA purchased land and broke ground in 2007 on a new building in a location south of Santa Fe near I-25 and the west Frontage Road. The PERA has a planned relocation to its new facility before the end of the 2009 fiscal year, which will allow for relocation of PRC staff out of leased space.

- **Galisteo Property - Santa Fe**

In 2007, the legislature authorized the sale, trade or lease of this property, which is situated near St. Michael's Drive and St. Francis Drive in Santa Fe, which is not far from the proposed Zia Road stop for the Rail Runner.

Final Recommendations for Legislation

A major focus of the CBPC on relocating state agencies from leased properties to state-owned facilities resulted in the CBPC recommending the following 2009 legislative initiatives:

- implementing the use of life-cycle costing in developing recommendations for the lease, lease-purchase or purchase of additional facilities;
- requiring the CBPC to review certain lease-purchase agreements prior to their submission to the legislature;
- addressing land acquisition for state-owned facilities;
- continuing funding master plans for state facilities statewide;

- facilitating the consolidation of state agencies into state-owned facilities;
- repairing, renovating and deferring maintenance of state facilities related to infrastructure and state cultural assets;
- demolishing, decommissioning and abating office buildings;
- constructing an EOB at the main capitol campus to facilitate the relocation of constitutional officers to state-owned facilities;
- constructing an HHS facility to relocate state agencies from leased space; and
- establishing a collaborative process with local historic districts for the construction of state facilities within those districts.

E. 2009 LEGISLATIVE INITIATIVES

2009 LEGISLATIVE INITIATIVES

Approved by the Capitol Buildings Planning Commission (CBPC)
Final Action — April 2009

- 1. EXECUTIVE OFFICE BUILDING, MAIN CAPITOL CAMPUS, SANTA FE.** The legislation would authorize a future increase in the intercept of gross receipts tax revenues to finance the debt service on bonds in future years to pay for the construction of a state-owned office building. After completion of the facility, agencies would be relocated from privately leased facilities, and constitutional officers would be relocated within the main capitol campus. Backfilling of agency space would result in additional space for agencies situated in the main campus buildings. The intercept would not begin until July 1, 2011, or when certified that the distribution is needed for debt service, whichever is later. The bill, as amended, would extend certain master planning funds and appropriate and reauthorize additional funds for that purpose and extend the expenditure period for appropriations made for the purchase of land at the west capitol campus. **SB 221 (Ingle). Signed. Chapter 114. Effective 4/6/2009, except for Section 3, which does not permit the intercept any sooner than 7/1/2011.**
- 2. HEALTH AND HUMAN SERVICES COMPLEX, SANTA FE.** The legislation authorizes an initial phase of construction for a facility to house the Human Services Department and the Children, Youth and Families Department staff currently located in Santa Fe. The New Mexico Finance Authority would be authorized to issue bonds for the construction and equipping of a building somewhere within Santa Fe County. This would allow for agencies to vacate private leases after a lease-purchase agreement is established for occupancy of the new facility. **HB 728 (B. Lujan). Signed. Chapter 145. Effective 6/19/2009.**
- 3. CAPITOL BUILDINGS PLANNING COMMISSION.** The legislation provides for the CBPC to review proposed lease-purchase agreements for certain projects, allows the state treasurer and the secretary of general services to appoint designees to attend meetings on their behalf and directs the commission to work with the General Services Department (GSD) on addressing deferred maintenance on state facilities and utilizing life-cycle costing in developing recommendations regarding the lease, lease-purchase or purchase of additional facilities. Public school facilities and certain other state agencies not under the jurisdiction of the Property Control Division (PCD) of the GSD would be excluded from the review process. **SB 220 (Ingle). Signed. Chapter 19. Effective 7/1/2009.**
- 4. HISTORIC DISTRICT AND LANDMARK ACT.** The legislation makes changes to the Historic District and Landmark Act by establishing a process for a state agency to carry out a capital outlay project in a historic district in a manner that is compatible with local ordinances. **HB 360 (B. Lujan). Signed. Chapter 23. Effective 6/19/2009.**
- 5. APPROPRIATIONS TO THE PUBLIC BUILDINGS REPAIR FUND.** The legislation proposes allocating two percent of appropriations exceeding \$100,000 for new construction or major renovation of buildings under the jurisdiction of the PCD to be directed into the Public Buildings Repair Fund for addressing maintenance and repairs of state buildings, particularly those outside of Santa Fe. **HB 194 (Taylor). Failed.**

6. ENDORSEMENT OF LEGISLATION FROM THE GENERAL SERVICES DEPARTMENT.

- ◆ One proposal requires that agencies that occupy state buildings under the jurisdiction of the PCD must develop and file preventive maintenance plans to provide for regularly scheduled repair and maintenance needs, which would be documented in an automated system. **HB 358 (B. Lujan). Failed.**
- ◆ A second proposal requests a \$5,000 appropriation to the Capital Program Fund for the PCD to purchase land currently occupied by the Southern New Mexico Correctional Facility and the John Paul Taylor Juvenile Justice Center. **SB 429 (Griego). Signed. Chapter 71. Effective 6/19/2009.**
- ◆ The final proposal requests authorization to enter into a lease-purchase agreement for a substance abuse treatment and training facility to be constructed on state land at the correctional site in Los Lunas. **SJR 7 (M. Sanchez). Tabled and replaced by SB 546 (M. Sanchez). Failed.**

7. CAPITAL OUTLAY WITHIN MASTER-PLANNED AREAS OF NEW MEXICO. The CBPC endorsed certain capital outlay requests presented to the commission for its consideration as to consistency with the master plans under the purview of the commission and consistency with the general development principles of master planning for New Mexico state government.

FROM THE COMMISSION:

- ◆ Funding for demolition, decommissioning and abatement of buildings at the Los Lunas campus and statewide — \$2,650,000 (**Sen. Jennings**). **\$2.7 MILLION — HB 154. Signed. Chapter 125. Effective 6/19/2009.**
- ◆ Statewide master planning funds for the commission — \$500,000 (**Sen. Jennings**). **FUNDING IN SB 221.**

FROM THE GENERAL SERVICES DEPARTMENT:

- ◆ Statewide repairs, renovations, deferred maintenance and infrastructure improvements — \$5,000,000 (**Rep. B. Lujan**). **\$2 MILLION STB — HB 154. Signed. Chapter 125. Effective 6/19/2009.**
- ◆ Health and human services complex — land acquisition, plan, design, develop and construct — \$9,000,000 (**Rep. B. Lujan**). **\$4 MILLION STB — HB 154. Signed. Chapter 125. Effective 6/19/2009.**
- ◆ South capitol complex development plan, renovations and improvements for infill and redevelopment — \$1,500,000 (**Rep. Taylor**). **\$500,000 STB — HB 154. Signed. Chapter 125. Effective 6/19/2009.**
- ◆ Las Cruces state office building, land acquisition and design — \$5,500,000 (**Sen. Ingle**). **Failed.**

- ◆ Main capitol campus master plan; expansion, Phase 1 plan, design and construct executive office building — \$1,500,000 (**Sen. Ingle**). See **SB 221**. Also see **Chapter 83 (Laws 2008)**.
- ◆ Statewide master planning and design — \$1,000,000 (**Rep. Taylor**). See **SB 221**.

FROM THE CULTURAL AFFAIRS DEPARTMENT:

- ◆ Statewide repairs and maintenance of cultural assets — \$8,426,000 (**Rep. B. Lujan**). **\$1,000,000 STB — HB 154. Signed. Chapter 125. Effective 6/19/2009.**
- ◆ Cultural facilities project completion — \$8,320,000 (**Rep. B. Lujan**). **\$3,738,000 STB — HB 154. Signed. Chapter 125. Effective 6/19/2009.**

FROM THE DEPARTMENT OF MILITARY AFFAIRS:

- ◆ Santa Fe land acquisition; 261 acres — \$2,280,000 (**Sen. Ingle**). **Failed.**

F. 1997-2008 BACKGROUND

CAPITOL BUILDINGS PLANNING COMMISSION

Background of the CBPC (1997-2008)

Created by the legislature in 1997 to study and plan for long-range facility needs of state government within Santa Fe, the capitol buildings planning commission's (CBPC) statutory responsibility was to review prior long-range facility needs assessments and develop an initial master plan for state facilities in Santa Fe. The commission was also required to continue updating the master plan and report annually to the legislature.

In 1999, the commission endorsed, and the legislature passed, a bill to fund a master plan and a repair-and-replacement study. The initial master plan for state facilities in Santa Fe was completed in 2000, and implementation was begun in 2001-2002.

During the initial process, a long-range facilities master plan for all state agencies in Santa Fe was developed. The plan was divided into sub-master plans for five main campuses identified at the time. Additionally, the initial study validated the existing long-range space needs plan and developed an inventory and evaluation of existing state-owned building systems and a plan for long-range repair, renovation and replacement with an anticipated life-cycle rating schedule for existing state-owned buildings. The plan developed alternatives; strategies; site master plans identifying capital needs, costs and ongoing facility management requirements; and potential funding mechanisms to address one of the major considerations emerging from the initial master plan: to reduce the amount of space that the state leases.

In 2002, the statute authorizing the CBPC was amended, extending the commission's authority to include the Albuquerque area in the overall master plan. The initial step in preparing a master plan for state government facilities in Albuquerque was undertaken in 2003 by ARC-Dekker Perich through a data-gathering inventory of the facilities in greater metropolitan Albuquerque, which included Valencia county. In 2004, the CBPC requested an update of the original Santa Fe master plan, and at that time it authorized a full master plan for Albuquerque. **Senate Bill 332 (Laws 2004, Chapter 123)** appropriated \$250,000 to provide funds for master planning.

Senate Bill 182 (Laws 2001, Chapter 166) authorized the property control division (PCD) of the general services department (GSD) to acquire buildings and land in Santa Fe county for use as state office buildings as recommended in the master plan. In the same legislation, the New Mexico finance authority (NMFA) was granted a contingency authorization to issue up to \$75 million in revenue bonds for the purchase of the properties. Included in that authorization were the purchases of the PERA and NEA buildings at the main capitol campus, the construction of an office building (currently named the Toney Anaya building) at the west capitol campus and the purchase of property in Santa Fe near Cerrillos road and adjacent to the public safety campus and the district 5 office of the New Mexico department of transportation (DOT). In **Laws 2004, Chapter 123**, the area of property that could be considered for purchase near the public safety campus was expanded, and subsequently, land purchases in the Valdes industrial park were approved by the state board of finance on January 10, 2006.

Senate Bill 214 (Laws 2001, Chapter 199) created a financing source for state office building acquisitions in the State Office Building Acquisition Bonding Act. This act authorized the NMFA to sell state office building tax revenue bonds to acquire the state office buildings authorized in Senate Bill 182 and provided up to \$500,000 per month of a state gross receipts tax intercept for

this purpose. Several years later, **Senate Bill 1061 (Laws 2007, Chapter 64)** increased the authority of the NMFA to issue up to \$100 million in revenue bonds at any one time. This bill also increased the state gross receipts tax intercept up to \$530,000 per month. The NMFA issued the first series of the state building acquisition revenue bonds, totaling approximately \$34.7 million, on December 13, 2001 for construction of an office building on the west capitol campus and to purchase the NEA building. This revenue source has funded several additional projects, most recently including the scientific laboratories (tri-lab) under construction in Albuquerque and the capitol parking garage currently under construction in Santa Fe at the main capitol campus. In the 2008 legislative session, the CBPC requested an increase in the gross receipts tax intercept up to \$590,000 per month to support construction of the parking garage on the main capitol campus. **Senate Bill 298 (2008)** was pocket vetoed by the governor, resulting in construction of fewer parking spaces than originally endorsed by the CBPC.

House Joint Resolution 9 (2008) approved the trade, sale or transfer of the department of health (DOH) old state laboratory building to the university of New Mexico (UNM) after the DOH relocates to the new tri-lab facility under construction adjacent to the UNM campus.

Previously, during the 2005 interim, the master plan consultants completed questionnaires and interviews for most state departments and agencies located in the Santa Fe and Albuquerque areas, preparatory to incorporating the metropolitan area of Albuquerque within the state master plan. Preliminary findings were offered to the CBPC for consideration. In 2006, the master planners were directed by the CBPC to include the DOT and the cultural affairs department (CAD) data into the master plan.

The creation of several state campuses in the Albuquerque metropolitan area has been proposed, along with the possibility of having a "superblock" site in Albuquerque where the current youth development and diagnostic center (YDDC) facility is located. In 2006, the CBPC directed further evaluation of a superblock site in Albuquerque and certain state land holdings in Los Lunas as possible locations for development of state campuses. Additionally, the CBPC requested assessments of other owned and leased sites in Albuquerque. In 2008, the CBPC supported recommendations for relocating programs of the children, youth and families department (CYFD) currently in Albuquerque to one of the Los Lunas campuses in Valencia county. Details of these proposals continue to be studied by the master planners, the CYFD and the CBPC.

A super complex for health and human services has also been considered. The initial proposal for a super complex in Santa Fe recommended consolidation of a number of human services agencies, operations and functions to create "one-stop shopping" for services and to realize economic efficiencies through economies of scale and asset sharing. In 2007, a site assessment was conducted, and the proposed complex is now known as the health and human services complex (HHS). Throughout the interim of 2008, the CBPC received testimony in support of the HHS. The CBPC endorsed legislation for phase 1 of the HHS, including authorization for a possible lease-purchase agreement and for the NMFA to issue bonds for the land and construction of the facility within the municipality or county of Santa Fe.

The option for lease-purchase agreements for state buildings was first approved by the voters when Constitutional Amendment Number 2 passed in the 2006 general election. Subsequently, in 2007, the CBPC endorsed, and the legislature approved, enabling legislation, which became law (**House Bill 1022 (Laws 2007, Chapter 184)**).

Also, in **Senate Bill 1061 (Laws 2007, Chapter 64)**, legislation was enacted to expand the CBPC authority to include the Las Cruces metropolitan area and to include that a review of state properties be done throughout New Mexico in order to develop an overall statewide master plan. Funds were appropriated for FY2007 through FY2009 to continue master planning efforts, including master planning for Las Cruces and a review of state properties throughout New Mexico.

In 2008, appropriating language for capitol area north renovations was expanded to include long-range facility space needs, including the initial planning and design of any additional executive agency space (**Senate Bill 352 (Laws 2008, Chapter 83, Section 381)**, which amended **House Bill 1137 (Laws 2007, Chapter 192)**).

**G. HISTORY OF LEGISLATION RELATING
TO THE
CAPITOL BUILDINGS PLANNING
COMMISSION
1997-2009**

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

1997	House Bill 1268 (B. Lujan), Chapter 178, Section 5. Compiled under Section 15-10-1 NMSA 1978.	In Section 5 the CBPC is created to study and plan for the long-range facilities needs of state government in Santa Fe. Chapter 178 also contains appropriations for the Capitol North and state library original renovations.
1998	House Bill 211 (B. Lujan), Chapter 58. Compiled under Section 15-3B-20 NMSA 1978.	Established the "Property Control Reserve Fund", which consists of appropriations, money from sale of real estate, gifts, etc., to be used for purchasing or constructing state office buildings in Santa Fe subject to appropriation by the legislature. Money in the fund is not subject to reversion to the general fund.
1998	SJR 13 (Maes).	Charged the CBPC with review of the disposition of the properties known as La Villa Rivera, Marian Hall and Cathedral Park.
1998	Senate Bill 322 (Fidel), Chapter 70.	Provided \$150,000 for a master plan and \$150,000 for a repair-and-replacement study for state facilities in Santa Fe.
2000	<i>Senate Bill 134 (Fidel) failed.</i>	Would have authorized the Property Control Division (PCD) of the General Services Department (GSD) to acquire various office buildings in Santa Fe County for the use of state office buildings, and would have authorized the State Board of Finance to issue and sell state office building tax revenue bonds in compliance with the State Office Building Acquisition Bonding Act.
2000	<i>Senate Bill 135 (Fidel) failed.</i>	Would have created the State Office Building Acquisition Bonding Act.

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

2001	Senate Bill 182 (Fidel), Chapter 166. Compiled under Section 6-21C-4 NMSA 1978.	Legislature authorized the PCD to acquire various office buildings and land in Santa Fe County for use as state office buildings, as recommended in the master plan, and authorized the New Mexico Finance Authority (NMFA) to issue up to \$75 million in revenue bonds for the purchase of properties. The properties included: construction of a new office at the West Capitol complex; purchase of the National Education Association (NEA) Building; purchase of the Public Employees Retirement Association (PERA) Building; and purchase of land on Cerrillos Road in Santa Fe, located adjacent to the District 5 office of the Department of Transportation (DOT).
2001	Senate Bill 214 (Fidel), Chapter 199. Compiled under Chapter 6, Article 21C NMSA 1978.	Enacted the State Office Building Acquisition Bonding Act. Offered the financing source for the West Capitol complex, NEA and PERA buildings and land on Cerrillos Road adjacent to the DOT District 5 office. The bill earmarked a distribution (intercept) of state gross receipts tax revenue, up to \$500,000 per month, to buy and build state office buildings; the NMFA is authorized to sell state office buildings tax revenue bonds to acquire the state office buildings authorized in Senate Bill 182. (The NMFA issued the first series of state office building tax revenue bonds, totaling \$34.7 million, on December 13, 2001.)
2002	Senate Bill 111 (Fidel), Chapter 69. Compiled under Chapter 15, Article 10 NMSA 1978.	Amendment to include the Albuquerque Master Plan within the purview of the CBPC.
2002	House Bill 88 (Sandoval), Chapter 110.	Appropriated bond funding of \$3 million to plan, design, construct and equip a state lab at the University of New Mexico (UNM) in Albuquerque. Funding was programmed to four labs to include the state police crime lab, Office of the Medical Investigator, the Department of Health (DOH) scientific lab and the Department of Agriculture lab.

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

2003	Senate Bill 689 (Fidel), Chapter 110. Compiled under Section 15-10-1 NMSA 1978.	Added the Secretary of Transportation and the Secretary of Cultural Affairs to the CBPC membership.
2003	House Bill 496 (Coll), Chapter 371. Compiled under Section 6-21C-5 NMSA 1978.	Renamed the State Office Building Acquisition Bonding Act as the State Building Bonding Act; changed the name of the State Office Building Bonding Fund to the State Building Bonding Fund; and expanded the act's purpose to authorize the NMFA to issue and sell bonds through the State Building Bonding Fund for renovation and maintenance of existing structures and development of permanent exhibits for state museums, including monuments.
2003	House Bill 594 (Coll), Chapter 372. Compiled under Section 6-21C-5 NMSA 1978.	Authorized the NMFA to issue and sell state museum tax revenue bonds in compliance with the State Building Bonding Act not to exceed \$5,760,000 when the state cultural affairs officer certifies that the money is needed for renovation, maintenance and development of state museums and monuments after review by the CBPC. The commission reviewed the proposal after the Office of Cultural Affairs certified it and recommended the issuance of bonds.
2003	House Bill 259 (J.G. Taylor), Chapter 89.	Appropriated \$8 million from the State Building Bonding Fund to the Board of Regents of New Mexico State University for acquisition of a university sports facility after all other authorized projects have been funded.
2004	House Joint Resolution 12 (Varela) and House Bill 545 (B. Lujan), Chapter 63. Compiled under Section 15-3B-20 NMSA 1978.	Approved the sale of the Labor Department building in Santa Fe and authorized the proceeds of the sale to be used for the purchase of a new building.

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

2004	Senate Bill 332 (Fidel), Chapter 123. Compiled under Chapter 6, Article 21C NMSA 1978.	Grandfathered in cultural affairs projects that were authorized in 2003 using intercept funds for the State Building Bonding Fund, but returned the purpose of the law to its original language of 2001. The bill also included amendments to Laws 2001, Chapter 166. The amendments expanded the Jaguar Road definition from "for the purchase of land on Cerrillos Road in Santa Fe, located adjacent to the District 5 office of the Department of Transportation" to increase the available property that could be considered in the public safety campus area and required that infrastructure be in place. Also, the bill appropriated \$250,000 to the Legislative Council Service (LCS) for expenditure in FY04-FY07 to provide for master planning (an update to the original Santa Fe Master Plan) and annual updates.
2005	House Bill 1045 (B. Lujan), Chapter 147. Compiled under Section 10-11-130 NMSA 1978.	Authorized the PERA Board to acquire land and construct a new building to house the retirement association if the existing PERA building is sold. This measure also provided authority to use the proceeds of the sale of the existing PERA building to design and construct a new PERA building, which will be held as a trust asset in the PERA's name.
2005	HTRC/House Bill 885, Chapter 347.	<u>Not a CBPC bill</u> , but Section 64 authorized short-term severance tax bonds of \$17 million for a state laboratory facility for the Department of Health.

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

2005	Senate Bill 289 (Fidel), Chapter 320. Compiled under Section 6-21C-4 NMSA 1978.	Expanded the purposes of the State Building Bonding Act. Authorized the PCD to spend bond proceeds to plan, design, construct and equip a parking structure in the central Capitol campus in Santa Fe, contingent upon approval from the CBPC and in conformance with the CBPC-approved master plan; expanded the use of the fund slightly to cover replacement of state facilities in danger of losing certification and, thus, authorized partial funding for a replacement facility for the state laboratory on the UNM campus in Albuquerque. The commission heard testimony during the interim that the tri-labs purchase agreement had been drafted and the site had been selected on the UNM campus near Carrie Tingley Hospital, which will provide the labs with access to I-25. It extended the expiration of the master planning expenditure authorization from FY07 to FY08. The original appropriation was made in 2004.
2006	<i>Senate Bill 380 (Fidel), failed.</i>	Would have appropriated \$565,000 from the general fund to the PCD to establish a master planning and asset management function for the needs of state government facilities within the purview of the CBPC and to obtain the necessary hardware and software necessary to maintain an updated master plan.
2007	House Bill 1022 (B. Lujan), Chapter 184. Compiled under Section 15-3-35 NMSA 1978.	Established enabling provisions for the lease-purchase of state facilities. Purchases must be authorized by the legislature. <i>(Does not include public school facilities or state educational institutions—see SB 395 (Nava) for public school facilities.)</i>

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

2007	Senate Bill 1061 (Ingle), Chapter 64.	Changed the membership to include the state treasurer and omit the staff architect; expanded the jurisdiction of the commission to Las Cruces; and clarified that the jurisdiction also applies to the metropolitan areas of Santa Fe, Albuquerque and Las Cruces. Required that a review of state properties be done throughout the state in order to develop an overall master plan, and it authorized \$350,000 for FY07 through FY09 to the LCS to undertake for the CBPC. Authorized various financing methods for the acquisition of needed state properties: an additional \$10 million in state office building tax revenue bonds and appropriated the proceeds of the bonds (\$18.8 million) for the state (tri) laboratory, the acquisition of the Coughlin Building (\$1.5 million), the Capitol parking structure (\$11.5 million) and the commission's master planning process (\$350,000); it increased the gross receipts tax distribution for debt service to \$530,000 from \$500,000; it authorized \$11 million in severance tax bonds for the state laboratory for FY07 through FY11; it appropriated \$5 million (\$1.5 million from the Property Control Reserve Fund and \$3.5 million from the Public Buildings Repair Fund) for FY07-FY09 to purchase federal property within the West Capitol complex; and it appropriated \$1 million from the general fund for the planning and design of a state police crime laboratory in Albuquerque in FY07-FY09. It provided that state office building tax revenue bonds outstanding at any one time shall not exceed \$100 million, an increase of \$10 million above the previous level.
2007	House Bill 1137 (B. Lujan), Chapter 192.	<u>Not a CBPC bill</u> , but includes appropriations of \$4.5 million for the plan, design, construction and renovation of Capitol North and limited Capitol space needs. (Funds \$1 million FY07 distributions from the Capitol Buildings Repair Fund (CBRF), \$2.5 million FY08 distributions to CBRF and \$1 million legislative cash balances.) FY07-FY11 expenditure authority. See changes to appropriations in Laws 2008, Chapter 83 and Laws 2009, Chapter 114.
2007	House Bill 2 (Saavedra), Chapter 28.	Provided additional funds and two FTEs in the GSD/PCD.

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

2007	Senate Joint Resolution 13 (Papen).	<u>Not a CBPC bill</u> , but authorizes the sale/trade of property in Las Cruces for the future co-location/construction of state facilities.
2007	Senate Joint Resolution 16 (Altamirano).	Authorized sale, trade or lease of old metro court in Albuquerque.
2007	House Joint Resolution 8 (B. Lujan).	Authorized sale or trade of Galisteo property in Santa Fe.
2007	House Joint Resolution 14 (Sandoval).	<u>Not a CBPC bill</u> , but authorized lease of certain property adjacent to Edith Boulevard (YDDC) in Albuquerque.
2008	<i>Senate Bill 298 (Ingle) pocket vetoed.</i>	Would have increased the gross receipts tax (GRT) intercept into the State Building Bonding Fund to provide an additional \$9 million for additional parking capacity at the Main Capitol Campus parking structure.
2008	House Joint Resolution 9 (B. Lujan).	Approved the sale, trade or other transfer of the old state laboratory building and property to the Board of Regents of the University of New Mexico. Replaced authorization from SJR 12 in 2001 to sell the building to UNM.
2008	<i>House Bill 352 (B. Lujan) failed.</i>	Would have removed the requirement in Laws 2007, Chapter 64, Section 6 that the New Mexico State Police Crime Laboratory be located in Albuquerque.
2008	SFI/Senate Bill 352 (Cisneros), Chapter 83, Section 381.	Expanded expenditure period through 2012 for appropriations for capitol area renovations and expanded the purpose to include renovations for larger legislative committee space and long-range facility space plans, including the initial planning and design of any additional executive agency space. Appropriations were originally authorized in Laws 2007, Chapter 192 and later amended in Laws 2009, Chapter 114.
2008	Senate Joint Resolution 12 (Cisneros).	<u>Not a CBPC resolution</u> , but authorized the transfer of two acres of land and improvements from the GSD to the Town of Taos. CBPC to review the transfer prior to it being finalized.

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

2008	<i>Senate Bill 509 (Ingle), pocket vetoed.</i>	<u>Not a CBPC bill</u> , but would have provided the CBPC with additional duties to review proposed lease-purchase agreements; to develop a long-term statewide strategic facility management plan; to determine deferred maintenance for existing state facilities; to make recommendations regarding leasing, lease purchasing or purchasing additional state facilities; and to formulate disposal strategies for aging state facilities.
2009	SFC/Senate Bill 221 (Ingle), Chapter 114.	Authorized an increase in the GRT intercept to finance the construction of a state-owned executive office building on the main capitol campus. GRT intercept would not begin until July 1, 2011, or when debt service payments are to begin. No net impact on general fund, since revenues currently paying for leased space will offset the diversion from the general fund. The bill also extended the expenditure period for certain master planning funds for the CBPC (originally authorized in Laws 2001, Chapter 166 and reauthorized in Laws 2007, Chapter 64); appropriated and reauthorized additional funds for CBPC master planning (originally authorized in Laws 2007, Chapter 192 and reauthorized by Laws 2008, Chapter 83); and extended the expenditure period for purchasing land at the west capitol complex (originally authorized in Laws 2007, Chapter 64).
2009	House Bill 728 (B. Lujan), Chapter 145.	Authorized the initial phase of construction for a facility to house the Human Services Department (HSD) and the Children, Youth and Families Department (CYFD), using a lease-purchase financing arrangement. The NMFA is authorized to issue revenue bonds to construct the building and enter into a lease-purchase agreement with the PCD, which will sub-lease the facility to the HSD and CYFD, and use current private lease payments as the revenue source to pay the debt service.

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

2009	Senate Bill 220 (Ingle), Chapter 19.	Allowed for the secretary of general services and the state treasurer to appoint designees to attend CBPC meetings on their behalf; provided for the CBPC to review proposed lease-purchase agreements for certain projects prior to submission to the legislature; and directed the commission to work with the GSD on addressing deferred maintenance on state facilities and using life-cycle costing in developing recommendations regarding the lease, lease purchase or purchase of additional facilities.
2009	HTRC/House Bill 360 (B. Lujan), Chapter 23.	Established a collaborative process for a state agency to carry out a capital outlay project in a historic district in a manner that is generally compatible with local ordinances.
2009	<i>House Bill 194 (Taylor), failed.</i>	Would have allocated 2% of appropriations exceeding \$100,000 for new construction or major renovation of buildings under the jurisdiction of the PCD to be directed into the Public Buildings Repair Fund for addressing maintenance and repairs of state buildings, particularly those outside of Santa Fe.
2009	<i>Senate Joint Resolution 7 (M. Sanchez) and Senate Bill 546 (M. Sanchez), failed.</i>	Senate Joint Resolution 7 would have approved the lease-purchase agreement for a substance abuse treatment and training facility on the Los Lunas correctional campus and would have approved the lease of state land on which the facility was to have been constructed. Senate Bill 546 would have additionally allowed the NMFA to sell revenue bonds to finance the construction of the facility and would have established a statutory lease-purchase financing mechanism for the NMFA for this and future projects.

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2009**

2009	HTRC/House Bill 154, Chapter 125.	<u>Not a CBPC bill</u> , but authorized severance tax bonds for CBPC-endorsed projects, including \$2.7 million for demolition, decommissioning and asbestos abatement of state buildings at the Los Lunas campus and statewide; \$2 million for statewide repairs, renovations, deferred maintenance and infrastructure improvements; \$500,000 for a south capitol complex development plan, renovations and improvements for infill and redevelopment; \$1 million for statewide repairs and maintenance of cultural assets; and \$3.7 million for completion of statewide cultural facilities projects. Other funded projects that are within the Albuquerque metropolitan master planning area include \$330,000 for improvements to the therapeutic pool in the natatorium at the Los Lunas campus; \$5 million for the State Fair Commission to develop a master plan and for improvements to state fair facilities; and \$50,000 for the DOT to replace the roof of the hilltop building in Albuquerque.
2009	House Joint Resolution 19 (Park).	<u>Not a CBPC resolution</u> , but authorized extension of the lease to the Downs of Albuquerque of facilities at the state fairgrounds until January 2012.

H. AGENDAS

**TENTATIVE AGENDA
for the
CAPITOL BUILDINGS PLANNING COMMISSION**

**March 27, 2008
Room 317, State Capitol
Santa Fe**

Thursday, March 27

1:00 p.m. **Call to Order and Roll Call**
—Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
—Representative Ben Lujan, Speaker of the House, Co-Chair

Action Item: Adoption of the January 8, 2008 Minutes (See Minutes Handout)

1:05 p.m. **Capitol Parking Structure Update**
—Arturo Jaramillo, Secretary, GSD
—Paula Tackett, Director, Legislative Council Service (LCS)

Commission Legislative Initiatives — Final Action

—Paula Tackett, Director, LCS
 —Commission Initiatives (See Handout)
 —Legislation Related to Commission Planning
 —SB 509 — Review of Lease-Purchase Agreements (Pocket Veto)
 —SB 352 — Reauthorization-Plan/Design — Main Capitol Campus

Master Plan Final Contract — Outline of Master Planning Schedule & Process

—Introduction — Roxanne Knight, LCS
—John Petronis, Architectural Research Consultants (ARC)

Preliminary Recommendations for Albuquerque/Los Lunas Area Master Plan

—John Petronis and Andy Aguilar, ARC

State Property Updates and Project Status (See Handout)

—Larry Miller, Deputy Director, Property Control Division (PCD), GSD
—Lemoyne Blackshear, Staff Architect, PCD
 —Old and New Labs — University of New Mexico
 —South Capitol Campus
 —Las Cruces — Workers' Compensation Administration
 —Other

Public Comment and Other Business

**2008 Proposed Quarterly Meeting Dates. All commencing at 1:30 p.m.
June 6; July 29; September 30; December 2.
Additional Meetings As Needed.**

Adjourn

Revised: June 4, 2008

**TENTATIVE AGENDA
for the
CAPITOL BUILDINGS PLANNING COMMISSION**

**June 5, 2008
Room 311*, State Capitol
Santa Fe**

Thursday, June 5

1:30 p.m. **Call to Order and Roll Call**
—Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
—Representative Ben Lujan, Speaker of the House, Co-Chair

Action Item: Adoption of the March 27, 2008 Minutes

1:35 p.m. **Overview of Facilities Master Planning**
—Tom Pollard, Legislative Council Service (LCS)

Lease-Purchasing of Facilities Using Federal Funds
—Joel Nolan, MGT of America, Inc.

NMFA Role in Lease-Purchase Financing for State Buildings
—Bill Sisneros, Director, New Mexico Finance Authority (NMFA)

3:00 p.m. **Final Recommendations — Initial Albuquerque/Los Lunas Area Master Plan**
—John Petronis and Andy Aguilar, Architectural Research Associates (ARC)

Action Item: Capitol Buildings Planning Commission (CBPC) Directions to ARC and Staff for Development of an Implementation Plan for the Albuquerque/Los Lunas Area Master Plan

4:15 p.m. **Current Santa Fe Area Master Plan — Background for South Capitol Campus**
—John Petronis and Andy Aguilar, ARC
—Paula Tackett, Director, LCS
—Bill Taylor, Director, Property Control Division (PCD), GSD

4:30 p.m. **State Property Updates and Project Status**
—Bill Taylor, Director, PCD, GSD
—Lemoyne Blackshear, Staff Architect, PCD, GSD
—Capitol Parking Structure
—Department of Public Safety Crime Laboratory
—Old Metro Court; SJR 16 (2007); Requires CBPC Approval
—HJR 8 (2007); Galisteo Property
—SJR 13 (2007); WCA Land in Las Cruces

—PNM Wastewater System; HJR 13 and SJR 10 (2008) — Both
Failed
—Taos County Land Transfer; SJR 13 (2008)

Public Comment and Other Business

Adjourn

*Revision for Location Change

**TENTATIVE AGENDA
for the
CAPITOL BUILDINGS PLANNING COMMISSION**

**July 29, 2008
Room 317, State Capitol
Santa Fe**

Tuesday, July 29

- 1:30 p.m. **Call to Order and Roll Call**
—Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
—Representative Ben Lujan, Speaker of the House, Co-Chair
- Action Item: Adoption of the June 5, 2008 Minutes***
- 1:35 p.m. **State Records and Archives — Space Needs Study**
—Sandra Jaramillo, Director, State Records
- 1:50 p.m. **Cultural Affairs Department (CAD) Five-Year Plan**
—Stuart Ashman, Secretary, CAD
- Art in Public Places — Update**
—Loie Fecteau, Director, New Mexico Arts Division, CAD
- 2:15 p.m. **Public Regulation Commission (PRC) Relocation of Offices**
—Jason Marks, Chair, PRC
- 2:30 p.m. **Workforce Solutions Department (WSD) — Strategic and Facility Master Plans; One-Stop-Shop Program and Facility Concept**
—Betty Sparrow Doris, Secretary, WSD
—Raymond Gonzales, Deputy Secretary, WSD
- 2:45 p.m. **New Mexico Department of Transportation (NMDOT) — Rail Runner and General Office Redevelopment**
—Rhonda Faught, Secretary, NMDOT
—Lawrence Barreras, Project Coordinator, NMDOT
- 3:15 p.m. **Overview of the Capital Improvement Planning Process**
—Robert Apodaca, Director, Local Government Division, Department of Finance and Administration
- 3:45 p.m. **GSD Facilities: Inventory, Facility Condition Index, Infrastructure Capital Improvement Plan Process, Deferred Maintenance and Demolition and Removal of Facilities**
—Bill Taylor, Director, Property Control Division (PCD), GSD
—Larry Miller, Deputy Director, PCD, GSD
- Staff Reports
Public Comment and Other Business
Adjourn**

**TENTATIVE AGENDA
for the
FIFTH MEETING FOR 2008
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**September 30, 2008
Room 317, State Capitol
Santa Fe**

Tuesday, September 30

1:30 p.m. Call to Order and Roll Call

—Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
—Representative Ben Lujan, Speaker of the House, Co-Chair

Action Item: Adoption of the July 29, 2008 Minutes

1:35 p.m. Department of Transportation (DOT)

General Office Redevelopment — Update on RFP and MOU

—Johnny Cope, Chair, State Transportation Commission
—Gary Giron, Deputy Secretary, DOT
—Lawrence Barreras, Property Assets Manager, DOT
—Arturo Jaramillo, Secretary, GSD
—Katherine Miller, Secretary, Department of Finance and Administration

Rail Runner Update

—Paul Lindberg, Project Development Engineer, DOT

1:50 p.m. Health and Human Services Facility — Overview and Update

—Arturo Jaramillo, Secretary, GSD
—Pamela Hyde, Secretary, Human Services Department

2:15 p.m. Expo New Mexico — Future Planning for the Site

—Judith Espinosa, General Manager
—Luke Otero, Chair, New Mexico State Fair Commission

2:45 p.m. Status Reports for Master Plans

- 1. Update to Santa Fe Area Master Plan**
 - 2. Albuquerque/Los Lunas Metropolitan Area Master Plan**
- John Petronis and Andy Aguilar, ARC

Action Item: Commission Discussion and Additional Directives for Master Plans and Implementation Plans

Public Comment and Other Business

Next Meeting Date — November 13, 10:00 a.m.

Adjourn

Revised: November 10, 2008

**TENTATIVE AGENDA
for the
SIXTH MEETING IN 2008
of the
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)**

**November 13, 2008
Room 317, State Capitol
Santa Fe**

Thursday, November 13

10:00 a.m. **Call to Order and Roll Call**
—Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
—Representative Ben Lujan, Speaker of the House, Co-Chair

Public Comment and Other Business

***Action Item:* Adoption of the September 30, 2008 Minutes and
Reconfirmation of Open Meetings Act Resolution**

**Las Cruces Metropolitan Area Master Plan — Preliminary Findings and
Recommendations; Preliminary Inventory of Statewide-Owned and -Leased
Facilities; Next Steps**

—John Petronis and Andy Aguilar, Architectural Research Associates (ARC)

Albuquerque/Los Lunas Metropolitan Area Master Plan — Follow-up Items

—John Petronis and Andy Aguilar, ARC

State Property Updates and Project Status

—Bill Taylor, Director, Property Control Division, GSD

Lunch

Santa Fe Metropolitan Area Master Plan

—John Petronis and Andy Aguilar, ARC

Staff Reports, as needed

Discussion of Legislation and Member Requests for Drafts

Adjourn

Revised: December 16, 2008

**TENTATIVE AGENDA
for the
SEVENTH MEETING IN 2008
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**December 17, 2008
Room 317, State Capitol
Santa Fe**

Wednesday, December 17

1:00 p.m. Call to Order and Roll Call

—Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
—Representative Ben Lujan, Speaker of the House, Co-Chair

Action Item: Adoption of the November 13, 2008 Minutes

Public Comment

1:10 p.m. Rail Runner Update

—Rhonda Faught, Secretary, Department of Transportation

1:20 p.m. Planning Strategies for the Main Campus and Preliminary Recommendations and Next Steps in the Planning Process for the Las Cruces Area Master Plan Follow-Up Reports

—John Petronis and Andy Aguilar, Architectural Research Associates

Action Item: Support recommendations for planning/design and further site acquisition

State Property Updates and Project Status; GSD Capital Requests

—Bill Taylor, Director, Property Control Division (PCD), GSD

—Lemoyne Blackshear, Staff Architect, PCD, GSD

—Capitol Parking Structure — Parking Plan for Legislative Session

—Las Cruces State Office Building

—Water Rights in Valencia County — Los Lunas

Proposed Legislation and Review of Capital Requests

—Paula Tackett, Director, Legislative Council Service (LCS)

—Roxanne Knight, Tom Pollard and Ric Gaudet, LCS

—Bill Taylor, Director, PCD, GSD

Action Item: Adoption of Legislative Proposals and Capital Requests

Discuss Next Meeting Date

Adjourn

Revised: January 8, 2009

**TENTATIVE AGENDA
for the
CAPITOL BUILDINGS PLANNING COMMISSION**

**January 13, 2009
Room 307, State Capitol
Santa Fe**

Tuesday, January 13

1:00 p.m.

Call to Order and Roll Call

—Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
—Representative Ben Lujan, Speaker of the House, Co-Chair

***Action Item:* Adoption of the December 17, 2008 Minutes**

Public Comment

Department of Military Affairs — Request for Capital Outlay

—Major General Kenny C. Montoya

2009 Legislation and Capital Outlay Requests

—Paula Tackett, Director, Legislative Council Service (LCS)
—Roxanne Knight, Tom Pollard and Ric Gaudet, LCS
—Bill Taylor, Director, Property Control Division, GSD

A. Proposed Legislation:

- ◆ Capitol Buildings Planning Commission (CBPC) Proposals
- ◆ GSD Proposals
- ◆ CBPC Staff Proposals

B. Endorsements of Capital Outlay Requests in Master Planning Areas

***Action Item:* Adoption of Legislative Proposals and Capital Requests**

Discuss Next Meeting Date

Adjourn

I. MINUTES

**APPROVED MINUTES
of the
SECOND MEETING FOR 2008
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**Thursday, March 27, 2008
Room 317, State Capitol
Santa Fe**

The second meeting of the Capitol Buildings Planning Commission (CBPC) for 2008 was called to order by Arturo L. Jaramillo, secretary of general services, co-chair, on Thursday, March 27, 2008, at 1:08 p.m. in Room 317 of the State Capitol in Santa Fe.

Present

Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
Rep. Ben Lujan, Speaker of the House, Co-Chair
Stuart Ashman, Secretary, Cultural Affairs Department (CAD)
Rhonda Faught, Secretary, Department of Transportation (DOT)
Sen. Stuart Ingle, Minority Leader
Sen. Timothy Z. Jennings, President Pro Tempore
Patrick Lyons, Commissioner, State Land Office (SLO)
Katherine B. Miller, Secretary, Department of Finance and Administration (DFA)
Arthur W. Pepin, Director, Administrative Office of the Courts (AOC)
Clarence Smith, Chief Operating Officer, Designee for James B. Lewis, State Treasurer

Absent

Rep. Thomas C. Taylor, Minority Leader

Staff

Lemoyne Blackshear, Property Control Division (PCD), GSD
Roxanne Knight, Legislative Council Service (LCS)
Larry Miller, Deputy Director, PCD
Tom Pollard, LCS
Tamar Stieber, LCS
Paula Tackett, Director, LCS

Guests

The guest list is in the meeting file.

Handouts

Handouts and other materials provided to the commission are in the meeting file.

Minutes

Upon a motion made and seconded, the commission unanimously adopted the minutes from its January 8 meeting.

Capitol Parking Structure

Ms. Tackett, director, LCS, said the state received five substantial submissions in response to the PCD's request for proposals (RFP) for a 400- to 600-space parking structure near the State Capitol. She said the PCD narrowed down the submissions to two semifinalists and, following an extensive interviewing and ranking process, selected Gerald Martin General Contractor and Fanning Bard Tatum Architects, both of Albuquerque, for the design-build contract. She said negotiations have begun with the PCD as well as with the LCS on behalf of the Legislative Council, as contemplated under the design-build process.

Ms. Tackett indicated that Architectural Research Consultants, Inc. (ARC), prepared the qualifications-based design-build procurement documents and met with a number of individuals and groups from Santa Fe, including citizen groups and the Historic Design Review Board (HDRB), to receive input on the parking structure. She said the state does not believe it needs approval from the HDRB. She stressed that the RFP was clear; the structure has to be compatible with buildings in the area, which are primarily Territorial style. Noting that the project is still in the negotiation phase, she said the state wants to be a good neighbor and work collaboratively with stakeholders. She said city representatives have been very cooperative and that everyone involved wants to preempt the types of problems that occurred with the city and county over the courthouse project.

Archaeologists who examined the site of the proposed parking structure found a few relics from the late 1800s and early 1900s, including what they initially thought might have been old irrigation ditches, but which turned out to be old utility tunnels, and some other interesting items that the archaeologists indicated were not of great historical significance.

In response to a series of questions from Commissioner Lyons, Ms. Tackett reiterated that the parking structure will have four levels; the GSD owns the property and will transfer it to the Legislative Council after construction is completed; the structure will lie to the west of the State Capitol, near the National Education Association (NEA) building; the original estimate for the project was \$11.5 million to \$12.1 million; and the structure will contain approximately 600 parking spaces. When Commissioner Lyons expressed concern about the price, Speaker Lujan pointed out that the original plans were for only 406 parking spaces and that the designers were able to add another 194 spaces at little additional cost.

Mr. Pepin said he understands that construction is to be completed before the 2009 legislative session begins next January. Ms. Tackett confirmed that intention, though "changes may happen". She said the PCD is working with the contractor, the designer and the city to adhere to that schedule, but if the schedule changes, the commission will be so informed.

Mr. Pepin asked whether spaces will be segregated for staff or if they will be mostly for public parking. Ms. Tackett anticipates that there will be spaces set aside for the public and that every consideration will be given to parking for employees.

In response to a question, Ms. Tackett said she thought construction would begin in May. Speaker Lujan said that good faith among all stakeholders is contingent upon moving as fast as possible, particularly because the costs of building materials are likely to increase from month to month.

Other Legislative Initiatives

Ms. Tackett summarized the legislative initiatives endorsed by the commission for the 2008 legislative session, including amounts requested and amounts received, as outlined in a handout in the meeting file. The commissioners discussed in some detail the following items:

- **Parking Structure**

The commission endorsed an additional \$9 million in funding for the parking structure, which was requested in SB 298. The legislation passed both houses, but was pocket-vetoed.

- **Children, Youth and Families Department — Missouri Plan**

In response to questions from Commissioner Lyons, Ms. Tackett explained that the pilot "Missouri Plan", for which the commission endorsed a \$200,000 appropriation request, is a small pilot program that would take juvenile offenders out of a large, centralized, institutional setting and place them in smaller, regional facilities closer to their families and other support systems. She said the legislature, especially members of the judiciary committees, thought the program should be funded at a higher, \$600,000 level.

- **House Bill 352 — Crime Laboratory**

Ms. Tackett said House Bill 352, which would have removed the statutory requirement that a new state crime laboratory be located in Albuquerque, did not pass both houses of the legislature. For now at least, the new crime lab must be built in Albuquerque — near the state's "tri-lab" facility, which houses the Office of the Medical Investigator (OMI), the state laboratory of the DOH and veterinary diagnostic services — rather than in Santa Fe, where the Department of Public Safety (DPS) wants it.

- **Department of Health Tri-Lab**

The legislature passed HJR 9, providing for the trade, sale or other transfer of the state's old health facility to UNM.

- **Capitol Parking Structure**

Senator Jennings expressed concern that funding he thought was to be used for making the proposed parking structure larger and more aesthetically pleasing to the City of Santa Fe is instead going toward construction of non-state facilities through the CAD, referring to the Unser Museum. Secretary Ashman said the money for the museum is being channeled through a public-private partnership between the Village of Los Ranchos de Albuquerque, the Unser Children's Discovery Center and the racing museum. Senator Jennings asked how much of the money is for bricks and mortar. Ms. Tackett replied that any money coming from capital outlay may only be used legally for bricks and mortar or planning for bricks and mortar.

- **Lease Purchases Agreement**

Ms. Tackett explained that Senate Bill 509, which the governor pocket-vetoed, would have given the CBPC authority to review certain lease-purchase agreements before they are submitted to the legislature for approval. The commission members responded in the affirmative.

Senator Jennings said that in looking at both Senate Bill 509 and the proposed capitol parking structure, the state should have increased oversight to avoid the "fiasco" surrounding the Bernalillo County Metropolitan Court project and the DOT's proposed commuter rail hub and agency headquarters. He stressed the need for checks and balances when employees have sole responsibility for making decisions, and he stressed that checks and balances would protect the

employees as well as the public. He reminded the commission members that, among other problems, the new metro court in Albuquerque wound up with insufficient public parking.

Master Plan Review

Ms. Knight told the commission that the LCS received an additional \$350,000 in the 2007 legislative session to continue capitol buildings master planning. She said ARC, which was awarded the contract, has set up a preliminary schedule for deliverables, including preliminary and final inventories, strategies and recommendations; annual updates; and monthly status reports. She handed out summaries of how the schedule and process will work and explained that upcoming meeting dates have been proposed to coincide with ARC's deliverables. She added that there will likely be more coordination between ARC and the principal state agencies, including the PCD and the LCS.

John Petronis of ARC provided the following tentative schedule, stressing that the dates are just targets and can be adjusted as the commission desires:

- June 2008
 - preliminary Santa Fe area plan update
 - final Albuquerque area plan
- July 2008
 - final Santa Fe area plan update
- September 2008
 - preliminary Las Cruces area plan
 - preliminary statewide inventory
- December 2008
 - final Las Cruces area plan
- Spring 2009
 - final statewide inventory
 - preliminary statewide strategy recommendations
- Summer 2009
 - final statewide strategy recommendations.

Mr. Petronis gave the following master plan updates:

- **Albuquerque and the Youth Diagnostic and Detention Center (YDDC) Site**

ARC has identified 300,000 square feet for a state "supercomplex" in Albuquerque along with other potential occupants at the site, including a DOT emergency management response center and a Rail Runner station.

Regarding a Rail Runner station at the proposed Albuquerque supercomplex, Secretary Faught noted that "the more stations you add, the less efficient the Rail Runner is". She said she wants to make sure such a plan gets looked into and discussed thoroughly. She said that if people think there will be a Rail Runner station on every block, it simply will not happen.

- **Los Lunas Site**

ARC identified three large state-owned parcels comprising nearly 2,000 acres in Los Lunas: a correctional facility, the former Los Lunas Hospital site and a grassland area. The latter two sites have had their water rights extended recently. Mr. Petronis said the state's challenge is to make beneficial use of the water at the current rates.

The Human Services Department (HSD) plans to put a substance abuse treatment and training center on the corrections site. ARC recommends adding a YDDC complex. ARC believes the site also offers opportunities to lease out some acreage for commercial or local government use, but Mr. Petronis said there has been no immediate demand indicated.

Mr. Petronis said a number of state and local governmental entities occupy buildings that used to house the former Los Lunas Hospital and that these entities are "not a very good fit" for future plans. He said that the buildings need a lot of work and that the site should be developed to support the usable buildings. Obsolete buildings should be demolished and open space should be preserved and contained.

Responding to questions, Mr. Petronis gave the following information:

- The statewide inventory and strategy will identify state-owned property and buildings throughout New Mexico, including their specific locations.
- A number of state activities are not housed in state facilities, including district courthouses, which are in county-owned facilities on county-owned property.
- ARC will try to determine through the PCD whether the state owns the water rights to its properties in Los Lunas and whether water rights are particularly problematic or likely to be forfeited.
- ARC talked with people at various levels in the agencies affected by the master plan, from cabinet secretaries to operational staff, and ARC considered their comments as part of its master planning work. ARC is still awaiting a recommendation from the DOT and is hoping for a consensus there.

Commissioner Lyons took issue with ARC's conclusion that there is no immediate demand to lease the vacant land on the Los Lunas prison site. Secretary Faught said her department has demands "right now from numerous people who want to lease that land". Commissioner Lyons said the SLO has someone who is interested in a five-year lease, and it has also received numerous inquiries about leasing land with water rights on the grasslands site. That would be of benefit to the state, he said, because the state stands to lose its water rights there for lack of beneficial use. Speaker Lujan suggested that Commissioner Lyons and Secretary Faught talk with GSD/PCD about any concerns they have about the water rights.

Secretary Jaramillo said he was certain those matters would be considered by the planners and that the PCD will take its lead from the commission. Mr. Petronis responded that ARC's goal is to provide a long-range perspective for planning purposes that "keeps options on the table".

State Property Update and Status

Mr. Miller gave the following status report:

- **UNM Laboratory and Property Exchange**

The PCD is still in negotiations with the University of New Mexico (UNM) to trade, sell or transfer the state's current scientific laboratory on the UNM campus. The PCD has awarded the tri-lab construction contract to Jaynes Corporation, which Mr. Miller said was the most qualified of the bidders and came in at the lowest price (\$71.4 million), which he described as the best possible outcome. The new design-build or construction by RFP procurement process has been a success for the state. Construction should begin in April and conclude in 2010. (The commission endorsed HJR 9 (2008) for the exchange of the facility for land to allow for construction of the state crime lab adjacent to the tri-lab.)

- **South Capitol Campus**

The PCD continues to get requests from state agencies for additional space and to consolidate their operations in the South Capitol area. They include the Department of Environment (NMED), which pays approximately \$2 million annually to lease its current Santa Fe facilities; the Taxation and Revenue Department (TRD), which is housed in the Lujan and Montoya buildings and wants more and better quality space; and the GSD, which needs to vacate the Simms Building for the DOIT and then consolidate its offices in one location. The GSD requested \$1.5 million in the last session to do more planning for the South Capitol campus, but it was not funded. Mr. Miller said it is the GSD's intention to request the funding again in the next legislative cycle.

- **Las Cruces**

The PCD is under contract with Las Cruces to sell to the city land that the state had previously purchased for a Workers' Compensation Administration office. The PCD is waiting for appraisal information and approval from the TRD to complete the transfer. The city will use the property for an intermodal transit hub.

The PCD received funds to construct a building at the Santa Teresa port of entry in southern New Mexico. The project is currently underfunded by about \$4 -5.5 million ; thus, it will be a phased project, with the first phase to involve infrastructure and substantial flat work (paving) for truck parking. The division will seek additional funding at the 2009 legislative session to finish the port of entry facility.

- **Albuquerque**

The Turquoise Lodge substance abuse treatment center is vacant, but the PCD is finalizing a request by the Probation and Parole Division of the Corrections Department to use the building.

The state is in discussions to transfer to Bernalillo County the old metro court building at 401 Roma to be used as a resource center for recently released prisoners. Mr. Miller said the site for the building has very little parking and that it would be a good fit to partner up with Bernalillo County. Secretary Jaramillo said he has been present at those negotiations, some of which have included Representative Rick Miera and Bernalillo County. Discussions involved educational programs for incarcerated youths. He said it would cost the state between \$7 million and \$11 million to turn the building into effective office space and that, with only 38 spaces, it has insufficient public parking. The state is looking for a higher and better use for the building, and an education center for parolees would serve that purpose because there are rooms large enough to serve as classrooms and the building's proximity to the jail would allow the county to carry on programs while maximizing security. Secretary Jaramillo indicated the transfer will be on the commission's future agenda for a recommendation.

Secretary Miller said she thought the state was in discussions to transfer to Bernalillo County the old jail across the mall from the old metro court in Albuquerque. Larry Miller said he was not aware that the state was trying to dispose of the facility.

Mr. Miller praised the new design/build selection processes the PCD used in the last quarter — RFPs — which he said were highly successful. He said he appreciated the legislature allowing the PCD to move beyond the old design/bid/build paradigm.

Senator Jennings asked Mr. Miller about adding a fourth lab, the proposed new crime lab, to the tri-lab site in Albuquerque, as originally envisioned. Mr. Miller concurred that the Albuquerque laboratory project was originally supposed to house the crime lab along with the OMI, the state laboratory and veterinary diagnostic services. He explained that during the design phase, the DPS decided that Albuquerque was not the best location for the crime lab.

Senator Jennings said New Mexico is the only place in the country that is splitting up its state-run laboratories. He noted that even television shows about forensics put all the laboratories in one location. Because a decision was made to shift the crime lab to Santa Fe, the senator indicated that it is going to create problems down the road, especially when there are significant questions and conflicts with having the state police running a crime lab.

Senator Jennings noted that Albuquerque is more centrally located and did not see any reason why the lab should not be located with the other three labs.

Secretary Jaramillo said that while the decision to separate the laboratories was made before his time, what he heard from DPS during the last legislative session made sense to him, including that: 1) Albuquerque already has a major forensics laboratory, which is operated by the Albuquerque Police Department; 2) the interchange between crime lab scientists and state prosecutors has been ongoing for years; and 3) DPS has reported that the majority of the state's expert testimony comes out of Santa Fe and the northern counties.

Secretary Jaramillo said the state must determine the program needs of the proposed regional forensics lab, regardless of where it will be located, and that the expertise generated from a programming study — such as where the scientists are located, who commutes, where the majority of testimony comes from, where the officers are that interact with the laboratory, etc. — will determine the best location. He said that until the commission visits with the DPS secretary and staff, and while those other factors remain unknown, he will reserve judgment.

Senator Jennings said the state is not building a crime lab for northern New Mexico, it is building a statewide crime lab and it should be centrally located. Senator Jennings suggested that if New Mexico is to have regional crime labs, then they should go to Las Cruces, Farmington, Hobbs and Española. He suggested that the way it was presented was as a statewide crime lab. Now, if it is a regional crime lab, then that is different from the original proposal.

Senator Jennings agreed wholeheartedly that Secretary Denko should appear before the commission as well as the Legislative Finance Committee (LFC) to answer questions about the crime lab.

Speaker Lujan said it was unfortunate to hear talk of a regional crime lab because the laboratory will serve the entire state, not just northern New Mexico. He pointed out that he carried

the bill that would have removed the requirement to build the crime lab in Albuquerque. The speaker suggested letting the professionals decide between Albuquerque and Santa Fe. He commented that among the reasons not to build the lab in Albuquerque is the traffic congestion there. He acknowledged that the DPS is working with Hobbs to have a small regional crime lab there because Hobbs "is so far away from everybody". He extended congratulations that New Mexico will finally have state-of-the-art crime laboratories.

2008 Meeting Schedule

Ms. Knight announced the tentative meeting schedule for the 2008 interim: June 6*, July 29, September 30 and December 2, 2008. The members will review their schedules and determine their availability. Secretary Jaramillo directed staff to proceed with scheduling the meetings.

*This date has subsequently been changed to June 5.

Public Comment

Secretary Jaramillo asked if there was anyone wishing to comment. There was no public comment.

Adjourn

Secretary Jaramillo adjourned the meeting at 2:35 p.m.

APPROVED MINUTES
of the
THIRD MEETING FOR 2008
of the
CAPITOL BUILDINGS PLANNING COMMISSION

Thursday, June 5, 2008
Room 311, State Capitol
Santa Fe

The third meeting of the Capitol Buildings Planning Commission (CBPC) for 2008 was called to order by Arturo Jaramillo, secretary of general services, co-chair, on Thursday, June 5, 2008, at 1:45 p.m. in Room 311 of the State Capitol in Santa Fe.

Present

Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
Rep. Ben Lujan, Speaker of the House, Co-Chair
Rhonda Faught, Secretary, Department of Transportation (DOT)
Sen. Stuart Ingle, Minority Leader
Sen. Timothy Z. Jennings, President Pro Tempore
James B. Lewis, State Treasurer
Emilio Martinez, Designee for Stuart Ashman, Secretary, Cultural Affairs Department
Katherine B. Miller, Secretary, Department of Finance and Administration (DFA)
Arthur W. Pepin, Director, Administrative Office of the Courts
Dallas Rippey, State Land Office, Designee for Commissioner Patrick H. Lyons
Rep. Thomas C. Taylor, Minority Leader

Staff

Lemoyne Blackshear, Property Control Division (PCD), GSD
Ric Gaudet, Legislative Council Service (LCS)
Roxanne Knight, LCS
Larry Matlock, LCS
Larry Miller, Deputy Director, PCD
Tom Pollard, LCS
Paula Tackett, Director, LCS
Bill Taylor, Director, PCD

Guests

The guest list is in the meeting file.

Handouts

Handouts and other materials provided to the CBPC are in the meeting file.

Thursday, June 5

Minutes

The minutes of the March 27, 2008 commission meeting were adopted, as amended.

Overview of Facilities Master Planning

Mr. Pollard presented the commission with an overview of a basic strategic facility planning process. The basic process consists of four steps: determining facility requirements for a state agency based on that agency's strategic plan for agency outcomes and operations; evaluating existing facilities for their current condition and ability to meet future facility needs; using life-cycle costing to choose new facility design, construction, acquisition and financing methods; and using the most cost-effective finance tools for required maintenance, renovation and new facility acquisition.

The first step of the process, which involves state agencies developing a three- to five-year infrastructure capital improvements plan (ICIP), has been improved in New Mexico during the past few years. State agencies are now required to submit their ICIPs to the PCD for review and coordination with other agencies before funding is requested through the DFA and the legislature. One drawback in the process is that there is no standard method to prioritize projects across agencies, which can result in state agencies having to compete with each other for capital project funding.

The second step of the facilities planning process includes taking an inventory of existing facilities of each agency and other state facilities, and then developing a plan for maintaining, replacing and disposing of those facilities, based on the needs developed in the first step. The third step, life-cycle costing of a facility, involves an economic evaluation of facility acquisition alternatives that considers all relevant costs associated with each facility alternative and provides a comparison to determine the alternative with the lowest life-cycle cost. The final step, determining a financing method, takes the results of the third step to calculate the best method of financing the facility, including options such as lease, lease-purchase, revenue bonds, general obligation bonds, cash appropriations, etc.

Mr. Pollard also discussed deferred maintenance at state buildings and described how buildings in Santa Fe and Bernalillo counties generally have a lower need for repairs than the rest of the state, which has far more deferred maintenance problems. He mentioned that state buildings in Santa Fe County have use of the Capitol Buildings Repair Fund, which is funded by distributions from state trust land income. The facility condition index (FCI) of all state buildings in Santa Fe County was 13 percent a few years ago, which means that the cost to repair those buildings is 13 percent of total replacement values of the buildings. Bernalillo County's FCI is 18 percent, which is still relatively low. The other 31 counties, however, have much higher FCI percentages.

Representative Taylor asked why Lincoln County has such a high FCI of 87 percent and whether that percentage represents the cost for complete renovation or just to make the facilities serviceable. Mr. Miller said that the FCI inventory used rule-of-thumb guidelines to generate repair costs and did not calculate the actual cost of fixing every deficiency. He said the FCI gives a good reflection of what it will take to bring the facility into compliance with current standards, including compliance with the federal Americans with Disabilities Act of 1990. Mr. Miller said that Fort Stanton, which accounts for Lincoln County's extreme FCI rating, would be prohibitive to

repair. Mr. Pollard said that once an FCI rating for a building gets more than 40 to 50 percent, the agency needs to consider whether it would be more cost-effective to replace the building.

Senator Jennings said that much of the private leasing undertaken by state agencies is merely a way of avoiding the restrictions of the Davis-Bacon Act, which mandates certain wages for public construction. That federal law has a New Mexico counterpart, known as the Public Works Minimum Wage Act, which Senator Jennings suggested might need to be repealed. Mr. Pollard noted that the purpose of the strategic facility planning process is to identify all of the costs and tradeoffs for acquiring a facility so that policymakers can easily make the most cost-effective decision. He agreed that, although a state-built facility may be cheaper to finance, because of tax-exempt bonds, savings may be offset by the wage requirements for public projects. Also, he said that it is much easier for state agencies to get funding to lease a building, which is an operational expense, than to get capital funding for construction of a state-owned building.

Representative Taylor mentioned that state agencies that enter into private leases for new buildings tend to pay much higher rents than necessary, because those leases tend to be for a maximum of eight years; thus, the owner of the building will amortize its construction costs over the shorter lease term rather than the more traditional 30 to 40 years of the building's expected life. Because state agencies tend to renew leases longer than the original term, the state ends up paying many times more than the building's original cost.

Secretary Miller reported that there is a national trend of state and local governments selling off some of their assets to the private sector and then leasing those facilities. She said New Mexico is often approached by private entities for such an arrangement. Mr. Pollard said that, in his opinion, the state should own an asset if it will save money over the life cycle of the asset and if the state commits to its maintenance. Otherwise, it might be better off leasing.

Secretary Jaramillo said that some facilities at Fort Stanton are being repaired, but no decision has been made about Fort Stanton's long-term future. He asked whether a state buildings repair fund exists for use outside of Santa Fe County. Mr. Taylor said that there is no such fund; yearly appropriations are made by the legislature for those repairs.

Secretary Jaramillo asked what the key factors are in determining whether the state should lease or own buildings. Mr. Pollard said that rents always increase over time, and debt service remains flat. As long as the state maintains an asset, the state saves money by owning it. He said it is almost never better financially for the state to lease if it plans on using the facility for a long time.

Senator Ingle asked what had happened to Senate Bill 509 from the 2008 regular legislative session. Mr. Pollard explained that the bill, which would have given the commission the power to review potential lease-purchase arrangements before submission to the legislature for approval, was pocket-vetoed.

Lease-Purchasing of Facilities Using Federal Funds

Joel Nolan, national director for costing services practice, MGT America, Inc., gave a presentation to the commission on the intricacies of federal reimbursement to states for rentals of facilities that states use to implement federal programs. The federal government reimburses states when they incur costs to house employees and programs mandated by the federal government. In the past, the federal government has typically paid for its fair share of the use of a building, whether that building is leased or owned by the state.

If the building is owned and financed by the state, however, the federal government reimburses states using a different method. The state usually has to depreciate the cost of the building for 40 to 50 years and request reimbursement from the federal government based on the depreciation schedule rather than on the shorter bond-payment schedule most states use to finance a building. Although the federal government will eventually pay its share of the use of a building, its payments will not necessarily match the cash-flow needs of states to make their bond payments.

The recent trend of states to finance buildings using a lease-purchase scenario, also called a "capital lease", is treated as a capital asset owned by the state for purposes of claiming federal reimbursements. As an asset, it needs to be depreciated according to the 40- to 50-year schedule rather than according to the terms of the lease. The federal government treats lease-purchases of state buildings as merely a semi-private mechanism for financing state-owned assets. Mr. Nolan said that many states have been hurt by lease-purchase agreements because, typically, the state will own the asset after the usual 15- to 20-year financing, but will soon be faced with large repair costs for that building.

When states consider whether to lease or own a building, said Mr. Nolan, they often make the mistake of assuming that they should put the federal programs in leased facilities because they assume that federal reimbursements for programs will be reduced if a program is housed in a typically cheaper state-owned facility. In reality, said Mr. Nolan, almost all federal reimbursements are paid according to a formula, and if the state can save money by owning its own building, the federal payments to the state will not change. The state can use any savings according to its own needs. The caveat to that scenario is that states have to comply with the myriad rules and restrictions regarding the reimbursements.

One method states are most likely to employ will result in a quicker reimbursement from the federal government by allocating costs of a new building into various components. The structural core of the building gets depreciated on the usual 40- to 50-year schedule, but the cost of most of the components (e.g., roofing, flooring, lighting, mechanical and interior walls) can be recovered on an accelerated schedule, based on the expected life of each component. The state then sets up occupancy rents for its tenants, based on the various depreciation schedules. As long as the rent charged to the federal government is allocated equitably to all of the other tenants in the building using the same method, the federal government will pay the prevailing rate for its portion of the building. Although the state technically would also be charging rent to its own state agencies for the use of the building, that is merely an accounting issue that can easily be remedied in agency budgets, said Mr. Nolan.

None of this accounting will benefit the state, said Mr. Nolan, if the state does not plan for regular maintenance of the facilities being financed. Agreeing with Mr. Pollard, Mr. Nolan said that if a state cannot make a long-term commitment to maintaining a building, the state is better off leasing. Although the state will be better off financially by maintaining its assets, the federal government will not reimburse states for maintenance reserve funds. It will, however, reimburse states for actual renovations to its assets.

Senator Ingle asked what the best method is for states to keep their prisons maintained. Mr. Nolan said that a deferred maintenance fund would be best, but none of the states he works with has such a fund for its prisons.

New Mexico Finance Authority Role in Lease-Purchase Financing for State Buildings

William Sisneros, chief executive officer, and Mark Valenzuela, director of governmental affairs, both of the New Mexico Finance Authority (NMFA), described for the commission the various funding mechanisms the NMFA can use to help the state finance and acquire facilities. The NMFA is allowed by statute to own and lease buildings, and the GSD is allowed to enter into leases with the NMFA. The NMFA can issue revenue bonds to build a state building, lease it to the state and, at the end of the lease, sell the building for a nominal amount to the GSD. The NMFA would work with the GSD on the construction of the building. The term of the lease could also provide for future maintenance of the building.

Mr. Sisneros contrasted NMFA financing of state buildings with the state entering into lease-purchase agreements, which was recently approved by New Mexico voters. In this scenario, a private third party would finance and construct the facility, and the state would gain equity in the building during the term of the lease; however, the building would typically cost more due to the profit margin needed by the developer; the more complex legal and financial consulting services needed; and lower credit rating and higher interest rates than the NMFA can get.

The least expensive option for financing state buildings is having the NMFA issue state building bonds, which are backed by a monthly general fund distribution. Each project requires legislative authorization; the GSD controls the entire design and construction process; and the state owns the facility from the beginning. After several state projects were authorized, including the purchase of the PERA and Coughlin buildings, the construction of the legislative parking garage and the state laboratory, no available bond capacity remains in the State Building Bonding Fund for additional projects. If the state wishes to finance any more state buildings using state building bonds, another revenue source will have to be identified. The most significant benefit is the fixed rate cost of construction.

Secretary Faught asked whether, since state agencies typically have difficulty maintaining their buildings, a building maintenance fee could be included in bond payments to the NMFA. Mr. Sisneros said that could easily be arranged.

Mr. Pepin asked what the repayment source for NMFA-issued bonds for state agency buildings would be. Mr. Sisneros said that, usually, lease payments to the NMFA provide the revenue bonding source. Mr. Pepin then wondered why the state would ever bother entering into a lease-purchase agreement with a private developer when the NMFA can do essentially the same thing for much cheaper. Mr. Valenzuela said that if the state intends to occupy a building for 30 years, then tax-exempt financing through the NMFA would be beneficial.

Mr. Martinez asked if the state can use a lease-purchase agreement for renovations. Mr. Sisneros said that it can, but the state needs to have equity in its buildings. It is more a question of what option to take in the long term or short term, he said.

Secretary Faught said that many states are selling their highways to the private sector. She wondered whether, if New Mexico was faced with such a necessity, it could sell highways to the NMFA instead. Mr. Sisneros said that would be possible.

Final Recommendations—Initial Albuquerque/Los Lunas Area Master Plan

John Petronis and Andy Aguilar of Architectural Research Consultants (ARC) presented the commission with the initial Albuquerque Area Capitol Buildings Master Plan. The principles

underlying the master plan include locating state agencies to achieve functional, operational and logistical efficiency; promoting convenient public access to government services; providing equitable and adequate space while realizing economic efficiencies; and protecting long-term asset values of state property.

The basic plan for the Albuquerque/Los Lunas area includes:

- developing a high-density "super block" complex of state agencies at the current location of the Youth Diagnostic and Development Center (YDDC) in Albuquerque;
- relocating most of the YDDC to a new location in Los Lunas;
- developing the old Los Lunas hospital site to support local state agency field offices;
- developing the southern Los Lunas site for specialized secure and therapeutic uses; and
- keeping the Los Lunas grasslands site for future development.

In Albuquerque, the state currently leases 860,000 square feet of mostly office space. By redeveloping the YDDC site into a state office complex, the state can transition much of that currently scattered leased space into a centralized area, allowing for easier public access and potential long-term savings to the state. The master plan identifies 21 state agency offices in Albuquerque that could be relocated to the super block site without affecting the services they provide. ARC interviewed each of those agencies about expected future staffing and space needs. The plan calls for redeveloping the northern part of the YDDC site into three different density and use areas and keeping the southern portion for the short- to mid-term in its current secure uses.

In Los Lunas, the master plan addressed three areas: the grasslands site, the southern Los Lunas campus and the Los Lunas hospital site. The 288-acre grasslands site was recommended for long-term development with short- to mid-term leases. Additionally, it is imperative that the water rights on the grasslands site be maintained, and a study is being done on ways to achieve the beneficial use of water there.

The southern Los Lunas campus consists of approximately 1,200 acres of state-owned land, some of which is currently used for correctional purposes. The master plan recommends relocating the YDDC to this location, maintaining agricultural buffer areas for future growth, leasing a portion of the property along State Highway 314, as well as continuing existing leases there, and developing a public safety area near Interstate 25. A new interstate interchange may need to be developed in order to access the area better. Secretary Faught offered her assistance with the transportation issues.

The Los Lunas hospital site consists of approximately 184 acres, 50 of which are currently leased to local governmental entities. The master plan proposes maintaining the current leases; consolidating local state offices in 30 acres of the site; preserving a few buildings and 60 acres of open space in order to create linkages to local parks and further recreational opportunities; and potentially leasing 44 acres for residential use in this rapidly growing area. The current site has many buildings that should be demolished because the cost to repair them would not be economically wise.

Secretary Jaramillo asked whether the master plan is a final recommendation to the commission. Ms. Tackett said that, conceptually, it is, but the plan does not yet have an implementation plan. Time frames and budgets would still need to be developed once the basic concept is adopted by the commission.

State Treasurer Lewis asked whether officials from Los Lunas have been involved in the master planning process. Mr. Petronis said that there has been much contact with village officials, but on an informal basis. The village is very interested in collaborating with the state in developing the sites. State Treasurer Lewis asked whether ARC has reviewed the Los Lunas master plan. Mr. Petronis said it has, and he pointed out that all Los Lunas sites are actually outside of village boundaries.

Speaker Lujan suggested that the Los Lunas sites not slated for immediate development could be used by the Corrections Department for agricultural purposes. He said the department could use low-security inmates to manage alfalfa fields, which could, in turn, be a good revenue source for the department. Mr. Petronis said that at the southern Los Lunas site, the state currently leases property to local farmers, who, in turn, hire inmates from the correctional facility to manage the fields. Mr. Aguilar said that using the grasslands site for agricultural purposes would be consistent with that site's short-term plan.

Mr. Pepin asked whether the state would have to terminate its leases in order to move into the Albuquerque super block location. Mr. Petronis said that the state has the ability to end its leases as long as the entity leasing the facility relocates to a state-owned facility.

Secretary Faught said that she would like to meet with ARC representatives to discuss her concerns regarding the DOT property at the super block site in Albuquerque. Secretary Jaramillo asked whether the current super block idea, which would require the DOT relocating some of its facilities elsewhere, is compatible with the department's plan. Secretary Faught said that the master plan conflicts with the DOT's use of the land. Currently, the DOT has a variety of uses on the property.

Secretary Miller asked about costs and time frames for developing the plan. Mr. Petronis said that will be the next step in the plan, which will analyze the financial impacts of leasing, lease-purchasing or state-financing buildings. Mr. Petronis said that relocation of the YDDC would probably be the first major part of the process, along with demolition of certain buildings on the sites.

Secretary Jaramillo asked what percentage of Albuquerque-based state agencies that are currently leasing space would be located at the state-owned super block site. Mr. Petronis said the new complex would take care of about 40 percent of the office space needs in the city. The remaining 60 percent may need to stay in leased space. ARC has started looking for another centralized location that could be used for state office consolidation. The Bank of the West property on San Mateo and Central is high on the list of possible sites, he said.

Ms. Tackett said that staff would like general direction from the commission on whether the proposed master plan is on track or whether a change in direction is desired. Speaker Lujan moved preliminary approval of the master plan, subject to future modifications after discussions with the DOT.

Secretary Miller asked whether the Corrections Department has been involved with the development of the Los Lunas area master plan. Mr. Petronis said that there have been discussions with the Corrections Department and other agencies in developing the plan. Secretary Miller asked that the motion be expanded to include any other state agencies' concerns.

Speaker Lujan asked about the Corrections Department's involvement in development of the master plan. Mr. Aguilar said that there have been discussions with the department regarding the department's long-range plans, including direct communication with Secretary Joe Williams. Deputy Secretary of Corrections Jolene Gonzales said that her department has just received the proposed master plan and is still reviewing it. Ms. Tackett said that it is important that each affected state agency be comfortable with the master plan before it progresses.

Action Item: The motion to give preliminary approval of the Albuquerque Area Master Plan was approved without dissent. Secretary Jaramillo directed staff to provide all affected state agencies with copies of the master plan for comment and to meet with the agencies to address their concerns.

Secretary Faught said the DOT would be glad to work with ARC and the commission with transportation issues regarding the master plan, including the possible interstate interchange in Los Lunas.

Speaker Lujan asked about the status and plans for the four-acre piece of property at Los Lunas that is owned by the state but is nearly surrounded by land used by New Mexico State University (NMSU). Mr. Aguilar said that parcel is currently used by the NMSU Agricultural Science Center and that NMSU desires to acquire the property from the state. Mr. Petronis said that the state could possibly trade that property for land in Las Cruces.

Current Santa Fe Area Master Plan—Background for South Capitol Campus

Mr. Petronis reviewed the history and current status of the master plan for the south capitol campus in Santa Fe. The 1999 master plan designated the campus for administrative and support functions, encouraged the state to own rather than lease buildings when it is in the state's long-term interests and recommended relocating the DOT headquarters to another location in Santa Fe.

Since the plan was adopted, however, the property has undergone significant changes with the proposed Rail Runner train station, a potential public-private development and new headquarters for the DOT on the DOT-controlled portion of the campus, primarily to the west of the railroad tracks.

Meanwhile, the GSD contracted for a study to assess consolidating key agencies into state-owned buildings in accordance with the master plan, including development of a health and human services (HHS) super complex (formerly called the Super Complex) that would bring several agencies together for easier customer access. The plan would require between 500,000 and 700,000 gross square feet of building space. The HHS plan would move many state agencies from leased land to state-owned land, which would potentially save the state \$120 million over the next 30 years.

Mr. Petronis said that ARC still believes that the best location for the HHS complex is at the south capitol campus because of the existing critical mass of state agencies at the site, the high cost of acquiring other lands, the central location and ease of customer and employee access and the close proximity to the Rail Runner station, particularly for commuters. ARC recommends that the DOT and GSD cooperate on jointly developing the campus to support the general state administrative office uses, including a new DOT headquarters and an intermodal transportation center; however, Mr. Petronis said, if a cooperative arrangement cannot be reached, ARC recommends that the state move forward to develop GSD-owned lands that would redevelop some of the current low-density uses and incorporate a parking garage to make room for additional buildings on the site. Mr. Petronis said that there is room on the GSD land to include the health and human services super complex without infringing on DOT-controlled land.

Mr. Taylor said that the PCD has contracted with an architect to develop the HHS super complex. He said that another location for the super complex may, in fact, be appropriate. The Department of Environment and the Department of Information Technology have submitted plans to the PCD to renovate and expand their current space on the campus.

Secretary Miller asked about the other suitable locations that were identified for the super complex, including the Las Soleras site near Richards Avenue and Interstate 25. She wondered if other state agencies on the south capitol campus will have enough room to expand if the HHS complex is developed there. Mr. Petronis said that the south capitol campus is the ideal location for the complex, especially with the Rail Runner station right there. He said the entire HHS complex idea may not be possible there, but that the area needs and can sustain more development. Secretary Miller said that there probably will be another Rail Runner station on Richards Avenue, close to the Las Soleras site.

Speaker Lujan asked about using the Valdes Park property for the HHS complex. Mr. Taylor said that site did not rank very high when the study was done. He said the property is too small for the super complex, especially since the new Motor Vehicle Division office constructed there reduces the available space to about 11 acres. Speaker Lujan asked that the Valdes property be reexamined for suitability for the super complex development.

Senator Jennings said that he is concerned about the impact on roads and access once several thousand more people start going to the south capitol campus every day. Speaker Lujan agreed that it is not desirable to put so many people downtown, which is why he advocates a location further south. The speaker indicated that the HSD could fit at the south capitol campus. He also expressed interest in using the Valdes site. Senator Jennings expressed concern that the Valdes site was too small, but that land by the National Guard or near the penitentiary would also be close to a new Rail Runner stop.

Secretary Jaramillo said the HHS complex is by design an integrated concept that needs many state agencies in the same location to function efficiently. He believes there is not enough room on the south capitol campus or the Valdes Park property to house the super complex. He said it should be located in the southern part of Santa Fe on a larger property.

Senator Jennings asked if the state owns the Las Soleras property. Secretary Miller said that the land is privately held, but that the developer expressed interest in possibly donating some acreage to the state in exchange for a Rail Runner station there. Senator Jennings suggested that the state penitentiary lands (the Onate Site) be investigated for suitability for the HHS complex site.

Ms. Tackett said that staff had wanted some direction and that staff would revisit the south capitol campus plan.

State Property Updates and Project Status

Mr. Taylor briefed the commission on ongoing PCD projects.

Capitol Parking Structure

The parking structure will not be complete before the start of the 2009 legislative session. The contractor anticipates beginning construction in July if Public Service Company of New Mexico is able to remove power lines from the site in time. The PCD is working with the contractor to have parking on one level of the structure available for the legislative session.

Department of Public Safety Crime Laboratory

Nims Calvani Architects was selected to perform the initial programming phase of the project. At the conclusion of Phase 1, the results will be presented to the legislature.

Old Metro Court; SJR 16 (2007)

The PCD is currently in lease negotiations with Bernalillo County to execute a five-year lease for use of the old metropolitan court building as a community charter school outreach program and substance abuse treatment program. The county may also use the building to house its sex offender registration program. Commission review of a long-term lease, sale or trade is required before it can proceed.

Secretary Jaramillo said that the state was not planning to charge the county for rent because the county will be providing services to the state in lieu of rent. The county would make improvements to the property. John Dantis, Bernalillo County deputy manager for public safety, said that the county will spend money to renovate the building and may also house a drug court there.

Senator Jennings asked how the state ended up in possession of the court building. Mr. Miller said the legislature authorized the property transfer when it financed the new metropolitan court building.

Ms. Tackett asked if Bernalillo County would be interested in receiving title to the property if the state has no use for it. Mr. Dantis said the county would be interested.

Speaker Lujan asked if the sale of the property could be acted upon without getting further legislative approval. Ms. Knight said that the resolution allowing the lease also allows for the sale or trade of the property after commission review. Mr. Taylor said that an appraisal has been

performed, and the value of the property could be offset by the services the county provides for the state at the property.

After more discussion about the technicalities of executing a sale, Secretary Jaramillo moved that a five-year lease be approved by the commission until the details of the sale to Bernalillo County are resolved. The motion was adopted without dissent.

Galisteo Street Property; HJR 8 (2007)

The PCD only received one response to use the property, which was an offer to lease one-fourth of an acre for a cell phone tower. No other parties have expressed interest in buying or trading the land. The PCD recommends holding the property for a possible land exchange. No final action can be taken until reviewed by the CBPC.

DeVargas Street — Old Labor Department Building

Speaker Lujan asked Mr. Taylor about the status of selling the former Labor Department building. Mr. Miller said that the new Workforce Solutions Department (WSD) is considering developing the property into a one-stop shopping center for its clients. Secretary Jaramillo said that the federal government, which helped pay for the building, claims it needs to recoup money from the sale of the building unless the proceeds are used to acquire another labor building.

Mr. Taylor said the WSD has a different policy direction from the old Labor Department and suggested the department present its new capital and strategic plan to the commission before further action is taken. Staff was directed to contact the agency.

Workers' Compensation Administration Land in Las Cruces; SJR 13 (2007)

GSD reported that the property will be sold to the City of Las Cruces for its fair market value of \$400,000 after city approval. The money will be returned to the project fund for the state office building in Las Cruces. No action by the CBPC is required.

Penitentiary of New Mexico (PNM) Wastewater System; HJR 13 and SJR 10 (2008)

Both legislative initiatives failed. They would have allowed the state to enter into a 99-year lease with Santa Fe County for the county to operate the PNM wastewater treatment facility. Although the resolutions failed, the PCD was encouraged at legislative hearings to pursue shorter leases that did not require legislative approval.

Speaker Lujan asked why the county wants to operate the system. Mr. Taylor said that development in the area is forcing the county to provide wastewater services in that part of the county. It could either develop its own treatment facility or join with the state to expand and operate the facility for state and county users. He said the state does not have the expertise or interest in operating utilities, but the county does. Speaker Lujan said the county should develop its own wastewater system, rather than risk losing the lease after 25 years.

Secretary Jaramillo said that the state owns this large wastewater system, which the Department of Environment will soon require to be upgraded in compliance with new regulations. The lease to the county was viewed by the GSD as a method of solving the expensive upgrade issues, which the county would pay for, as well as helping the county with its needs.

Speaker Lujan asked if the wastewater treatment plant is currently being used. Mr. Taylor responded that it is being used by PNM, the county correctional facility and the National Guard.

Ms. Tackett suggested putting this item on the commission's next meeting and inviting Santa Fe County representatives to the meeting. Staff was directed to meet with county representatives before putting them on the agenda.

Taos County Land Transfer; SJR 13 (2008)

The City of Taos is preparing a new survey for the land transfer.

Public Comment

Jason Marks, chair, Public Regulation Commission (PRC), requested that the PRC be allowed to present to the CBPC at its next meeting regarding the PRC's space needs at the PERA Building. Staff was directed to meet with Chairman Marks to obtain necessary background information.

There being no further discussion, the commission adjourned at 5:35 p.m.

**APPROVED MINUTES
of the
FOURTH MEETING FOR 2008
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**Tuesday, July 29, 2008
Room 317, State Capitol
Santa Fe**

The fourth meeting of the Capitol Buildings Planning Commission (CBPC) for 2008 was called to order by Arturo Jaramillo, secretary of general services, co-chair, on Tuesday, July 29, 2008, at 1:35 p.m. in Room 317 of the State Capitol in Santa Fe.

Present

Arturo Jaramillo, Secretary, General Services Department (GSD), Co-Chair
Rep. Ben Lujan, Speaker of the House, Co-Chair
Stuart Ashman, Secretary, Cultural Affairs Department (CAD)
Rhonda Faught, Secretary, Department of Transportation (DOT)
Fern Goodman, Designee for Arthur W. Pepin, Director, Administrative Office
of the Courts
Sen. Stuart Ingle, Senate Minority Floor Leader
Sen. Timothy Z. Jennings, Senate President Pro Tempore
Katherine B. Miller, Secretary, Department of Finance and Administration (DFA)
Joyce Pankey, State Land Office, Designee for Commissioner Patrick H. Lyons
Clarence Smith, Designee for James B. Lewis, State Treasurer
Rep. Thomas C. Taylor, House Minority Floor Leader

Staff

Lemoyne Blackshear, Property Control Division (PCD), GSD
Ric Gaudet, Legislative Council Service (LCS)
Roxanne Knight, LCS
Larry Miller, Deputy Director, PCD
Tom Pollard, LCS
Paula Tackett, Director, LCS
Bill Taylor, Director, PCD

Guests

The guest list is in the meeting file.

Handouts

Handouts and other materials provided to the commission are in the meeting file.

Tuesday, July 29

The minutes of the June 5, 2008 meeting of the CBPC were adopted unanimously, without amendment.

State Records and Archives — Space Needs Study

The need for a new space for the State Records Center and Archives (SRCA) in Albuquerque was discussed with the commission by Director Sandra Jaramillo. The lease on the building currently used for archives is due to expire in 2010, and the SRCA is interested in acquiring a new facility to meet the needs of record archives for the future. Ms. Jaramillo said that the SRCA would like to perform a feasibility study to determine the exact needs of the SRCA, as well as to determine the best method for acquiring the facility. The State Commission of Public Records has fully supported the study and the subsequent leasing or construction of the new facility.

Currently, the SRCA in Albuquerque is housed in approximately 12,000 square feet. A new long-term facility will require a minimum of 24,400 square feet, which will include areas for records storage, an electronic media vault, a destruction storage area, a receiving area and loading dock, office space, an entry counter and security area, a research and reading room and a supply and box resale area. Fire protection systems will need to be in place, and any facility will require reinforced flooring to handle the weight of 75,000 boxes of paper records.

Secretary Jaramillo asked why the SRCA is asking for a feasibility study instead of an appropriation for new construction. Ms. Jaramillo responded that the SRCA also needs to study the archival needs for state agencies in southern New Mexico, which may determine if a facility is needed in that part of the state.

Secretary Faught inquired about the current lease of the space for the SRCA. Ms. Jaramillo said the lease will expire in 2010 and will have to be renegotiated on a yearly basis, probably at a much higher rate.

Secretary Faught asked what role the commission should play in deciding whether state agencies should be in leased space. She said that many state agencies often do not know which direction to pursue. Secretary Jaramillo responded that the commission's main purpose is to support master planning efforts for the state and to coordinate needs of state agencies. Ms. Tackett added that one of the commission's goals is to relocate state agencies into state-owned space when it is feasible.

Cultural Affairs Department Five-Year Plan

Secretary of Cultural Affairs Ashman presented the commission with the CAD's proposed five-year capital outlay plan. The draft plan is still subject to executive approval. Funding requests to the 2009 legislature include:

- \$8.4 million for statewide repairs and maintenance of CAD assets. This includes repairs for the Museum of New Mexico facilities, state monuments, the Museum of Space History, the Farm and Ranch Heritage Museum, the Museum of Natural History and Science, the National Hispanic Cultural Center (NHCC), the State Library and other CAD assets.

- \$8.3 million for completion of ongoing cultural facilities projects, including:
 - ◆ \$1.4 million for the Archaeology Center;
 - ◆ \$2.2 million for Tortugas Hall at the Farm and Ranch Heritage Museum; and

- ◆ \$3 million for the new educational facility at the Museum of Natural History and Science.

- \$2.4 million for expansion of cultural facilities, including:
 - ◆ \$750,000 for the Museum of Space History exhibits building and collections acquisition;
 - ◆ \$200,000 for design and construction of the spaceport exhibition;
 - ◆ \$600,000 for a new wing and renovation at the New Mexico Museum of Art; and
 - ◆ \$500,000 for the exhibit hall renovation at the Museum of Indian Arts and Culture.

- \$2.2 million for upgrades to cultural facilities and equipment, including:
 - ◆ \$931,000 for the Museum Resources Division;
 - ◆ \$775,000 for the Museum of International Folk Art upgrades to sidewalks and stairwells and for improvements to the atrium roof and humidification airlocks; and
 - ◆ \$415,000 for improvements at the NHCC.

- \$10 million for acquisition of cultural assets, including:
 - ◆ \$1 million for conservation easements and land purchases at Jemez and Fort Selden state monuments;
 - ◆ \$5 million for museum collections purchases; and
 - ◆ \$4 million to purchase the Jean Cocteau building to house the New Mexico Film Museum.

Representative Taylor asked about the title deeds for the various museums. Secretary Ashman said that the boards of trustees, by statute, hold the properties in trust for the people of New Mexico. The museums and monuments are not under the control of the PCD, but that division has traditionally helped the CAD with procurement issues, such as the issuance of requests for proposals (RFP). The CAD assets were intentionally created to have an "arm's length" relationship with the state, so that the invaluable cultural resources the CAD stewards cannot suddenly be converted to other state uses.

Representative Taylor asked whether CAD institutions are paid for completely by the state. Secretary Ashman said that a significant portion of cultural facilities are often paid for by the private sector. Using the NHCC as an example, he said the state contributed \$21 million for its construction, the federal government contributed \$15 million, and \$6.5 million was raised from the private sector. In response to Representative Taylor's request to know what the deeds say, Secretary Ashman said he would look into it.

Art in Public Places Update

Loie Fecteau, director of the Arts Division of the CAD, described for the commission the Art in Public Places Program the division implements. She also introduced one of the division's public art coordinators, Chuck Zimmer. The Art in Public Places program, which places works of art in or around public buildings, is funded by a one percent allocation of most capital outlay appropriations for construction or renovation. Since its inception in 1986, over 2,200 pieces of art have been placed at public buildings in every county of the state at a cost of \$7.5 million. In 2007, the program completed \$682,000 in public art projects, placing 83 works of art in 23 counties.

Ms. Fecteau described several types of projects the division implements, including commissioned art projects, the New Mexico Only Purchase Initiative, the Acclaimed Artists Series, the Permanent Public Art Collection, the New Mexico Fiber Arts Trails and the publication of CDs showcasing public art.

Ms. Fecteau said that the dramatic increase in capital outlay projects in the past few years has created a backlog of \$3 million for the implementation of arts projects. The division has only two public art coordinators to manage the hundreds of projects underway. The division is requesting funding from the legislature for two additional coordinators to implement the projects, she said.

Senator Ingle asked if local artists are used to enhance public buildings. Mr. Zimmer said that if an arts budget for a project is under \$15,000, the division will purchase art through the New Mexico Only Program. Works of art are chosen by a regional buying committee from the community, he said. Senator Ingle expressed concern that local artists in Portales were told that they would not necessarily be selected for placement.

Senator Jennings said that public art needs to be maintained. He also suggested that the cost of a work of art be displayed. He suggested that art located in parks and areas where children congregate should inspire children, rather than confuse them. He expressed concern about certain works of art that had been placed in his community.

Ms. Fecteau said that the Arts Division has been working with children in creating art, especially in public parks. She also said the department is in the process of digitizing images of all of its art collection, so that the public has easier access to them. Finally, she said the division is trying to get more funding for restoration and maintenance of its public art.

Public Regulation Commission Relocation of Offices

Jason Marks, chair, Public Regulation Commission (PRC), PRC Vice Chair Sandy Jones and administrative staff, Danny Mayfield and Juan Rios, described the dire need for space that the PRC is facing. Currently, the PRC is housed in three locations in Santa Fe: 201 employees work in the Public Employees Retirement Association (PERA) building; 58 employees work at Marian Hall; and 36 employees work in the San Mateo building. Both the San Mateo building and Marian Hall are in private leases. The landlord for the San Mateo building recently gave the PRC until the end of August 2008 to move out, and the lease for Marian Hall will expire in August 2009.

The plan for the PRC has been to eventually locate all of its functions in the PERA building, but the association is not scheduled to vacate the building until its new one is completed in 2009. Once the PERA leaves, the PCD needs to assess the condition of the space and make renovations as needed, which could take as long as a few years. The PRC has issued RFPs to lease space for up to five years to meet its interim space needs, but has not received any responses. Local landlords are reluctant to lease space to the PRC because most of them know that it will relocate to the PERA building as soon as it is available. The landlord of Marian Hall plans to convert it into a hotel as soon as the PRC is gone, and it is not willing to extend the lease. Although the owner of the San Mateo building found another tenant and decided to terminate the PRC's month-to-month lease this summer, the PCD negotiated with the landlord to allow the PRC to stay in its location until next

year. All of this means that the PRC will be essentially homeless by mid-summer next year, as reported by Commissioner Marks.

Secretary Ashman asked if the owner of Marian Hall had given notice of its intention to the PRC. Commissioner Marks responded that it had not yet done so formally, but that the PRC was told it could stay in its location until the end of August 2009.

Secretary Faught asked when the PERA is scheduled to move out of the PERA building. Mr. Taylor said that it is scheduled to leave June 1, 2009. Mr. Taylor also remarked that the PCD needs to assess the condition of the PERA building before the PRC can occupy it. The PCD also needs to do a study to see if there is enough space to house the PRC. Secretary Faught asked when that study will be completed. Mr. Taylor said the PCD will complete the study in August 2008.

Commissioner Marks requested a meeting with Secretary Jaramillo and Mr. Taylor to work out the PRC's needs. He said the PRC is willing in the short term to work around a perhaps imperfect space. It is more urgent, however, that the PRC has a space in which to operate.

Speaker Lujan asked about the Marian Hall time line and what can be done until the PERA building is ready. Mr. Taylor said that the PERA only recently determined when its new building would be complete. The GSD issued RFPs, trying to find space for the PRC, but had no luck. The only option now is for a short-term lease, which will cost more. Commissioner Marks said the PRC will need a general fund appropriation to cover expected higher lease payments for the next year.

Speaker Lujan asked if the PCD has the money to renovate the PERA building. Mr. Taylor said that there is available money, which is left over from the purchase of the PERA building.

Secretary Jaramillo said that the GSD will need to find a balance between the need to renovate the PERA building and the need to house the PRC.

Speaker Lujan asked about the current space being used and the available space in the PERA building. Commissioner Marks responded that the PRC leases 34,000 square feet at Marian Hall, but much of that space is not being used efficiently. The PRC can use less space than the current usage. He said the available space at the PERA building, not including Apodaca Hall, is 21,000 square feet.

Speaker Lujan asked that the commission be updated on the PRC's relocation at the commission's September meeting.

Department of Transportation — Rail Runner and General Office Redevelopment

Santa Fe Headquarters Redevelopment

Lawrence Barreras, project coordinator, DOT, presented the DOT's plan for the redevelopment of its properties in Santa Fe. The 25-acre property currently housing the DOT's headquarters will be redeveloped using a public-private partnership or other alternative financing arrangement. The DOT is looking to create a revenue stream that will augment the State Road Fund, as well as

provide a new headquarters for the department and physical plant facilities necessary for the DOT's operations.

The department will issue an RFP soon to engage the services of a consulting firm, which will guide the development of a master plan for the property. The master plan will evaluate and recommend the best use of the property and prepare several financing scenarios for the department. A project oversight committee composed of the Secretaries of Finance and Administration, General Services and Transportation will then choose the best option for the development of the property.

Secretary Faught said that she had just reviewed the potential RFP and is ready to include the DFA and GSD in the process. She said that the DOT should issue the RFP within 30 days.

Senator Jennings said that the DOT should be more inclusive in the RFP process. He said the department needs to be very careful with the public's and legislature's trust, especially after the previous aborted attempt to redevelop the property. At a minimum, he recommended including staff from the DFA, the GSD and the legislature to consult during the RFP process. He said that many members of the legislature are not happy with the sweetheart deals that have been made in the past by the executive. Making the process as open to the public as possible will go a long way toward restoring the public trust, he said. In addition, he cautioned against putting so many people into a concentrated area near downtown Santa Fe, potentially causing traffic bottlenecks that will get worse than they are at present. He encouraged putting more development south of town near the state prison.

Representative Taylor asked about the federal contribution to the State Road Fund in 2008 and the restrictions placed on that money. Secretary Faught said that the DOT received approximately \$330 million this year from the federal government, which can only be used for transportation purposes and not for building construction. The only exception to that restriction is for buildings constructed for use in conjunction with the Federal Aviation Administration.

Speaker Lujan thanked Secretary Faught for making the redevelopment plans more public than the previous plans. He asked how many additional people will be at the property once it is developed. Secretary Faught said the initial phase of the RFP will determine what is the best use for the property, whether that ends up being some sort of mixed residential/office space concept or whether new state office buildings would be preferred. Regardless, she indicated that she expects many more people will be there every day. The Rail Runner station will be a tremendous benefit for the people using the property. Secretary Faught also reported that the new process is much more open than before. The City of Santa Fe will have input in the design process, and so will the public. She offered that the new design will comply with city and county ordinances.

Secretary Jaramillo reported that the GSD has already met twice with the DOT about the project and that both departments are sensitive to Senator Jennings' concerns about overbuilding in the area. He said that plans are in place to alleviate traffic concerns. Besides the commuter train, the GSD will be providing fleets of fuel-efficient cars for state employees to use for state business. According to Secretary Jaramillo, state employees will generally not need to bring their own cars to Santa Fe anymore.

Senator Jennings suggested that part of state government functions be relocated to sites further south to avoid further downtown congestion.

Regional Planning of District 3 Capital Assets

Secretary Faught provided an update of the DOT's use of the "Hilltop" property in Albuquerque. That property was identified in the commission's Albuquerque area master plan as suitable for acquisition by the GSD for inclusion in the state government supercomplex being planned there; however, in the June 2008 CBPC meeting, concerns were raised by Secretary Faught that the DOT was currently using that property and did not have any plans to relocate.

Secretary Faught said that there is a 12,000-square-foot building at the site, which has a current value of over \$2 million. An auxiliary building with 600 square feet was added in 2003. The entire property sits on approximately 1.8 acres of land. Secretary Faught said that the department recognizes the importance of considering the redevelopment of the property for the good of the state. She noted that all DOT properties are under the purview of the State Transportation Commission, which would have to approve any transfer.

Secretary Jaramillo directed the master plan team, Architectural Research Consultants (ARC), Inc., to confer further with DOT officials about the possible redevelopment of the Hilltop property.

Rail Runner Update

Secretary Faught and Chris Blewett of the Mid-Region Council of Governments (MRCOG) presented to the commission an update on the status of the Rail Runner project. They focused on the plans for the general office station near the DOT headquarters, which will begin construction soon. The station will include additional parking for commuters, a park and ride area and bus transit center, a "Kiss and Ride" drop-off location, new configurations of sidewalks, street crossings and curbs on local streets and a reconfiguration of Pacheco Street. Commuter rail service between Albuquerque and Santa Fe is expected to begin in December 2008.

Secretary Faught said that the buses servicing the park and ride system between Albuquerque and Santa Fe will be redirected to serve other areas of the state once the Rail Runner is operational. She said that Santa Fe County residents will vote in the November general election on a proposed one-eighth percent gross receipts tax increase for transportation purposes, of which 50 percent would be dedicated to operations of the Rail Runner.

Senator Ingle asked whether the GSD is in agreement with the new uses of its property. Secretary Jaramillo said his department is currently meeting with the DOT to resolve any land-use issues the rail station may bring.

Senator Ingle asked how many viable bids were received for this part of the project. Mr. Blewett said that there were only two; Kiewit New Mexico was the low bidder. He said that there were several RFPs for different parts of the rail project.

Senator Ingle asked about recent news reports that stated the overpasses for the train were two feet too short, according to PRC rules. Secretary Faught said that the PRC has a requirement that freight train overpasses be 22.5 feet high. The Rail Runner is only a commuter train, and freight

trains will not be using the track. She said the DOT is working with the PRC to clarify who has jurisdiction to regulate commuter rail service. The issue may need to be brought to the legislature, she said.

Senator Ingle said that although the new commuter rail is commendable and will benefit central New Mexico, other parts of the state need transportation development, including basic road improvements.

Representative Taylor asked why Pacheco Street is being reconfigured through part of the GSD parking lot. Mr. Blewett said that the department has concerns about automobile traffic being backed up across the train tracks. The realignment of the road is the solution to a safety issue, he said.

Ms. Tackett asked whether the realignment of Pacheco Street will require legislative approval. Secretary Jaramillo said that the GSD is trying to ensure a trade with the City of Santa Fe of equal space. Mr. Taylor said that the GSD may do a non-exclusive right-of-way easement, which would not require legislative approval.

Overview of the Capital Improvement Planning Process

Robert Apodaca, director, Local Government Division, DFA, described the Infrastructure Capital Improvement Plan (ICIP) process that state and local governments use. Each state agency is required by the DFA to submit a five-year plan each year describing its infrastructure needs, based on its programmatic functions. (The statutes require a four-year plan to be submitted.) Local governments follow the same process, but are not required to submit ICIPs. The ICIP process works to create a broad planning effort in conjunction with other state planning processes, including those of the Public School Facilities Authority (PSFA), Higher Education Department, Aging and Long-Term Services Department, DOT and GSD.

The ICIP process encourages governments to plan for future needs; allows coordination of funding of projects between local governments and state agencies; communicates information about capital infrastructure needs to the legislature and executive; and includes inventory, goals, time frames, costs, including operating expenses, justifications and implementation plans for projects. Any governmental entity that is a political subdivision of the state can use the ICIP process. A compilation of the ICIPs gets published each December for policymakers to use.

Mr. Apodaca suggested that the legislature may want to enact a law that requires local governments to use the ICIP process to reduce the appropriation of funds for unplanned projects or to require state agencies to submit capital outlay requests to the DFA like they submit their budget requests. Mr. Apodaca said that these changes, coupled with other policy changes to the capital outlay process, could result in New Mexico receiving an "AAA" rating from bonding agencies.

Mr. Apodaca suggested other improvements that might be made: 1) generating internal monitoring reports to document progress on all of the state's capital projects; 2) reducing the number of small capital appropriations, which tend to fund projects only partially; 3) reducing the number of capital appropriations that are inappropriately dedicated to private or nonprofit

organizations; 4) developing a statewide consolidated report on deferred maintenance problems; and 5) further tightening restrictions on the repeated reauthorizations of capital appropriations.

Secretary Jaramillo asked how the yearly GSD capital improvement plan, prepared by GSD, could be better integrated with each agency's ICIP. Mr. Apodaca said that better coordination needs to occur, since recommendations from agencies are not always in line with the GSD's plans or with the commission's master plan for the area. Secretary Jaramillo agreed and said that there are sometimes turf battles between agencies.

Property Control Division Report

Mr. Taylor gave an overview to the commission of the PCD's mission and current operations. The division's mission is "to ensure that the citizens of New Mexico receive the best value in design, construction and management of state-owned and leased facilities". The PCD manages more than 748 state-owned buildings totaling more than 6.9 million square feet. The GSD also manages the leases in private office space for most executive agencies, with a total of 3.2 million square feet leased at an annual cost of \$51.8 million.

Mr. Taylor addressed the problems of deferred maintenance in state buildings and referred to the facility condition index (FCI), which is the ratio, expressed as a percentage, of the cost of assessed deficiencies of a facility to the replacement value of the facility. Overall, the state has an FCI of 33 percent, which means that the cost to fix deficiencies in all of the state's facilities is 33 percent of the replacement value of those facilities. As the FCI of a facility increases, it becomes more cost-effective for the state to replace the facility rather than to repair it.

Mr. Taylor compared the Santa Fe County state agency FCI of 13.1 percent to that of the rest of the state, which has an FCI of 40.7 percent. The reason for the large discrepancy, said Mr. Taylor, is the existence of the Capitol Buildings Repair Fund, which is dedicated to repairs and renovations in public buildings in Santa Fe. The rest of the state relies on the irregular appropriations to the Public Buildings Repair Fund. Over time, deferred maintenance problems across the state have ballooned. If the PCD had a repair fund with a dedicated revenue stream, it could address deferred maintenance problems more easily and in a more timely manner.

Secretary Jaramillo said that the \$10 million appropriation the GSD requests each year for maintenance of state buildings is the only way for the state to repair existing buildings outside of Santa Fe and it is rarely funded at that amount; this year, it received \$2 million.

Mr. Taylor said that the PCD is also interested in the legislature creating a funding source for state agency ICIP projects, which could be ranked in part based on facility FCIs.

Staff Report

Ms. Knight briefly described for the commission the progress that PCD staff, legislative staff and the ARC team have made since the June commission meeting. Some of the planning meetings conducted include:

- a meeting with the Corrections Department to discuss the department's planning efforts statewide, to discuss the wastewater treatment facility at the Penitentiary of New Mexico and to discuss the department's long-range planning for the Los Lunas correctional and hospital sites;
- a meeting with Secretary Faught and DOT staff to discuss long-range master planning in Albuquerque and planning at the South Capitol Campus in Santa Fe;
- a meeting with MRCOG representatives to discuss the Rail Runner;
- ongoing meetings with state agencies to complete the Main Capitol Campus space needs study;
- a meeting with PRC staff to discuss its long-range planning and short-term space needs;
- a meeting with Valencia County officials to discuss the state-owned Los Lunas sites;
- meetings with Santa Fe developers to discuss potential building sites in Santa Fe for administrative offices; and
- workshops to discuss master planning issues and to meet with individually affected state agencies.

Workforce Solutions Department—Strategic and Facility Master Plans; One-Stop-Shop Program and Facility Concept

Secretary of Workforce Solutions Betty Sparrow Doris presented to the commission the Workforce Solutions Department (WSD) strategic plan to serve the New Mexico work force and employers, and she presented the WSD's new ICIP. The goals of the WSD include restructuring New Mexico's work force system into the new department to provide consistent high-quality services that are responsive to business, job seekers and workers; integrating services that are currently provided by separately funded work force development programs; ensuring all New Mexico youth receive the education, training and support they need for success in post-secondary education and work; providing New Mexico's adults with access to lifelong education, training and work force services; and establishing business as the primary driver of the New Mexico work force system.

The WSD strategies for its facilities are to partner with local work force development boards on one-stop facilities; to eliminate duplicative infrastructure costs through integration; to work with the GSD and legislature to maintain and upgrade its buildings; and to assess the long-term viability and sustainability of the current work force centers.

Secretary Doris presented the WSD's ICIP for the 2009 legislature, which includes:

- \$2.4 million for the Tiwa building life safety renovation project;
- \$1.3 million for various state work force development center deferred maintenance repairs;

- \$400,000 for the Las Vegas work force development center addition;
- \$350,000 for parking lot improvements at work force development centers statewide; and
- \$460,000 for the Deming work force development center addition.

Finally, Secretary Doris discussed the De Vargas building in Santa Fe, which the PCD had previously been authorized by the legislature to sell or trade. Secretary Doris said that the WSD still desires to use the building as a work force development center and does not wish to dispose of it.

Public Comment

Rod Acton and Marilyn Bane, representing the Old Santa Fe Association, complimented the commission and staff for working with the community in developing a plan for the capitol parking structure. Mr. Acton said that he hopes that the DOT will use a similar public-oriented process when it develops the DOT property on Cerrillos Road. That development will serve as the bow of the Santa Fe architectural ship, where many visitors will make their entry to the city said Mr. Acton. He suggested that the community be invited to provide design and site planning input, mostly along the themes of the historic architectural imperatives of Santa Fe. Such inclusion helps with a project's credibility, he remarked.

Secretary Miller suggested that the Old Santa Fe Association meet with the State Transportation Commission, which has ultimate authority over the DOT project.

Secretary Jaramillo urged the DOT to follow a process that involves the public in the design of the DOT property. He said both the City of Santa Fe and the state benefited from the open process to plan the capitol parking garage.

Senator Jennings said that in developing the DOT property, the DOT headquarters should be located somewhere else, such as near the Santa Fe bypass.

There being no further business, the commission adjourned at 5:01 p.m.

**APPROVED MINUTES
of the
FIFTH MEETING FOR 2008
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**Tuesday, September 30, 2008
Room 317, State Capitol
Santa Fe**

The fifth meeting of the Capitol Buildings Planning Commission (CBPC) for 2008 was called to order by Arturo Jaramillo, secretary of general services, co-chair, on Tuesday, September 30, 2008, at 1:40 p.m. in Room 317 of the State Capitol in Santa Fe.

Present

Arturo Jaramillo, Secretary of General Services, Co-Chair
Rep. Ben Lujan, Speaker of the House, Co-Chair
Sen. Stuart Ingle, Senate Minority Floor Leader
Sen. Timothy Z. Jennings, Senate President Pro Tempore
Katherine B. Miller, Secretary of Finance and Administration
Rep. Thomas C. Taylor, House Minority Floor Leader
Oscar Arevalo, Designee for Arthur W. Pepin, Director, Administrative Office
of the Courts
Gary Giron, Designee for Rhonda Faught, Secretary of Transportation
Emilio Martinez, Designee for Stuart Ashman, Secretary of Cultural Affairs
Joyce Pankey, Designee for Patrick H. Lyons, Commissioner of Public Lands
Clarence Smith, Designee for James B. Lewis, State Treasurer

Staff

Lemoyne Blackshear, Staff Architect, Property Control Division (PCD), General Services
Department (GSD)
Ric Gaudet, Legislative Council Service (LCS)
Roxanne Knight, LCS
Tom Pollard, LCS
Paula Tackett, Director, LCS
Bill Taylor, Director, PCD, GSD

Guests

The guest list is in the meeting file.

Handouts

Handouts and other materials provided to the commission are in the meeting file.

Tuesday, September 30

The minutes of the July 29, 2008 meeting of the CBPC were adopted, with corrections.

Department of Transportation Reports

General Office Redevelopment — Update on Request for Proposals (RFP) and Memorandum of Understanding (MOU)

Deputy Secretary of Transportation Giron and State Transportation Commission (STC) Chair Johnny Cope reviewed the Department of Transportation's (DOT) progress in developing the department's Santa Fe properties. The DOT's objective is to develop the current headquarter's property in such a way as to provide for the construction of a new general office and District 5 complex, as well as eventually providing a revenue stream to the State Road Fund. One of the possibilities being studied is to set up a public/private partnership (PPP) that will maximize the value of the land. An MOU was signed between the secretaries of the DOT, the GSD and the Department of Finance and Administration (DFA) on September 24, 2008 that will allow the parties to collaborate on the best plan for the redevelopment of the Santa Fe DOT properties. The departments established a project oversight committee, composed of the cabinet secretaries of the three departments, which will oversee the project. Any decision on the project will need to be approved by the project oversight committee before it goes to the STC for approval.

The project's RFP has been separated into two phases. Phase 1 will procure the services of a professional consulting firm to evaluate the various options for the development. If the committee and the STC decide to develop the property, based on the consultant's recommendations, the consultant would then develop an RFP for Phase 2, which would include the selection of the contractor to develop the site. The firm hired to perform Phase 1 of the project is prohibited from participating in Phase 2 of the project. The RFP for Phase 1 of the project is scheduled to be released in October 2008, with a contractor being selected by the end of the year.

STC Chair Cope noted that there were some mistakes made by the DOT with the previous attempt to develop the property. This time, the department is committed to being transparent in its development process. He said that there are still too many unknown variables to know ahead of time whether a PPP process will be financially viable, especially given the turmoil in the financial markets. Deputy Secretary Giron was asked if the DOT had reviewed the recent statute regarding the headquarters site to determine any limitations on the project.

Senator Jennings expressed his concern that the MOU should have included representation on the oversight committee from the legislature. He said that the DOT lost some public trust from its previous attempt to develop the property. He suggested that the DOT consider other options for the location of state government buildings in order to reduce traffic congestion in Santa Fe. Before entering into a plan to make the South Capitol campus more dense, the state needs an efficient transportation plan so there is minimal impact to downtown Santa Fe. Some locations mentioned include lands near the Highway 599 bypass and Interstate 25. Finally, he suggested the department consider having the LCS review the RFP, and also suggested that the DOT consider different funding options for the project.

STC Chair Cope said that the DOT is attempting to be as transparent as possible in its development of the property. He said the DOT does not want to spend State Road Fund dollars on a capital structure; rather, those dollars should be spent on the New Mexico highway system. The only way to get a new building, he said, is to leverage the existing property.

Senator Ingle asked what financial obligation the legislature will have to fund the project. Deputy Secretary Giron said there is no obligation; the intention is to structure the deal so the value of the property is used to pay for the new facility. After the building is paid for, any extra revenue generated would be directed to the State Road Fund. Mr. Giron said that the RFP will be advertised nationally and that the selection of the Phase 1 contractor should occur by the end of 2008.

Speaker Lujan thanked the DOT for being more open to input from the public and the legislature.

Ms. Tackett asked if the Phase 1 contract includes master planning for the property. Deputy Secretary Giron said that it will, and Phase 1 will also include a guide for the development of the Phase 2 RFP, or possibly, a recommendation for no development. Ms. Tackett asked if the development could include partnerships with other state agencies. Deputy Secretary Giron said that the DOT is open to such a partnership.

Rail Runner Update

The commission heard a presentation on the progress of the Rail Runner project from Paul Lindberg, Rail Runner project manager. Phase 2 of the project, which consists of 18 miles of new track between Santa Fe and the existing track at the base of La Bajada hill, is currently ahead of schedule and is \$12 million under budget. That portion of the track is scheduled to be completed in early November 2008. Phase 3 consists of realignment of five miles of Santa Fe Southern track in Santa Fe, terminating at the Santa Fe Railyard. Phase 3 is scheduled to be completed in early December 2008. Numerous design changes have been required to avoid utility relocations. Phase 4 of the project consists of construction of platforms and rail stations in Santa Fe. Those stations are scheduled to be completed in late November 2009. Work is also underway for a pedestrian overpass at the Highway 550/Bernalillo station. Finally, the planned station at the Highway 599 intersection in Santa Fe still requires federal approval. The estimated cost of the station is \$15 million and is expected to be complete in the spring of 2009.

Secretary Miller asked why the Highway 599 station is expected to cost \$15 million, which is much more expensive than other station platforms in Santa Fe. Mr. Lindberg said that Highway 599 was considered the best location for a station in terms of passenger access and cost. The other Rail Runner stops have platforms, but not large stations.

Health and Human Services Facility—Future Planning for Site

Pamela Hyde, secretary of human services, and GSD Secretary Jaramillo described the planning for the proposed health and human services (HHS) complex. The GSD has contracted with a firm to complete a financial feasibility study using the Las Soleras site, located approximately east of Cerrillos Road and the outlet mall, as one of the most likely homes for the project. The study should be completed by December 2008, which will determine the best option for proceeding with the project. Based on the recommendation of the study, the GSD will want to move forward with an RFP for a design-build or lease-purchase contract for the facility.

Secretary Jaramillo said that the independent review of the feasibility of the project was important, and it may need to be phased and scaled to fit within available lease payments. This

project is very important for the state, said Secretary Jaramillo. The GSD feels the site should be located in the southern part of Santa Fe, and the Las Soleras site seems to be an advantageous offer. The new site would satisfy Senator Jennings' concerns about traffic and congestion near downtown Santa Fe. Additionally, Secretary Jaramillo expressed that the South Capitol campus, which was originally the preferred site for the complex, would be too small for the largest facility proposed, because the DOT has moved forward with its own development plans and its land is not available for the HHS complex.

Secretary Hyde said that the idea for the HHS complex has been discussed for many years. Previously, six state agencies had considered being located at one site, but that number has been reduced to four, which include the Department of Health, the Human Services Department (HSD), the Children, Youth and Families Department (CYFD) and the Aging and Long-Term Services Department. Previously, the Public Education Department (PED) and the Workforce Solutions Department had been interested in locating at the complex, but they have since decided it would be better to have their own separate facilities. The PED has indicated that some of its programs could be located in the complex, but its main headquarters should be separate.

Secretary Hyde said that the four departments spend much time collaborating on projects, and various technical and support functions can be run jointly. The new facility would save operational dollars, since much time is currently spent by staff driving between agency offices around Santa Fe. Currently, the HSD leases six buildings in Santa Fe, and it will be the agency that can bring the most amount of lease money to the project if a lease-purchase option is deemed to be best.

It was noted that Joel Nolan of MGT America, Inc., who gave a presentation to the commission at its June 5, 2008 meeting, will provide the GSD some services with regard to using federal funds as part of the financing package to build the HHS complex.

Ms. Tackett suggested that the Vocational Rehabilitation Division of the PED could be considered for inclusion in the HHS complex because it also leases all of its space.

Speaker Lujan inquired about the possible use of a large parcel of land owned by the New Mexico School for the Deaf for the HHS complex. That parcel is near the DOT district office and the Department of Public Safety headquarters. Staff was directed to look into space availability at that site.

Secretary Jaramillo noted that land was not available for the HHS complex at the Santa Fe Indian School.

Expo New Mexico—Future Planning for the Site

Luke Otero, chair, State Fair Commission (SFC), and Judith Espinosa, general manager for Expo New Mexico, gave a presentation to the commission about the master planning process for the New Mexico State Fair. Mr. Otero described the recent decision of the Downs at Albuquerque to relocate to Moriarty and the effects that might have on the fair. The governor has directed that the SFC study the best use of the land being vacated. The SFC has decided that it will stay in its current location, but it has a serious need for renovation and deferred maintenance repairs. Mr.

Otero expressed interest in seeing the state regain the southeast corner lot on the site, which is currently private property.

Mr. Otero reported that the governor is "on record" for keeping Expo at its current location. Ms. Espinosa spoke to the importance of Expo's cultural heritage. She noted the other developments in the Albuquerque area, including the Santa Ana Center in Rio Rancho, downtown Albuquerque and the uptown development near Winrock. Ms. Espinosa said that Expo is the staging area for emergencies and disasters, particularly because of its excellent transportation corridors.

The state fair has conducted a request for information (RFI) recently, said Ms. Espinosa. Part of that process included holding many community meetings to receive input from the public about the future use of the state fair's property and to meet with developers for discussions about possible uses of the land. Ms. Espinosa said that one idea for the vacated racetrack would be to locate the proposed equestrian center at the fairgrounds, which would enable the Arabian Horse Show to return to Albuquerque.

Senator Jennings said that, given the current state of the economy and fiscal condition of the state, it would be difficult to justify such a large amount of money for that purpose.

Secretary Miller noted that advocates want Expo to be more equestrian friendly; however, many developers have said that locating the equestrian center at the fairgrounds is not the best use of the land. She said that the Mesa del Sol area may be a better fit for that project.

Ms. Espinosa reported that the next step in the planning process is to determine the highest and best use of all the property at the fairgrounds.

Status Reports for Master Plans

John Petronis and Andy Aguilar of Architectural Research Consultants (ARC), Inc., presented the commission with reports on the progress of the Santa Fe and Albuquerque area master plans. One new useful information source to which ARC gained access is the database of state-insured buildings maintained by the Risk Management Division of the GSD. ARC has been reviewing that database and cross-checking the information with other sources, which will result in a better inventory of the condition of state-owned buildings. ARC has also met recently with city and county representatives in Los Lunas and Valencia county.

Update to Santa Fe Area Master Plan

The Santa Fe area master plan is continuing to be developed, taking into account recent developments in state-owned property. Key issues in the implementation of the plan involve: 1) timing agency relocations to coordinate with the timing of construction and renovation of buildings; 2) the need for "surge" space to house agencies while existing buildings are renovated to accommodate new tenants; and 3) financing new facilities, including lease-purchasing buildings using federal and state operational lease money as a bonding source.

Mr. Petronis mentioned that the timing of the agency moves to and from the Public Employees Retirement Association (PERA) building will be critical, in order to allow the Public Regulation Commission (PRC) space for its operations and staff. The CYFD would need to vacate the space first, he said. However, that department's potential new headquarters in an HHS complex probably would not be ready soon enough, which would mean the need for CYFD to relocate temporarily to another building.

On the Main Capitol campus, the key issues of the master plan include relocating state agencies that are constitutionally created, such as the state auditor, state treasurer and the PRC, to the main campus, and relocating agencies such as the CYFD to other service-oriented campuses. Space in the existing buildings is becoming more scarce, and the master planners are considering options to relieve overcrowding.

The South Capitol campus is also overcrowded, and some of the existing buildings are in serious need of renovation or demolition and reconstruction. Since the inception of the original master plan for Santa Fe, the DOT has proposed different types of development for its headquarters site and its district 5 site. The master plan is being revised to reflect potential state facility construction on only the GSD portion of the property, but the construction needs to be coordinated with the adjacent DOT development, once that is determined.

In the meantime, the South Capitol campus does not have enough space to house the HHS complex as currently proposed, so a new site would need to be secured. The new site should also be able to accommodate future expansion, said Mr. Petronis. However, there is space on the South Capitol campus for two possible buildings: the first could be built, with a parking structure, if necessary, on the parking lot currently serving the Montoya, Simms and Runnels buildings; and the second possibility would be to demolish the Lujan building and replace it with a larger building and parking structure.

The West Capitol campus currently has seven main structures and is partially split by land not owned by the state. The state needs to acquire land from the federal government and the Santa Fe Public School District if any more substantial development is to take place in the future, said Mr. Petronis.

Other capitol campuses, including the Oñate/Correctional campus, should be planned to maximize leverage of Rail Runner train stations, said Mr. Petronis. At the Penitentiary of New Mexico, the issue of whether to lease the wastewater treatment plant on a long-term basis to Santa Fe County also needs to be resolved, in coordination with the CBPC.

Albuquerque/Los Lunas Metropolitan Area Master Plan

Albuquerque does not have a centralized state-owned campus housing state agencies. The master plan for Albuquerque calls for developing the "superblock" site, which currently houses the Youth Diagnostic Development Center (YDDC) on part of the property, as well as some DOT operations. The plan would be to eventually move the YDDC to the Los Lunas correctional site, which will allow more state agency buildings to be constructed at the superblock site. Since the DOT has facilities at this site, any development needs to incorporate the DOT on the site.

Other areas that ARC is investigating include the old metropolitan courthouse, which is now state-owned, and the 54 acres at the state fairgrounds, which may soon be available for state facility expansion. The state fairgrounds could be a location for a centralized state office campus, said Mr. Petronis. As indicated, more study is being conducted by Expo New Mexico.

Senator Jennings asked if a parking garage could be constructed near the old metropolitan courthouse so that the building could be used to house a state agency. Mr. Petronis said that there is very little space in the neighborhood for a new garage and constructing one where the current small parking lot is would not be feasible. Secretary Jaramillo said that the GSD determined that the cost to convert the building into an office building would be \$11 million. Senator Jennings said that legislators are seldom privy to property agreements that saddle the state with unwanted property. He discussed the possibility of giving the property back to Bernalillo County.

Commission Discussion and Additional Directives for Master Plans and Implementation Plans

Ms. Tackett presented a list of staff suggestions for the commission to consider. After discussion by the commission, Secretary Jaramillo requested that staff:

- look into the New Mexico School for the Deaf properties as a potential location for state facilities;
- proceed with an implementation plan for the Albuquerque superblock site, with the assumption that the DOT hilltop facility will continue to stay on the property;
- wait until the Expo's request for information is complete before considering development at the fairgrounds;
- obtain an estimate of the demolition costs for buildings at the Los Lunas hospital campus, as well as costs for relocating the YDDC to the correctional campus;
- ensure that a cost-benefit analysis regarding the possible trade, disposition or PPP development of the old metropolitan courthouse property is performed before any transfer is made;
- develop a procedure or checklist for the commission to use when considering proposals or when and how to review the purchase or sale, lease or disposal of state property; and
- study existing statutes and recommend changes that might be needed, with particular regard to a process for the commission to use when reviewing the acceptance of offers of land or buildings from non-state entities or to use when reviewing lease-purchase options before being presented for approval to the legislature; requirements for agency master plans; and conflicts with other statutes dealing with the PCD's and State Board of Finance's duties.

Representative Taylor said that some state agencies develop their master plans in isolation, without consulting the commission or other governmental entities. He also questioned the DOT's statutory authority to develop and dispose of state lands. In response, Ms. Tackett said that while the State Land Office has constitutional authority to manage state lands, the STC and DOT only have statutory authority. Secretary Jaramillo said that the commission should work collaboratively with the DOT, especially regarding the DOT parcel at the Albuquerque superblock site.

Senator Jennings suggested that the public comment period on the commission's agenda be moved to the beginning of meetings, rather than making the public wait until the very end of meetings to comment.

There being no further business, the commission adjourned at 4:25 p.m.

**UNAPPROVED MINUTES
of the
SIXTH MEETING FOR 2008
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**Thursday, November 13, 2008
Room 317, State Capitol
Santa Fe**

The sixth meeting of the Capitol Buildings Planning Commission (CBPC) for 2008 was called to order by Speaker of the House Ben Lujan, co-chair, on Thursday, November 13, 2008, at 10:20 a.m. in Room 317 of the State Capitol in Santa Fe.

Present

Arturo Jaramillo, Secretary of General Services, Co-Chair
Rep. Ben Lujan, Speaker of the House, Co-Chair
Sen. Timothy Z. Jennings, Senate President Pro Tempore
Rep. Thomas C. Taylor, House Minority Floor Leader
Gary Giron, designee for Rhonda Faught, Secretary of Transportation
Emilio Martinez, designee for Stuart Ashman, Secretary of Cultural Affairs
Rick Martinez, designee for Katherine B. Miller, Secretary of Finance and Administration
Joyce Pankey, designee for Patrick H. Lyons, Commissioner of Public Lands
Patrick Simpson, designee for Arthur W. Pepin, Director, Administrative Office
of the Courts
Clarence Smith, designee for James B. Lewis, State Treasurer

Absent

Sen. Stuart Ingle, Senate Minority Floor Leader

Staff

Paula Tackett, Director, Legislative Council Service (LCS)
Ric Gaudet, LCS
Roxanne Knight, LCS
Tom Pollard, LCS
Bill Taylor, Director, Property Control Division (PCD), General
Services Department (GSD)
Lemoyne Blackshear, Staff Architect, PCD

Guests

The guest list is in the meeting file.

Handouts

Handouts and other materials provided to the commission are in the meeting file.

Thursday, November 13

Adoption of Minutes

The minutes of the September 30, 2008 meeting of the CBPC were adopted, without changes.

Adoption of Open Meetings Resolution

Ms. Tackett reviewed for the commission the proposed open meetings resolution, which describes the conditions and notice required for meeting in regular, special or emergency session, as well as specifying under what conditions the commission may meet in closed session. The commission adopted the open meetings resolution unanimously.

Preliminary Inventory of Statewide-Owned and -Leased Facilities (See Revised Handout in the Meeting File)

John Petronis and Andy Aguilar of Architectural Research Associates, Inc. (ARC), presented to the commission the preliminary data for statewide facilities. The presenters underscored several weaknesses in the data currently available.

The state owns nearly 35 million square feet of buildings, of which nearly 22 million square feet are managed by universities and colleges. The state leases 3.7 million leaseable square feet of facilities, more than half of which are located in Albuquerque and Santa Fe. The total lease costs exceed an initial lease amount of \$52.7 million.

For the state-owned inventory, ARC used as its primary source for data the database of insured facilities maintained by the Risk Management Division (RMD) of the GSD. The PCD's data were used to supplement information about leased facilities; however, there are many leased facilities not under the jurisdiction of the PCD, so the information is not a complete statewide listing. The PCD is implementing a new asset management software system that will allow better tracking of asset information, said Mr. Petronis.

Mr. Petronis identified several barriers to a complete statewide asset inventory, including different methods of identifying buildings, different definitions of what constitutes a building, different information on building occupants, some apparent gaps in leased facility data and no comprehensive database on state-owned property. Some state agencies have leases outside the control of the PCD. Also, there are several state agencies in addition to the PCD that track property under their jurisdiction, including the Cultural Affairs Department, the State Land Office and the Department of Transportation (DOT). It is difficult to inventory state assets without a consistent methodology across all state agencies. Mr. Petronis suggested the development of a consistent and comprehensive database of state-owned and -leased facilities that would include common asset identifiers, such as building ID or lease ID numbers. Additionally, for master planning purposes, the database should include information from the State Personnel Office and individual agencies to document personnel at each location.

Speaker Lujan asked if the PCD and the RMD compile information jointly. Mr. Taylor said that the RMD insures state-owned property, but does not insure leased facilities. Leased properties are insured by the property owner. Mr. Taylor said that collaboration between the two

divisions will become even better when the new asset management system is in place. Another source of data discrepancy occurs because the PCD keeps track of state-owned buildings, but does not always have information on outbuildings located at various sites. The RMD, as an insurance provider, keeps track of all structures on state property, including outbuildings.

Representative Taylor asked if the GSD pays for the leases of facilities housing state agencies. Mr. Taylor said that each agency has lease costs built into its operating budget. Representative Taylor inquired if federal funds at the DOT are used for building leases. Mr. Taylor stated that the PCD tries to control leases, RFP requirements and certain other costs, but DOT is not under the PCD's jurisdiction. Speaker Lujan noted that the state treasurer, the state auditor and the DOT have funding for their leases.

Las Cruces Area Master Plan

Mr. Aguilar reviewed the progress made on the Las Cruces Area Master Plan. Las Cruces shares similar issues with Albuquerque—a large amount of leased space and a limited number of state-owned facilities. Currently, the state leases 236,000 leaseable square feet of office space at an annual cost of \$3.3 million. The state owns approximately 450,000 square feet of building space, nearly all of which accommodate correctional and public safety agencies.

In 2006, the PCD commissioned a study of office space in Las Cruces. The study recommended that a new state office building be constructed in order to facilitate one-stop services, eliminate high lease costs and replace facilities in poor condition. The study envisioned a 192,000-square-foot building in downtown Las Cruces near the city's existing downtown mall. The project was not funded, and more programming needs to be done to determine current and future needs. Additionally, lease costs have increased 74 percent since 2006, from \$1.9 million to \$3.3 million, while there has been only a 34 percent increase in leased space, from 176,000 leaseable square feet to 236,000 leaseable square feet. Although the 2006 study needs to be updated and validated, the project is still an important one for the Las Cruces area, and it could be financially beneficial to the state.

Secretary Jaramillo asked about the feasibility and cost of the downtown Las Cruces property. Mr. Petronis said there may be more options available to the state since the 2006 study, including the use of other state land for a construction site or for trading. Mr. Taylor said that the total cost for the project in 2006 was estimated at \$57 million.

Secretary Jaramillo asked if there are any vacant properties near downtown Las Cruces, particularly some county-owned property that would be cheaper to acquire. Mr. Petronis responded that there are some, but that they do not comply with the master planning criteria. Secretary Jaramillo said that some additional planning money may be warranted to get current information about the feasibility of the project. He directed the master planners to investigate the possibility of developing the project near the existing downtown mall, perhaps on county-owned land. He directed the master planners to contact Dona Ana County officials to determine whether a parcel is available.

Mr. Taylor commented that the owner of an office building within the proposed development area has informed the state that the building is for sale. Given the current economic

situation, the state may be able to purchase it cheaply; however, the building mentioned would require major renovation to make it suitable for state use.

Speaker Lujan asked which state agencies could be relocated to occupy a new facility. Mr. Petronis responded that nearly all state agencies currently located in leased space could relocate, including the Children, Youth and Families Department (CYFD), the Taxation and Revenue Department, the Office of the State Engineer, the Human Services Department (HSD) and the Workforce Solutions Department.

Speaker Lujan asked about the large increase in lease costs in the past two years. Mr. Aguilar said that some agencies did increase their space, but that most of the increase is attributed to built-in lease rate increases. Mr. Taylor clarified that although some leases in place prior to the current administration may have built-in lease rate increases, the PCD now allows only for operational and maintenance increases. Speaker Lujan asked staff for more detail on the Las Cruces leases.

Speaker Lujan asked if the \$3.3 million currently paid in leases would be enough to finance the cost of a new facility. Mr. Petronis said that it may be enough, but a better and more current cost analysis needs to be done. He said that some of the assumptions in the 2006 study may no longer be valid; however, the 2006 study had determined that the lease payments would finance a new building over 20 years' time.

Secretary Jaramillo said that the current financial analysis being performed for the Santa Fe Health and Human Services (HHS) complex will provide valuable insight into whether the Las Cruces complex could be possible. Mr. Petronis suggested that the commission endorse a consistent method for performing such analyses.

Speaker Lujan directed staff to determine the additional funding needed for the commission and master planners to proceed with a feasibility study for Las Cruces, to talk with developers and to see if there are other options and sites available.

Albuquerque/Los Lunas Area Master Plan

Equestrian Facility

Mr. Petronis presented an update on the development of the Albuquerque/Los Lunas Area Master Plan. He gave the commission details of the proposed location and status of the state equestrian facility, which had been discussed in the October commission meeting. The New Mexico Rodeo Council was created by the governor in 2005, and an Equestrian Task Force was established to guide the development of equestrian projects. The project is a joint one between the state and Bernalillo County, with a proposed location at the Bernalillo County Regional Park at Mesa del Sol, northeast of the Journal Pavilion. The land for the site is owned by the State Land Office and is currently leased to Bernalillo County.

The proposed facility consists of a 6,500 seat indoor arena for equine and rodeo events and a 1,000-seat outdoor arena with covered seating. Additionally, the plan calls for four exterior practice rings, a 400-stall barn, paved parking for 1,000 cars, overflow parking for 1,600 cars and a future Grand Prix area. The total projected cost for the facility is \$76 million, of which only \$24

million has been appropriated by the legislature. The PCD has done schematic planning and design for the project, but it is currently on hold. With the departure of the Downs at Albuquerque from the Expo New Mexico property, the possibility of locating the equestrian facility at the state fairgrounds is being investigated.

Mr. Petronis said the challenges that the project still faces include coming up with \$52 million to complete the project, identifying and budgeting the facility's long-term operating costs and finding an entity to manage the facility.

Los Lunas Hospital Site

Mr. Aguilar reviewed the master plan for the Los Lunas hospital site, which generally calls for:

- the utilization of street frontage and commercial zoning on the southern portion of the property to locate state administrative and field office functions;
- the creation of an open-space corridor that connects to existing residential and recreational areas;
- the preservation and reuse of some buildings, and the demolition of most of the deteriorating buildings;
- the continuation of the long-term leases to Los Lunas and Valencia counties along the east side of the property; and
- the lease of the interior northwest portion of the property to a local government entity or developer for housing uses.

The master planners presented the commission with a recommended schedule for demolition of buildings on the property. The total cost to demolish the buildings is expected to be \$2.1 million and an additional \$550,000 is needed for asbestos removal in three of the first buildings recommended for demolition. The demolition could be phased in over several years, first removing the buildings in the worst condition.

Speaker Lujan asked whether the state has water rights attached to the property. Mr. Petronis said that the property does have water rights. He said the Village of Los Lunas is currently providing water and sewer service to the property.

Department of Finance and Administration (DFA) Deputy Secretary Martinez asked if the state had considered selling a portion of the property, especially in light of the high demolition costs involved. Mr. Taylor said that the current master plan for the area does not contemplate selling the property. The legislature would need to authorize the sale of the property.

Deputy Secretary Martinez suggested that the PCD and master planners investigate the possibility of a public-private partnership to develop the property. Speaker Lujan also suggested looking into an economic development project that could be located on the property. Ms. Tackett said that the current plan calls for leasing part of the property to developers for a housing project. If the commission wants the master planners to pursue a different type of economic development project, the commission would need to so direct the master planners, she noted.

Speaker Lujan directed staff to investigate the quantity of water rights attached to the property. He said that it is very important for the state to retain its water rights. Mr. Taylor said that the GSD is proposing a bill in the upcoming legislative session that would protect state agencies' water rights during periods of non-use.

Senator Jennings cautioned against the state overbuilding, which could be detrimental to private developers who lease space to state agencies. He also suggested that it would not be fair to grant state agencies special rights regarding water when the rest of New Mexico residents who hold water rights must put that water to beneficial use or face the prospect of losing those rights. Ms. Tackett said that current law allows the DOT to maintain its water rights and that it might be a good idea to extend that right to other state agencies.

Speaker Lujan said that any proposal for the site will include extensive discussion with the community and local governments.

Ms. Tackett indicated that staff could consult with the Economic Development Department to identify any potential partnerships. She suggested that the commission can decide at its December meeting whether to modify the direction of the current master plan for the Los Lunas hospital site.

State Property Updates and Project Status

Mr. Taylor reviewed for the commission the status of several projects that the PCD is working on. The projects include the following.

- HHS Complex. The financial feasibility study is underway and is expected to be complete in December. Based on the report's conclusions, the next steps will be to get legislative ratification for a lease-purchase, issue a solicitation for a design-build or lease-purchase process and begin the project design and construction.

- DOT Development. The GSD, the DOT and the DFA have been collaborating on a draft request for proposals (RFP) to select a consultant team to perform a feasibility study and bridging documents for the DOT development. The RFP may be released the first week of December. After the study, and depending upon its recommendations, the development could proceed to the next stages.

- Substance Abuse Facility in Los Lunas. The facility will provide public services for the HSD program in Valencia County. The PCD has been working with the HSD to issue an RFP for a lease-purchase contract for the facility. The lease-purchase option will need to be ratified by the legislature.

- Capitol Parking Structure. The construction of the parking garage is proceeding, with concrete footings currently being poured. The project is scheduled to be complete in May 2009. Government employees are being urged to use the legislative shuttle.

- Corrections Department (CD) Wastewater Treatment Facility at the State Penitentiary in Santa Fe. The GSD and the CD have met to discuss the status of the facility. Both departments

agree that the state does not have the expertise to operate a wastewater facility. The PCD completed a professional assessment of the facility and found considerable deficiencies that will require significant money to bring the facility up to standard. Both departments are continuing to evaluate the operational and maintenance costs of the facility, its appraisal value and the potential short-term and long-term investments needed. Possible actions to take include a longer term lease to Santa Fe County or the private sector or returning the operation of the facility to the CD. Questions remain about Santa Fe County's responsibility for making maintenance upgrades identified in the study.

Representative Taylor asked about the size and current lease status of the CD wastewater facility at the penitentiary. Mr. Taylor said that, currently, the wastewater system is leased to Santa Fe County on a five-year lease. The only wastewater system the CD is currently operating is at the Roswell correctional facility, which is located far from any local government facilities. Representative Taylor said it is usually better to have private entities operate utility systems because private entities tend to be more efficient than government.

Mr. Taylor said that the wastewater system at the penitentiary is currently serving the prison, the county correctional facility and the National Guard. If the county wants to extend service to residential areas, it will have to increase its capacity. The current lease with the county requires that the county maintain the system. He said that the CD does not pay for the use of the facility but that the National Guard does. Any lease entered into will guarantee the state use of the system if it decides to develop the prison property.

Speaker Lujan said he is worried that granting the county a long-term lease will essentially force the state to provide wastewater service to residents in perpetuity, since it would be unlikely for the state ever to cut off service to homes. Mr. Taylor said that the county will construct its own wastewater treatment facility if it cannot reach an agreement with the state. He agreed with Speaker Lujan and said that any lease will need to protect the state.

Ms. Tackett asked that Santa Fe County provide the commission with information on the cost, return-flow credits and future size of the facility, along with any other information the commission could use to review the project.

Mr. Taylor said he would come before the commission with more information and do an evaluation. In response to a question, Mr. Taylor noted that he can enter into a lease with the county for up to 25 years without legislative approval.

The commission recessed for lunch at 12:10 p.m.

Santa Fe Metropolitan Area Master Plan

Mr. Petronis briefly reviewed the status of the Santa Fe Metropolitan Area Master Plan. When the HHS feasibility study is complete, many pieces of the state agency location puzzle for Santa Fe will start falling into place. He said that the commission and legislature need to start making decisions soon to ensure an orderly transition to better and more economical state facilities.

Senator Jennings stressed the importance of having a strategy to construct state-owned facilities. He asked when the RFP for the HHS facility would be released. Mr. Petronis said the HHS feasibility study should be completed in December and that the next step would be to issue an RFP for the construction of the facility. Ms. Tackett said the commission can decide whether to recommend to the legislature that the HHS facility be constructed using a lease-purchase arrangement.

Senator Jennings asked whether the DOT is considering using a public-public partnership to develop its Santa Fe headquarters, rather than collaborating with a private developer. Ms. Blackshear said that she has been working with the project oversight committee to craft proposals. She said that the consultant hired to study the feasibility of the project will also consider public-public partnerships.

Senator Jennings suggested that the DOT headquarters be located further south, closer to a major highway. He said that there is plenty of state land near State Highway 599. He also suggested locating the HHS facility near a Rail Runner train station.

Senator Jennings expressed concern that the state is not getting as high quality construction as in the past, since the state has a mixed system of requiring prevailing wages to be paid on public works contracts. The state can let a private developer construct a state building, and the developer can cut corners by not hiring union labor. That often results in lower quality work, he said.

Speaker Lujan inquired whether lease-purchase arrangements mandate the use of prevailing wages. Ms. Tackett said that such a requirement could be put into the law, but it is currently not mandated. Design-build projects, however, do require prevailing wages.

Senator Jennings said that the 40 acres at the Las Soleras property proposed for constructing the HHS complex would probably also have enough space for the DOT headquarters. He suggested studying the state penitentiary property for that purpose.

Secretary Jaramillo said that the HHS complex is currently the GSD's top priority. If lease revenue can be converted into a capital project, the state and its residents will benefit.

Speaker Lujan asked if the RFP for the development of the DOT property will ensure transparency in the planning process. Secretary Jaramillo said that it will.

Senator Jennings expressed concern that the development of the new RFP excluded any input from the Legislative Finance Committee or other interim legislative committees. He does not want to be faced with the legislature only being able to approve or reject a proposal. Rather, legislative staff should be involved in developing the plan. Secretary Jaramillo commented that there are no preconceived notions on how the project should be implemented, except that it should be self-funding.

Discussion of Legislation and Member Requests for Drafts

Ms. Tackett and Ms. Knight presented a list of possible legislation for the commission to consider. The commission directed staff to develop the legislation for consideration at its next meeting. The list of legislation includes the following.

- Funding for Demolition of Los Lunas Hospital Campus Buildings and Asbestos Removal. Speaker Lujan recommended that the commission request the entire amount needed for the project rather than request the funding in phases.

- City Zoning Legislation. This would clarify the need for a collaborative process between the state and municipalities regarding historical district zoning. The legislation would not give municipalities authority to approve state projects, but would require both parties to collaborate on projects.

- Potential Commission Support for Statewide Capital Projects that Comply with the Commission's Master Plans.

- Requesting Funds for Planning the CYFD Move of the Youth Diagnostic Development Center to Los Lunas.

- Extension of Time to Spend Appropriations Authorized to Purchase Land in the West Capitol Campus. Secretary Jaramillo said that this would allow a contiguous campus from Cerrillos Road to Siringo Road. The United States Forest Service has a hotshot facility on the property, and the General Services Administration (GSA) has a motor pool facility. Some land is also owned by the Santa Fe Public School District. The GSA has indicated to the GSD that it wishes to sell the property at fair market value, which would require the state to appropriate more money for the purchase. Secretary Jaramillo said that United States Senator Jeff Bingaman supports the GSD's purchase of the property at less than the fair market value. Staff was directed to review the current appraisal of the property.

- Possibly Extend the Time for Expenditure of the Master Planning Appropriation and Determine if Additional Duties Will Require More Funding.

- Additional Funding for Main Capitol Campus Planning and Construction.

- Dedicated Revenue Stream for the Repair of State Buildings Outside of Santa Fe. Speaker Lujan said that the yearly appropriation request for the Public Buildings Repair Fund ends up competing with other capital projects for funding. State buildings in Santa Fe are maintained using the Capitol Buildings Repair Fund, which has a land grant permanent fund source.

- Mandate CBPC Review of State Agency Lease-Purchase Agreements Before Submission to the Legislature.

- Institute a Capital Projects Review Process for State Projects Within a Master Planning Area. Speaker Lujan suggested that state agencies present their capital requests to the commission.

- Allow State Agencies to Keep Water Rights During Periods of Non-use.

Staff was also directed to prepare legislation for the commission's review if any additional needs are discovered.

Senator Jennings said that more public parking needs to be available during legislative sessions. Representative Taylor suggested that some state employees could park at a location away from the Capitol and then be shuttled to the Capitol Campus. Secretary Jaramillo said that the GSD is already negotiating with St. John's United Methodist Church, located about 1.5 miles from the Capitol, for use of its parking lot during weekdays. Deputy Secretary Martinez suggested using Museum Hill parking for that same purpose.

There being no further business, the commission adjourned at 2:49 p.m.

**APPROVED MINUTES
of the
SEVENTH MEETING FOR 2008
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**December 17, 2008
Room 317, State Capitol
Santa Fe**

The seventh meeting of the Capitol Buildings Planning Commission (CBPC) for 2008 was called to order by Secretary of General Services Arturo Jaramillo, co-chair, on Wednesday, December 17, 2008, at 1:25 p.m. in Room 317 of the State Capitol in Santa Fe.

Present

Arturo Jaramillo, Secretary of General Services, Co-Chair
Rep. Ben Lujan, Speaker of the House, Co-Chair
Sen. Stuart Ingle, Senate Minority Floor Leader
Sen. Timothy Z. Jennings, Senate President Pro Tempore
James B. Lewis, State Treasurer
Katherine B. Miller, Secretary of Finance and Administration
Rep. Thomas C. Taylor, House Minority Floor Leader
Gary Giron, designee for Rhonda Faught, Secretary of Transportation
Emilio Martinez, Designee for Stuart Ashman, Secretary of Cultural Affairs
Larry Kehoe, Designee for Patrick H. Lyons, Commissioner of Public Lands
Patrick Simpson, Designee for Arthur W. Pepin, Director, Administrative Office
of the Courts

Staff

Paula Tackett, Director, Legislative Council Service (LCS)
Bill Taylor, Director, Property Control Division (PCD), General Services Department (GSD)
Gary Carlson, LCS
Lemoyne Blackshear, Staff Architect, PCD
Ric Gaudet, LCS
Roxanne Knight, LCS
Larry Miller, Deputy Director, PCD
Tom Pollard, LCS

Guests

The guest list is in the meeting file.

Handouts

Handouts and other materials provided to the commission are in the meeting file.

Minutes

The minutes of the November 13, 2008 meeting of the CBPC were adopted without changes.

Rail Runner Update

Deputy Secretary of Transportation Giron, Frank Sharpless, Rail Transit Bureau chief of the Department of Transportation (DOT), and Tim Harris from the Middle Rio Grande Council of Governments presented the commission with an update of the Rail Runner train project. Passenger service started December 17 between Bernalillo and Santa Fe. Two new stations are open at the Santa Fe Railyard and the South Capitol Campus, and the Zia Road station has been completed, but is awaiting action from the city. Construction of the Highway 599 station began December 1 and is expected to be complete in April 2009.

State Treasurer Lewis asked how the public is being informed about the multi-modal transportation connections with the train. Mr. Sharpless said that the DOT had just published a brochure describing the train service and its connections, which would be placed in all Santa Fe Trails buses. Local newspapers were also publishing detailed descriptions of the system.

All costs for the track, stations and new locomotives were within the budget, said Mr. Sharpless. Service can be increased substantially in the future, without the need to purchase new cars, he said.

Responding to a question from Senator Jennings about track maintenance fees, Mr. Sharpless said that all users of state-owned track will be assessed. The Burlington Northern Santa Fe (BNSF) Company's estimated assessment for the Lamy to Albuquerque portion of the track is \$2.25 million. BNSF and Amtrak will also be assessed for the Lamy to Colorado portion. Senator Jennings said that it is important that maintenance fees be spent on track maintenance and not for operations.

Secretary Jaramillo asked if all trains currently stop at all stations. Mr. Sharpless said that currently they do, but that over time, as ridership is tracked, other options can be established.

Capitol Master Plan Status Update

John Petronis, Andy Aguilar and Susan Freed of Architectural Research Associates (ARC) gave an update to the commission of the master planning process for the Santa Fe and Las Cruces areas.

Santa Fe Main Capitol Campus

The master planners presented a recommended five-year planning strategy for the Main Capitol Campus, which includes relocating constitutional officers to the campus; constructing new state-owned facilities in the most cost-effective manner; and relocating state agencies from leased space to state-owned space. The master planners recommended that the process begin soon, because considerable lead time will be required to design, construct and relocate agencies.

The master planners presented the concept of an executive office building (EOB) on the campus. A new EOB into which the Department of Finance and Administration (DFA) would move would be constructed on land next to the new parking garage being built between Don Gaspar and Galisteo Streets. That would free up space in the Bataan Building for the offices of the state auditor, state treasurer, secretary of state and some Public Education Department offices, which would in turn make more room in the Capitol North for legislative purposes. This project

would be separate from, but in conjunction with, the first phase of the Health and Human Services Complex (HHS) project that would free up space for the Public Regulation Commission, Higher Education Department and Office of the State Engineer in the Public Employees Retirement Association building. Upon completion of the projects, the designated state agencies will be located on the Main Capitol Campus, overcrowding will be relieved in existing buildings, which will receive some renovations, and the bulk of the expensive leased space the state occupies in Santa Fe will be reduced. In the long term, as space needs increase, the Concha Ortiz y Pino building might be demolished, and phase 2 of the EOB could be constructed.

Senator Ingle asked if current lease payments that the state is making would be sufficient to cover the cost of the project. Mr. Pollard said agency leases that would pay for the EOB amount to \$1.6 million per year, which would more than cover debt service for the new building. Lease payments that could be redirected to the HHS project total \$5.9 million per year, he said.

Representative Taylor asked if the casitas have been designated as historic buildings. Mr. Petronis said that those buildings are potentially eligible as historic. Ms. Tackett said that it would be difficult to move those structures to a new location because they are made from penitentiary block, but that it may be possible to use them as a facade for the EOB. Secretary Jaramillo said that the state may need to set up another collaboration with the city in the development of the EOB.

Frank Katz, Santa Fe city attorney, said that those buildings may have historical significance. The city realizes that the state needs more office space and does not want to hinder that effort. He said that in other cities, historic buildings have successfully been used as facades for office buildings. He also said that the city wants to cooperate with the state in the state's project, much like the collaboration between the city and state on the capitol parking garage project.

Las Cruces

The master planners gave a brief update to the commission on the development of the Las Cruces area master plan. The handout included current state agency lease data in Las Cruces and identified those state agencies that would not be considered candidates for consolidation into state-owned space. The state currently leases 236,000 square feet in Las Cruces, at an annual cost of \$3.3 million. The state occupies 446,000 square feet of state-owned space in the area, most of which is used for correctional purposes.

Mr. Petronis recommended that the commission support a state-constructed, consolidated administrative facility to house many state agencies that are currently in leased space. The next steps toward that goal would be to refine priorities to determine the project scope and size; to validate existing cost assumptions and estimates; to update information about potential sites; to collaborate with local governments and community groups; to analyze the project feasibility using accepted models and standards; and to recommend a potential site.

Speaker Lujan asked whether the current lease payments the state is paying could finance a new office building. Mr. Pollard said that the study would consist of two parts. The first part

would determine whether lease payments could finance the construction of a new building, and the second part would determine how much money the state could potentially save over the life of the building.

The commission adopted the master planners recommendations for planning and design and further analysis of sites for acquisition for the Las Cruces area and the Santa Fe Main Capitol Campus.

State Property Updates and Project Status; GSD Capital Requests

Capitol Parking Structure — Parking Plan for Legislative Session

Mr. Taylor reported to the commission that the capitol parking structure is expected to be completed in the spring of 2009. The PCD, working with the DOT and LCS, has developed a parking plan for the legislative session, which includes parking and shuttle service at the West Capitol Complex, the South Capitol Complex, the St. John's United Methodist Church on Cordova Road and the Santa Fe Railyard. Mr. Taylor said that DeVargas Mall management is being very generous and flexible with its parking lot for use by state employees and the public. It is only charging \$3,000 for use of 130 spaces in the mall parking lot during the session. Ms. Tackett informed the commission that the city had offered 200 spaces in the covered railyard parking garage for free.

Speaker Lujan asked about shuttle schedules and the cost to riders. He said that he is concerned that state employees who work late will not be able to use the shuttle service. Secretary Jaramillo said that the GSD will publish a shuttle schedule soon and there will not be any charge to riders. Deputy Secretary Giron said that the DOT has borne the cost of the shuttle service every year.

In response to a question, Ms. Tackett expressed concern that the cost to lease the empty lot across the street from the State Capitol (\$40,000) for use during the session is too high. Mr. Taylor said that after 5:00 p.m. daily, more parking near the State Capitol will become available for those employees working late. He also said that he will talk with Santa Fe officials to get some metered parking on Don Gaspar Street assigned for state use.

GSD Capital Outlay Requests

Mr. Taylor presented the fiscal year 2010 GSD capital outlay request list. He clarified that the list was developed before the current revenue shortfall facing New Mexico arose. The GSD requests include:

- \$10 million for statewide building repairs;
- \$9 million for the HHS Complex land acquisition and design;
- \$2.1 million for statewide demolition and decommissioning of buildings;
- \$6 million for statewide building energy efficiency measures;
- \$3 million for the South Capitol Campus infill;
- \$9 million for the Las Cruces office building acquisition;
- \$1.5 million for the Main Capitol Campus master plan expansion; and
- \$1 million for statewide planning and design.

Mr. Taylor said that, given the current economic situation, the PCD will be focusing on the first three priorities.

Senator Jennings said that it is very difficult to get money to repair buildings outside Santa Fe. He gave an example of the Roswell National Guard dormitories, which are in serious need of repair. He said that there needs to be some sort of systematic plan to maintain buildings, including those outside Santa Fe.

Proposed Legislation

CBPC Legislation

Ms. Tackett, Ms. Knight, Mr. Pollard and Mr. Carlson presented proposed legislation the commission had requested at its November meeting.

CBPC 1. Provides a gross receipts tax diversion to the State Building Bonding Fund for a new executive office building in the Main Capitol Campus.

CBPC 2. Authorizes the New Mexico Finance Authority to issue bonds for an HHS Complex and authorizes the PCD to enter into a lease-purchase agreement for the facility.

CBPC 3. Extends the time for expenditure of a \$350,000 appropriation to the LCS for funding the CBPC and the master planning process. The bill also extends the time for expenditure of a \$5 million appropriation for purchase of property at the West Capitol Campus. The bill also reauthorizes \$500,000 from a mostly unused appropriation for the Department of Public Safety crime laboratory to the LCS for the CBPC master planning process for statewide state facilities.

CBPC 4. Appropriates \$500,000 to the LCS for funding the CBPC master planning process for state facilities statewide.

CBPC 5. Expands CBPC duties to include developing a strategic facility management plan.

CBPC 6. Charges the CBPC with review of proposed lease-purchase agreements prior to legislative ratification and sets out a process for conducting the review.

CBPC 7. Requires the state's collaboration with local governments when planning state projects in historic districts.

CBPC 8. Allows the state treasurer and the secretary of general services to appoint a designee to serve on the CBPC, which matches language for other agency heads. (.174740.1)

GSD Legislation

Mr. Taylor presented the GSD's proposed legislation to the commission.

GSD 1. Appropriates \$2,000 to the Capital Program Fund for the PCD to purchase land

currently occupied by the Southern New Mexico Correctional Facility and the J. Paul Taylor Juvenile Justice Center.

GSD 2. Grants approval to the Human Services Department to enter into a lease-purchase agreement for a building for use as a substance abuse treatment and training facility in Los Lunas.

GSD 3. Grants approval for the PCD to enter into a lease-purchase agreement for a building to house the HHS agencies.

GSD 4. Requires agency preventive maintenance plans for public buildings as a prerequisite for new construction. The bill also provides for a web-based facility maintenance information management system.

GSD 5. Requires that an appropriation be made each legislative session to the Public Buildings Repair Fund equal to 1.1% of the replacement cost of PCD buildings.

GSD 6. Extends the nonforfeiture provision for water rights for state highway purposes to public buildings.

CBPC Staff Legislation

Mr. Carlson and Mr. Gaudet presented additional proposals for legislation for the commission's consideration.

One proposal would create a separate division or bureau within the GSD for planning for state projects.

A general proposal would give greater jurisdiction to the Building Services Division of the GSD to maintain all PCD buildings in the state; re-establish building use fees that include the cost for maintaining buildings and an amortized renovation/replacement fee phased in over five years; and establish a facility condition database for PCD buildings.

The third proposal, like "one percent for the arts", would allocate two percent of all appropriations for renovation or construction for PCD buildings to the Public Buildings Repair Fund.

Commission members expressed their desire to review all the bill drafts before making any recommendations. A January 2009 meeting was tentatively scheduled for January 13, at which the commission will make legislative recommendations.

There being no further business, the commission adjourned at 4:20 p.m.

APPROVED MINUTES
of the
FIRST MEETING FOR 2009
of the
CAPITOL BUILDINGS PLANNING COMMISSION

Tuesday, January 13, 2009
Room 307, State Capitol
Santa Fe

The first meeting of the Capitol Buildings Planning Commission (CBPC) for 2009 was called to order by Secretary of General Services Arturo Jaramillo, co-chair, on Tuesday, January 13, 2009, at 1:20 p.m. in Room 307 of the State Capitol in Santa Fe.

Present

Arturo Jaramillo, Secretary of General Services, Co-Chair
Rep. Ben Lujan, Speaker of the House, Co-Chair
Stuart Ashman, Secretary of Cultural Affairs, and Emilio Martinez (sitting in at times) for Secretary Ashman
Sen. Timothy Z. Jennings, Senate President Pro Tempore
Katherine B. Miller, Secretary of Finance and Administration
Rep. Thomas C. Taylor, House Minority Floor Leader
Lawrence Barreras, designee for Gary Giron, Secretary-Designate of Transportation
Joyce Pankey, designee for Patrick H. Lyons, Commissioner of Public Lands
Patrick Simpson, designee for Arthur W. Pepin, Director, Administrative Office of the Courts
Clarence Smith, designee for James Lewis, State Treasurer

Absent

Sen. Stuart Ingle, Senate Minority Floor Leader

Staff

Paula Tackett, Director, Legislative Council Service (LCS)
Bill Taylor, Director, Property Control Division (PCD), General Services Department (GSD)
Lemoyne Blackshear, Staff Architect, PCD
Gary Carlson, LCS
Ric Gaudet, LCS
Roxanne Knight, LCS
Larry Miller, Deputy Director, PCD
Tom Pollard, LCS

Guests

The guest list is in the meeting file.

Handouts

Handouts and other materials provided to the commission are in the meeting file.

Minutes

The minutes of the December 17, 2008 meeting of the CBPC were adopted, without changes.

Ms. Tackett informed the commission of the death that morning of Mike Trujillo, former director of the PCD and friend to many members of the commission and staff.

Public Comment

Frank Katz, Santa Fe city attorney, asked that he and others be allowed to comment on CBPC 7 at the appropriate time.

Department of Military Affairs — Request for Capital Outlay

Kenny C. Montoya, major general of the Department of Military Affairs, presented the commission with the department's main capital outlay request for the 2009 session. Major General Montoya apologized for not having worked with the commission master planners until recently, which, he explained, was why the presentation to the commission came so late. Currently, the New Mexico National Guard occupies 300 acres of state-owned land in the southwestern part of the Santa Fe metropolitan area and is seeking acquisition of an adjacent parcel of 261 acres. Major General Montoya said that land for National Guard facilities needs to be purchased by the state, and then the federal government pays for any facilities on the property.

The new property is intended to house a tactical vehicle driving course, wind and solar power generating facilities, staging sites for state emergencies, space for physical training facilities, additional frontage road access, long-range facilities for the National Guard and a buffer area. The appraised value of the property is \$2.4 million, and the department is proposing to purchase the property at five percent below that value, for \$2.28 million. Major General Montoya said this figure represents a more accurate cost than the earlier Infrastructure Capital Improvements Plan (ICIP) request of \$2.8 million.

Senator Jennings congratulated Major General Montoya for his able leadership of the department and the New Mexico National Guard. He asked how much money would be needed to renovate and repair the existing guard barracks in Roswell. Major General Montoya said he would have to research that question and would provide Senator Jennings with the answer.

Secretary Jaramillo asked if the proposed land purchase is in compliance with the Santa Fe area master plan. Andy Aguilar of Architectural Research Consultants, Inc., (ARC) said that the department had been working with the master planners to comply with the plan.

2009 Legislation and Capital Outlay Requests

A. CBPC Proposed Legislation

Staff presented the proposed CBPC legislation, which included revisions resulting from

member comments received after the December meeting.

CBPC 1. Executive Office Building (.174660.4)

Providing an additional \$150,000 gross receipts tax diversion to the State Building Bonding Fund for a new executive office building on the Main Capitol Campus.

Mr. Pollard said that the state will be able to use about \$1.8 million in annual lease payments toward debt service on the building bonds. Over a 40-year period, it is projected that the state will save about \$40 million, not including the value of the building it will own.

Secretary Miller requested that language be added to the bill clarifying that payments on the debt service will not be allowed prior to July 1, 2010.

CBPC 1 was adopted unanimously, with the requested revisions.

CBPC 2. Health and Human Services (HHS) Building (.174821.4)

Authorizing the New Mexico Finance Authority (NMFA) to issue bonds for an HHS building and authorizing the PCD to enter into a lease-purchase agreement for the facility. The building would house the Children, Youth and Families Department and the Human Services Department (HSD), and the bill would have no immediate fiscal impact. The building would have a 216,000-square-foot design and would be built in the Santa Fe metropolitan area.

Secretary Jaramillo said that several sites have been evaluated by the department's consultants for locating 686,000 square feet of buildings for the entire HHS complex. The Las Soleras site has the most viability for a project of that size. It is also being considered for a Rail Runner train station. Ms. Tackett said that the bill includes language allowing for the purchase of land for the building, if necessary.

Karl Sommer, representing Las Soleras developers, said that the property is currently being annexed by Santa Fe. Las Soleras is interested in having the entire HHS complex on that site and will work to make that property attractive to the state for development.

Secretary Miller asked if federal reimbursement funds could be used for the lease purchase. Mr. Pollard said they can, but that they will be applied toward the depreciation of the building, according to federal regulations.

Secretary Miller asked about the fiscal impact of the bill and how money would be allocated to pay the NMFA bonds. Mr. Carlson said that each agency that is housed in the HHS building receives in its operating budget money for its portion of the lease of the building, which will be transferred by the Department of Finance and Administration (DFA) to the debt service account. There would not be a net fiscal impact after the planning phase.

Senator Jennings suggested that a 15-year lease-purchase term be investigated to see if the state would save more money. Mr. Pollard said the state would save some money that way, but it may not be able to meet its debt service payments on that accelerated schedule. Mr. Pollard said

that he will investigate whether the state could finance the HHS building using a 15-year term.

CBPC 2 was adopted by the commission unanimously, subject to any necessary technical adjustments.

CBPC 3. Extension and Change in Certain Appropriations (.174664.2)

Extending the time for expenditure of the current appropriation to the LCS for funding the CBPC and master planning process until 2012; extending the time for expenditure of a \$5 million appropriation for purchase of property at the West Capitol Campus; and reauthorizing \$500,000 from a mostly unused appropriation for the Department of Public Safety crime laboratory to the LCS for the next phase of CBPC master planning statewide.

Representative Taylor, referring to an existing severance tax bond appropriation in law that is being proposed to be extended, said that the state should be spending general fund dollars, rather than borrowed bond dollars, for master planning.

Secretary Miller said she believes that the \$500,000 reauthorization toward master planning is already slated in the governor's solvency plan to be reverted to the general fund, so she unfortunately had to oppose the bill. Also opposing the bill were Secretary Jaramillo, Emilio Martinez and Lawrence Barreras.

The commission adopted CBPC 3 by a vote of 6-4.

CBPC 4. \$500,000 Appropriation for Master Planning (.174765.1)

Appropriating \$500,000 to the LCS for funding the CBPC master planning process for statewide state facilities.

Since CBPC 3 had been adopted, CBPC 4 was withdrawn from consideration.

CBPC 5. Expansion of CBPC Duties (.174662.1)

Expanding CBPC duties to include developing a long-term statewide strategic facility management plan.

CBPC 5 was withdrawn and incorporated into CBPC 9, which relates to several CBPC issues.

CBPC 6. Review of Lease-Purchase Agreements (.174663.1)

Provides for CBPC review of proposed lease-purchase agreements prior to legislative ratification.

CBPC 6 was withdrawn and incorporated into CBPC 9.

CBPC 7. Zoning Jurisdiction for State Buildings (.174666.2)

Clarifying the application of the Historic District and Landmark Act to state capital outlay projects. This bill enacts into law the practice recently put into place with the capitol parking

garage by which a state agency collaborates with local governments and community members before designing a new building located in a historic district. The bill clarifies that, although there is no local approval power for state projects, the state needs to work with the community during the pre-design process.

Mr. Katz of the City of Santa Fe said that the city has had excellent results working with the state to ensure that buildings fit in with the historic character of Santa Fe. The city wants to preserve its historic character, which makes it an attractive tourist destination, generating gross receipts tax revenue for both the city and the state. He said that if the city is able to provide input on projects before they are designed, the results will be beneficial to both parties.

Richard Ellenberg, a Santa Fe attorney, said that he also applauds the collaborative process that occurred between the city and state in designing the capitol parking garage. He expressed concern that a few phrases in the proposed bill would weaken the historic design community's ability to influence the outcome of a design. "Reasonable budgetary constraints" and "preserving essential functionality" could be used by less cooperative future agency heads to derail any real collaboration between the city and state, he said.

Marilyn Bane, chair of the Old Santa Fe Association, suggested a different approach to the issue. She said the city could create a state capitol subdistrict in which the Main Capitol Campus would have its own special zoning guidelines. She said that Santa Fe Mayor David Coss has agreed to look into that idea.

Secretary Jaramillo said state projects sometimes conflict with local zoning standards, but that early collaboration between the parties can minimize conflicts. He said the proposed bill will provide some objective standards for the state and a municipality with which to work. He said that the "reasonableness" language in the bill is important because it sets an objective standard.

Mr. Katz said the most crucial issue for the Santa Fe historic zoning community is building height. If the proposed executive office building is a six-story office building, that will ruin the character of the downtown area of the city. It may be more economical to build a tall building, but that building does not belong downtown, he said.

The commission adopted CBPC 7 unanimously, with technical adjustments.

CBPC 8. Commission Member Designees (.174740.1)

Allowing the state treasurer and the secretary of general services to appoint a designee.

CBPC 8 was withdrawn and incorporated into CBPC 9.

CBPC 9. Consolidated Commission-Related Bill (.175341.2)

Allowing the state treasurer and the secretary of general services to appoint a designee; expanding CBPC duties to include working with the GSD and other state agencies in developing recommendations for addressing state facility needs; reviewing proposed lease-purchase agreements prior to submission of the agreements to the legislature for ratification.

Senator Jennings suggested that the commission could be expanded to include more legislative members, which would make it a more balanced body and make it more likely that the legislature would support its recommendations.

The commission adopted CBPC 9 unanimously without changes.

B. General Services Department Proposed Legislation

GSD 1. Purchase JP Taylor Facility Land (.174772.2SA)

Appropriating \$5,000 to the Capital Program Fund for the PCD to purchase land currently occupied by the Southern New Mexico Correctional Facility and the JP Taylor Juvenile Justice Center.

The commission adopted GSD 1 unanimously.

GSD 2. Ratification of Lease Purchase of a Substance Abuse Facility (.174773.2SA)

Granting approval to the HSD to enter into a lease-purchase agreement for a building for use as a substance abuse treatment and training facility at the correctional site of the Los Lunas Campus. This facility would be in compliance with the master plan for the Los Lunas area.

Senator Jennings said the GSD should be the lessor of the building, not the HSD. The agency that deals with buildings every day should decide how the lease-purchase agreement should be structured and how the building should be designed. That agency is the GSD, he said. Every time the state deviates from standard procedures, the state ends up with a poor outcome, he said, citing as an example the Department of Health's Fort Bayard facility.

Secretary Jaramillo agreed with Senator Jennings' assessment and said that the HSD has deferred to the GSD to draft the lease-purchase agreement. Mr. Taylor said the PCD is currently drafting a rule that will regulate future state agency lease-purchase agreements.

Mr. Simpson said he also agrees that the GSD is better suited to be the lessor than the HSD, but he said it is important that the state not lose any federal lease reimbursement revenue. Ms. Tackett said the GSD could enter into the lease-purchase agreement on behalf of the HSD, which would answer that concern.

The commission adopted GSD 2 unanimously.

GSD 3. Lease Purchase of an HHS Facility (not drafted)

GSD 3, which had not been drafted, was withdrawn from the commission's consideration since CBPC 2 is similar in nature.

GSD 4. Agency Preventive Maintenance Plans (.174774.2SA)

Requiring agency preventive maintenance plans for public buildings as a prerequisite for new construction. The bill also provides for a web-based facility maintenance information management system.

Mr. Martinez asked what impact the bill would have on the Cultural Affairs Department. Mr. Taylor said the bill only applies to facilities under the jurisdiction of the PCD. Eventually, he would like to see a maintenance standard for all state agencies.

Speaker Lujan, speaking in favor of the bill, said the bill would put into place a standard similar to that already in place for public schools.

The commission adopted GSD 4 unanimously.

GSD 5. Building Replacement Value Appropriation Requirement (.174775.2SA)

Requiring an appropriation be made each legislative session to the Public Buildings Repair Fund (PBRF) equal to 1.1 percent of the replacement cost of PCD buildings.

Secretary Miller asked that the bill be clarified to specify how the replacement value of buildings is determined. She said that singling out one specific area of capital outlay needs for appropriation is not a good idea.

GSD 5 was withdrawn from the commission's consideration.

GSD 6. Extending Water Nonforfeiture Provisions to GSD (.174776.1SA)

GSD 6 had been withdrawn since it had been deemed to be unnecessary.

C. CBPC Staff-Proposed Legislation

Staff 1. Unified State Agency Capital Planning Process (.174661.5)

Providing for a unified capital planning process for state facilities; creating the Facilities Planning Bureau within the PCD; providing for an annual state facility plan that uses an objective, weighted ranking system to prioritize state facilities; and providing for a facilities management database and facility maintenance plans.

Mr. Taylor said the PCD supports the intent of the bill, which he estimates would require three to four additional full-time-equivalent employees to carry out its provisions. He said the PCD is already doing many of the functions described in the bill, but not to the extent mandated by it.

Secretary Jaramillo also spoke in favor of the bill, but said that with no extra money in the budget this year, it seems unlikely the bill would pass.

Staff 1 was withdrawn from the commission's consideration.

Staff 2. Reinstate Building Use Fees

Staff 2 had been previously removed from the commission's consideration due to budgetary constraints.

Staff 3. Two Percent Allocation to the PBRF from Certain Capital Outlay Projects (.174997.1)
Allocating two percent of all appropriations for major renovation or construction (over \$100,000) for PCD buildings to the PBRF.

The commission adopted Staff 3 unanimously.

Endorsement of Capital Outlay Requests in Master Planning Areas

The following list includes all capital outlay projects as originally requested in the presentations to the CBPC. The agency projects went through the ICIP and planning processes. The commission took action on projects most likely to affect the metropolitan area master plans in Santa Fe, Albuquerque (including Los Lunas), Las Cruces and statewide.

<u>Capitol Buildings Planning Commission</u>	<u>CBPC Request</u>	<u>Recommendation</u>
● Demolition/Abatement Funds for Los Lunas Campus Buildings	\$ 2,650,000	\$ 2,650,000*
● Las Cruces State Office Bldg—Plan, Design and Land Acquisition	\$ 4,000,000	combined below**
● Statewide Master Planning Funds for CBPC	\$ 500,000	\$ 500,000
 <u>General Services Department</u>		
● Statewide Repairs, Deferred Maintenance	\$10,000,000	\$ 5,000,000
● HHS Complex Land Acquisition (\$8M) and Design/Development	\$ 9,000,000	\$ 9,000,000
● Statewide Demolition/Decommissioning ** (Demolition Incl. Los Lunas, Roswell, Hobbs; the ARC Est. for Only Los Lunas Demolition/Abatement Is \$2.6 million)	\$ 2,100,000	combined above *
● Statewide Building Energy Efficiency	\$ 6,000,000	no action
● South Capitol Complex Infill, Phase I	\$ 3,000,000	\$ 1,500,000
● Las Cruces State Office Bldg/Land Acquisition/Design	\$ 9,000,000	\$ 5,500,000**
● Central (Main) Capitol Campus Master Plan/Expansion	\$ 1,500,000	\$ 1,500,000
● Statewide Planning and Design	\$ 1,000,000	\$ 1,000,000

State Records and Archives

(GSD/PCD indicates funds are available now to do the study)

● Feasibility Study—Assess Space Needs and Financing Alternatives	\$ 60,000	withdrawn
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Cultural Affairs Department

(CAD reports top two are highest priority)

- Statewide Repairs and Maintenance of

CAD-wide Cultural Assets	\$ 8,426,000	\$ 8,426,000
● Cultural Facilities Project Completion	\$ 8,320,000	\$ 8,320,000
● Cultural Facilities Expansion	\$ 2,400,000	no action
● Cultural Facilities and Equipment Upgrades	\$ 2,221,000	no action
● Purchase of Cultural Assets	\$10,000,000	no action

Department of Military Affairs

● Santa Fe Land Acquisition, 261 Acres	\$ 2,280,000	\$ 2,280,000
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Adjournment

There being no further business, the CBPC adjourned at 3:50 p.m.

J. MASTER PLANNING DOCUMENTS

State of New Mexico Capitol Buildings Master Plan

Capitol Buildings Planning Commission

Albuquerque
Area Master
Plan

March 27, 2008





Agenda

- ✓ Albuquerque Area Master Plan Overview
- ✓ 2008/09 Planning Activities and Schedule
- ✓ Albuquerque Master Plan
 - ▶ *Planning Principles*
 - ▶ *Los Lunas Area*
 - ▶ *Albuquerque Area*
 - ▶ *Albuquerque Office Demand Analysis*

Albuquerque Area Master Plan Overview

3



Goal / Principles

✓ Goal

- ▶ *Develop strategic plan for management, acquisition and disposal of state facility assets*

✓ Principles

- ▶ *Locate state agencies to achieve functional, operational, and logistical efficiency*
- ▶ *Promote convenient public access to government services*
- ▶ *Provide equitable and adequate space*
- ▶ *Realize economic efficiencies*
- ▶ *Protect long-term asset value*
- ▶ *Establish framework for individual campus development / redevelopment*



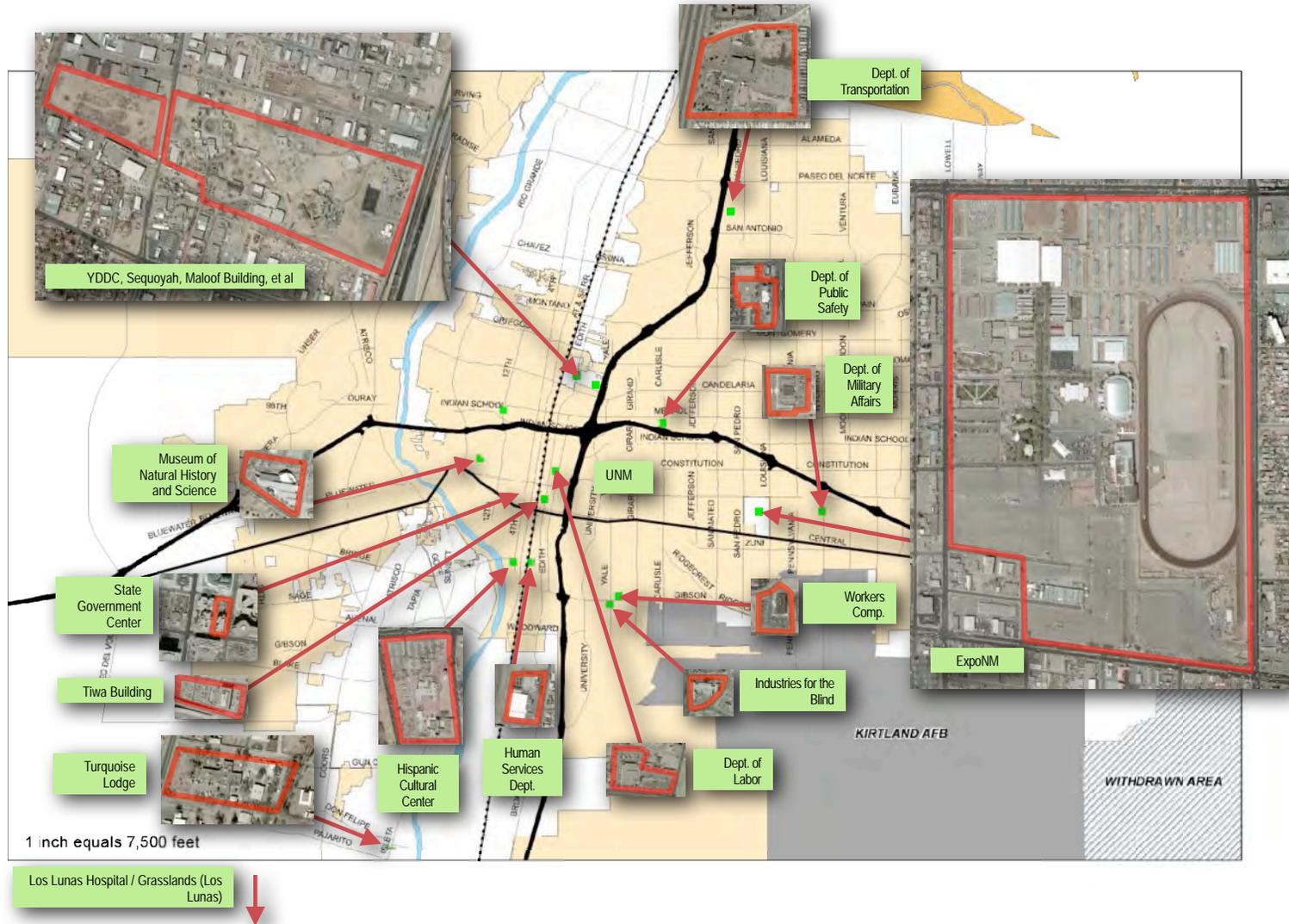
Albuquerque Area

✓ General

- ▶ *Anticipate continuing demand for consolidated and distributed state office facilities to meet service demand in the area*
- ▶ *Redevelop "Super Block" Complex for centralized state office functions*
- ▶ *Develop Los Lunas Correctional site for specialized secure and therapeutic uses*
- ▶ *Redevelop Los Lunas Hospital site to support local state office demand*
- ▶ *Establish policies and investment strategies to provide a flexible development framework*
 - *Address land use, infrastructure and architectural character*
 - *Work with LCS, PCD and appropriate local government agencies*



State Owned Properties in Metropolitan Albuquerque



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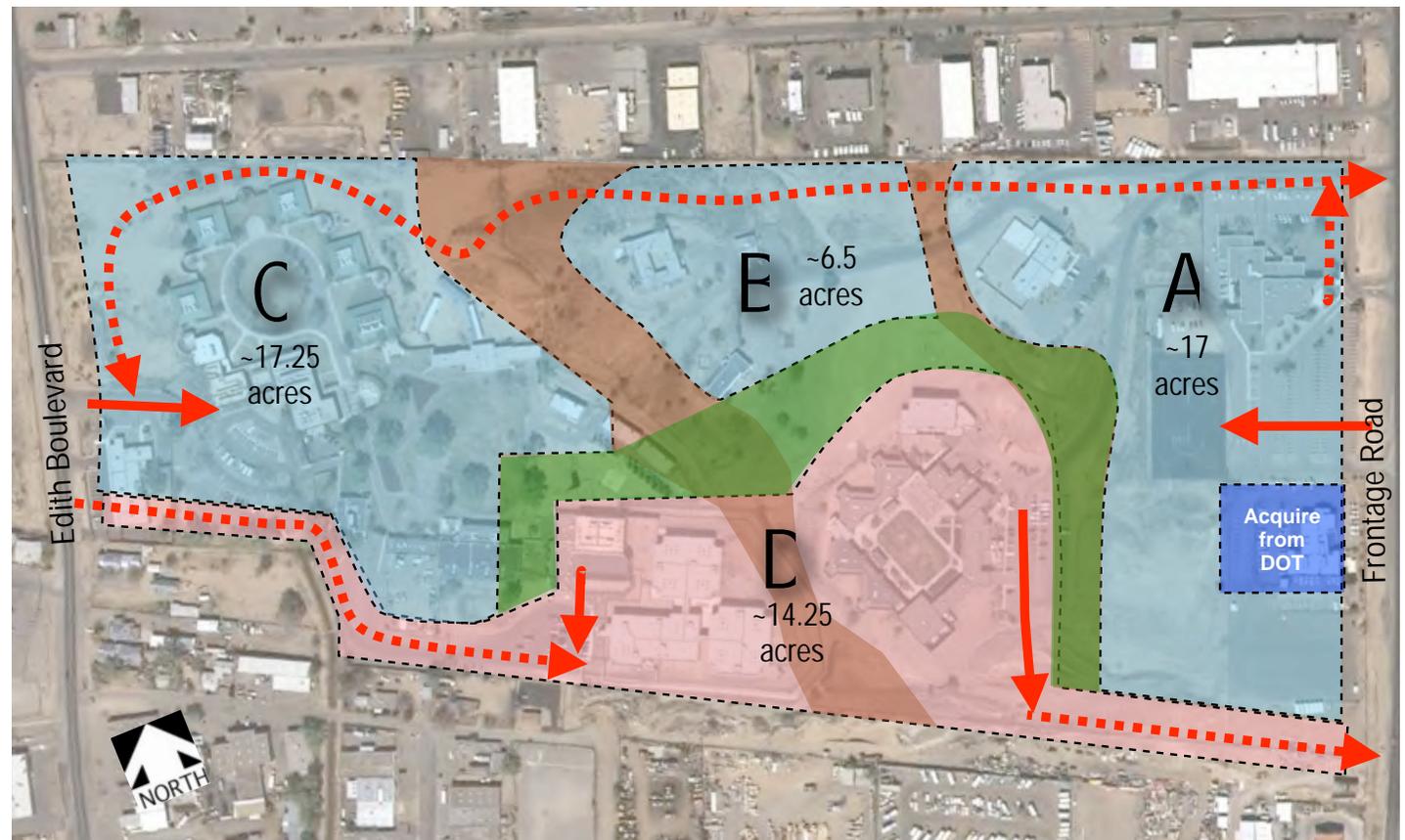


Albuquerque Area

✓ Super Block Site Conceptual Development Plan

Legend

- Steep, challenging terrain
- Desired buffer zone
- State Building Development Zones
 - A – High Density, uses serving metro area
 - B – Low Density, specialty use
 - C – Medium Density, field office uses, or specialty use
- D - Secure uses (Long-range redevelopment)
- Access to uses
- Proposed access through site





Albuquerque Area

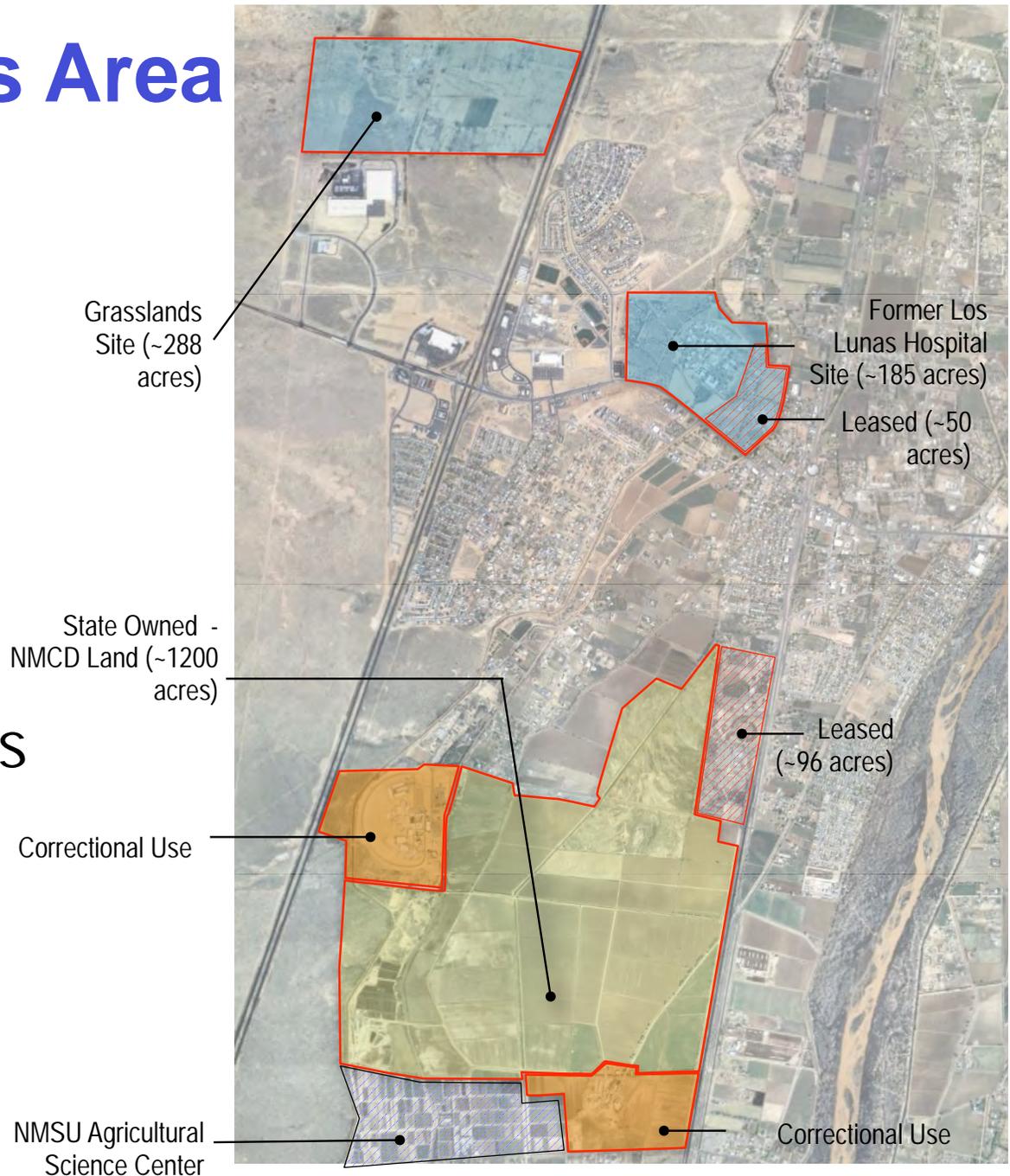
✓ Super Block Site

- ▶ *Area "A"*
 - *Develop site for high density office uses serving the entire metro area*
 - *Consider purchase of DOT lands and not entering into new long-term lease commitments*
 - *Work with DOT to develop Emergency Management Response Center*
- ▶ *Area "B"*
 - *Reserve northern area for compatible low density specialty uses*
- ▶ *Area "C"*
 - *Support CYFD master planning effort for transition to Missouri Model*
 - *Explore potential reuses for YDDC property*
 - *Reserve for field or specialty uses*
 - *Potential for short-term leases*
 - *Make only code and health / safety investments*
- ▶ *Area "D"*
 - *Improve access to existing uses*
 - *Redevelop in mid to long-range*
- ▶ *West Edith Site*
 - *Discuss joint use with Bernalillo County*



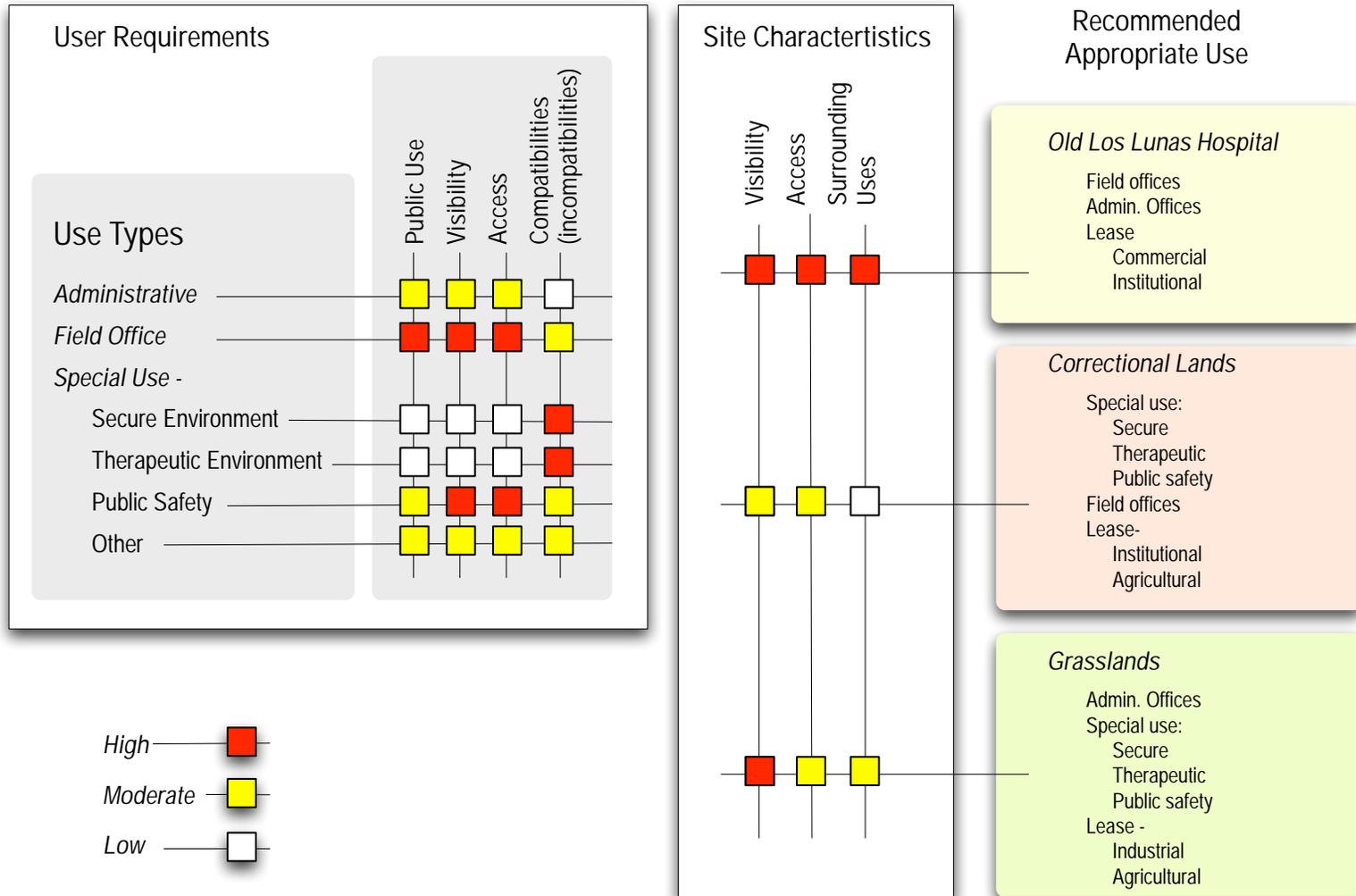
Los Lunas Area

- ✓ State land ownership
- ✓ Sites are not incorporated into the village
- ✓ Nearly 2,000 acres





Appropriate Use Matrix





Los Lunas Sites

✓ Grasslands site

- ▶ *No immediate development demand for state use*
- ▶ *Consider short- to mid-term leases*
- ▶ *Explore ways to achieve beneficial use of water rights (including possible transfer to other Los Lunas sites)*
 - *On a larger scale, upcoming statewide study should identify water rights at state-owned properties and explore policy implications*
- ▶ *Establish overall development policies and framework in coordination with PCD / LCS staff and local governments*

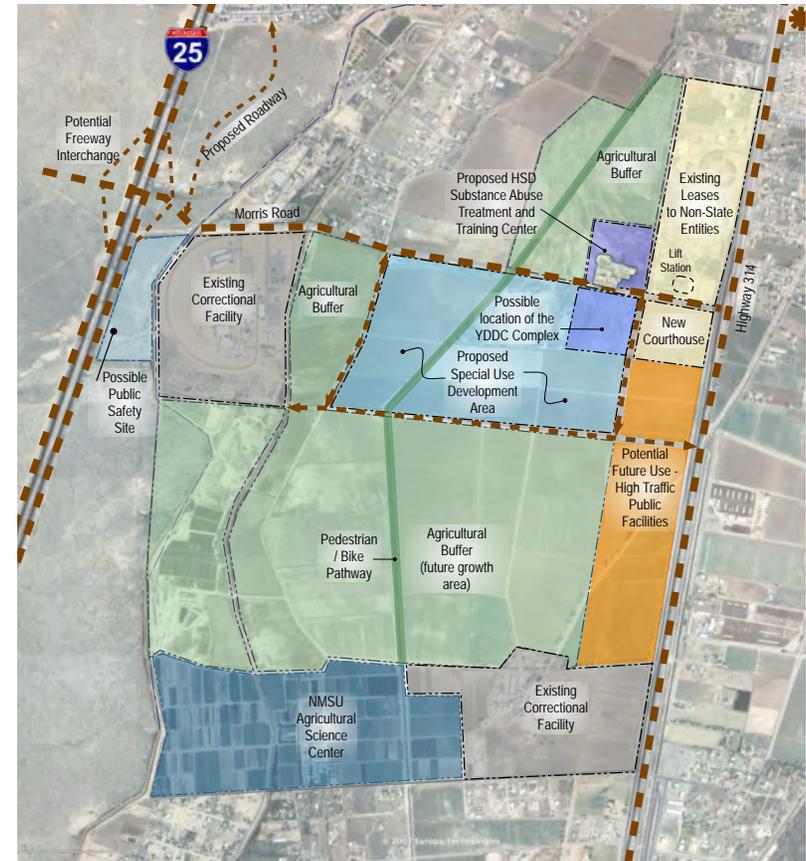




Los Lunas Sites

✓ Corrections Site

- ▶ *Anticipate and plan for incremental relocation of state special uses to area (HSS Substance Abuse, YDDC, etc.)*
- ▶ *Establish overall development policies and framework in coordination with PCD / LCS staff and local governments*

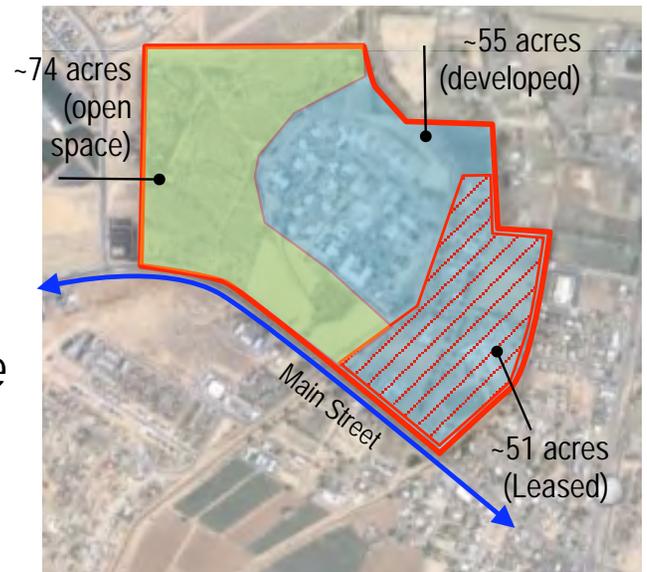




Los Lunas Sites

✓ Los Lunas Hospital Site

- ▶ *Redevelop site to accommodate existing and future state agency space needs*
- ▶ *Consider leasing opportunities for compatible governmental and private uses*
- ▶ *Preserve portion of existing open space for community use*
- ▶ *Develop schedule and funding strategy for demolition of obsolete facilities*
- ▶ *Make only code and health / safety investments in current facilities*
- ▶ *Establish overall development policies and framework in coordination with PCD / LCS staff and local governments*



2008 - 09

Planning Activities and Schedule



Planning Activities

- ✓ Prepare annual update of the Santa Fe and Albuquerque Plans
- ✓ Develop Las Cruces Area Plan
- ✓ Gather data / investigate expansion of capitol plan statewide
- ✓ On-going tasks
 - ▶ *Continued General Strategic Planning/Coordination with GSD/PCD and LCS Staff*
 - ▶ *Annual Legislative Initiatives Coordination with LCS and GSD/PCD staff*
 - ▶ *Special Reports at the direction of the CBPC*



Schedule

Tasks	2008					2009			
	March	June	July	September	December	Spring	Summer	Fall	Winter
Santa Fe Area Plan									
Albuquerque Area Plan									
Las Cruces Area Plan									
Statewide Plan									
On-going general tasks									

Preliminary
 Final
 Annual Update
 Status

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architecture interiors planning engineering

State of New Mexico Capitol Buildings Master Plan

Capitol Buildings Planning Commission

Albuquerque
Area Master
Plan

June 5, 2008



Albuquerque Area Master Plan Overview



Goal / Principles

✓ Goal

- ▶ *Develop strategic plan for management, acquisition and disposal of state facility assets*

✓ Principles

- ▶ *Locate state agencies to achieve functional, operational, and logistical efficiency*
- ▶ *Promote convenient public access to government services*
- ▶ *Provide equitable and adequate space*
- ▶ *Realize economic efficiencies*
- ▶ *Protect long-term asset value*
- ▶ *Establish framework for individual campus development / redevelopment*



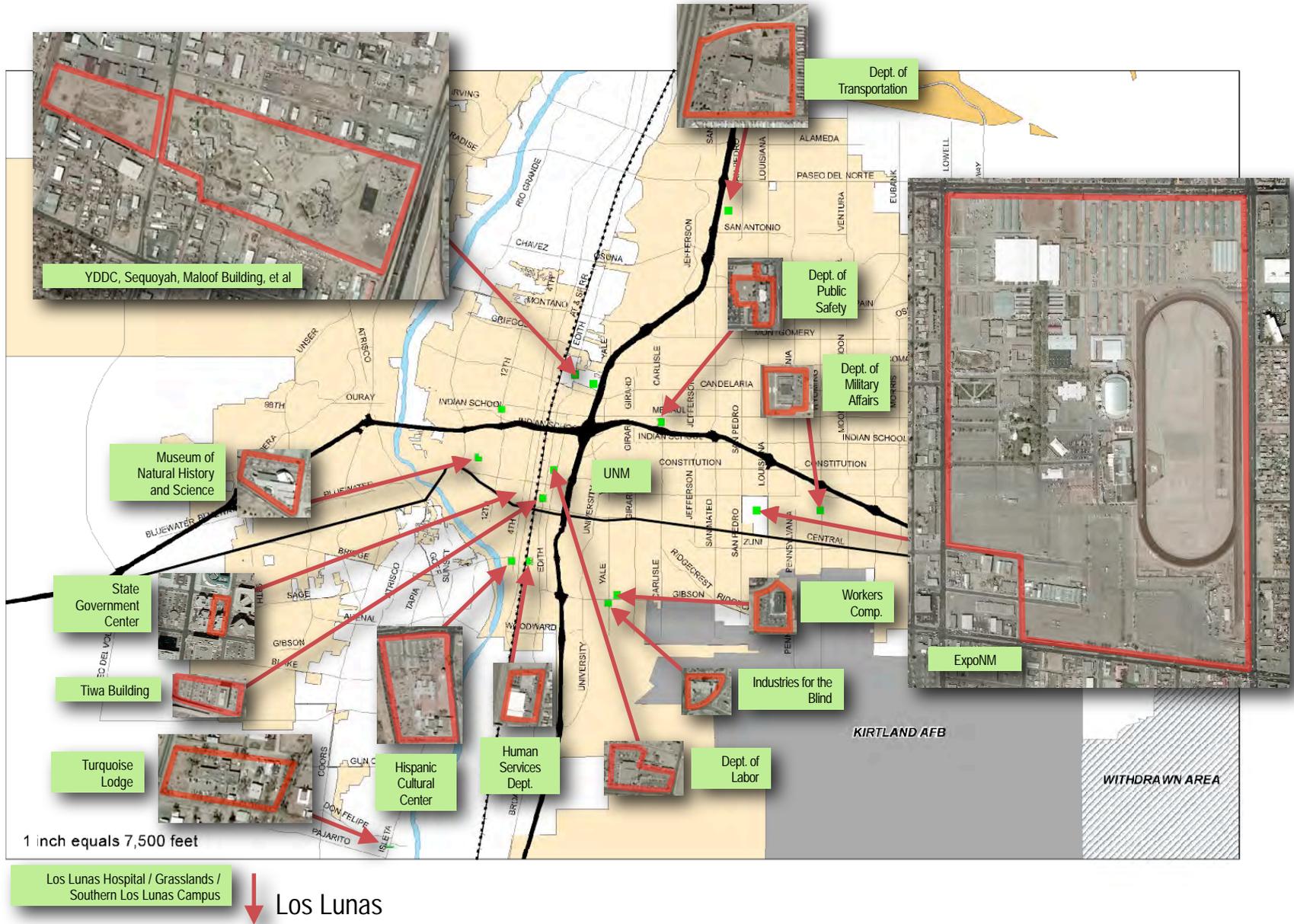
Albuquerque Area

✓ General

- ▶ *Anticipate continuing demand for consolidated and distributed state office facilities to meet service demand in the area*
- ▶ *Redevelop “Super Block” Complex for consolidated state office functions – relocate YDCC*
- ▶ *Develop Southern Los Lunas Campus (Correctional Site) site for specialized secure and therapeutic uses*
- ▶ *Redevelop Los Lunas Hospital site to support local state field office demand*
- ▶ *Establish policies and investment strategies to provide a flexible development framework*
 - *Address land use, infrastructure and architectural character*
 - *Work with LCS, PCD and appropriate local government agencies*



State Owned Properties in Metropolitan Albuquerque

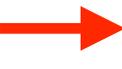
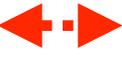


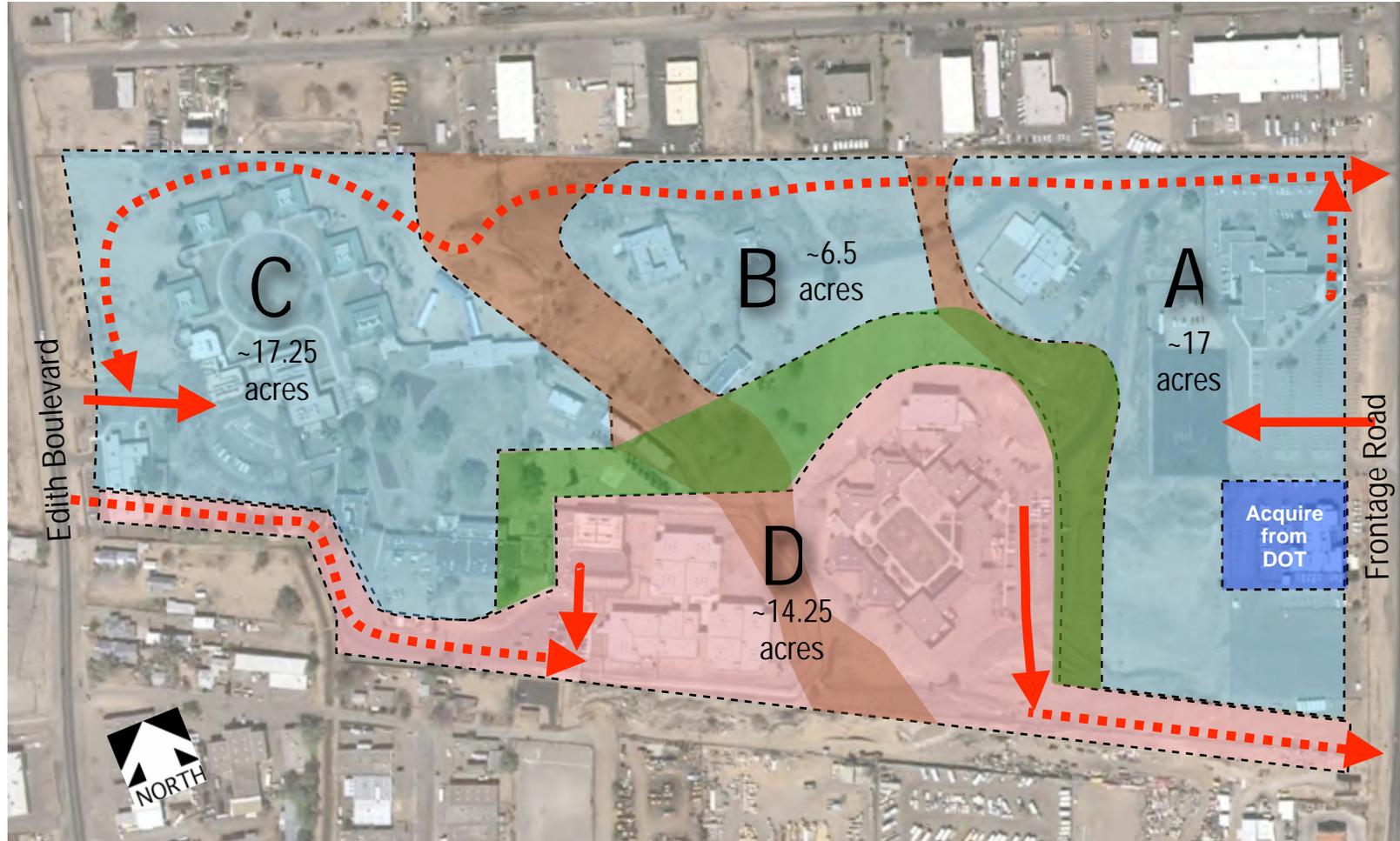


Albuquerque Area

✓ Super Block Site Conceptual Development Plan

Legend

-  Steep, challenging terrain
-  Desired buffer zone
-  State Building Development Zones
 - A – High Density, uses serving metro area
 - B – Low Density, specialty use
 - C – Medium Density, field office uses, or specialty use
-  D - Current secure uses (Long-range redevelopment)
-  Access to uses
-  Proposed access through site





Albuquerque Area

✓ Super Block Site

▶ Area "A"

- *Develop site for high density office uses serving the entire metro area*
- *Consider purchase of DOT lands and not entering into new long-term lease commitments*
 - *Work with DOT to develop Emergency Management Response Center elsewhere*

▶ Area "B"

- *Reserve northern area for compatible low density specialty uses*

▶ Area "C"

- *Support CYFD master planning effort for transition to Missouri Model*
- *Explore potential reuses for YDDC property*
 - *Reserve for field or specialty uses*
 - *Potential for short-term leases*
- *Make only code and health / safety investments*

▶ Area "D"

- *Improve access to existing uses*
- *Redevelop in mid to long-range*

▶ West Edith Site

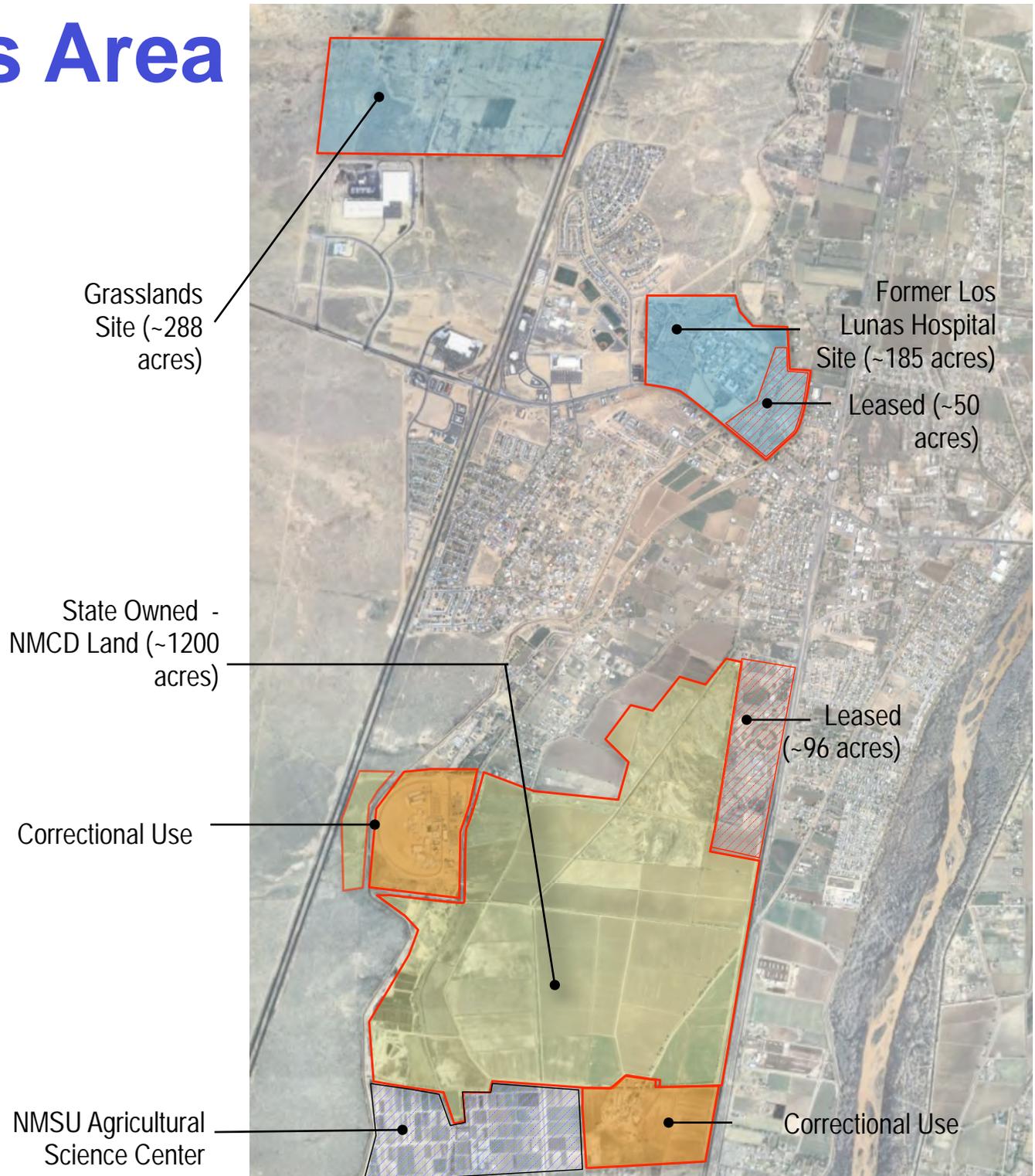
- *Discuss joint use with Bernalillo County*



Los Lunas Area

✓ State land ownership

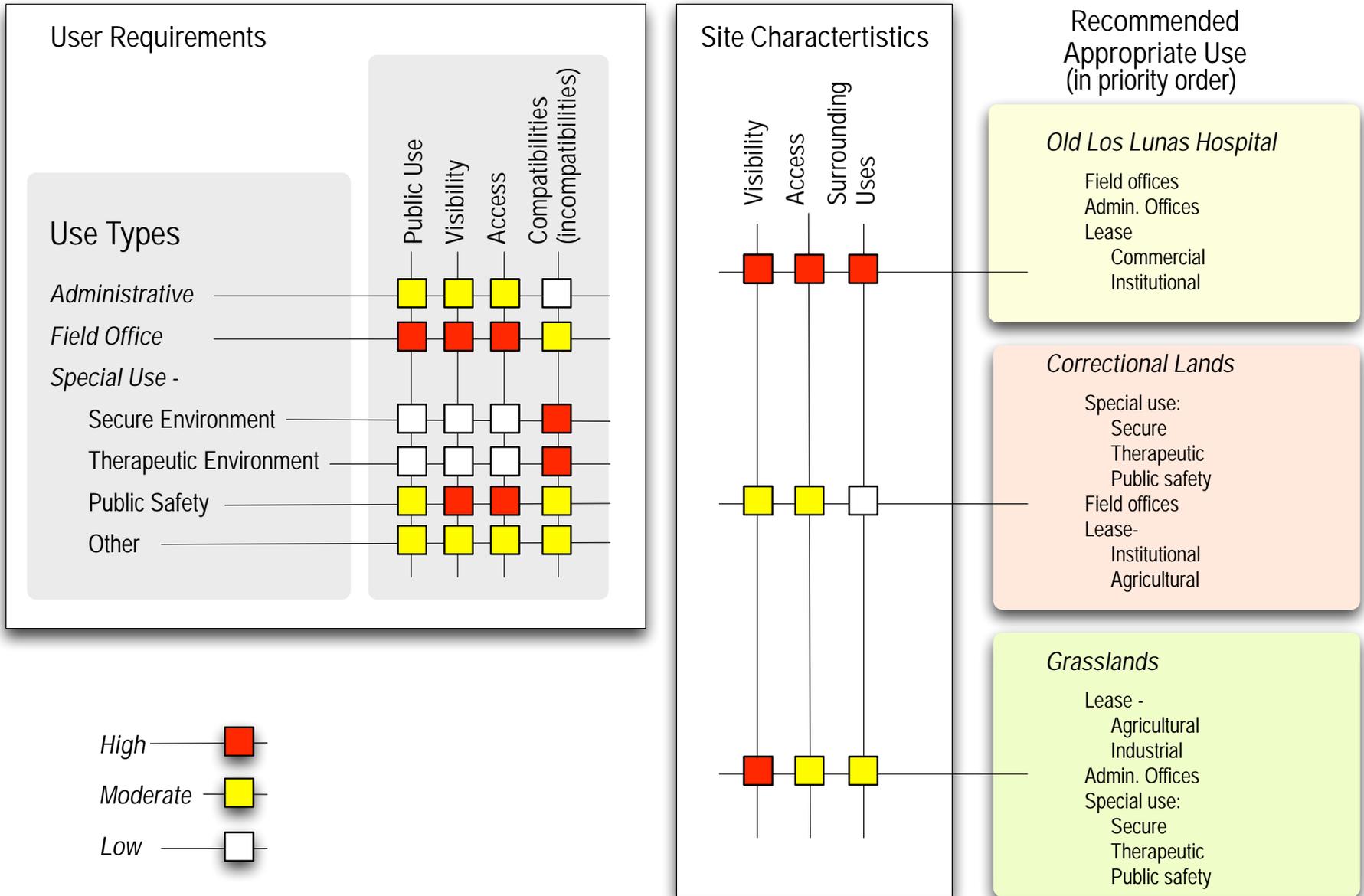
- ▶ *Sites are not incorporated into the village*
- ▶ *Nearly 2,000 acres*





Los Lunas Area

✓ Recommended uses by area

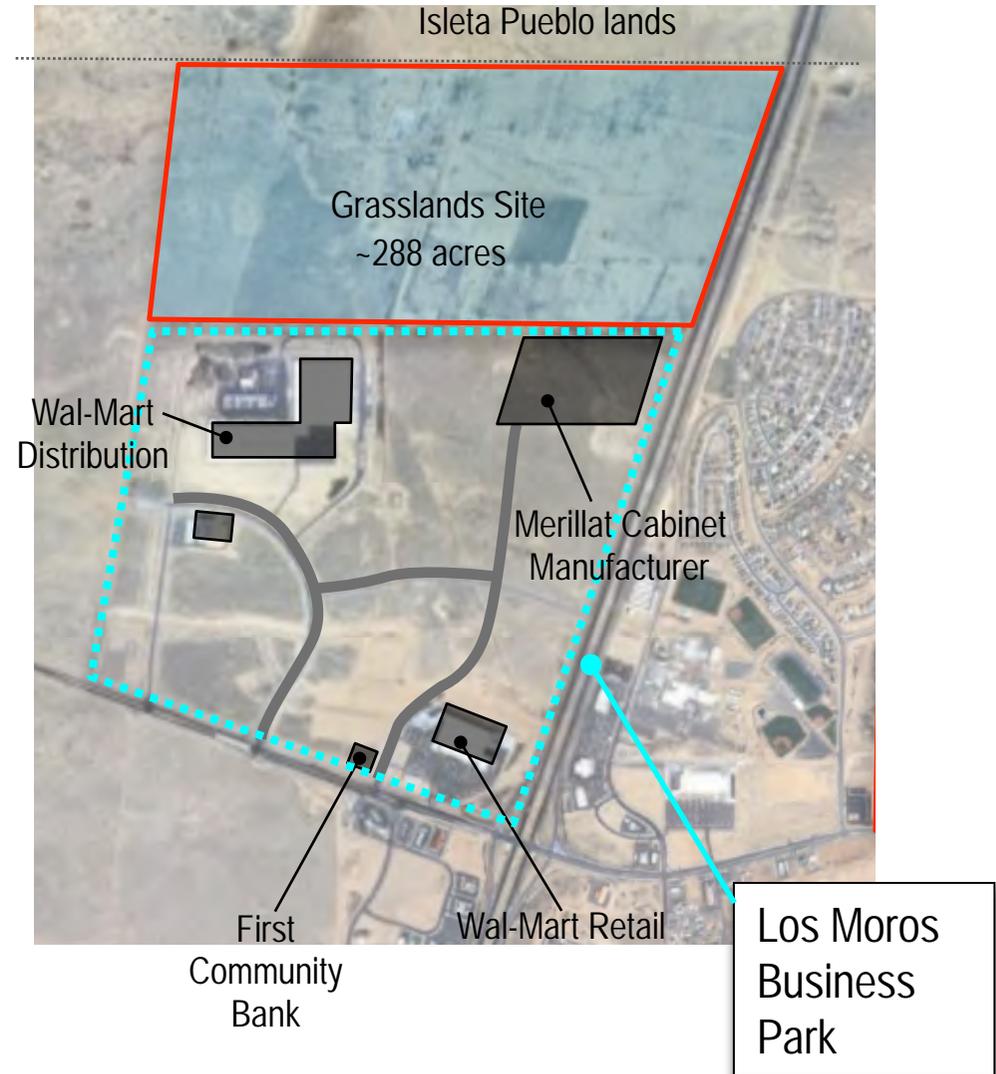




Los Lunas Sites

✓ Grasslands site

- ▶ *Hold for future state uses (do not sell)*
- ▶ *Consider short- to mid-term leases*
- ▶ *Explore ways to achieve beneficial use of water rights (including possible transfer to other Los Lunas sites)*
 - *On a larger scale, upcoming statewide study should identify water rights at state-owned properties and explore policy implications*
- ▶ *Establish overall development policies and framework in coordination with PCD / LCS staff and local governments*

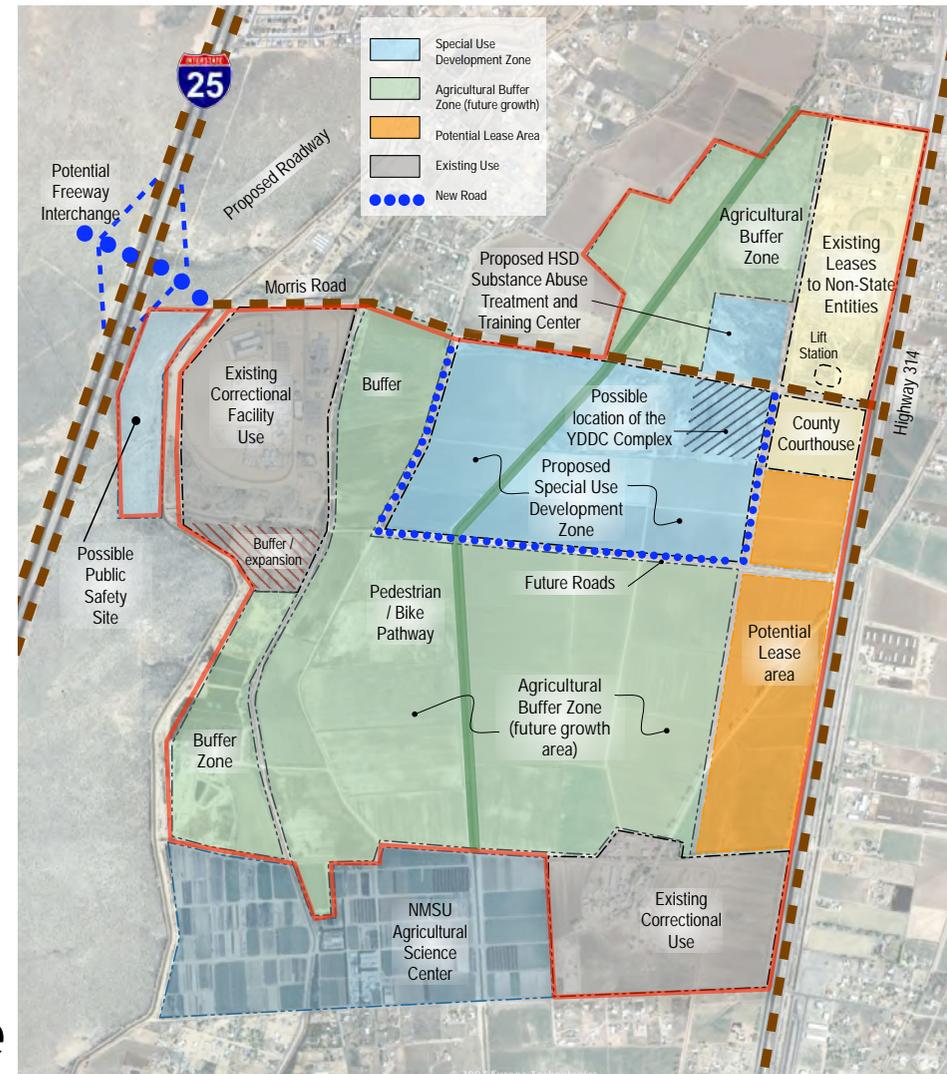




Los Lunas Sites

✓ Southern Los Lunas Campus (Corrections)

- ▶ *Focus new development within Special Use Development zone*
 - *Coordinate with CFYD to relocate YDDC to this site*
- ▶ *Maintain agricultural buffers for potential long-term development needs*
- ▶ *Maximize revenue from state leases*
- ▶ *Coordinate with local government for infrastructure development*
- ▶ *Retain water rights*

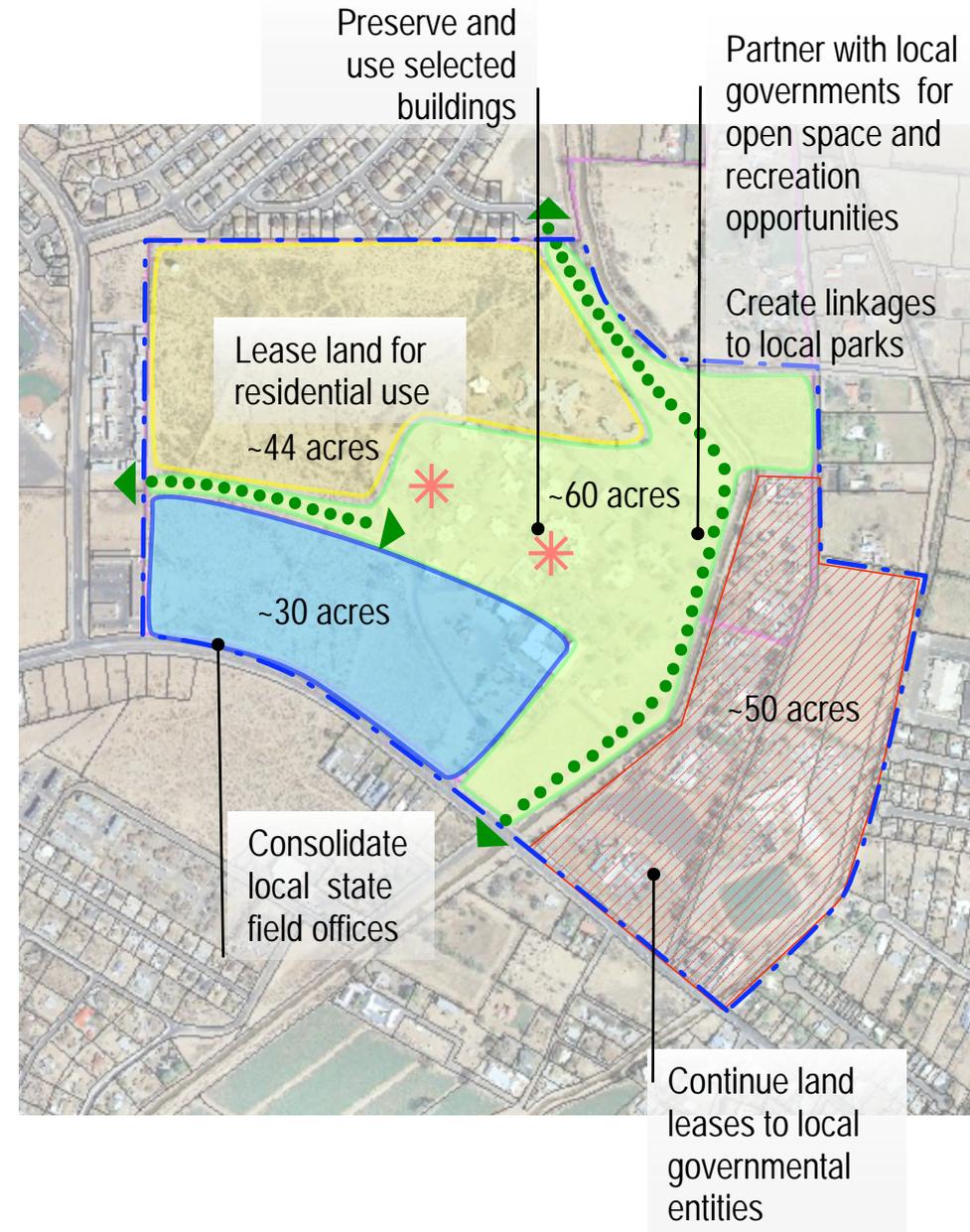




Los Lunas Sites

✓ Los Lunas Hospital Site

- ▶ *Redevelop site to accommodate existing and future state agency space needs*
- ▶ *Maximize revenue from state leases*
- ▶ *Demolish obsolete facilities*
- ▶ *Make only code and health / safety investments in current facilities prior to demolition*
- ▶ *Partner with local governments to create open space and recreation opportunities*
 - *Create linkages to adjacent parks and recreation sites*
 - *Preserve selected buildings*



Albuquerque Area Plan

Planning Principles



Goal

- ✓ Develop strategic plan for management, acquisition and disposal of state facility assets considering
 - ▶ *Agency mission requirements*
 - ▶ *Costs of ownership and operation*
 - ▶ *Adequacy and condition of current state facilities, and*
 - ▶ *Other relevant factors*



General Development Principles

- ✓ Locate state agencies to achieve functional, operational, and logistical efficiency
- ✓ Promote convenient public access to government services
- ✓ Provide equitable and adequate space
 - ▶ *Meet functional needs*
 - *Centralized administrative uses*
 - *Distributed or centralized field offices*
 - *Specialized functions with special location needs*
 - ▶ *Provide efficient/effective space organization (e.g., maximize required adjacencies)*
 - ▶ *Provide quality environment (e.g., attract and retain personnel)*
 - ▶ *Plan for future growth and change with flexibility to meet changing needs*



General Development Principles

- ✓ Realize economic efficiencies
 - ▶ *Reduce recurring state expenditures for long-term leases*
 - ▶ *Promote economies of scale and asset sharing (e.g., parking, lobbies, receiving, meeting areas, teleconferencing, etc.)*
 - ▶ *Promote sustainable environments (high performance energy efficient green building practices)*
 - ▶ *Reduce operational expenses*



General Development Principles

- ✓ Protect long-term asset value
 - ▶ *Provide sufficient resources for maintenance and periodic facility renewal*
 - ▶ *Dispose of property only when expected benefits exceed long-term value*



General Development Principles

- ✓ Establish framework for campus development / redevelopment:
 - ▶ *Land use and density*
 - ▶ *Infrastructure development*
 - *Circulation / parking*
 - *Utilities*
 - *Drainage*
 - *Landscaping*
 - ▶ *Architectural character*



Site Planning Principles

✓ Land Use and Siting

- ▶ *Establish uses appropriate for each site based on surrounding context, function, site availability, and requirements for public access*
- ▶ *Establish a framework for future circulation, parking, building sites, and landscape planning*
- ▶ *Provide guidelines for density, building coverage and building height*



Property Development Principles

✓ Land Use and Siting

▶ *Adopt incremental development strategies that:*

- *Considers the long-term development vision*
- *Makes most efficient use of site area (density, land coverage and parking)*
- *Promotes integrated and structured parking*
- *Avoids dependence on long-term land acquisitions for implementation*
- *Allows (as appropriate) temporary 'holding-zones' (portable, metal structures) pending more permanent development*



Site Planning Principles

✓ Vehicle and Pedestrian Movement

- ▶ *Separate vehicular and pedestrian movement systems*
- ▶ *Establish clear entry and exit points to each campus*
- ▶ *Identify areas for drop-off/delivery and service as appropriate to the site and function*
- ▶ *Provide for safe pedestrian routes between buildings*
 - *Promote a pedestrian-oriented interior with pathways composed of a series of sidewalks, malls and plazas and connections to the open space system.*
 - *Allow for safe (well-lit, and visible) destination travel (building to building) by walking or bicycles*



Site Planning Principles

- ✓ Visual and Architectural Character
 - ▶ *Establish a consistent visual and architectural character unique for each site that capitalizes upon the development history, function and vision for the future*
 - ▶ *Establish common landscaping features linking campus zones and identifying areas of open space*

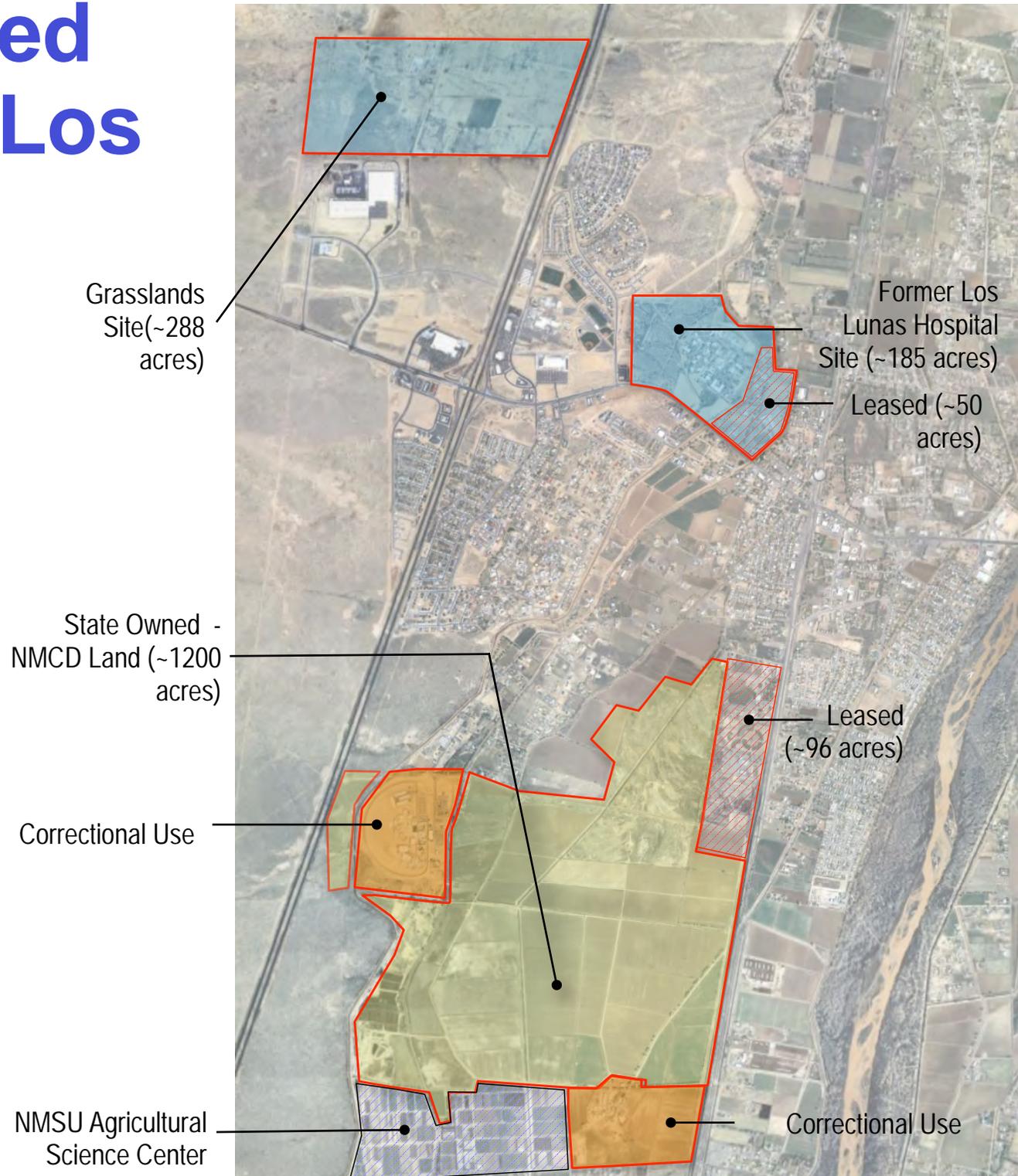
Los Lunas Area



State-Owned Property in Los Lunas

✓ State land ownership

- ▶ *Sites are not within village boundaries*
- ▶ *Nearly 2,000 acres*





Los Lunas Area

✓ Demand drivers

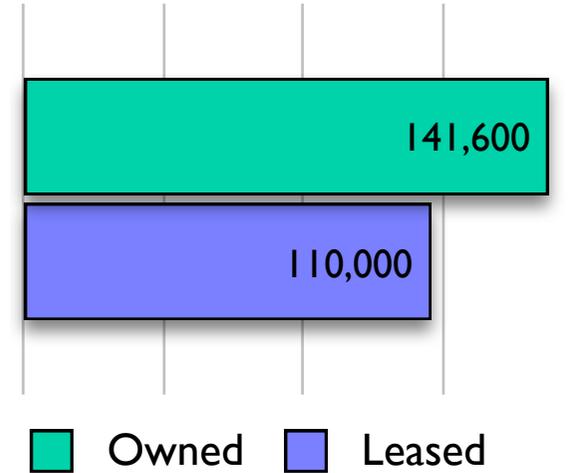
- ▶ *Population of Valencia County will continue to grow*
- ▶ *Transportation infrastructure will continue to improve*
 - *Public transportation (Rail Runner)*
 - *Road improvements*
- ▶ *Existing state lands will be impacted by population growth*
- ▶ *Population growth will require larger state presence to serve that population*



Los Lunas Area

- ✓ Owned* – 141,600 gsf (rounded)
 - ▶ *Field office - 28,270 gsf*
 - ▶ *Corrections Residential - 49,630 gsf*
 - ▶ *Special Use - 2,000 gsf*
 - ▶ *Public Safety - 16,975 gsf*
 - ▶ *Recreation - 18,100 gsf*
 - ▶ *Administrative use - 6,400 gsf*
 - ▶ *Support - 20,250*
- ✓ Leased – 110,000 equivalent GSF (87,959 LSF, ~\$1.3 m in annual rent)
 - ▶ *Office: 86,314*
 - ▶ *Storage: 1,645*
- ✓ Total space occupied by state agencies
 - ▶ = 251,600 gsf**

State Owned / Leased Space in Los Lunas Area (Gross Square Feet)



*Occupied Owned Space. Does not include Corrections Campus, residential leases or vacant buildings

**Assumes LSF = 80% of GSF



Los Lunas Area

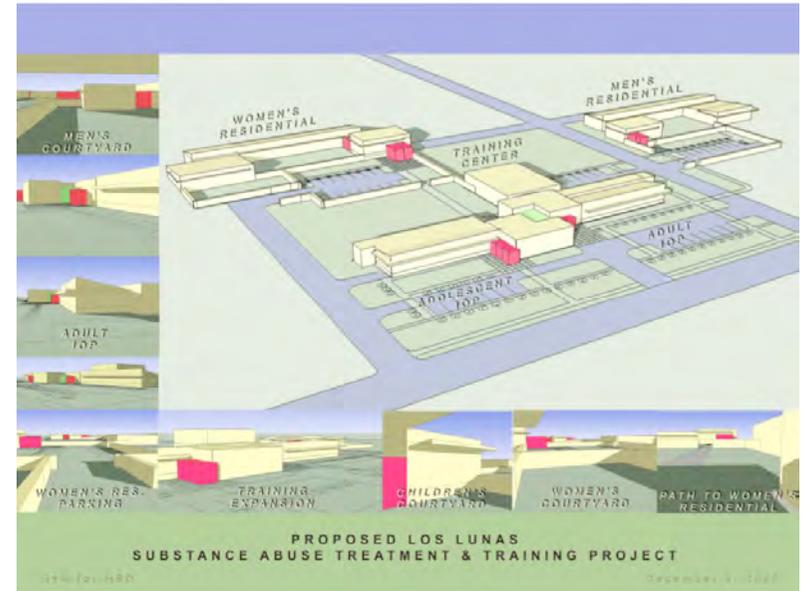
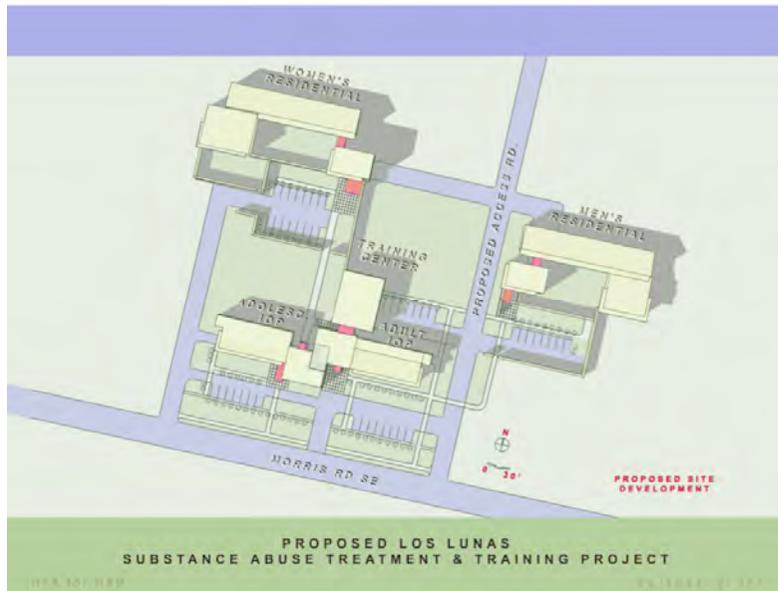
✓ Other potential or planned uses

▶ *State Game and Fish*

- *Refugium for the Silvery Minnow on the NE corner of the Los Lunas Hospital site is under construction*
- *Will use some of the site's water rights*

▶ *Human Services Department*

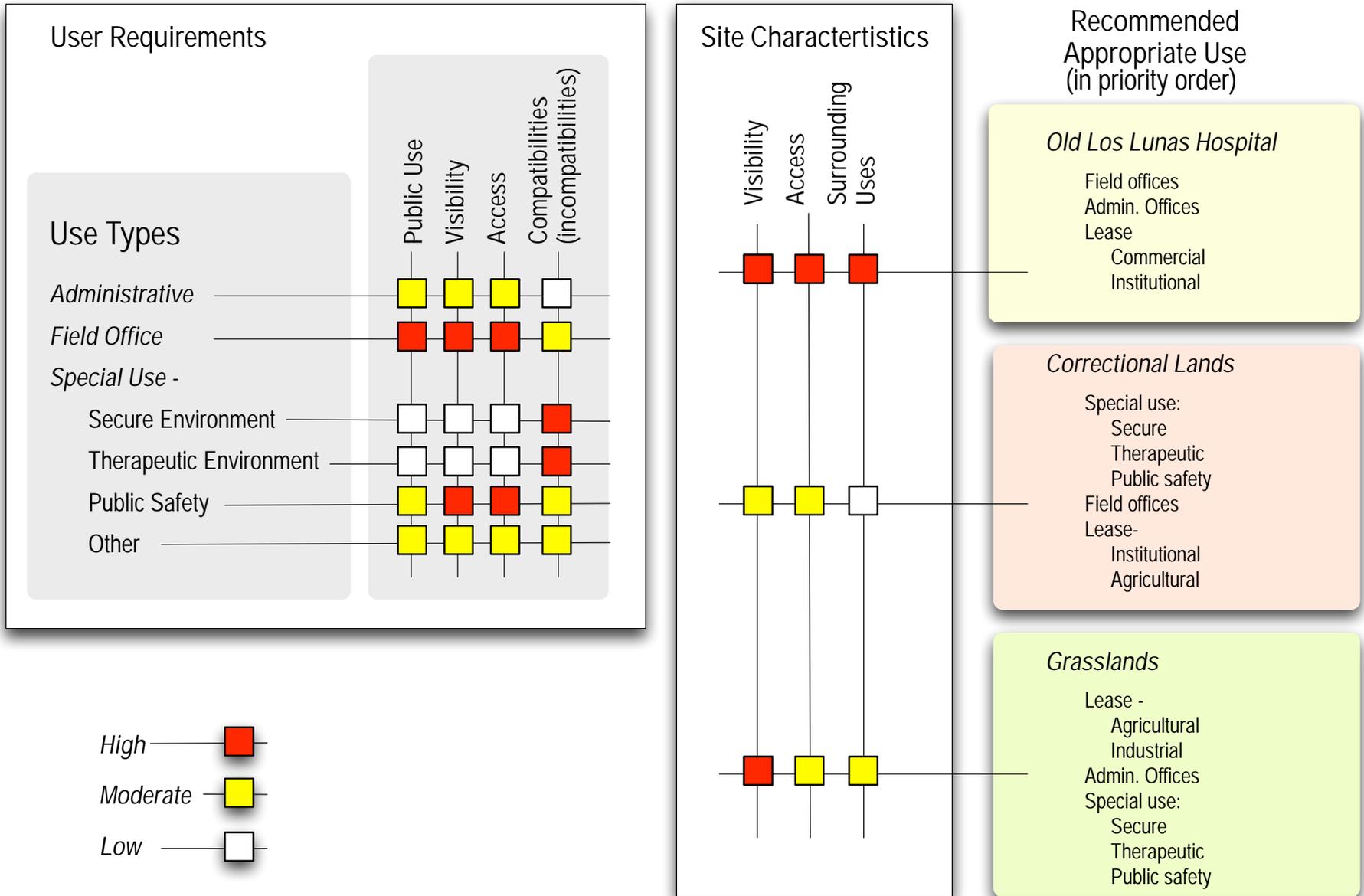
- *Los Lunas Substance Abuse Treatment and Training Center (proposed siting at Southern Los Lunas [Corrections] Lands)*





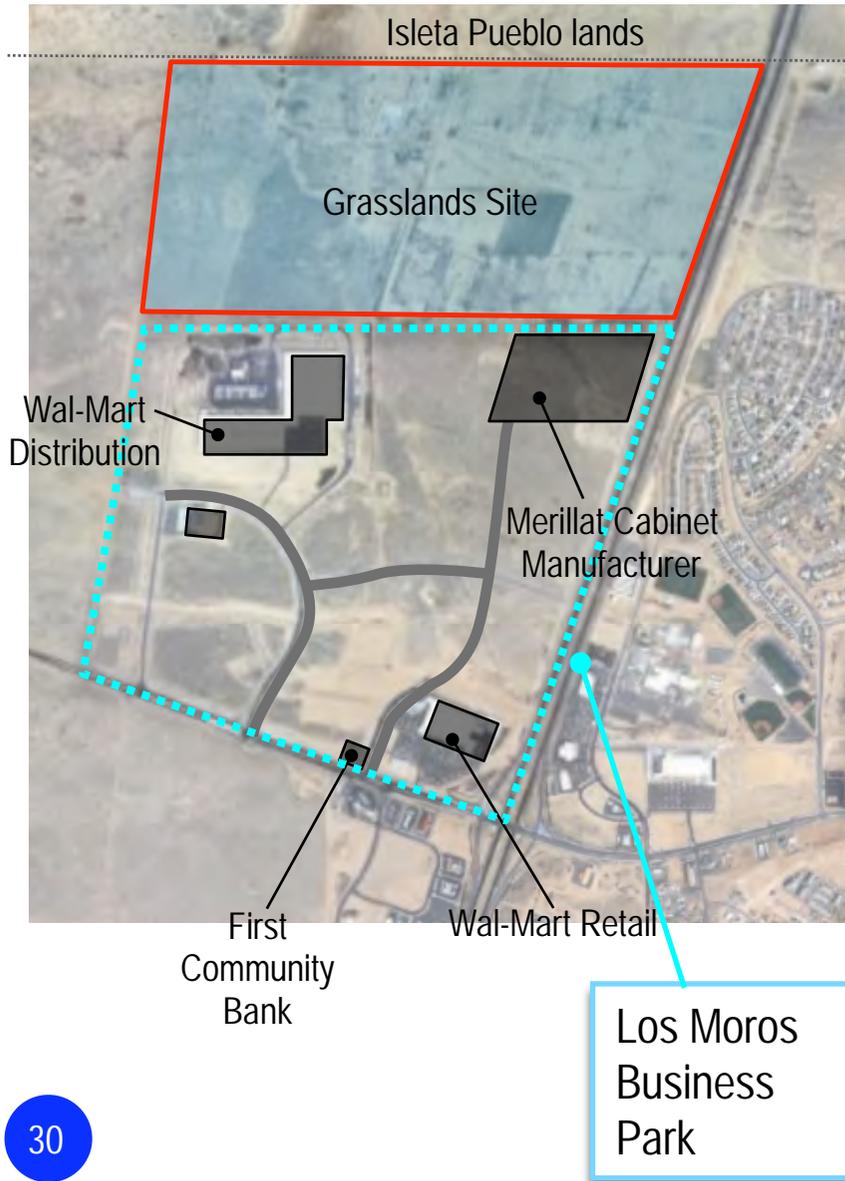
Los Lunas Area

✓ Recommended uses by area





Grasslands Site



✓ Site Characteristics

- ▶ *Approximately 288 acres*
 - ▶ *Vacant land*
 - ▶ *Surrounding use*
 - *Light industrial (south)*
 - *Isleta Pueblo (north)*
 - *Undeveloped - future use not determined (west)*
 - ▶ *Utilities nearby (Village of Los Lunas)*
 - ▶ *High visibility from I-25*
 - ▶ *Have water rights (permit recently extended)*
- ✓ No known demand for state uses in the short or mid-term



Grasslands Site

✓ Civil engineering preliminary analysis

▶ *Legal*

- *Site is outside of Village boundary but within 3 mile extra territorial jurisdiction (re: platting)*

▶ *Drainage*

- *Storm water will need to be 100% retained due to lack of public storm water facilities*
- *Site is not within a designated flood hazard area**

▶ *Transportation*

- *No paved access, dirt roads only*
 - 3 means of legal access to site at east, center, and west sides originating from south of the site

▶ *Domestic water*

- *Village water not available but close by (southwest of site) and could be extended*
 - Ground water rights attached to site could be a point of negotiation

*National Flood Insurance Program Flood Insurance Rate Map for Valencia County, 2/9/2000



Grasslands Site

✓ Civil engineering preliminary analysis (continued)

▶ Sanitary sewer

- *Village sewer not available but close by (southwest of site) and could be extended*
 - Majority of site can gravity flow to this point

▶ Electrical

- *High voltage overhead power lines run along north side of site and along west edge, terminating at PNM substation within Los Morros Industrial Park*
- *Minor overhead lines (service drop for former sod farm) run within the site on wooden poles*

▶ Other characteristics

- *Former sod farm area contains no current vegetation*
- *Western portion of site contains concrete foundations, gravel surfacing, earthen berms, and remains of surface dumping*
 - Phase I environmental assessment is advised due to previous dumping and commercial uses of property
 - Investigation of ground water quality from well is advised



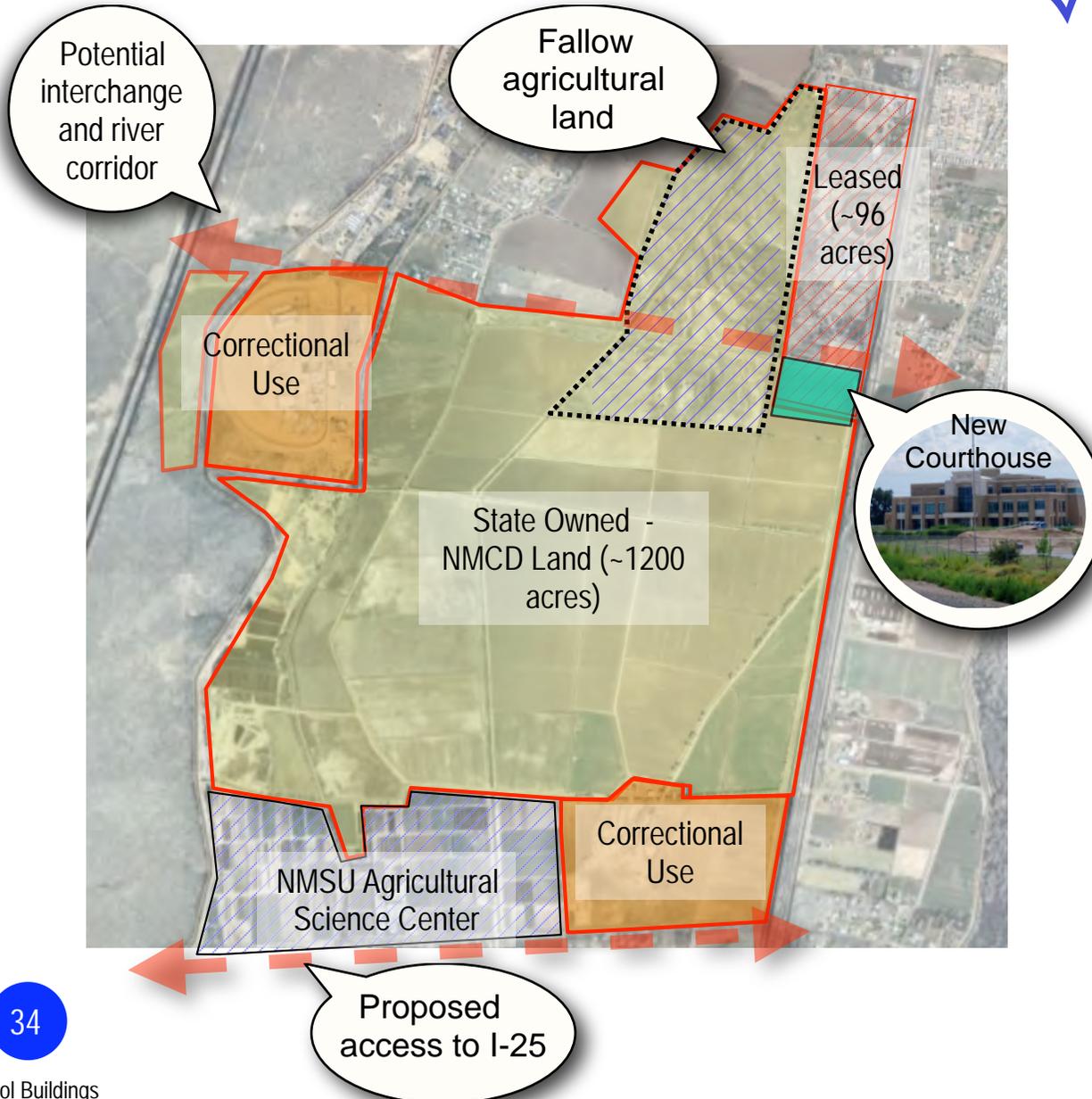
Grasslands Site

✓ Recommendations

- ▶ *Hold for future state uses (do not sell)*
- ▶ *Consider short- to mid-term leases*
- ▶ *Explore ways to achieve beneficial use of water rights*
 - *On a larger scale, upcoming statewide study should identify water rights at state-owned properties and explore policy implications*
- ▶ *Establish overall development policies and framework in coordination with local governments*
- ▶ *Provide funding to conduct environmental assessment and investigation of ground water quality*



Southern Los Lunas Campus (Corrections)



✓ Site characteristics

- ▶ Existing uses include Corrections facilities, agricultural, leased to others
- ▶ Not in Village boundary
- ▶ Access/visibility
 - Most lands have low visibility and local road access
 - Potential new interchange and river bridge corridor in the area
- ▶ Site has water rights
- ▶ Adjacent lands will likely develop as residential



Southern Los Lunas Campus (Corrections)

✓ Land Ownership





Southern Los Lunas Campus (Corrections)

✓ Civil engineering preliminary analysis

▶ *Legal*

- *Northern portion of site (North of Morris Rd.) is within Village boundary*
- *Southern portion of site is outside of Village boundary but within 3 mile extra territorial jurisdiction*

▶ *Drainage*

- *Site slopes uniformly from west to east and gradually from north to south*
- *100% retention of storm water runoff on site*
- *Flood zone analysis*

- *Southern portion of site is not within a designated flood hazard area**
- *Northern portion of site within Village limits lie within a FEMA designated Zone AE flood hazard zone***
- *Contiguous properties with different flood zone assessments advise a re-evaluation - Flood zone designation for northern portion of site can be extrapolated to the southern portion as well*

*National Flood Insurance Program Flood Insurance Rate Map for Valencia County, 2/9/2000

** National Flood Insurance Program Flood Insurance Rate Map for Village of Los Lunas, 2/6/2000



Southern Los Lunas Campus (Corrections)

✓ Civil engineering preliminary analysis (continued)

▶ *Transportation*

- *Paved access from Morris Rd (northern portion of site), NMSR 314 on the east, and Miller Rd (County road) on the south.*
 - Additional access from Morris Rd is acceptable to the Village
 - Additional access from NMSR 314 will require a Driveway Permit, and possible modifications to the highway right-of-way for access improvements, and a Traffic Impact Study
- *A proposed I-25 interchange at Morris Rd will increase the volume of traffic on that road*

▶ *Water*

- *Public water service from Village is not available at this site south of Morris Rd*
 - Agricultural and Institutional uses are served by water rights attached to the site



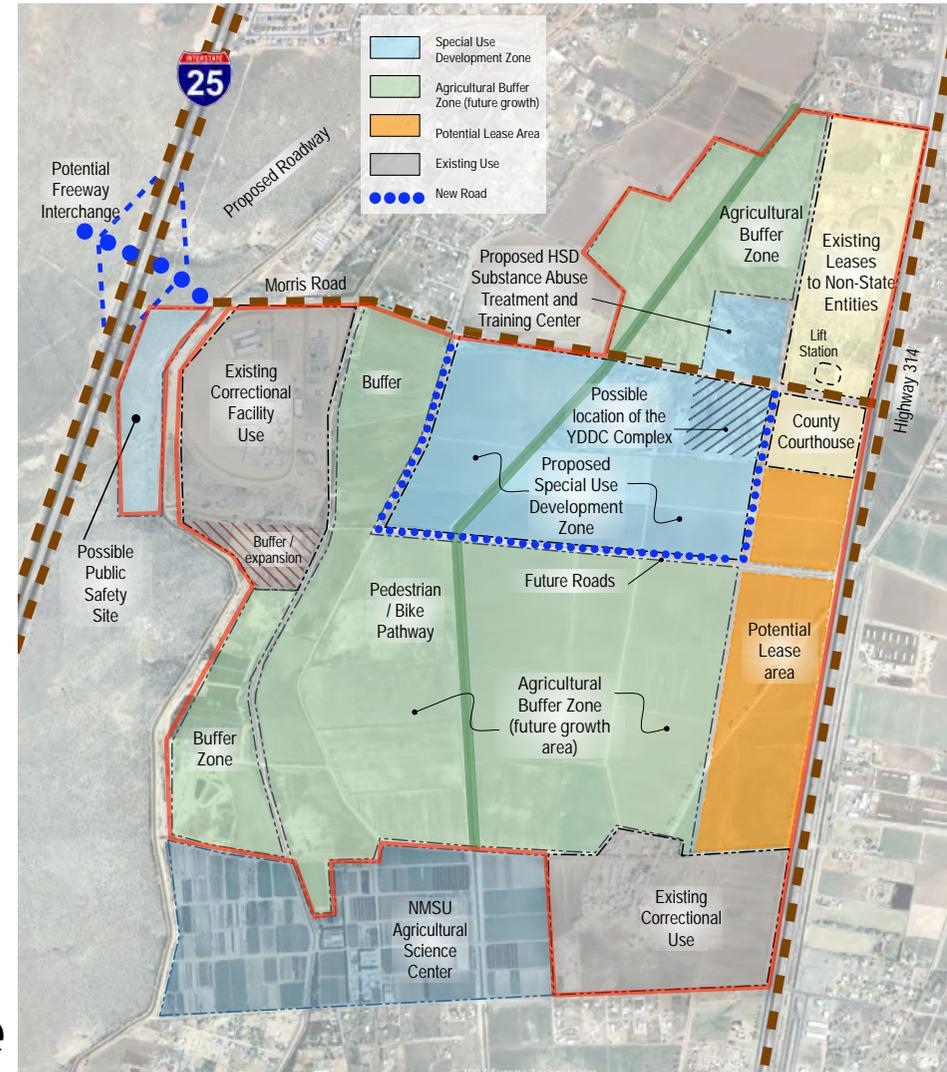
Southern Los Lunas Campus (Corrections)

- ✓ Civil engineering preliminary analysis (continued)
 - ▶ *Sanitary sewer*
 - *Public sewer service is not available currently*
 - Prison functions are served by onsite private waste water treatment plant
 - *Lift station and sewer interceptor are under construction along Morris Rd*
 - Designed to serve upstream loads including northern portion of site
 - Depth of interceptor has potential to serve significant contributing drainage area
 - Potential to extend lines through southern portion of site
 - ▶ *Other characteristics*
 - *Due to the size of the site and existence of waste water treatment facilities, Phase I Environmental Assessment is advised*
 - *Investigation of ground water quality from well is advised*



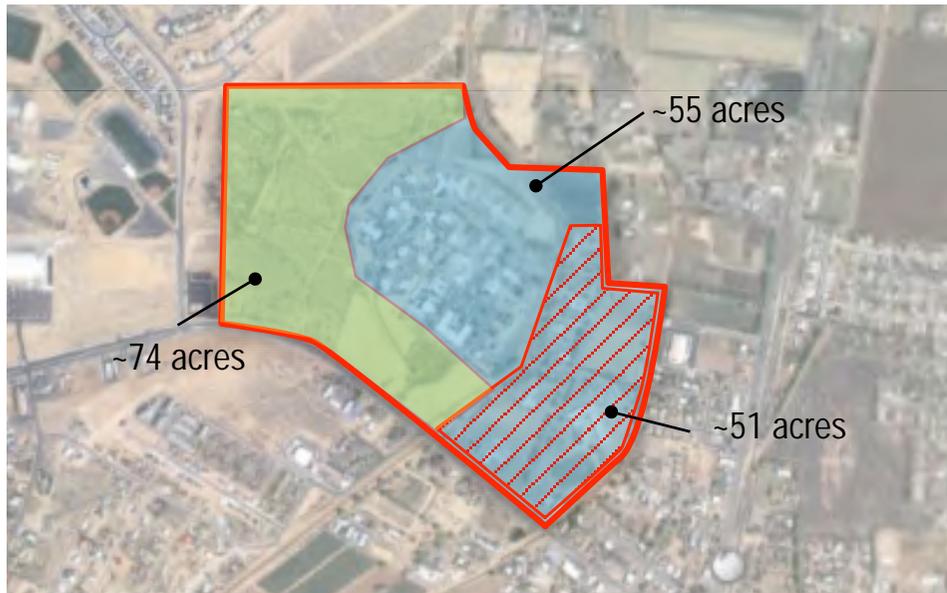
Southern Los Lunas Campus (Corrections)

- ✓ Southern Los Lunas Campus (Corrections)
 - ▶ Focus new development within Special Use Development zone
 - Coordinate with CFYD to relocate YDDC to this site
 - ▶ Maintain agricultural buffers for potential long-term development needs
 - ▶ Maximize revenue from state leases
 - ▶ Coordinate with local government for infrastructure development
 - ▶ Retain water rights





Los Lunas Hospital Site



✓ Characteristics

▶ Physical

- Large - 185 acres
- Partially undeveloped
- Buildings are in poor condition (a lot of investment required)

▶ Access

- Good access and visibility
- Congested traffic conditions on Main Street

▶ Existing utilities (Village of Los Lunas)

▶ Existing Use

- Western portion
 - Vacant, developable land
- Central Portion
 - Former hospital complex
 - Multiple state users
- Eastern portion
 - Leased to others

▶ Surrounding Use

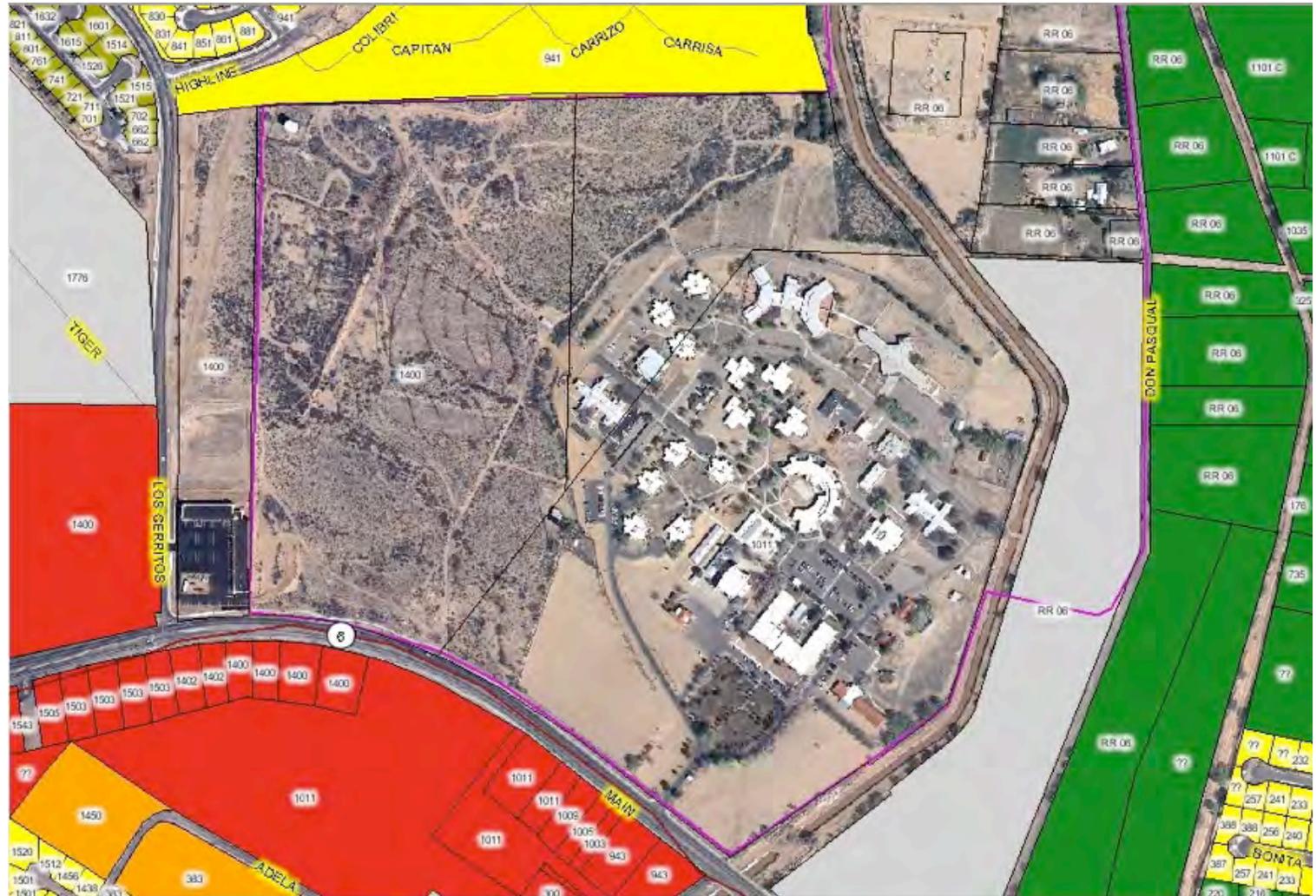
- Educational, residential institutional and commercial



Los Lunas Hospital Site

✓ Land Use Zoning

- LEGEND**
- C-1 Commercial
 - R-R Rural residential
 - SU Special use
 - R-1 Single family residential
 - R-2 Multi-family residential



Note: Hospital Site is not within Village of Los Lunas incorporated boundaries

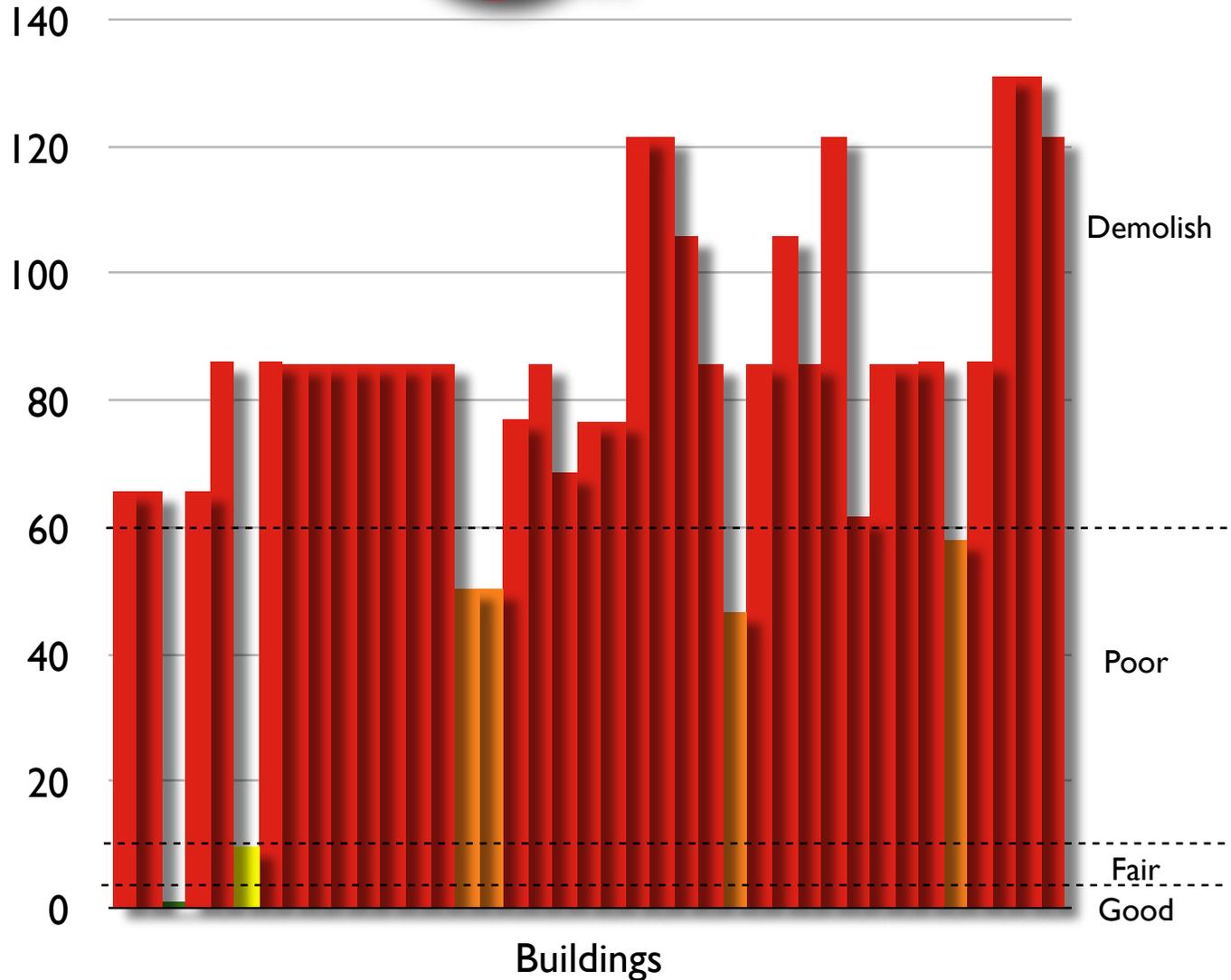


Los Lunas Hospital Site

✓ Building condition as per 3D/I study



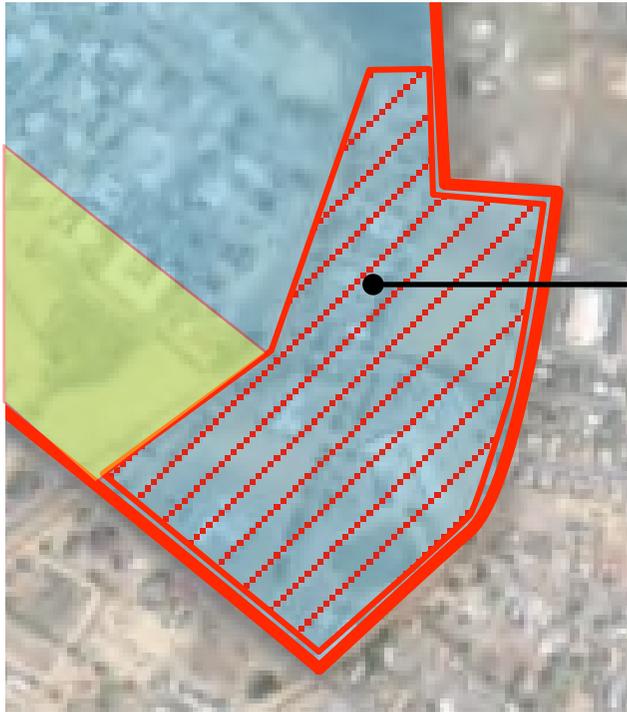
- 089 Bashein
- 090 Bolack
- 091 Burroughs
- 093 Campbell
- 094 Central Heating Plant
- 095 Chapel
- 096 Classroom
- 097 Cottage #1
- 098 Cottage #2
- 099 Cottage #3
- 100 Cottage #5
- 101 Cottage #6
- 102 Cottage #7
- 103 Cottage #8
- 104 Dietary
- 107 Educational Services
- 108 Fernandez (Gym & Audit)
- 112 Huning Cottage
- 113 La Vida De Felicidad
- 114 Laundry
- 115 Maintenance
- 117 Meham
- 118 Midwest NM Community
- 119 Music and Classroom
- 120 MV/TRD Cottage #4
- 121 Natatorium
- 122 New Dillion Hall
- 123 Office & Library CRM
- 125 Otero Cottage
- 126 Porter Hall Probation/Paro
- 130 R.D.N.
- 131 Seligman
- 132 Simms Cottage
- 133 Storage
- 134 Supply
- 136 Valencia Counsel Service
- 137 Valencia Counsel Service
- 138 Valencia Counsel Service
- 139 Valencia Counsel Service





Los Lunas Hospital Site

✓ Eastern portion



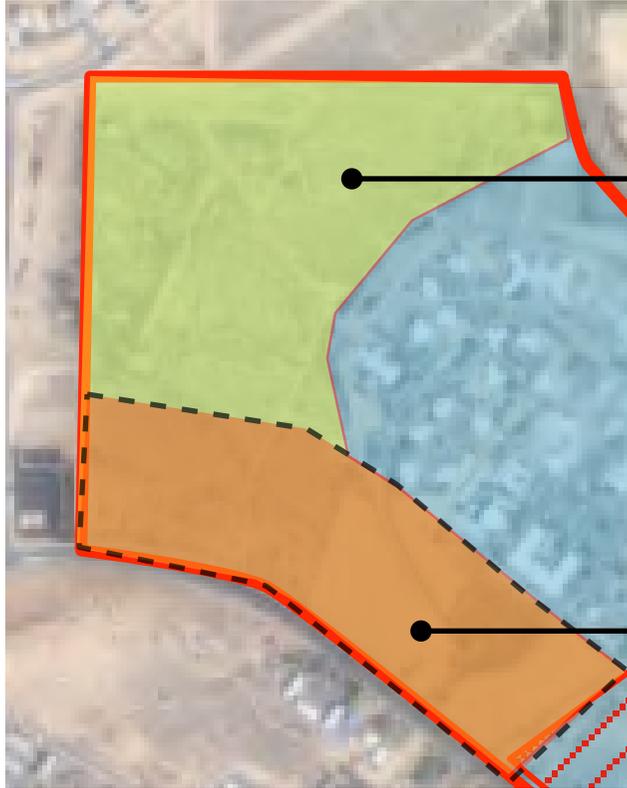
▶ *Leased to other public entities*

- *Village*
- *Schools*
- *County*

▶ *Leases are generally long-term and provide no revenue to the State*



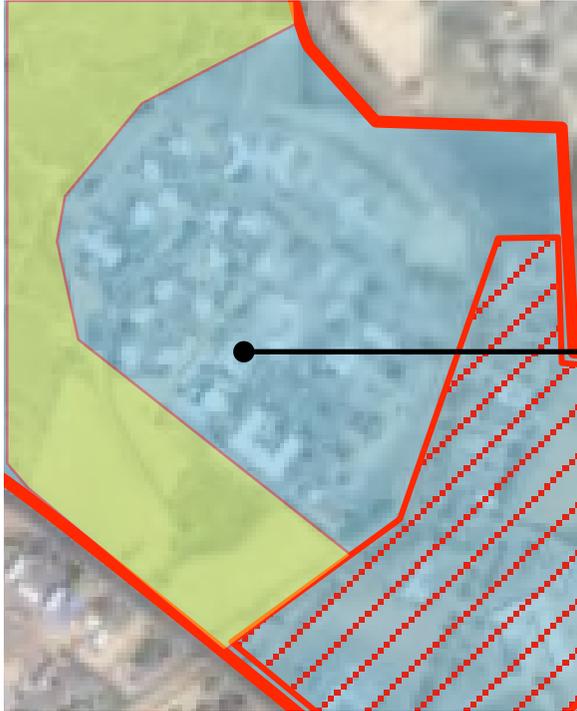
Los Lunas Hospital Site



- ✓ Western portion
 - ▶ *Vacant, developable land*
 - ▶ *Adjacent to housing developments*
- ✓ Southern Portion
 - ▶ *Largely vacant, has excellent visibility and access from Main Street*
 - ▶ *Good development potential*



Los Lunas Hospital Site



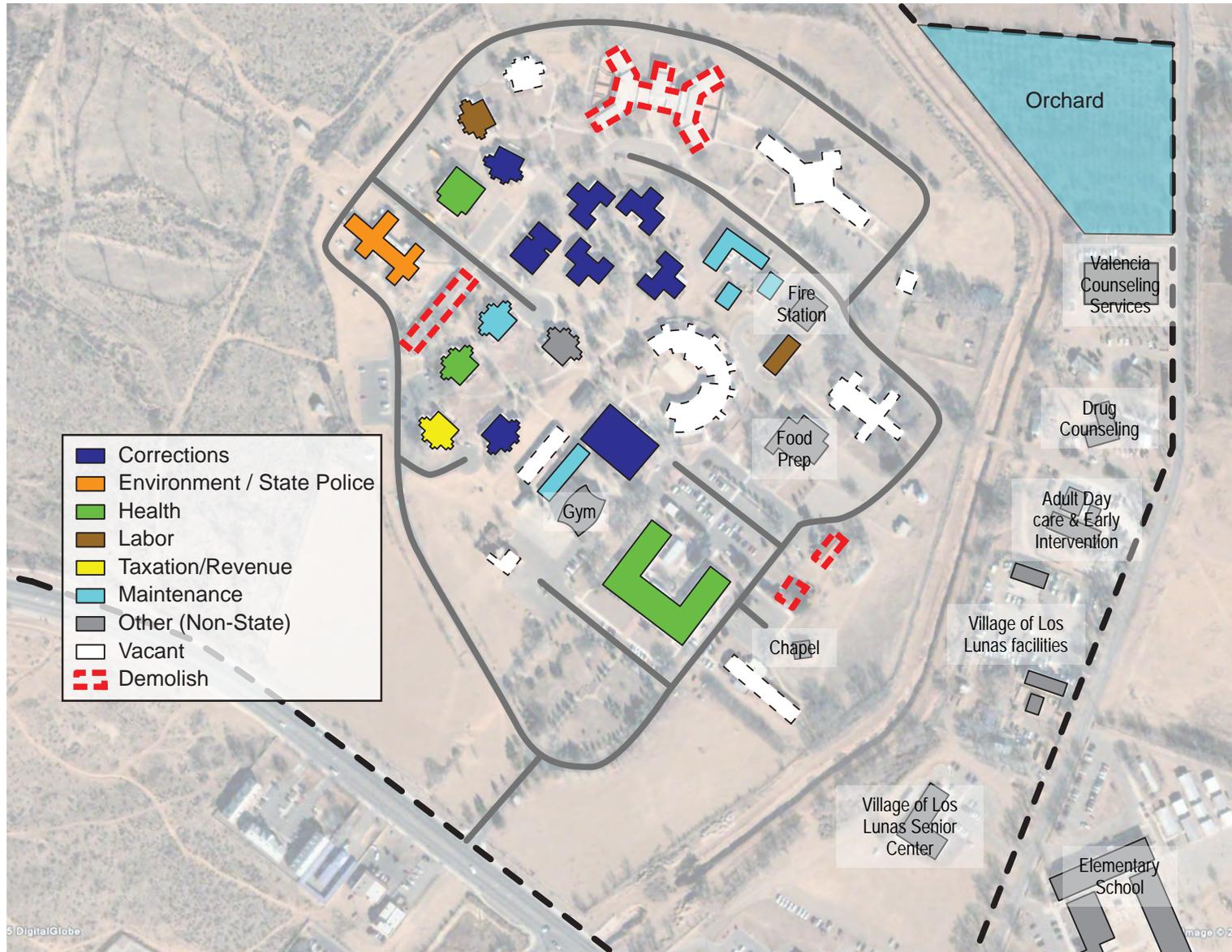
✓ Central Portion

- ▶ *Former hospital complex*
- ▶ *Multiple state users*
 - *Health (DOH is lead agency)*
 - *General Services (providing maintenance)*
 - *Public Safety (Police, Corrections)*
 - *Environment*
 - *Labor*
 - *Taxation and Revenue (MVD)*
- ▶ *Some non-state users*
- ▶ *Several vacant buildings*
 - *Many buildings set for demolition*
 - *Some in poor condition*
 - *Due to original purpose, some buildings do not readily accommodate new uses such as offices*



Los Lunas Hospital Site

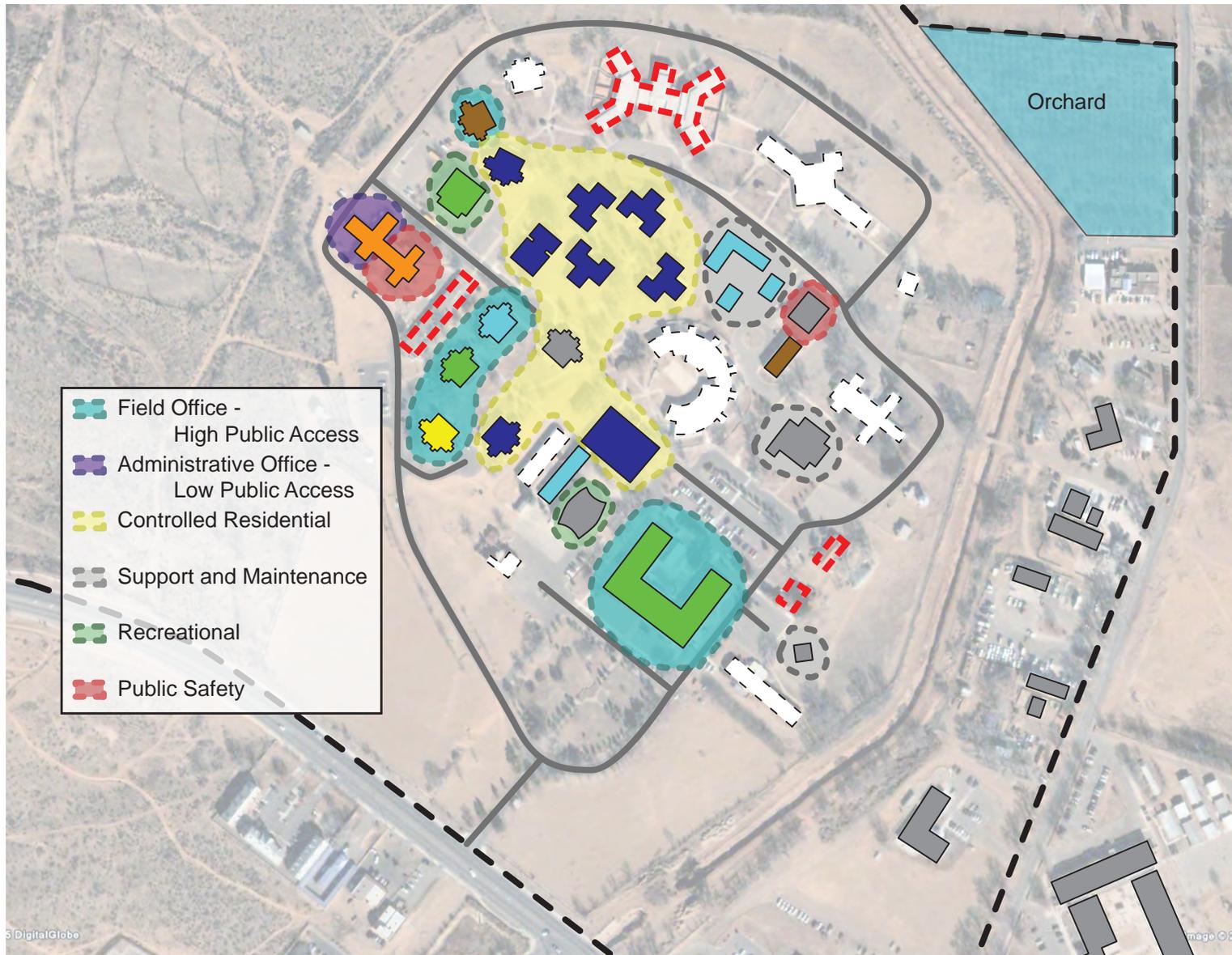
✓ Hospital Site Facility Tenants





Los Lunas Hospital Site

✓ Hospital Site Facility Uses





Los Lunas Hospital Site

✓ Civil engineering preliminary analysis

▶ Legal

- *Site is outside of Village boundary but within 3 mile extra territorial jurisdiction (re: platting)*

▶ Drainage

- *Current storm water management method is on-site retention, no drainage outfall from site*
 - Future storm management will require 100% retention
- *Undeveloped portion of site receives off-site flows from adjacent property on the west*
- *Site is topographically lower than adjacent NMSR 6 on the south, and the commercial and residential properties on the west*
 - Storm water harvesting is recommended to mitigate runoff conditions
- *Site is not within a designated flood hazard area**

*National Flood Insurance Program
Flood Insurance Rate Map for
Valencia County,
2/9/2000



Los Lunas Hospital Site

- ✓ Civil engineering preliminary analysis (continued)
 - ▶ *Transportation*
 - *Center portion currently has single paved access to NMSR 6*
 - *Future access to western portion will be hampered by grade difference*
 - *DOT will require driveway permit and traffic impact study for new access to NMSR 6*
 - *Traffic study should be done with site master plan*
 - ▶ *Water*
 - *Public water service currently exists for center developed area of site*
 - Adequate capacity to support comparable redevelopment density
 - Additional capacity will require an extension of existing lines and negotiation with Village
 - Additional connections to the main (lying within the NMSR 6 right-of-way) will require a Utility Permit from NMDOT)



Los Lunas Hospital Site

✓ Civil engineering preliminary analysis (continued)

▶ Sanitary sewer

- *Public sewer service currently exists for center developed area of site*
- *Adequate capacity to support comparable redevelopment density*
- *Additional capacity will require hydraulic capacity analysis all along current lines and manholes*
- *Currently system gravity feeds to low end of property*
- *Additional connections to the main are not anticipated due to grade difference*
- *Main lies within the NMSR 6 right-of-way - will require a Utility Permit from NMDOT*



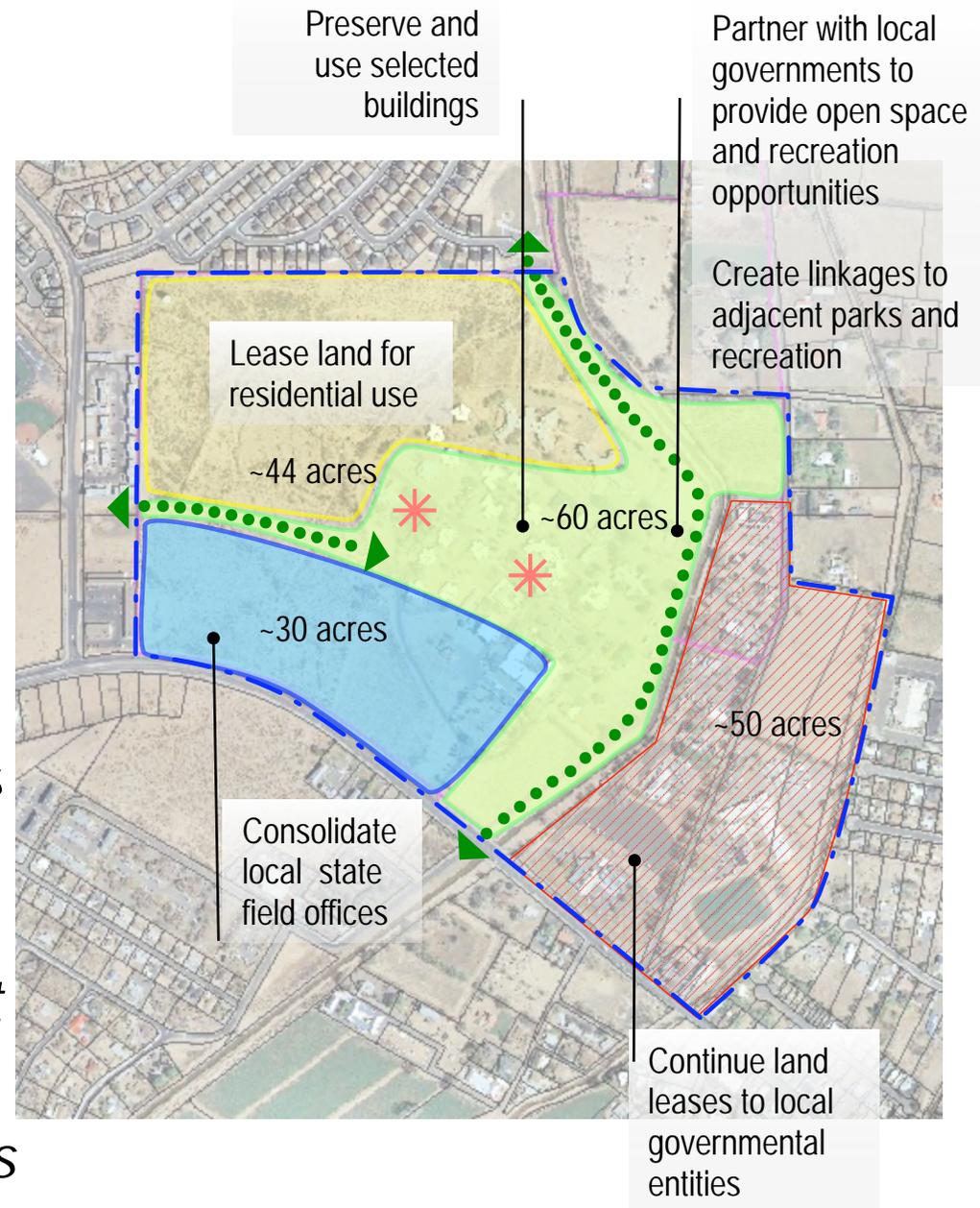
Los Lunas Hospital Site

- ✓ Civil engineering preliminary analysis (continued)
 - ▶ *Other characteristics*
 - *Traffic congestion along NMSR 6 suggests any reuse for existing buildings as non-peak traffic generating uses (recreational, community use)*
 - *Phase I Environmental Site Assessment is advised due to the age and condition of existing structures and potential for historic dumping activities on undeveloped portion of site*



Los Lunas Hospital Site

- ✓ Redevelop site to accommodate existing and future state agency space needs
- ✓ Maximize revenue from state leases
- ✓ Demolish obsolete facilities
- ✓ Make only code and health / safety investments in current facilities prior to demolition
- ✓ Partner with local governments for open space and recreation opportunities
 - ▶ *Create linkages to adjacent parks and recreation sites*
 - ▶ *Preserve selected buildings*





Los Lunas Hospital Site

✓ Recommendation:
Schedule buildings
for demolition

- ▶ *Prioritize by
condition and
potential future
use*

LEGEND

	Good
	Fair
	Poor
	Demolish
	Unknown





Los Lunas Hospital Site

✓ Recommendation:
Schedule
buildings for
demolition

▶ *Prioritize by
condition and
potential future
use*

LEGEND

- Priority 1
- Priority 2
- Priority 3
- Preserve for reuse

Priority for Demolition	Name of building	Occupied GSF	Vacant GSF	FCI
1	117 Mecham	13,450		121.00%
1	118 Midwest NM Community	1,944		121.00%
1	126 Porter Hall Probation/Paro	11,711		121.00%
1	119 Music and Classroom		4,560	105.00%
1	123 Office & Library CRM	4,560		105.00%
2	094 Central Heating Plant	2,090		85.00%
2	096 Classroom	528		85.00%
2	120 MV/TRD Cottage #4	5,575		85.00%
2	122 New Dillion Hall	6,274		85.00%
2	125 Otero Cottage	6,518		85.00%
2	097 Cottage #1	5,575		84.00%
2	098 Cottage #2	5,575		84.00%
2	099 Cottage #3	5,575		84.00%
2	099 Cottage #4		5,575	84.00%
2	100 Cottage #5	5,575		84.00%
2	101 Cottage #6	5,575		84.00%
2	102 Cottage #7	5,575		84.00%
2	103 Cottage #8		5,575	84.00%
2	112 Huning Cottage	6,518		84.00%
2	131 Seligman	6,518		84.00%
2	132 Simms Cottage	6,518		84.00%
3	108 Fernandez (Gym & Audit)	9,359		75.00%
3	114 Laundry	5,600		75.00%
3	115 Maintenance	6,497		75.00%
3	113 La Vida De Felicidad	1,820		70.00%
3	089 Bashein		19,417	65.00%
3	090 Bolack		2,744	65.00%
3	093 Campbell		23,718	65.00%
3	130 R.D.N.		34,403	62.00%
Preserve	104 Dietary	11,548		50.00%
Preserve	107 Educational Services		24,383	50.00%
Preserve	121 Natatorium	8,719		45.00%
Preserve	095 Chapel	1,591		9.00%
Preserve	091 Burroughs	12,916		1.00%

Albuquerque Area



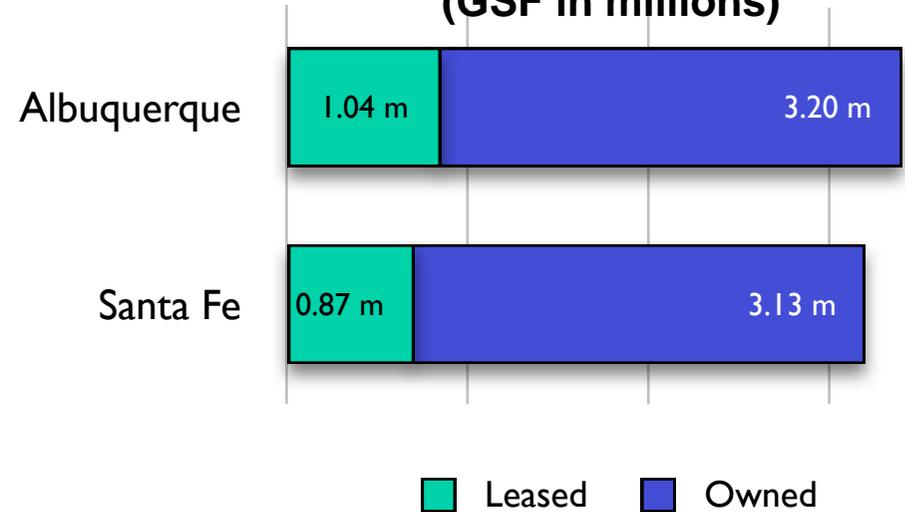
Albuquerque Area

✓ Existing Facilities

▶ ~4.2 million square feet

- Office Uses
 - Nearly all of leased space
 - ~30% of owned space

Space Use in Albuquerque Area (including Los Lunas) and Santa Fe (GSF in millions)



	Owned		
	Gross Square Feet	USF Equivalent**	% Total GSF
PCD Albuquerque Area*	1,340,788	871,512	41.9%
02 Bernalillo County	547,607	355,945	17.1%
14 Valencia County	779,476	506,659	24.3%
29 Sandoval County	13,705	8,908	0.4%
Other Agencies (Bernalillo)	1,860,829	1,209,539	58.1%
DOT	72,250	46,963	2.3%
Expo NM	1,362,099	885,364	42.5%
DMA	44,112	28,673	1.4%
DCA	382,368	248,539	11.9%
Total	3,201,617	2,081,051	100.0%
Office Space	409,045		22.0%

Leased				
USF	LSF	GSF Equivalent	Annual Cost	% Total USF
677,195	859,761	1,041,839	\$12,569,427	100.00%
637,949	805,000	981,461	\$11,749,387	93.63%
22,936	32,864	35,286	\$477,110	3.82%
16,310	21,897	25,092	\$342,930	2.55%
677,195	859,761	1,041,839	\$12,569,427	100%
623,714	789,450	959,561		92.1%

*About 30% of PCD "owned" space is categorized as an Office Use
 **Assumes 65% ratio of USF to GSF



Albuquerque Area

✓ Own

- ▶ *Typically acquired for specialized uses, in concert with federal resources or “inherited”*

✓ Lease

- ▶ *Mostly office type of uses*
- ▶ *Many leases are supplemented or paid for by federal dollars*
- ▶ *Mostly Field Type of Offices Serving the Metro Area*
 - *Functions that serve public from a central location*
 - *Distributed – field offices located to be close to populations served*
 - *Functions with special location requirements*

✓ Provided by others

- ▶ *Typically DOH public health type of facilities provided by the County*



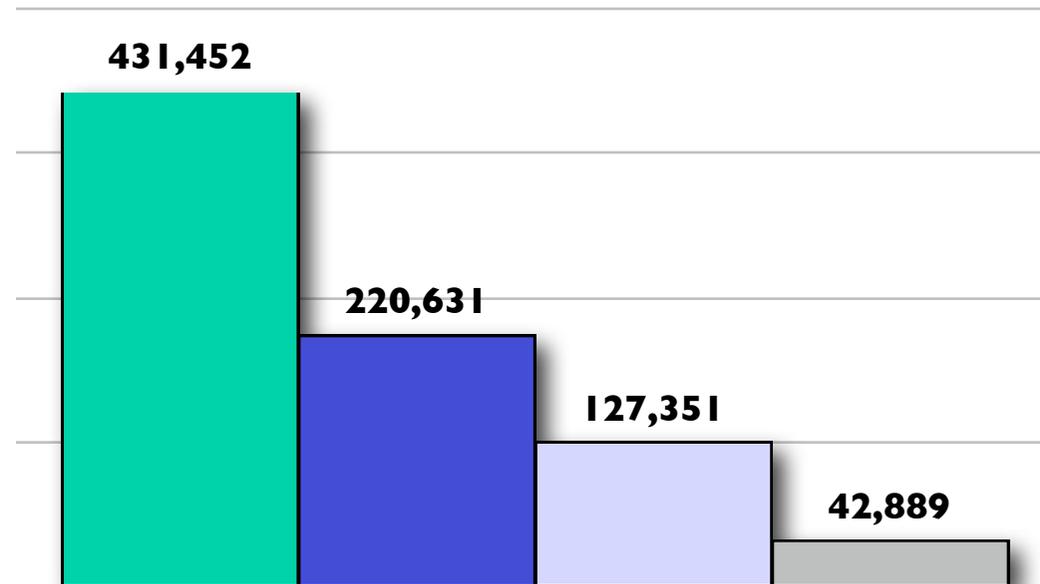
Albuquerque Area

✓ Leased Space

- ▶ *860,000 LSF – \$12.6 m annual cost*
- ▶ *Mostly office type of use (98%)*
- ▶ *The majority of leased space is for functions that can be served from a central location ... about 1/2 of this space is currently at one site*

Leased Square Feet by Type in the Albuquerque Area

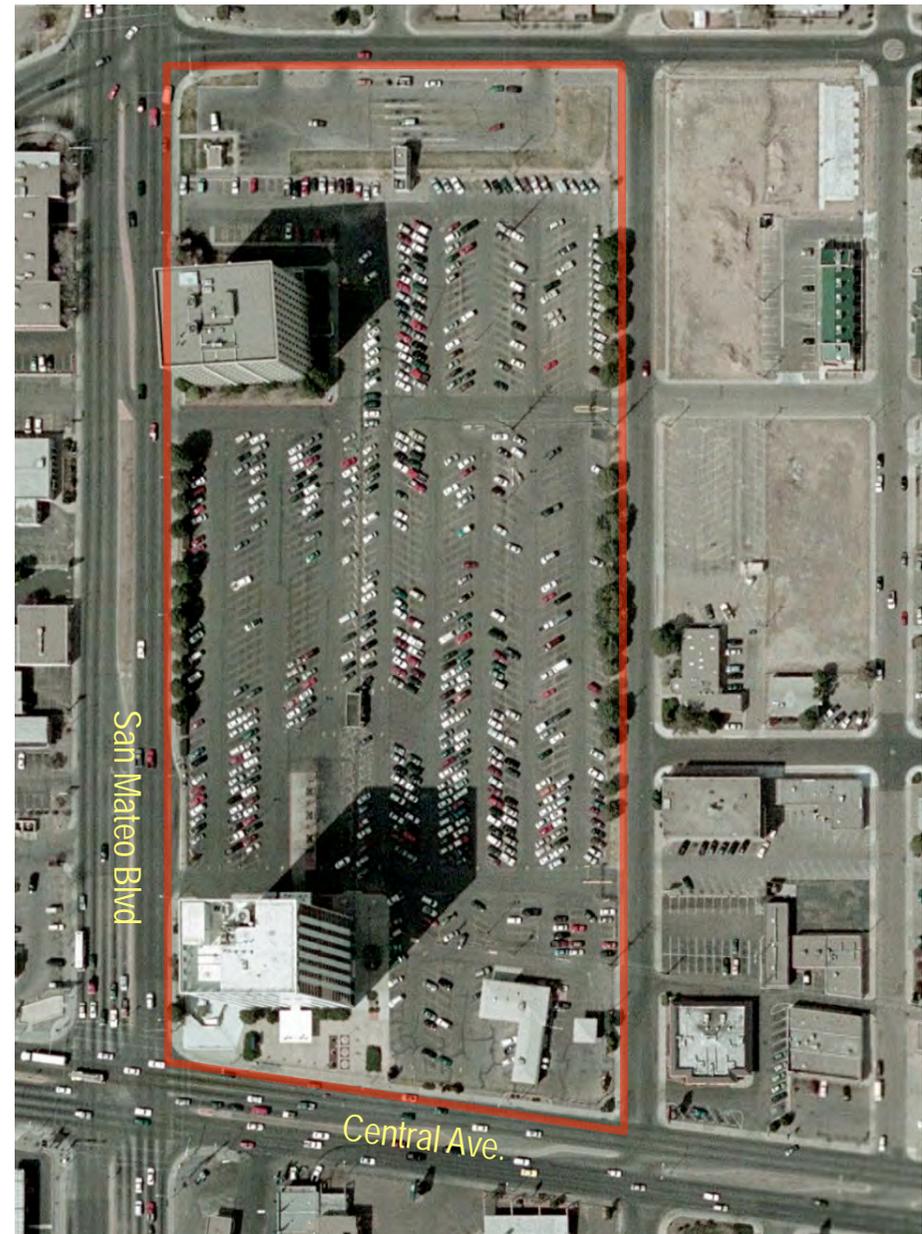
- Serve from a Central Location
- Distributed (field offices)
- Special Location Requirements
- Space Provided by Others





Albuquerque Area

- ✓ The Bank of the West site (Central and San Mateo) accounts for ~20% of the total Albuquerque area leased square feet and cost
 - ▶ *\$2.5 million annual lease cost*
 - ▶ *187,000 Isf, ~ 11 acres*
- ✓ 50% of the functions that can serve the public from a central location are at this site

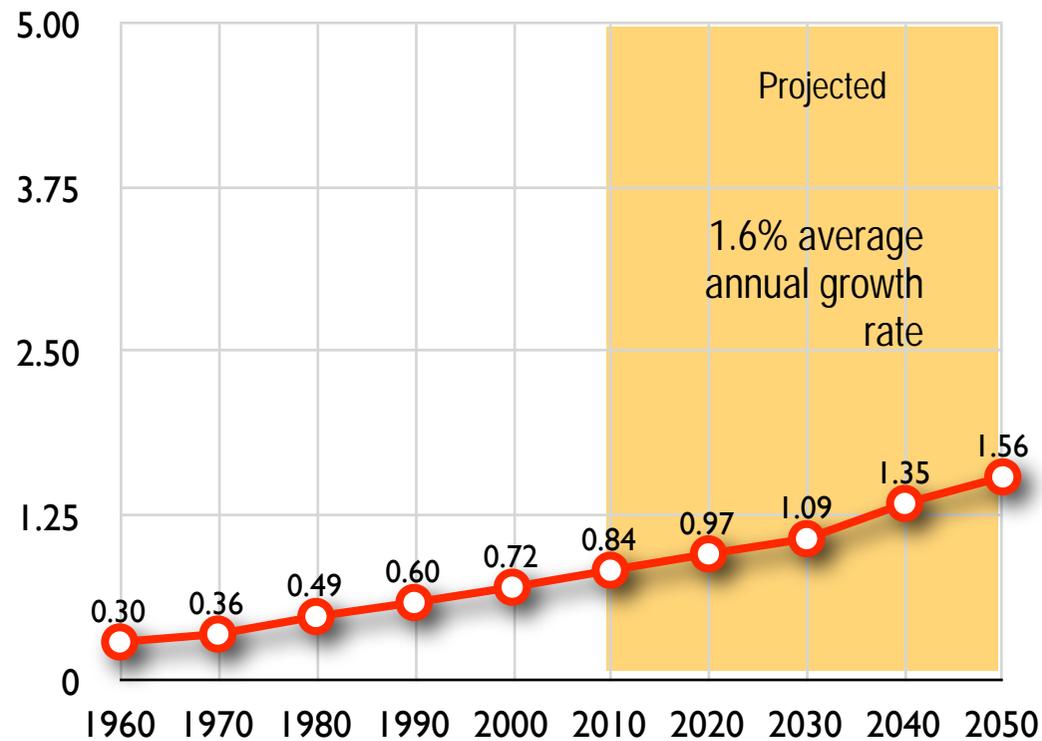




Albuquerque Area

- ✓ Region is expected to continue to grow ... population and geographically – implication is continued growth of state facilities

Albuquerque MSA Population
(millions of people)

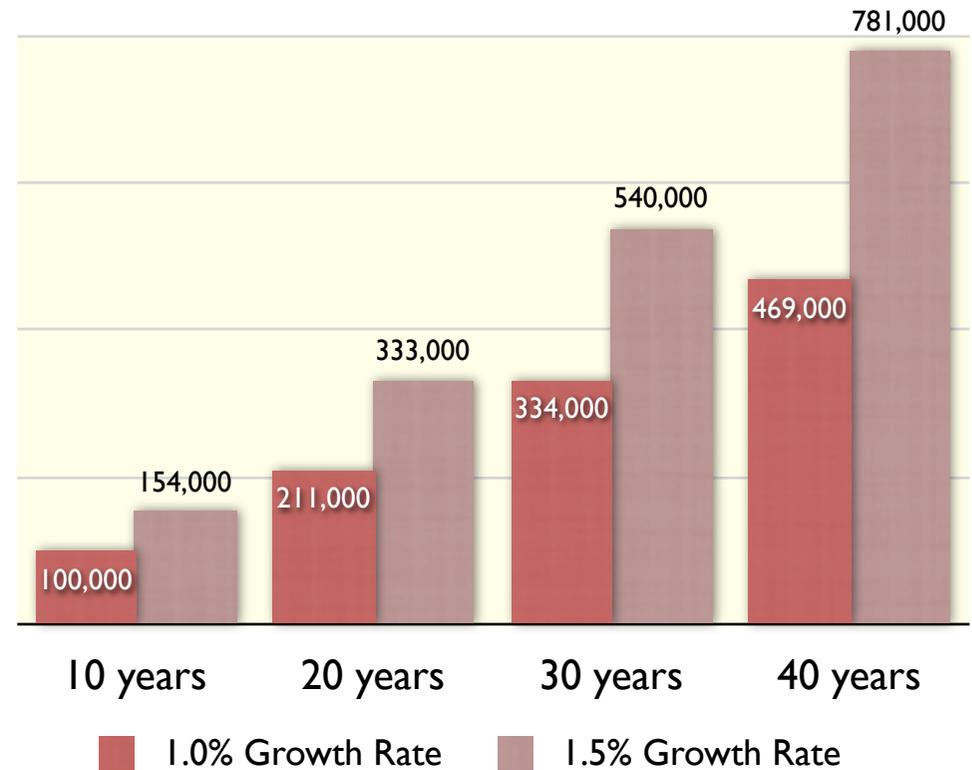




Albuquerque Area

- ✓ The need for state office space will double in 40 years assuming a 1.5% annual growth rate

Additional Office Space Needed in Albuquerque Area – GSF Equivalent

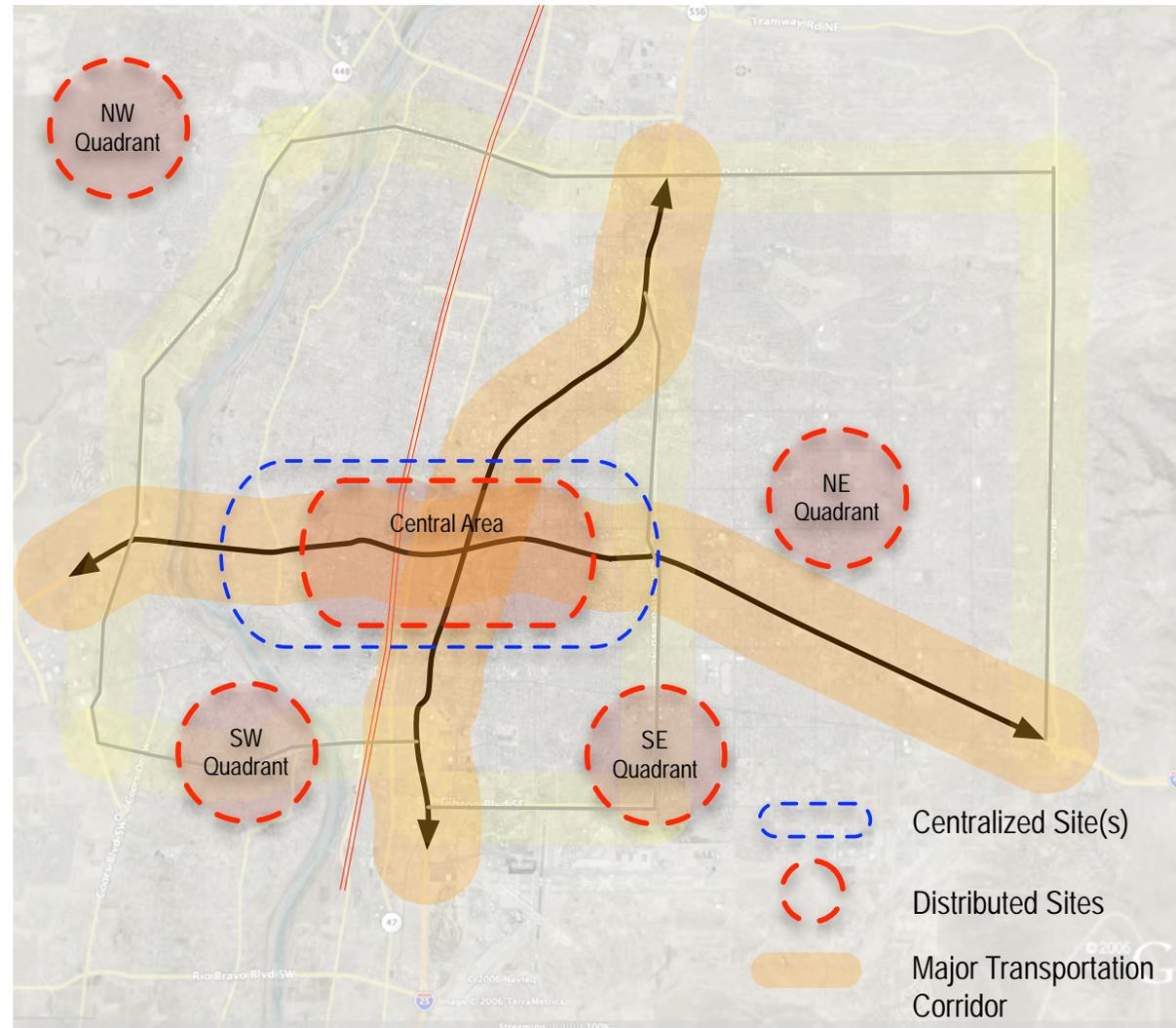


Note: The state currently leases about 960,000 gsf (equivalent) of office space in the Albuquerque area (does not include office needs associated with specialized uses)



Albuquerque Area

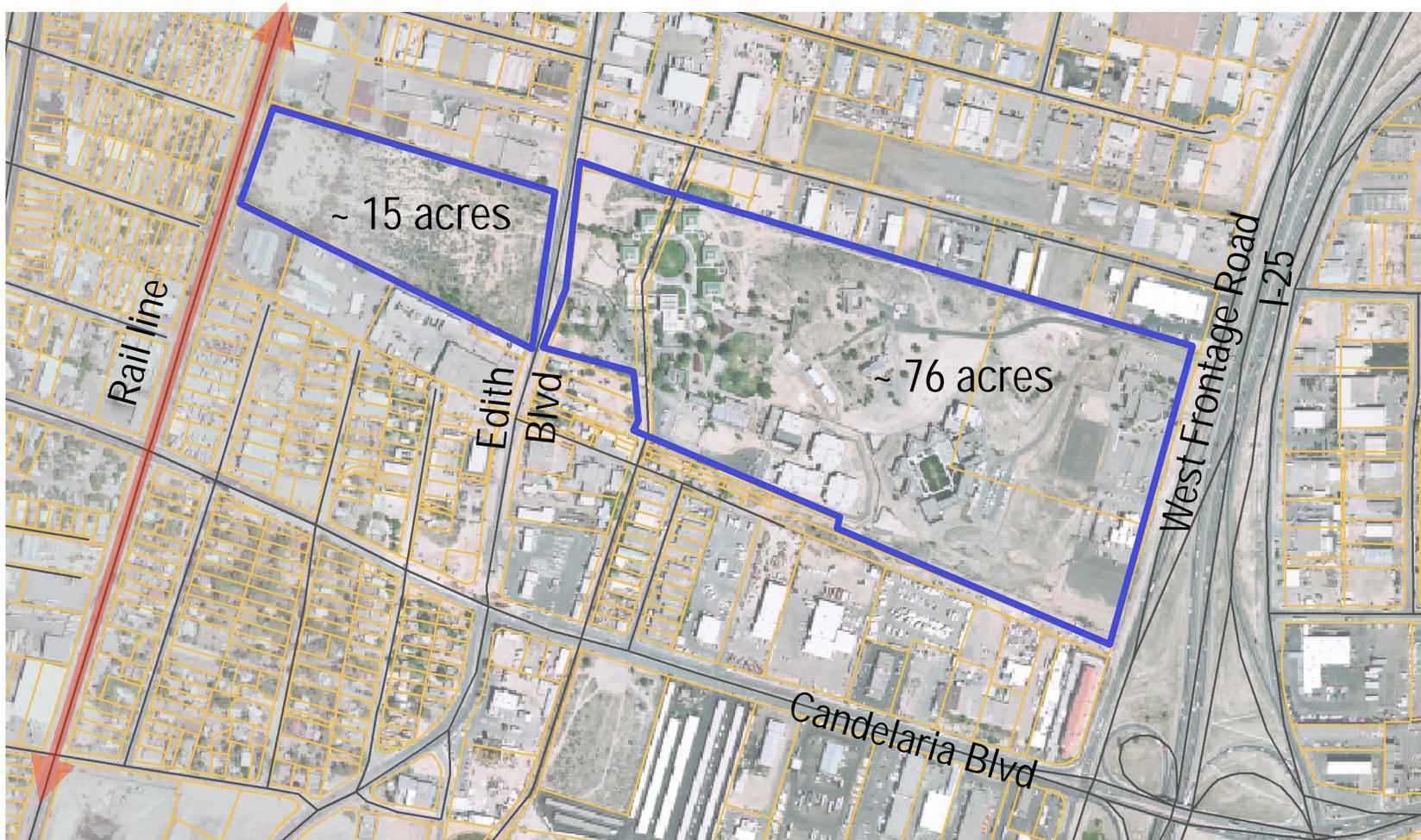
- ✓ Explore developing state campuses via
 - ▶ *Purchase of existing*
 - ▶ *Lease - purchase*
 - ▶ *Direct state capital development*





Albuquerque Area

✓ Super Block Complex





Super Block Complex

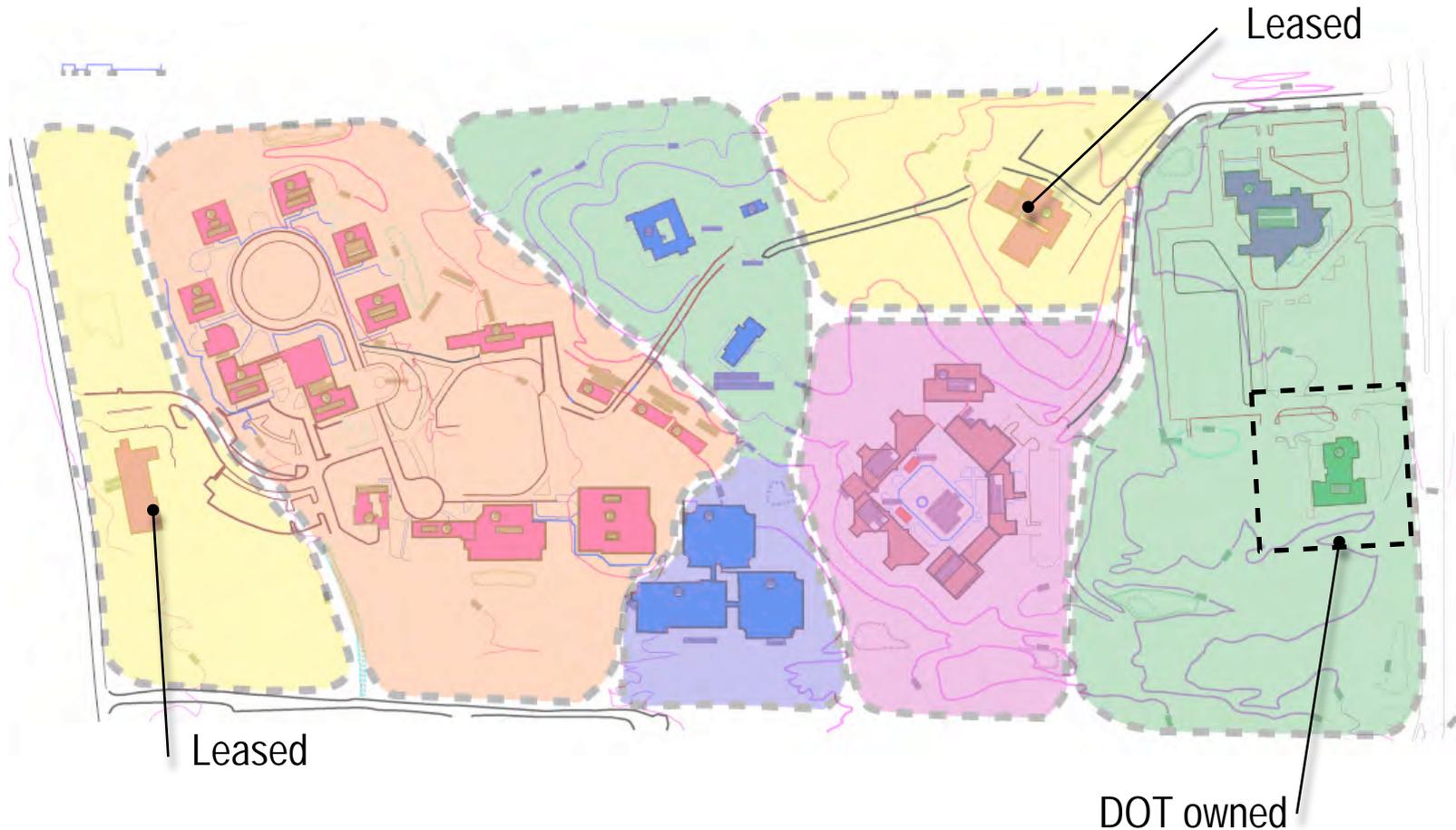
✓ Site use zones

▶ *Multiple Users*

- *CYFD, DOH, DOT, NMCD*

Use Zone Legend

-  Youth reintegration (CYFD)
-  Youth detention (CYFD)
-  Adult detention (NMCD)
-  Youth psychiatric treatment (DOH)
-  Administrative offices (CYFD & DOT)





Super Block Complex

- ✓ Building condition as per 3D/I study
 - ▶ *Buildings vary in age and condition*

Condition Legend



Good



Fair

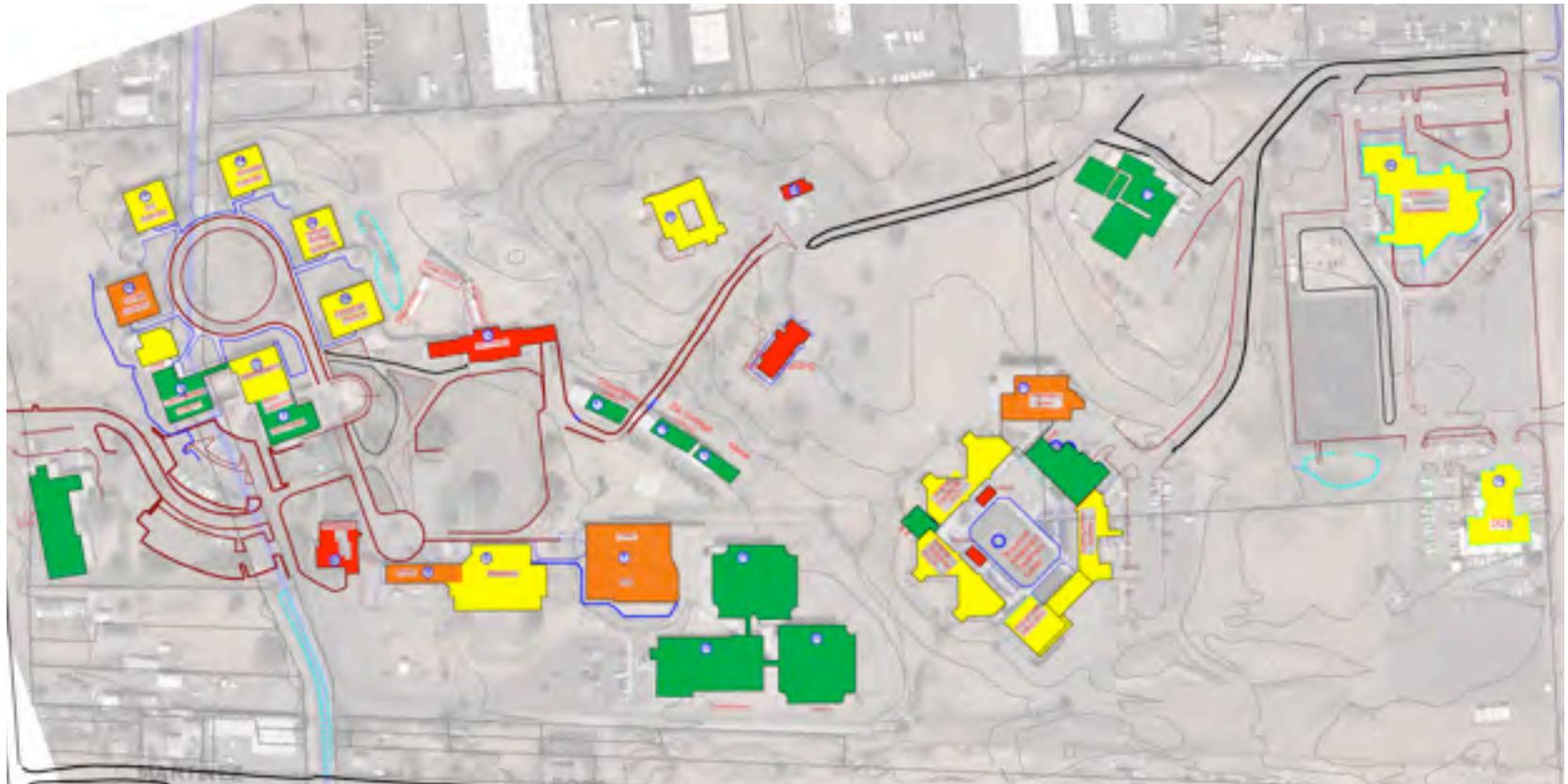


Poor



Demolish*

*Cannot
demolish until
building is
replaced

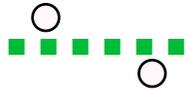


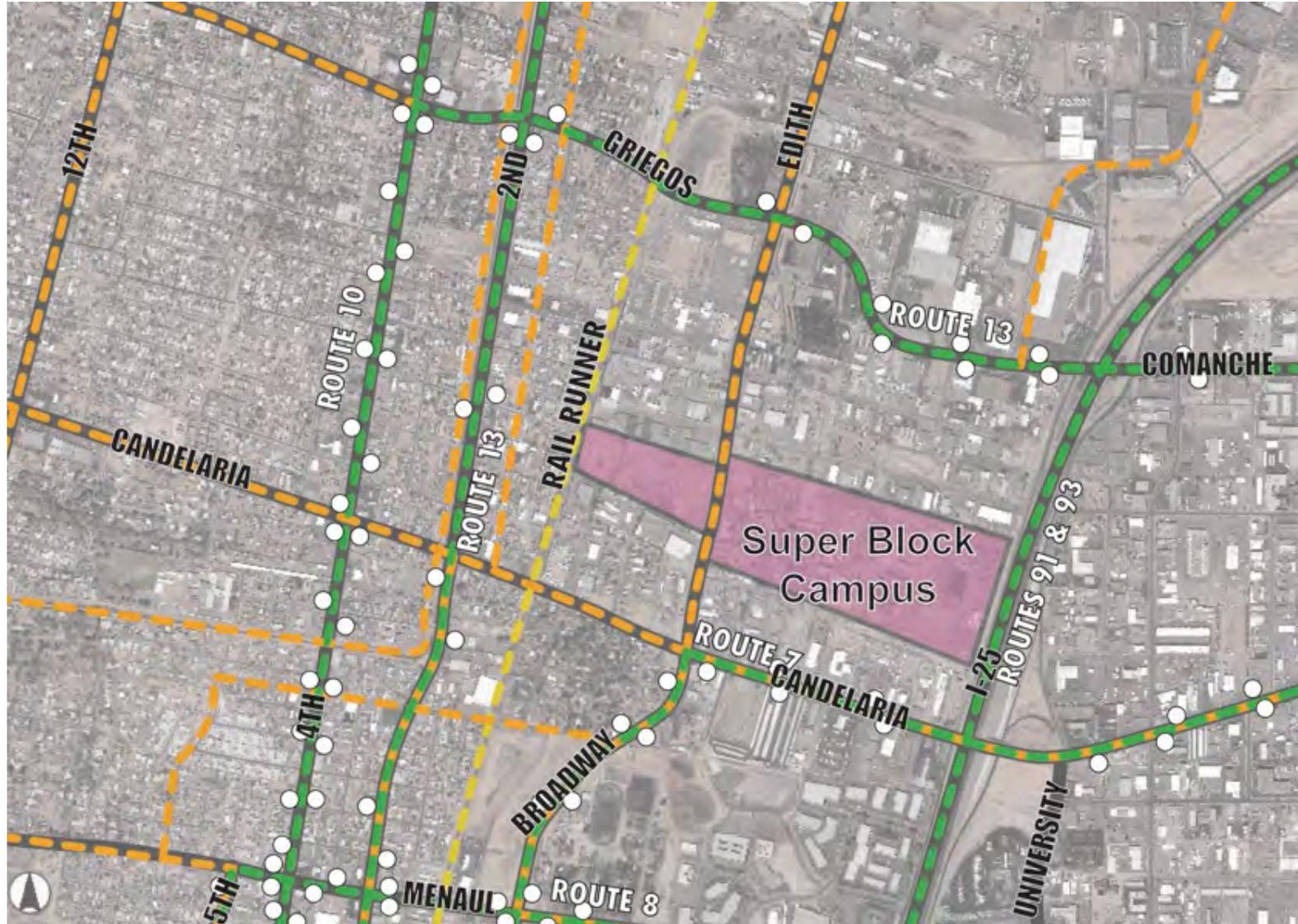


Super Block Complex

✓ Transportation

LEGEND

-  RAILRUNNER LINE
-  BIKE ROUTES
-  BUS ROUTES WITH STOPS





Super Block Complex

✓ Surrounding Neighborhood - Land Use



North Valley Existing Land Use

Legend

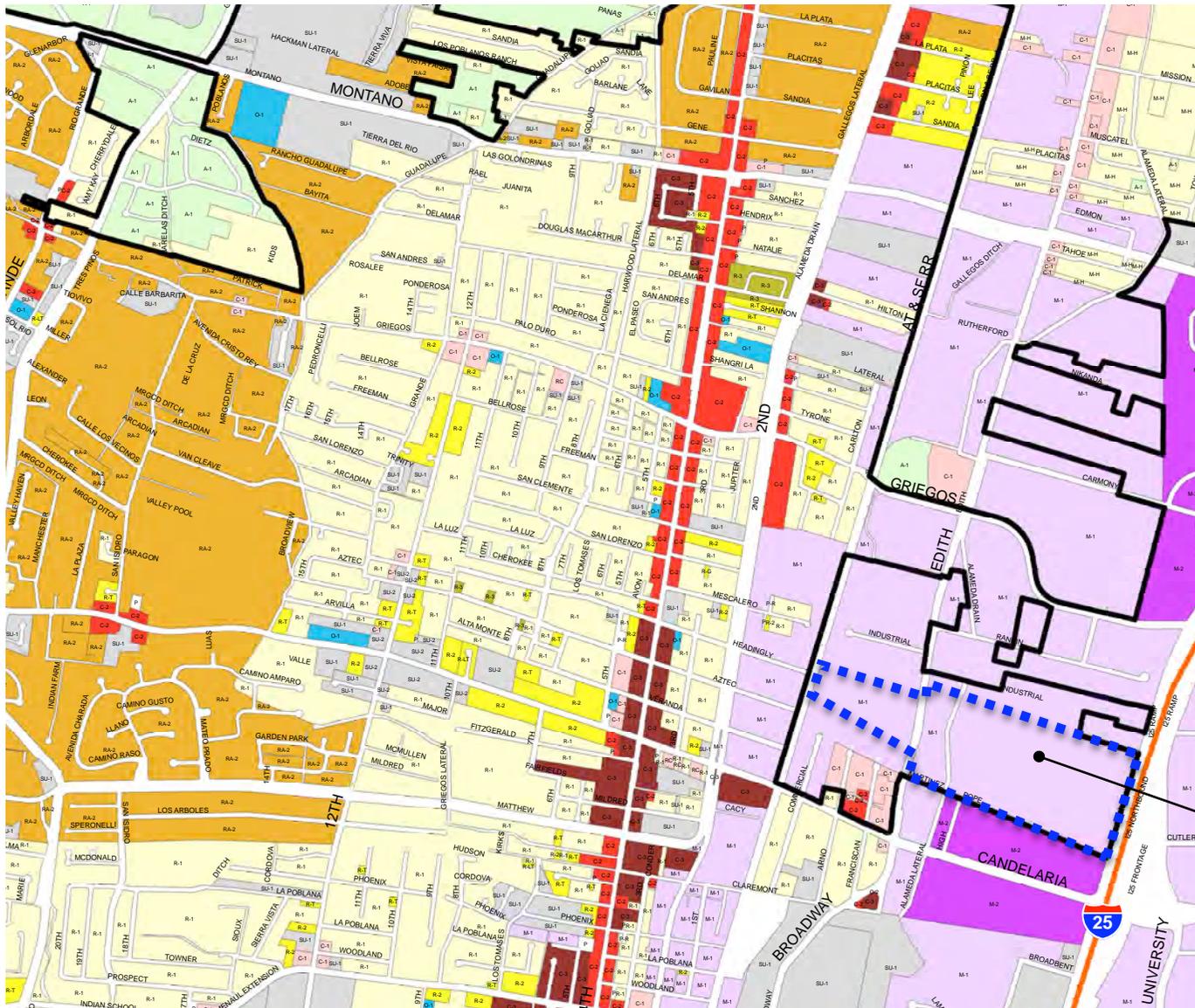
- North Valley Study Corridor
- Albuquerque City Limits
- Land Use Categories**
- Agriculture
- Commercial Retail
- Commercial Service
- Drainage & Flood Control
- Industrial & Manufacturing
- Multi-Family Residential
- Parking Lots & Structures
- Parks & Recreation
- Public & Institutional
- Single Family Residential
- Transportation & Utilities
- Vacant/Other
- Wholesale & Warehousing

Superblock Site



Super Block Complex

✓ Surrounding Neighborhood - Zoning



Legend

North Valley Study Corridor

Albuquerque City Limits

Zoning Designations

- A-1 Agricultural
- A-2 Agricultural
- A-3 Agricultural
- C-1 Commercial
- C-2 Commercial
- C-3 Commercial
- IP Industrial Park
- M-1 Manufacturing
- M-2 Manufacturing
- O-1 Office/Institutional
- R-1 Residential
- R-2 Residential
- R-3 Residential
- RA-1 Resid./Agric.
- RA-2 Resid./Agric.
- SU-1/SU-2 Miscellaneous
- SU-3

Superblock site

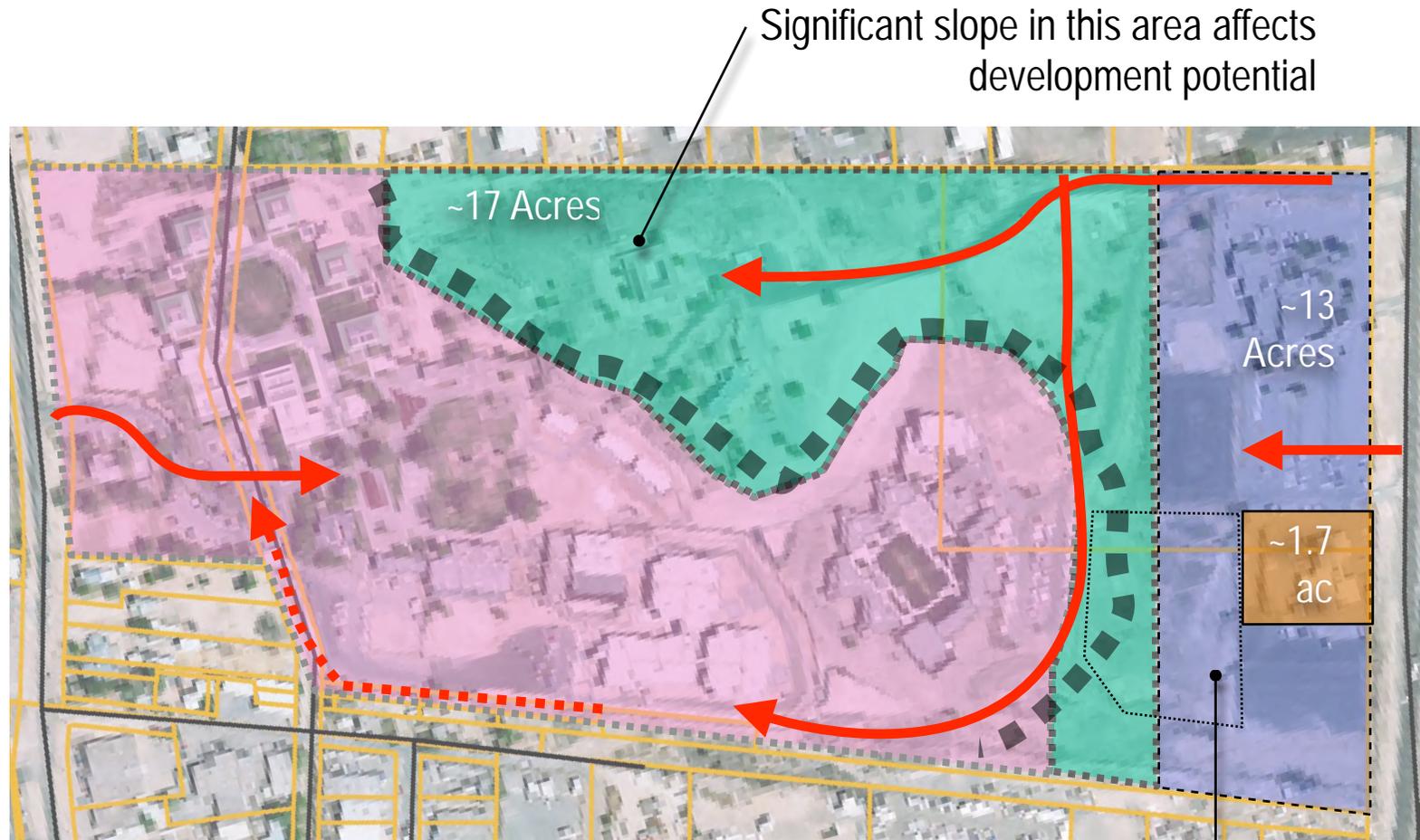


Super Block Complex

✓ Developable portions of complex

Condition Legend

-  DOT Site
-  Most desirable, easy to develop, good access/visibility
-  Developable, but less accessible/visible
-  Long-Term Tenants
-  Desired Buffer Zone
-  Suggested Access
-  Potential Access



Note: For comparison, the size of Bank of the West property is 10.85 acres



Superblock Site

✓ Civil engineering preliminary analysis

▶ Legal

- *Site is outside of City of Albuquerque limits, within jurisdiction of Bernalillo County - zoned M1*

▶ Drainage*

- *Drop across site is ~97' over a distance of ~2,700' - ~3.5% slope*
 - Grade is not a uniform slope, some areas are very steep
- *State property west of Edith Blvd. is a designated flood hazard zone*
 - Will contain 18 acre-foot regional detention / filtration pond (under construction)
- *4 existing retention ponds within Superblock site that drain to detention pond at western site*
 - Ponds shall remain in place, limiting development at those precise spots
 - Further development of site may require enlargement of one or more of these ponds
 - Any additional runoff generated must be managed on site

*From Albuquerque Master Drainage Study, plate G-15 and Edith Boulevard Reconstruction, Phase II



Superblock Site

✓ Civil engineering preliminary analysis (continued)

▶ *Transportation*

- *Paved access from Edith Blvd. on the west and I-25 West Frontage Road on the east (Frontage road is one-way traffic)*
- *Single driveway from Edith, 3 driveways from Frontage Road*
 - Additional access will require driveway permits
 - Traffic Impact Study will be required at Frontage Road for new development in Area "A"
- *Creation of an on-site circulation pattern will enhance access to each user*



Superblock Site

- ✓ Civil engineering preliminary analysis (continued)
 - ▶ *Domestic water*
 - *Within Albuquerque Bernalillo County Water Utility Authority (ABCWUA) service area*
 - Top of 1E water pressure zone
 - 14" top of zone water line at Frontage Road
 - 12" water line at Edith Blvd.
 - 10" dead end line enters site from east and supplies public fire hydrants on site
 - *Extension of 10" line to connect to 12" line would improve service flows and create loop for redundancy*
 - Loop would require public easement along path of piping, granted to ABCWUA



Superblock Site

- ✓ Civil engineering preliminary analysis (continued)
 - ▶ *Sanitary sewer*
 - *Within Albuquerque Bernalillo County Water Utility Authority (ABCWUA) service area*
 - 48" sanitary sewer interceptor line, flows from north to south through site, serves easterly 2/3 of site
 - 8" concrete pipe main at Edith Blvd., serves westerly 1/3 of site
 - Upgrade of these lines will require review by ABCWUA
 - ▶ *Other characteristics*
 - *Platted as 3 separate parcels belong to New Mexico Girls School*



Super Block Complex

- ✓ YDDC can relocate to Los Lunas Area
 - ▶ *The CYFD is moving toward providing services to its clients based on the “Missouri Model” of treatment which emphasizes group therapy in a small, residential atmosphere in regionally distributed facilities*
 - ▶ *Existing facilities, including the Youth Diagnostic and Development Center (YDDC) in Albuquerque are designed to accommodate a more institutional treatment model, and cannot readily be modified to meet the programmatic requirements of the new treatment model*



Super Block Complex

- ✓ Some special use tenants have long-term commitments
 - ▶ *Tenants interviewed (Sequoyah, Camino Nuevo) reported significant facility investments and geographic advantages for current location*
- ✓ Administrative tenants are “occupying space”
 - ▶ *Located at site only because space was available - do not need to stay at this location*
- ✓ Utilities are available throughout site
 - ▶ *Capacity is limited*
 - ▶ *Existing systems are in need of retrofitting*
- ✓ Proposal for use of undeveloped land
 - ▶ *DOT is interested in portion of land adjacent to their property*



Super Block Site Complex

✓ Constraints

- ▶ *Topography is difficult on large portion of site*
- ▶ *Infrastructure - utilities are limited in capacity and condition is fair*
- ▶ *Existing facilities vary in condition but will need ongoing renewal*

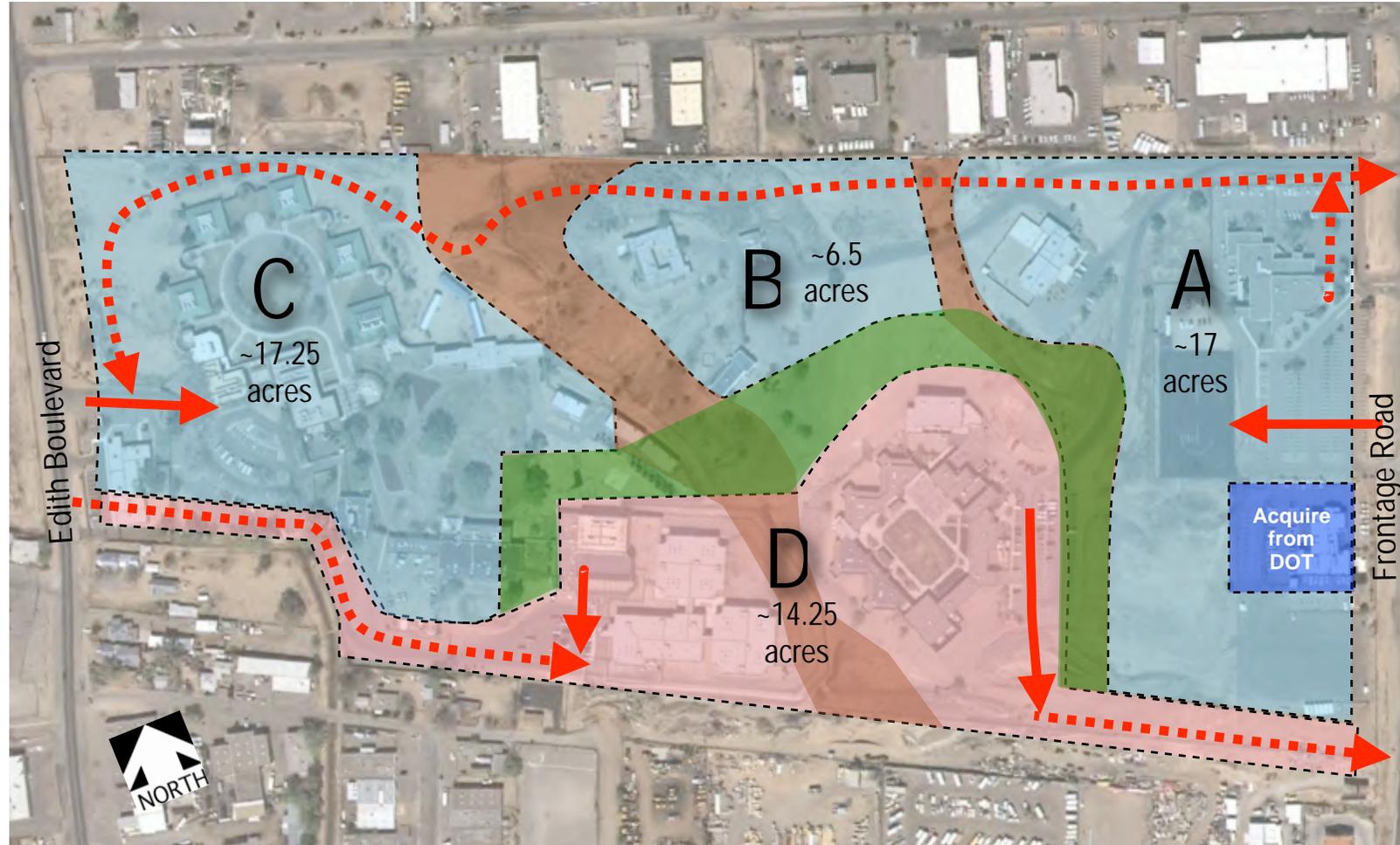


Super Block Complex

✓ Conceptual Development Plan

Legend

- Steep, challenging terrain
- Desired buffer zone
- State Building Development Zones
 - A – High Density, uses serving metro area
 - B – Low Density, specialty use
 - C – Medium Density, field office uses, or specialty use
 - D – Secure uses (Long-range redevelopment)
- Access to uses
- Proposed access through site





Albuquerque Area

✓ Super Block Site

- ▶ *Area "A"*
 - *Develop site for high density office uses serving the entire metro area*
 - *Consider purchase of DOT lands and not entering into new long-term lease commitments*
 - *Work with DOT to develop Emergency Management Response Center elsewhere*
- ▶ *Area "B"*
 - *Reserve northern area for compatible low density specialty uses*
- ▶ *Area "C"*
 - *Support CYFD master planning effort for transition to Missouri Model*
 - *Explore potential reuses for YDDC property*
 - *Reserve for field or specialty uses*
 - *Potential for short-term leases*
 - *Make only code and health / safety investments*
- ▶ *Area "D"*
 - *Improve access to existing uses*
 - *Redevelop in mid to long-range*
- ▶ *West Edith Site*
 - *Discuss joint use with Bernalillo County*



Centralized Location

✓ Super Block Site - Area "A"

Candidates for Superblock Site Administrative Complex

Site #	Agency	Current LSF	Current staff	Future LSF	Future GSF (based on current LSF)	Future GSF (based on current staff)	Future staff
L20	Department of Human Services	4,280	21	4,708	5,885	8,400	24
S1	Division of Vocational Rehabilitation	4,085	17	4,494	5,617	6,800	20
S2	Division of Vocational Rehabilitation	9,847	24	10,832	13,540	9,600	28
C1	Gaming Control Board	31,374	59	34,511	43,139	23,600	68
P8	Taxation and Revenue Department	63,964	190	70,360	87,951	76,000	219
C2	State Engineer / Interstate Stream Commission	12,631	125	13,894	17,368	50,000	144
C3	Environment Department	20,017	80	22,019	27,523	32,000	92
C4	Environment Department	1,242	4	1,366	1,708	1,600	5
C5	Regulation and Licensing Department	15,981	48	17,579	21,974	19,200	55
C6	Regulation and Licensing Department	1,000	7	1,100	1,375	2,800	8
G1	Office of the Governor	5,000	3	5,500	6,875	1,200	3
G2	Chief Information Officer	1,990	11	2,189	2,736	4,400	13
C7	Livestock Board	5,803	*	6,383	7,979	*	*
C8	Nursing Board	4,972	15	5,469	6,837	6,000	17
G4	Retiree Health Care Authority	1,953	*	2,148	2,685	*	*
G6	Public Employees Labor Relations Board	1,232	*	1,355	1,694	*	*
G7	Public Employees Retirement Association	1,739	3	1,913	2,391	1,200	3
G10	Educational Retirement Board	1,953	*	2,148	2,685	*	*
C12	Commission on Organic Commodity	1,439	4	1,583	1,979	1,600	5
C13	Commission on Racing	3,555	11	3,911	4,888	4,400	13
C14	Game and Fish Department	8,385	20	9,224	11,529	8,000	23
<i>Totals</i>		202,442	642	222,686	278,358	256,800	738

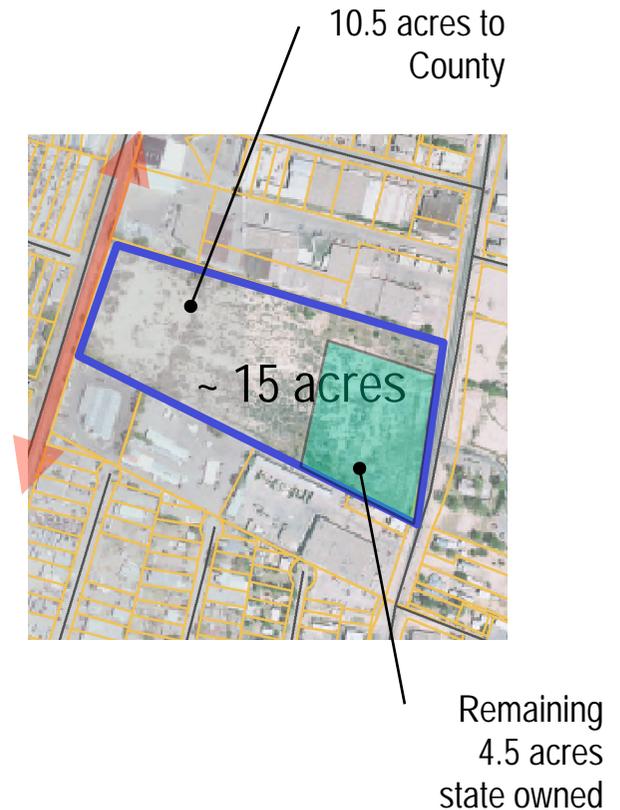
Analysis based on 2005 data. 2008 data will vary but does not substantially alter recommended concepts.



Super Block Campus

✓ Users

- ▶ **CYFD**
 - Temporary facility - partnership with EMNRD
- ▶ **Bernalillo County - 2007 HJR 14:**
 - Right-of-way for widening of Edith Boulevard
 - County to construct detention pond to store runoff - leasing property with option to purchase within 5 years
- ▶ **Recommend that State discuss joint use with Bernalillo County**
 - Modify detention pond design to incorporate a permeable surface for parking
 - Preserve capability for potential future Rail Runner station



Rail Runner station in Bernalillo = 2.3 acres



State Government Center

- ✓ Given to the state – former Metro Court
 - ▶ 65,000 gsf, ~ 1.0 acres , 31 parking spaces
- ✓ Pros
 - ▶ Prime location - Near courts and local government offices
 - ▶ Excellent access (cars, buses, rail)
- ✓ Cons
 - ▶ Lacks parking (but structured parking could be added or leased nearby)
 - ▶ Requires major upgrades to make ready for tenants
- ✓ There was no interest in a State issued RFP for lease or sale
- ✓ Currently working with Bernalillo County for a possible sale / trade or transfer



Albuquerque Office Demand Analysis



Consolidation Analysis

- ✓ State agencies in Albuquerque were evaluated and grouped according to type and location needs
 - ▶ *Client base served*
 - *Common clients*
 - ▶ *Accessibility to client base*
 - *Transportation routes*
 - *Centrally located*
 - *Near client population centers*
 - ▶ *Ability to share consolidated facility*
 - *Compatibility*



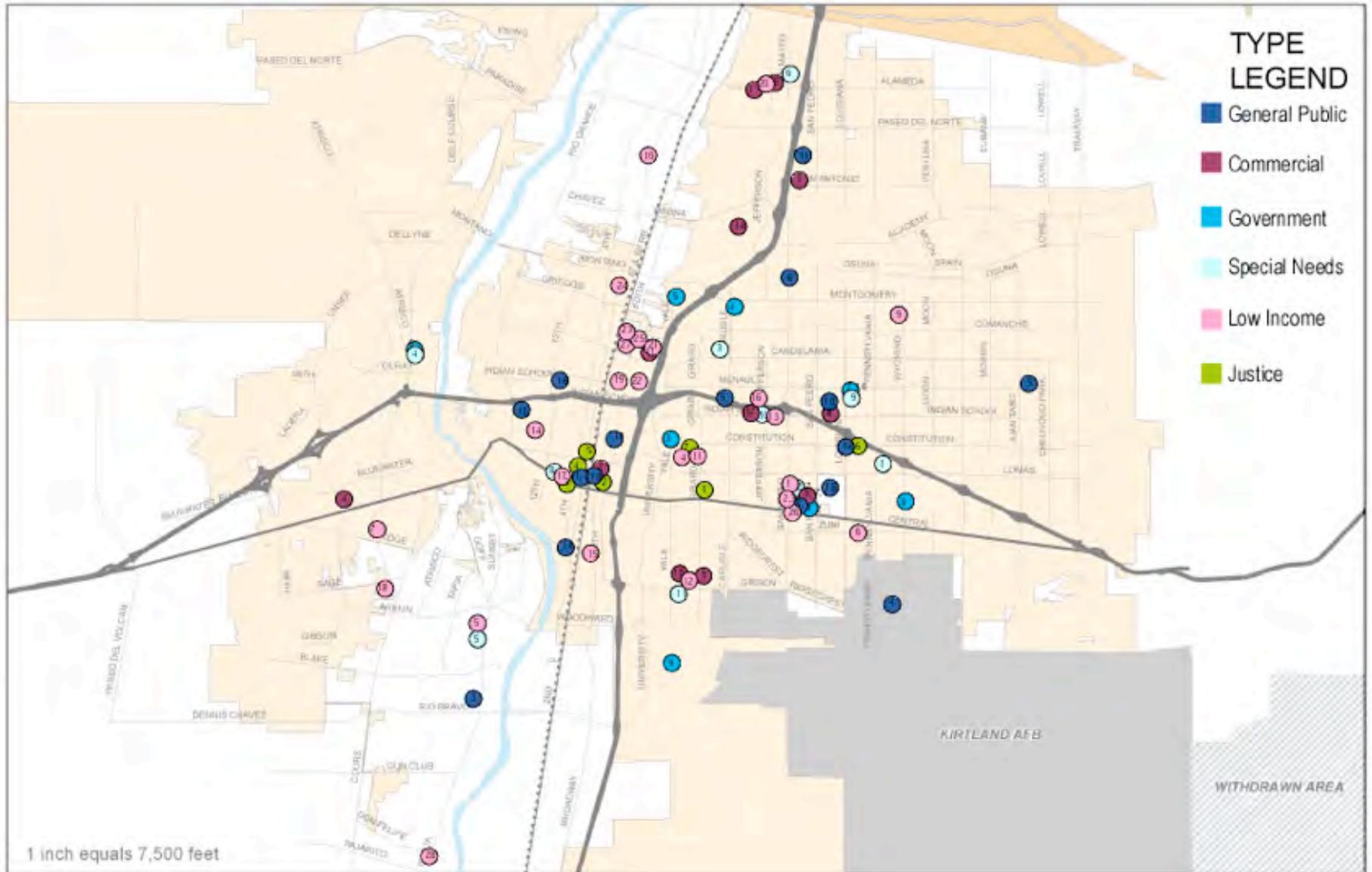
Consolidation Analysis

- ✓ State agencies groupings by client base
 - ▶ *General Public*
 - *e.g. Taxation and Revenue*
 - ▶ *Commercial*
 - *e.g. Regulation and Licensing*
 - ▶ *Government*
 - *e.g. Public Employees Retirement Association*
 - ▶ *Justice*
 - *e.g. Public Defender Department*
 - ▶ *Special needs*
 - *e.g. Commission on Deaf and Hard of Hearing*
 - ▶ *Low income*
 - *e.g. Department of Human Services*



Consolidation Analysis

✓ Current agency locations





Consolidation Analysis

- ✓ State agencies groupings determine suitability for consolidation
 1. *Distributed to serve neighborhoods*
 2. *Current location is most suitable*
 - *Occupy owned facility*
 - Department of Public Safety
 - *Specialized needs*
 - State Records and Archives
 - *Adjacent to specialized function*
 - YDDC
 - *Adjacency to existing non-agency entities*
 - Military Affairs - KAFB
 3. *Centralized for maximum accessibility*
 4. *Location not critical issue for client base*



Distributed Agencies

- ✓ Agencies that are distributed to serve neighborhoods
 - ▶ *Department of Health field offices*
 - ▶ *Department of Human Services field offices*
 - ▶ *Taxation and Revenue - Motor Vehicle Division*
 - ▶ *Division of Vocational Rehabilitation field offices*
- ✓ Consolidation of agencies at multiple neighborhood locations
 - ▶ *Serves clients in neighborhood settings*
 - ▶ *Shortens travel time*
 - ▶ *Convenience of single point of contact*



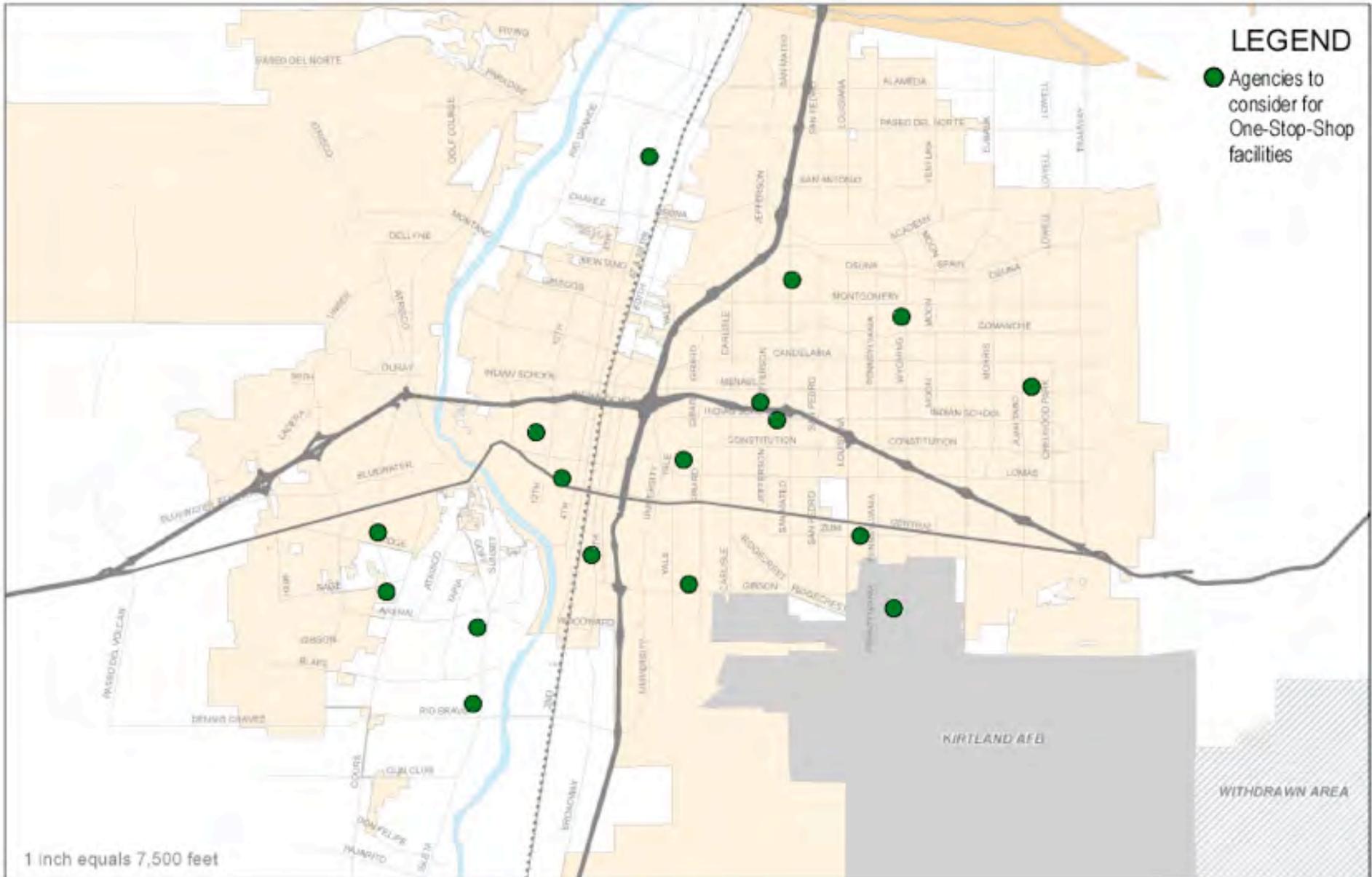
Distributed Agencies

- ✓ Current total space occupied by candidate agencies = ~160,000 SF (interpolated)
 - ▶ *Most Department of Health field offices are provided by Bernalillo County - agency does not pay rent*
 - ▶ *~27,000 SF is owned by State (interpolated)*

- ✓ Current total staff occupying candidate agencies' space = ~650 persons (interpolated)



Distributed Agencies





Stay in Current Location

- ✓ Current location is more suitable than consolidated facility
 - ▶ *Occupy owned facility*
 - *Department of Public Safety*
 - *Commission for the Blind - Industries for the Blind*
 - ▶ *Specialized needs*
 - *State Records and Archives*
 - *Scientific Labs*
 - *DOH - Sequoya Lodge*
 - ▶ *Not compatible with potential consolidated tenants*
 - *YDDC*
 - *Corrections residential facilities*
 - ▶ *Adjacency to existing non- state agency entities*
 - *Military Affairs - KAFB*
 - *CYFD - Juvenile Justice*
 - *DVR Careers Mentoring - TVI Work Force Center*
 - *Court of Appeals - UNM Law School*



Stay in Current Location

- ✓ Current location is more suitable than consolidated facility
 - ▶ *Current total leased space occupied by agencies = ~25,000 SF*
 - *State Records and Archives*
 - *Workers' Compensation Administration*
 - *DVR - Careers Mentoring*
 - *CYFD - Girls Reintegration Center*
 - ▶ *Current rent paid = ~\$248,000 annually*



Centralized Location

- ✓ Centralized for maximum accessibility by multiple transportation modes
 - ▶ *Bus lines*
 - ▶ *Interstate adjacency*
 - ▶ *Railrunner*
- ✓ Agency administrative functions can be consolidated
 - ▶ *Department of Health administration offices*
 - ▶ *Department of Human Services administration offices*
 - ▶ *Taxation and Revenue administration offices*
 - ▶ *Division of Vocational Rehabilitation administration offices*
 - ▶ *CYFD administrative offices*
 - ▶ *Commissions and Boards*



Consolidate Location

- ✓ Candidates for Consolidated Campus
 - ▶ *Current total space occupied by candidate agencies = ~380,000 SF*
 - *~20,000 SF is owned by State, balance is leased*
 - *Most agencies experience high frequency of visits by client base*
 - ▶ *Current total staff occupying candidate agencies' space = ~1,250 persons*
 - ▶ *Includes agencies that prefer downtown location due to adjacency to courts and municipal facilities*
 - *~112,000 SF*
 - *~420 staff*



Centralized Location

✓ Centralized office building site

Candidates for Centrally Located Administrative Complex

Site #	Agency	Current LSF	Current staff	Future LSF	Future GSF	Future staff
L1	Department of Health	33,902	40	37,292	46,615	46
L19	Department of Human Services	17,893	77	19,682	24,603	89
L21	CYFD	18,896	51	20,786	25,982	59
L22	CYFD	40,137	113	44,151	55,188	130
L26	CYFD	64,136	255	70,550	88,187	293
J1	Corrections Department	26,500	73	29,150	36,438	84
J2	Corrections Department	12,677	42	13,945	17,431	48
J3	Public Defender Department	33,444	175	36,788	45,986	201
J4	Public Defender Department	12,010	45	13,211	16,514	52
J6	Commission on Crime Victims Reparation	5,637	19	6,201	7,751	22
J5	Attorney General	27,168	87	29,885	37,356	100
P1	Taxation and Revenue Department	540	4	594	743	5
P8	Taxation and Revenue Department	63,964	190	70,360	87,951	219
G1	Office of the Governor	5,000	3	5,500	6,875	3
S7	Commission on Status of Women	3,414	7	3,755	4,694	8
S8	Aging and Long Term Services Department	4,109	17	4,520	5,650	20
S9	Commission on Deaf and Hard of Hearing	3,992	40	4,391	5,489	46
P12	Commission on Martin Luther King Jr.	1,900	2	2,090	2,613	2
	<i>Totals</i>	<i>375,319</i>	<i>1,240</i>	<i>412,851</i>	<i>516,064</i>	<i>1,426</i>

Prefer a downtown location



Location Neutral

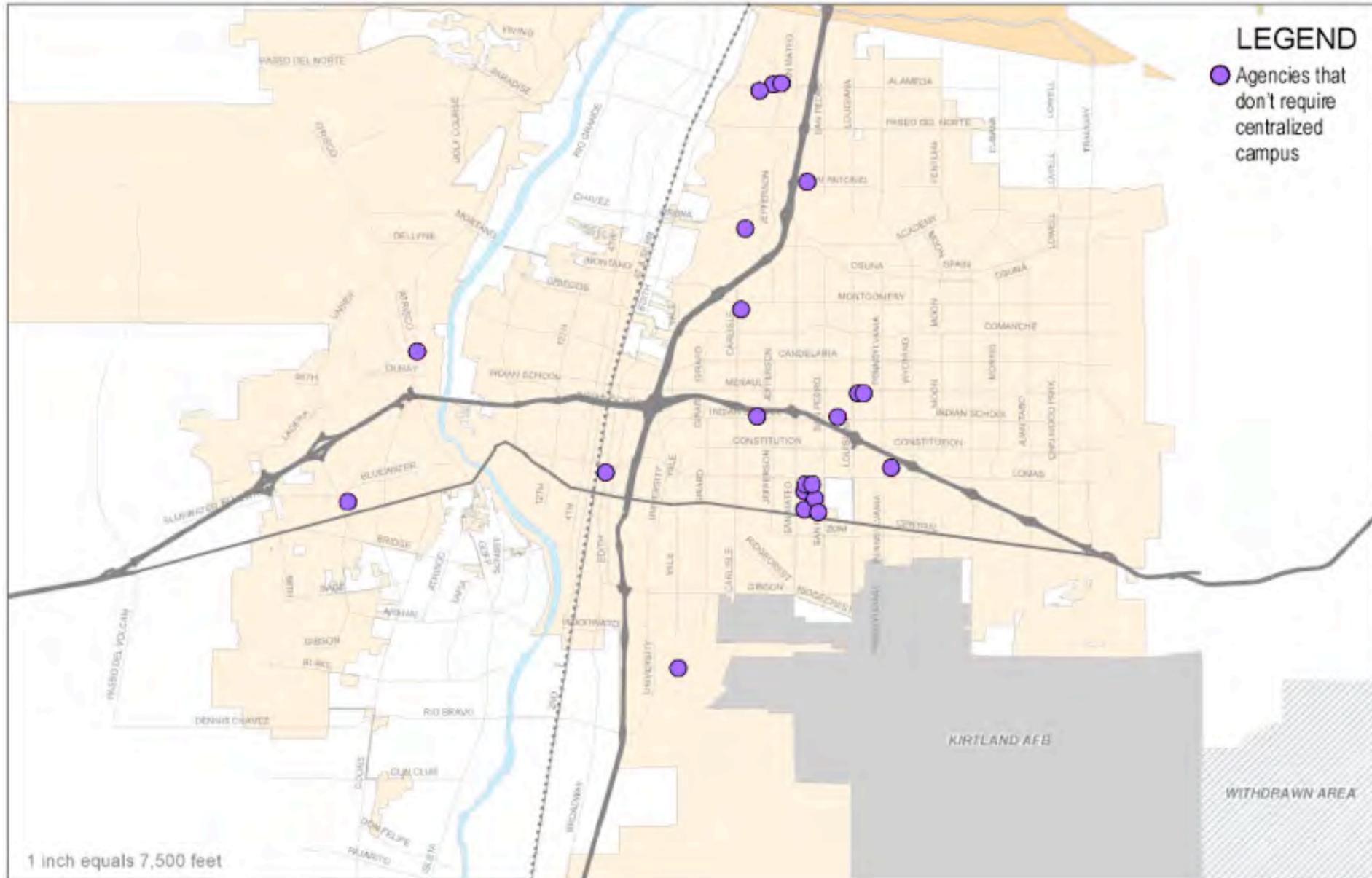
✓ Non-location specific agencies

- ▶ *Agencies tend to serve professional community or government personnel*
 - *Public employees interests*
 - *Commissions and boards*
 - *Regulation and Licensing authorities*
- ▶ *Agencies tend to provide statewide authority and services*
 - *Highly accessible location is not as critical*
 - *Adjacency to other agencies for convenience to client base is not as critical*



Location Neutral

✓ Centralized location not required





Location Neutral

✓ Non-Centralized office building candidates

Site #	Agency	Current LSF	Current staff	Future LSF	Future GSF (based on current LSF)	Future GSF (based on current staff)	Future staff
L20	Department of Human Services	4,280	21	4,708	5,885	8,400	24
S1	Division of Vocational Rehabilitation	4,085	17	4,494	5,617	6,800	20
S2	Division of Vocational Rehabilitation	9,847	24	10,832	13,540	9,600	28
C1	Gaming Control Board	31,374	59	34,511	43,139	23,600	68
P8	Taxation and Revenue Department	63,964	190	70,360	87,951	76,000	219
C2	State Engineer / Interstate Stream Commission	12,631	125	13,894	17,368	50,000	144
C3	Environment Department	20,017	80	22,019	27,523	32,000	92
C4	Environment Department	1,242	4	1,366	1,708	1,600	5
C5	Regulation and Licensing Department	15,981	48	17,579	21,974	19,200	55
C6	Regulation and Licensing Department	1,000	7	1,100	1,375	2,800	8
G1	Office of the Governor	5,000	3	5,500	6,875	1,200	3
G2	Chief Information Officer	1,990	11	2,189	2,736	4,400	13
C7	Livestock Board	5,803	*	6,383	7,979	*	*
C8	Nursing Board	4,972	15	5,469	6,837	6,000	17
G4	Retiree Health Care Authority	1,953	*	2,148	2,685	*	*
G6	Public Employees Labor Relations Board	1,232	*	1,355	1,694	*	*
G7	Public Employees Retirement Association	1,739	3	1,913	2,391	1,200	3
G10	Educational Retirement Board	1,953	*	2,148	2,685	*	*
C12	Commission on Organic Commodity	1,439	4	1,583	1,979	1,600	5
C13	Commission on Racing	3,555	11	3,911	4,888	4,400	13
C14	Game and Fish Department	8,385	20	9,224	11,529	8,000	23
<i>Totals</i>		202,442	642	222,686	278,358	256,800	738



Location Neutral

✓ Location neutral agencies

- ▶ *Current total space occupied by candidate agencies = ~200,000 NSF (interpolated)*
- ▶ *Current total staff occupying candidate agencies' space = ~650 persons (interpolated)*
- ▶ *Site size required to support current and future needs for a campus of this size = 10.21 acres*

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Capitol Master Plan Status Update



September 30, 2008
Capitol Buildings Planning
Commission Meeting

Agenda

✓ Review

- ▶ *Recent Activities*
- ▶ *Goal / Principles*

✓ Strategies / Issues

- ▶ *Santa Fe Area*
- ▶ *Albuquerque Area*
- ▶ *General*

Review

- ✓ Recent Activities
- ✓ Goal / Principles

✓ General

▶ *Staff Workshops*

- *August 27th - ARC, GSD/PCD and LCS Staff*
 - HHS Complex Activities
 - Los Lunas Site Visit / Demolition Priorities
 - Short-Term move Strategies update from PCD
 - Status Updates on ARC Planning Efforts (ABQ, Santa Fe Master Plans, and Capitol Campus Planning)
- *September 5th - ARC and LCS Staff*
 - Focus on Capitol Campus Planning, but also looking at impact of moves at other SF campuses

Activities Update

✓ Santa Fe

- ▶ *Met with agency representatives*
- ▶ *Compiled information regarding space needs*
- ▶ *Explored various implementation scenarios*

✓ Albuquerque Area

- ▶ *Review the conceptual development plans for Los Lunas Sites*
 - *Met with Village of Los Lunas staff and Village Council representatives*
 - *Met with Valencia County Manager and Planning Staff*
 - *Reviewed plan with Impacted Agencies*
 - *Met with Corrections*
 - *Met with and continue discussions with NMDOT*
- ▶ *Explored various implementation scenarios*

✓ State-Wide Data Gathering Activities

▶ *Compile a comprehensive inventory*

- *Risk Management maintains a state-wide inventory of owned insured real property*
 - Currently cross checking data with other sources
 - » NMDOT state-wide inventory by District
 - » NM Game & Fish inventory data including individual hatchery facility data
 - » EMNRD has provided preliminary inventory (State Parks, State Forestry, Oil Conservation)
 - » Cultural Affairs Department has met and is working with ARC to update its state-wide facilities inventory
- *Other*
 - State Leased facilities (PCD)
 - Major land holdings
 - County Housed Facilities
 - » NM Courts and Related (Magistrate [all leased], District Courts, District Attorneys, Public Defenders)
 - » DOH Public Health Centers

Goal / Principles

✓ Goal

- ▶ *Develop strategic plan for management, acquisition and disposal of state facility assets*

✓ Principles

- ▶ *Locate state agencies to achieve functional, operational, and logistical efficiency*
- ▶ *Promote convenient public access to government services*
- ▶ *Provide equitable and adequate space*
- ▶ *Realize economic efficiencies*
- ▶ *Protect long-term asset value*
 - *Provide sufficient resources for maintenance and periodic facility renewal*
 - *Dispose of property only when expected benefits exceed long-term value*
- ▶ *Establish framework for individual campus development / redevelopment*

Santa Fe Area



Background

- ✓ Have 5 state-owned campuses
 - ▶ ~2.7 million total gsf
 - ▶ ~43% (1.2 million gsf) general office related
- ✓ There is not adequate supply in state-owned buildings ... consequently
 - ▶ Many agencies are in leased space (~900,000 equivalent GSF, \$14.5+ million yearly leased space)
 - ▶ Agencies in state-owned buildings
 - May be crowded
 - In multiple locations
 - Not located by adopted location principles
 - ▶ Many state-owned buildings require renewal



✓ Future development policy

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

- ▶ *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*
 - *Field offices*
 - *Support functions*
- ▶ *Other Campuses*
 - *Specialized to function*

✓ Strategy

- ▶ *Create more state-owned space*
- ▶ *Gradually, relocate agencies from leased space to state-owned space*

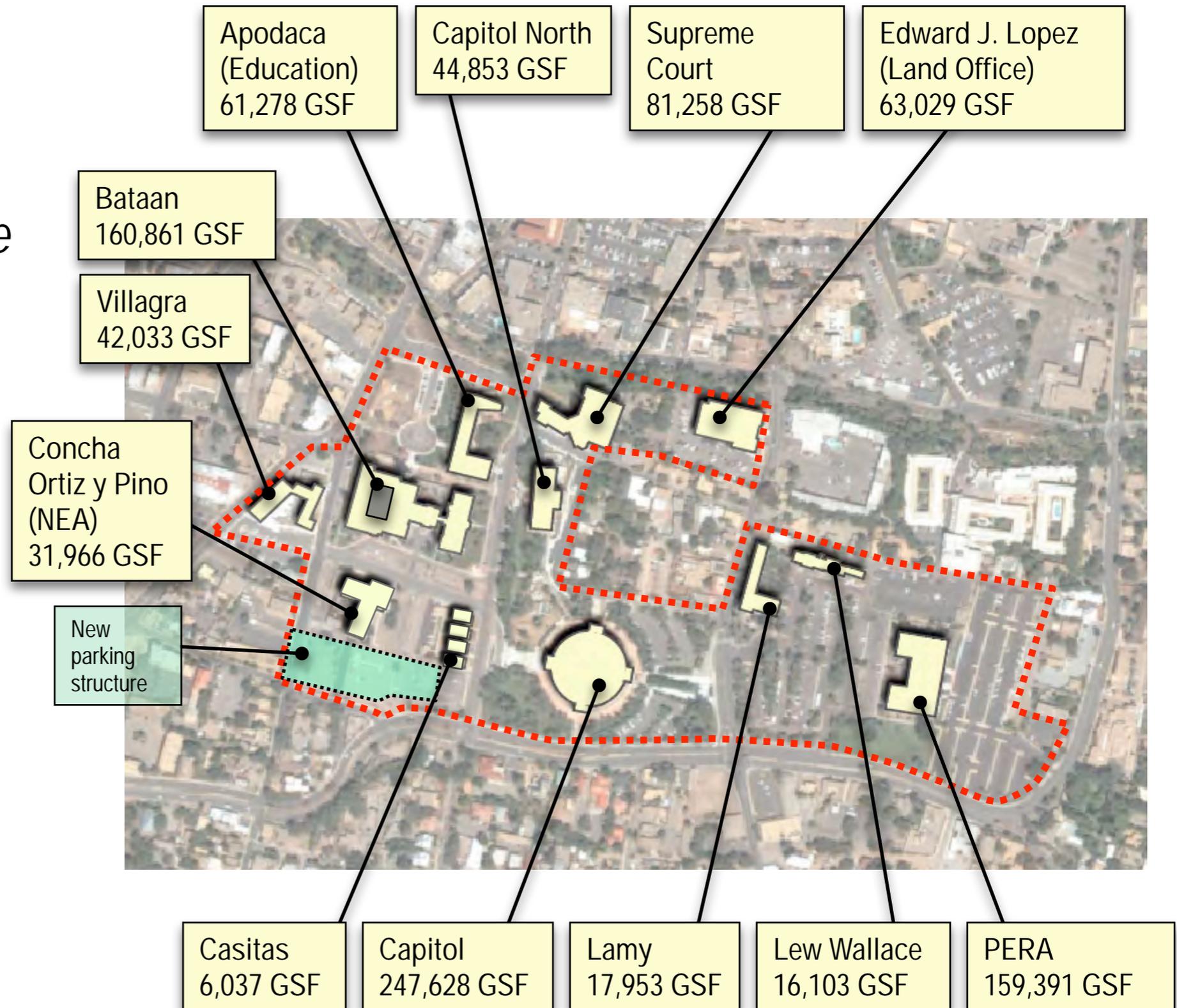
✓ Implementation issues

- ▶ *Timing*
 - *“Domino” critical impacts*
- ▶ *Lack surge space*
 - *Space is needed to house agencies while existing buildings are renovated to accommodate new tenants*
- ▶ *Financing*
 - *Use of lease revenues to finance new facilities*

Main Capitol Campus Buildings

✓ Key issues

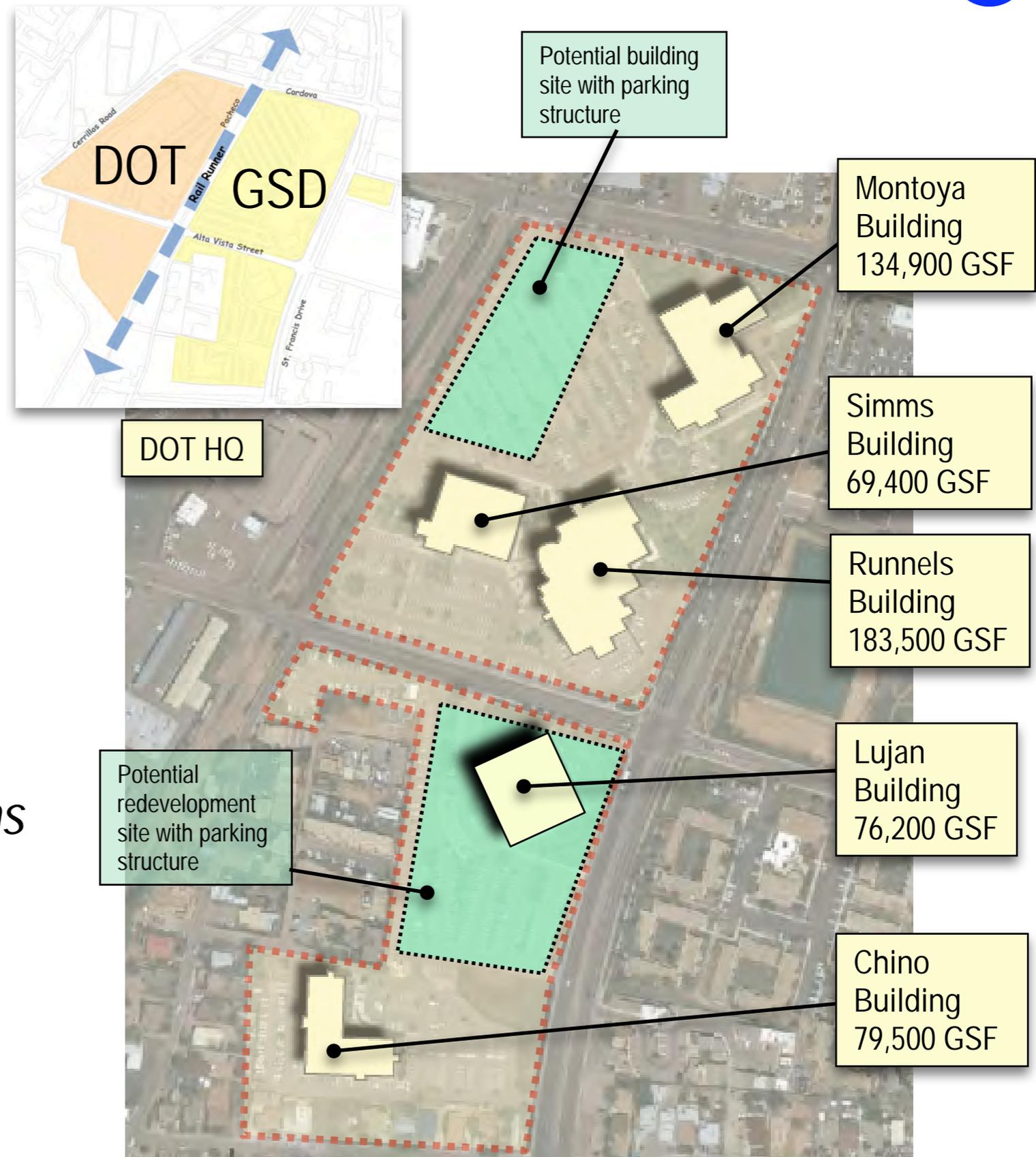
- ▶ *Locate agencies that should be here (i.e., PRC, Auditor, Treasurer, HED)*
- ▶ *Relocate agencies that should not be here (i.e., CYFD)*
- ▶ *Relieve crowding*



South Capitol Campus Buildings

✓ Key Issues

- ▶ *Runnels crowding (DOH, Environment)*
- ▶ *General building renewal*
- ▶ *Revise site master plan*
 - *Reflect development on just GSD land*
 - *Address density concerns*
 - *Coordinate with DOT development*

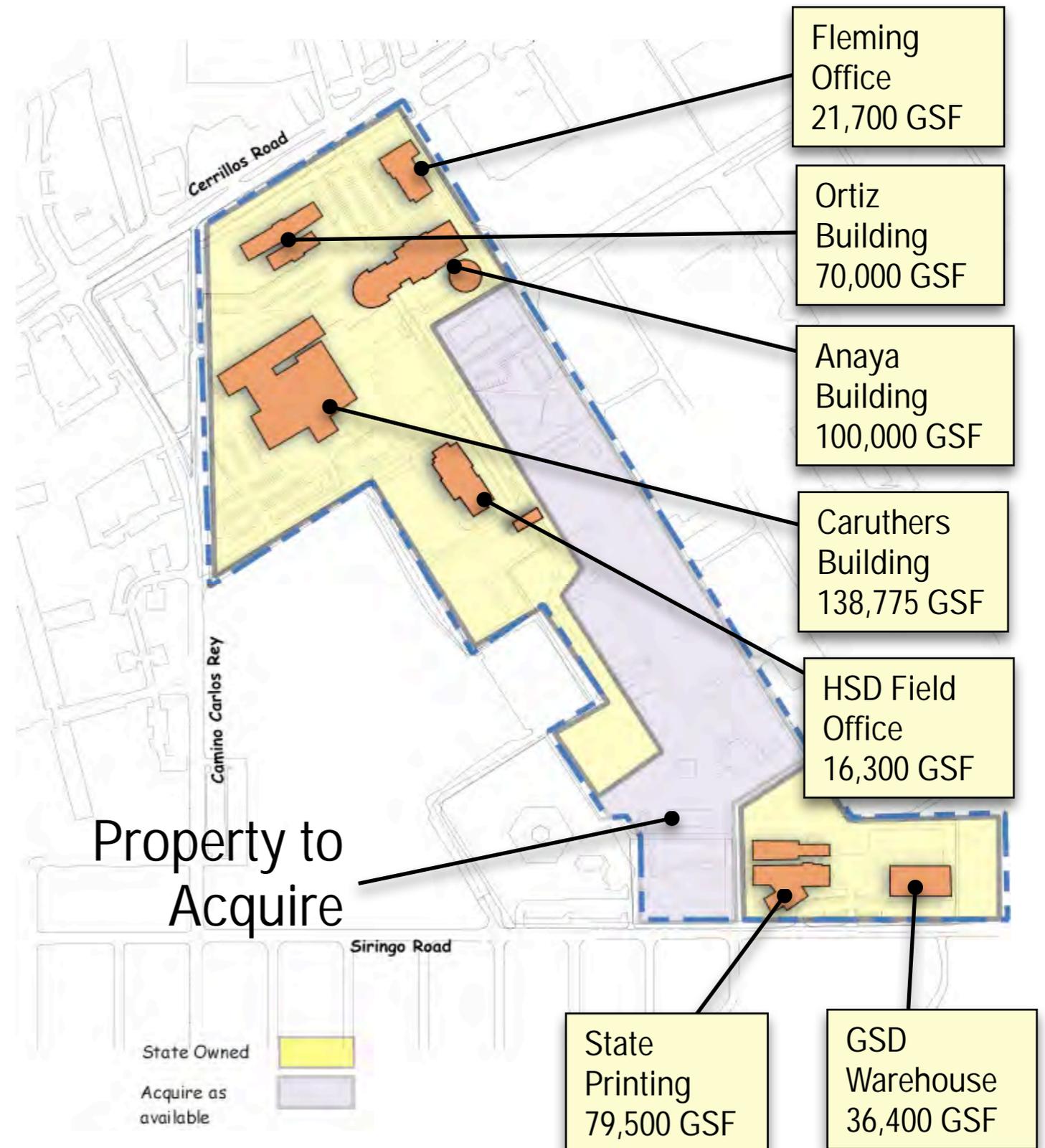


West Capitol Campus Buildings

✓ Key Issues

▶ *Substantial future development requires property acquisition from federal government and Santa Fe Public Schools*

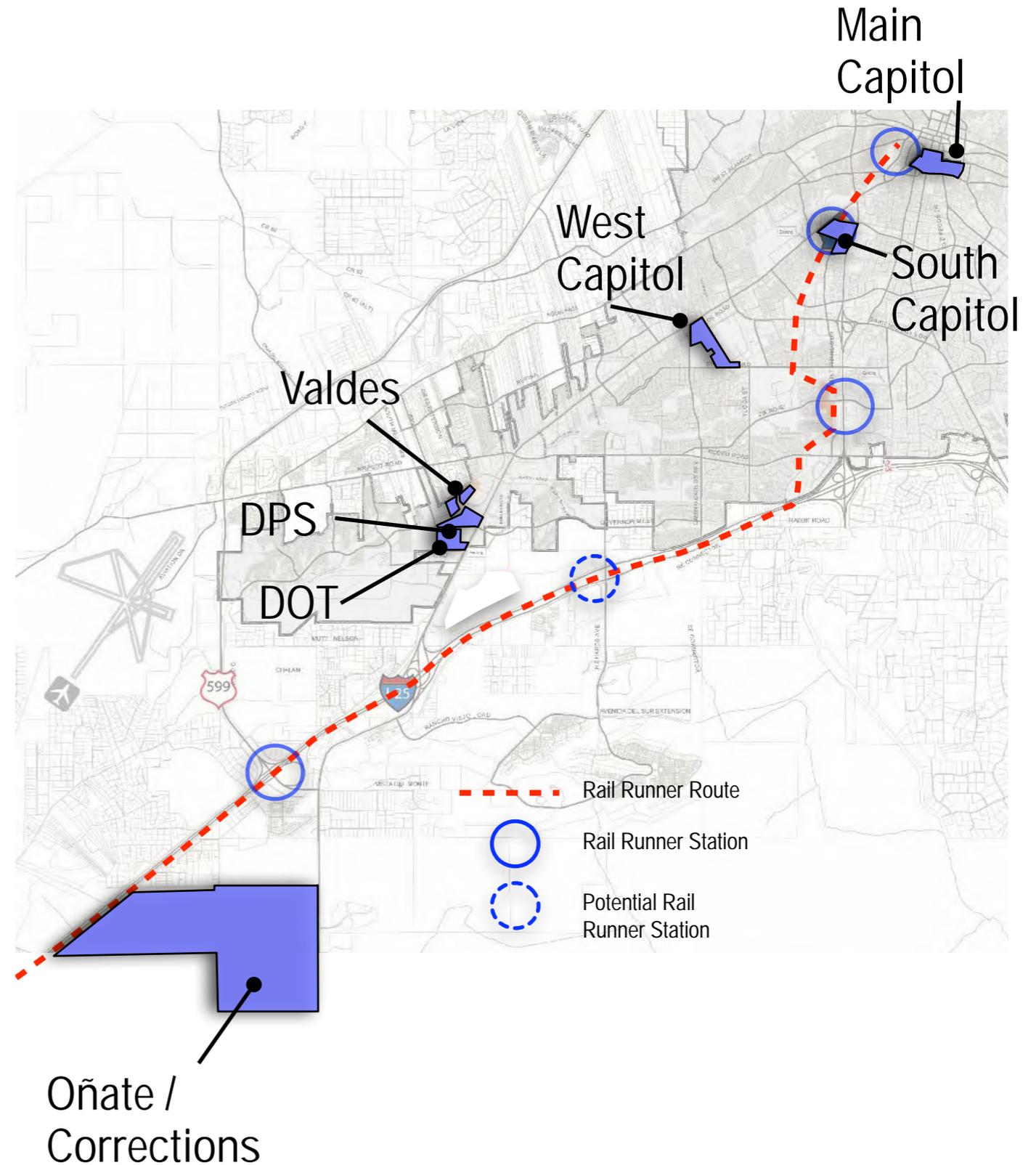
- *May require additional funding*



Other Campuses

✓ Issues

- ▶ *Oñate / Corrections*
 - *Wastewater treatment plant*
 - *Water rights*
- ▶ *Locate state facilities to maximize leverage of Rail Runner stops*



✓ Issues

- ▶ *Potential new State Campus in Santa Fe for Health and Human Services related agencies*
 - *Why*
 - Not consistent with location principles for Main Capitol Campus
 - GSD property at South Capitol insufficient
 - Land not yet available at West Capitol
 - Campuses devoted to Specialized Uses
 - » Public Safety Campus
 - » Oñate / Corrections (National Guard / Wastewater Treatment Facility)
 - » DOT District 05
 - Valdes property insufficient
 - *Identify Requirements*
 - Large enough to accommodate existing and projected development
 - Accessible
 - » Car
 - » Rail Runner

Albuquerque/ Los Lunas Area



Albuquerque Area

✓ Background

- ▶ *Large amount of leased office space (~1.1 million equivalent GSF, \$12.5+ million yearly lease cost)*
- ▶ *Demand for office space will increase as the region grows*
- ▶ *No general state owned office campus sites*

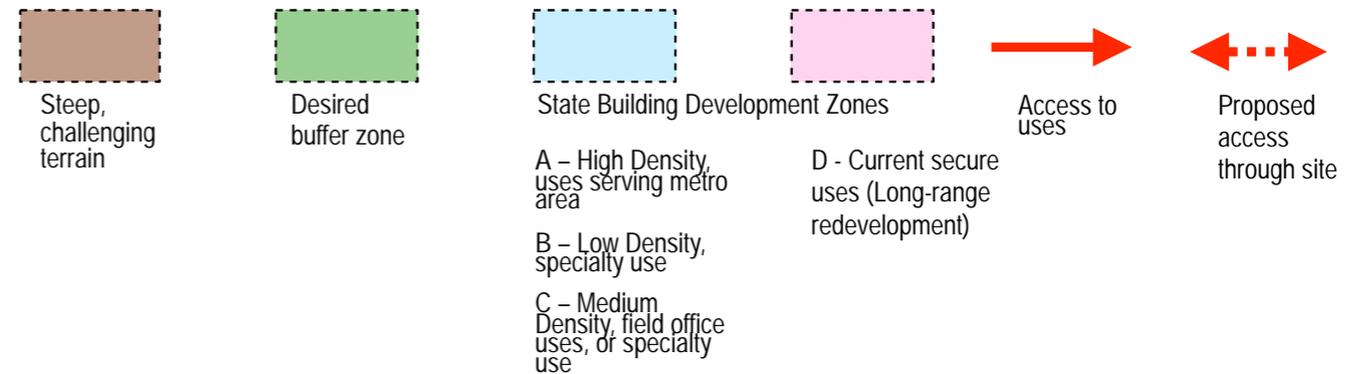
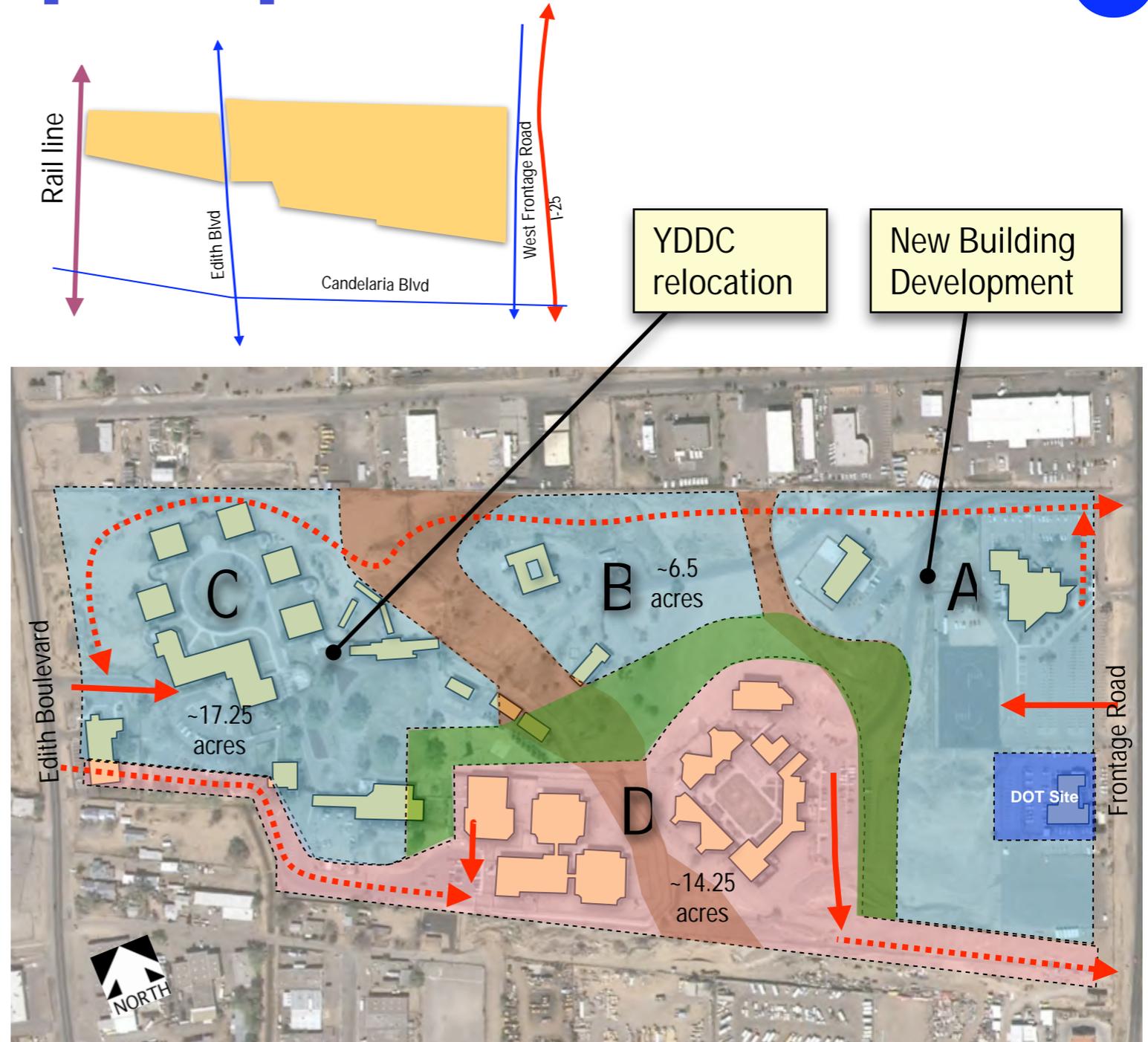
✓ Strategy

- ▶ *Create more state-owned office space in the Albuquerque area*
 - *Superblock (no specific location needs)*
 - *Centralized site (central location required)*
- ▶ *Gradually, relocate agencies from leased space to state-owned space*

Albuquerque Area

✓ Super Block Site Issues

- ▶ *Potential site for a centralized state office campus*
- ▶ *DOT site*
- ▶ *Relocation of YDDC and reuse of site*



Albuquerque Area

✓ State Government Center (former Metro Court)

▶ *Issues*

- *Current 5-year lease to Bernalillo County*
- *Conduct cost-benefit analysis prior to disposition*
 - Consider possible trades with the County?

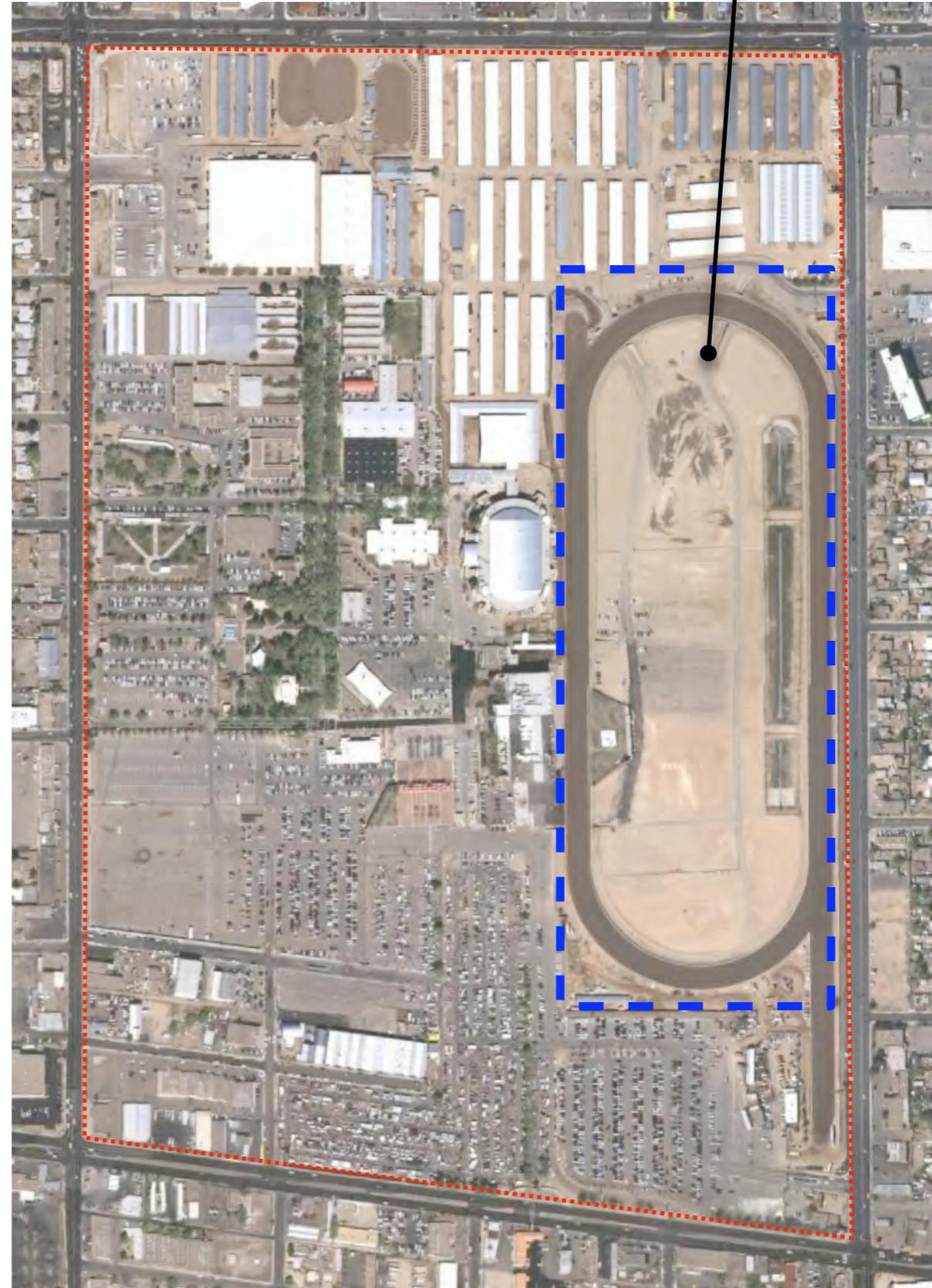


Albuquerque Area

Race
Track

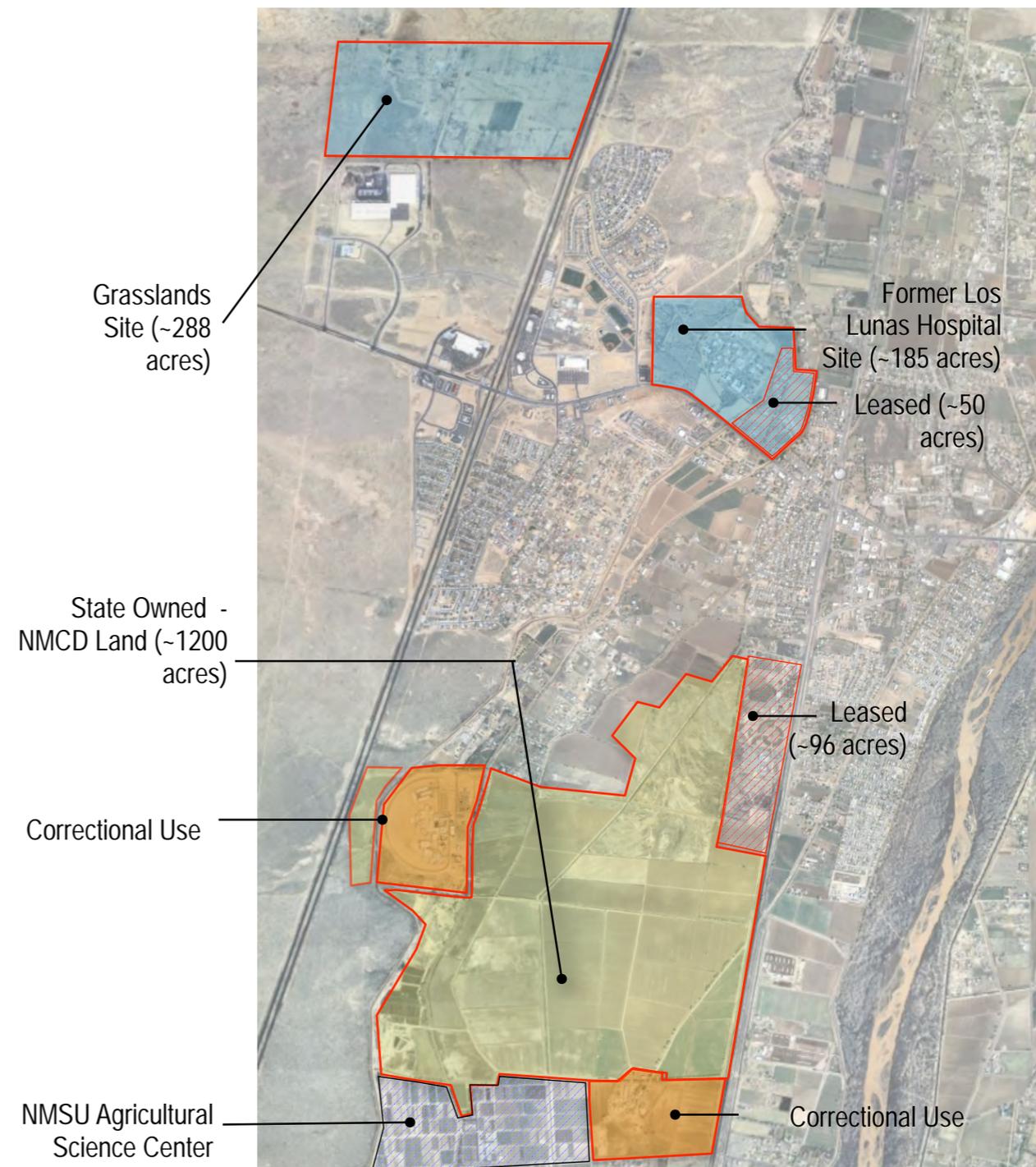
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- ✓ Expo NM issues
 - ▶ *Relocation of race track*
 - *Total Site = ~230 acres*
 - *Racetrack may vacate 54 or more acres*
 - ▶ *Current Request for Information (RFI) for potential reuse*
 - ▶ *Potential location for a site for a centralized state office campus?*



✓ Background

- ▶ *Large amount of state-owned property (1,800 acres on three sites)*
- ▶ *Demand for specialized facilities*
- ▶ *Old Hospital site has many buildings in poor condition, not optimized for field office use*



Los Lunas Area

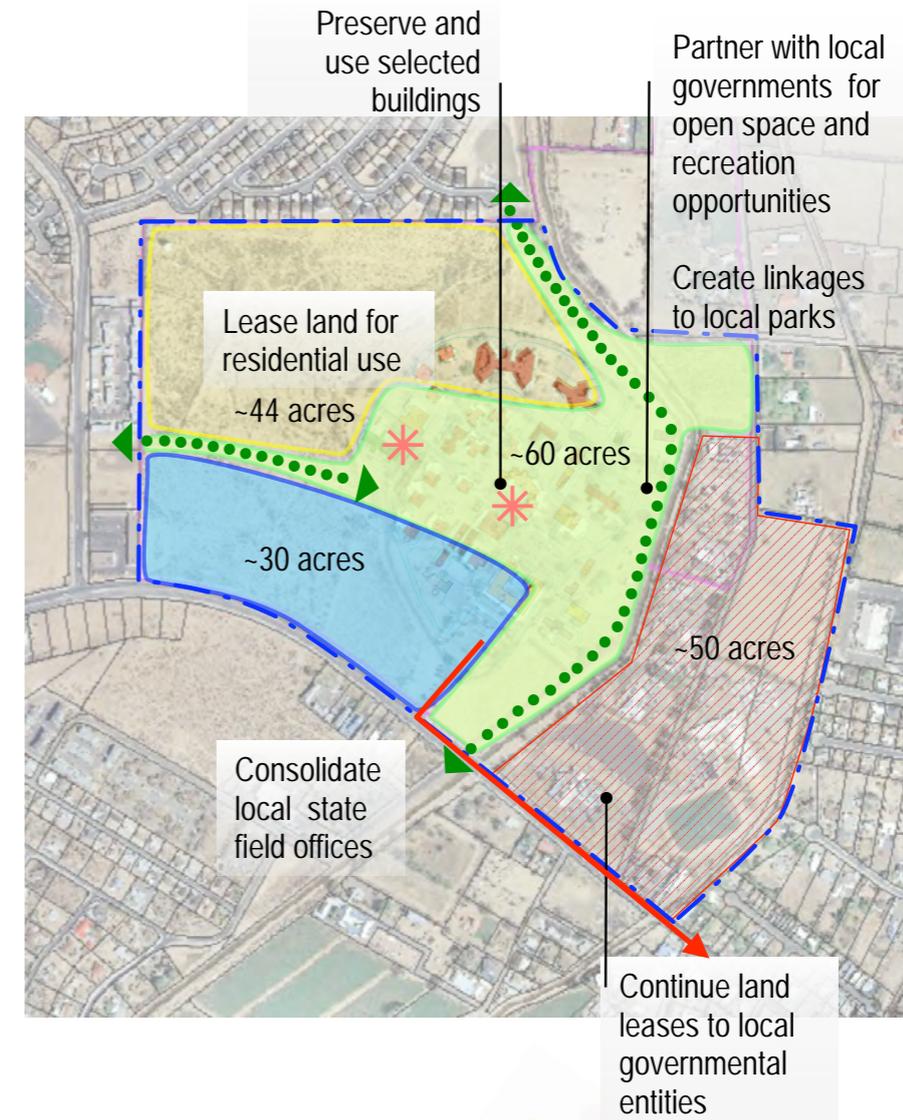
✓ Old Hospital Site

► Strategy

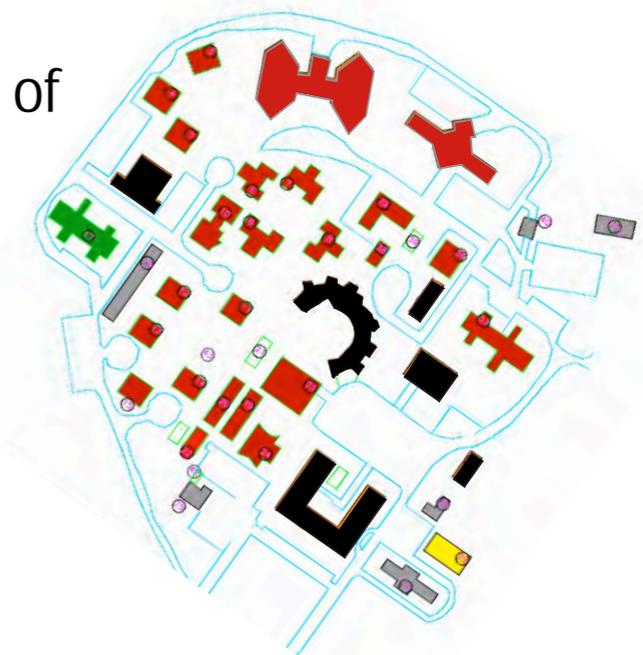
- *Redevelop portion of the site for state field office uses*
- *Redevelop a portion of the site for recreation (work cooperatively with Village of Los Lunas)*
- *Possibly lease portion of the site*

► Issues

- *Funding to demolish buildings*
- *Negotiations with Village*



Condition of Existing Buildings



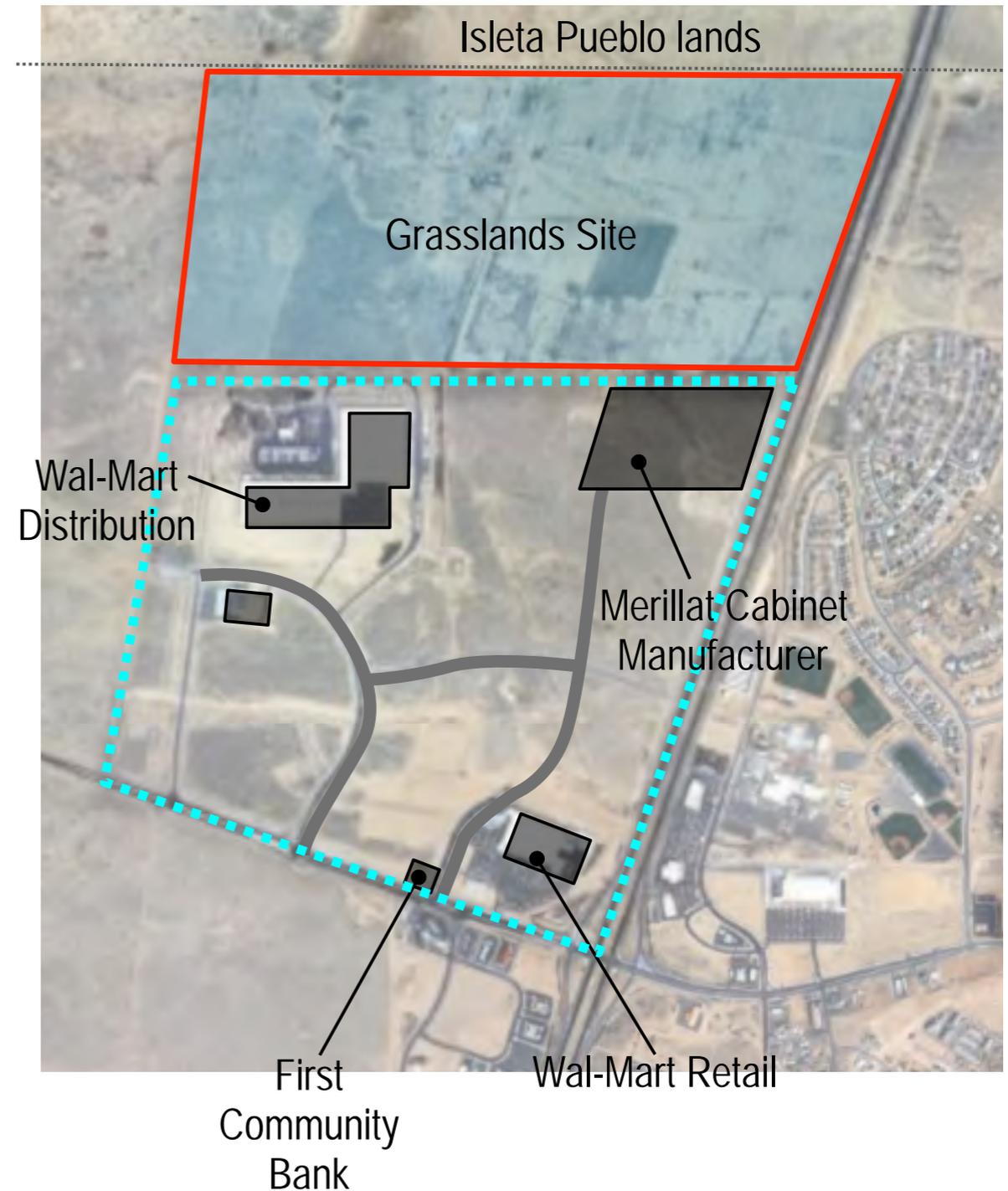
✓ Grasslands Site

► Strategy

- Retain for long-term state use
- Explore potential leases

► Issue

- Preserve water rights



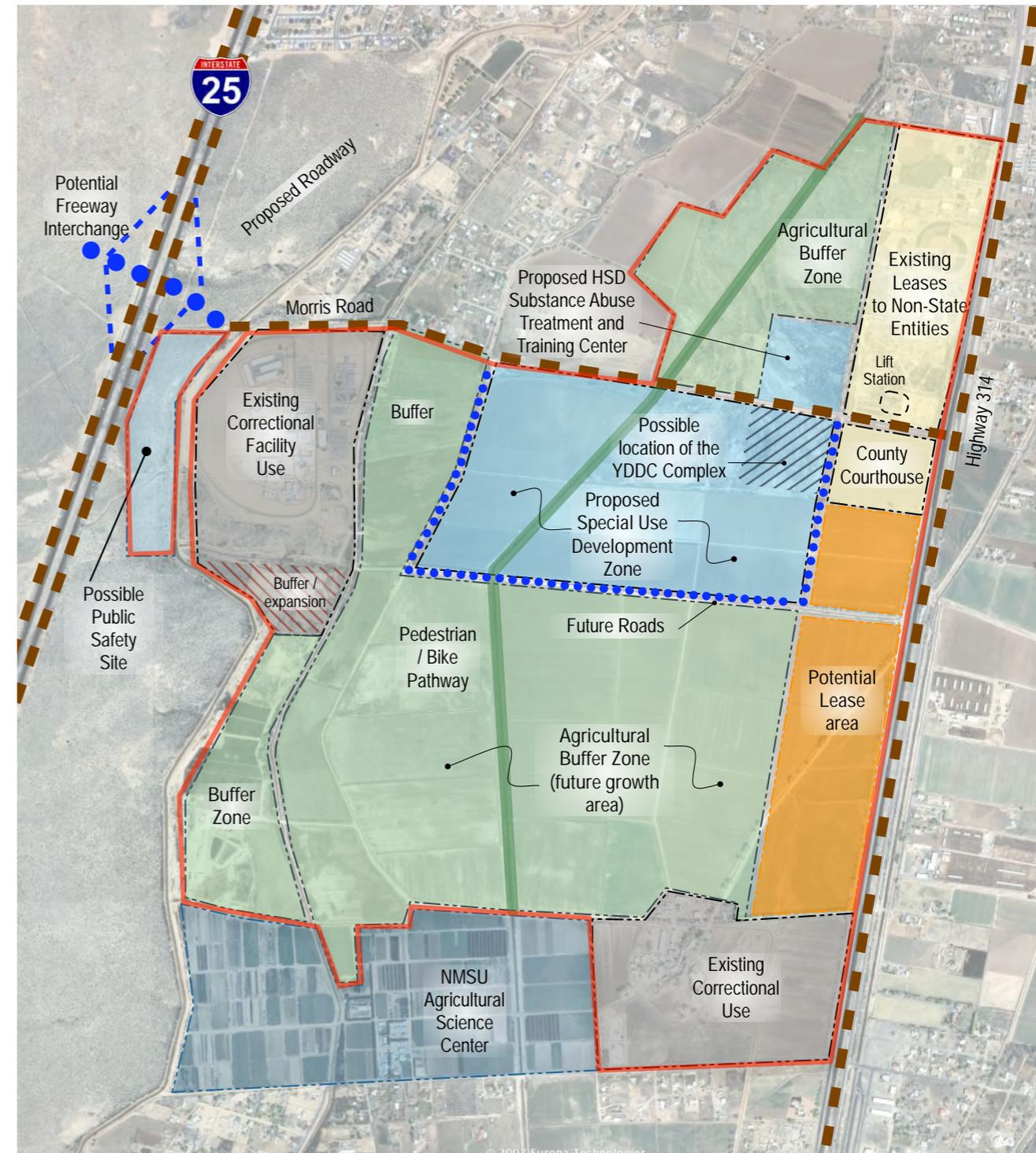
✓ Corrections Site

▶ Strategy

- *Develop over long term for specialized uses*

▶ Issues

- *Existing correctional facility*
- *Potential road corridor planning*
- *Infrastructure planning*
- *Negotiate potential land swap with NMSU*



General



General Issues

- ✓ Need to develop policies and procedures
 - ▶ *Cost-benefit analysis*
 - *Migration from leased to state-owned*
 - *Acquisition / disposal of state assets*
 - ▶ *Inter-agency coordination and sharing of resources*
 - *Identify and resolve impediments*
 - *Encourage long-range planning*
 - ▶ *Development of new campuses*
 - ▶ *Long-range master planning*
 - *CBPC and other agency responsibilities*
 - *Staffing requirements*

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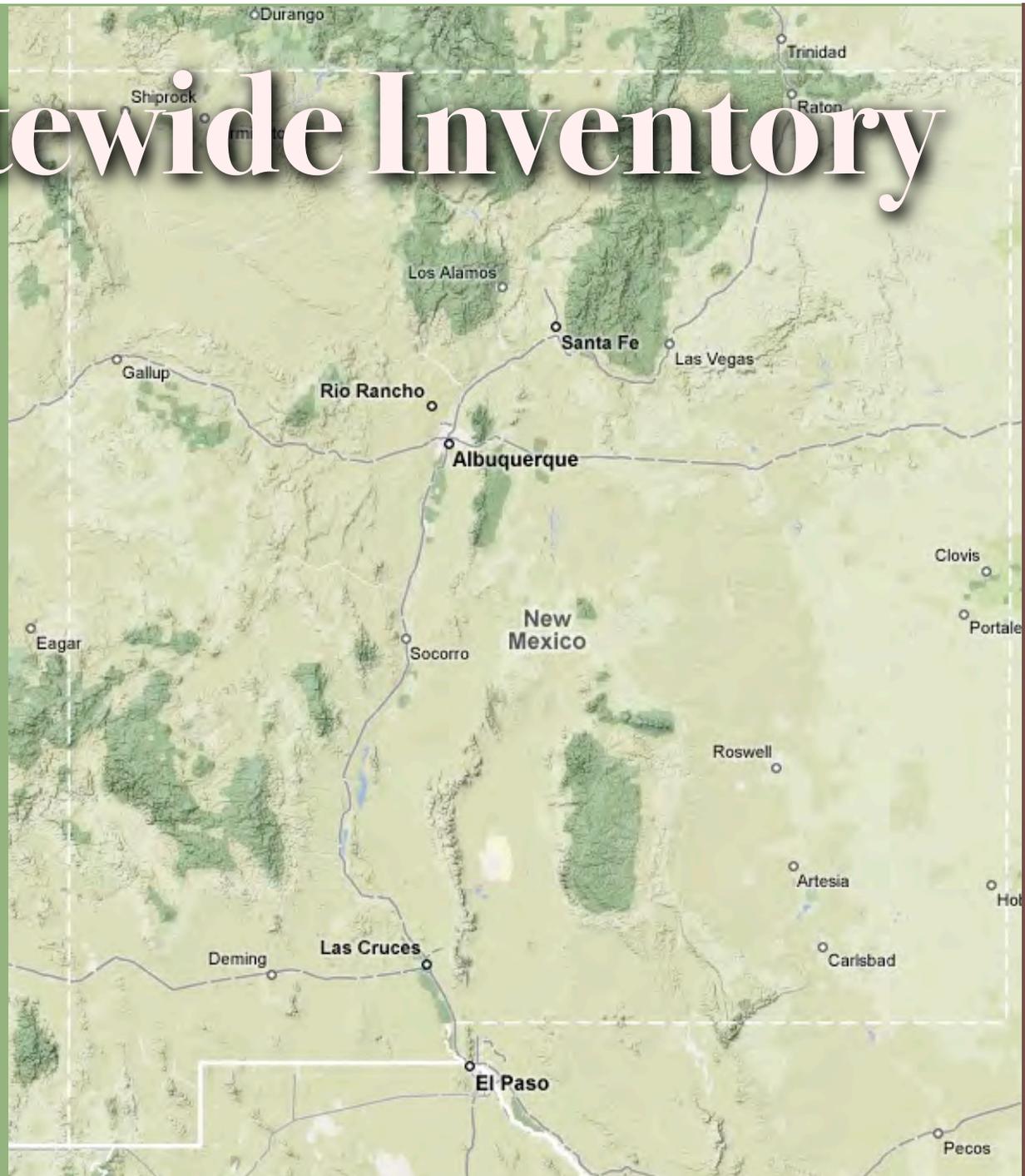
Capitol Master Plan Status Update



November 13, 2008
Capitol Buildings
Planning
Commission
Meeting

Revised 14-Nov-08

Statewide Inventory



Statewide Inventory

✓ The state occupies:

▶ *Owned*

- *Administrative / office*
- *Specialized*
 - State Police
 - DOT
 - Prisons
 - Hospitals
 - POEs
 - Museums/Visitor Centers
 - Recreation
 - Educational

▶ *Leased*

- *Primarily administrative and field offices*
- *Magistrate courts*

▶ *Provided by Others (primarily counties)*

- *District Courts*
- *Public Health Offices*
- *District Attorneys*

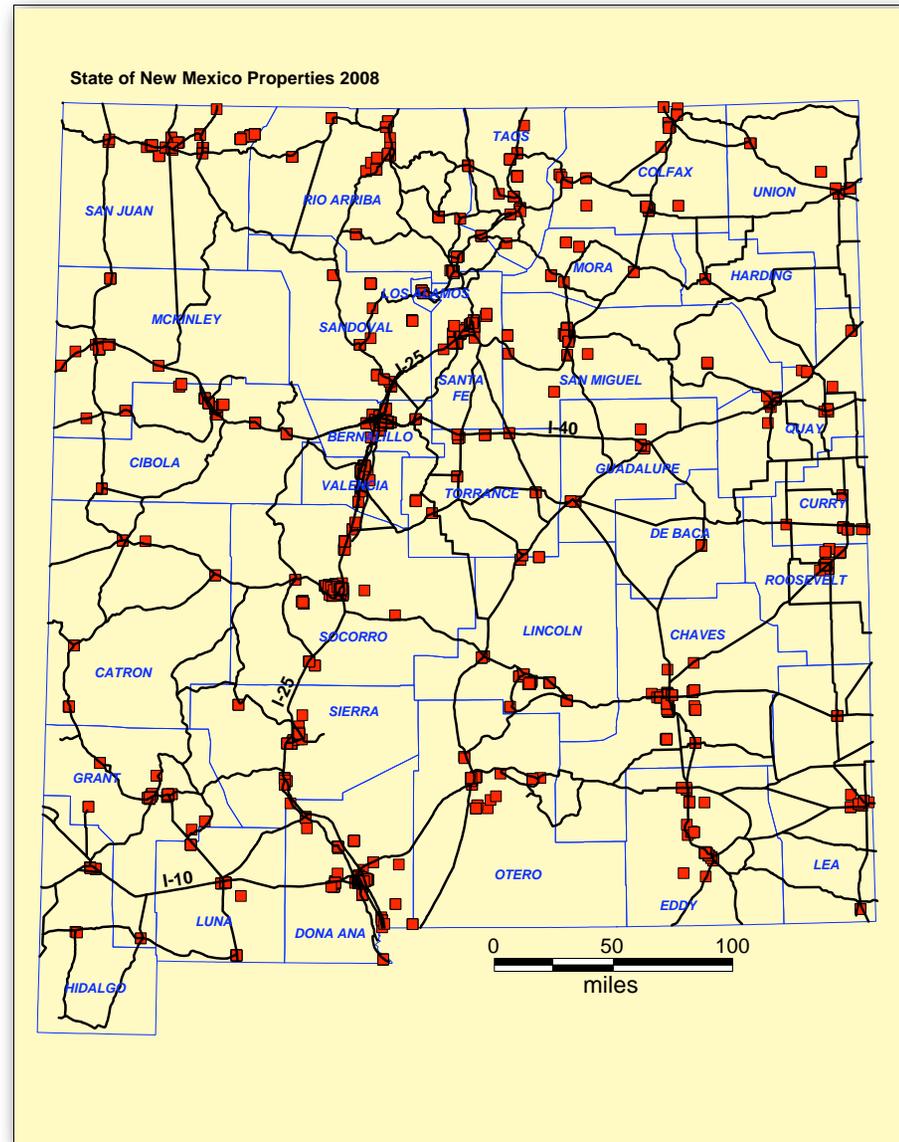
Statewide Facilities

✓ State owns ~ 34.8 million gsf statewide

Department	GSF	% Total
Colleges / Universities	21,995,337	63.2%
GSD	6,405,067	18.4%
State Fair	1,385,686	4.0%
Military Affairs	1,319,060	3.8%
DOT	1,181,249	3.4%
DCA	816,948	2.3%
Judicial	570,298	1.6%
EMNRD	314,175	0.9%
Legislative	288,084	0.8%
Other	277,479	0.8%
Game & Fish	227,624	0.7%
Total	34,781,007	100.0%

Source: Risk Management database

Note: Does not include State Land Office holdings



Statewide Inventory

✓ Statewide leases*

- ▶ ~ 3.7 million LSF
 - Albuquerque - 31%
 - Santa Fe - 20.9%
 - Las Cruces - 10.2%
 - Chaves - 5.3%
 - Valencia - 3.9%
- ▶ ~\$52.7 million annual lease costs
- ▶ Includes \$4.3m and 321,000 LSF leased for Magistrate Courts

* May not yet include all leases

Sources: GSD/PCD, AOC

County	Initial Amt	Current Amt	# of Leases	USF	LSF
Bernalillo	\$16,860,327.63	\$15,775,568.24	102	922,325	1,158,740
Catron	\$32,544.00	\$32,544.00	2	2,750	2,750
Chaves	\$1,816,046.04	\$1,762,901.79	29	168,509	196,945
Cibola	\$477,893.07	\$334,055.67	8	32,292	38,808
Colfax	\$532,746.11	\$548,826.02	16	31,873	40,891
Curry	\$1,008,248.10	\$920,936.05	11	64,241	85,618
DeBaca	\$16,976.00	\$17,146.00	1	1,500	1,500
Dona Ana	\$3,541,573.89	\$3,843,181.35	49	311,658	381,441
Eddy	\$1,099,640.26	\$848,644.51	17	58,861	74,586
Grant	\$1,063,645.07	\$764,207.91	20	52,305	72,697
Guadalupe	\$252,438.16	\$197,057.84	7	61,683	67,811
Harding	\$20,026.00	\$20,176.00	1	1,824	1,824
Hidalgo	\$106,900.00	\$119,428.00	6	8,751	9,991
Lea	\$410,938.03	\$290,834.25	12	37,323	42,100
Lincoln	\$492,091.64	\$423,303.05	12	24,478	34,652
Los Alamos	\$78,132.00	\$84,478.46	4	3,057	3,680
Luna	\$291,141.00	\$211,201.00	6	21,054	26,320
Mckinley	\$1,005,551.77	\$863,735.59	14	45,654	56,170
Mora	\$35,010.00	\$44,200.00	3	3,132	3,132
Otero	\$782,626.56	\$601,284.13	9	46,765	56,648
Quay	\$526,540.06	\$295,860.97	12	28,295	36,355
Rio Arriba	\$672,650.00	\$769,278.21	8	38,026	46,105
Roosevelt	\$275,210.84	\$183,846.00	6	16,895	21,778
Sandoval	\$922,831.40	\$763,876.28	11	49,642	63,002
San Juan	\$1,106,768.31	\$1,189,652.36	15	63,735	76,476
San Miguel	\$716,458.52	\$621,840.61	17	41,893	53,077
Santa Fe County	\$14,542,564.37	\$11,579,079.70	92	626,385	780,676
Sierra	\$333,528.62	\$335,141.13	5	19,436	25,710
Socorro	\$359,898.30	\$414,449.07	8	24,029	29,578
Taos	\$902,159.04	\$930,368.65	14	50,491	63,056
Torrance	\$327,423.00	\$321,078.06	9	21,392	26,453
Union	\$163,985.35	\$158,248.00	5	10,089	11,666
Valencia	\$1,912,586.75	\$1,901,706.09	40	118,637	147,543
Total:	\$52,687,099.89	\$47,168,134.99	571	3,008,980	3,737,781

Revised 14-Nov-08: Now includes Magistrate Court lease data

Statewide Inventory

✓ Data sources

- ▶ *The primary data source for state-owned facilities is the Risk Management database*
 - *Provides the most comprehensive data available for owned facilities*
 - *Some missing data and discrepancies*
 - *Will supplement as required with PCD building data*
- ▶ *The primary data source for leased facilities is Property Control*
 - *Does not cover (apparently) all agencies that lease space*
 - *Data is currently being transferred to an asset management system (Maximus)*
 - *Risk Management also has data on leased facilities*
- ▶ *Have collected data from various other sources for both owned and leased facilities*
 - *Will be used to do limited validation of data*

Statewide Inventory

✓ Barriers

- ▶ *Data compiled for different purposes*
 - *Risk Management identifies insurable assets for the entire state (owned and leased)*
 - *PCD's focus is management of GSD controlled space (owned and leased)*
- ▶ *No unified coding system*
 - *No common building IDs (different numbering systems, and possibly names)*
 - *No common site IDs*
 - *Different definition of what constitutes a building*
 - *Different information on building occupant (who pays insurance vs. occupying agency)*
- ▶ *May be data discrepancies*
 - What is owned, leased
 - Names
 - Sizes

Statewide Inventory

✓ Barriers (continued)

- ▶ *Some apparent gaps in leased data*
- ▶ *No comprehensive, consolidated source of data exists of staffing at each site*
- ▶ *No apparent comprehensive database on state-owned property*
 - *State Land Office maintains a comprehensive database of its holdings, but does not track land held by other agencies such as DOT and GSD*

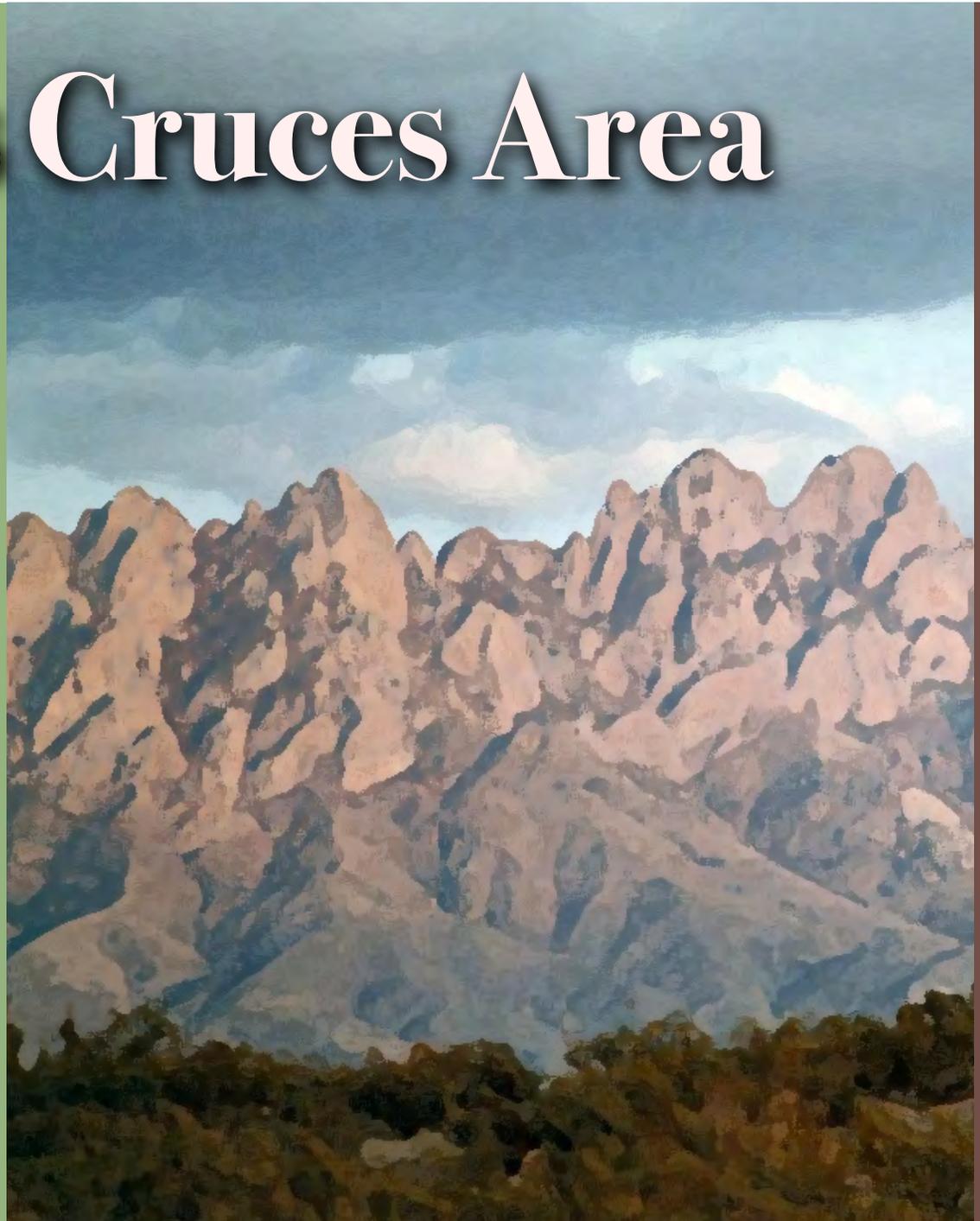
Statewide Inventory

✓ Possible Solutions

- ▶ *Create consistent and comprehensive database of state owned and leased space*
 - *Resolve discrepancies between data Risk Management and Property Control data*
 - *Develop a common asset identifier (such as "Building ID" or "Lease ID" number) to reference between multiple data sources*
 - *Implement a system of campus ID numbers*
- ▶ *Identify information sources for state-owned land*
- ▶ *Work with State Personnel Office and individual agencies to document personnel by location*

Las Cruces Area

ARC 20811

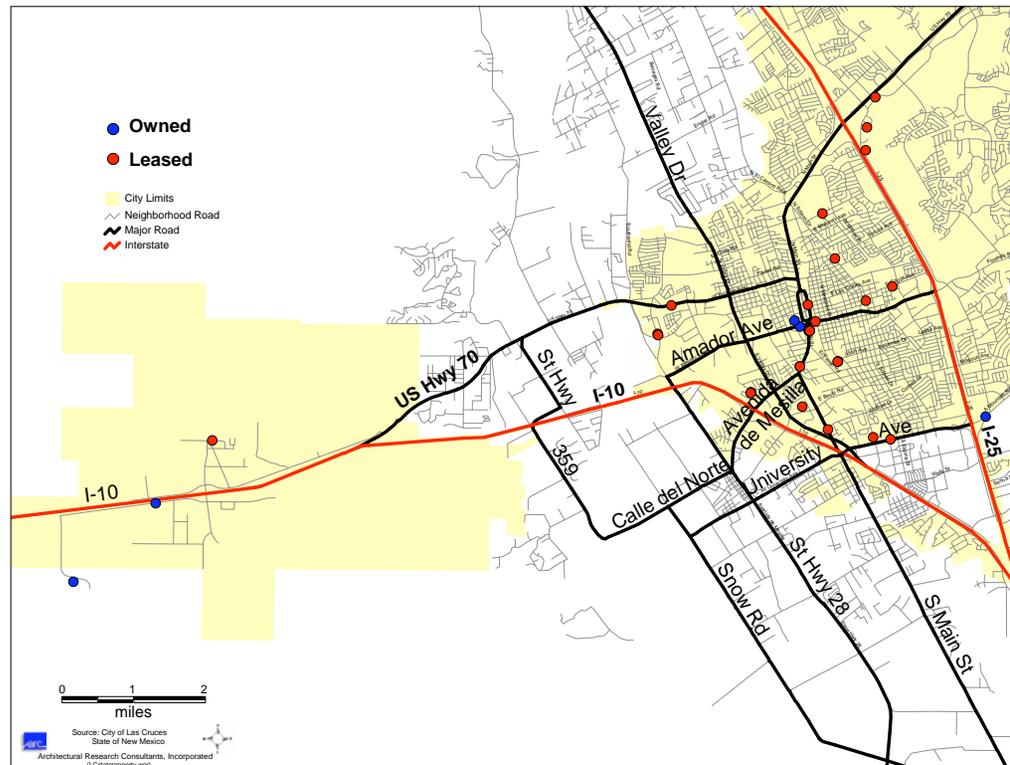


Las Cruces Area

✓ Background

- ▶ *Las Cruces shares similar issues with Albuquerque – large amount of leased space and limited amount of state-owned office facilities*

- *Leased (2008)*
 - 236,000 LSF
 - \$3.3 million annual cost
- *Owned*
 - 6 sites, ~446,000 gsf
 - » 5 accommodate specialized uses



*Revised 14-Nov-08: Changed “6 buildings” to “6 sites” under “Owned”
Revised 24-Nov-08: Revised “Leased” numbers to reflect current figures*

Las Cruces Area

✓ Owned

State-Owned Buildings in Las Cruces, New Mexico

Building Name	User	Address	GSF
Workforce Development Center	Department of Labor	226 S. Alameda	4,824
Joseph A. Camunez Building	CYFD Juvenile Justice Probation & Parole	203 N. Main	9,177
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Total 446,092

- Denotes multiple buildings on a site

Revised 14-Nov-08: Included reference to sites with multiple buildings

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GAMING CONTROL BOARD	\$3,900.00	132	132	1	\$3,900.00	132	132	1
DEPARTMENT OF PUBLIC SAFETY ●	\$3,000.00	475	475	2	\$0.00	475	475	2
DEPARTMENT OF HEALTH ●	\$840.00	600	600	2	\$2,640.00	600	600	2
VETERANS SERVICE DEPARTMENT	\$0.00	144	144	1	\$0.00	600	800	1
Total	\$1,919,313.07	134,620	175,872	39	\$3,339,897.95	185,539	236,053	31

● Denotes agencies that are not candidates for the proposed consolidated State Office Building

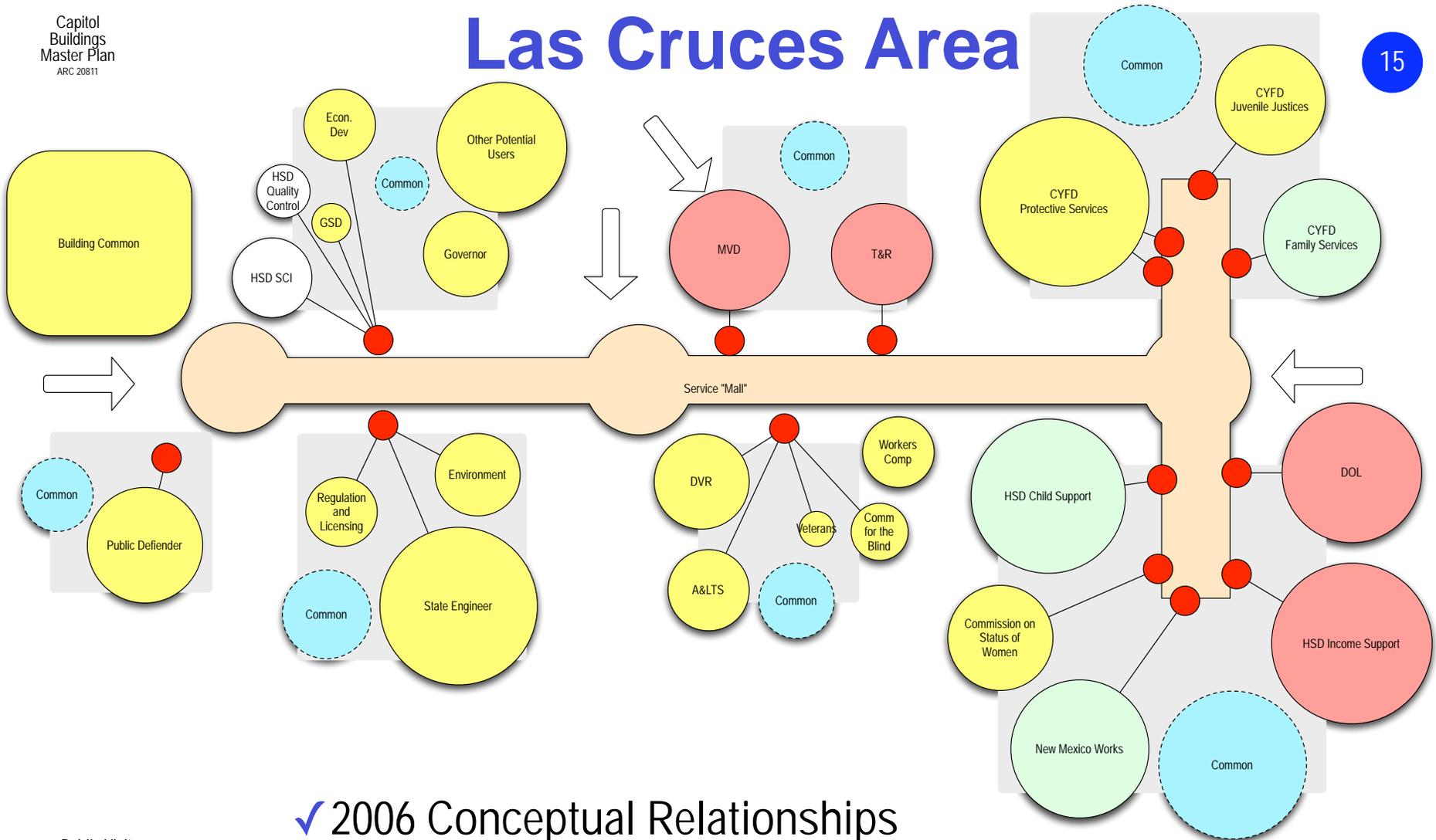
Revised 14-Nov-08: Includes 2006 and 2008 updated leased data and identifies departments not considered for consolidation

Las Cruces Area

✓ Background

- ▶ *A 2006 study completed for GSD/PCD by ASA Architects (with DPS, ARC and EPS) recommended a new state office building be constructed in order to:*
 - *Promote one-stop services*
 - *Eliminate high lease costs*
 - *Replace poor facilities*
- ▶ *Building size – ~ 192,000 gsf for the long term accommodating about 500 state personnel who could benefit from consolidation*
- ▶ *Site – 3.4 - 7.4 acre site (depending on parking) in downtown Las Cruces assuming a 5-story building*
- ▶ *A range of priorities were developed to assist the state in potential phased implementation*
- ▶ *The CBPC expanded its oversight authority to include the Las Cruces area in part based on this study*

Las Cruces Area



✓ 2006 Conceptual Relationships

Public Visitors

- High Volume
- Medium Volume
- Low Volume
- None

● Reception

Las Cruces Area



✓ 2006 site study

PHASE I: 124,760 SF
PHASE II: 67,190 SF

REQUIRED PARKING:
548 spaces

DESIGNED PARKING:
710 parking structure
22 surface parking
732 total spaces

TOTAL ESTIMATED COST:
\$71,454,256



Revised 14-Nov-08: Includes approximate acreage for each site

Las Cruces Area

✓ Current Planning Activities

- ▶ *ARC staff has contacted all agencies in the Las Cruces area to:*
 - *Identify individual agency needs and what has changed since 2006*
 - *Validate leased data*

✓ What has changed

- ▶ *Leased*
 - *Agencies have continued to expand and increase lease costs - \$1.4 million increase since 2006 (\$1.9 to \$3.3 million)*
 - *Square footage increased approximately 60,000 LSF (176,000 to 236,000 LSF)*

Revised 14-Nov-08: Lease costs have been updated and square footage increase has been added

Las Cruces Area

✓ Agencies benefiting from consolidation

Agency	No Change since 2006	Expand	Relocate	Note
HSD		■	■	• New lease to suit facility
Tax & Rev MVD		■		• Opening second location • Lease to suit permanent location in development
Worker's Comp		■		• Expanded into an adjacent office suite
Commission for the Blind			■	• Relocated to new lease space in July 2008
Economic Development			■	• Relocating to new lease space in December 2008

Revised 14-Nov-08: Updated notes for Worker's Comp, Commission for the Blind, and Economic Development

Las Cruces Area

✓ Agencies in leased space with specialized needs

Agency	No Change since 2006	Expand	Relocate	Note
Game & Fish	■			<ul style="list-style-type: none"> • Built to Suit lease • Meets needs of the agency
Adult Probation and Parole	■			<ul style="list-style-type: none"> • Not a candidate for consolidation in the proposed State Office Building
DOH	■			<ul style="list-style-type: none"> • In facilities provided by Doña Ana County • PHO and regional administrative support offices

Las Cruces Area

✓ Agencies in owned space

Agency	No Change since 2006	Additions or Renovations	Relocate to new State Building	Note
Workforce Solutions	■		■	<ul style="list-style-type: none"> • Recommend to be part of new consolidated state office building • Difficult to transfer ownership of existing building
CYFD - Juvenile Probation and Parole	■		■	<ul style="list-style-type: none"> • Recommend to be part of new consolidated state office building • Existing building is old and in poor condition
CYFD - Juvenile Detention (JP Taylor)		■		<ul style="list-style-type: none"> • New gymnasium (2009) • New multi-purpose building (2008) • Some renovation to create "Missouri Model" pod

Las Cruces Area

✓ Agencies in owned space

Agency	No Change since 2006	Additions or Renovations	Relocate to new State Building	Note
DPS			■	<ul style="list-style-type: none"> • New facility is funded and in design
Department of Corrections – SNMCF	■ (info pending)			<ul style="list-style-type: none"> • A medium security facility (Levels III, IV & VI) opened in 1983 • A minimum-restrict facility (Level II) opened in 1996
DCA – Farm & Ranch Museum	■			<ul style="list-style-type: none"> • Future phases of master plan not completed
DOT	(info pending)			<ul style="list-style-type: none"> • Project office • DOT preparing a statewide plan

Las Cruces Area

✓ Preliminary Recommendations

- ▶ *Construct a consolidated administrative facility*
 - *Confirm continued executive support for this project*
 - *Refine priorities to determine project scope and size*
 - *Validate cost assumptions and estimates*
 - *Analyze project feasibility using accepted models and standards*
 - *Identify and acquire a site (downtown location preferred by executive)*
- ▶ *Other*
 - *Encourage agencies with specialized facilities to develop a comprehensive long-range facilities master plan identifying capital needs*
 - Corrections
 - DCA
 - CYFD Juvenile Justice
 - DOT

Albuquerque/ Los Lunas Area

ARC 20811



Equestrian Facility

✓ Project History

- ▶ *Sponsored by the Governor's Office*
- ▶ *2005 - Governor Richardson created the New Mexico Rodeo Council by proclamation to support the sport of Rodeo in New Mexico*
 - *NMRC is administratively attached to the New Mexico Sports Authority*
 - *NMRC was responsible for site selection and for A/E Selection*
 - *An Equestrian Task Force was established to guide the project*

Equestrian Facility

- ✓ Project is a joint State and Bernalillo County effort
 - ▶ *Proposed location at the Bernalillo County Regional Park at Mesa del Sol site just SE from Journal Pavilion*
 - ▶ *Land is owned by the State Land Office, leased to the County, and is annexed into the City of Albuquerque*



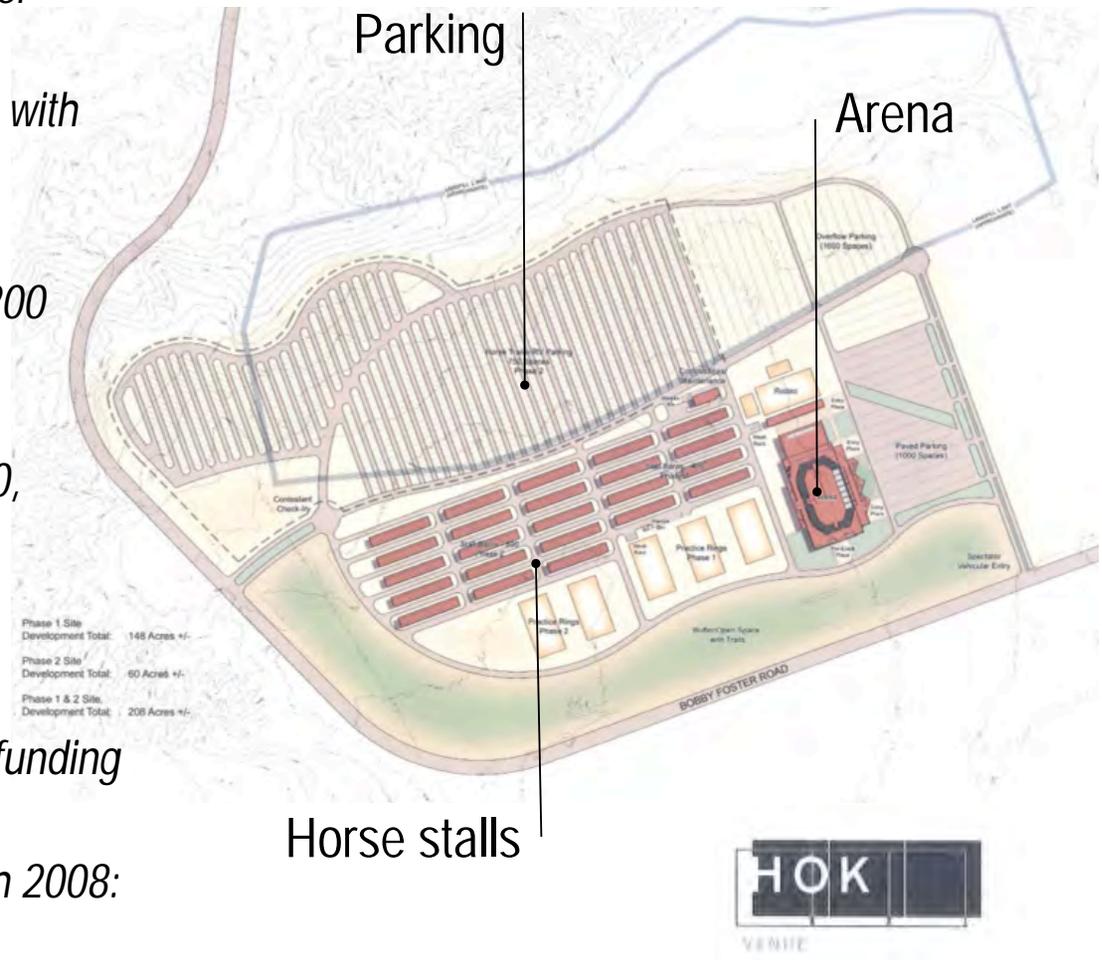
Equestrian Facility

► Facility description

- 6,500 seat indoor arena for equine and rodeo events
- 1,000 seat outdoor arena with covered seating
- 4 exterior practice rings
- 400 stall barn to start, 1,200 stalls at full build-out
- Paved parking for 1,000, overflow parking for 1,600, trailer parking for 750
- Future Grand Prix area

► Estimated Cost

- ~\$76 million (TPC - total funding required)
- Approved funding through 2008: ~\$24 million
- Shortfall: ~\$52 million



Equestrian Facility

✓ Project Status

- ▶ *GSD/PCD has taken the project through schematic planning and design*
- ▶ *Project is on hold*
- ▶ *DFA recently issued an RFI for consultants for potential redevelopment at EXPO New Mexico that includes exploring options to house an Equestrian Facility*
 - *Study has not yet been awarded to our knowledge*

✓ Concerns

- ▶ *Estimated capital cost is significantly higher than available funding*
- ▶ *Long-term operating costs are not identified*
- ▶ *No entity has been identified to manage the facility*

Los Lunas Hospital Site

✓ Recommendation: Site zones

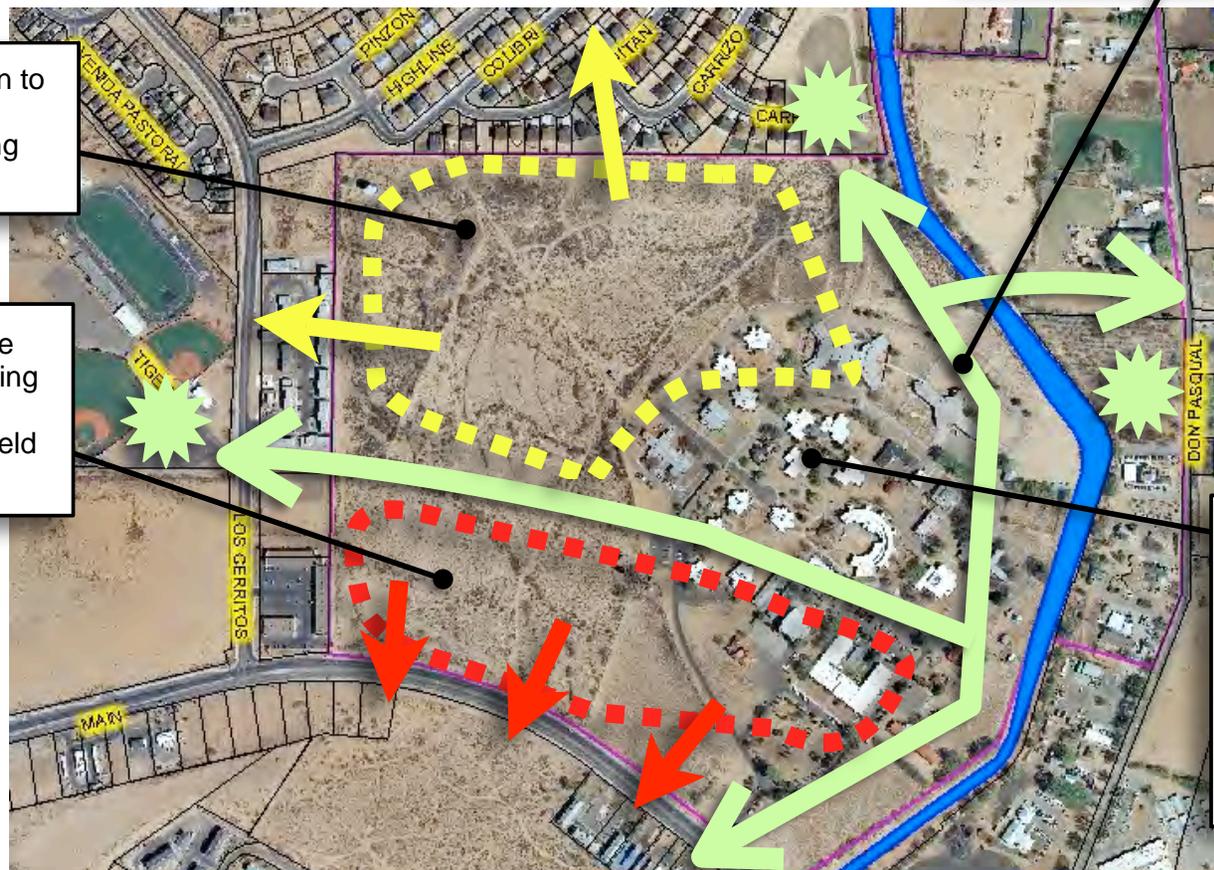
► Goals for development

Lease interior portion to local government or developer for housing uses

Utilize street frontage and commercial zoning to locate state administrative and field office functions

Create open space corridor that connects to existing residential and recreational areas

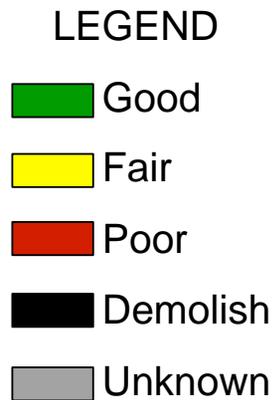
Preserve and adaptively reuse existing buildings in usable condition to enhance open space usefulness



Los Lunas Hospital Site

✓ Recommendation: Schedule buildings for demolition

▶ *Prioritize by condition*



Source: 3Di (PCD)



Los Lunas Hospital Site

- ✓ Recommendation: Schedule buildings for demolition
 - ▶ *Total number of buildings on site = 38*
 - *Varying in size from ~2,000 sf to ~34,000 sf*
 - ▶ *Total area of buildings on site = ~300,000 square feet*
 - ▶ *Estimated cost to demolish all buildings in 2008 (@ ~\$11/sf*)*
= \$3.36 million
 - *Not including asbestos abatement*
 - ▶ *Cost of abatement for 3 buildings in current demolition phase*
*= ~\$555,000***
 - *Average of ~\$12/sf*
 - *Asbestos found in floor tile, ceiling, roofing, and pipe joints*
 - ▶ *Demolition could be phased over several years*
 - *Priority - remove those in worst condition soonest*

*Demolition unit cost per ARC estimate

**Abatement cost per CERL, Inc. environmental consultants

Los Lunas Hospital Site

✓ Demolition Schedule: Potential to phase by condition

Under study by PCD for near term demolition

Schedule for removal in near term

Schedule for removal in future

Building Name	Occupied GSF	Vacant GSF	Date of Constr.	Priority for Demolition	Cost to demolish (2008 \$)*	Color Code	Estimated Demolition Cost for Phase	Known Abatement Cost
Campbell	NA	23,718	1962	1	\$263,000	█	\$604,000	\$286,709
Mecham	NA	13,450	1954	1	\$149,000			\$233,538
Old Huning Hospital	NA	8261	Unknown	1	\$92,000			
Woolston	NA	8991	Unknown	1	\$100,000			\$35,810
Bashein	NA	19,417	1935	2	\$215,000	█	\$627,000	
Central Heating Plant	2,090	NA	1986	2	\$24,000			
Music and Classroom	NA	4,560	1978	2	\$51,000			
Office & Library CRM	4,560	NA	1977	2	\$51,000			
Porter Hall Probation/Paro	11,711	NA	1961	2	\$130,000			
Cottage #6	NA	5,575	1978	2	\$32,000			
Cottage #7	5,575	NA	1978	2	\$62,000			
Cottage #8	5,575	NA	1981	2	\$62,000			
Bolack	2,744	NA	1961	3	\$31,000	█	\$534,000	
Admin. residence	NA	2838	Unknown	3	\$32,000			
Storage	NA	600	Unknown	3	\$7,000			
Laundry	5,600	NA	1961	3	\$62,000			
Supply warehouse	3,610	NA	Unknown	3	\$40,000			
Seligman	6,518	NA	1977	3	\$73,000			
Simms Cottage	6,518	NA	1977	3	\$73,000			
Huning Cottage	6,518	NA	1963	3	\$73,000			
New Dillion Hall	6,274	NA	1968	3	\$70,000			
Otero Cottage	6,518	NA	1956	3	\$73,000			
Cottage #1	NA	5575	1978	4	\$62,000	█	\$346,000	
Cottage #2	5,575	NA	1978	4	\$62,000			
Cottage #3	5,575	NA	1978	4	\$62,000			
Cottage #4	5,575	NA	1978	4	\$62,000			
Cottage #5	5,575	NA	1978	4	\$62,000			
Barn	NA	1693	Unknown	4	\$19,000			
Old Firehouse	NA	1500	Unknown	4	\$17,000			

*Pre-conceptual estimate based on unit costs, does not include abatement

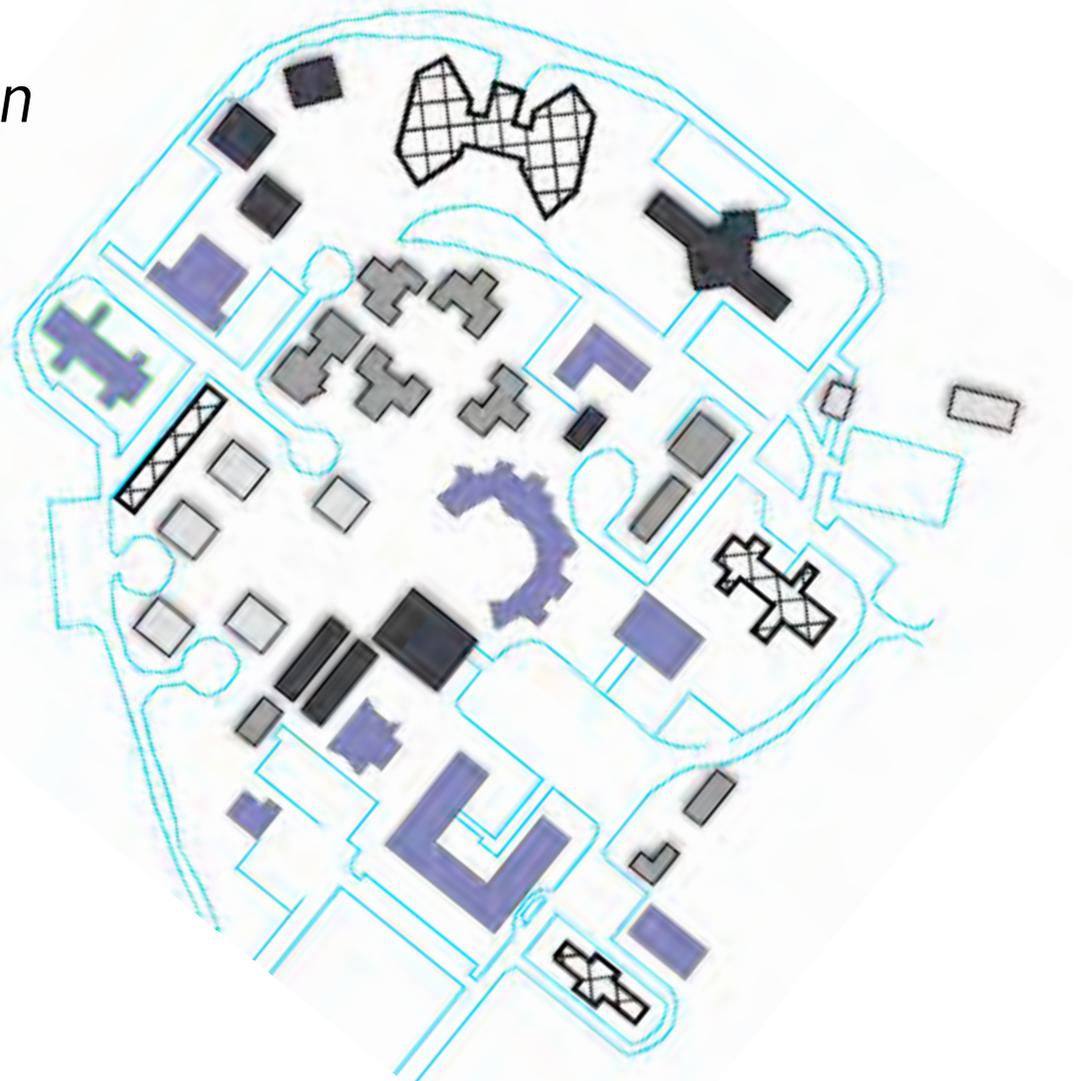
Los Lunas Hospital Site

✓ Recommendation: Schedule buildings for demolition

▶ *Prioritize by condition*

Demolition Legend

-  Current phase
-  2nd phase
-  3rd phase
-  4th phase
-  Possibly retain for recreational use



The ARC - Dekker/Perich/Sabatini Association



Architectural Research Consultants, Incorporated
Albuquerque, New Mexico • 505-842-1254 • Fax 505-766-9269 • Internet: www.ARCplanning.com



Dekker/Perich/Sabatini
architecture interiors planning engineering

Capitol Master Plan Status Update



December 17, 2008
Capitol Buildings
Planning
Commission
Meeting

Agenda

- ✓ Planning strategies for the Capitol Campus
- ✓ Las Cruces Recommendation and next steps

Santa Fe Area



December 17, 2008
Capitol Buildings
Planning
Commission
Meeting



Main Capitol Campus

✓ Campus Development Goals

- ▶ *Provide adequate, quality space for appropriate executive, legislative, and judicial branch agencies*
- ▶ *Realize efficiency of state funding by moving agencies from leased space into owned space*

✓ Existing Campus Facility Conditions

- ▶ *Agencies in state-owned buildings*
 - *May be crowded*
 - *In multiple locations*
 - *Not located by adopted location principles*
- ▶ *Many state-owned buildings require renewal*

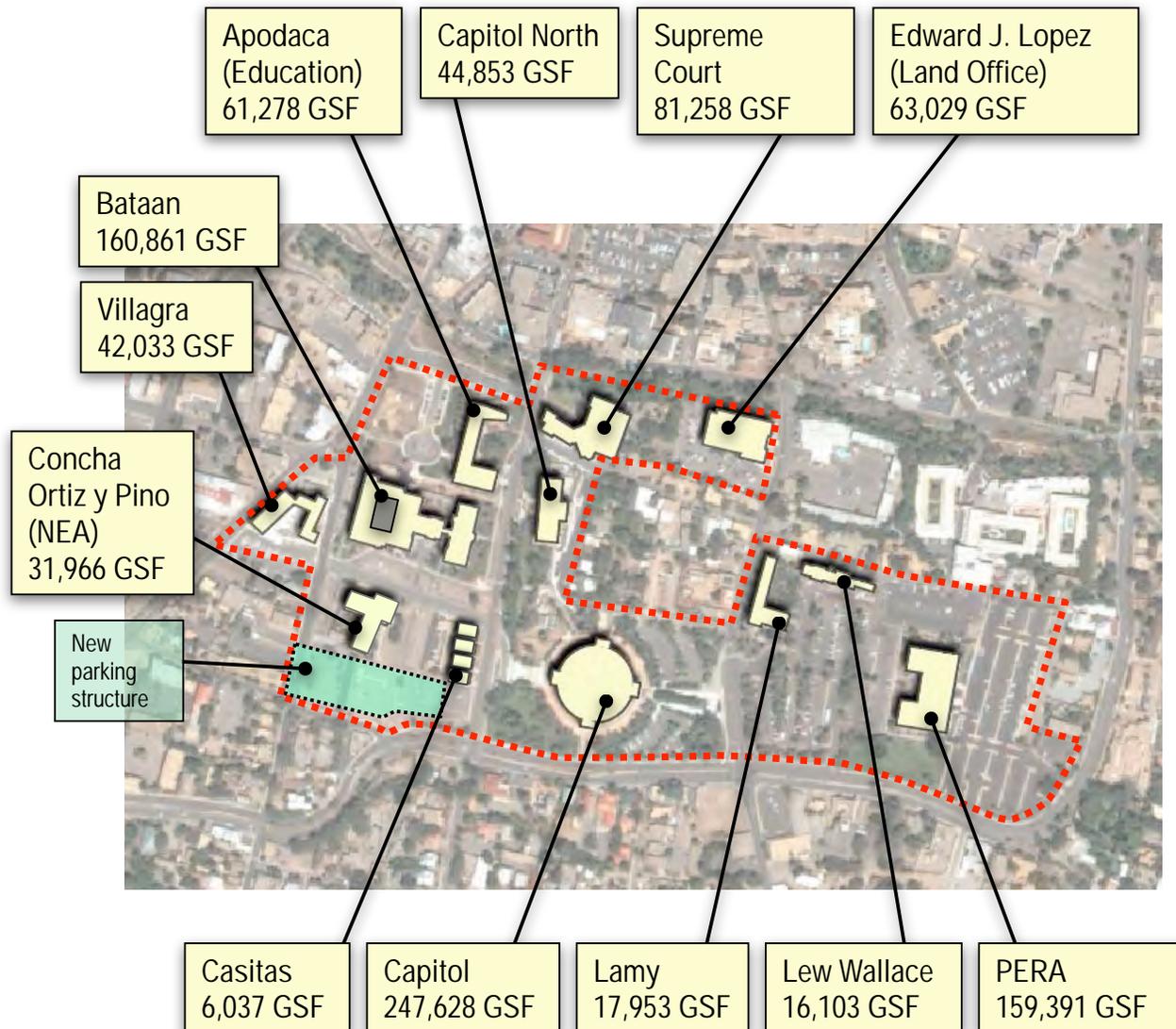


Main Capitol Campus

- ✓ Recommended 5 year planning strategy
 - ▶ *Relocate constitutional officers to Main Campus*
 - ▶ *Construct new owned facilities in the most cost-effective manner*
 - *Phase projects over several years*
 - *Redirect lease revenue to fund capital costs*
 - *Minimize multiple moves in achieving long-range goal where possible*
 - ▶ *Relocate agencies from leased space to state-owned space*
 - ▶ *Begin as soon as possible because there is considerable lead time to design, construct, and relocate agencies*

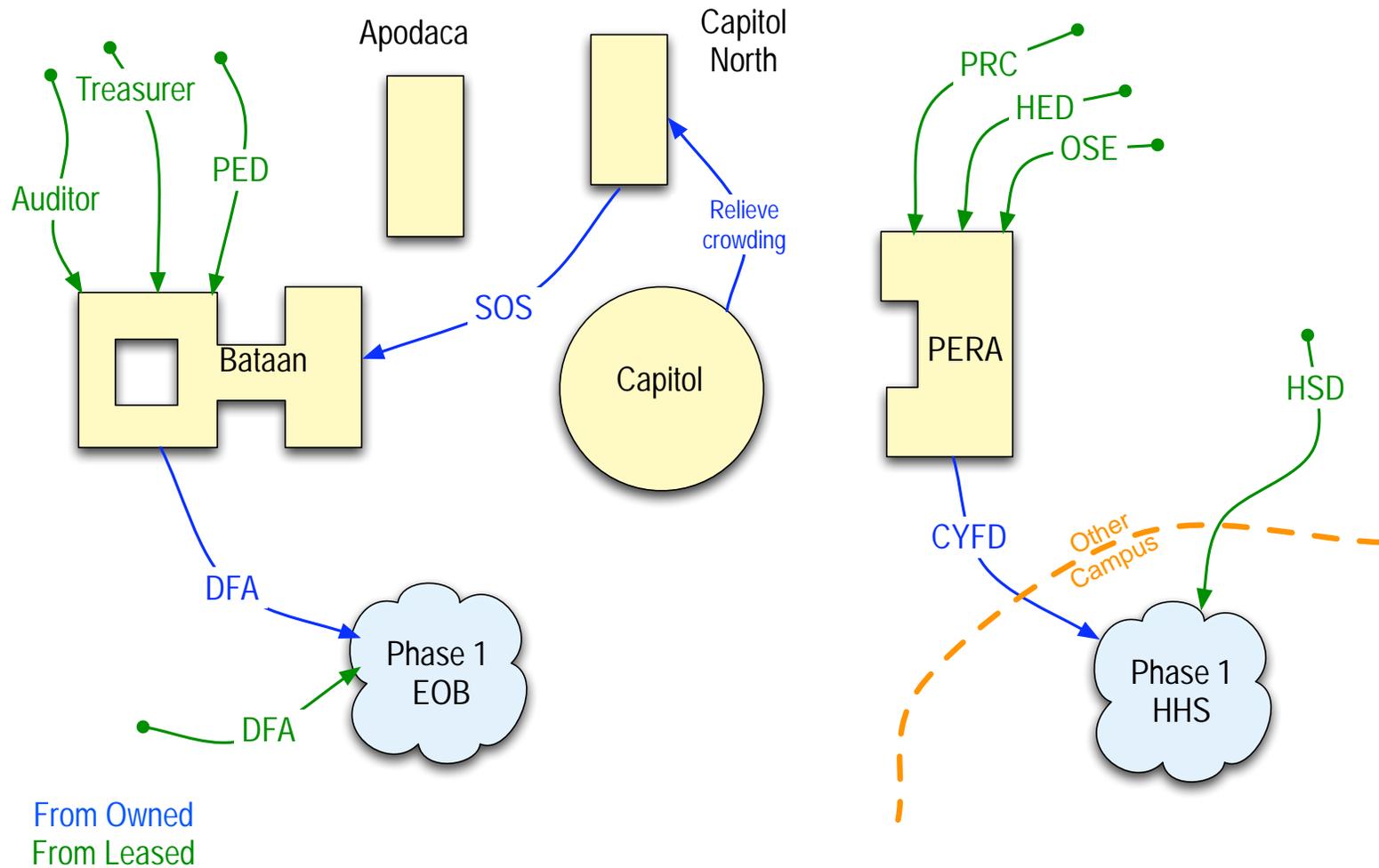
Main Capitol Campus

✓ Existing Buildings



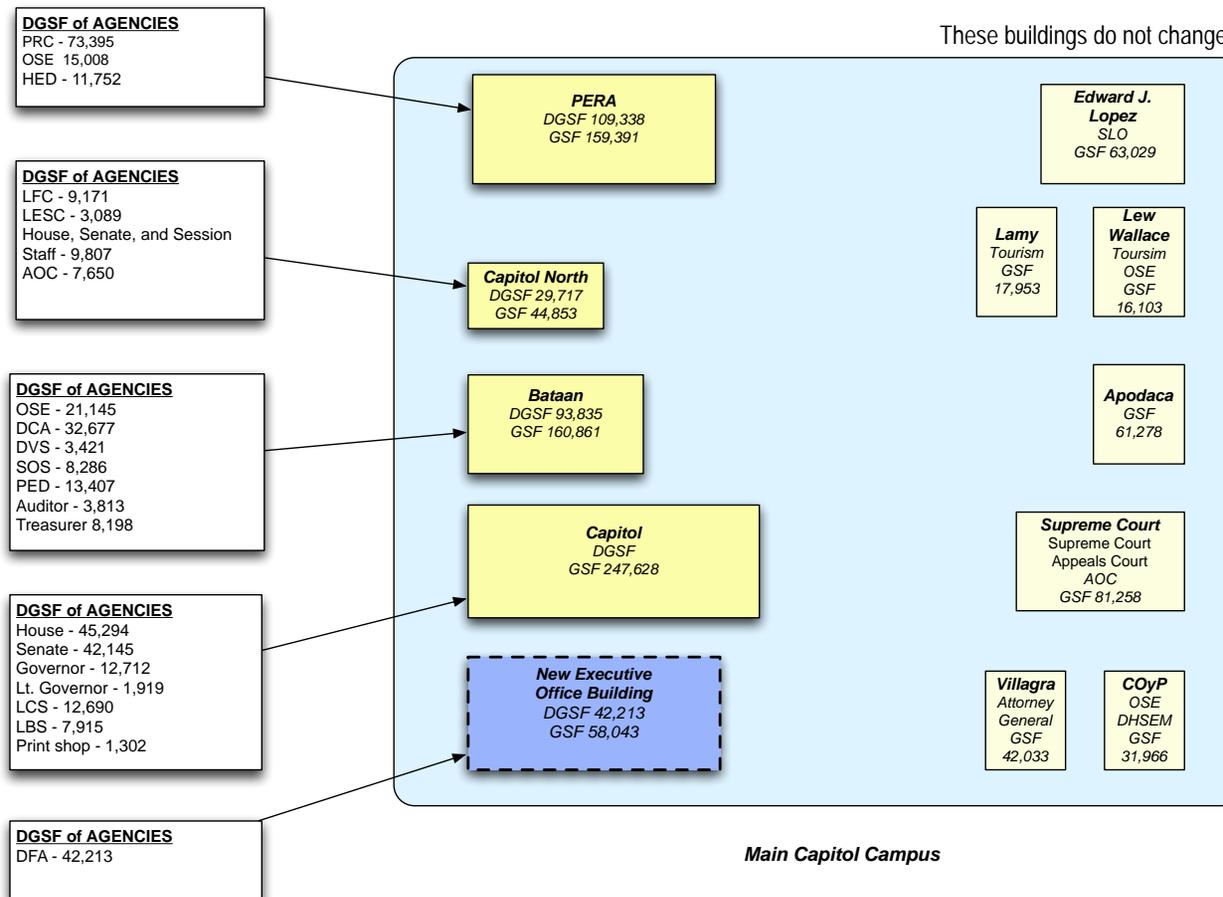
Main Capitol Campus

✓ 5 year planning period activities



Main Capitol Campus

- ✓ Campus profile at completion of 5 year period
 - ▶ *With construction of Executive Office Building and movement of agencies to Bataan and Capitol North*



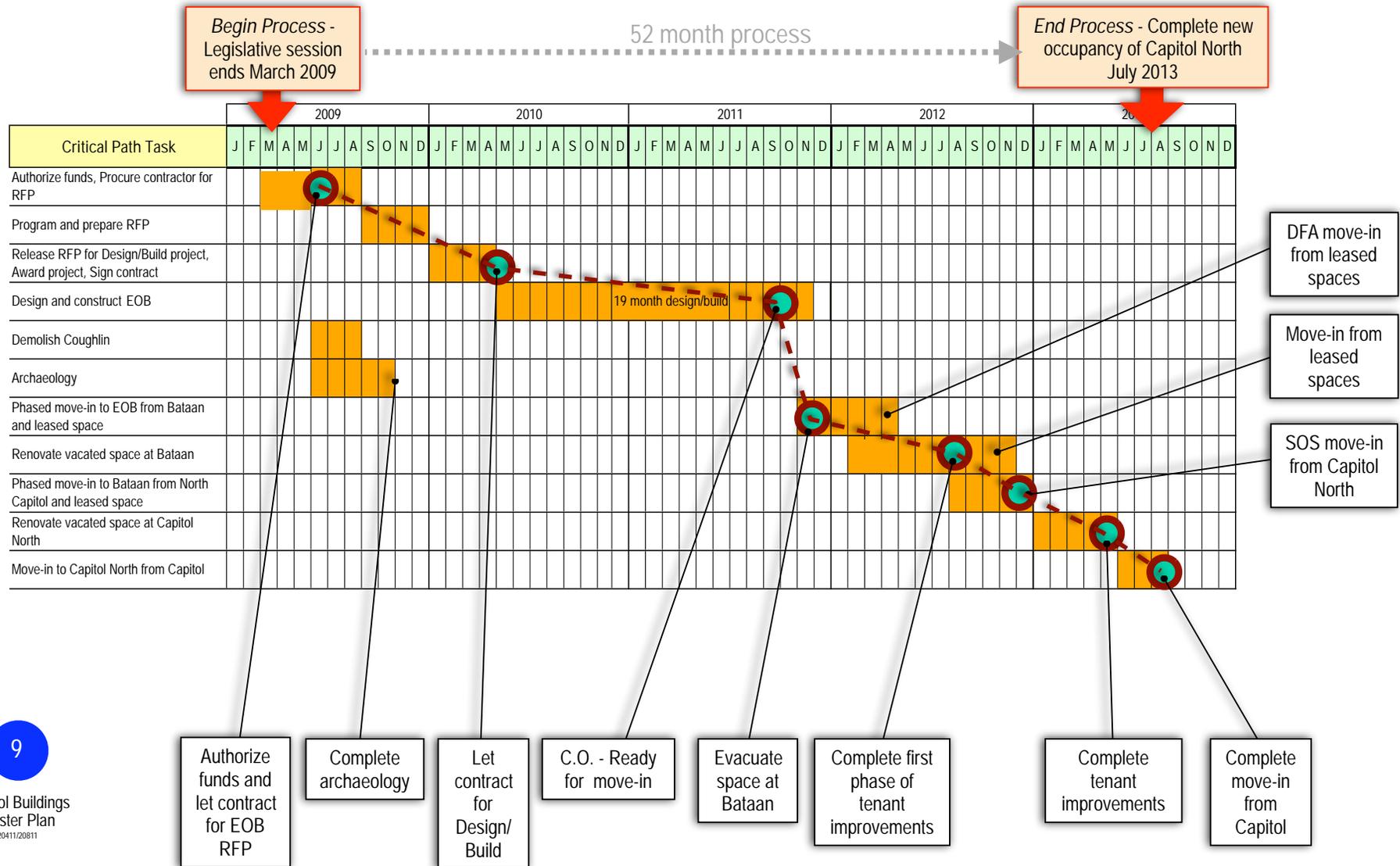
Note:

- DGSF is department gross square footage, the amount of space devoted to a single agency
- GSF is total built square footage (including Tare)



Main Capitol Campus

✓ Critical path to achieve 5 year planning goals - EOB

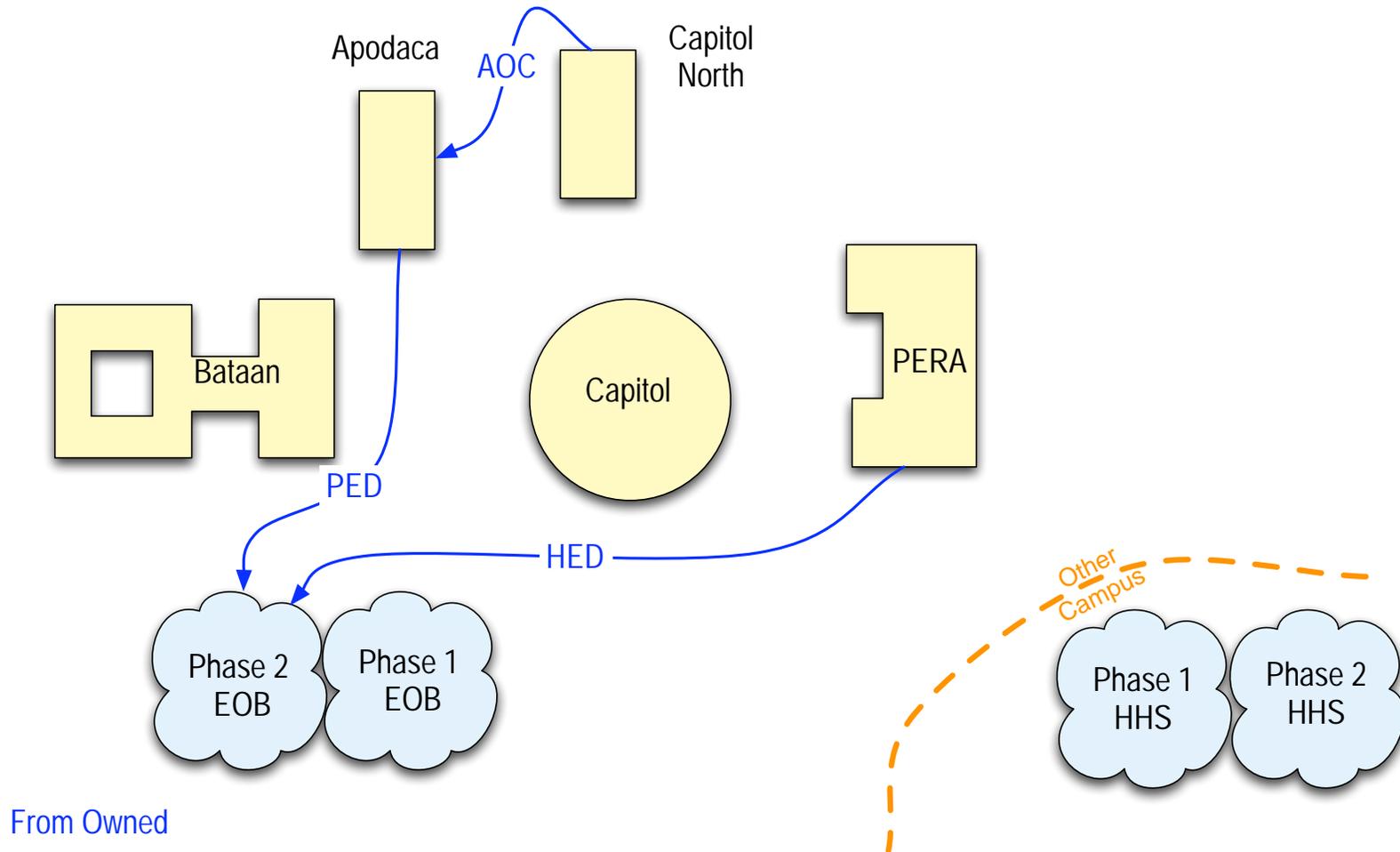


Main Capitol Campus

- ✓ Goals achieved in 5 year planning period
 - ▶ *Crowding is relieved at Bataan, North Capitol, and Capitol*
 - ▶ *Existing building renovations completed*
 - ▶ *Bataan building contains intended occupants*
 - *Secretary of State, Auditor, Treasurer, Department of Cultural Affairs, Department of Veterans' Affairs*
 - ▶ *Agencies are moved out of leased space into owned space*
 - *Department of Finance and Administration, Auditor, Treasurer, Higher Education Department, Public Education Department, Office of State Engineer, Public Regulation Commission*
 - *New owned space provided by construction of Executive Office Building*

Main Capitol Campus

✓ Long term planning period activities



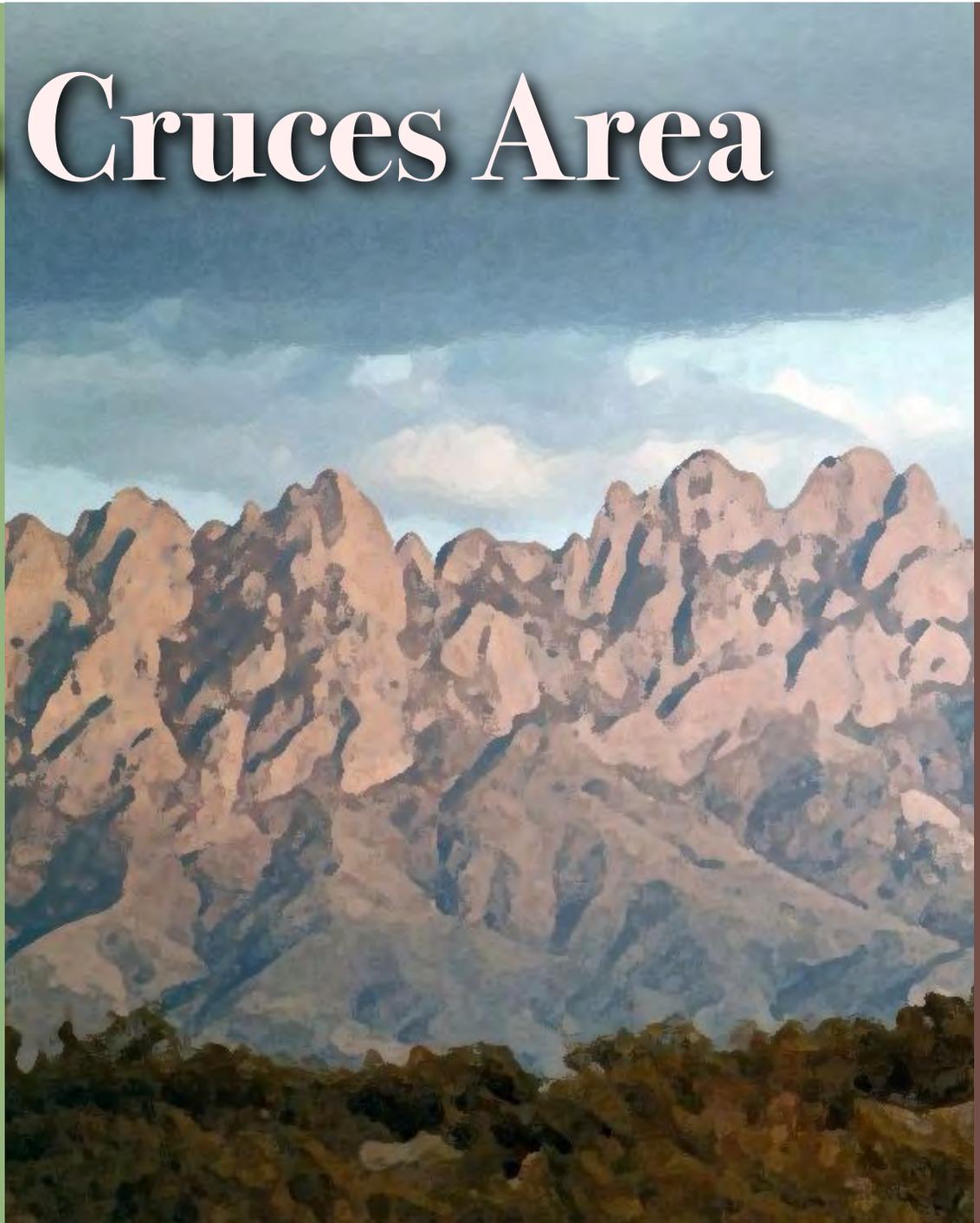
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Las Cruces Area

ARC 20811

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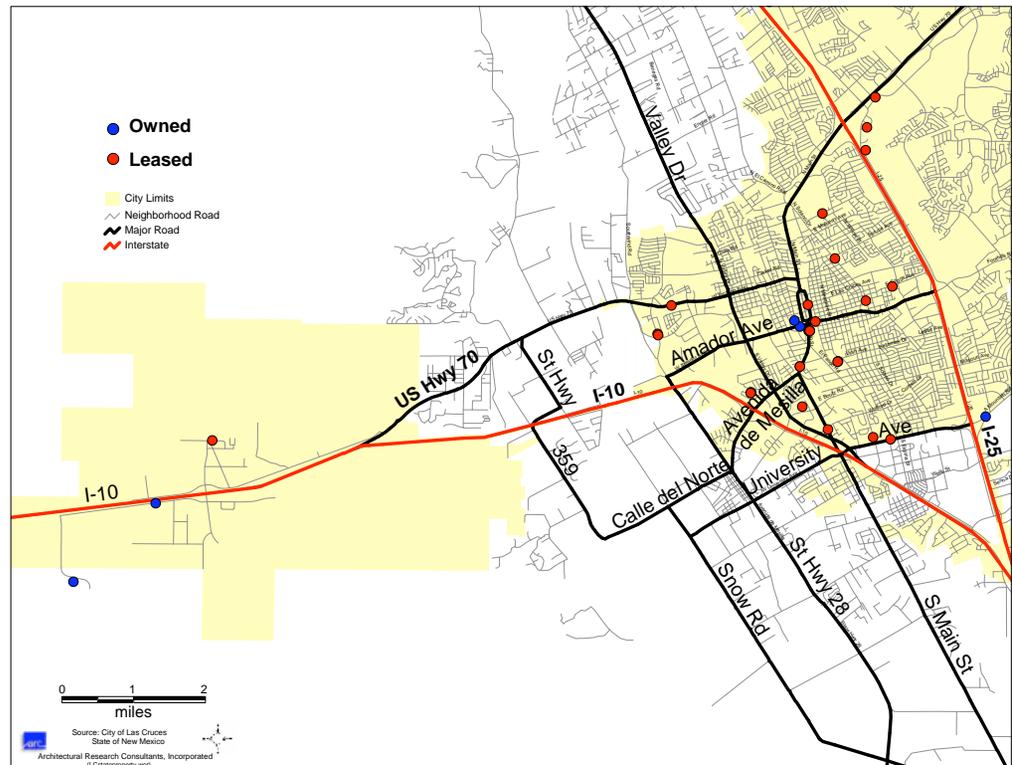


Las Cruces Area

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GENERAL SERVICES DEPT.	\$6,000.00	3,750	3,900	2	\$0.00	0	0	0
GAMING CONTROL BOARD	\$3,900.00	132	132	1	\$3,900.00	132	132	1
DEPARTMENT OF PUBLIC SAFETY ●	\$3,000.00	475	475	2	\$0.00	475	475	2
DEPARTMENT OF HEALTH ●	\$840.00	600	600	2	\$2,640.00	600	600	2
VETERANS SERVICE DEPARTMENT	\$0.00	144	144	1	\$0.00	600	800	1
Total	\$1,919,313.07	134,620	175,872	39	\$3,339,897.95	185,539	236,053	31

- Denotes agencies that are not candidates for the proposed consolidated State Office Building

Revised 14-Nov-08: Includes 2006 and 2008 updated leased data and identifies departments not considered for consolidation

Las Cruces Area

✓ Recommendation

- ▶ *Construct a consolidated administrative facility*

✓ Next Steps

- ▶ *Refine priorities to determine project scope and size*
- ▶ *Validate cost assumptions and estimates*
- ▶ *Update information about potential sites*
- ▶ *Liaison with local government and groups*
- ▶ *Analyze project feasibility using accepted models and standards (in association with LCS staff)*
- ▶ *Recommend a potential site*

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Capitol Master Plan Santa Fe Area Overview



January, 2009

- ✓ Main Capitol Campus
- ✓ South Capitol Campus
- ✓ West Capitol Campus
- ✓ Other Capitol Campuses
 - ▶ *Possible HHS campus*
 - ▶ *DPS / DOT*
 - ▶ *Oñate / Corrections*

Background

- ✓ Have 5 state-owned campuses
 - ▶ ~2.7 million total gsf
 - ▶ ~43% (1.2 million gsf) general office related
- ✓ There is not adequate supply in state-owned buildings ... consequently
 - ▶ Many agencies are in leased space (~900,000 equivalent GSF, \$14.5+ million yearly leased space)
 - ▶ Agencies in state-owned buildings
 - May be crowded
 - In multiple locations
 - Not located by adopted location principles
 - ▶ Many state-owned buildings require renewal



✓ Future development policy

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

- ▶ *Main Capitol 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*
 - *Field offices*
 - *Support functions*
- ▶ *Other Campuses*
 - *Specialized to function*

✓ Strategy

- ▶ *Create more state-owned space*
- ▶ *Gradually, relocate agencies from leased space to state-owned space*

✓ Implementation issues

- ▶ *Timing*
 - *“Domino” critical impacts*
- ▶ *Lack surge space*
 - *Space is needed to house agencies while existing buildings are renovated to accommodate new tenants*
- ▶ *Financing*
 - *Use of lease revenues to finance new facilities*

Main Capitol Campus

Main Capitol Campus

✓ Campus Development Goals

- ▶ *Provide adequate, quality space for appropriate executive, legislative, and judicial branch agencies*
- ▶ *Realize efficiency of state funding by moving agencies from leased space into owned space*

✓ Existing Campus Facility Conditions

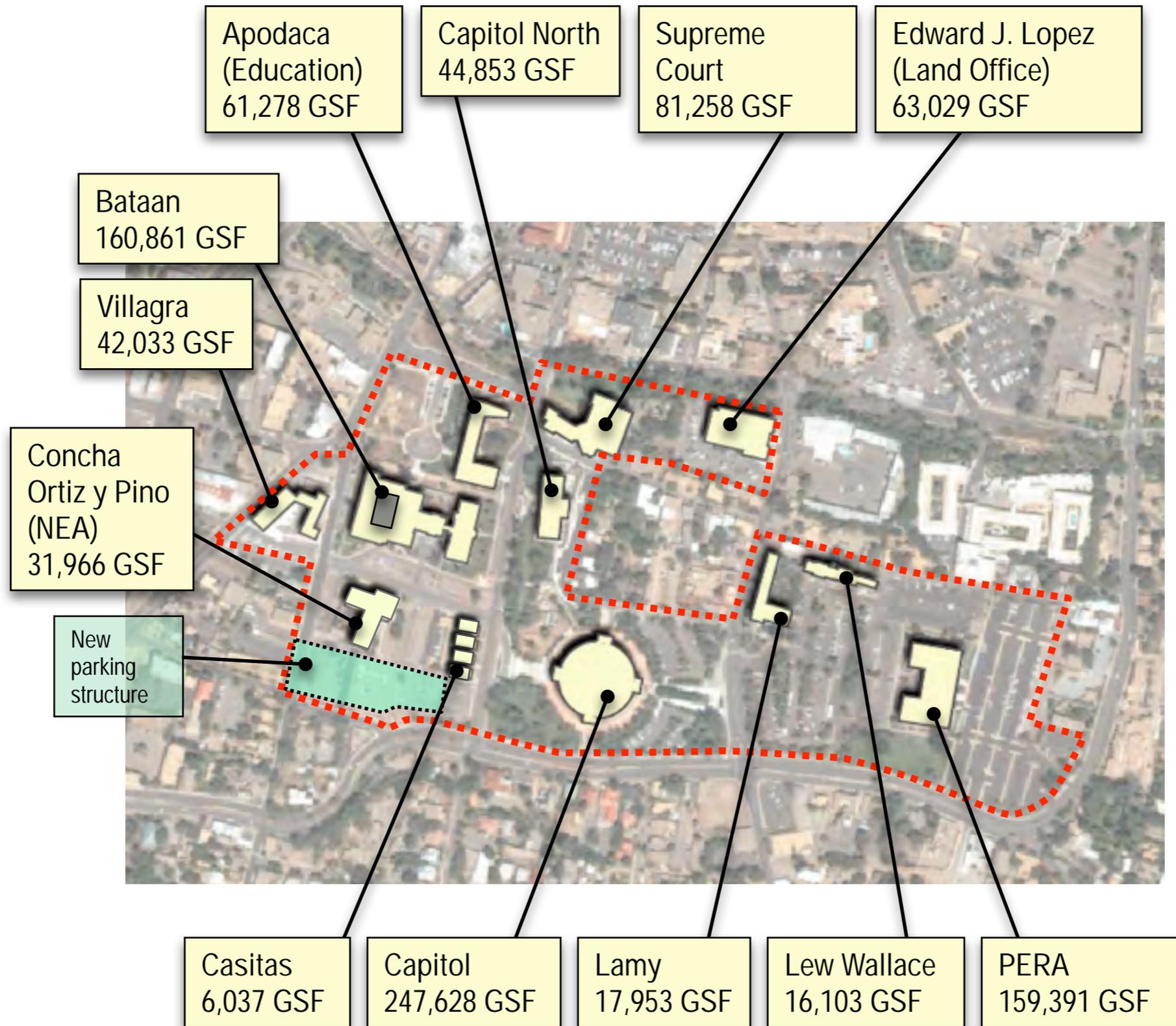
- ▶ *Agencies in state-owned buildings*
 - *May be crowded*
 - *In multiple locations*
 - *Not located by adopted location principles*
- ▶ *Many state-owned buildings require renewal*

Main Capitol Campus

- ✓ Recommended 5 year planning strategy
 - ▶ *Relocate constitutional officers to Main Campus*
 - ▶ *Construct new owned facilities in the most cost-effective manner*
 - *Phase projects over several years*
 - *Redirect lease revenue to fund capital costs*
 - *Minimize multiple moves in achieving long-range goal where possible*
 - ▶ *Relocate agencies from leased space to state-owned space*
 - ▶ *Begin as soon as possible because there is considerable lead time to design, construct, and relocate agencies*

Main Capitol Campus

✓ Existing Buildings

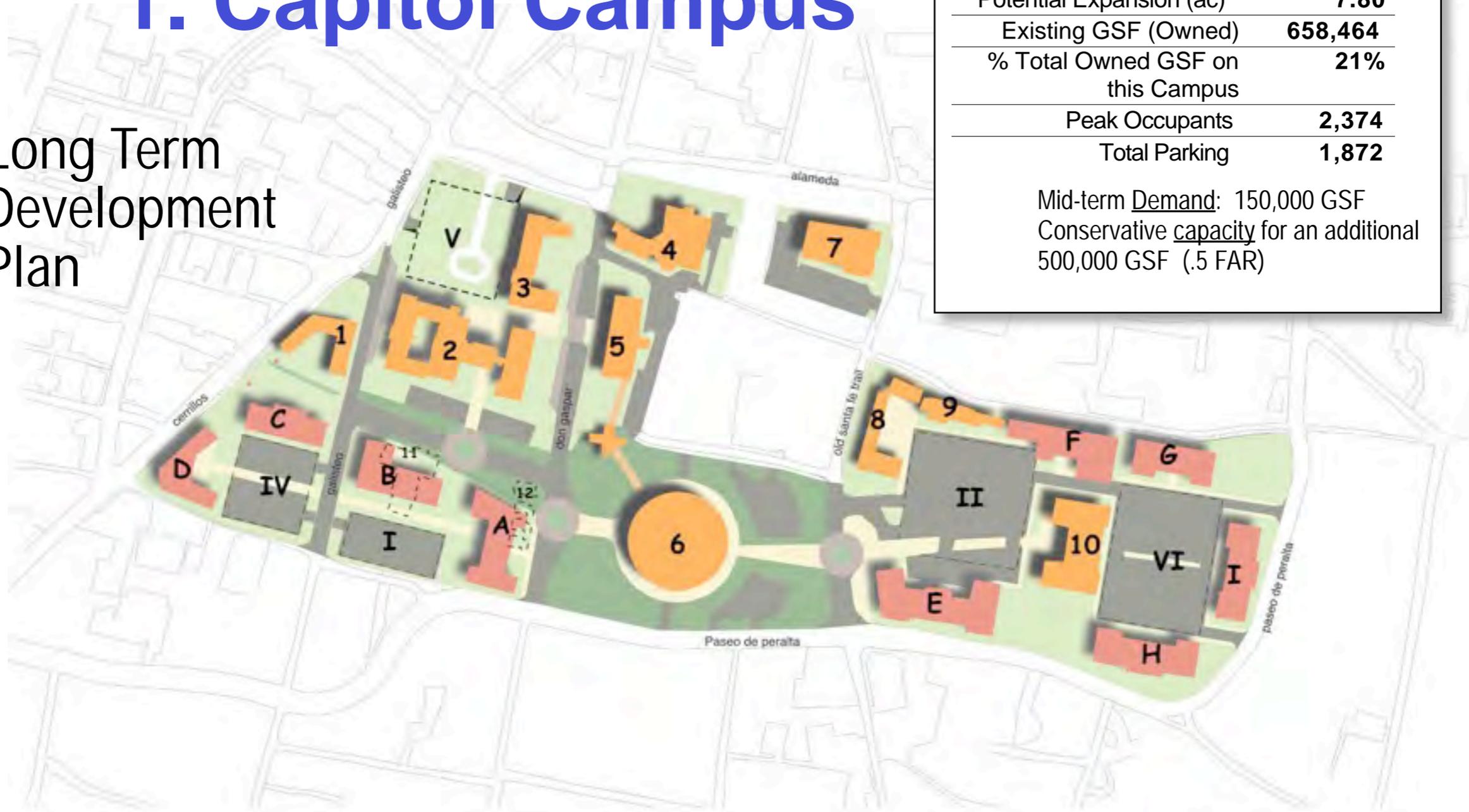


1. Capitol Campus

Long Term
Development
Plan

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

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



- 1. Villagra Building
 - 2. Bataan Building
 - 3. State Education Building
 - 4. Supreme Court Building
 - 5. Legislative Office Building
 - 6. State Capitol Building
 - 7. State Land Office
 - 8. Lamy Buildings
 - 9. Lew Wallace
 - 10. PERA
 - 11. NEA
 - 12. Residences
- [A*] New Buildings
[I*] Parking (-- Underground)
- *Numbered in expected sequence

Long Range
Development Plan

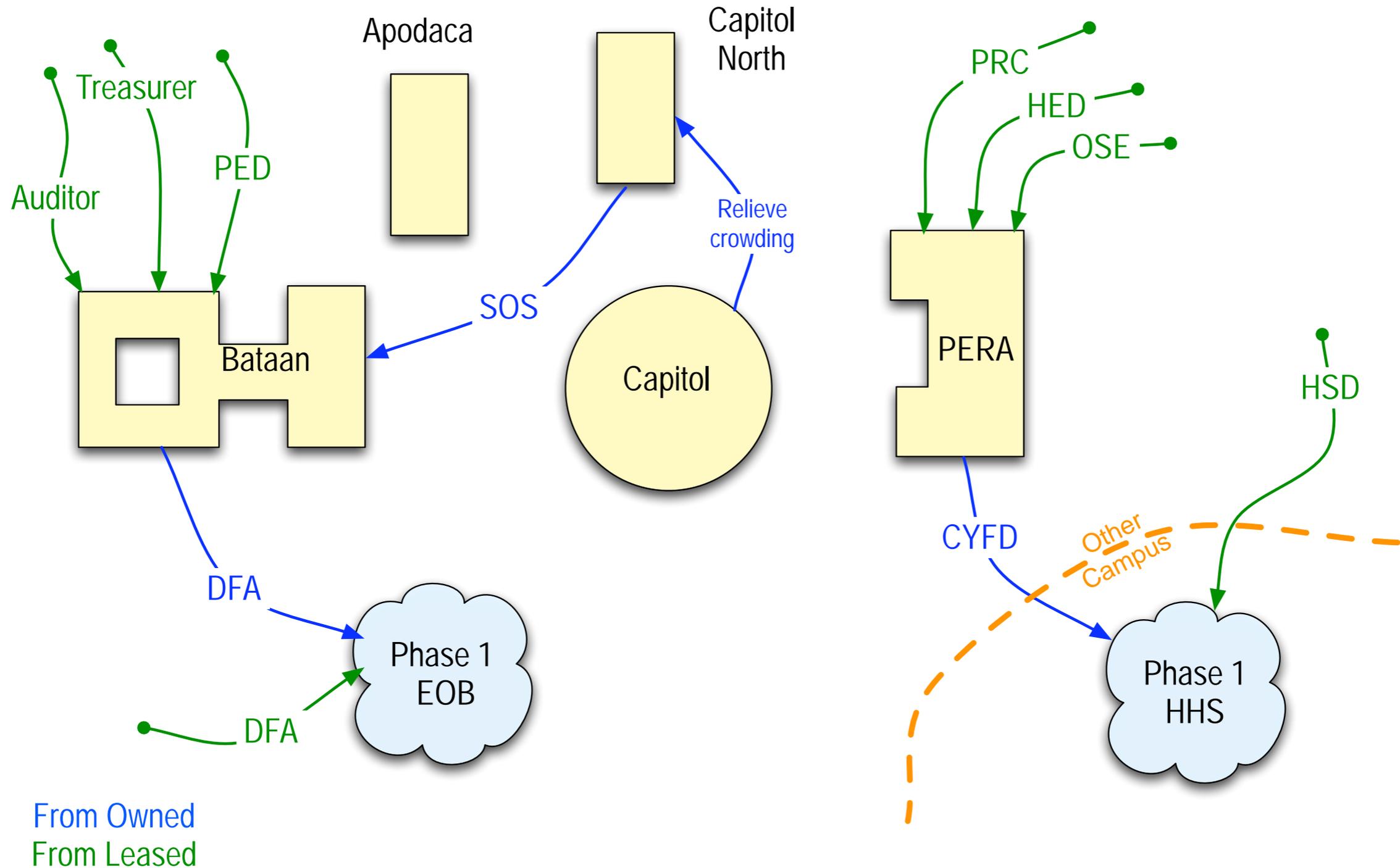
1 State Capitol Campus

Approximate Scale in Feet

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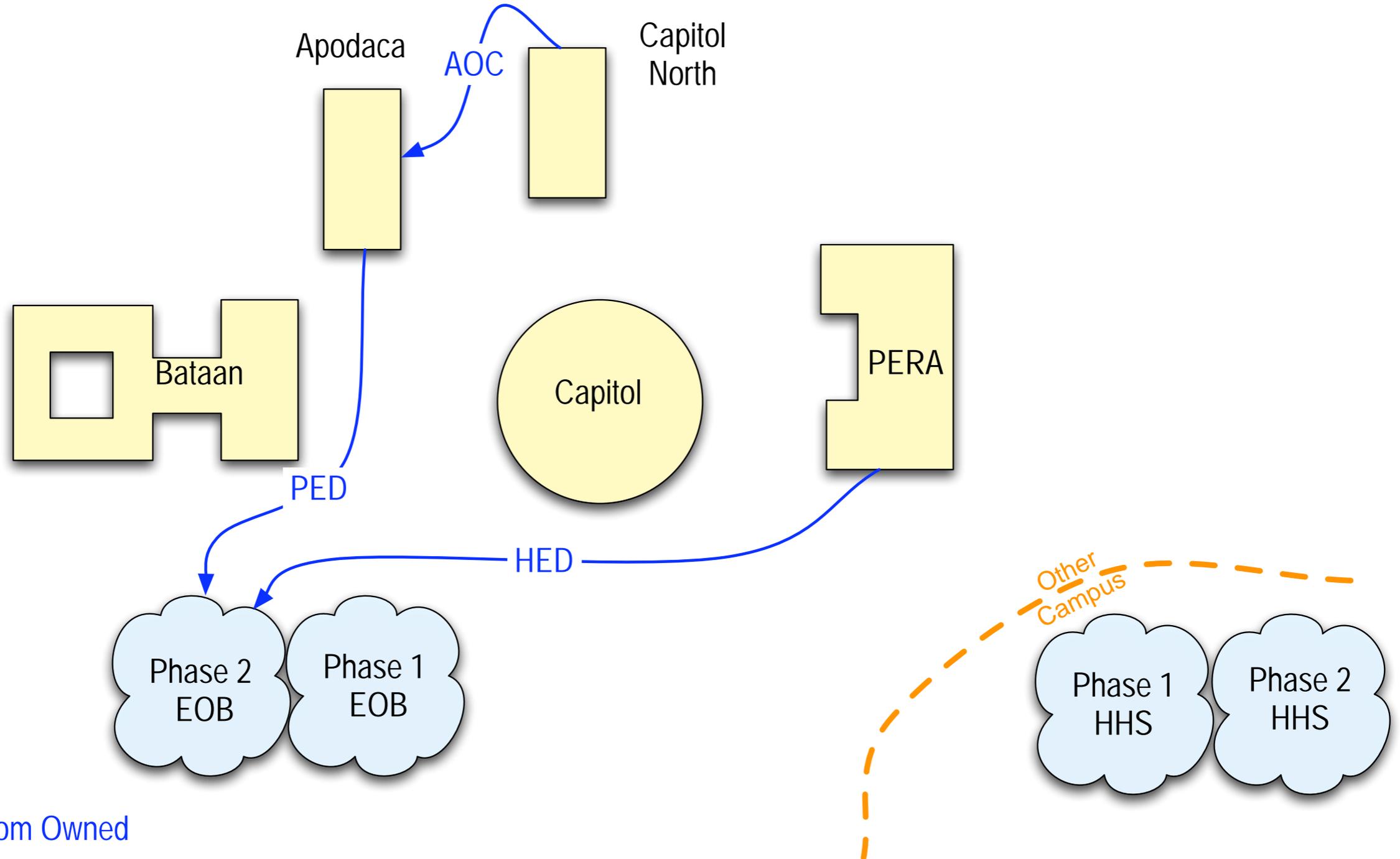
Main Capitol Campus

✓ 5 year planning period activities



Main Capitol Campus

✓ Long term planning period activities



Main Capitol Campus



South Capitol Campus

South Capitol Campus

2000 Plan

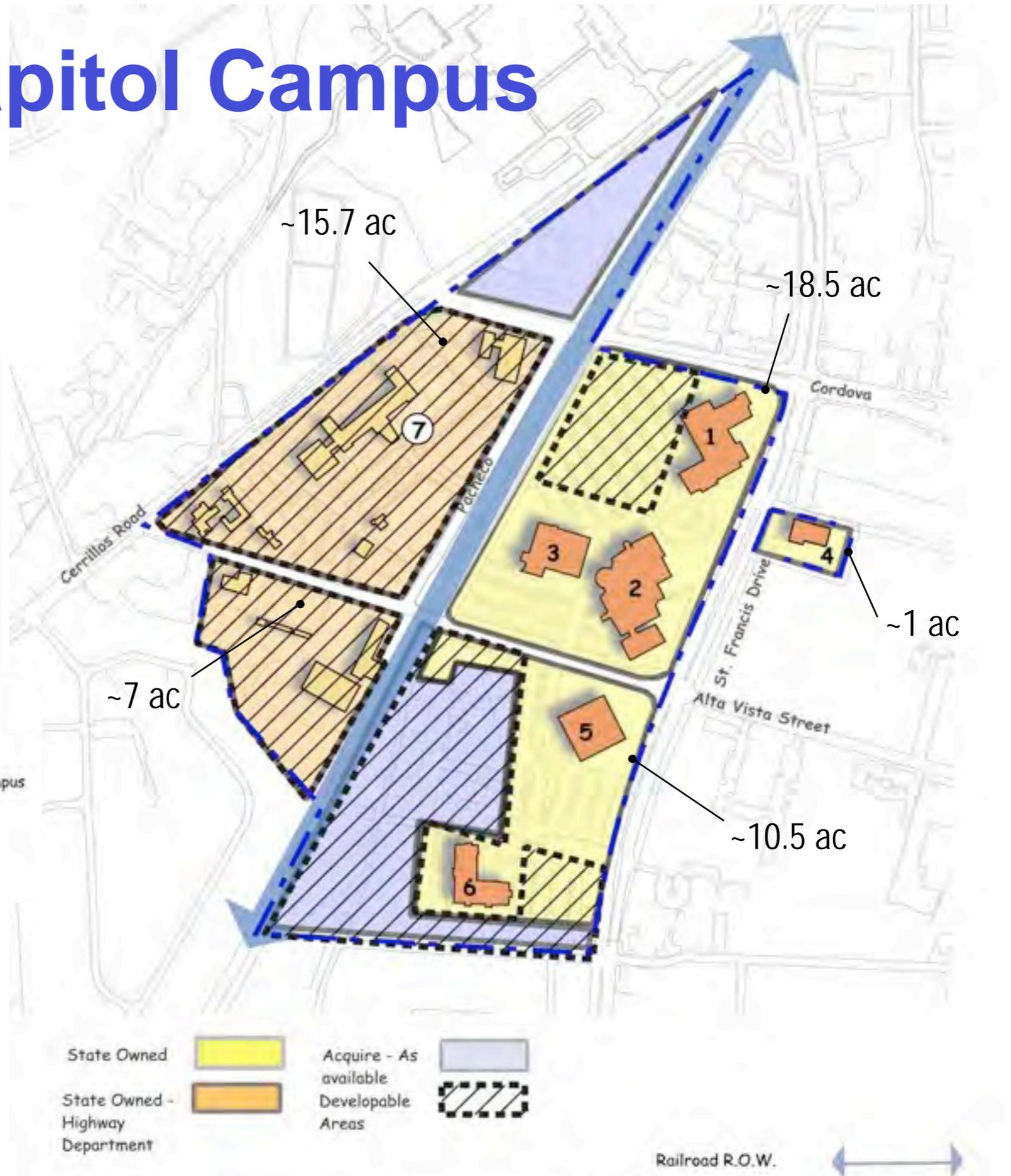
Study Area (ac.)	85.0
State Property (ac.)	52.7
GSD	30.0
DOT	22.7
Potential Expansion (ac.)	12.0
Existing GSF (owned)	767,877
% Total GSF / Campus	33%
Peak Occupants	2,752
Total Parking	2001

BUILDING KEY

- 1. Joseph Montoya Building
- 2. Harold Runnels Building
- 3. Simms Building

- 4. Health Vital Records
- 5. Manuel Lujan Building
- 6. Piñon Building
- 7. Highway Department Campus

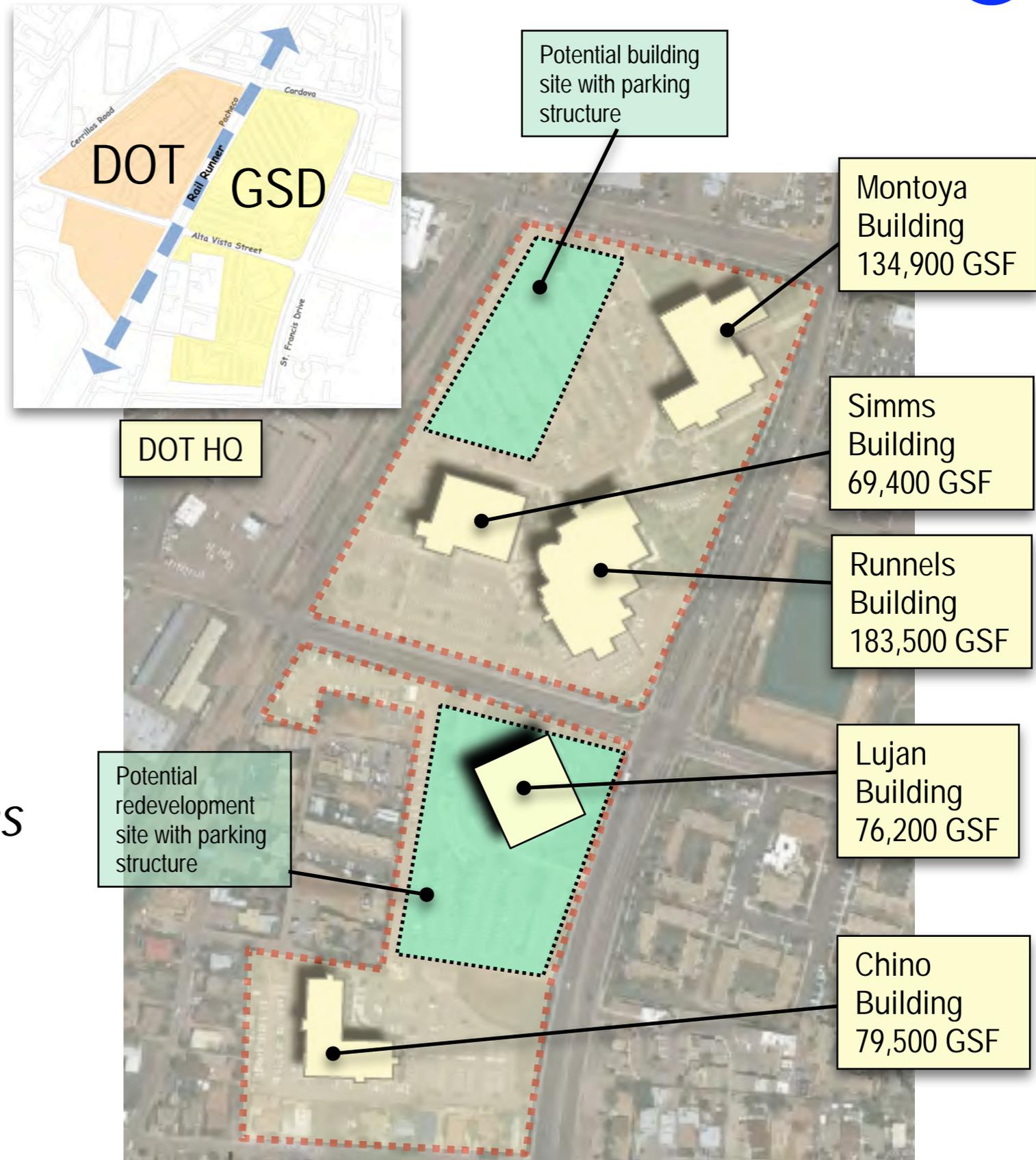
Existing Buildings To Remain 



South Capitol Campus Buildings

✓ Key Issues

- ▶ *Runnels crowding (DOH, Environment)*
- ▶ *General building renewal*
- ▶ *Revise site master plan*
 - *Reflect development on just GSD land*
 - *Address density concerns*
 - *Coordinate with DOT development*



South Capitol Complex

- ✓ Recommended development principles
 - ▶ *Priority given to moving agencies from leased space*
 - ▶ *Redevelopment of low density existing uses*
 - ▶ *Use of integrated structured parking to support tenants of GSD occupied buildings*
 - ▶ *Increased pedestrian linkages between the facilities and the intermodal transportation uses*
 - ▶ *Investment in renewal of existing facilities*

West Capitol Campus

3. West Capitol Campus

✓ Planning framework

Study Area (ac.)	64.30
State Property (ac.)	31.50
Potential Expansion (ac)	26.20
Existing GSF (Owned)	396,130
% Total Owned GSF on this Campus	13%
Peak Occupants	248
Total Parking	998.00

Conservative capacity for an additional 250,000 GSF (.5 FAR) w/o land acquisition to 950,000 GSF w/ land acquisition.

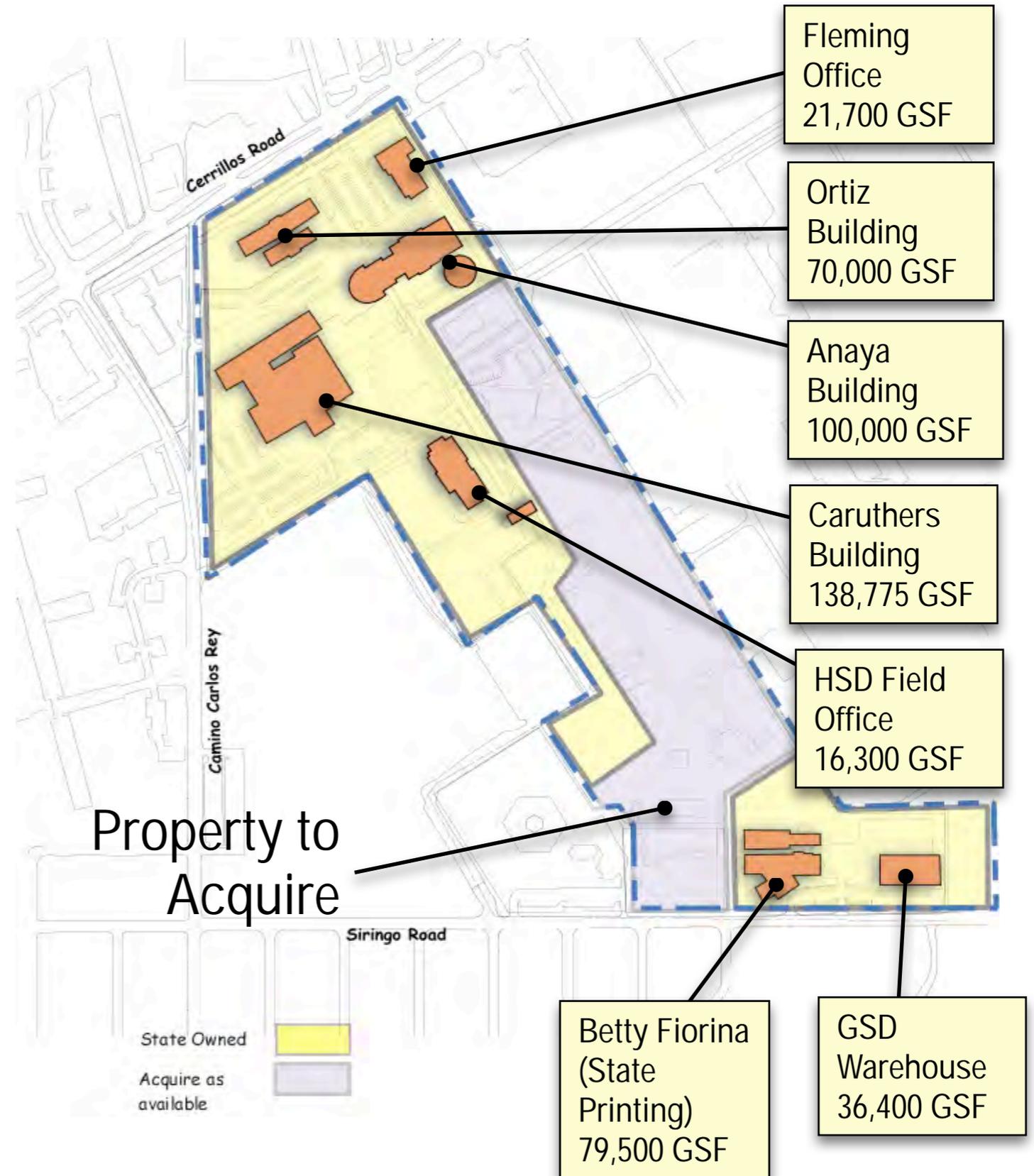


West Capitol Campus Buildings

✓ Key Issues

▶ *Substantial future development requires property acquisition from federal government and Santa Fe Public Schools*

- *May require additional funding*



Other Capitol Campuses

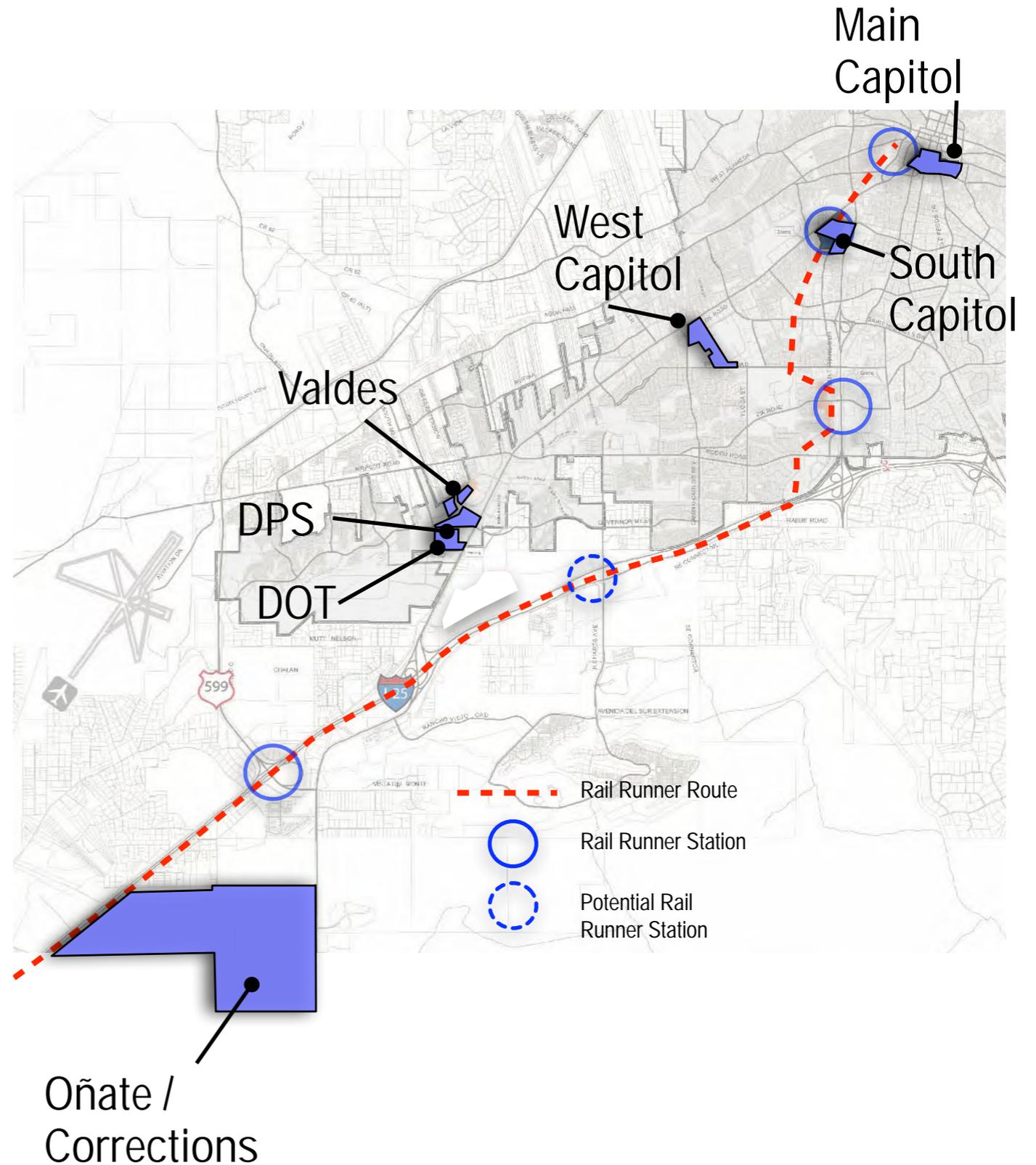
✓ Issues

- ▶ *Potential new State Campus in Santa Fe for Health and Human Services related agencies*
 - *Why*
 - Not consistent with location principles for Main Capitol Campus
 - GSD property at South Capitol insufficient
 - Land not yet available at West Capitol
 - Campuses devoted to Specialized Uses
 - » Public Safety Campus
 - » Oñate / Corrections (National Guard / Wastewater Treatment Facility)
 - » DOT District 05
 - Valdes property insufficient
 - *Identify Requirements*
 - Large enough to accommodate existing and projected development
 - Accessible
 - » Car
 - » Rail Runner

Other Campuses

✓ Issues

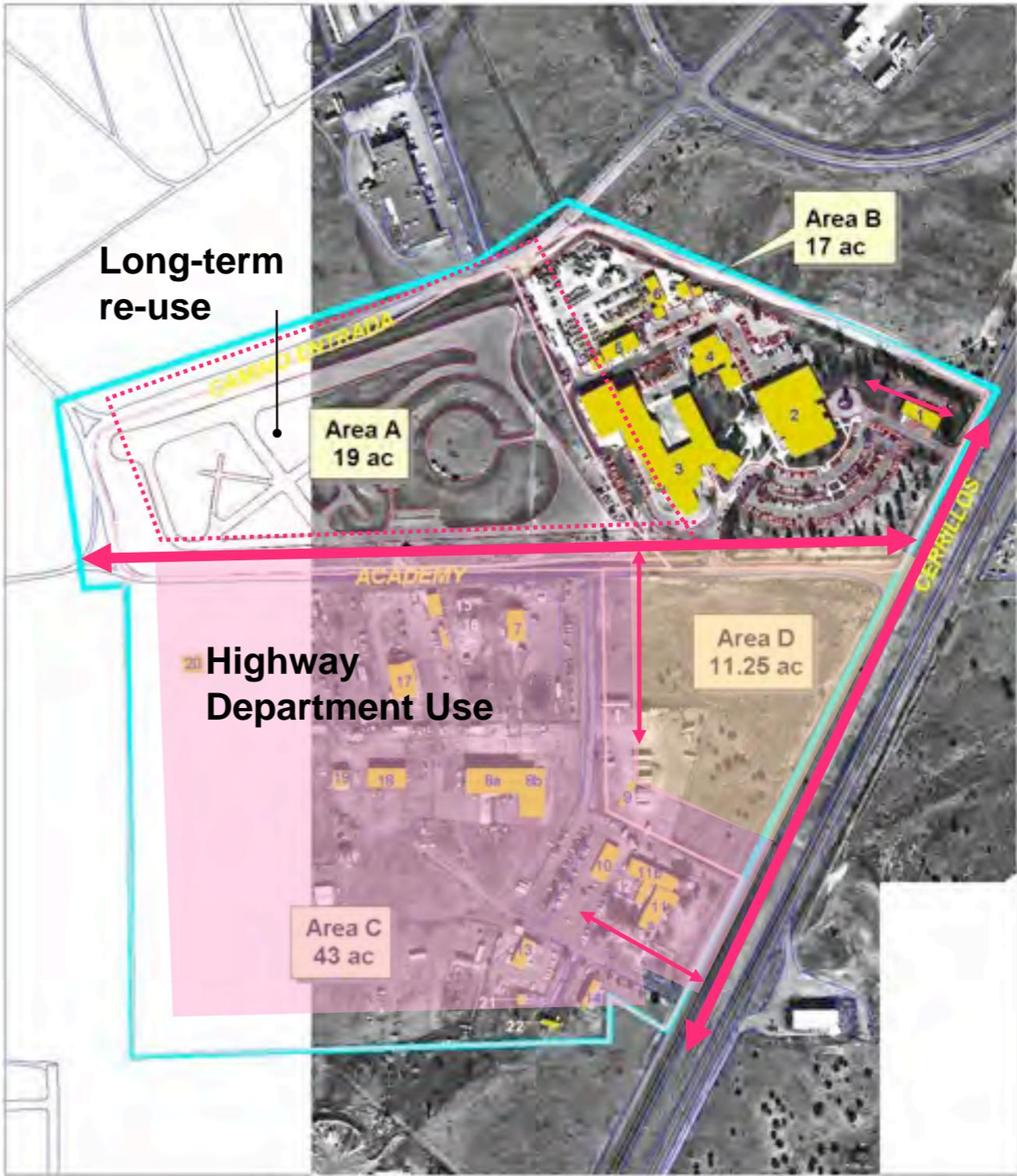
- ▶ *Locate state facilities to maximize leverage of Rail Runner stops*



4. Public Safety / Highway Department

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

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

4

Department of Public Safety
State Highway Department

100 0 100 200 300 Feet

THE ARC - DESIGN PART 10200000 A EXHIBITION

What's Changed / Issues

✓ Changed

- ▶ *Acquired Valdes Industrial Park land (and not Jaguar land)*
- ▶ *Homeland Security / Office of Emergency Management no longer part of DPS*
- ▶ *DPS updated master plan*
- ▶ *RFP issued by DOT to relocate District 5 office*

✓ Planning Issue

- ▶ *Update plan to reflect new circumstances*

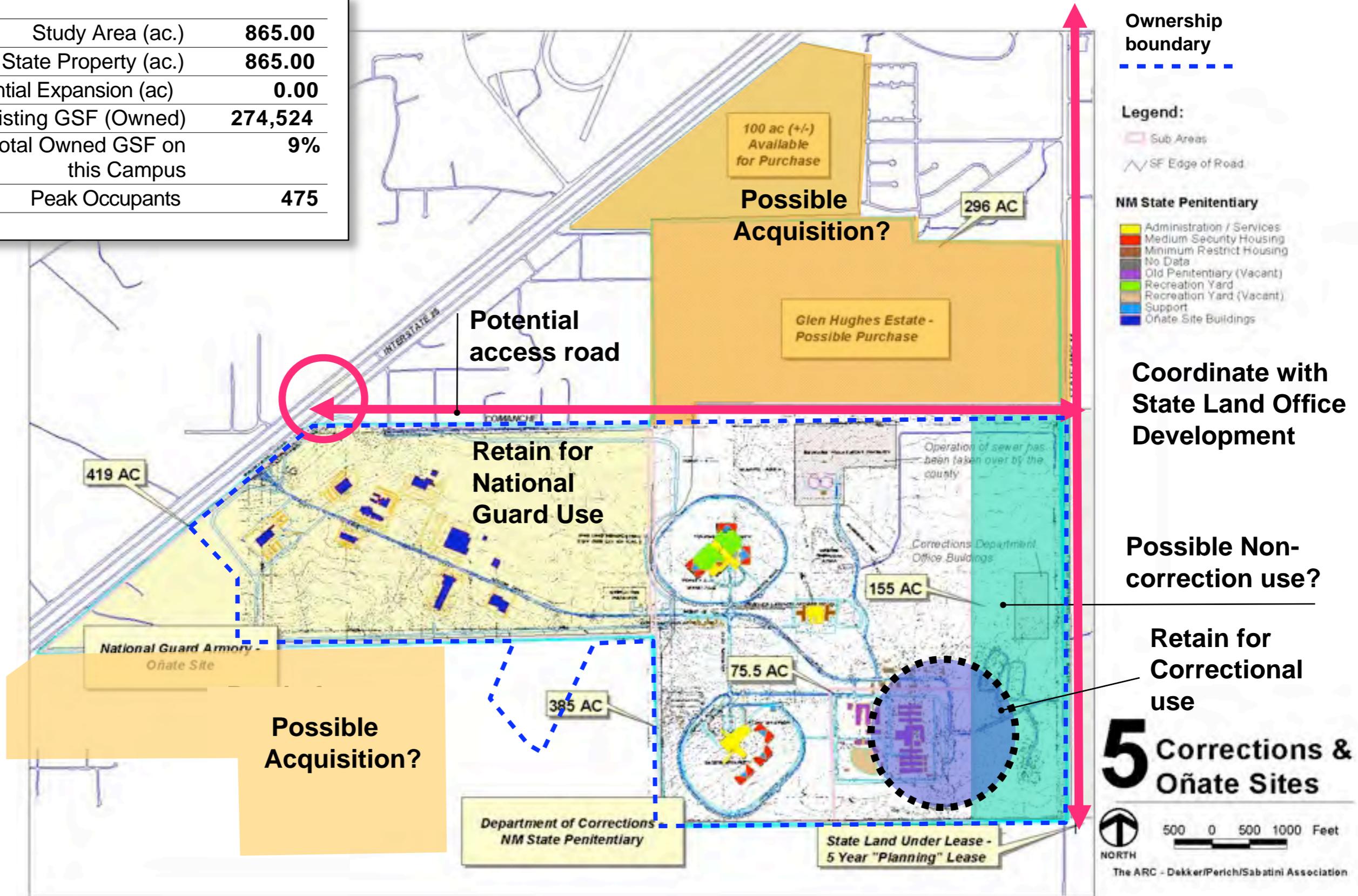
4. Public Safety / Highway Dept.

✓ DPS
adopted a
master
plan in
2001



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



Possible Acquisition?

Retain for National Guard Use

Possible Acquisition?
100 ac (+/-) Available for Purchase
Glen Hughes Estate - Possible Purchase

Potential access road

419 AC

National Guard Armory - Oñate Site

385 AC

Department of Corrections NM State Penitentiary

75.5 AC

155 AC

State Land Under Lease - 5 Year "Planning" Lease

296 AC

What's Changed / Planning Issues

✓ Changed

- ▶ *Additional land never acquired*
- ▶ *Added Emergency Operations facility at Oñate*
- ▶ *Department of Military Affairs has a master plan for their properties*
 - *Current proposal to acquire lands south of their property for training facilities*

✓ Planning Issues

- ▶ *Water rights*
- ▶ *Proposal to transfer ownership of Waste Water Treatment Plant at PNM*
- ▶ *Possible land acquisitions*

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