

# General Services Department Facilities Management

Major Project Updates

CBPC Meeting

August 5, 2013

# Facilities Management Division

*A merger of Building Services Division and Property Control Division of the General Services Department*

*To ensure the citizens of New Mexico and state agencies receive the best value in design, construction, and management of state-owned and leased facilities.*

*To provide clean, safe, energy-efficient work environments for our employees and customers.*

*To maintain, clean, operate and improve buildings, and preserve the grounds and premises of FMD buildings within Santa Fe City limits.*

# GSD UPDATES

- Regional Updates
  - Santa Fe
  - Albuquerque
  - Las Cruces
  - Las Vegas
  - Clovis
  - New Mexico Correctional Department Facilities
    - State Wide
    - Southern
    - Central
    - Roswell
    - Western
- Executive Office Building
- Health and Human Services Complex

# REGIONAL UPDATES

## Santa Fe

- Lujan Building
  - User Agency: Taxation & Revenue Department
  - Major renovations of the entire building.
  - 60 % complete      Scheduled Completion: February 2014
  - Budget: \$ 19,213,719      45% Expended

## Albuquerque

- TIWA Building
  - User Agencies: Department of Workforce Solutions & Department of Information Technology
  - Major renovations and upgrades of the entire building; Back-up computer center for Simms.
  - Starting Programming Design Phase
  - Budget (Phase 1): \$ 200,000      1% Expended

# REGIONAL UPDATES

## Las Cruces

- District 4 Office
  - User Agency: Department of Public Safety
  - New Construction
  - 100 % complete
  - Budget: \$ 6,500,000      95% Expended

## Las Vegas

- Meadows Phase Two (NMBHI)
  - User Agency: Department of Health
  - New Construction
  - 55 % complete      Scheduled Completion: July 2014
  - Budget: \$ 20,867,213      53% Expended

# REGIONAL UPDATES

## Las Vegas (cont)

- District 2 Office
  - User Agency: Department of Public Safety
  - New Construction
  - 100 % complete
  - Budget: \$ 6,876,696    98% Expended
  
- Epi Duran Building
  - User Agencies:
    - Taxation & Revenue Department (MVD)
    - Commission for the Blind
    - NM Environment Department
    - Vocation Rehabilitation
  - Major renovations to accommodate State agencies currently in leased space.
  - 3 % complete
  - Budget: \$ 850,000    0% Expended

# REGIONAL UPDATES

## Clovis

- MVD Office
  - User Agency: Taxation & Revenue Department
  - Major renovations of entire building.
  - 25 % complete      Scheduled Completion October 2013
  - Budget: \$ 857,977      13% Expended

# REGIONAL UPDATES

## New Mexico Corrections Department Facilities

- All New Mexico Corrections Department Facilities (State Owned)
  - Assessment of all security systems
  - 90 % complete      Scheduled Completion: October 2013
  - Budget: \$ 985,000      83% Expended
- Southern New Mexico Corrections Facility:
  - Housing Units (#4 & #5)
    - HVAC & Infrastructure Upgrades
    - 90 % complete      Scheduled Completion: Sept 2013
    - Budget: \$ 5,274,262      85% Expended

# REGIONAL UPDATES

## New Mexico Corrections Department Facilities

- Southern New Mexico Corrections Facility (cont)
  - Kitchen
    - Major Upgrades
    - 45 % complete    Scheduled Completion: November 2013
    - Budget: \$ 1,383,833    26% Expended
- Central New Mexico Corrections Facility
  - Housing Unit (#2)
    - HVAC & Infrastructure Upgrades
    - 100 % complete
    - Budget: \$ 2,500,000    99% Expended

# REGIONAL UPDATES

- Central New Mexico Corrections Facility (cont)
  - Housing Unit (#3, #4 & #5)
    - HVAC & Infrastructure Upgrades
    - 1 % complete (Design Complete, Construction Contract being processed)
    - Budget: \$ 6,859,020      1% Expended
  - Kitchen
    - Major renovation of the entire building.
    - 1 % complete (Schematic Design Complete)
    - Budget: \$ 3,000,000      1% Expended

# REGIONAL UPDATES

- Roswell Correctional Center
  - Wastewater Treatment System
    - Install New System
    - 30 % complete Scheduled Completion: November 2013
    - Budget: \$ 1,300,000 28% Expended
  - New Well (Declaration of Emergency)
    - Drill New Artisan Well
    - 5 % complete (Specifications Complete, Construction PO being processed) Scheduled Completion: Sept 2013
    - Budget: \$ 162,968 0% Expended

# REGIONAL UPDATES

- Western New Mexico Correctional Facility:
  - HVAC
    - Major upgrades to entire facility
    - 0 % complete (Design Programming Phase 1 Started)
    - Budget (Phase 1): \$ 113,928    0% Expended
    - Funds available: \$ 6.0 M

# New Projects

## 2013 Legislative Appropriations

<b><u>Description</u></b>	<b><u>Amount</u></b>
Scientific Laboratory Repairs & Modifications	\$3,000,000
Tissue Digester (NMSL)	\$2,800,000
Juvenile Detention Facilities Statewide	\$2,000,000
Tiwa Building Improvements & Upgrades	\$1,500,000
Old Fort Bayard Medical Center Demolition	\$4,300,000
CNMCF & WNMCF HVAC & Infrastructure Upgrades	\$4,800,000
Correctional Facilities Statewide Security Upgrades	\$2,500,000
NMBHI, Sequoyah, Los Lunas Campus & Fort Bayard Health & Safety Upgrades	\$4,000,000
NMBHI, Veterans' Home & Sequoyah Facility Upgrades	\$1,500,000
DPS District Office Espanola Renovations	\$3,500,000
DPS District Office Las Vegas Secondary Road	\$ 800,000
Old Meadows (NMBHI) Demolish	\$2,100,000
New Mexico Law Enforcement Academy Renovations	\$ 600,000
Public Records Facility Renovations	\$ 600,000
Correctional Facilities Statewide	\$3,500,000
FMD Statewide	\$4,500,000

# New Projects

## 2013 Legislative Appropriations

\$1,000,000 was appropriated for a Substance Abuse Center in Los Lunas during 2013 session.

\$5,000,000 was appropriated for a Substance Abuse Center in Los Lunas during 2012 session.

The Severance Tax Bonds have not been certified by FMD.

A committee has been formed to master plan Substance Abuse Centers statewide.

# New Projects

## 2013 Legislative Appropriations

\$1,400,000 From the Public Buildings Repair Fund, approved for Facility Condition Assessments of all state facilities under FMD's jurisdiction.

*A 2009 facility assessment identified \$476.8 million in project cost requirements including state buildings that are at the end of their warranties and life cycles on infrastructure and building systems.*

# CONCERNS

## **Old Rehabilitation Center in Roswell needs to be demolished.**

- Enormous Liability to State
- Vandalized on a Regular Basis
- Condemned by the City of Roswell
- Appropriation was for repairs, renovations, upgrades and demolition. Therefore money used for demolition activities reduces the amount available for much needed repairs and renovations at buildings that are currently occupied.

# Old Roswell Rehab Center



General Services Department

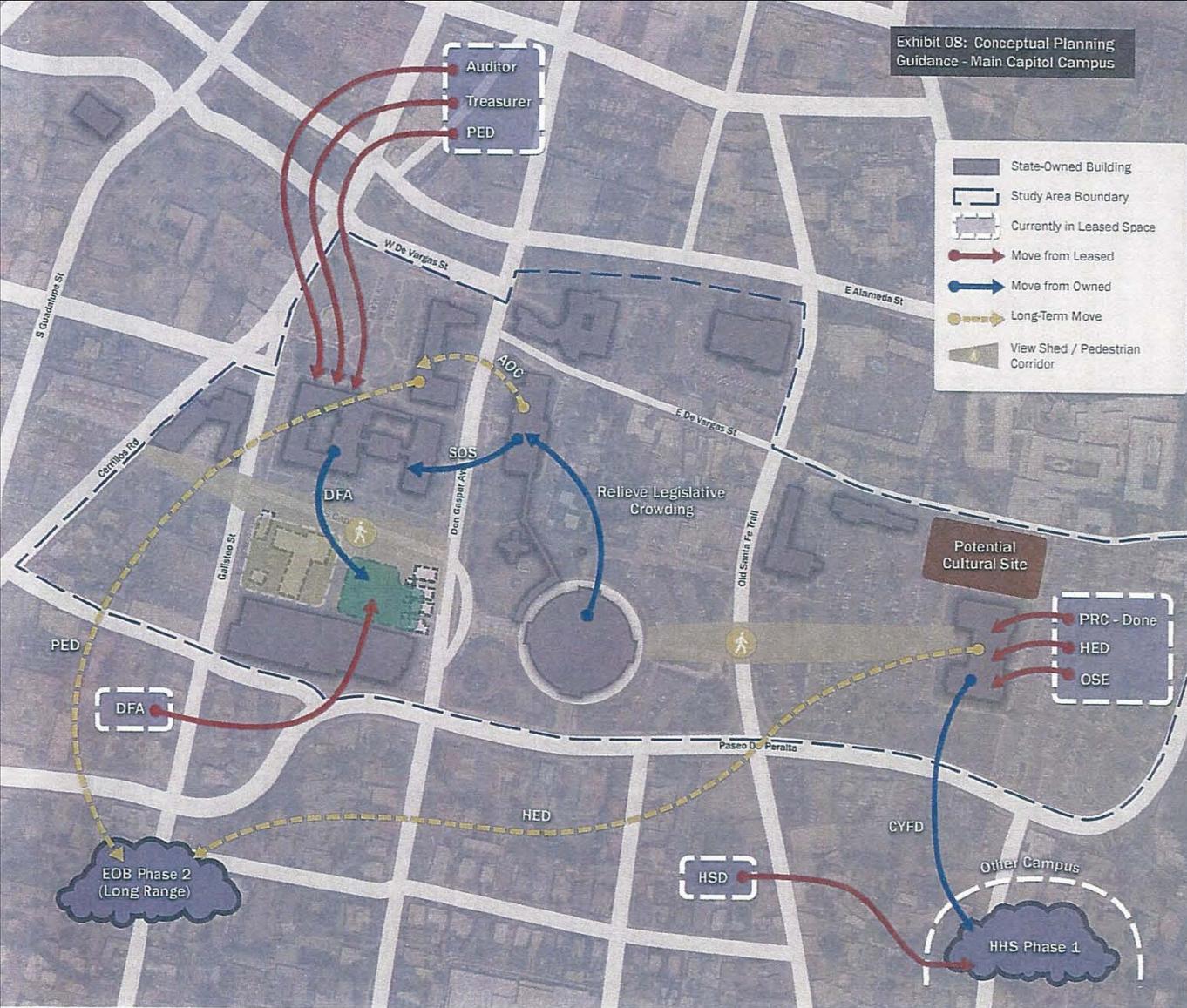
Executive Office Building

# Purpose of the Project

- Construct an office building that will adequately address Department of Finance and Administration's housing needs
  - Relocate agencies from privately leased facilities
  - Constitutional officers relocated w/in main capitol campus
- Planning Team:
  - Property Control Division
  - Department of Finance & Administration
  - Wilson & Company Architects & Engineers

Exhibit 08: Conceptual Planning Guidance - Main Capitol Campus

New Mexico Main Capitol Campus  
Conceptual Planning Guidance / Implementation Strategy



- State-Owned Building
- Study Area Boundary
- Currently in Leased Space
- Move from Leased
- Move from Owned
- Long-Term Move
- View Shed / Pedestrian Corridor

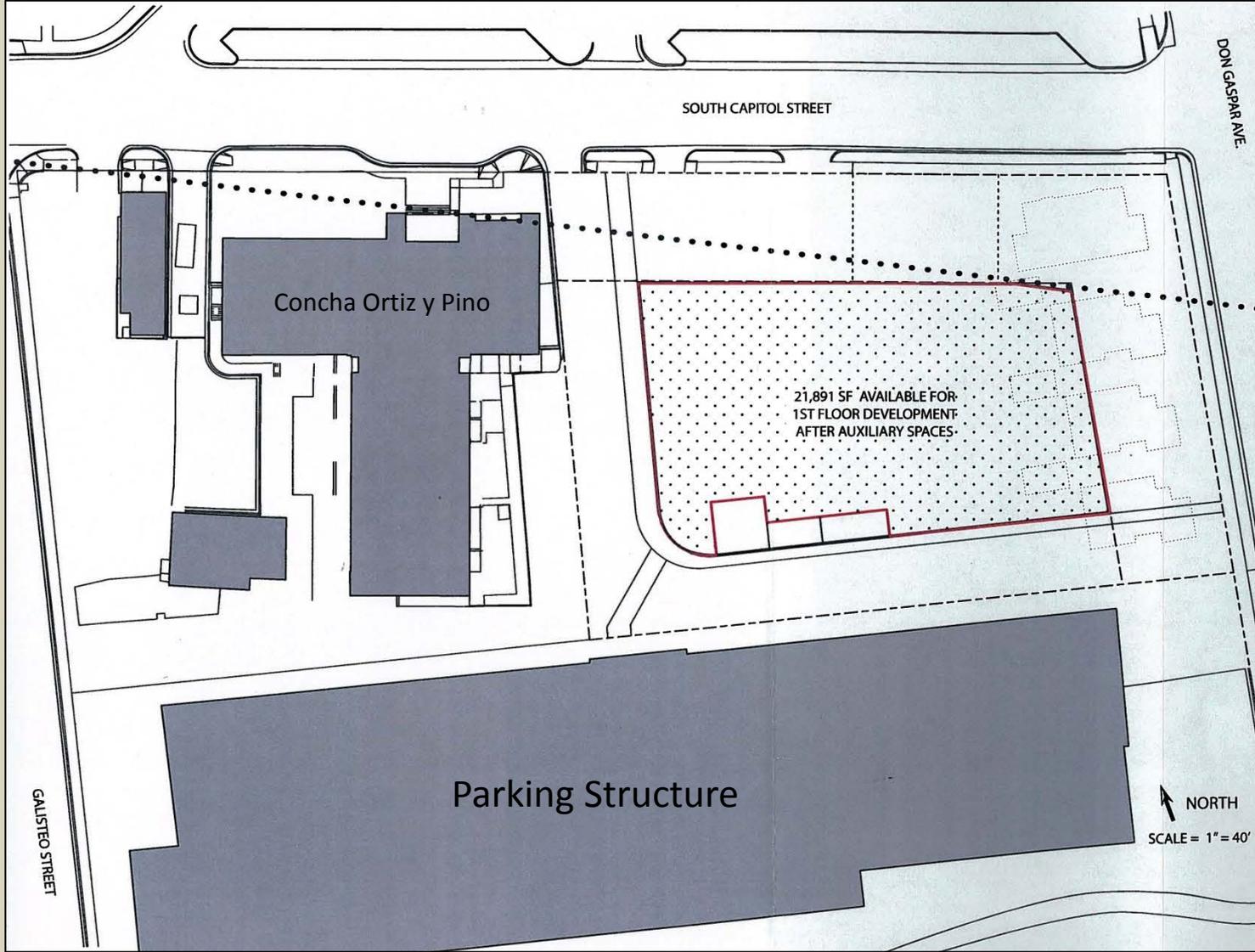
- Planned EOB Phase 1 Site
- Redevelop in Long-Term
- Planned for Long-Term Redevelopment

- Strategy**
- Implement adopted 5-year development plan
  - Relocate constitutional officers to main campus
  - Construct new owned facilities in most cost-effective manner (executive office building)
  - Implement strategic moves and facility renewals and renovations to achieve long-range goal
  - Plan in cooperation with local governance to achieve a long-term plan that is the state's best interest
- Issues**
- Implementation of long-range strategy depends on successful completion of EOB and HHS Phase 1
  - Long-range planning must take into account cultural site north of PERA (burial site)
  - Development should address safety issues at pedestrian crossings on old Santa Fe Trail and on Don Gaspar Ave
  - Future of Casitas and impact on EOB location must be resolved
  - Adopted long-range site development plan is outdated and should be revisited. View sheds and pedestrian-oriented corridors remain consistent with the development plan.



# Interim Findings

- Program indicates 56,000 GSF building
- Located at site adjacent to parking structure
  - Requires removal of casitas & attendant documentation
- City-approved building height study permits up to 57 feet (4 to 5 stories)
- Project must comply w/ City of Santa Fe Historic District Ordinance



DRAWING NO. 9:

This final site plan demonstrates the available square footage (21,891 sf) for the first floor development with all auxiliary spaces deducted.

**Analysis:**

Site:	56,024 sf
Building Area:	28,012 sf
First Floor:	21,891 sf
Total Bldg. Height:	+/- 45'-0"
No. of Floors:	2 plus 6/10 of a 3rd floor

# Project Status

## Description

## Date

Design Build RFP

Near Completion

Casitas Upgrades to  
“Significant” historical  
Designation by the  
City of Santa Fe

June 12, 2012

# Next Steps

- Santa Fe Historic Review Board consult & approval
- Public Meeting
- Issue Design-Build RFP

General Services Department  
Health and Human Services Complex

# Purpose of the Project

- Achieve operational, functional and logistical efficiencies among HHS agencies scattered in leased and state owned office buildings throughout Santa Fe
- Realize economic efficiencies through economies of scale, asset and infrastructure sharing
- Vacate private leased space
- Achieve substantial long-term General Fund savings

# Las Solaras

- Supports co-location of 4 state agencies' administrative functions.
  - Human Services Department
  - Children, Youth and Families Department
  - Department of Health
  - Aging and Long-Term Services Department
- GSD performed a review of 16 potential sites. All studies concluded that Las Solaras was the best location for the HHS Complex.
- South Capitol Complex was considered for the HHS. There existed enough land but it would require several stories of structured parking. Greatly increasing the cost.

# Las Solaras (cont)

- There is no longer a requirement for a rail runner station to be built at this location prior to proceeding.
- Funding Established
  - Legislature (2009 Chapter 145) authorized NMFA to issue Lease Purchase Revenue Bonds not to exceed \$80 Million for HHS Complex.
  - Legislature authorized GSD to trade the Galisteo Property to Seller (Las Solaras).



**Hwy 599**

**Downtown**

**St Francis**

**Target**  
**Best Buy**  
**Lowes**  
**Albertsons**  
**Sams**  
**Theaters**

**Santa Fe Village Mall**

**Richards**

**Auto Mall**

**To Santa Fe  
Community  
College**

**Cerrillos Rd**

**Las Soleras**

**HHS Complex**

**Wal-Mart  
Site**

**I-25**

**Santa Fe  
Outlet Mall**



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# Project Status

## Description

## Date

- Postponed land acquisition decision **Nov 2011**
- Purchase Agreement dated December 2, 2010 **Allowed to Lapse**
- New Agreement **Being Generated**