

**MINUTES
of the
SECOND MEETING IN 2010
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**June 14, 2010
Room 311, State Capitol
Santa Fe**

The second meeting of the Capitol Buildings Planning Commission (CBPC) in 2010 was called to order by Secretary of General Services Arturo Jaramillo, co-chair, on Monday, June 14, 2010, at 1:41 p.m. in Room 311 of the State Capitol in Santa Fe.

Present

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

Absent

Katherine B. Miller, Secretary of Finance and Administration

Staff

Raúl E. Burciaga, Director, Legislative Council Service (LCS)
Roxanne Knight, LCS
Tom Pollard, LCS
Ric Gaudet, LCS
Bill Taylor, Director, Property Control Division (PCD), General Services Department (GSD)
Lemoyne Blackshear, Staff Architect, PCD
Larry Miller, Deputy Director, PCD

Guests and Handouts

The guest list and handouts are the meeting file.

Monday, June 14

Adoption of Minutes

The minutes of the April 19, 2010 meeting of the commission were adopted without changes.

Cultural Affairs Department — Five-Year Facilities Plan and Archaeological Building

Elena Sweeney, deputy secretary, Cultural Affairs Department (CAD), Anne Green-Romig, director of legislative affairs, CAD, and Eric Blinman, director, Office of Archaeological Studies, CAD, presented the department's five-year facilities plan. The department has the following properties: eight museums, eight monuments, 183 buildings and 1,200 acres. Eighty-one of the buildings are historic. Ms. Green-Romig said that each year, the department prioritizes projects in the order of repairs, project completion, equipment, expansion and acquisitions. For the upcoming funding cycle, the CAD is only requesting funding for critical repairs, project completions and equipment. The funding request includes:

- \$7.8 million for statewide repairs to cultural facilities;
- \$5.3 million for completion of projects at various CAD facilities; and
- \$1.4 million for equipment for statewide CAD facilities.

Ms. Green-Romig and Mr. Blinman reviewed the agencies' organizational chart and provided graphics to reflect where museums and monuments are located statewide. The charts also reflect the location of archaeological sites, protected historic properties and facilities under development.

Mr. Blinman updated the commission on the progress of the archaeological center currently under construction in Santa Fe County, near New Mexico Highway 599 (NM 599) and Caja del Rio. The new facility, of which the structure is substantially complete, is still awaiting power from Public Service Company of New Mexico. The total funding for the project is \$6.6 million, and the facility will be 33,000 square feet. The center will contain storage and research space for the Museum of Indian Arts and Culture and will also house the offices for the archaeological staff of the department.

Ms. Green-Romig said that in the future, the intent of the CAD is to use the NM 599 property for storage of collections, which will free up space in downtown Santa Fe and Museum Hill facilities for better public access.

Secretary Jaramillo asked how far-reaching the plans are, to which Ms. Green-Romig responded "two to five years, tracking with the capital request process". She noted that Fort Stanton is a huge property, and that there are discussions under way for possible joint operational agreements with the Army. Eighty-eight of the buildings need a lot of work. One hundred thousand dollars has been appropriated for master planning at Los Luceros. Additionally, there are growing costs for repairs. Last year, \$200,000 was spent at the Space Center for boilers.

Senator Jennings said that CAD staff need to "look outside the box" and fund more projects located outside Santa Fe to attain better geographic representation of museums in the state. He said that although nearly all cultural projects are funded through severance tax bonds paid for mostly by taxes on the oil and gas industry, few cultural projects are situated in the southeastern and northwestern part of the state. He suggested a possible tax on art to fund museums. He mentioned that although the new UNM Cancer Center is nice, it is in Albuquerque, and transportation to get people there from other parts of the state is lacking.

Representative Taylor asked about staffing levels at El Camino Real International Heritage Center, located in Socorro County. Ms. Sweeney said that the center is currently open to the public five days per week and has four staff members. Representative Taylor commented that the center is several miles away from Interstate 25 and does not seem to receive many visitors.

Speaker Lujan said that it would be a good idea to expand the geographic representation of cultural facilities in the state, and he complimented the CAD staff for doing a good job of maintaining the state's assets. He said that oil and gas revenues belong to all of the state's residents and that the money spent by the CAD has been spent wisely. He asked if there are any open balances from capital outlay projects. He noted that gross receipts tax revenues from the museums go to the general fund for the benefit of all New Mexicans. Ms. Sweeney said that most balances have been encumbered; any money not encumbered by last fall was swept back to the general fund during the 2009 special session of the legislature.

Mr. Kehoe asked whether other public stakeholders are involved in the development of the CAD's five-year capital improvements plans. Ms. Sweeney said that each museum has a board that holds regular public meetings, at which time members of the public can provide comment.

Mr. Martinez said that the CAD has been asking for an average of \$7 million each year for repairs but typically gets funded for only \$1 million. Eventually, the backlog of maintenance and repair issues will reach a critical level.

Secretary Jaramillo said that he sympathizes with the dilemma on the deferred maintenance issues that the CAD faces; the GSD also has a huge deferred maintenance problem in its statewide facilities. He asked how the CAD might guide the commission with regard to these problems. Deputy Secretary Sweeney advised funding maintenance and repairs.

Recap of Albuquerque/Los Lunas Master Plan

John Petronis and Andy Aguilar of Architectural Research Associates reviewed for the commission the master plan for the Albuquerque/Los Lunas area. Mr. Petronis restated the principles of the master planning process for the state, which include locating state agencies to achieve functional, operational and logistical efficiency; promoting convenient public access to government services; providing equitable and adequate space; realizing economic efficiencies; protecting long-term asset values; and establishing a framework for individual campus development.

General goals for the Albuquerque/Los Lunas area include consolidating state office facilities to meet the service demand in the area; redeveloping the Albuquerque "super block" complex for consolidated state functions, which would eventually require relocating the New Mexico Youth Diagnostic and Development Center (YDDC) facility; developing the southern Los Lunas correctional campus for specialized secure and therapeutic uses; redeveloping the Los Lunas hospital campus to support local state field office demand; and establishing policies and investment strategies to provide a flexible development framework.

Mr. Petronis discussed the Albuquerque super block site in detail. Redevelopment of the site would require eventual relocation of the YDDC facility, which the CBPC has recommended be moved to the Los Lunas correctional campus. The plan would develop the super block site into four types of state activity:

- Area A, adjacent to the frontage road and Interstate 25, would be developed for high-density offices serving the metropolitan area. The state may need to acquire a small piece of property from the Department of Transportation (DOT) and to develop a different location for the Emergency Management Response Center;
- Area B, which is in the north-central portion of the property, would be reserved for low-density specialty uses;
- Area C, bordering Edith Boulevard, would be used for field offices or specialty uses. The master plan recommends making only code and health and safety investments in the facilities currently housing the YDDC because it may be relocated to Los Lunas; and
- Area D, on the southern portion of the property, would continue its secure facility uses in the short term and midterm but could be redeveloped in the long term. Access to this area would need to be improved if the other areas of the super block site are redeveloped.

The Los Lunas area has three sites totaling nearly 2,000 acres of state land. The grasslands site of 288 acres has been recommended to be held for future development in the long term. Short-term agricultural leases are recommended for the foreseeable future. Long-range plans should take into account local government planning efforts. The 1,200-acre correctional campus could see the relocation of the YDDC and the development of other secure and therapeutic uses. The master plan calls for the continuation and expansion of leases to local governments, as well

as for maintaining large agricultural buffer areas to allow for future growth. Finally, the 185-acre hospital site master plan envisions the demolition of many unsafe buildings, the continuation of leasing land to local government entities, the consolidation of state agency field offices and the possible long-term lease of a portion of the property for residential use. Open space and linkages to recreation sites would be included in any development plan for the site.

Speaker Lujan suggested that the master planners consult with every Los Lunas area legislator about the current master plan for the area.

Secretary Jaramillo asked whether the possible move of the YDDC to Los Lunas would free up space for other state facilities. Mr. Petronis said that the redevelopment of the super block site in Albuquerque, as envisioned in the current master plan, in the long term would require the relocation of the YDDC.

Children, Youth and Families Department (CYFD) Cambiar Master Plan — Status Briefing

Mr. Taylor and Ms. Blackshear updated the commission on the status of the CYFD master plan. The CYFD received an appropriation to do a long-range planning study for its facilities based on its recent adoption of the Cambiar New Mexico plan for youth under its jurisdiction. The Cambiar model calls for smaller facilities, with a home-like atmosphere. Ideally, the youth would be housed no more than 100 miles from their hometowns in order to maximize family interaction. The PCD facilitated the master planning process with the CYFD, and Ricci Greene Associates was hired to perform the studies and develop the plan. The project has been under way since August 2009, with the study, the analysis and the implementation plan completed. The facility prototype and space programming, as well as a budget estimate, are expected to be completed in the next few months.

Ms. Blackshear said that between 304 and 389 secure beds will be required statewide by 2030. A 48-bed facility is the optimal size for the Cambiar model, with cottages of 10 to 12 beds each. The master plan will call for four geographic regions of the state that will maximize community services infrastructure and correspond as well as possible to the actual needs of various regions of the state. Finally, a four-phase implementation time line is set out, with the first phase to include building a new facility for boys in the southeastern part of the state. The major project in phase 2, beginning in 2015, is to construct a new facility for boys in the northwestern region.

Although the CYFD master plan does not envision moving the YDDC to Los Lunas, as the CBPC master plan calls for, the decision as to whether to relocate does not need to be decided for a few years, said Ms. Blackshear. By 2019, the CYFD plan of renovating the YDDC to comply with the Cambiar model or relocating the facility will need to be decided. She said that there is still room and time for discussion of the future location of the YDDC and the development of the Albuquerque super block site. This needs to be coordinated with the Albuquerque master plan.

Ms. Knight noted that the CBPC previously supported the CYFD's appropriation request for master planning.

Senator Jennings said that once a new secure facility in the southeastern region is completed, it will probably be filled to capacity. Bill Dunbar, deputy secretary, CYFD, said that housing youth close to their families has proven to be a more successful model than the current system. He said the CYFD chose the "Missouri" model (now called Cambiar New Mexico) because recidivism rates are much lower than the current model. Senator Jennings suggested an accelerated time line for building new facilities and said that the state should not wait until 2027 to fully fund the Cambiar model. He suggested the possibility of reduced funding for universities, and he noted that this is as much of a priority as schools.

State Treasurer Lewis said that certain economies of scale will be lost when moving from a centralized model to Cambiar's regional approach; however, he agreed that a decentralized model would be better. Ms. Blackshear said that access to appropriate professional services was a big factor in the current drawing of the four geographic quadrants. Mr. Dunbar said that although the Cambiar model is more expensive than the current model, in the long run, the state will save tremendously by having more successful outcomes. He said that in the short term, the CYFD will not ask for additional operating money to support the Cambiar model. Ms. Blackshear noted that a facility prototype is being considered.

Mr. Kehoe asked what the current bed need is for adjudicated youth. Mr. Dunbar said that the state currently has a 270-bed capacity and that there are on average 230 beds occupied. Further discussion ensued regarding programming for Cambiar.

Speaker Lujan asked why the CYFD master plan does not support (in Phase 3) relocating the YDDC to Los Lunas. Ms. Blackshear said that the study indicated that service infrastructure is inadequate in Los Lunas. Mr. Dunbar said that CYFD staff and service providers indicated that they would not be willing to commute from Albuquerque to Los Lunas. Secretary Giron said that Los Lunas already has a full-service developmental disabilities clinic and will soon have a substance abuse treatment clinic. He said the argument that Los Lunas lacks professional services for the CYFD does not make sense.

South Capitol Master Plan — Status Briefing

Mr. Taylor and Ms. Blackshear briefed the commission on the status of the master plan for the south capitol campus. The purpose of the project is to develop a master plan that will adequately address certain executive state agency administrative housing needs as part of an integrated statewide planning process. Many state agencies currently located on the south capitol campus participated in the study, which was performed by the planning firm Studio Southwest Architects, LLC. Master plan objectives for the campus include creating an administrative campus that is a model of sustainable development and creates an exemplary environment for employees and visitors. The plan will be consistent with CBPC master planning principles and includes:

- pedestrian corridors as an interior spine of the campus;
- consideration of parking and access and the site's capacity;
- the integration of sustainability principles;
- plans for phased implementation; and
- some consideration of the relationship to the adjacent DOT property activities.

Interim findings of the master plan are that the campus is a model for transit-oriented development; that existing buildings should be renovated to improve space utilization; that new buildings need to be paired with companion parking structures; and that multimodal transportation incentives need to be maximized.

Mr. Kehoe asked how the state could provide incentives for multimodal transportation. Ms. Blackshear said that the state could provide subsidies to state employees to take mass transit. Mr. Miller said that the State of Washington has many incentives, including providing the best parking spaces for carpoolers, through the use of tiered parking structures. Parking is not included in the benefits "cafeteria plan".

Senator Ingle said that one solution to the parking and office space problems the state has is to dramatically cut the number of state employees.

Senator Jennings said that the DOT is part of the problem as well as the solution, and it needs to be part of any plan to develop the south capitol campus. The DOT has employees who are affected by any plan.

Educational Retirement Board (ERB) — Facility Relocation Planning and Requests for Proposals

Jan Goodwin, executive director, ERB, and Jeff Riggs, deputy director, ERB, presented to the commission the need for a new office building in Santa Fe. The current building, purchased in 1986, no longer meets the needs of the ERB. Member privacy is a big issue in the current facility because the open layout of the building does not allow private interviews with clients. In addition, heavy and dangerous traffic congestion on the adjacent Cordova Road creates safety hazards for employees. The ERB wants to build or purchase a new headquarters, and then sell its current building, which was appraised in 2007 at \$3.48 million.

Chris Gunning, from the planning firm Dekker/Perich/Sabatini (DPS), described the programming and site selection being performed for the ERB. DPS has just begun its programmatic review of the ERB, and when that is finished, it will begin a site selection process. He added to the conclusions presented by Ms. Goodwin, including that the current building does not have any room for expected long-term growth of staff; that some ERB divisions do not have staff located in the same location, which leads to operational inefficiencies; that storage space for

client materials is not adjacent to the staff that use the materials; and that there is no access to natural light on the first floor of the building.

Representative Taylor asked about what work had been done with the city to address the traffic issues. Ms. Goodwin said that a stop light could not be installed.

Speaker Lujan asked if the \$2.5 million appropriated in 2009 for this project is still available. Ms. Goodwin said that some money has been spent on architectural fees, but the rest of the money is unspent. Mr. Riggs said that the appropriation, which came from the Educational Retirement Fund, allowed for planning, designing, land acquisition and constructing a new building or for purchasing and renovating an existing building. Speaker Lujan asked how big the new building will be. Mr. Riggs said that preliminary estimates of 30,000 square feet were too high, but the current building of 14,000 square feet is too small a space. He said that the ERB's five-year capital improvements plan estimates that the new building would cost up to \$10 million, but he thought that number was also on the high end of actual costs. The DPS study will provide a much better estimate of space needs and acquisition costs. Speaker Lujan asked if the ERB had discussed financing options with the New Mexico Finance Authority. Ms. Goodwin said that the ERB was planning to use cash from the Educational Retirement Fund. Other questions were raised about how long it might take to sell the current property.

Senator Jennings asked if the ERB has performed a demographic study of its members. Ms. Goodwin said that approximately one-third of ERB members live in the Albuquerque area. Senator Jennings suggested that the ERB move its headquarters to Albuquerque, where it can easily serve most of its members, and it could purchase an office building for much less than \$10 million. He said that the Educational Retirement Fund is already underfunded to meet actuarial liabilities and that taking \$10 million out of the fund for a new office could hasten the demise of the fund and create a public backlash.

PCD Regional Updates

Mr. Taylor updated the commission on the PCD's recent activities.

- Lujan Building Renovation. The GSD will be submitting a funding request for this building.
- Runnels Building Renovation. The GSD will be submitting a funding request for this building.
- Roswell Rehabilitation Center. This facility is under construction and is 65 percent complete.
- Los Lunas Substance Abuse Treatment Facility. This facility is under construction and is 40 percent complete.
- Las Vegas New Meadows Hospital. The selection process was completed on May 27.

The contract will be subject to approval by the State Board of Finance in July.

- Department of Public Safety District Offices. Construction documents for the Las Vegas and Las Cruces state police facilities are 95 percent complete.
- Motor Vehicle Division Santa Fe Office. This facility is under construction and is 20 percent complete.
- College of Santa Fe Acquisition. Environmental reports are being prepared for submission to the State Board of Finance and the CBPC.
- Taos Mary Medina Building Disposition. The state has vacated this building. The PCD will meet with Taos officials about the property transfer, which was authorized by Senate Joint Resolution 16 (2010).
- Albuquerque Edith Road Property Disposition. The PCD sold this property to Bernalillo County but neglected to bring the property transfer to the CBPC for review, as required by House Joint Resolution 14 (2007). Mr. Taylor said that the state sold 10 acres of the 15-acre parcel of state land for drainage purposes to the county for \$800,000. The PCD had determined that the land was not suitable for development. The remainder of the parcel is still owned by the state and is being used.
- Los Lunas Hospital Campus Demolitions. The PCD received bids for the demolition of four buildings on the campus and is currently evaluating the bids.
- State Agency Lease Terminations. Some state agencies have requested that they be able to terminate private leases, due to budgetary constraints. The PCD has encouraged the agencies to renegotiate the cost of the leases before termination. Some state agencies have reported success in lowering their lease payments.
- Grasslands Campus. The PCD has executed a short-term lease of the property to Wagner Farms, which will be growing alfalfa on the property soon. This will help relieve the blowing dust problems in the area.

Public Comment

There was no public comment.

There being no further business, the commission adjourned at 4:10 p.m.