

MINUTES
of the
THIRD MEETING IN 2010
of the
CAPITOL BUILDINGS PLANNING COMMISSION

August 10, 2010
Room 311, State Capitol
Santa Fe

The third meeting in 2010 of the Capitol Buildings Planning Commission (CBPC) was called to order by Secretary of General Services Arturo L. Jaramillo, co-chair, on Tuesday, August 10, 2010, at 1:44 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 of Representatives, Co-Chair
Stuart Ashman, Secretary of Cultural Affairs
Gary Giron, Secretary of Transportation
Sen. Stuart Ingle, Senate Minority Floor Leader
Sen. Timothy Z. Jennings, Senate President Pro Tempore
Larry Kehoe, Designee for Patrick H. Lyons, Commissioner of Public Lands
James Lewis, State Treasurer
Katherine B. Miller, Secretary of Finance and Administration
Patrick Simpson, Administrative Office of the Courts

Absent

Rep. Thomas C. Taylor, House Minority Floor Leader

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

The guest list is in the meeting file.

Handouts

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

Tuesday, August 10

Action Item: The draft minutes of the June 14, 2010 meeting of the commission were adopted unanimously without changes by motion of Treasurer Lewis, seconded by Mr. Kehoe.

Presentation of Cambiar Master Plan for the Children, Youth and Families Department (CYFD)

Ms. Blackshear and Mr. Taylor presented the master plan developed by the CYFD to implement the Cambiar model for serving youth. Bill Dunbar, interim secretary of children, youth and families, did not attend. The purpose of the master planning project has been to develop a facilities master plan for adequately addressing the needs of the CYFD and its clients. The planning committee for the project consisted of staff from the CYFD and the PCD and was facilitated by RicciGreene Associates. The agency has adopted the Cambiar model for serving youths under its jurisdiction, which represents a change from a custodial model to a therapeutic model. The Cambiar model has implications for the CYFD's long-term facility needs because the model involves decentralized, regional facilities that are small and treatment-oriented and have a residential-like environment.

In 2009, the CYFD had 349 youths in its custody, approximately 240 of whom were in long-term commitments. The master plan estimates a total need of 304 to 389 beds by 2030. This need will be served mostly by regional 48- to 60-bed facilities consisting of 12-bed cottages within a secure campus setting. The department will establish four regions in the state to maximize the interaction between committed youths and their families and communities. The facilities master plan will be carried out in four phases that will include new regional facilities and upgrades to existing facilities.

The greatest current need is for a regional boys' facility in the southeastern quadrant of the state, and the CYFD has made that project its top priority for capital improvements. The first phase, from fiscal years 2011 to 2015, will also include some upgrades to the Youth Diagnostic and Development Center (YDDC) in Albuquerque and cosmetic renovations to the John Paul Taylor Center (JPTC) in Las Cruces. After the new southeast boys' facility is completed, youths will be relocated from both existing facilities. The preliminary estimate to fund phase 1 is \$28 million. Phase 2, from fiscal years 2015 to 2019, will include a new northwest boys' regional facility and programmatic renovations at the YDDC. That phase is expected to cost nearly \$23 million in 2010 dollars.

By the time phase 3 begins in 2019, the decision of whether to relocate the YDDC to the Los Lunas correctional campus will have to be made. The current CBPC master plan calls for that component of the program to be moved to Los Lunas to make room for other state department functions at the site in Albuquerque. Ms. Blackshear noted that although the CYFD is currently not in favor of moving the program, there is still much time for that option to be considered. In addition to the program relocation possibility, phase 3 calls for a new northeast boys' facility and a new central girls' facility. Depending on whether the YDDC program is moved, the cost for phase 3 will either be \$48 million or \$89 million. Phase 4, from fiscal years 2023 to 2027, calls for the expansion of the existing southwest boys' facility. That phase will

cost between \$1.5 million and \$3.5 million, depending on how many new cottages are needed at the JPTC.

Mr. Simpson asked why the CYFD will need bed space for only 30 more youths in the next 20 years. Ms. Blackshear responded that the idea behind the Cambiar model is to have a more integrated transition for youths back into their communities.

Senator Ingle commented that the shift from secure facilities to more integrative models of therapy is not always successful. The state will always need high-security facilities for some youthful offenders.

Secretary Miller asked whether the CYFD facilities master plan could be adapted if the Cambiar model is discontinued. Ms. Blackshear responded that the prototype facilities were designed for flexibility and can be made more or less secure, depending on the need.

Secretary Jaramillo asked if any existing facilities, in addition to the recently renovated JPTC, are being changed to fit into the Cambiar model. Ms. Blackshear responded that the YDDC is making incremental "soft" changes to the facility. She noted that the CYFD is implementing the Cambiar model with existing facilities, but it is also planning for new facilities in the future. By the end of phase 4 in 2027, the master plan calls for four new facilities and the possible relocation of the YDDC to Los Lunas.

State Treasurer Lewis asked how the CYFD is involving communities with adjudicated youths. A CYFD representative said that, currently, the department uses transition coordinators to help youths access services once they are back in their communities; however, due to budgetary constraints, those services are only available for high-risk youths.

Staff Directive: Speaker Lujan asked the CYFD to provide data describing the ethnic breakdown of adjudicated youths.

Speaker Lujan asked about the timing for appropriations for the implementation of the master plan. Ms. Blackshear responded that the new southeast boys' facility is the top capital priority for the department, and the CYFD will be requesting funds from the legislature in 2011. Speaker Lujan suggested that the PCD investigate acquiring land obtained by the Interstate Stream Commission in compliance with the Pecos River Compact. If suitable land is available, the state may be able to save money in land purchase costs for a Roswell facility.

Mr. Taylor commended the CYFD staff for spending the time to do comprehensive master planning. He stressed that the GSD wants all departments to perform similar planning efforts.

Action Item: The commission directed CBPC staff and consultants to review the CYFD facilities master plan to ensure that it is within the scope of the state capitol buildings master plan (CBMP) adopted by the commission and to report back on September 20, 2010.

Mr. Taylor noted that the planning dollars to start the process will be requested in the infrastructure capital improvement plan. The CYFD's number one priority is to complete a new facility by 2015. Secretary Jaramillo commended GSD staff members for their efforts in helping state agencies align their programmatic functions with their capital needs.

Presentation of the South Capitol Campus Master Plan (SCCMP)

Mr. Taylor, Ms. Blackshear and David Dekker of Studio Southwest Architects presented an overview of the new SCCMP. Ms. Blackshear noted that the plan was developed by Studio Southwest and several other architectural and planning companies after extensive consultation with the PCD staff and all of the state agencies located on the campus. The goal of the project, funded by the legislature with support from the commission, is to develop a master plan that will adequately address state agency administrative space needs and be part of an integrated statewide planning process.

The overall master plan objective is to create an administrative campus that is a model of sustainable development and creates an exemplary environment for employees and visitors. Key objectives of the plan include that it be consistent with the CBMP; that it consider activities on the adjacent Department of Transportation (DOT) land; that pedestrian corridors serve as an interior spine of the campus; that it consider parking, access and site capacity; that it integrate sustainability; and that it be planned for incremental implementation. The SCCMP is intended to reduce long-term lease and operating costs and save money through sustainable building and energy practices. The south capitol campus is also intended to serve as a model for a transit-oriented campus.

Mr. Dekker gave a detailed presentation of the proposed master plan. The design team assessed current building conditions and user programs; performed a comprehensive site analysis; evaluated the supply and demand of parking; conducted visioning sessions with key state agency stakeholders; created design guidelines; incorporated a sustainability plan; and recommended implementation strategies. Currently, the south capitol campus consists of 30 acres of land, with 23 acres adjacent to it controlled by the DOT. The campus has six buildings with 550,000 gross square feet (GSF). Many of the buildings and their infrastructures are approaching the end of their useful lives. There are 1,800 state employees at the site working in nine state agencies. The campus also serves as a regional multimodal transportation hub. Mr. Dekker said that the multimodal aspect of the campus is a crucial concept underlying the master plan; it creates capacity for additional office space while minimizing additional parking demand.

The master plan envisions a potential development capacity of up to 488,000 additional GSF at the campus, with a maximum of 2,051 parking stalls. The plan allows for doubling the current capacity of the campus, provides flexible scenarios for incremental development, increases the efficiency of infrastructure and buildings, provides for open space and for utility and emergency access corridors and encourages multimodal transportation. Finally, the master plan is designed to improve the quality of life of campus occupants and visitors.

Mr. Dekker discussed design guidelines for the campus, which include:

- use of the current height, massing and orientation patterns of the campus;

- that building materials should be massive to enhance passive heating, cooling and ventilation;
- that parking structures should be above ground and open air;
- that parking structures should be internal to the campus and paired with the development of a new office building; and
- that parking structures should be designed for future conversion to office buildings or for the addition of more parking levels should the need arise.

The master plan has four development scenarios, which can be sequenced in any manner. Renovations of existing buildings can occur to improve space use and energy efficiency. This allows for the possibility of relocating additional agency staff from leased space into state-owned buildings. The plan calls for the renovation of existing buildings into open-office systems for most employees. Three new buildings are also envisioned, each with a companion parking structure. The design team identified 120,000 leased square feet occupied by agencies that could be relocated to the campus, for a savings of \$2.6 million per year, which potentially could be used for lease-purchase financing.

Mr. Dekker reviewed the sustainability plan for the campus, which calls for no net increase in energy or water use in 2040 compared to 2010 levels. The sustainability plan envisions reducing energy and water consumption at existing facilities; incorporating passive energy systems and water harvesting, reuse and recycling in new buildings; reusing waste streams for energy needs; and installing some on-site renewable energy generation systems.

Ms. Blackshear noted that the master plan should be implemented by focusing on the renovation of existing buildings. Some renovations have begun in the Runnels building, which is already a top priority for the GSD in its capital improvements plan for 2011 legislative consideration. Additional studies need to be conducted to establish travel patterns and a baseline of current energy use. A detailed sustainability plan for 2040 should be prepared. Finally, the long-range intentions of the DOT for its adjacent land are an integral part of the south capitol campus planning. Ms. Blackshear asked the commission for its support of the SCCMP.

Senator Jennings said that not all state agency buildings need to be built in Santa Fe. He commented that he believes that very few state employees in Santa Fe actually use multimodal transportation and that the only way to get more employees to use the RailRunner is for travel times to be reduced.

Mr. Kehoe asked the design team for more detail on leased state agency space in Santa Fe. Andy Aguilar, a CBPC master planner who was also a member of the Studio Southwest design team, said that the team studied current leases in Santa Fe. Based on the CBMP, the team chose agencies to recommend for relocation to the campus.

Mr. Kehoe asked if the sustainability goal of no net energy or water use increase is feasible, given the near doubling of capacity at the site. Mr. Dekker said that current energy and water use at campus buildings can be greatly reduced. He said that the sustainability plan is viable. Senator Ingle echoed Mr. Kehoe's concerns and mentioned that sometimes the cost to

conserve energy is too high to be justified.

Secretary Jaramillo noted that the state is planning for 30 years in the future. Sustainability standards need to be set today, and when the time comes to spend money on capital projects on the campus, designers will need to try to fit within those guidelines. He commended the design team and said that the master plan allows for a reasoned, practical approach to development of the campus.

Speaker Lujan asked about the open-office concept of the master plan. He expressed concern about noise levels and privacy needs of some state employees. Ms. Blackshear said that new open-space office models pay attention to acoustic and lighting levels. Mr. Dekker added that there is always a need for private offices for some positions, but most employees do not need a private office. He said that one method of reducing acoustic pollution is to install white noise systems in buildings to minimize background conversations.

Senator Ingle commented that new construction of state-owned buildings requires significant and skilled oversight by the state.

Mr. Kehoe commented that while pedestrian corridors are useful during the few months of summer in Santa Fe, walking from one building to another on the campus during the winter can be a nightmare.

Staff Directives: CBPC staff will review the final plan and report back to the commission.

Statewide Inventory Database — Update and Next Steps

Ms. Knight and John Petronis and Mr. Aguilar of Architectural Research Consultants briefed the commission on the status of the development of the statewide database inventory of capital assets. Ms. Knight said that many agencies, including the GSD, and the CBPC need a reliable, updateable source of data that describe current buildings and other assets for comprehensive master planning. It may be possible for the state's financial system, SHARE, to be used to acquire capacity information for the database. Mr. Petronis said that the state has done periodic surveys of capital assets, but surveys are costly and only provide snapshots of conditions. Ms. Knight said that the statewide database project is an ongoing effort and has involved many state agencies discussing current system capabilities and other initiatives for capturing data.

Next steps include meeting with other stakeholders and developing a common identification code for facilities and other assets. Staff meetings and workshops will continue with other entities, including the Department of Information Technology, the Homeland Security and Emergency Management Department, the Department of Finance and Administration and the State Engineer's Office. The goal is to use the data for planning, reporting and analysis.

Mr. Kehoe asked if the database will provide a unique identifier for each building and the assigned employee positions at each building. Mr. Petronis confirmed that this information would be invaluable for the master planners in determining space needs for state agencies, but it

is yet to be established.

Speaker Lujan asked if the State Land Office (SLO) would be included in the database. Mr. Petronis said that the SLO building in Santa Fe would be included but that it tracks SLO land holdings with its own database system.

Lease-Purchase Requests from Agencies — Notice to Agencies

Ms. Knight reviewed a draft letter to be sent to all state agencies notifying them of statutory requirements regarding any contemplated lease-purchase agreements.

Action Item: The commission directed staff to proceed with the distribution of the letter to state agencies.

PCD Updates

Mr. Taylor briefed the commission on the status of two ongoing PCD projects.

College of Santa Fe Land Acquisition

The 2010 legislature authorized the PCD to purchase 15 designated acres of land on the campus of the former College of Santa Fe, now the Santa Fe University of Art and Design, which is contiguous to the west capitol campus. The purchase of the property is in compliance with the CBMP, which seeks the acquisition of additional land contiguous to the west capitol campus for expansion in the future. The PCD negotiated a purchase price from the City of Santa Fe of \$4.6 million. The contract is scheduled to be reviewed by the State Board of Finance on August 11.

Executive Office Building

The legislature authorized the PCD to construct a new executive office building on the main capitol campus. The project was given a high priority, and the legislation contained an emergency clause. The project will be a design-build project. Site selection and programming were completed by the architect in July 2010, and the PCD is currently reviewing the draft program report and providing comments to the architect. Mr. Taylor reported that the 50,000 GSF size of the building presents challenges to be resolved with the City of Santa Fe's Historic Design Review Board using the model laid out in HB 360 (2009). Issues that will be discussed include the building height and the disposition of the casitas located on the property, as well as issues regarding water ordinances.

Mr. Simpson asked how many floors the new building would have. Mr. Taylor said that number is still unclear because the final programming phase is not complete. The building could be as high as four stories, with a possible subfloor.

Mr. Simpson asked how long negotiations with the city would take. Secretary Jaramillo said that a process similar to the one regarding the construction of the capitol parking garage would take place. In response to Speaker Lujan's request to know when the project is going out to bid, Mr. Taylor said that a request for proposals for the design and construction of the project should be issued by the end of the year.

There being no further business, the commission adjourned at 4:05 p.m.

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