

**MINUTES
of the
FIRST MEETING
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**June 12, 2019
State Capitol, Room 311
Santa Fe**

The first meeting of the Capitol Buildings Planning Commission (CBPC) for the 2019 interim was called to order by Representative Brian Egolf on June 12, 2019 at 10:07 a.m. in Room 311 of the State Capitol.

Present

Ken Ortiz, Secretary of General Services, Co-Chair
Rep. Brian Egolf, Speaker of the House of Representatives, Co-Chair
Karl Brooks, Designee for Judith K. Nakamura, Chair, Supreme Court Building Commission
Greg Geisler, Designee for Debra Garcia y Griego, Secretary of Cultural Affairs
Sen. Stuart Ingle, Senate Minority Floor Leader
Yovanne Lucero, Designee for Tim Eichenberg, State Treasurer
Rep. Rod Montoya, House Minority Whip
Sen. Mary Kay Papen, Senate President Pro Tempore
Debbie Romero, Designee for Olivia Padilla-Jackson, Secretary of Finance and Administration
Donna Sandoval, Designee for Stephanie Garcia Richard, Commissioner of Public Lands
David E. Trujillo, P.E., Designee for Michael Sandoval, Secretary of Transportation

Absent

No absences

Staff

Raúl E. Burciaga, Director, Legislative Council Service (LCS)
Michelle Jaschke, Researcher, LCS
Jeff Eaton, Research and Fiscal Policy Analyst, LCS

Guests

The guest list is in the meeting file.

Handouts

Handouts from the meeting are in the meeting file and are posted at www.nmlegis.gov.

Wednesday, June 12

Approval of Agenda and Minutes

On a motion duly made and seconded, the commission unanimously approved the agenda for the meeting as well as the minutes of the meeting held on August 13, 2018.

Introduction to the CBPC and Selection of Co-Chairs

Mr. Burciaga provided an overview of the history and functions of the CBPC, noting that the State of New Mexico established the commission as an intergovernmental agency in 1997 to study and plan for the long-range facility needs of state government. He observed that the commission includes representatives from the executive, legislative and judicial branches of government and some constitutional officers to ensure participation in the state's long-range facilities planning by major stakeholders within state government.

The commission is charged by statute with developing metropolitan area master plans and conducting a review of state properties throughout the state for the development of an overall state master plan. Mr. Burciaga stated that the commission does not have an operating budget or permanent staff; however, the LCS provides staff for the commission in coordination with staff from the Facilities Management Division (FMD) of the General Services Department (GSD). Additionally, the commission and staff direct contract master planners, who provide primary master planning services to the commission.

Mr. Burciaga reported that traditionally, the secretary of general services and the speaker of the house have served as co-chairs for the commission and that the commission has annually adopted an open meetings resolution. On a motion duly made and seconded, the commission selected Representative Egolf and Secretary Ortiz to serve as co-chairs during the 2019 interim.

Adoption of Open Meetings Resolution 2019

On a motion duly made and seconded, the commission adopted an open meetings resolution. A copy of the resolution is in the meeting file.

Legislative Issues and Planning Initiatives Update

Mr. Burciaga reported that over the past four years, the commission sought to update provisions for state property dispositions to bring threshold requirements for those dispositions to a more current and reasonable valuation and to provide for a thorough review, including review by the CBPC and the State Board of Finance, prior to making recommendations for property dispositions to the legislature. Bills addressing property disposition threshold and review requirements passed both chambers in 2017 and 2019, but both bills were pocket vetoed. The most recent version would have enacted the Public Property Disposition Act and required approvals and legislative action for certain dispositions. Mr. Burciaga noted that the commission may want to revisit this issue for the upcoming legislative session.

According to Mr. Burciaga, Architectural Research Consultants, Inc. (ARC) and CBRE, another consulting firm, are currently under contract to the CBPC to provide master planning and statewide inventory development services. Funding for continued development and maintenance

of the inventory was vetoed in 2017 and 2018, and this year, funding was drawn from the Capitol Buildings Repair Fund instead of the General Fund, which may preclude continued work on the statewide inventory by the CBPC. Members discussed options for continuing work on the statewide inventory, and Mr. Burciaga reported that he would follow up on those options and report back to the commission. It was noted that at this point, the inventory is relatively complete but will require some work to bring it up to date again when funding becomes available. Mr. Burciaga also reported that this is the third and final year that the existing master planning contracts can be renewed under the contract terms.

In 2017, ARC, in collaboration with CBRE, completed an update to the Albuquerque Metropolitan Area Master Plan that focused on the facilities needs of the Children, Youth and Families Department (CYFD) and the Human Services Department. In 2018, the legislature passed Senate Bill 193 authorizing the issuance of state office building tax revenue bonds to purchase one of the facilities identified in the master plan update to be operated by the CYFD. Mr. Burciaga reported that the property acquired includes several buildings, which, in addition to a child wellness center, will be used to house 525 full-time CYFD staff members when renovations are completed.

Mr. Burciaga noted that the CBPC approved a request from the Department of Health (DOH) in 2018 to access master planning services under the commission's contract with ARC to develop long-range strategic master plans for DOH facilities at three different sites: the Los Lunas campus, the New Mexico Behavioral Health Institute at Las Vegas and the old Fort Bayard Hospital site. The DOH is providing the funds to develop those plans, and that work is ongoing, beginning this year with the work at the Los Lunas campus.

Master Planning Contract Renewals

On a motion duly made and seconded, the commission approved extending the master planning contracts and their use with ARC and CBRE for an additional year.

Overview and Discussion: Executive Office Building (EOB)

Mr. Burciaga presented an information memorandum on the background and laws pertaining to the construction of the EOB, which is a component of the Capitol Buildings Master Plan. In 2000, the CBPC adopted a master plan that included all state-owned facilities in the Santa Fe area. Since the plan was adopted, updates to the plan resulted in: construction of the State Capitol Parking Facility; approval and funding for the EOB; phase 1 of a health and human services complex; adoption of a five-year plan for the Main Capitol Campus; preparation of a long-range development plan for the South Capitol Campus; and additional land acquisitions at the West Capitol Campus. In 2009, the legislature authorized the New Mexico Finance Authority (NMFA) to issue state office building tax revenue bonds to design and build the EOB. In 2009, \$1,015,000 in bonds were sold to fund the design of the EOB, but by this time, the state experienced a financial downturn and the project was halted.

At that time, consideration was given to the area west of the State Capitol as a possible location for the EOB. Possible next steps toward resuming work on the EOB that were highlighted in the memorandum included resolving possible historical status of the casitas

located on the land west of the State Capitol and obtaining a report from the FMD of the GSD with respect to any revisions to overall space needs and cost estimates. A report from the NMFA on the capacity to issue state office building tax revenue bonds would also be beneficial, as the statutory limit for outstanding state office building tax revenue bonds is \$115 million.

Mr. Burciaga reported that the legislature, state agencies and the offices of the secretary of state, state treasurer and state auditor are in need of additional space or relocation and that consideration has been given to renovating the Bataan Memorial Building and other State Capitol Complex buildings to provide for space needs. Discussion ensued among commission members regarding impediments to the originally proposed location for the EOB and the need for an updated location plan for the EOB as well as updates to the overall plans for the State Capitol Complex.

Members expressed their support for exploring a range of possibilities for new construction, purchase and/or renovation of existing state-owned facilities to meet the need for additional office space in Santa Fe and asked that additional information on past and proposed planning activities to meet those needs be provided at a subsequent meeting.

Adjournment

There being no further business before the commission, the meeting adjourned at 11:06 a.m.