

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

**May 16, 2018
State Capitol, Room 311
Santa Fe**

The first meeting of the Capitol Buildings Planning Commission (CBPC) for the 2018 interim was called to order by Representative Debbie A. Rodella on May 16, 2018 at 1:34 p.m. in Room 311 of the State Capitol.

Present

Rep. Debbie A. Rodella, Designee for Rep. Brian Egolf, Co-Chair
Ned Fuller, Acting Secretary of General Services, Co-Chair
Mike Delello, Designee for Veronica N. Gonzales, Secretary of Cultural Affairs
Sen. Stuart Ingle
Rep. Rod Montoya
Sen. Mary Kay Papen, Senate President Pro Tempore
Duffy Rodriguez, Secretary of Finance and Administration
Jennifer Scott, Designee for Judith K. Nakamura, Chair, Supreme Court Building Commission
Clarence Smith, Designee for Tim Eichenberg, State Treasurer

Absent

Tom Church, Secretary of Transportation
Aubrey Dunn, Commissioner of Public Lands

Staff

Raúl E. Burciaga, Director, Legislative Council Service (LCS)
Michelle Jaschke, Researcher, LCS
Jeff Eaton, Fiscal 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, May 16

Approval of Agenda and Minutes

On motions duly made, seconded and unanimously adopted, the commission approved the agenda for the meeting as well as the minutes for the meeting held on January 8, 2018.

Review of Proposed Building Acquisition for the Children, Youth and Families Department (CYFD) in Bernalillo County

Commission members reviewed the proposed acquisition of a facility for the CYFD in Albuquerque. Christopher Lee, acting director, Facilities Management Division (FMD), General Services Department (GSD), and Pamela Nicosin, deputy director, FMD, GSD, reported that a procurement process is under way to acquire a facility for the CYFD to include a child wellness center. Senate Bill 193 from the 2018 regular session authorizes the New Mexico Finance Authority to issue and sell state office building tax revenue bonds in an amount not to exceed \$20 million for planning, designing, acquiring, constructing, renovating, equipping and furnishing a building in Bernalillo County to be operated by the CYFD. The proposed purchase comports with the strategic plan developed in the Albuquerque master plan update commissioned by the CBPC from Architectural Research Consultants, Inc. (ARC) in 2017.

The FMD issued a request for proposals for acquisition of a property on March 8, 2018 and received six proposals. Subsequently, the FMD entered into negotiations with the selected property owner, issued an "expression of intent" to purchase the selected property and conducted due diligence on the property. In early May 2018, an appraisal was completed and then validated by the Taxation and Revenue Department, and a site condition assessment was completed by ARC. A number of items remain to be finalized prior to requesting a review of the purchase by the State Board of Finance, including a Phase 1 Environmental Site Assessment, a new site survey, a purchase agreement and a title search and binder.

A member asked where the proposed property is located, and Ms. Nicosin reported that, due to ongoing negotiations, the proposed site could not be disclosed at this time. Members requested that staff schedule an update from the FMD on the building acquisition at a future CBPC meeting. Mr. Burciaga affirmed that the CBPC will have an opportunity to review the acquisition and any plans for renovation of the facility at a future meeting.

Update on Department of Health (DOH) Master Planning Activities and Property Disposition Legislation

Mr. Burciaga reported that the memorandum of understanding (MOU) among the DOH, the GSD and the LCS is still in process. The MOU is intended to facilitate access to the master planning expertise available to the CBPC through its master planning consultants for the DOH and the FMD. Strategic master plans for three sites where the DOH serves as the lead agency or tenant will be developed under the agreement, using funds provided by the DOH. Those sites include the Los Lunas campus, the New Mexico Behavioral Health Institute at Las Vegas and Fort Bayard Medical Center.

After an MOU is signed and approved, task order proposals will be requested from the approved contractors for the work. Mr. Burciaga noted that funding was vetoed in fiscal year (FY) 2018 for the master planning and inventory maintenance activities and that the FY 2019 funding request for those services was vetoed as well. ARC has continued to perform a minimal level of maintenance on the statewide inventory database to preserve the data that has been collected up to this point. Mr. Burciaga reported that the master planning contracts with ARC and CBRE, Inc. will terminate on June 22, 2018 but may be renewed annually for two more

years. On a motion duly made and seconded, the commission unanimously approved extension of the contracts through June 22, 2019. Senator Papen requested that all maps of property that come before the CBPC be comprehensive, noting the importance of having a full listing of all state-owned property.

Mr. Burciaga also updated the members on the proposed property disposition legislation that was pocket vetoed after the 2017 regular legislative session. LCS drafters are working to clarify the legislation, which affects a section of law that has already been updated several times. Once a draft of the new legislation has been completed, it will be presented to the CBPC. Members also discussed bringing information on a joint resolution to transfer land from the Department of Game and Fish to the Tierra Amarilla Land Grant-Merced to a future meeting of the CBPC.

Adjournment

There being no further business before the commission, the first meeting of the CBPC for the 2018 interim adjourned at 1:56 p.m.