

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

**October 22, 2014
Room 311, State Capitol
Santa Fe**

The fourth meeting of the Capitol Buildings Planning Commission (CBPC) was called to order by Edwynn L. Burckle, secretary of general services, on October 22, 2014 at 9:16 a.m. in Room 311 of the State Capitol.

Present

Edwynn L. Burckle, Secretary of General Services, Co-Chair
Rep. W. Ken Martinez, Speaker of the House of Representatives, Co-Chair
Tom Church, Secretary of Transportation
Tom Clifford, Secretary of Finance and Administration (morning)
Veronica N. Gonzales, Secretary of Cultural Affairs (afternoon)
Anne Green-Romig, Designee for Veronica N. Gonzales (morning)
Sen. Stuart Ingle, Senate Minority Floor Leader
Elaine Olah, Designee for Ray Powell, Commissioner of Public Lands
Sen. Mary Kay Papen, President Pro Tempore of the Senate
Debbie Romero, Designee for Tom Clifford (afternoon)
Clarence Smith, Designee for James B. Lewis, State Treasurer
Rep. Thomas C. Taylor

Absent

Barbara J. Vigil, Chief Justice of the New Mexico Supreme Court

Staff

Raúl E. Burciaga, Director, Legislative Council Service (LCS)
Renée Gregorio, LCS
Carolyn Ice, LCS

Guests

The guest list is in the meeting file.

Minutes Approval

Because the commission will not meet again this year, the minutes for this meeting have not been officially approved by the commission.

Handouts

Handouts are in the meeting file and are available online at www.nmlegis.gov.

Wednesday, October 22

Commission Business

Secretary Burckle reminded the commission that this meeting is the last of the calendar year and that the CBPC would meet again after the legislative session.

Approval of Agenda

After initially approving the agenda without changes, the CBPC later voted unanimously to invite the secretary of public safety to give his presentation after the first scheduled presentation on the Oñate Complex because of overlapping capital concerns.

Adoption of Minutes

On a motion made and seconded, the CBPC unanimously adopted the minutes from the August 4, 2014 meeting.

Oñate Complex Update

After introducing Assistant Adjutant General Juan L. Griego, New Mexico National Guard, and other members of his staff, Adjutant General Andrew E. Salas, New Mexico National Guard, gave an overview of the 300-acre Oñate Complex, which contains several agencies, including the New Mexico National Guard, the U.S. Property and Fiscal Office for New Mexico, a training institute and management and warehouse facilities. The Department of Military Affairs (DMA), he explained, shares use of the property with the U.S. Army Reserve Center and with the state's Homeland Security and Emergency Management Department. Although the property has served the DMA well, General Salas spoke of his concern about encroachment and its effect on the DMA's ability to provide the training that soldiers require. General Salas spoke of the need for a long-term solution for emergency response. He advocated for the purchase of 262 acres of land known as the Montoya tract, just south of the existing complex, that would support both existing needs and future expansion, which could include more space to conduct training as well as serve as an expansion area for the shooting range. He also mentioned how this purchase could continue to support interagency cooperation and cited potential partnerships with more than a dozen agencies. He added that the Department of Public Safety (DPS) is requesting funds for purchasing the Bonanza Creek site, which is another 160 acres, and that the DMA would take the lead in supporting the entire site. General Salas said that an appraisal had been done in 2008, which placed the value of the Montoya tract at \$2.4 million, but that this appraisal needs to be updated. Among the risks associated with not purchasing this land at this time are that costs will increase; that the training area space is very limited and these activities are exposed to the public; and that without this land purchase, the ability to maintain a buffer zone for the local community is hindered.

In response to commission members' questions, the following points were discussed.

- The drivers' training tract is located next to DPS headquarters, but this location is high risk.
- At the regional training institute, core competencies for truck drivers are taught, but motor operators for semitrailers cannot be accommodated at the current site; five to 10 more acres are needed for this training. The DPS projects that it needs 20 to 30 acres to replicate its training course, and this could be accomplished on the Montoya tract.

Executive Agency Capital Outlay, DPS

Gregory J. Fouratt, secretary of public safety, was joined by Deputy Secretary of Public Safety Pete N. Kassetas and Calvin Steckler, bureau chief, General Services Bureau, DPS, to discuss the DPS's first capital outlay priority, which is to purchase a 161-acre parcel of land for a firing range and safety zone. Secretary Fouratt explained that the DPS has been the lessee of the Bonanza Creek site since the 1990s but that the written lease is no longer in force because the state refused to commit in writing its responsibility for environmental liability due to lead contamination. The landowner would not agree to a written lease without this, Secretary Fouratt added, and the DPS is on a month-to-month lease and paying an increased rate per the acceleration clause. Secretary Fouratt speculated that if the landowner decides to sell the property to others, the state would be responsible for a \$992,000 cleanup. He stated that the land was appraised at about \$1 million. Secretary Fouratt opined that it makes "quintessential sense" that the DPS own this land and, if the land is used as a firing range, cleanup would not be required. He added that this land purchase should satisfy the state's master plan because the DPS has a statutory obligation to train officers to shoot well. In addition, the DPS has another statutory obligation to teach officers how to drive. He spoke of the risks related to liability due to the proximity of an elementary school to the driving track, and he said that the DPS is excited to move this to the Montoya tract and to use the property jointly with the DMA.

Secretary Burckle asked Secretary Fouratt to submit the DPS handout to staff for the record. Included in that handout are the department's other projects, in priority order, as follows:

- (1) \$600,000 for the Chama state police facility;
- (2) \$2.5 million for the Roswell state police facility;
- (3) \$935,000 for various DPS campus projects; and
- (4) \$300,000 for the crime lab.

In response to commission members' questions, the following points were discussed.

- As long as the land is being used for a firing range, there is no legal obligation to clean it up; but if the use were for something other than a firing range, there would be.
- Although lead deposits are not released into the environment with an activity on the land that does not disturb them, the DPS continuously improves the berm system as a safety measure. There is also no public access road, which is crucial.
- Although the DMA and the DPS could accommodate their needs of a driving track and firing range with less land, the encroachment problem demands acquiring the full Montoya and Bonanza Creek tracts.

- The block of land to the north of the Montoya tract is residential; the General Services Department (GSD) will investigate ownership of this land.
- If the DPS acquires the Bonanza Creek site, it will make improvements to address any sound issues.
- It is likely that the state has a legal obligation to clean up this compromised land, and, generally, the state would clarify any liability with the prior owner before making a land purchase; the Department of Environment needs to see any environmental studies completed.
- The DPS should investigate purchasing privately owned tracts of land in addition to the proposed land purchase discussed to ensure enough buffer zones for the joint uses of this land.

New Mexico School for the Arts Property Acquisition

Riis Gonzales, director, New Mexico School for the Arts (NMSA)-Arts Institute; Suzanne Barker Kalangis, special advisor to the NMSA; and Paula Tackett, member of the NMSA governing council, appeared before the CBPC to discuss the school's successes, its subsequent growth and its need for a new facility. When highlighting the NMSA's successes, Mr. Gonzales said that the school is the only one in the state offering dual credit in both academics and the arts, and it has an enrollment of 200 students from 19 counties with a graduation rate of 96%. In addition, *U.S. News and World Report* ranked the NMSA in the top 5% of high schools in the country. The school is experiencing significant growth, he added, and much of the success can be attributed to the public and private sectors merging their resources. Mr. Gonzales said that last year, more than 200 students applied to the school for only 50 openings and that 47 seniors were awarded over \$5 million in college scholarships. In addition, the number of recruiting colleges has increased exponentially from the NMSA's inception to 2014.

The current site of the NMSA is the old St. Francis Elementary School, which has a capacity of 200 students. Mr. Gonzales plainly stated that the NMSA has outgrown this site, that its dance students have to go off site and that a leased residential facility is five miles from the school. He added that the NMSA has spent five years researching sites that would work. Mr. Gonzales said that after working closely with the GSD, a state-owned site that is considered surplus land has been located. This site is close to the Santa Fe University of Art and Design, which would allow for collaboration with that institution. It occupies a combined space of 11 acres, but with the arroyo, its useable or buildable space is about eight acres. Mr. Gonzales asked the CBPC for both its support and its guidance.

In response to commission members' questions, the following points were discussed.

- The NMSA is a state-chartered charter school and would be the owner of the proposed land acquired.
- The GSD's stance is that the NMSA purchase the land, which proceeds would go into the Property Control Reserve Fund.

- The NMSA has a commitment of \$7 million from private sources, which would help with building costs once the land is acquired.
- The NMSA has a strong public-private partnership effort in place and is looking to build a school that could accommodate 400 students at a cost between \$20 million and \$30 million.
- There is no other planned use for this property by the state; it is a surplus property.
- The NMSA currently pays approximately \$20,000 per year in lease costs.
- The acreage was appraised at \$1,430,000.
- Much support was indicated for the NMSA from commission members, with one member stating, "We ought to do everything we can to make this happen."

Proposed Legislation Requested by the CBPC

Lisa Sullivan, staff attorney for the LCS, presented the CBPC with its proposed legislation. She drafted four versions of legislation and provided the CBPC with a chart to assist in comparing these versions.

All versions of the legislation would authorize the CBPC to review proposed dispositions of state property, make findings of fact and report findings to the legislature; in addition, all versions authorize the legislature to receive the report from the CBPC and to ratify and approve the proposed disposition. Version No. 1 would amend Section 13-6-3 NMSA 1978. Versions Nos. 2, 3 and 4 would amend Sections 13-6-2 and 13-6-3 NMSA 1978. Version No. 2 prohibits the sale or disposal of real property to a person; it provides for the sale of public real or tangible personal property, if the sale is in the best interests of the state or governmental entity; it exempts the State Parks Division of the Energy, Minerals and Natural Resources Department from the provisions of Subsections A through F in regard to the sale of tangible personal property but requires the division to follow the law regarding the sale of real property. Version No. 3 is identical to version No. 2, with the exception that payments received from the sale or disposition of real or tangible personal property shall be deposited in the general fund. Version No. 4 is identical to version No. 2, except for the sale or disposition to a person, which it permits as long as a competitive price is received or a substantial state interest is advanced.

In response to commission members' questions, the following points were discussed.

- With all of the deferred maintenance needs at state buildings, perhaps it would be a better solution to have proceeds from the sale or disposal of state property go into a fund for that purpose. An opposing viewpoint is that the proceeds need to go into the general fund so that the budgeting and decision-making authority stay with the legislature.
- Using the word "review" to describe the CBPC's authority over proposed public real property dispositions could be too nebulous; instead, the words "approve" or "hold a hearing" and "take testimony" and "receive documentation" could clarify and improve the process.
- The State Parks Division statute needs to be clarified to ensure that it cannot sell state parks.

- With existing sales, money is deposited into the Property Control Reserve Fund, which is then used for other acquisitions; this would need to be changed statutorily.
- A time frame needs to be added into this legislation so that the CBPC makes its decisions within that period.
- Exercise caution when changing the statute for state parks, especially in regard to the source of funding received from 99-year leases at properties in the vicinity of state parks.
- It is advantageous to have sales be reviewed by the CBPC before going to the full legislature.
- There is concern over taking away the ability for agencies to sell to persons because sometimes nongovernmental entities are the only interested buyers.
- Under the draft legislation, the State Parks Division could sell personal tangible property but not real property.
- Care needs to be taken in cross-referencing the threshold figures in this legislation more closely as they relate to particular agencies.

Secretary Clifford asked if this legislation in any way duplicates the State Board of Finance (SBOF) process. The chair recognized Stephanie Schardin Clarke, director of the SBOF, to speak to this issue. Although Ms. Clarke did not see any issues of duplication, she did have comments related to prohibiting the sale of property to a person. She stated that in reviewing real property dispositions with the SBOF, the Anti-Donation Clause of the Constitution of New Mexico states that dispositions have to be at fair market value by appraisal. She added that many surplus properties are hard to dispose of and that with a lack of funding for maintenance, this could keep these properties on the books for maintenance. She also said that any changes that preclude local governments and school districts from disposing properties to persons could be problematic because counties and other public bodies often lease to nonprofits.

In response to commission members' questions, the following points were discussed.

- The SBOF is charged with the review of property sales at certain thresholds by law, and the Department of Finance and Administration (DFA) is considering a bill that would increase those thresholds, which have been at the current levels since the 1980s.
- The DFA proposal would seek to standardize language across the appropriate three sections of law regarding which categories of sale require approval and would propose raising the dollar thresholds to adjust for inflation.
- Approximately 60 dispositions come before the SBOF annually.
- The SBOF recommends that in the legislature's review or approval process, it approve or recommend a particular version of a proposed disposition because over time, changes can be made that affect what was originally recommended.
- It makes sense to have the CBPC put in place a preapproval process that is then ratified by the legislature and comes back to the CBPC for a post-review of the final lease.

- When considering approval by the CBPC, it might be wise to have a majority of both elected and appointed officials approve because the CBPC is solidly represented by both groups.
- The CBPC must have a part in this process so that the SBOF does not end up making all of the decisions on property disposition.
- Care needs to be taken to match up agency increases in the Procurement Code with increases in this legislation.

Because the CBPC wants more time to review the legislative options, Secretary Burckle suggested that he could visit with the governor's policy team and get back to the LCS with recommendations from the administration, which could then be used as a starting point for further discussion. Discussion circled around and reiterated the CBPC's desire to have a preapproval process in place and a more defined role, which could be followed by a post-review process after legislative ratification.

Executive Agency Capital Outlay

Children, Youth and Families Department (CYFD)

Anthony Pacheco, general services manager of the Administrative Services Division, CYFD, and John P. Sweeney, deputy director of juvenile justice services, CYFD, reviewed the Cambiar New Mexico model and the progress made to date to accommodate the model and its programming. Mr. Pacheco indicated that juvenile justice services facilities require major infrastructure improvements, and he pointed to a map showing the location of the clients those facilities serve. The CYFD's Infrastructure Capital Improvement Plan (ICIP) prioritized projects include:

- (1) plan and design of regional Cambiar youth facilities — \$1,655,154;
- (2) Youth Diagnostic and Development Center (YDDC) visitors' center and warehouse — \$1,446,120;
- (3) southeast New Mexico's Lincoln Pines Youth Center improvements — \$788,400;
- (4) YDDC and Camino Nuevo facility emergency access road — \$515,000;
- (5) YDDC and Camino Nuevo facility recreation building roofs — \$1,300,000; and
- (6) Henry Perea building improvements — \$62,000.

Mr. Pacheco gave details for each of the above projects, which are delineated in the handout from the CYFD. Generally, the first priority for the CYFD involves developing a standardized plan for regional facilities statewide based on the Cambiar model and identifies Roswell as the first region in which to build a secure facility. Priority 2, the visitors' center and warehouse, would help to increase security at the YDDC and Camino Nuevo facility and provides a space in which families could meet. Priority 3, improvements to the Lincoln Pines Youth Center, which is next to Fort Stanton, involves remodeling of heating, ventilation and air conditioning (HVAC) systems, providing apartments for staff housing and installing a security system. Priority 4 would provide for a secondary emergency access road at the YDDC and Camino Nuevo facilities. Priority 5 would take care of leaking roofs and replace HVAC units at these facilities. Priority 6 at the Henry Perea building's child advocacy center would allow for

improvements to accommodate law enforcement partners and upgrade the HVAC system and medical exam room.

In response to commission members' questions, the following points were discussed.

- The Lincoln Pines facility began operations last November, and \$750,000 has been spent on improvements there thus far.
- The Camino Nuevo facility will eventually be decommissioned, but the CYFD completed its plans in 2010 and projects that construction could begin in one to three years, making it a four-year to five-year investment, if all appropriations are forthcoming; it is for a non-site-specific plan that would be portable to several locations.
- A concern was expressed regarding whether the CYFD's Protective Services Division needs to request capital outlay funding for facility improvements to ensure that children who need to be taken out of dangerous situations and housed can be accommodated.

Corrections Department (CD)

Gregg Marcantel, secretary of corrections, introduced both Janet Lacy, facilities manager, and Dominic Vigil, assistant facilities manager. He then gave background information on the prison system, stating that there are 11 prison facilities statewide, six of which are public. These public facilities range in age from 33 years old to 70 years old. The CD facilities occupy 2.5 million square feet of space and have deferred maintenance needs that total over \$300 million. Secretary Marcantel expressed concern over these needs, as there are decades worth of needed maintenance that is not the result of any catastrophe but of decisions made over time. He urged the CBPC to consider that these facilities are operating 24 hours a day, seven days a week, and have captive populations and that prison systems are a core foundation of government. He added that it is the expectation of the prison system to have no riots and no escapes and to operate environments that are safe for both inmates and staff, but that is impossible to do without vital security measures. He stressed that all facilities are in need of upgrades, with most structures past their useful life, and the CD does not have available matching funds. Secretary Marcantel said that although the prisons have baseline certification with the American Correctional Association, as facilities become more and more compromised, this certification is not sustainable.

All prisons need reroofing, which averages from \$74,000 to \$100,000 per building. Also, water systems, fire pumps and storage tanks need upgrades, and any failures of these systems would require relocation of inmates, which is a security concern, Secretary Marcantel said. Power systems at the prisons are also compromised, he added. Above all, Secretary Marcantel expressed a growing concern over the 46% recidivism rate and the state in which prisoners leave the prison system, and he stressed that the CD has a strong desire to deliver a greater level of programming.

Ms. Lacy reviewed the CD's top five ICIP priorities, as follows:

- (1) Western New Mexico Correctional Facility (WNMCF) HVAC and reroofing — \$6.1 million;
- (2) WNMCF plumbing and water line repair — \$1.9 million;
- (3) statewide security upgrades — \$9.5 million;
- (4) statewide repairs and upgrades — \$9.7 million; and
- (5) statewide CD master plans — \$1.2 million.

Ms. Lacy highlighted the shovel-ready projects related to power service upgrades, as part of priority 4 above, which includes electrical improvements at the Central New Mexico Correctional Facility and at the Roswell Correctional Center and an electrical main breaker and transformer at the WNMCF. She spoke of the "ready-to-roll" projects that are already in the design phase. Secretary Marcantel repeated that the CD must take action to reduce recidivism and take prisoners out of segregation and put them into programs to better carry out the CD's charge.

In response to commission members' questions, the following points were discussed.

- Although upgrading and maintaining the state's prisons is a "hard sell" when it comes to funding, the prisons cannot continue to get shortchanged.
- The CD has utilized all of its funding to date, with no remaining balances from prior appropriations.
- There is a need to look at the design of these buildings for easy maintenance over the long haul; as part of this, flat-roof construction should be avoided.
- The CD is working with the GSD on a master plan; it is necessary to review how the facilities condition index (FCI) relates to the most recent and relevant architectural designs.
- Teach inmates how to roof and pave; this would provide them with job skills.

State Commission of Public Records (SCPR)

Linda Trujillo, state records administrator at the SCPR, introduced Suby Bowden, architect, and several other architects who work with the SCPR; Jackie Garcia, agency analysis bureau chief, SCPR; and Felicia Lujan, archives bureau chief, SCPR. Ms. Trujillo began by stressing that both the state archives vault and the records center are full. She referred the CBPC to the creation of the SCPR in Chapter 14, Article 3 NMSA 1978 and reviewed the SCPR membership, duties and powers. In addition, she pointed out that statute states that the "record center...shall be the facility for the receipt, storage or disposition of all inactive and frequently used records of present and former state agencies..." (emphasis added), thus pointing out the SCPR's obligation.

Ms. Trujillo stated that the State Records Center and Archives is one of nine national archives and records administration affiliates and, as such, is inspected every year. She gave details of the capacity in the Santa Fe and Albuquerque facilities, which are full. The State Records Center and Archives in Santa Fe is owned by the GSD and maintained by the GSD's Facilities Management Division (FMD), she added. (The Albuquerque facility is leased.) Also,

Architectural Research Consultants, Inc., has updated the SCPR's five-year capital improvement plan. A feasibility study has been completed for the State Records Center and Archives, which indicates the need for increased training of state agencies on appropriate records for storage, the need to invest in electronic records management systems and the idea of serving state agencies as a priority and local governments only as space permits.

Ms. Lujan presented the case for maintaining permanent public records in paper form, saying that there is no permanent preservation plan for electronic records. The SCPR wants to maintain records that are important to state government historically. As part of that, Ms. Lujan did some research on Speaker Martinez's family history and provided the CBPC with white gloves so that members could view the documents. She asked the CBPC, "If this was your family's history, would you get rid of it?". She spoke of the speaker's legacy and indicated that it is important to have paper files, not just digital files, and that scholars researching historical data want to be able to dig into that history on paper. Ms. Trujillo also brought a letter from the Woman's Club of Albuquerque asking the constitutional convention to allow women to vote in educational elections, an important historical document, she said.

Ms. Lujan addressed the question of why the archives are growing, citing population growth and an increase in government services. Also, in terms of digitizing records, she said that there is not a way to preserve digital records for more than 10 years, that the software is always changing and that digital records have to be migrated to new formats and media to remain accessible. Still, 84% of records are destroyed within 10 years, she added, which amounts to destroying 20,000 to 25,000 boxes per year. Ms. Lujan mentioned that 74% of states charge for storage services at a cost of \$.35 per box, which would yield \$627,975 annually if the SCPR did so.

Ms. Bowden said that in surveying the number of boxes in agencies across the state, that number increased threefold in five years. In reviewing the proposed expansion and renovation of the State Records Center and Archives, as well as the renovation and relocation of the library, the total cost for phase 1 amounts to just over \$26 million. Among the renovations would be to move the library space upstairs with the archives below, to increase security in the building and to make the site accessible from all roads surrounding it. Also, the shelving would be structural shelving that would be moved electronically, which maximizes the height for storage and makes the storage space as compact as possible, she added.

In response to CPBC members' questions, the following points were discussed.

- The SCPR has not considered another site because: 1) it owns the land at its current site; 2) there are operational issues if staff is at more than one site; and 3) it could manage its growth without having to add staff. It has looked at the possibility of having a site in another part of the state — Las Cruces, for example.
- For records with a short shelf life, digitization might be a solution, but back-digitizing is a staff-intensive process.

- Phase 1 improvements are definitely required, but the need for further phases is not yet known; there are more than 12,000 boxes currently in the records center that should really be in the archives center, and this needs to be sorted out first.

Workforce Solutions Department (WSD)

Gerrie Becker, chief procurement officer and information technology business relationship manager, WSD, and Kevin Quinn, general services supervisor, WSD, presented three main projects to the CBPC. These include the Tiwa building in Albuquerque, which has aging infrastructure with no major upgrades done in its 37-year life span, at a cost of \$21 million; an addition for the Deming office at \$552,000; and deferred maintenance at 11 additional field offices, at \$1.845 million. Ms. Becker indicated that the Tiwa building is being used as a second data center and as a backup to the Simms building. The needs at the Tiwa building are centered around replacing the ceiling, with HVAC and lighting systems also needing replacement. Assessments done of the building show significant condition deficiencies, and based on an energy-usage study, the building is using 32% more energy than allowed by the current code. The WSD prioritized the deferred maintenance needs at the 11 facilities statewide, and these are detailed on pages 38-40 of the handout.

Cultural Affairs Department (CAD)

Secretary of Cultural Affairs Gonzales introduced members of the CAD, including Anne Green-Romig, director of legislative affairs, and Lisa Vornholt, facilities manager. She spoke of the 191 buildings in 1.3 million square feet of space that the CAD manages statewide and the art and artifacts these facilities contain, which are valued at \$300 million. She emphasized that underfunding and unfunded mandates are rampant at these facilities and that many facilities are in need of specialized care to protect their historical integrity.

The CAD's capital outlay priorities are as follows:

- (1) critical repairs related to life, health and safety — \$4.6 million;
- (2) repairs at facilities and sites, including climate control, roof repairs, plumbing, sewer and stucco — \$8.9 million;
- (3) exhibit upgrades — \$4.1 million;
- (4) equipment, including bookmobiles — \$2.9 million; and
- (5) planning and expansion of storage facilities — \$4 million.

In response to commission members' questions, the following points were discussed.

- Regarding the Los Luceros property and the deed restrictions associated with it, the deeds restrictions require the state to maintain the property in its original purchase condition and, if the property is sold, the original owner would have the first right of refusal. Also, if the state does not maintain the property, it could revert back to the original owner, but he would have to pay the state for the original cost plus improvements. The property could also be sold or transferred with the restrictions intact.

- A contract is being awarded at present for a statewide FCI of FMD-owned buildings to be conducted; also, the ICIP process should capture statewide needs for the next five years if the agencies accurately log their needs throughout the process.
- The CAD needs an FCI and master plans across all facilities that it operates; a master plan for only Santa Fe is being completed now.

FMD of the GSD

George Morgan, director, FMD, GSD, and Pam Nicosin, deputy director, FMD, GSD, gave some history of the FMD's responsibilities and subsequent capital needs. Mr. Morgan stated that the FMD is responsible for 750 buildings, many of which are in a state of disrepair. For example, he said that in 2009, a facility assessment identified \$275 million in deficiencies. This report will be updated in the next six months, he added, which will result in a prioritized list and estimates. Mr. Morgan reported that in fiscal year 2014, the CD received \$2 million for facility renovations, which are now being prioritized. He said that the FMD has approximately \$1.8 million remaining in statewide dollars appropriated for FY 2014 to support agencies in its jurisdiction and is looking closely at how it spends this remaining funding. No statewide funds were appropriated in FY 2015 for buildings under the FMD's jurisdiction.

Ms. Nicosin reviewed specifics of the FMD's ICIP requests in priority order, as follows:

- (1) statewide repairs, renovations, deferred maintenance, infrastructure, improvements and construction — \$10 million; the FMD has received prior appropriations but none in 2014, so it is holding a balance of just over \$2 million for emergencies;
- (2) demolition, decommissioning and asbestos abatement of state buildings — \$1.1 million (see handout for a detailed listing of these buildings);
- (3) master planning of facilities statewide, which is required by an executive order issued in 2012 and is a major priority — \$400,000;
- (4) stucco repair and window flashings replacement at the Runnels building — \$2 million; and
- (5) repair and replacement of the water tank and pipelines at Fort Stanton — \$4,050,000.

Ms. Nicosin indicated that if there were a fire at Fort Stanton with the infrastructure in its current state, all could be lost.

She then reminded the CBPC that a booklet was given out at the last meeting on the executive office building, and she asked if any members had further comment.

The question that then surfaced was related to the \$10 million request for state buildings statewide, and Ms. Nicosin said that this would have to cover 750 buildings statewide and that the FMD is showing needs upwards of \$400 million, so this would be a small dent in beginning to address these needs.

Department of Health (DOH)

Jeremy Averella, chief facilities officer at the DOH, said that the department is trying to be responsive to the increasing number and importance of projects serving long-term and veteran

populations and that the DOH serves facilities across a wide continuum of care. Mr. Averella gave details on the two main projects for which the DOH is requesting funding: the New Mexico Behavioral Health Institute at Las Vegas phase 3 facility renovation and construction, which is for the Meadows and Ponderosa long-term care facilities at a cost of \$23.5 million; and the New Mexico State Veterans' Home's (NMSVH) Alzheimer's and skilled nursing units, for which \$1 million is needed for architectural costs and other fees. Mr. Averella said that the state was awarded a \$15.6 million federal grant for this project.

Mr. Averella indicated that future needs are currently being evaluated at the DOH and that having these two projects completed will pave the way for the DOH to be able to address new needs.

In response to commission members' questions, the following points were discussed.

- A request was made for the DOH to provide the DFA with a breakdown of the \$1 million need for architectural costs and other fees.
- As long as the DOH meets the federal government's criteria up front for the grant given to it for the NMSVH, the DOH does not know of an expiration date on that funding.

Public Comment

No members of the public wished to comment.

Adjournment

Before adjourning, a CBPC member asked about the process for recommendations coming from the CBPC for these capital outlay projects. Secretary Burckle indicated that there would be no official recommendations coming out of the CBPC but that the executive will prioritize projects, as will the legislature, and both will communicate their decisions during the legislative session. He said that regarding the four options for changes to legislation that would strengthen the role of the CBPC, the executive will work with the legislature on these options to formulate a single proposal.

There being no further business, the CBPC adjourned at 3:05 p.m.