



# Capitol Buildings Master Plan Statewide Inventory Information



State of New Mexico  
Capitol Buildings Planning Commission

June 2011



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## 1. Background

In 2007, the legislature expanded the CBPC's responsibilities to include development of a statewide inventory of state properties for eventual development of an overall statewide master plan. In December of that year, the commission directed staff to begin developing a master plan for state offices and buildings throughout the state.

The master planners presented an overview of the statewide inventory in May 2009. The overview included a description of state-occupied space including owned facilities, leased space, and space provided by others (primarily by counties). The planners identified a number of planning barriers and implementation recommendations at that time.

Development of the statewide inventory is ongoing, and over time has become increasingly comprehensive and accurate as data sources and interagency cooperation improve.

## 2. Data Sources

Statewide inventory data comes from several sources, illustrated in Exhibit 01 and described below.

### ***For Owned Facilities***

The Risk Management Division (RM) of the General Service Department (GSD) has the most comprehensive data available for state-owned facilities, and is continually adding new and previously undocumented facilities to its database. RM is responsible for tracking all state assets for insurance purposes and focuses on insurable value.

Property Control Division (PCD), also within GSD, tracks building information on properties under its purview. With the support and endorsement from the CBPC, PCD recently acquired facilities management software, called FacilityMAX, for property management and master planning purposes. PCD has successfully migrated its facility data to the FacilityMAX database, and the system is now operational.

PCD has been collaborating with Risk Management to address sharing and combining data. The two divisions are working together to resolve inconsistencies and incompatibilities with building and site identification systems.

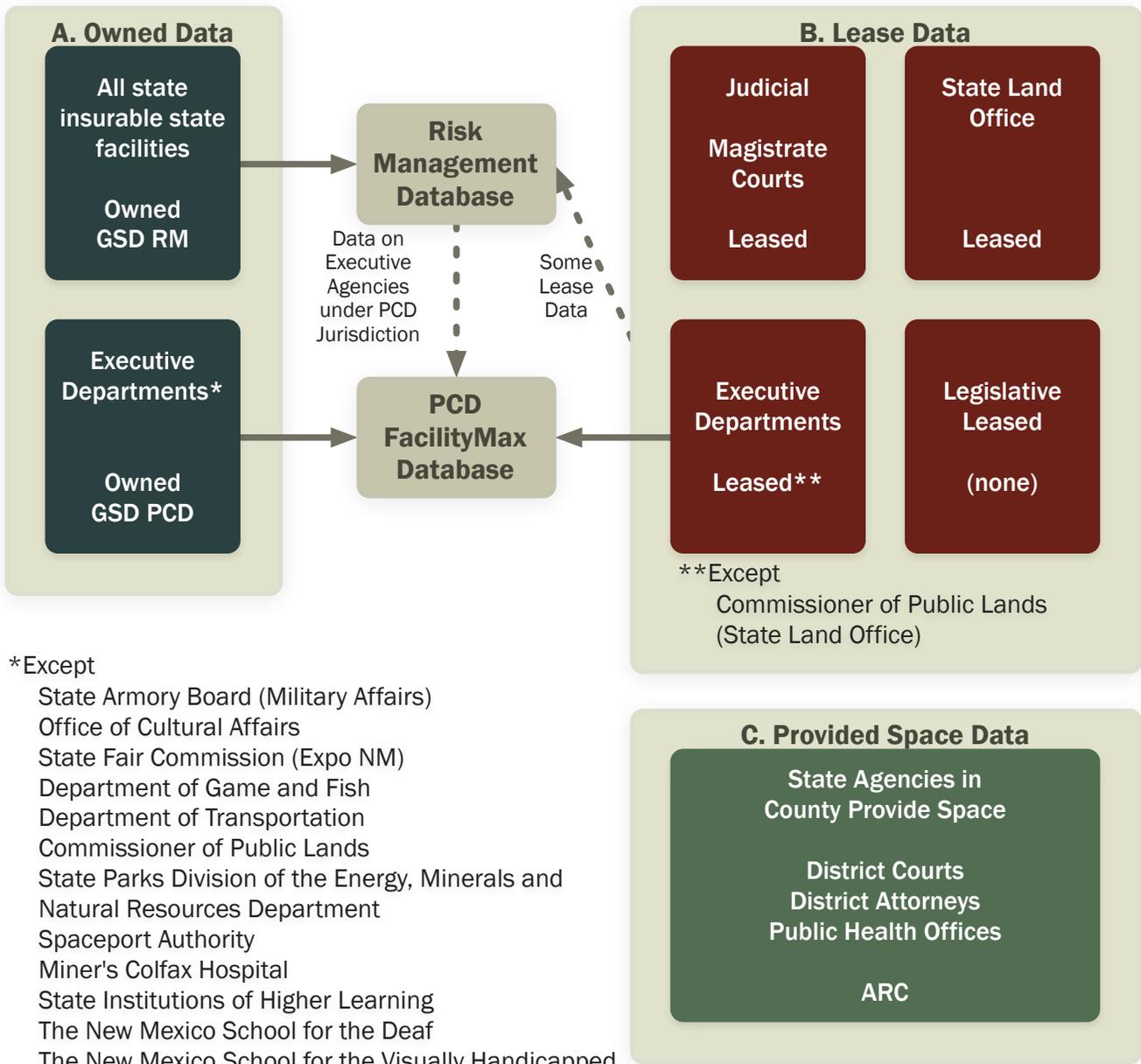
### ***For Leased Facilities***

PCD tracks leases for all executive agencies except the State Land Office and institutions of higher learning. Risk Management also maintains data about leased facilities, though the data is incomplete. The Administrative Office of the Courts (AOC) maintains lease data for magistrate courts statewide.

### ***For Space Provided by Counties for State Use (district courts, district attorneys, public health offices)***

No centralized state agency currently tracks this space data and usage. Architectural Research Consultants, Incorporated (ARC) developed a snapshot inventory of county-provided space current as of 2008.

Data Sources for State-Occupied Space



- \*Except
- State Armory Board (Military Affairs)
  - Office of Cultural Affairs
  - State Fair Commission (Expo NM)
  - Department of Game and Fish
  - Department of Transportation
  - Commissioner of Public Lands
  - State Parks Division of the Energy, Minerals and Natural Resources Department
  - Spaceport Authority
  - Miner's Colfax Hospital
  - State Institutions of Higher Learning
  - The New Mexico School for the Deaf
  - The New Mexico School for the Visually Handicapped
  - The Judicial Branch
  - The Legislative Branch

Exhibit 01. Data Sources for the Statewide Inventory

## Categorization of Space in the Statewide Inventory

The statewide inventory groups state-owned and occupied space in the following categories:

- Executive – Under PCD purview
- Executive – Not under PCD purview
- Legislative
- Judicial
- Colleges/Universities

Exhibit 02 provides a brief listing of which state agencies fall under each category as of January, 2011. Exhibit 05 illustrates how much state-owned space falls within each category. *Please note that the inventory is in progress and not yet all-inclusive.*



### Ownership of State-Owned and Occupied Space

- **Executive - PCD Jurisdiction:** Includes Commission for the Blind; Children, Youth and Families; Corrections; Health; Public Safety; Workforce Solutions; Energy, Minerals, and Natural Resources; Employee Retirement Board; General Services; Human Services; Office of Emergency Management; Public Education; Public Employee Retirement Association; Public Regulatory Commission; and Taxation and Revenue
- **Executive Non-PCD:** Includes Cultural Affairs, Military Affairs, Department of Transportation, Expo NM, Game and Fish, Miners' Colfax Medical Center, State Land Office, School for the Deaf, School for the Visually Handicapped, Spaceport Authority and State Parks
- **Legislative:** Includes the Capitol building, Capitol North, the Capitol Parking Structure and utility/support buildings
- **Judicial:** Includes the New Mexico Supreme Court and Court of Appeals, the Magistrate Courts and the Bernalillo County Metropolitan Court
- **Colleges/Universities:** Includes all two and four-year state-funded institutions of higher education. Each institution has its own board to oversee long-range planning activities. The inventory treats them separately due to the volume of their combined holdings

Exhibit 02. Ownership of State-Owned and Occupied Space

### 3. Overview of State-Occupied Space

#### Inventory of State-Occupied Space

Development of a comprehensive inventory of state-owned and occupied space is an ongoing activity of the commission staff and the master planners. Initial facility inventory data included only PCD and legislative space in the Santa Fe area. As the commission's authority has expanded to include other areas, the inventory has become more comprehensive over time.

Currently, the CBPC's inventory identifies approximately 42.8 million gross square feet (m gsf). Exhibit 03 summarizes the space which the state occupies, including colleges and universities. State government agencies occupy approximately 20m gsf, and state colleges and universities occupy 22.7m gsf. The inventory continues to expand as the identification of additional state-occupied space continues.

Exhibit 04 shows all state-owned space (not including leased space or space provided by others) by location.

#### Space Occupied by State of New Mexico as of May 2011

	Gross Square Feet (GSF)	% Total GSF	% Change since 2008† (% GSF)
Owned	14,211,090	33.2%	9.7%
Leased*	4,072,690	9.5%	-6.2%
Lease-Purchased	137,000	0.3%	N/A
Provided by Counties	1,656,944	3.9%	3.0%
<b>Subtotal</b>	<b>20,077,724</b>	<b>46.9%</b>	<b>6.5%</b>
Colleges and Universities	22,735,050	53.1%	3.3%
<b>Total</b>	<b>42,812,774</b>	<b>100.0%</b>	<b>4.8%</b>

\* Actual LSF is 3,258,152 LSF (equivalent estimated GSF assumes LSF / GSF = 80%)

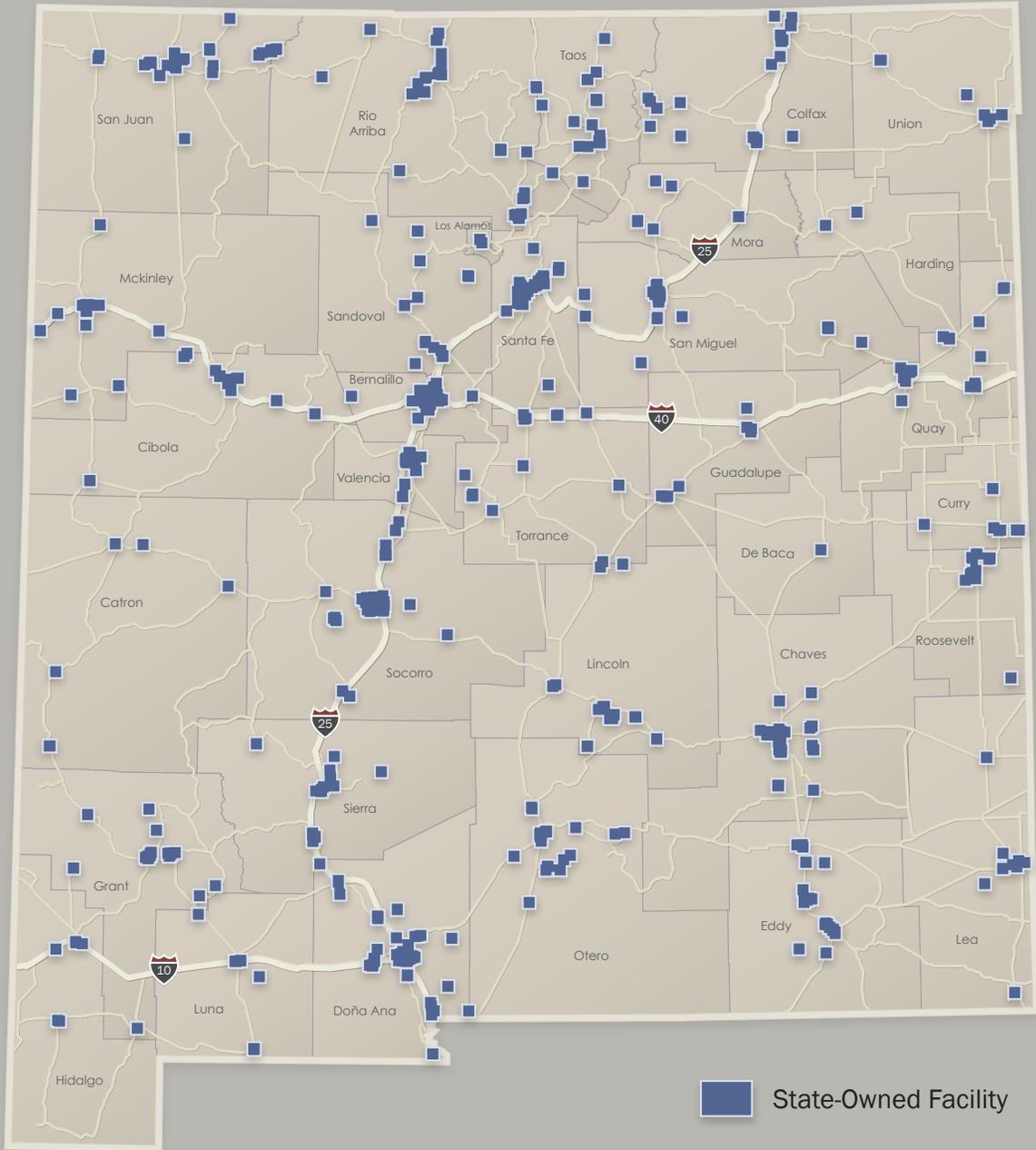
Lease data do not include all leases entered into by state colleges and universities

† Some change since 2008 can be attributed to the availability of more complete data, not necessarily an increase in space

**Exhibit 03. Space Occupied by State of New Mexico**



### State of New Mexico Owned Facilities



Source: TIGER, State of New Mexico

Architectural Research Consultants, Incorporated

June 2011

Exhibit 04. Map of State-Owned Facilities

## CBPC Statewide Inventory

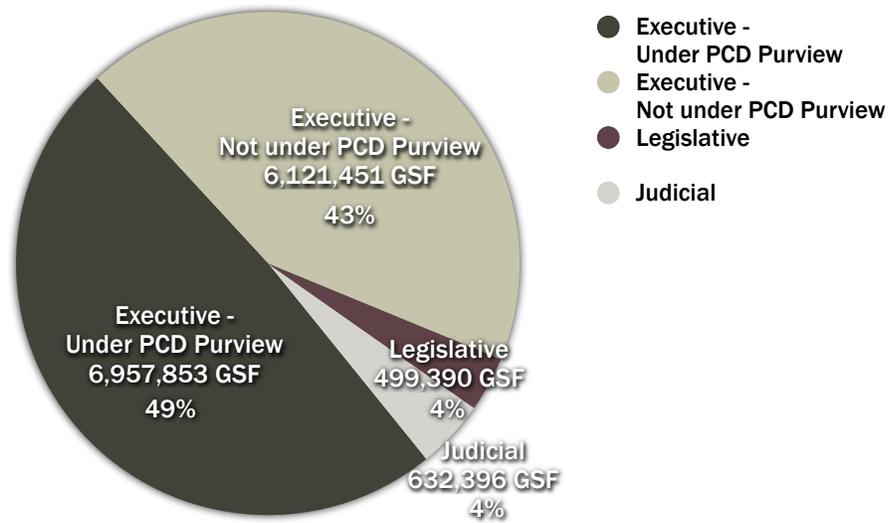


Exhibit 05. Ownership of Space in GSF (not including Colleges and Universities)

## Types of Space in the Inventory

### Owned Space

Owned space in the statewide inventory includes a broad variety of facility types, ranging from office buildings and schools to museums and prisons. Future planning will seek to classify space consistently by use type.

Exhibit 06 illustrates this space by department. Exhibits 07 and 08 further illustrate this space by county, both with and without data for colleges and universities. The text below further describes the types of space in each category.

### ***Executive - Under PCD Purview***

PCD is responsible for approximately 7m gsf of owned space of all types. A significant amount of this space is for specialized uses, including:

- The Department of Corrections occupies about 2.1m gsf, including administrative space, prisons and the corrections academy;
- The Department of Health occupies about 500,000 gsf, including owned state hospital facilities in Albuquerque, Las Vegas, Truth or Consequences, Roswell and Fort Bayard;
- The Department of Public Safety occupies approximately 180,000 gsf, including administrative office space and the law enforcement academy; and

- The EMNRD, which includes the New Mexico State Parks system occupies about 323,000 gsf statewide (State Parks are not under PCD ownership).

Another 7m gsf of state-owned space is not under the purview of PCD, including approximately 6m gsf under the executive branch and about 1m gsf under the legislative and judicial branches:

***Executive - Not Under PCD Purview***

- The Cultural Affairs Department oversees about 1.35m gsf, mostly consisting of museums, museum support space and the Center for New Mexico Anthropology;
- The Department of Military Affairs has about 1.32m gsf, including administrative space, armories and support facilities;
- The New Mexico Department of Transportation owns about 1.18m gsf, including administrative, materials research and testing labs, and road maintenance facilities);
- Expo New Mexico consists of about 1.39m gsf of exposition and support space;
- New Mexico’s Schools for the Deaf and for the Visually Handicapped account for approximately 427,000 gsf combined;
- The New Mexico Game and Fish department owns about 228,000 gsf of space, including administrative space, fish hatcheries, and support facilities; and
- Miner’s Colfax Hospital (not a DOH facility) accounts for 182,000 gsf.

***Legislative and Judicial Space***

- Judicial facilities account for approximately 632,000 gsf of owned space, including the State Supreme Court, Court of Appeals and Bernalillo County Metropolitan Court; and
- Legislative facilities account for about 499,000 gsf of space at the Main Capitol Campus, including the Capitol Parking Facility.

State-Owned Facilities by Department

Department	GSF	Number of Facilities	GSF % of Total
<b>Under GSD Purview</b>	<b>6,957,853</b>	<b>1,048</b>	<b>18.8%</b>
Children, Youth and Families	32,075	6	0.1%
Commission for the Blind	56,143	3	0.2%
Corrections	2,101,395	314	5.7%
Department of Health	500,711	54	1.4%
Department of Public Safety	179,987	39	0.5%
Department of Workforce Solutions	5,537	1	0.0%
Employee Retirement Board	6,707	1	0.0%
Energy, Minerals, and Natural Resources	322,675	238	0.9%
General Services	3,570,580	371	9.7%
Human Services	62,954	5	0.2%
Office of Emergency Management	36,215	1	0.1%
Public Education	1,375	1	0.0%
Public Employee Retirement Association	30,000	1	0.1%
Public Regulations Commission	37,183	12	0.1%
Taxation and Revenue	14,316	1	0.0%
<b>Not Under GSD Purview</b>	<b>6,121,451</b>	<b>1,087</b>	<b>16.6%</b>
Department of Cultural Affairs	1,346,040	152	3.6%
Department of Military Affairs	1,319,060	105	3.6%
Department of Transportation	1,184,244	490	3.2%
ExpoNM	1,385,686	185	3.8%
Game and Fish	227,624	95	0.6%
Miners' Colfax Medical Center	182,426	8	0.5%
New Mexico Spaceport Authority	<i>(Currently under construction)</i>		
School for the Deaf	248,712	26	0.7%
School for the Visually Handicapped	178,558	20	0.5%
State Land Office	49,101	6	0.1%
<b>Legislative</b>	<b>499,390</b>	<b>6</b>	<b>1.4%</b>
Legislative Council	499,390	6	1.4%
<b>Judicial</b>	<b>632,396</b>	<b>4</b>	<b>1.7%</b>
Supreme Court	81,258	1	0.2%
Court of Appeals	30,000	1	0.1%
Metropolitan Court	521,138	2	1.4%
<b>Colleges/Universities</b>	<b>22,735,050</b>	<b>2,030</b>	<b>61.5%</b>
<b>Total</b>	<b>36,946,140</b>	<b>4,175</b>	<b>100.0%</b>

Sources: 2008 Risk Management Database, with updates from 2010 Risk Management, 2010 PCD Inventory, and others.

† Some change since 2008 can be attributed to the availability of more complete data

Exhibit 06. Ownership of Space in GSF by Department

## State-Owned Facilities by County

(not including State Universities / Colleges / Specialized Schools)

County	GSF	Number of Facilities	GSF % of Total	Rank
<b>Bernalillo</b>	<b>3,419,757</b>	<b>322</b>	<b>24.1%</b>	<b>2</b>
<b>Doña Ana</b>	<b>758,587</b>	<b>107</b>	<b>5.3%</b>	<b>4</b>
<b>Santa Fe</b>	<b>4,481,128</b>	<b>280</b>	<b>31.5%</b>	<b>1</b>
<b>San Miguel</b>	<b>720,200</b>	<b>107</b>	<b>5.1%</b>	<b>5</b>
Chaves	465,209	98	3.3%	7
Socorro	115,781	39	0.8%	16
Roosevelt	39,840	15	0.3%	26
<b>Valencia</b>	<b>920,933</b>	<b>198</b>	<b>6.5%</b>	<b>3</b>
Grant	359,920	89	2.5%	8
San Juan	131,599	60	0.9%	15
Rio Arriba	156,314	73	1.1%	14
Otero	319,122	49	2.2%	10
Lincoln	352,937	119	2.5%	9
Cibola	264,667	79	1.9%	11
Colfax	483,777	95	3.4%	6
McKinley	92,218	42	0.6%	20
Eddy	106,399	37	0.7%	19
Sandoval	184,004	46	1.3%	12
Sierra	176,442	50	1.2%	13
Taos	109,287	31	0.8%	18
Luna	111,442	28	0.8%	17
Union	85,211	15	0.6%	21
Los Alamos	3,473	5	0.0%	33
Curry	62,900	15	0.4%	22
Quay	59,284	22	0.4%	23
Guadalupe	54,370	16	0.4%	24
Lea	48,387	18	0.3%	25
Hidalgo	32,228	12	0.2%	27
Mora	18,130	12	0.1%	30
Catron	28,220	18	0.2%	28
Torrance	27,283	32	0.2%	29
De Baca	14,961	14	0.1%	31
Harding	7,080	2	0.0%	32
<b>Total</b>	<b>14,211,090</b>	<b>2,145</b>	<b>100.0%</b>	<b>561</b>

Sources: 2008 Risk Management Database, with updates from 2010 Risk Management, 2010 PCD Inventory and others.

Exhibit 07. State-Owned Facilities by County (not including State Universities / Colleges / Specialized Schools)

Note: Bold maroon text in Exhibit 07 indicates top five counties by GSF

**State-Owned Facilities by County**

(Including State Universities / Colleges / Specialized Schools)

County	GSF	Number of Facilities	GSF % of Total	% University	Rank
<b>Bernalillo</b>	<b>12,352,193</b>	<b>676</b>	<b>33.4%</b>	<b>72.3%</b>	<b>1</b>
<b>Doña Ana</b>	<b>6,190,142</b>	<b>870</b>	<b>16.8%</b>	<b>87.7%</b>	<b>2</b>
<b>Santa Fe</b>	<b>4,482,565</b>	<b>281</b>	<b>12.1%</b>	<b>0.0%</b>	<b>3</b>
<b>San Miguel</b>	<b>1,792,213</b>	<b>170</b>	<b>4.9%</b>	<b>59.8%</b>	<b>4</b>
<b>Chaves</b>	<b>1,710,567</b>	<b>191</b>	<b>4.6%</b>	<b>72.8%</b>	<b>5</b>
Socorro	1,495,846	325	4.0%	92.3%	6
Roosevelt	1,348,256	126	3.6%	97.0%	7
Valencia	1,125,225	227	3.0%	18.2%	8
Grant	1,082,064	149	2.9%	66.7%	9
San Juan	999,332	97	2.7%	86.8%	10
Rio Arriba	417,251	108	1.1%	62.5%	13
Otero	544,443	77	1.5%	41.4%	11
Lincoln	411,095	129	1.1%	14.1%	14
Cibola	388,062	87	1.1%	31.8%	15
Colfax	483,777	95	1.3%	0.0%	12
McKinley	359,724	61	1.0%	74.4%	16
Eddy	302,709	52	0.8%	64.9%	18
Sandoval	204,653	53	0.6%	10.1%	19
Sierra	176,442	50	0.5%	0.0%	20
Taos	354,229	97	1.0%	69.1%	17
Luna	111,442	28	0.3%	0.0%	21
Union	110,349	23	0.3%	22.8%	22
Los Alamos	104,266	13	0.3%	96.7%	23
Curry	79,921	24	0.2%	21.3%	24
Quay	74,688	34	0.2%	20.6%	25
Guadalupe	54,370	16	0.1%	0.0%	26
Lea	48,387	18	0.1%	0.0%	27
Hidalgo	32,228	12	0.1%	0.0%	28
Mora	32,157	20	0.1%	43.6%	29
Catron	28,220	18	0.1%	0.0%	30
Torrance	27,283	32	0.1%	0.0%	31
De Baca	14,961	14	0.0%	0.0%	32
Harding	7,080	2	0.0%	0.0%	33
<b>Total</b>	<b>36,946,140</b>	<b>4,175</b>	<b>100.0%</b>		<b>561</b>

Exhibit 08. State-Owned Facilities by County (including State Universities / Colleges / Specialized Schools)

*Note: Bold maroon text in Exhibit 08 indicates top five counties by GSF*

### Leased Space

The statewide inventory includes both PCD leases and non-PCD leases. As of 2010, these leases accounted for approximately \$55.5 million in annual lease costs. Administrative functions and field offices are the primary occupants of leased space. A few specialized uses occupy leased space, most notably the magistrate courts.

Exhibit 09 provides an overall statewide summary of current known leases. As work on the inventory progresses, further research may reveal additional lease data. Exhibit 10 illustrates lease data for the top five counties, and Exhibit 11 summarizes leases for all counties, ranked by lsf and annual cost. PCD lease data is current as of September 2010, while all other sources are current as of 2008.

Space Type	Lease Count	Lease Amount	Leasable Sq.Ft.(LSF)	% Total LSF	Rate (\$/LSF)
Office	425	\$54,131,500.58	3,053,193	93.7%	\$17.73
Special Use	42	\$1,047,040.75	186,838	5.7%	\$5.60
Storage	23	\$51,247.00	4,916	0.2%	\$10.42
Warehouse	2	\$276,462.79	13,205	0.4%	\$20.94
<b>Total</b>	<b>492</b>	<b>\$55,506,251.12</b>	<b>3,258,152</b>	<b>100.0%</b>	<b>\$17.04</b>

\*Includes non PCD leases (67 leases, 327,451 lsf; \$4,299,603 - 7.7% of the total cost)

**Note:** Does not include privately operated prisons (Lea County Correctional Facility (Hobbs), Guadalupe County Correctional Facility (Santa Rosa), New Mexico Women's Correctional Facility (Grants), Northeast New Mexico Detention Facility (Clayton). Does not include Fort Bayard Lease-Purchase. Does not include land leases.

#### Exhibit 09. Leases Statewide (Includes PCD and Non-PCD Leases)

	Count	\$ Amount	LSF	% Total SF	Rank \$	Rank LSF
Bernalillo	92	\$16,123,111	944,924	27.8%	1	1
Santa Fe	67	\$14,720,204	639,196	18.8%	2	2
Dona Ana	47	\$3,977,531	289,545	8.5%	3	3
Valencia	29	\$2,130,828	145,641	4.3%	4	6
Chaves	27	\$2,078,348	189,371	5.6%	5	5
	<b>262</b>	<b>\$39,030,022.08</b>	<b>2,208,677</b>	<b>65.1%</b>		

**Sources:** 2010 PCD Lease Data, 2008 AOC and SLO Data

**Note:** Grant County has more leased space (191,432 LSF) than Valencia or Chaves Counties due to the Fort Bayard Medical Hospital Lease-Purchase. However, lease cost data for that property is not available at this time, so it does not rank in the top five counties for lease cost.

#### Exhibit 10. Top Five Counties by Lease Cost

CBPC Statewide Inventory

	Number of Facilities	\$ Amount	LSF	% Total SF	Rank \$	Rank LSF
Bernalillo	92	\$16,123,111	944,924	29.0%	1	1
Santa Fe	67	\$14,720,204	639,196	19.6%	2	2
Dona Ana	47	\$3,977,531	289,545	8.9%	3	3
Chaves	27	\$2,078,348	189,371	5.8%	5	4
Valencia	29	\$2,130,828	145,641	4.5%	4	5
Eddy	18	\$1,446,624	84,689	2.6%	6	6
Lea	15	\$690,090	78,436	2.4%	16	7
San Juan	13	\$1,351,079	73,415	2.3%	8	8
Sandoval	9	\$1,190,258	71,083	2.2%	9	9
Curry	9	\$1,002,767	70,151	2.2%	12	10
San Miguel	13	\$1,175,622	68,756	2.1%	10	11
McKinley	12	\$1,414,405	64,532	2.0%	7	12
Taos	12	\$972,435	60,374	1.9%	13	13
Otero	10	\$1,078,495	58,263	1.8%	11	14
Grant	13	\$840,460	54,432	1.7%	14	15
Rio Arriba	7	\$764,096	45,239	1.4%	15	16
Cibola	7	\$597,976	41,587	1.3%	17	17
Colfax	13	\$566,878	36,477	1.1%	18	18
Luna	8	\$310,117	33,222	1.0%	24	19
Socorro	10	\$437,623	30,297	0.9%	20	20
Torrance	10	\$427,693	28,794	0.9%	21	21
Lincoln	7	\$439,294	27,382	0.8%	19	22
Sierra	6	\$369,690	25,710	0.8%	22	23
Roosevelt	6	\$337,319	24,694	0.8%	23	24
Quay	6	\$287,738	20,426	0.6%	25	25
Guadalupe	4	\$193,232	14,150	0.4%	26	26
Union	5	\$166,241	10,856	0.3%	28	27
Hidalgo	4	\$123,097	8,528	0.3%	29	28
Los Alamos	3	\$187,260	7,276	0.2%	27	29
Mora	3	\$36,195	4,632	0.1%	30	30
Catron	4	\$32,544	2,750	0.1%	31	31
Harding	2	\$20,026	1,824	0.1%	32	32
De Baca	1	\$16,976	1,500	0.0%	33	33
	<b>492</b>	<b>\$55,506,251.12</b>	<b>3,258,152</b>	<b>100.0%</b>		

Sources: 2010 PCD Lease Data, 2008 AOC and SLO Data

Exhibit 11. Leased Space in LSF by County

**Lease-Purchased Space**

Lease-purchased space in the statewide inventory currently includes only one facility, the new Ft. Bayard hospital. The Department of Health lease-purchases this 137,000 gsf facility from Grant County. Current annual lease payments for this facility are approximately \$4,050,000 per year.

**Space Provided by Counties**

County-provided space for state agencies accounts for about 1.7m gsf, and includes facilities for the district courts, district attorneys and public health offices (PHOs). The statewide inventory documents county-provided space data gathered in 2008 with some recent updates. Exhibit 12 provides a breakdown of county-provided space for district courts, district attorneys and PHOs.

Agency	Number of Facilities	GSF	% Total GSF
District Courts	36	1,009,903	60.9%
District Attorneys	38	294,704	17.8%
DOH Public Health Offices	63	352,337	21.3%
<b>Total</b>	<b>137</b>	<b>1,656,944</b>	<b>100.0%</b>

Source: 2008 ARC inquiry of counties, with partial 2010 updates to reflect known new facilities in Las Vegas, Los Alamos, Mora, and Taos

Exhibit 12. County-Provided Space

## 4. Planning Barriers

CBPC staff and the commission's master planners have identified several barriers to developing and maintaining a current statewide inventory, including:

- ***No unified source of data exists for all state facilities;***
  - The state currently has no unified coding system.
    - There are no common building identification numbers. Agencies use different numbering systems, and sometimes different names for the same building.
      - There are no common site identification numbers.
      - Agencies have different definitions of what constitutes a building.
      - Agencies track information on building occupants differently, and for different purposes. PCD needs information about a building's occupants, whereas Risk Management is more concerned about which agency is responsible for paying insurance on the facility — for example, GSD is responsible for all PCD-owned buildings.
  - Data discrepancies may exist.
    - Building names differ between sources.
    - Source information differs on the size of some buildings.
- ***It is difficult to determine staffing by location.***
  - No source of data exists to identify FTEs at each site.
- ***Long-range capital planning by agencies is limited.***

- ***There is no unified source for data on county-provided facilities.***
  - No agency is responsible for tracking county-provided space.
  - The state has not established space standards for county-provided facilities. A lack of standards can result in space inequities and in space issues that may impact services.
  - Counties may have limited resources for providing facilities. This constraint sometimes results in state agencies leasing space.
  
- ***The state does not track space data for privatized facilities such as prisons and long-term care facilities***
  
- ***There is no unified source for data on state-owned properties (land)***
  - No comprehensive database exists that documents state-owned property (land).
    - The State Land Office maintains a comprehensive database of its holdings, but does not track land held by other executive agencies or by agencies in the legislative and judicial branches.
    - GSD/PCD maintains records (such as deeds and plats) of properties under its jurisdiction, and has over the past several years migrated its land holdings records into its FacilityMAX database. However, these records have significant gaps.
  - The state does not have a comprehensive system to track water rights on state lands, although the State Land Office and the Office of the State Engineer do maintain some records of water rights on state lands.
  
- ***The state has no comprehensive policies for acquisition and disposal of state-owned properties***
  - CBPC has directed staff to develop these policies for consideration, including policies to cover acquisition via gifting or MOUs.
  - 15-10-1B NMSA 1978 lays the groundwork for granting CBPC authority to develop acquisition and disposal strategies (see Exhibit 13).



### 15-10-1B NMSA 1978

- (2) review proposed lease-purchase agreements pursuant to Section 15-10-2 NMSA 1978;
- (3) work with the general services department and other state agencies in developing recommendations for addressing deferred maintenance on state facilities and disposal strategies for aging facilities no longer able to serve their mission; and
- (4) utilizing life cycle costing, work with the general services department in developing recommendations regarding whether the state should lease, lease-purchase or purchase needed additional facilities.

Exhibit 13. 15-10-1B NMSA 1978 (Authority for developing acquisition and disposal strategies)

## 5. Recommendations

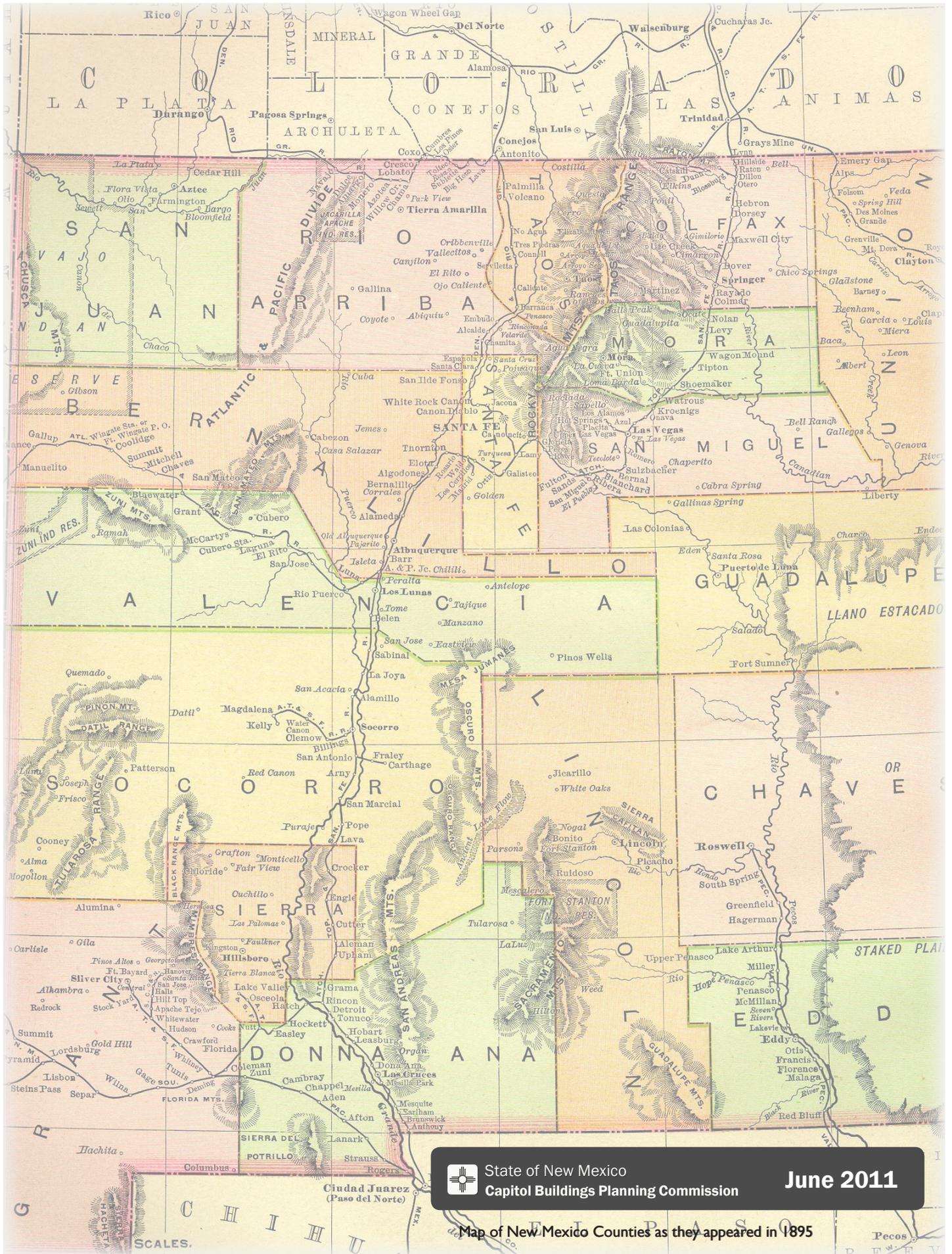
The commission adopted the following recommendations presented by the master planners. Implementation of these recommendations is ongoing.

- ***Create a consistent and comprehensive database of state assets (facilities and non-SLO lands) and leased properties.***
  - Assign a single agency / entity to compile, consolidate, and update data.
    - Report annually to the CBPC.
    - Make data available on line to CBPC members and staff for analysis and review.
  - Make recommendations for resolving discrepancies from various data sources.
  - Recommend that PCD's FacilityMax expand to include consistent data for all state assets and leased properties including, at a minimum:
    - Location (using a common asset identifier for owned buildings and sites);
    - Agency Ownership;
    - Size (GSF, NSF, acres of land);
    - Condition (owned);
    - Occupants (owned and leased, number of personnel by location);
    - Replacement value (owned and leased); and
    - Water rights for owned property.

- ***Require state agencies to develop long-range capital master plans.***
  - Establish guidance for plan development.
- ***Establish policies for acquiring and disposing of state assets that include an analysis of costs and benefits, considering:***
  - Compliance with the Capitol Buildings Master Plan;
  - Potential long-term uses and mission requirements; and
  - Total costs of ownership and operation.
- ***Develop space standards for facilities provided by counties to state entities such as:***
  - District Courts;
  - District Attorneys; and
  - Public Health Offices

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State of New Mexico  
Capitol Buildings Planning Commission

June 2011

Map of New Mexico Counties as they appeared in 1895