



NEW MEXICO LEGISLATURE

CAPITOL BUILDINGS PLANNING COMMISSION

2015 INTERIM FINAL REPORT

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MEMBERSHIP

Membership

The Capitol Buildings Planning Commission (CBPC) is an intergovernmental agency created in 1997 to conduct long-range facilities master planning for all state agencies in Santa Fe. Over the years, its master planning jurisdiction has been expanded to include the major metropolitan areas of New Mexico and an inventory of all state facilities for the development of a statewide master plan (Section 15-10-1 NMSA 1978). Since its inception, the commission has developed metropolitan area master plans and endorsed legislation to study and finance the construction of state government facilities in New Mexico. The CBPC developed guidance materials for the review process of lease-purchase financing agreements for the construction of state facilities. Recently, the CBPC has encouraged the completion of the state inventory of state buildings and land as well as leased buildings.

Additionally, the CBPC works with the General Services Department (GSD) and other state agencies in developing recommendations for addressing deferred maintenance on state facilities and disposal strategies for aging facilities that are no longer able to serve their mission. Using life-cycle costing, the CBPC works with the GSD in developing recommendations regarding whether the state should lease, lease-purchase or purchase needed additional facilities.

The commission is composed of 11 members:

- four members of the legislature, two from each house appointed by the New Mexico Legislative Council;
- the secretary of general services;
- the state treasurer;
- the secretary of transportation;
- the secretary of cultural affairs;
- the secretary of finance and administration;
- the chair of the Supreme Court Building Commission; and
- the commissioner of public lands.

Each of the nonlegislative members may name a designee to serve in the member's place. Representative Don Tripp, speaker of the house of representatives, and Edwynn L. Burckle, secretary of general services, co-chaired the commission during the 2015 interim.

The CBPC does not have a budget; however, the Legislative Council Service (LCS) provides staff for the commission in coordination with the Facilities Management Division staff. Contract master planners, coordinated by the staff and directed by the commission, provide primary master planning services. The commission meets primarily during the interim months, convening after the close of the legislative session.

INTERIM SUMMARY

Capitol Buildings Planning Commission 2015-2016 Interim Summary

The Capitol Buildings Planning Commission met four times during the 2015-2016 legislative interim: July 7, September 15 and November 9, 2015; and January 13, 2016. All meetings were held at the State Capitol. The commission continued its work on a number of statewide issues, including master planning, disposition of state property, space standards, state agency capital improvement needs and the inventory of state properties.

Facility Condition Assessments

The commission heard an update on progress by the Facilities Management Division (FMD) of the General Services Department (GSD) in conducting facility condition assessments (FCAs) of state facilities under the jurisdiction of the FMD. The FMD is using a 2013 appropriation of \$1.4 million from the Public Buildings Repair Fund to complete the FCAs. Much of the FCA information has been entered into the statewide inventory, and the project remains ongoing.

Space Standards

Architectural Research Consultants, Inc., (ARC) presented its recommendations, based on those developed by the State of Washington, for implementing space standards for state agencies. ARC reported meeting with representatives of the GSD and several other state agencies as well as the Legislative Finance Committee to discuss statewide implementation of the space standards. Based on those discussions, the consensus of the commission members was not to pursue statewide implementation at this time. Instead, the GSD will proceed to implement the space standards recommendations developed by ARC in buildings under GSD jurisdiction, essentially piloting a space standards project for the state.

Disposition of State Property

The commission heard testimony from representatives of local governments regarding a number of leases and subleases of state-owned land to the Village of Los Lunas and Valencia County. The FMD recommended a transfer of the lands under long-term leases to Los Lunas and Valencia County. Commission members concurred that transfer of the lands is in the best interest of the state and endorsed writing a letter of support from the commission for the joint resolutions required by state law to enact the land transfer.

Statewide Inventory

Development of the statewide inventory was ongoing during the interim, and the inventory has now been linked to the SHARE system, providing additional information regarding facility occupancy for state-owned and state-leased facilities. Each state-owned site now has a unique site code, and a new "space type code" was added in 2015 to assist in data analysis and future master planning. Commission members viewed a demonstration of the capabilities of the

inventory system, including an interactive mapping function and linkages to state agency, FCA and building occupancy information. The commission determined that the statewide inventory should be relocated to a host within state government, and it developed an interim plan for the relocation. Maintenance of the inventory, and inclusion of FCA information from state agencies other than the GSD, will be a focus of the master planning activities that the commission will begin in 2016.

State Agency Capital Improvement Needs

The commission received an update from the Veterans' Services Department regarding grants and matching funds for federal Department of Veterans Affairs cemeteries in the state and the progress that has been made in establishing and developing the cemeteries.

The secretary of children, youth and families presented information regarding a proposed child wellness center to be located in the Albuquerque area. The secretary informed the commission of the needs that the Children, Youth and Families Department (CYFD) has for office and program space. The FMD reported that it developed a request for proposals (RFP) to lease space for the CYFD as the CYFD's current lease agreements near expiration.

Master Planning

The commission approved a plan to release a new RFP for a master plan and statewide inventory consultant to replace the current master planning contract with ARC that will expire on January 26, 2016.

AGENDAS AND MINUTES

Revised: July 2, 2015

**TENTATIVE AGENDA
for the
FIRST MEETING
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**July 7, 2015
Room 311, State Capitol
Santa Fe**

Tuesday, July 7

- 1:00 p.m. **Call to Order; Approval of Agenda
Commission Business
Adoption of October 22, 2014 Minutes
Adoption of Open Meetings Resolution**
- 1:15 p.m. (1) **[Review of the Mission and Purpose of the Capitol Buildings Planning Commission](#)**
—Raúl E. Burciaga, Director, Legislative Council Service (LCS)
—Caela Baker, Staff Attorney, LCS
- 1:45 p.m. (2) **[Update on New Mexico's Space Standards](#)**
—John Petronis, Principal, Architectural Research Consultants, Inc. (ARC)
—Andy Aguilar, Facility Planner, ARC
- 2:15 p.m. (3) **[Facility Condition Assessments](#)**
—Pamela Nicosin, Deputy Director, Facilities Management Division
(FMD), General Services Department (GSD)
- 2:30 p.m. (4) **[Master Planning Guidelines](#)**
—Pamela Nicosin, Deputy Director, FMD, GSD
- 2:45 p.m. (5) **[Public Comment](#)**
- 3:00 p.m. **Adjourn**

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

**July 7, 2015
Room 311, State Capitol
Santa Fe**

The first meeting of the Capitol Buildings Planning Commission (CBPC) was called to order by Edwynn L. Burckle, secretary of general services, on July 7, 2015 in Room 311 of the State Capitol.

Present

Edwynn L. Burckle, Secretary of General Services, Co-Chair
Rep. Don L. Tripp, Speaker of the House of Representatives, Co-Chair
Tom Church, Secretary of Transportation
Tom Clifford, Secretary of Finance and Administration
Aubrey Dunn, Commissioner of Public Lands
Tim Eichenberg, State Treasurer
Anne Green-Romig, Designee for Veronica N. Gonzales, Secretary of Cultural Affairs
Arthur W. Pepin, Designee for Barbara J. Vigil, Chief Justice, New Mexico Supreme Court

Absent

Rep. Brian Egolf
Sen. Stuart Ingle
Sen. Mary Kay Papen, Senate President Pro Tempore

Guest Legislator

Sen. Michael S. Sanchez

Staff

Caela Baker, Staff Attorney, Legislative Council Service (LCS)
Raúl E. Burciaga, Director, LCS
Alex Tapia, Contractor, LCS
Robert Becker, Staff Architect, Facilities Management Division (FMD), General Services
Department (GSD)
Pam Nicosin, Deputy Director, FMD, GSD
Andy Aguilar, Facility Planner, Architectural Research Consultants, Inc. (ARC)
John Petronis, Principal, ARC

Guests

The guest list is in the meeting folder.

Handouts

Handouts from the meeting are posted at www.nmlegis.gov.

Tuesday, July 7

Ms. Baker called the roll for the commission confirming a quorum.

Approval of the Agenda

Upon a motion duly made and seconded, the commission voted to approve the agenda of the first meeting of the CBPC.

Approval of Minutes from October 22, 2014

Upon a motion duly made and seconded, the commission voted to adopt the minutes from the October 22, 2014 meeting.

Adoption of Open Meetings Resolution

Upon a motion duly made and seconded, the commission voted to adopt the Open Meetings Resolution.

Review of the Mission and Purpose of the CBPC

Mr. Burciaga discussed the scope and mission of the CBPC, noting that extensive master planning in the Santa Fe, Albuquerque and Las Cruces areas has been done by the commission in the past. Mr. Burciaga added that the binders for the CBPC have been updated for the current year and that all of the information for the commission can also be found on the LCS web site. Guests present at the meeting introduced themselves to the commission.

Ms. Baker provided historical information and an overview of the statutory duties of the commission. In response to commission members' questions, the following points were discussed:

- ▶ the inventory of capitol buildings around the state and use of space. Although the inventory is very comprehensive, unused space is still being identified with the help of the Department of Finance Administration (DFA) and the Department of Information Technology;
- ▶ insurance valuations on properties maintained by the FMD;
- ▶ the statutory makeup and requirements of the CBPC. The commission is made up of four members of the legislature along with various cabinet secretaries. Traditionally, the commission has been chaired by the speaker of the house and Secretary Burckle;
- ▶ the need to have another presentation on the inventory of capitol buildings for the benefit of new CBPC members;

- ▶ recent legislation relating to the sale of state properties; and
- ▶ the need for a funding source for the deferred maintenance problem occurring around the state. The commission discussed properties that have not been properly maintained over the years due to a lack of available funds.

Update on New Mexico's Space Standards

Mr. Petronis and Mr. Aguilar provided an update on the State of New Mexico Space Standards. Mr. Petronis explained that the current standards were adopted by the CBPC in 2000, and the standards have not been updated since adoption. Mr. Petronis said the space standards:

- ▶ do not establish a space budget;
- ▶ do not necessarily align with current state personnel classifications; and
- ▶ are prescriptive, not flexible.

Additionally, he said, the current request forms are not user-friendly.

Mr. Petronis told the commission that a review committee was formed consisting of representatives from the FMD; the Children, Youth and Families Department; the Department of Health; the Department of Environment; the Department of Public Safety; the Corrections Department; the Regulation and Licensing Department; and the Human Services Department. The review committee met four times to review existing space standards and developed the following recommendations.

- ▶ *Clarify and strengthen the applicability of the space standards.* Currently, the GSD has the statutory responsibility of identifying space standards, but it is not clear whether those standards would be applicable to agencies outside of the jurisdiction of the GSD.
- ▶ *Adopt a consistent method for identifying, measuring and assigning space both for owned and leased space.* The review committee recommends using the definitions of the usable square feet, rentable square feet (RSF) and gross square feet that have been adopted by the Building Owners and Managers Association.
- ▶ *Provide a simpler, more flexible way to request and plan for leased or owned space.* ARC is developing a worksheet that would help with this item.
- ▶ *Establish a maximum square-foot allocation for primary office space.* The recommendation of the review committee is that the standard be 215 RSF for primary office space.

Members of the CBPC asked questions and discussed:

- ▶ how the space standards would be applied;
- ▶ the average vacancy rate in state agencies;
- ▶ whether the space standards would be applied to older buildings; and
- ▶ what effect the space standards might have on morale and productivity.

Members of the CBPC discussed whether the commission could take action to adopt a new space standard. One member of the commission noted that any formal action would need to be noticed on the agenda, in accordance with the Open Meetings Act. Another member of the commission indicated that adoption of the space standards should be addressed at the commission's next meeting. Members of the commission discussed the possibility of reconvening the review committee and inviting representatives from the DFA and the Legislative Finance Committee to participate.

Facility Condition Assessments

Ms. Nicosin provided an update on efforts to conduct facility condition assessments and an asset inventory. She described the scope and process of the project. Ms. Nicosin explained that Laws 2013 appropriated \$1.4 million from the Public Buildings Repair Fund for facility condition assessments of all state facilities under the jurisdiction of the FMD. Completion of the project is scheduled for October 2015, at which time the FMD will provide an update to the CBPC.

Ms. Nicosin explained that the facility condition assessments will provide an accurate representation of current facility needs, as well as support the capital planning process. Ms. Nicosin directed the commission's attention to a sample report excerpt for the Bataan Building, which demonstrates what the current facility needs are versus what the needs will be in the future.

One member of the commission requested that further information be presented at a future meeting concerning the criteria being used to conduct the facility condition assessments.

Master Planning Guidelines

Ms. Nicosin explained that Executive Order 2012-023 requires state agencies to submit five-year facilities master plans and specifies that each agency's master plan shall include:

- ▶ preventive and deferred maintenance plans;
- ▶ space and energy efficiency standards;
- ▶ program justification for new construction; and
- ▶ a criteria-based, weighted ranking system to determine priority.

Ms. Nicosin indicated that although Laws 2015 approved \$1.2 million from the Public Buildings Repair Fund, there is not currently \$1.2 million in the fund. Ms. Nicosin explained that phase one of the master planning process is fully funded and will involve developing agency master planning processes, procedures and guidance materials and conducting training sessions. The second phase of the master planning process is currently unfunded, but it would involve developing an agency master plan, testing the process and using the plan as an example in order to refine guidance materials as needed. In phase three, agencies would develop their own master plans based on guidelines. FMD and DFA consultants would provide assistance to any agencies

that do not already have the resources. Agency master plans would then be reviewed for compliance and would be used in the evaluation process for capital outlay requests. Phase four would entail developing processes and procedures for taking agency master plans and developing a statewide master plan for FMD-owned facilities.

Members of the commission asked questions and discussed the cost and funding for the master planning.

Meeting Schedule for 2015

The commission discussed upcoming meeting dates and agreed on a schedule, which is posted at www.nmlegis.gov.

Adjournment

There being no further business before the commission, the first meeting of the CBPC for the 2015 interim adjourned at 3:00 p.m.

Revised: September 14, 2015

**TENTATIVE AGENDA
for the
SECOND MEETING
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**September 15, 2015
Room 311, State Capitol
Santa Fe**

Tuesday, September 15

- 1:30 p.m. **Call to Order**
 Commission Business
 Approval of Agenda
 Approval of Minutes from July 7, 2015 Meeting
- 1:45 p.m. (1) **Update of New Mexico Space Standards**
 —John Petronis, Principal, Architectural Research Consultants, Inc. (ARC)
 —Andy Aguilar, ARC
- 2:45 p.m. (2) **Action Item: Authority to Initiate Request for Proposals for Master Planning Contract**
 —Raúl E. Burciaga, Director, Legislative Council Service
- 3:15 p.m. (3) **Veterans' Services Department (VSD) Cemeteries**
 —Pamela Nicosin, Facilities Management Division (FMD), General Services Department (GSD)
 —Tom Wagner, VSD
- 3:45 p.m. (4) **Potential Los Lunas Land Transfer**
 —Pamela Nicosin, FMD, GSD
 —Laurence P. Guggino, Jr., Attorney, Village of Los Lunas
- 4:15 p.m. (5) **Review and Update Concerning Inventory of State Buildings**
 —John Petronis, Principal, ARC
 —Andy Aguilar, ARC
- 4:45 p.m. **Adjourn**

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

**September 15, 2015
Room 311, State Capitol
Santa Fe**

The second meeting of the 2015 interim of the Capitol Buildings Planning Commission (CBPC) was called to order by Edwynn L. Burckle, secretary of general services, co-chair, on September 15, 2015 at 1:41 p.m. in Room 311 of the State Capitol.

Present

Edwynn L. Burckle, Secretary of General Services, Co-Chair
Rep. Don L. Tripp, Speaker of the House of Representatives, Co-Chair
Tom Clifford, Secretary of Finance and Administration
Rep. Brian Egolf
Tim Eichenberg, State Treasurer
Veronica N. Gonzales, Secretary of Cultural Affairs
Loren Hatch, Designee for Tom Church, Secretary of Transportation
Sen. Stuart Ingle
Craig Johnson, Designee for Aubrey Dunn, Commissioner of Public Lands
Sen. Mary Kay Papen, Senate President Pro Tempore

Absent

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

Staff

Raúl E. Burciaga, Director, Legislative Council Service (LCS)
Michelle Jaschke, Researcher, LCS
Alexandria Tapia, Contractor, LCS
Pam Nicosin, Deputy Director, Facilities Management Division (FMD), General Services
Department (GSD)
Andy Aguilar, Facility Planner, Architectural Research Consultants, Inc. (ARC)
John Petronis, Principal, ARC

Guests

The guest list is in the meeting folder.

Handouts

Handouts from the meeting are posted at www.nmlegis.gov.

Tuesday, September 15

Ms. Jaschke called the roll for the commission confirming a quorum.

Approval of the Agenda

On a motion duly made and seconded, the commission voted to approve the agenda for the second meeting of the CBPC.

Approval of Minutes from July 7, 2015

On a motion duly made and seconded, the commission voted to approve the minutes from the July 7, 2015 meeting.

Update of New Mexico Space Standards

Mr. Petronis and Mr. Aguilar provided an update on the development of office space standards for the state. Mr. Petronis presented recommendations for space standards modeled after those adopted by the State of Washington. Mr. Petronis explained that there are two types of standards that may be employed depending on the function of a particular office: (1) the standard space allocation method; and (2) a functional programming allocation method. ARC's recent study makes the following recommendations.

- *Establish maximum square foot allocations for primary office space.* The standard does not entitle employees to specific workstation sizes; rather, it is a method for determining the overall requirements of a group or agency and for determining how that space is allocated. The suggested allocation for primary office space is 215 rentable square feet (RSF), with 185 of that being usable square feet (USF).
- *Provide guidance on the number and type of occupants to accommodate present and future requirements.* This number would be based on the present (or following-year) budgeted full-time-equivalent positions. Growth would be accommodated within the average 15 percent vacancy rate of budgeted personnel in existing leased and owned space. Agencies, such as the New Mexico State Police, would determine space requirements based on how many employees use the space at one time or during a single shift.
- *Continue to encourage "open office" space layout concepts.* The proposed space standards encourage an open office concept for office layouts because of the concept's inherent flexibility, space efficiency and cost-effectiveness and the opportunities such a layout provides to optimize heating, ventilating and air conditioning systems.
- *Encourage private office space only when functionally required.* Private office space needs should be based upon the functional requirements of the occupant.
- *Adopt a consistent method to identify, measure and assign space for both owned and leased space.* The USF, RSF and gross square feet definitions established by the Building Owners and Managers Association are recommended.
- *Provide user-friendly planning forms.* Provide worksheets for the two types of space standards.

- *Provide space allocation guidance.*

On September 1, 2015, ARC representatives met with representatives from the GSD, Department of Transportation, Department of Finance and Administration and Legislative Finance Committee to discuss moving the space standards initiative forward. As a result of the discussions, the consensus was not to pursue statewide implementation of space standards at this point. In response to commission members' questions, Mr. Petronis clarified the following points.

- The GSD can implement these space standards under its current authority – there is no need to establish a new rule at this time.
- Standards can be applied to buildings under GSD jurisdiction.
- Standards will apply to new construction, new leases and major renovations.
- Standards will not apply retroactively to agencies already occupying state space.

Members of the CBPC asked questions and discussed:

- studies relating to employee productivity in open-space environments;
- current USF in state buildings;
- the possible impact on smaller cities around the state; and
- the challenges of applying space standards to historic buildings.

Secretary Burckle stated that the GSD would proceed to implement the recommended space standards in buildings under GSD jurisdiction, essentially piloting a space standards project. It was suggested that the GSD report back to the commission on the results of space standards implementation.

Action Item: Authority to Initiate Request for Proposals (RFP) for Master Planning Contract

Mr. Burciaga updated the commission on the current status of the master planning contract with ARC and informed the commission that the current contract will lapse in January 2016. He requested authorization to initiate a new RFP process for a master planning consultant as soon as possible, noting that funding for a new contract will need to be included in the budget during the upcoming legislative session.

On a motion duly made and seconded, the commission unanimously agreed to establish a subcommittee to review the new RFP and scope of work and to make recommendations to the full commission. Subcommittee membership was established to include: two representatives from the executive branch; two representatives from the legislative branch; and representation from the judicial branch.

Veterans' Services Department (VSD) Cemeteries

Ms. Nicosin presented an overview of the status of future veterans cemeteries in New Mexico. Ms. Nicosin informed the commission that the VSD received a \$6 million grant from the U.S. Department of Veterans Affairs (VA) and is currently in compliance with all of the requirements to receive that grant. Tom Wagner, VSD, described four proposed cemetery locations.

- Fort Stanton — The property is owned by the FMD, and bids have been received for the construction phase with a contractor to be selected shortly. The FMD is waiting for funding authorization from the VA to proceed with an official groundbreaking tentatively scheduled for Veterans Day 2015.
- Gallup — This property is being donated to the state under the care of the FMD. The documentation for acquisition of the property is 90 percent complete and is currently in legal review for exceptions to the title binder. This acquisition requires State Board of Finance approval, anticipated in October.
- Angel Fire — This property is being donated to the state under the care of the FMD. The documentation for acquisition of this land is at five percent completion, with the environmental assessment fully completed. This project is currently behind schedule due to an incomplete survey.
- Carlsbad — This property is in the process of being donated to the state under the care of the FMD. The documentation for acquisition of this land is 20 percent complete, pending an appraisal and survey.

Ms. Nicosin noted that the VSD will be responsible for the administration, operation and maintenance of all state veterans cemeteries. Federal grant money is subject to recall if the state fails to meet inspections requirements during the first five years of operation. The addition of these four cemeteries will supplement the Santa Fe National Cemetery and provide a final resting place for New Mexico veterans closer to their homes. In response to inquiries from commission members, the following points were addressed:

- standards for maintaining status and funding as a veterans cemetery;
- expected number of veteran deaths over the next few years and the need to accommodate future burials;
- burial eligibility for spouses and dependent children; and
- burial options in the proposed cemeteries.

Potential Los Lunas Land Transfer

Ms. Nicosin addressed the commission regarding state land under lease in Los Lunas. There are currently seven leases consisting of approximately 131 acres that are being leased by the state to local governments on a long-term basis in the area. These leases include courthouses, parks and police buildings. Ms. Nicosin outlined the steps necessary to complete a land transfer from the state. The process requires a joint resolution of the legislature.

Laurence P. Guggino, Jr., attorney, Village of Los Lunas, provided the commission with a summary of the current leases and subleases in Los Lunas. According to Mr. Guggino, several of these properties are under long-term leases that will not return to the state inventory for decades. Mr. Guggino clarified that the Village of Los Lunas is seeking a straight land transfer.

Following the presentation, members of the commission asked questions regarding:

- the benefits of a transfer for both parties;
- possible inclusion of a clause regarding revenue-sharing with the state in the event the property is used for generating revenue in the future;
- maintaining relationships with local governments by transferring control of land and relieving the state of liability; and
- the potential for other localities to request land transfers.

Commission members concurred that this subject should be returned to the CBPC as an action item at the next meeting. The CBPC will then vote on endorsement of a letter of support for a joint resolution requesting the land transfer.

Review and Update Concerning Inventory of State Buildings

After discussion, the commission decided to defer this agenda item until the next meeting of the CBPC.

Adjournment

There being no further business before the commission, the second meeting of the CBPC adjourned at 3:18 p.m.

Revised: November 6, 2015

**TENTATIVE AGENDA
for the
THIRD MEETING
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**November 9, 2015
Room 311, State Capitol
Santa Fe**

Monday, November 9

- 1:00 p.m. **Call to Order**
Commission Business
Approval of Agenda
Approval of Minutes from September 15, 2015 Meeting
- 1:15 p.m. (1) **Action Item: Potential Los Lunas Land Transfer**
—George Morgan, Division Director, Facilities Management Division
 (FMD), General Services Department (GSD)
- 1:45 p.m. (2) **Potential Acquisition of an Albuquerque Office Campus**
—Monique Jacobson, Secretary, Children, Youth and Families Department
—George Morgan, Division Director, FMD, GSD
- 2:30 p.m. (3) **Review and Update Concerning Inventory of State Buildings**
—John Petronis, Principal, Architectural Research Consultants, Inc. (ARC)
—Andy Aguilar, ARC
- 3:00 p.m. (4) **Request for Proposals for Master Planning Contract Subcommittee**
Recommendations
—Raúl E. Burciaga, Director, Legislative Council Service (LCS)
- 3:30 p.m. (5) **Action Item: Authority to Issue Request for Proposals for Master**
Planning Contract
—Raúl E. Burciaga, Director, LCS
- 4:00 p.m. **Adjourn**

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

**November 9, 2015
Room 311, State Capitol
Santa Fe**

The third meeting of the Capitol Buildings Planning Commission (CBPC) was called to order by Edwynn L. Burckle, secretary of general services, co-chair, on November 9, 2015 at 1:07 p.m. in Room 311 of the State Capitol.

Present

Edwynn L. Burckle, Secretary of General Services, Co-Chair
Rep. Don L. Tripp, Speaker of the House of Representatives, Co-Chair
Tom Clifford, Secretary of Finance and Administration
Michael DeLello, Designee for Veronica N. Gonzales, Secretary of Cultural Affairs
Tim Eichenberg, State Treasurer
Loren Hatch, Designee for Tom Church, Secretary of Transportation
Sen. Stuart Ingle
Sen. Michael Padilla, Designee for Sen. Mary Kay Papen, Senate President Pro Tempore
Arthur W. Pepin, Designee for Barbara J. Vigil, Chief Justice, New Mexico Supreme Court
Clyde Ward, Designee for Aubrey Dunn, Commissioner of Public Lands

Absent

Rep. Brian Egolf

Staff

Raúl E. Burciaga, Director, Legislative Council Service (LCS)
Michelle Jaschke, Researcher, LCS
Alexandria Tapia, Contractor, LCS
George Morgan, Director, Facilities Management Division (FMD), General Services
Department (GSD)
Andy Aguilar, Facility Planner, Architectural Research Consultants, Inc. (ARC)
John Petronis, Principal, ARC

Guests

The guest list is in the meeting folder.

Handouts

Handouts from the meeting are posted at www.nmlegis.gov.

Monday, November 9

Ms. Jaschke called the roll for the commission confirming a quorum.

Approval of the Agenda

Upon a motion duly made and seconded, the commission voted to approve the agenda of the third meeting of the CBPC.

Approval of Minutes from September 2015 Meeting

Upon a motion duly made and seconded, the commission voted to approve the minutes from the September 15, 2015 meeting.

Action Item: Potential Los Lunas Land Transfer

Mr. Morgan provided the commission with an update on the potential Los Lunas land transfer. Details of the proposed transfer were provided to the commission during the September 15, 2015 meeting. The state currently leases approximately 141 acres to local governments in the Los Lunas area on a long-term basis through seven lease agreements. The FMD is seeking the commission's approval to proceed with the land transfer. The transfer will require a joint resolution during the upcoming legislative session. The request was presented to the commission in the form of the following two motions.

Motion 1

The CBPC recommends the transfer of approximately 131 acres identified as Tracts 108, 26A2, 26A3, 26A5, 44 and 45A in Valencia County to the Village of Los Lunas from the FMD by donation.

Members of the commission made several inquiries clarifying the purpose and process of the transfer. Prior to legislative approval, an environmental study and surveys on the tracts will need to be conducted. Following the discussion, Secretary Clifford moved to endorse the transfer, and the motion was seconded by Speaker Tripp. The motion was approved without objection.

Motion 2

The CBPC recommends the transfer of approximately 10 acres identified as Tract 2B1A1 in Valencia County to Valencia County from the FMD by donation.

Following discussion on the motion, Secretary Clifford moved to endorse the transfer, and the motion was seconded by Mr. Pepin. The motion was approved unanimously. It was noted that even with the endorsement by the CBPC, the transfers will still have to be approved through the legislative process in the upcoming session. Secretary Clifford added that with future land transfer requests, it would be helpful for the commission to receive a letter of support from the requesting entity.

Review and Update Concerning Inventory of State Buildings

Mr. Aguilar provided the members of the commission with some background and a review of his previous presentation regarding the inventory of facilities and properties database. Complete information regarding the state's assets is a keystone to successful facilities management. Mr. Aguilar conducted a live demonstration of the 2016 inventory, showing the various information and functions available to users. The search tool allows users to filter items like "non-office" facilities or to sort by county, city or name. The database provides the ability to show master planners what office space is currently being used. One challenge for the compilers has been acquiring an accurate count of people housed in each facility. Mr. Aguilar demonstrated the new function that integrates the inventory with the Statewide Human Resource, Accounting and Reporting Enterprise (SHARE) system to retrieve those numbers, adding a new level of information to the inventory.

Mr. Aguilar described the next steps for the database and the ongoing efforts to fill in gaps and refine the existing data. He reported that facility condition information for agencies outside the GSD is inconsistent. Providing more accurate facility condition information will help to integrate condition and valuation data when available. Some land-ownership data and information on contractors and volunteers housed at state facilities also represent gaps in the inventory at present.

Every state-owned site now has a unique site code with many reserved for future additions, according to Mr. Aguilar. In the latest iteration of the inventory, a new "space type code" has been applied to all buildings owned or used by the state to aid in data analysis and future master planning. The space type code refers to the use category and the primary space use of the building. While there may be multiple uses in a building, this code identifies the primary use (more than 60% of space). Mr. Aguilar added that state schools and universities are not included in the inventory — each such entity has its own facilities management system, and it is not necessary to duplicate that effort in the statewide inventory.

Following the presentation, members of the commission explored the possibilities of the inventory site, noting that the interactive maps will be valuable links to facilities information for individual state agencies and the public. Mr. Aguilar pointed out that there is still a lot of other information that could be developed to populate the database. Information about the actual leases is available but is not accessible through the public site. In response to a question, it was noted that one can search the database for vacant buildings, but a lot of older buildings that are no longer structurally viable will come up in the results (old forts, penitentiaries, etc.).

Potential Acquisition of an Albuquerque Office Campus

Mr. Morgan explained that the lease of the facility that currently houses the Children, Youth and Families Department (CYFD) expires in 2016. The FMD has been looking at several possibilities and has identified the SunPort Corporate Center in Albuquerque as a viable option.

Monique Jacobson, secretary, CYFD, described the facility needs of the CYFD by

walking the commission through the process of how a child comes into CYFD custody and what the first 48 hours of this process are like for the child. Secretary Jacobson explained the weaknesses in the current system that frequently result in re-traumatization of children as they progress through the initial stages of removal from their families and placement in foster care. Many of these weaknesses could be addressed and the trauma minimized with a facility that better meets the needs of children, families and staff. Secretary Jacobson proposed the creation of a child wellness center (CWC) at the Albuquerque facility to reduce the trauma that children experience when entering the protective services system; provide trauma-informed care to children who are victims of child abuse or neglect; and provide staff who work in this emotionally and physically taxing field a safe, healthy work environment.

The proposed Albuquerque location for the CWC would allow the CYFD to consolidate all of the department's Albuquerque programs in one location, resulting in more efficient operations; improved safety for children and staff; ready access to public transportation; and ample parking for employees and clients. It was noted that the facilities are sited on a 22-acre campus that could house other state agencies and eventually allow for construction of new facilities.

Additionally, the Albuquerque office campus:

- consists of four buildings totaling approximately 350,000 square feet;
- has buildings that are interconnected and encompass landscaped courtyards that can be used for playgrounds or family meetings;
- has an interior open space concept that allows for many uses such as indoor play areas, interview rooms and bedrooms for overnight stays;
- includes a full service kitchen to provide meals for staff as well as children;
- has kitchenettes and break rooms located throughout the facility; and
- includes showers and other facilities needed to care for children entering CYFD custody.

Mr. Morgan explained that six leases of CYFD space in Albuquerque could be consolidated into this one site, reducing leased space costs to the state. In addition, several other compatible agencies such as the Human Services Department, State Records Center and Archives and the Homeland Security and Emergency Management Department have been identified as potential tenants. The appraised value of the campus is \$10.25 million. There is an estimated \$18 million in needed upgrades and improvements, but Mr. Morgan noted that these upgrades could be done in phases. Tenant-specific improvements and moving costs are still being reviewed. A contract is being generated to develop a business case to determine the space needs of potential clients, test-fit potential agency locations within the Albuquerque campus and perform financial and cost-benefit analyses, including the economic impact on the Albuquerque office marketplace. The business case is to be completed prior to the 2016 legislative session. Mr. Morgan added that a phase 1 environmental assessment will be completed and that the FMD will continue to evaluate financing options, complete a survey and conduct a title search.

Commission members thanked Secretary Jacobson for her detailed and informative presentation. In response to member inquiries, the following points were addressed, many of which will be addressed in the business case as well:

- the need for additional space due to the CYFD's growth;
- the potential need for additional staff during transition and for the 24-hour trauma-informed child care center;
- retention of CYFD staff;
- the site's potential to serve surrounding counties;
- the chain of title history of the facility and potential conflicts of interest;
- the legislative process for selection of a new building for the CYFD;
- needs for renovation and improvement of the property;
- the cost of new construction versus purchase and renovation of existing facilities;
- a request for more information on agencies deemed compatible with the SunPort facility and a CYFD complex; and
- potential room for expansion on the proposed site.

Request for Proposals (RFP) for Master Planning Contract Subcommittee Recommendations

Mr. Burciaga reported that staff and the RFP subcommittee have met to consider a new master planning RFP. The current master planning contract with ARC expires in January 2016. Certain statutory directives drive the master planning work of the CBPC, and the subcommittee is seeking to integrate those directives with other master planning activities at the state level. Master plans have been developed for the greater metropolitan areas of Albuquerque, Las Cruces and Santa Fe and should now be developed for the state as a whole.

The statewide inventory has been a focus of the master planning contract. Subcommittee members are exploring means to secure more accurate and up-to-date facility condition assessments as part of the inventory development. The subcommittee is also considering how the commission can move forward to broaden state agency involvement in master planning.

Subcommittee recommendations included developing a general scope of work for the RFP that could provide a framework for deliverables to be included in the contract and that the commission work to transition the statewide inventory to an undetermined entity within state government. Commission members discussed adding a representative from the Cultural Affairs Department to the subcommittee and agreed that including additional representation from members outside the GSD is appropriate.

Following the presentation and the resulting discussion, Mr. Burciaga requested that the commission recommend that the subcommittee continue working on the master planning issues. He reported that the LCS and the FMD will work together to staff the subcommittee. Senator Ingle moved to continue the work of the subcommittee. Mr. DeLello seconded the motion, and the motion was approved without objection.

Revised: January 12, 2016

**TENTATIVE AGENDA
for the
FOURTH MEETING
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**January 13, 2016
Room 311, State Capitol
Santa Fe**

Wednesday, January 13

- 1:30 p.m. **Call to Order**
Commission Business
Approval of Agenda
Approval of Minutes from November 9, 2015 Meeting
- 1:45 p.m. (1) **[Request for Proposals for Master Planning Contract Subcommittee Recommendations](#)**
—Raúl E. Burciaga, Director, Legislative Council Service (LCS)
—Pam Nicosin, Facilities Management Division (FMD), General Services Department (GSD)
- 2:30 p.m. (2) **[Action Item: Authority to Issue Request for Proposals for Master Planning Contract](#)**
—Raúl E. Burciaga, Director, LCS
- 2:45 p.m. (3) **[Children, Youth and Families Department: Child Wellness Center and Albuquerque Office Space](#)**
—George Morgan, FMD, GSD
- 3:30 p.m. **Adjourn**

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

**January 13, 2016
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 January 13, 2016 at 1:30 p.m. in Room 311 of the State Capitol.

Present

Edwynn L. Burckle, Secretary of General Services, Co-Chair
Rep. Don L. Tripp, Speaker of the House of Representatives, Co-Chair
Tom Clifford, Secretary of Finance and Administration
Michael Delello, Designee for Veronica N. Gonzales, Secretary of Cultural Affairs
Loren Hatch, Designee for Tom Church, Secretary of Transportation
Craig Johnson, Designee for Aubrey Dunn, Commissioner of Public Lands
Sen. Mary Kay Papen, Senate President Pro Tempore
Arthur W. Pepin, Designee for Barbara J. Vigil, Chief Justice, New Mexico Supreme Court
Clarence Smith, Designee for Tim Eichenberg, State Treasurer

Absent

Rep. Brian Egolf
Sen. Stuart Ingle

Staff

Raúl E. Burciaga, Director, Legislative Council Service (LCS)
Michelle Jaschke, Researcher, LCS
Alexandria Tapia, Contractor, LCS
George Morgan, Director, Facilities Management Division (FMD), General Services
Department (GSD)
Pam Nicosin, Deputy Director, FMD, GSD
Andy Aguilar, Facility Planner, Architectural Research Consultants, Inc. (ARC)
John Petronis, Principal, ARC

Guests

The guest list is in the meeting file.

Handouts

Handouts from the meeting are posted at www.nmlegis.gov.

Minutes Approval

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

Wednesday, January 13

Approval of the Agenda

After discussion by members of the commission, agenda item three was moved to become the first item of regular business. On a motion duly made and seconded, the commission voted to approve the agenda, with the amended order, of the fourth meeting of the CBPC.

Approval of Minutes from November 9, 2015 Meeting

On a motion duly made and seconded, the commission voted to approve the minutes from the November 9, 2015 meeting.

Children, Youth and Families Department (CYFD): Child Wellness Center and Albuquerque Office Space

Mr. Morgan provided an update for the CYFD's Child Wellness Center. The proposed Child Wellness Center will provide trauma-informed care to children who are victims of child abuse or neglect and intends to provide facilities and services designed to reduce any additional trauma the children may experience when entering the protective services system. At the last commission meeting, the CYFD had requested a business case to look at purchasing a building for the center. Mr. Morgan explained that the FMD has released a request for proposals (RFP) for a leased facility to accommodate the CYFD's space needs in the Albuquerque area.

Ms. Nicosin presented a schedule for the RFP, with the proposal deadline set for February 25, 2016. The new center plans to combine several current sites and steps in the intake process under one roof. Ms. Nicosin explained that the proposed lease phases included in the RFP are set to coincide with the termination dates of the various existing leases for CYFD facilities in Albuquerque.

Members of the commission asked questions about the overall plan for the center. Mr. Morgan responded that the GSD and the CYFD are looking for the best approach to get all of the elements of the protective services system into one location. A consolidated location would improve services to families and increase operational efficiency. In response to inquiries regarding the change from a proposed purchase to leasing, Mr. Morgan explained that leasing is believed to be the best option at this time for the state and for the CYFD.

A member of the commission commended the GSD staff for its work on this issue. It was noted that advertising for the RFP has begun.

RFP for Master Planning Contract Subcommittee Recommendations

Mr. Burciaga provided an update regarding the RFP for a master planning contract. The current master planning contract with ARC expires on January 26, 2016. In response to the commission's request at a previous meeting, a subcommittee was formed to expand the scope of the new contract to encompass master planning throughout the state. As a result, the RFP has been refined, and a revised scope of work has been drafted. Mr. Burciaga recommended that the commission enter into executive session to discuss the RFP. Mr. Delello moved that the commission enter into a closed executive session to discuss details of the draft RFP. The motion was seconded by Senator Papen. Mr. Burciaga called the roll, and the members present voted unanimously to enter into closed session.

Representative Tripp moved that the commission be released from the executive session and enter back into an open session, noting that the discussion during the closed session stayed within the scope of the original motion and no additional motions were made during the closed session. Mr. Delello seconded the motion, and the meeting was reopened without objection.

Action Item: Authority to Issue RFP for Master Planning Contract

Mr. Delello moved that the commission grant authority to the LCS to finalize and issue the master planning RFP. The motion was seconded by Senator Papen and passed without objection. Mr. Burciaga noted that a review committee, including staff from the LCS and the FMD, will evaluate the proposals received and make recommendations to the commission for issuing a new contract. The LCS will also work with ARC to assure access to the statewide inventory during the interim of the current contract and the issuance of a new contract.

Public Comment

Mr. Petronis thanked the commission for the opportunity to serve the commission. Members of the CBPC thanked Mr. Petronis and Mr. Aguilar for their work.

Adjournment

The next meeting of the CBPC will be held subject to the call of a co-chair. The next meeting will likely be held in March 2016 following the legislative session and the governor's signing deadline. There being no further business before the commission, the fourth meeting of the CBPC adjourned at 2:37 p.m.

HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (1997-2015)

**HISTORY OF LEGISLATION RELATING TO THE
CAPITOL BUILDINGS PLANNING COMMISSION (CBPC)
1997-2015**

1997		
1997	House Bill 1268 (B. Lujan), Chapter 178, Section 5. Compiled under Section 15-10-1 NMSA 1978.	In Section 5 the CBPC is created to study and plan for the long-range facilities needs of state government in Santa Fe. Chapter 178 also contains appropriations for the Capitol North and state library original renovations.
1998		
1998	House Bill 211 (B. Lujan), Chapter 58. Compiled under Section 15-3B-20 NMSA 1978.	Established the "Property Control Reserve Fund", which consists of appropriations, money from sale of real estate, gifts, etc., to be used for purchasing or constructing state office buildings in Santa Fe subject to appropriation by the legislature. Money in the fund is not subject to reversion to the general fund.
1998	SJR 13 (Maes).	Charged the CBPC with review of the disposition of the properties known as La Villa Rivera, Marian Hall and Cathedral Park.
1998	Senate Bill 322 (Fidel), Chapter 70.	Provided \$150,000 for a master plan and \$150,000 for a repair-and-replacement study for state facilities in Santa Fe.
2000		
2000	<i>Senate Bill 134 (Fidel), failed.</i>	Would have authorized the Property Control Division (PCD) of the General Services Department (GSD) to acquire various office buildings in Santa Fe County for the use of state office buildings, and would have authorized the State Board of Finance to issue and sell state office building tax revenue bonds in compliance with the State Office Building Acquisition Bonding Act.
2000	<i>Senate Bill 135 (Fidel), failed.</i>	Would have created the State Office Building Acquisition Bonding Act.

2001		
2001	Senate Bill 182 (Fidel), Chapter 166. Compiled under Section 6-21C-4 NMSA 1978.	Legislature authorized the PCD to acquire various office buildings and land in Santa Fe County for use as state office buildings, as recommended in the master plan, and authorized the New Mexico Finance Authority (NMFA) to issue up to \$75 million in revenue bonds for the purchase of properties. The properties included: construction of a new office at the West Capitol complex; purchase of the National Education Association (NEA) Building; purchase of the Public Employees Retirement Association (PERA) Building; and purchase of land on Cerrillos Road in Santa Fe, located adjacent to the District 5 office of the Department of Transportation (DOT).
2001	Senate Bill 214 (Fidel), Chapter 199. Compiled under Chapter 6, Article 21C NMSA 1978.	Enacted the State Office Building Acquisition Bonding Act, which was in 2003 renamed the State Building Bonding Act. Offered the financing source for the West Capitol complex, NEA and PERA buildings and land on Cerrillos Road adjacent to the DOT District 5 office. The bill earmarked a distribution (intercept) of state gross receipts tax revenue, up to \$500,000 per month, to buy and build state office buildings; the NMFA is authorized to sell state office buildings tax revenue bonds to acquire the state office buildings authorized in Senate Bill 182. (The NMFA issued the first series of state office building tax revenue bonds, totaling \$34.7 million, on December 13, 2001.)
2002		
2002	Senate Bill 111 (Fidel), Chapter 69. Compiled under Chapter 15, Article 10 NMSA 1978.	Amendment to include the Albuquerque Master Plan within the purview of the CBPC.

2002	House Bill 88 (Sandoval), Chapter 110.	Appropriated bond funding of \$3 million to plan, design, construct and equip a state lab at the University of New Mexico (UNM) in Albuquerque. Funding was programmed to four labs to include the state police crime lab, Office of the Medical Investigator, the Department of Health (DOH) scientific lab and the Department of Agriculture lab.
2003		
2003	Senate Bill 689 (Fidel), Chapter 110. Compiled under Section 15-10-1 NMSA 1978.	Added the secretary of transportation and the secretary of cultural affairs to the CBPC membership.
2003	House Bill 496 (Coll), Chapter 371. Compiled under Section 6-21C-5 NMSA 1978.	Renamed the State Office Building Acquisition Bonding Act as the State Building Bonding Act; changed the name of the State Office Building Bonding Fund to the State Building Bonding Fund; and expanded the act's purpose to authorize the NMFA to issue and sell bonds through the State Building Bonding Fund for renovation and maintenance of existing structures and development of permanent exhibits for state museums, including monuments.
2003	House Bill 594 (Coll), Chapter 372. Compiled under Section 6-21C-5 NMSA 1978.	Authorized the NMFA to issue and sell state museum tax revenue bonds in compliance with the State Building Bonding Act not to exceed \$5,760,000 when the state cultural affairs officer certifies that the money is needed for renovation, maintenance and development of state museums and monuments after review by the CBPC. The commission reviewed the proposal after the Office of Cultural Affairs certified it and recommended the issuance of bonds.
2003	House Bill 259 (J.G. Taylor), Chapter 89.	Appropriated \$8 million from the State Building Bonding Fund to the Board of Regents of New Mexico State University for acquisition of a university sports facility after all other authorized projects have been funded.

2004		
2004	House Joint Resolution 12 (Varela) and House Bill 545 (B. Lujan), Chapter 63. Compiled under Section 15-3B-20 NMSA 1978.	Approved the sale of the Labor Department building in Santa Fe and authorized the proceeds of the sale to be used for the purchase of a new building.
2004	Senate Bill 332 (Fidel), Chapter 123. Compiled under Chapter 6, Article 21C NMSA 1978.	Grandfathered in cultural affairs projects that were authorized in 2003 using intercept funds for the State Building Bonding Fund, but returned the purpose of the law to its original language of 2001. The bill also included amendments to Laws 2001, Chapter 166. The amendments expanded the Jaguar Road definition from "for the purchase of land on Cerrillos Road in Santa Fe, located adjacent to the District 5 office of the Department of Transportation" to increase the available property that could be considered in the public safety campus area and required that infrastructure be in place. Also, the bill appropriated \$250,000 to the Legislative Council Service (LCS) for expenditure in FY04-FY07 to provide for master planning (an update to the original Santa Fe Master Plan) and annual updates.
2005		
2005	House Bill 1045 (B. Lujan), Chapter 147. Compiled under Section 10-11-130 NMSA 1978.	Authorized the PERA Board to acquire land and construct a new building to house the retirement association if the existing PERA building is sold. This measure also provided authority to use the proceeds of the sale of the existing PERA building to design and construct a new PERA building, which will be held as a trust asset in the PERA's name.
2005	HTRC/House Bill 885, Chapter 347.	<u>Not a CBPC bill</u> , but Section 64 authorized short-term severance tax bonds of \$17 million for a state laboratory facility for the Department of Health.

2005	Senate Bill 289 (Fidel), Chapter 320. Compiled under Section 6-21C-4 NMSA 1978.	Expanded the purposes of the State Building Bonding Act. Authorized the PCD to spend bond proceeds to plan, design, construct and equip a parking structure in the Central Capitol Campus in Santa Fe, contingent upon approval from the CBPC and in conformance with the CBPC-approved master plan and to be transferred to the New Mexico Legislative Council upon completion; expanded the use of the fund slightly to cover replacement of state facilities in danger of losing certification and, thus, authorized partial funding for a replacement facility for the state laboratory on the UNM campus in Albuquerque. The commission heard testimony during the interim that the tri-labs purchase agreement had been drafted and the site had been selected on the UNM campus near Carrie Tingley Hospital, which will provide the labs with access to I-25. It extended the expiration of the master planning expenditure authorization from FY07 to FY08. The original appropriation was made in 2004.
2005	House Joint Resolution 9 (B. Lujan).	Constitutional amendment proposing that the state and school districts enter into lease-purchase agreements for the acquisition of buildings and other real property.
2006		
2006	<i>Senate Bill 380 (Fidel), failed.</i>	Would have appropriated \$565,000 from the general fund to the PCD to establish a master planning and asset management function for the needs of state government facilities within the purview of the CBPC and to obtain the necessary hardware and software necessary to maintain an updated master plan.
2006	House Joint Resolution 9 (2005) adopted by the voters Nov. 7, 2006. Compiled under Article 9, Section 8 of the Constitution of New Mexico.	Allowed the state and school districts to enter into lease-purchase agreements for the acquisition of buildings and other real property.

2007		
2007	House Bill 1022 (B. Lujan), Chapter 184. Compiled under Section 15-3-35 NMSA 1978.	Established enabling provisions for the lease-purchase of state facilities. Purchases must be authorized by the legislature. <i>(Does not include public school facilities or state educational institutions — see SB 395 (Nava), Chapter 365 (partial veto) for public school facilities.)</i>
2007	Senate Bill 1061 (Ingle), Chapter 64.	Changed the CBPC membership to include the state treasurer and omit the staff architect; expanded the jurisdiction of the commission to Las Cruces; and clarified that the jurisdiction also applies to the metropolitan areas of Santa Fe, Albuquerque and Las Cruces. Required that a review of state properties be done throughout the state in order to develop an overall master plan, and it authorized \$350,000 for FY07 through FY09 to the LCS to undertake for the CBPC. Authorized various financing methods for the acquisition of needed state properties: an additional \$10 million in state office building tax revenue bonds and appropriated the proceeds of the bonds (\$18.8 million) for the state (tri) laboratory, the acquisition of the Coughlin Building (\$1.5 million), the Capitol parking structure (\$11.5 million) and the commission's master planning process (\$350,000); it increased the gross receipts tax distribution for debt service to \$530,000 from \$500,000; it authorized \$11 million in severance tax bonds for the state laboratory for FY07 through FY11; it appropriated \$5 million (\$1.5 million from the Property Control Reserve Fund and \$3.5 million from the Public Buildings Repair Fund) for FY07-FY09 to purchase federal property within the West Capitol complex (current citation in Laws 2010 (2nd S.S.), Chapter 4, Section 35); and it appropriated \$1 million from the general fund for the planning and design of a state police crime laboratory in Albuquerque in FY07-FY09. It provided that state office building tax revenue bonds outstanding at any one time shall not exceed \$100 million, an increase of \$10 million above the previous level.

2007	House Bill 1137 (B. Lujan), Chapter 192.	<u>Not a CBPC bill</u> , but included appropriations of \$4.5 million for the plan, design, construction and renovation of Capitol North and limited Capitol space needs. (Funded \$1 million FY07 distributions from the Capitol Buildings Repair Fund (CBRF), \$2.5 million FY08 distributions to CBRF and \$1 million legislative cash balances.) FY07-FY11 expenditure authority. See changes to appropriations in Laws 2008, Chapter 83 and Laws 2009, Chapter 114.
2007	House Bill 2 (Saavedra), Chapter 28.	Provided additional funds and two FTEs in the GSD/PCD.
2007	Senate Joint Resolution 13 (Papen).	<u>Not CBPC legislation</u> , but authorized the sale/trade of property in Las Cruces for the future co-location/construction of state facilities.
2007	Senate Joint Resolution 16 (Altamirano).	Authorized sale, trade or lease of old metro court in Albuquerque. See subsequent legislation (2010 HJR 9) transferring the property to Bernalillo County.
2007	House Joint Resolution 8 (B. Lujan).	Authorized sale or trade of Galisteo property in Santa Fe.
2007	House Joint Resolution 14 (Sandoval).	<u>Not CBPC legislation</u> , but authorized the lease of certain property adjacent to Edith Boulevard (YDDC) in Albuquerque.
2008		
2008	<i>Senate Bill 298 (Ingle), pocket vetoed.</i>	Would have increased the gross receipts tax (GRT) intercept into the State Building Bonding Fund to provide an additional \$9 million for additional parking capacity at the Main Capitol Campus parking structure.
2008	House Joint Resolution 9 (B. Lujan).	Approved the sale, trade or other transfer of the old state laboratory building and property to the Board of Regents of the University of New Mexico. Replaced authorization from SJR 12 in 2001 to sell the building to UNM.
2008	<i>House Bill 352 (B. Lujan), failed.</i>	Would have removed the requirement in Laws 2007, Chapter 64, Section 6 that the New Mexico State Police Crime Laboratory be located in Albuquerque.

2008	SFI/Senate Bill 352 (Cisneros), Chapter 83, Section 381.	Expanded expenditure period through 2012 for appropriations for Capitol area renovations and expanded the purpose to include renovations for larger legislative committee space and long-range facility space plans, including the initial planning and design of any additional executive agency space. Appropriations were originally authorized in Laws 2007, Chapter 192 and later amended in Laws 2009, Chapter 114.
2008	Senate Joint Resolution 12 (Cisneros).	<u>Not CBPC legislation</u> , but authorized the transfer of two acres of land and improvements from the GSD to the Town of Taos. CBPC to review the transfer prior to it being finalized.
2008	<i>Senate Bill 509 (Ingle), pocket vetoed.</i>	<u>Not CBPC legislation</u> , but would have provided the CBPC with additional duties to review proposed lease-purchase agreements; to develop a long-term statewide strategic facility management plan; to determine deferred maintenance for existing state facilities; to make recommendations regarding leasing, lease purchasing or purchasing additional state facilities; and to formulate disposal strategies for aging state facilities.

2009		
2009	SFC/Senate Bill 221 (Ingle), Chapter 114. Amended Sections 6-21C-4, 6-21C-5 and 7-1-6.42 NMSA 1978 (not all sections of bill were compiled).	Authorized an increase in the GRT intercept to finance the construction of a state-owned executive office building on the Main Capitol Campus. GRT intercept would not begin until July 1, 2011, or when debt service payments are to begin. No net impact on general fund because revenues currently paying for leased space will offset the diversion from the general fund. The bill also extended the expenditure period for certain master planning funds for the CBPC (originally authorized in Laws 2001, Chapter 166, Section 2; amended by Laws 2004, Chapter 123, Section 7; Laws 2005, Chapter 320, Section 4; and Laws 2007, Chapter 64, Section 4; current citation in Laws 2009, Chapter 114, Section 5); appropriated and reauthorized additional funds for CBPC master planning (originally authorized in Laws 2007, Chapter 192 and reauthorized by Laws 2008, Chapter 83; current citation in Laws 2009, Chapter 114, Section 7); and extended the expenditure period for purchasing land at the West Capitol complex (originally authorized in Laws 2007, Chapter 64, Section 6; 2009 changes made in Laws 2009, Chapter 114, Section 6; current citation in Laws 2010 (2nd S.S.), Chapter 4, Section 35).
2009	House Bill 728 (B. Lujan), Chapter 145. Enacted new Sections 6-21-6.14 and 15-3B-21 NMSA 1978.	Authorized the initial phase of construction for a facility to house the Human Services Department (HSD) and the Children, Youth and Families Department (CYFD) using a lease-purchase financing arrangement. The NMFA is authorized to issue revenue bonds to construct the building and enter into a lease-purchase agreement with the PCD, which will sublease the facility to the HSD and CYFD and use current private lease payments as the revenue source to pay the debt service.

2009	Senate Bill 220 (Ingle), Chapter 19. Amended Section 15-10-1 NMSA 1978 and enacted a new Section 15-10-2 NMSA 1978.	Allowed for the secretary of general services and the state treasurer to appoint designees to attend CBPC meetings on their behalf; provided for the CBPC to review proposed lease-purchase agreements for certain projects prior to submission to the legislature; and directed the commission to work with the GSD on addressing deferred maintenance on state facilities and using life-cycle costing in developing recommendations regarding the lease, lease purchase or purchase of additional facilities.
2009	HTRC/House Bill 360 (B. Lujan), Chapter 23. Enacted a new Section 3-22-6 NMSA 1978.	Established a collaborative process for a state agency to carry out a capital outlay project in a historic district in a manner that is generally compatible with local ordinances.
2009	<i>House Bill 194 (Taylor), failed.</i>	Would have allocated 2% of appropriations exceeding \$100,000 for new construction or major renovation of buildings under the jurisdiction of the PCD to be directed into the Public Buildings Repair Fund for addressing maintenance and repairs of state buildings, particularly those outside of Santa Fe.
2009	<i>Senate Joint Resolution 7 (M. Sanchez) and Senate Bill 546 (M. Sanchez), failed.</i>	Senate Joint Resolution 7 would have approved the lease-purchase agreement for a substance abuse treatment and training facility on the Los Lunas correctional campus and would have approved the lease of state land on which the facility was to have been constructed. Senate Bill 546 would additionally have allowed the NMFA to sell revenue bonds to finance the construction of the facility and would have established a statutory lease-purchase financing mechanism for the NMFA for this and future projects.

2009	HTRC/House Bill 154, Chapter 125.	<u>Not CBPC legislation</u> , but authorized severance tax bonds for <u>CBPC-endorsed projects</u> , including \$2.7 million for demolition, decommissioning and asbestos abatement of state buildings at the Los Lunas campus and statewide (Section 7, Subsection 22); \$2 million for statewide repairs, renovations, deferred maintenance and infrastructure improvements (Section 7, Subsection 23); \$4 million to acquire land for and to plan and design a health and human services complex in Santa Fe in Santa Fe County (Section 7, Subsection 15) with an appropriation expiring June 30, 2013; \$500,000 for a south capitol complex development plan, renovations and improvements for infill and redevelopment (Section 7, Subsection 16); \$1 million for statewide repairs and maintenance of cultural assets (Section 9, Subsection 6); and \$3.7 million for completion of statewide cultural facilities projects (Section 9, Subsections 1 through 5). Other funded projects that are within the Albuquerque metropolitan master planning area include \$330,000 for improvements to the therapeutic pool in the natatorium at the Los Lunas campus (Section 7, Subsection 26); \$5 million for the State Fair Commission to develop a master plan and for improvements to state fair facilities (Section 21); and \$50,000 for the DOT to replace the roof of the hilltop building in Albuquerque (Section 45, Subsection 1).
2009	House Joint Resolution 19 (Park).	<u>Not CBPC legislation</u> , but authorized extension of the lease to the Downs of Albuquerque of facilities at the state fairgrounds until January 2012.
2010		
2010	Senate Joint Resolution 9 (regular session) (Papen).	Authorized the trade of state land for 3.8 acres of private land to be used for Santa Teresa port of entry drainage purposes
2010	SFC/Senate Bill 200 (regular session), Chapter 73. Enacted a new Section 15-3-36 NMSA 1978.	<u>Not CBPC legislation</u> , but established energy-efficiency standards for new state government buildings.
2010	House Joint Resolution 9 (regular session) (Miera).	<u>Not CBPC legislation</u> , but authorized the transfer of the old Metropolitan Court building in Albuquerque to Bernalillo County.

2010	SFI/Senate Joint Resolution 16 (regular session).	<u>Not CBPC legislation</u> , but authorized the trade or sale to the Town of Taos of state-owned land within the Taos Mini Industrial Park, subject to land grant right of first refusal provisions of Section 13-6-5 NMSA 1978 and review by the CBPC.
2010	House Bill 112 (regular session) (A. Lujan), Chapter 11, and Senate Bill 95 (regular session) (Papen), Chapter 9.	<u>Not CBPC legislation</u> , but authorized the Las Cruces downtown tax increment development district, encompassing possible state-office development, to issue \$8 million in bonds to finance the district.
2010	House Bill 5 (2nd Special Session) (Trujillo), Chapter 4.	<u>Not CBPC legislation</u> , but authorized severance tax bonds for several projects within master planning areas, including \$1.4 million for projects at the YDDC in Albuquerque (Section 4, Subsections 1 through 3); \$500,000 for completion of the tri-services lab facility in Albuquerque (Section 4, Subsection 4); \$3.48 million for renovation and deferred maintenance projects in state building statewide (Section 4, Subsection 12); and \$1.1 million for infrastructure improvements to cultural facilities statewide (Section 5). The bill also mandated that money previously appropriated (Laws 2007, Chapter 64, Section 6, as amended by Laws 2009, Chapter 114, Section 6) for purchase of property on the West Capitol Campus also be expended for the acquisition of certain parcels on the College of Santa Fe campus (Section 35).
2011		
2011	House Joint Resolution 9 (Varela).	<u>Not CBPC legislation</u> , but authorized the donation or sale of property on the former College of Santa Fe campus to Santa Fe Community College.
2011	Senate Joint Resolution 1 (Papen).	<u>Not CBPC legislation</u> , but authorized the donation of the Camunez Building to the City of Las Cruces.
2011	Senate Joint Resolution 11 (Sanchez).	<u>Not CBPC legislation</u> , but authorized the transfer of land upon which is located Katherine Gallegos Elementary School to the Los Lunas Public School District.

2011	<i>Senate Bill 193 (Ingle), pocket vetoed.</i>	Would have required state agencies to develop five-year facilities master plans, based on guidelines developed by the PCD and consistent with CBPC master plans and planning principles.
2011	<i>SFC/Senate Bill 218 (Cisneros), failed.</i>	<u>Not CBPC legislation</u> , but would have authorized severance tax bonds for many state projects within master-planned areas, including \$300,000 for Workforce Solutions Department projects in Albuquerque, Deming and Las Vegas (Section 5, Subsections 3, 6 and 19); \$18.6 million for Corrections Department projects statewide (Section 5, Subsections 4, 5, 7, 8 and 28); \$3.9 million for CYFD projects in Albuquerque and southeastern New Mexico (Section 5, Subsections 9 and 10); \$12.8 million for projects at the New Mexico Behavioral Health Institute in Las Vegas (Section 5, Subsections 12-18); \$12 million for renovations to buildings at the South Capitol Campus in Santa Fe (Section 5, Subsections 21 and 22); \$10.8 million for Department of Health projects in Truth or Consequences and Los Lunas (Section 5, Subsections 23-26); \$5 million for the drug and substance abuse treatment facility in Los Lunas (Section 5, Subsection 27); \$2 million for demolition and decommissioning of state buildings statewide (Section 5, Subsection 29); and \$5 million for repairs, renovations and deferred maintenance abatement at state buildings statewide (Section 5, Subsection 30).
2011	House Memorial 52 (Maestas).	<u>Not CBPC legislation</u> , but calls for collaboration among certain agencies to achieve cost-effective consolidation of agency offices into state-owned facilities in Albuquerque.
2012		
2012	<i>Senate Bill 83 (Ingle), pocket vetoed.</i>	Would have required state agencies to develop five-year facilities master plans, based on guidelines developed by the PCD and consistent with CBPC master plans and planning principles. It would have appropriated \$2.3 million for a facilities condition assessment and \$1 million to provide facilities master planning assistance to state agencies.

2013		
2013	Senate Bill 339 (Ingle), Chapter 115.	<u>Not CBPC legislation</u> ; combines the former Property Control Division and Building Services Division of the General Services Department into the Facilities Management Division (FMD).
2013	Senate Bill 572 (Ingle), Chapter 174.	<u>Not CBPC legislation</u> ; allows the Property Control Reserve Fund to be used statewide for the purchase or construction of state buildings.
2013	Senate Bill 341 (Ingle), Chapter 215.	<u>Not CBPC legislation</u> ; increases the cap on building and remodeling contracts from \$500,000 to \$5 million and eliminates the requirement that the FMD report contracts at State Board of Finance meetings.
2013	Senate Bill 340 (Ingle), Chapter 146.	<u>Not CBPC legislation</u> ; allows the FMD to contract for design and build projects that are in the best interests of the state or a local public body without a \$10 million contract limit.
2013	Senate Bill 266 (Griego), Chapter 99.	<u>Not CBPC legislation</u> ; amends the Procurement Code procedures for contracting for architectural and engineering services such that a single contract is capped at \$500,000 and multiple projects with a single contractor may not exceed \$2 million over a four-year period.
2014		
2014	House Joint Resolution 8 (Jim R. Trujillo).	<u>Not CBPC legislation</u> ; authorizes the disposal of surplus land in Santa Fe by the State Parks Division of the Energy, Minerals and Natural Resources Department.
2014	House Joint Memorial 11 (Garcia Richard).	<u>Not CBPC legislation</u> ; requests that the secretary of general services develop guidance and secure qualified training on bids and requests for proposals for government contracts for chief procurement officers that promote fair competition and transparency for New Mexico resident businesses and contractors.
2015		
2015	House Joint Resolution 20 (Jim R. Trujillo).	<u>Not CBPC legislation</u> ; authorizes the transfer of land in Santa Fe from the General Services Department to the Administrative Office of the Courts.

2015	Senate Joint Resolution 7 (Nancy Rodriguez).	<u>Not CBPC legislation</u> ; authorizes the sale of real property in Santa Fe by the General Services Department to the New Mexico School for the Arts.
2015	<i>Senate Bill 629 (Papen), failed.</i>	Would have required a review, findings of fact and a report to the state legislature by the CBPC for dispositions of certain real property with a value of one hundred thousand dollars (\$100,000) or more.