Overview

Adopted by the

Capitol Buildings Planning Commission

12.13.99

The ARC - Dekker/Perich/Sabatini Association

*Available at: http://www.state.nm.us/gsd/pcd/master_plan/masterplan.htm
State of New Mexico
Capitol Buildings Master Plan

Briefing to Legislative Finance Committee
1/09/00

The ARC - Dekker/Perich/Sabatini Association
Process
Planning Process

I. Project Organization

II. Inventory / Analysis
- Supply / Demand Factors
- Local Growth Impacts
- Comparison Benchmarks
- Document / Review

III. Alternatives / Strategies

IV. Master Plan

What is the demand for space
- *how much, who, where?*

What is the supply of space?

How do we plan state campuses to meet short- (five years) and long-range (50 years) needs?

We are here
Supply of Space
State Capitol Campuses

State Owns about 3.1 million GSF and leases about .872 million GSF in the Capitol area.
Existing Space Use:
Space Summary by Location

State Capitol Campus Comparison
- Total Gross Square Feet (GSF)

- Capitol Campus: 658,464
- South Capitol Campus: 767,877
- West Capitol Campus: 396,130
- Public Safety / SHWD: 244,083
- Corrections / Oñate (National Guard) Site: 274,524
- Other Sites: 786,721

Total Occupied Square Footage = 3,127,799
Existing Space Use: Space Summary by Location / Type

State Capitol Campus Comparison - Usable Square Feet Owned/Leased

- Capitol Campus: 109,285 Owned, 381,695 Leased
- South Capitol Campus: 0 Owned, 501,005 Leased
- West Capitol Campus: 0 Owned, 195,004 Leased
- Public Safety / SHWD: 0 Owned, 192,790 Leased
- Corrections / Oñate (National Guard) Site: 89,200 Owned, 192,167 Leased
- Other Sites: 368,198 Owned, 349,020 Leased

Total USF = 2,378,363

About 24% of USF is leased.
Issue: Lease vs. Buy

State Capitol: Own vs. Lease (USF)

- **Total USF**
  - Owned: 1,809,181 (76%)
  - Leased: 566,683 (24%)

- **Office USF**
  - Owned: 1,083,709 (67.8%)
  - Leased: 526,069 (32.2%)

- **Special Use USF**
  - Owned: 693,616 (30.6%)
  - Leased: 32,314 (69.4%)

- **Storage USF**
  - Owned: 8,300 (1.7%)
  - Leased: 31,856 (98.3%)

Legend:
- Owned
- Leased
Issue: Lease vs. Own

What is the proper level of leased space?

- **Half of the states surveyed indicated that between 30 and 42 percent of office space for state agencies is leased.**
  - Fifty percent of office space for State of New Mexico agencies is leased (~24% in the Capitol area).
  - Texas has over 30% leased space in Travis County (location of Capitol)

- **Industry benchmarks show that on the average 83% (17% leased) of Government facilities are owned (vs. 62% for total industry)**
Issue: Lease vs. Own

State should seek to own where twenty year or life cycle costs are clearly in the state’s best long-term interest.

- Lease rates are equal or greater than about $13 / sf.

A portion of the state’s space inventory should be leased to allow flexibility.

- Agencies that can pay for leases from Federal revenue sources.
- Agencies with high degree of uncertainty / fluctuations for future programs.
- Ability to meet needs faster than capital funding availability
- Contributes to local commercial real estate vitality.
Organizations by Location

There are about 50 state agencies in the capitol area. All were interviewed and a database developed describing existing and projected space needs and issues.

### State Agencies in Santa Fe, NM

**Capitol Buildings Master Plan**

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### Executive Organizational Chart

**Multiple Sites**
- Other (not on existing campuses)
- La Villa Rivera
- Capitol Campus
- South Capitol Campus
- West Capitol Campus
- Public Safety / HW
- Penitentiary / Olive Site
- Not located in Santa Fe
- Constitutional Entity

**Statutory Components**
(Recommended by 1988 study as attached to constitutional entity - should be located in Capitol Campus)
Projected Space

State Capitol Space Needs (average high / low)

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>5 Years</th>
<th>10 Years</th>
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<tbody>
<tr>
<td>Projected Space</td>
<td>2,500,000</td>
<td>2,700,000</td>
<td>2,900,000</td>
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<td>2,700,000</td>
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<td></td>
<td>3,700,000</td>
<td>3,900,000</td>
<td>4,100,000</td>
</tr>
</tbody>
</table>

| Simple % Growth     | +384,400  | +278,900 | +594,800 |
| Office USF - Growth |          |          |          |

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Projected Space

Demand drivers

- General incremental growth
- Gradually replacing a portion of leased space with owned space.
- Upgrade or changes in state space inventory
  - Sale of La Villa Rivera (~140,000 net)
- Addressing current deficiencies
  - Functional
  - Location (multiple, wrong)
  - Upgrade of current facilities (condition and quality).
General Policies / Principles
General Policies

Management

• Adopt space standards

Future development

• Continue to meet state needs within existing ‘campuses’.
• Adopt location principles and gradually locate (re-locate) agencies as opportunities become available.
• Collocate agencies or functions according to adopted criteria.
**General Policies**

**Campus Location Principles**

- **Capitol Campus**
  - Constitutionally created or statutorily attached agencies (elected officials).
  - High degree of legal or financial responsibilities.
  - High degree of interaction with constitutional agencies.
  - Special Relationship to Capitol Area

- **South Capitol Campus**
  - Administrative and administrative Support
  - Field offices (depending upon plan)

- **West Capitol Campus**
  - High Interaction with the public
    - Field offices
    - Support functions

- **Other Campuses**
  - Specialized to function.
General Policies

Future development (continued)

• **Seek to own sites and facilities (rather than lease) if it is shown to be in the best long-term interests of the state.**
  
  - State should seek to own where twenty year or life cycle costs are clearly in the state’s best long-term interest (Lease rates are equal or greater than about $13 / nsf).
  
  - A portion of the state’s space inventory should be leased to allow flexibility.
    
    Agencies that can pay for leases from Federal revenue sources.
    Agencies with high degree of uncertainty / fluctuations for future programs.
    Ability to meet needs faster than capital funding availability.
    Contributes to local commercial real estate vitality.
General Policies

Future development (continued)

• **Land acquisition**
  – Acquire designated parcels or land or buildings over the long-term based on established ‘study area’ line at each site.
  – Consider additional land acquisition to provide for contingencies, buffers etc.).

Flexibility

• **Gradually construct new buildings to accommodate functions in leased facilities and to relieve overcrowding.**
• **Provide generic ‘tenant’ developed space.**
• **Allocate space by campus criteria.**
Campus Planning Framework
1. Capitol Campus

<table>
<thead>
<tr>
<th>Study Area (ac.)</th>
<th>50.00</th>
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<tbody>
<tr>
<td>State Property (ac.)</td>
<td>33.06</td>
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<tr>
<td>Potential Expansion (ac)</td>
<td>7.80</td>
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<tr>
<td>Existing GSF (Owned)</td>
<td>658,464</td>
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<tr>
<td>% Total Owned GSF on this Campus</td>
<td>21%</td>
</tr>
<tr>
<td>Peak Occupants</td>
<td>2,374</td>
</tr>
<tr>
<td>Total Parking</td>
<td>1,872</td>
</tr>
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Mid-term Demand: 150,000 GSF
Conservative capacity for an additional 500,000 GSF (.5 FAR)
1. Capitol Campus

Preliminary Development Plan
1. Capitol Campus

1. Acquire NEA Building
2. Acquire PERA building.
3. Acquire other property in study area as they become available.
2. South Capitol Campus

<table>
<thead>
<tr>
<th>Study Area (ac.)</th>
<th>95.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Property (ac.)</td>
<td>41.10</td>
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<tr>
<td>Potential Expansion (ac)</td>
<td>10.20</td>
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<tr>
<td>Existing GSF (Owned)</td>
<td>767,877</td>
</tr>
<tr>
<td>% Total Owned GSF on this Campus</td>
<td>25%</td>
</tr>
<tr>
<td>Peak Occupants</td>
<td>2,752</td>
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<tr>
<td>Total Parking</td>
<td>2,001</td>
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</table>

Mid-term Demand: 130,000 GSF Conservative capacity for an additional 650,000 GSF (.6 FAR)
2. South Capitol Campus

Preliminary Development Plan
2. South Capitol Campus

1. Relocate highway department.
2. Acquire other properties as available.
3. West Capitol Campus

Mid-term Demand: 100,000 GSF
Conservative capacity for an additional 250,000 GSF (.5 FAR) w/o land acquisition to 950,000 GSF w/ land acquisition.
3. West Capitol Campus

Preliminary Development Plan
3. West Capitol Campus

2. Acquire other west capitol complex parcels.
4. Public Safety / Highway Department

Conservative capacity for an additional 600,000 GSF (.2 FAR) w/o land acquisition to 750,000 GSF w/ land acquisition.

<table>
<thead>
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<th>Description</th>
<th>Value</th>
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<tr>
<td>State Property (ac.)</td>
<td>79.00</td>
</tr>
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<td>Potential Expansion (ac)</td>
<td>0.00</td>
</tr>
<tr>
<td>Existing GSF (Owned)</td>
<td>244,083</td>
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<tr>
<td>% Total Owned GSF on this Campus</td>
<td>8%</td>
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<tr>
<td>Peak Occupants</td>
<td>243</td>
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<tr>
<td>Total Parking</td>
<td>482</td>
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</table>
5. Corrections / Oñate Site

- **Study Area (ac.)** 865.00
- **State Property (ac.)** 865.00
- **Potential Expansion (ac)** 0.00
- **Existing GSF (Owned)** 274,524

% Total Owned GSF on this Campus 9%

- **Existing GSFS (Owned)** 274,524

- **Peak Occupants** 475

Possible Acquisition?

Retain for National Guard Use

Coordinate with State Land Office Development

Possible Non-correction use?

Retain for Correctional use

Legend:
- Sub Areas
- SF Edge of Road

NM State Penitentiary
- Administration / Services
- Medium Security Housing
- Minimum Security Housing
- No Data
- Old Penitentiary (Vacant)
- Recreation Yard
- Recreation Yard (Vacant)
- Support
- Oñate Site Buildings

5 Corrections & Oñate Sites

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Recommendations for Short Term Priorities
Short-term Priority Recommendations

1. Buy NEA Building / Property
   • *Key parcel in Capitol development*
   • *Keeps Treasurer in Capitol area*
   • *Converts an operational expense (rent - $197k/year) to an asset (ownership)*
   • *Provides additional short-term space for state agencies*
Short-term Priority Recommendations

2. Construct new state office building

• Provides space to begin addressing space deficiencies and to migrate agencies from leased space.
  – Consolidate State Engineer
    Currently in six different locations in an around the capitol area.
    $225k in annual lease payments.
  – Makes space available in the Capitol area for other agencies (e.g., agencies at La Villa Rivera - 140,000 GSF)

• Locate at West Capitol Campus
  – Site is available immediately

• $2 million has already been appropriated.
Short-term Priority Recommendations

3. Buy PERA Building
   - *Key parcel in Capitol development*
   - *Converts an operational expense (rent - $1.5 million / year) to an asset (ownership)*
   - *Provides an opportunity to consolidate state agencies.*

4. Buy PS/HW Department Parcel
   - *Provides flexibility for future state development*
   - *Helps to provide the ability to relocate the Highway Department to this site.*