



Long-range Strategic Space Master Plan for Santa Fe Area Owned Buildings

NM GSD FMD / CBPC

Status of Strategic Space Plan /
Executive Office Building (EOB) Options Briefing

May 13, 2020

DISCUSSION DRAFT



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Project Goal

Project Status

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- Executive Office Building
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Project Goal

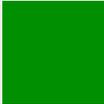


To prepare a long-range Strategic Space Master Plan that will serve as a roadmap for building utilization and improvements for owned buildings and sites in the Santa Fe area used primarily for office purposes under the purview of GSD

Status - Long-Range Strategic Plan



Status

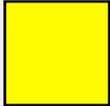


Complete	
Partial complete	
Not complete	

- **Step A: Initiate Project**
- **Step B: Inventory / Analyze**
 - B.1 Assess physical condition of each building in compliance with GSD FMD facility condition assessment process and procedures
 - B.2 Inventory existing use of subject buildings
 - B.3 Identify existing and projected state agency growth and occupant space requirements based on a combination of meetings with agency leadership, interviews, questionnaires, and other factors such as population and economic activity that help to identify the demand for space
 - B. 4 Assess current state inventory of vacant land to look at siting options for the proposed Executive Office Building (EOB) and other opportunities for growth

Status - Long-Range Strategic Plan



Status




Complete	
Partial complete	
Not complete	

- **Step C: Synthesize**
 - C.1 Identify and recommend space use strategies based on concept plans for facilities and properties in consultation with GSD FMD
 - C.2 Develop an implementation plan with conceptual cost estimates and associated costs for relocation and transitional space
- **Step D: Prepare Findings Report**



Planning Context

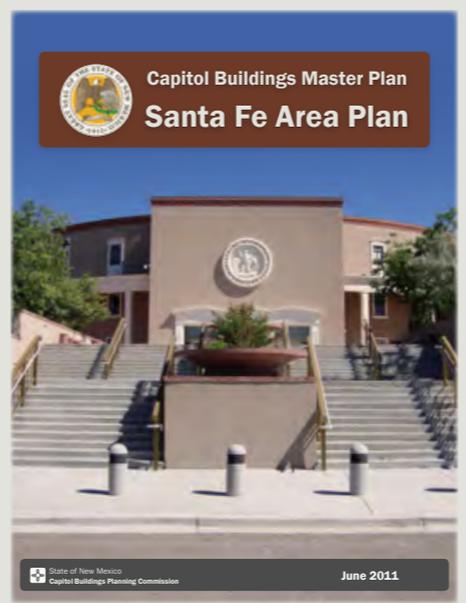
Planning Context



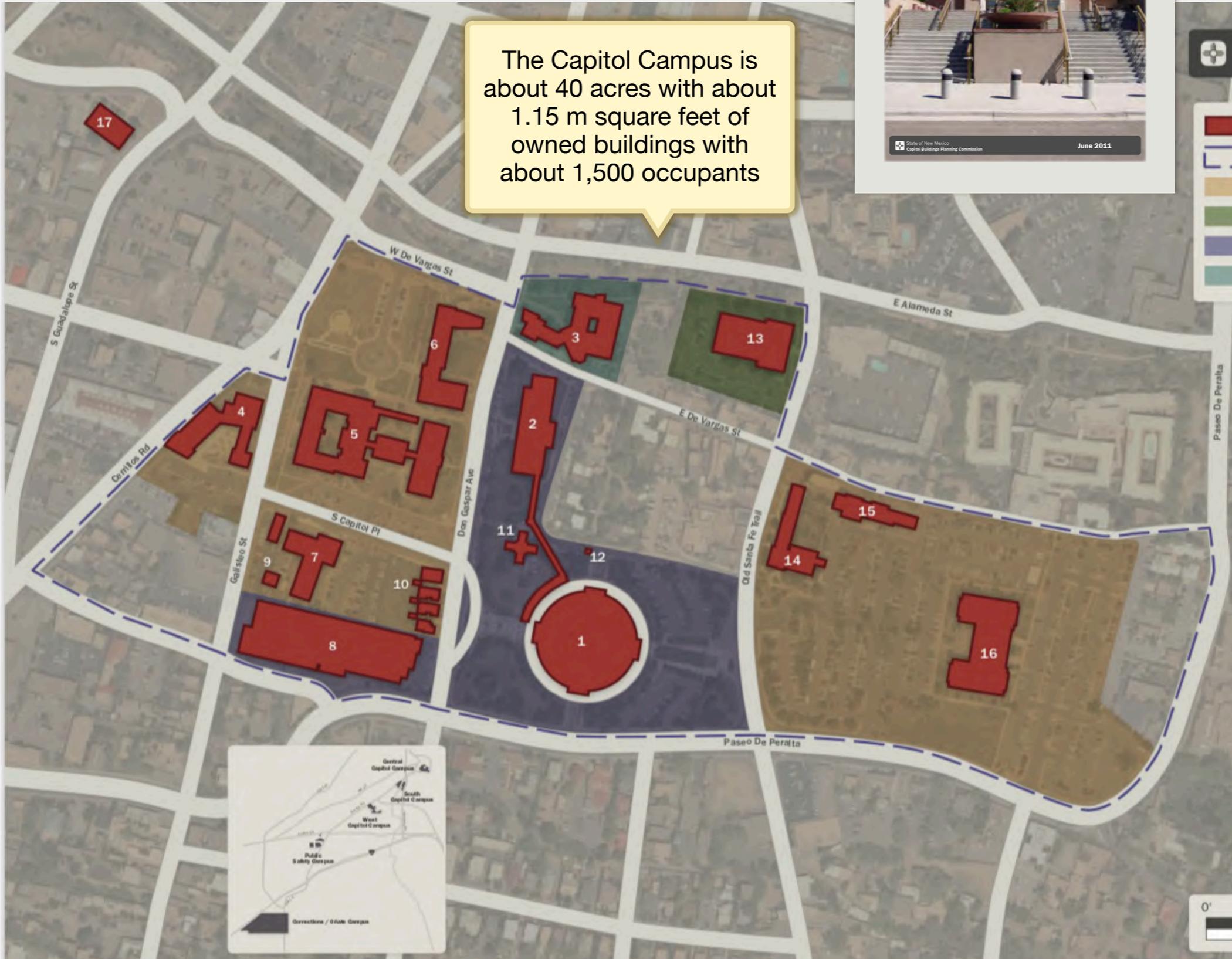
The Capitol Building Planning Commission (CBPC) adopted the Santa Fe Area Plan to guide development and redevelopment of the five Santa Fe state campuses

In Santa Fe, the state owns ~ 5.1 million gsf and leases ~ .54 million equivalent gsf (@ \$10.7 m / year) accommodating ~6,600 total personnel

Capitol Campus



The Capitol Campus is about 40 acres with about 1.15 m square feet of owned buildings with about 1,500 occupants



New Mexico Main Capitol Campus

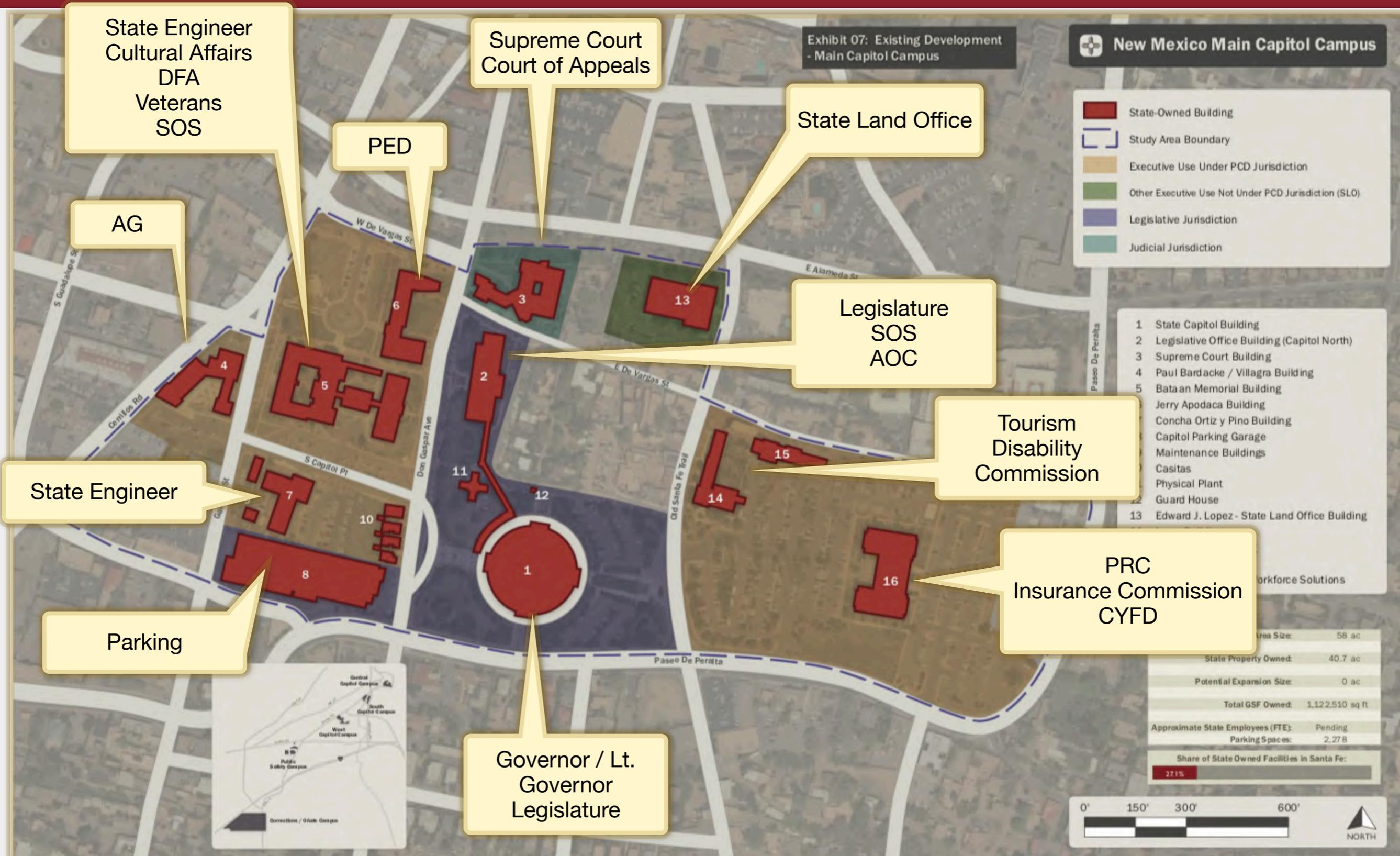
- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (SLO)
- Legislative Jurisdiction
- Judicial Jurisdiction

- 1 State Capitol Building
- 2 Legislative Office Building (Capitol North)
- 3 Supreme Court Building
- 4 Paul Bardacke / Villagra Building
- 5 Bataan Memorial Building
- 6 Jerry Apodaca Building
- 7 Concha Ortiz y Pino Building
- 8 Capitol Parking Garage
- 9 Maintenance Buildings
- 10 Casitas
- 11 Physical Plant
- 12 Guard House
- 13 Edward J. Lopez - State Land Office Building
- 14 Lamy Building
- 15 Lew Wallace Building
- 16 PERA Building
- 17 NM Department of Workforce Solutions

Study Area Size:	58 ac
State Property Owned:	40.7 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	1,122,510 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278
Share of State Owned Facilities in Santa Fe:	27.1%



Capitol Campus



Location Principles



General Location Principles

Construct new buildings to accommodate functions in leased facilities and to relieve overcrowding

Provide generic "tenant" development space

Use adopted location principles to gradually locate (relocate) agencies as opportunities become available

Co-locate agencies or functions according to adopted criteria

Acquire designated parcels, land or buildings over the long-term for campus development, contingencies and buffers

Acquire and maintain a space inventory for leases to agencies with federal and other revenue sources; for agencies with fluctuating programs; and to meet needs faster than capital funding availability

Develop site master plans to guide specific development and redevelopment

Santa Fe Leases



	Existing			Needed GSF (Range)			
	LSF	Total Lease Cost	Total FTE	RSF to GSF	Space Standards + 20%	Existing	Mid-Range
Executive Leases							
CHILDREN, YOUTH AND FAMILIES DEPARTMENT	31,961	\$1,126,031	84	36,421	21,700	- 36,421	30,000
DEPARTMENT OF HEALTH	73,482	\$1,370,018	244	83,735	63,000	- 83,735	74,000
DIVISION OF VOCATIONAL REHABILITATION	11,498	\$269,053	14	13,102	3,600	- 13,102	9,000
EDUCATION TRUST BOARD	2,230	\$39,047	2	2,541	500	- 2,541	2,000
EDUCATIONAL RETIREMENT BOARD	2,447	\$49,167	55	2,788	14,200	- 2,788	9,000
ENVIRONMENT DEPARTMENT	40,451	\$918,134	139	46,096	35,900	- 46,096	41,000
HIGHER EDUCATION DEPARTMENT	12,519	\$275,281	51	14,266	13,200	- 14,266	14,000
HUMAN SERVICES DEPARTMENT	156,440	\$4,200,264	367	178,269	94,700	- 178,269	137,000
NEW MEXICO COMMISSION FOR THE BLIND	4,687	\$119,537	17	5,341	4,400	- 5,341	5,000
NEW MEXICO MEDICAL BOARD	6,824	\$163,370	16	7,776	4,100	- 7,776	6,000
NM RETIREE HEALTH CARE AUTHORITY	470	\$8,104	4	536	1,000	- 536	1,000
PUBLIC EDUCATION DEPARTMENT	13,407	\$315,892	62	15,278	16,000	- 15,278	16,000
STATE INVESTMENT COUNCIL	12,912	\$288,710	31	14,714	8,000	- 14,714	12,000
STATE TRANSPORTATION DEPARTMENT	11,799	\$240,243	31	13,445	8,000	- 13,445	11,000
WORKER'S COMPENSATION ADMINISTRATION	2,400	\$47,111	5	2,735	1,300	- 2,735	3,000
WORKFORCE SOLUTIONS DEPARTMENT	5,248	\$101,051	23	5,980	5,900	- 5,980	6,000
YOUTH CONSERVATION CORPS	701	\$9,549	2	799	500	- 799	1,000
Totals	389,477	\$9,540,563	1,147	443,822	296,000	- 443,822	377,000
Early Childhood (New Department)			129				30,000
Judicial Leases							
Administrative Office Of The Courts	20,000	\$491,200	53	22,791	12,740	- 15,288	15,300
NM Compilation Commission	4,000		6	4,558	1,470	- 1,764	1,800
Administrative Office of the District Attorneys	3,500	\$42,000	4	3,988	980	- 1,176	1,200
Totals	27,500	\$533,200	63	31,337	15,190	- 18,228	18,300

*EXECUTIVE AGENCIES, NOT INCLUDING STORAGE OR WAREHOUSE LEASES. JUDICIAL DOES NOT INCLUDE MAGISTRATE COURT

Location Principles



Campus-Specific Location Principles

Main 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)

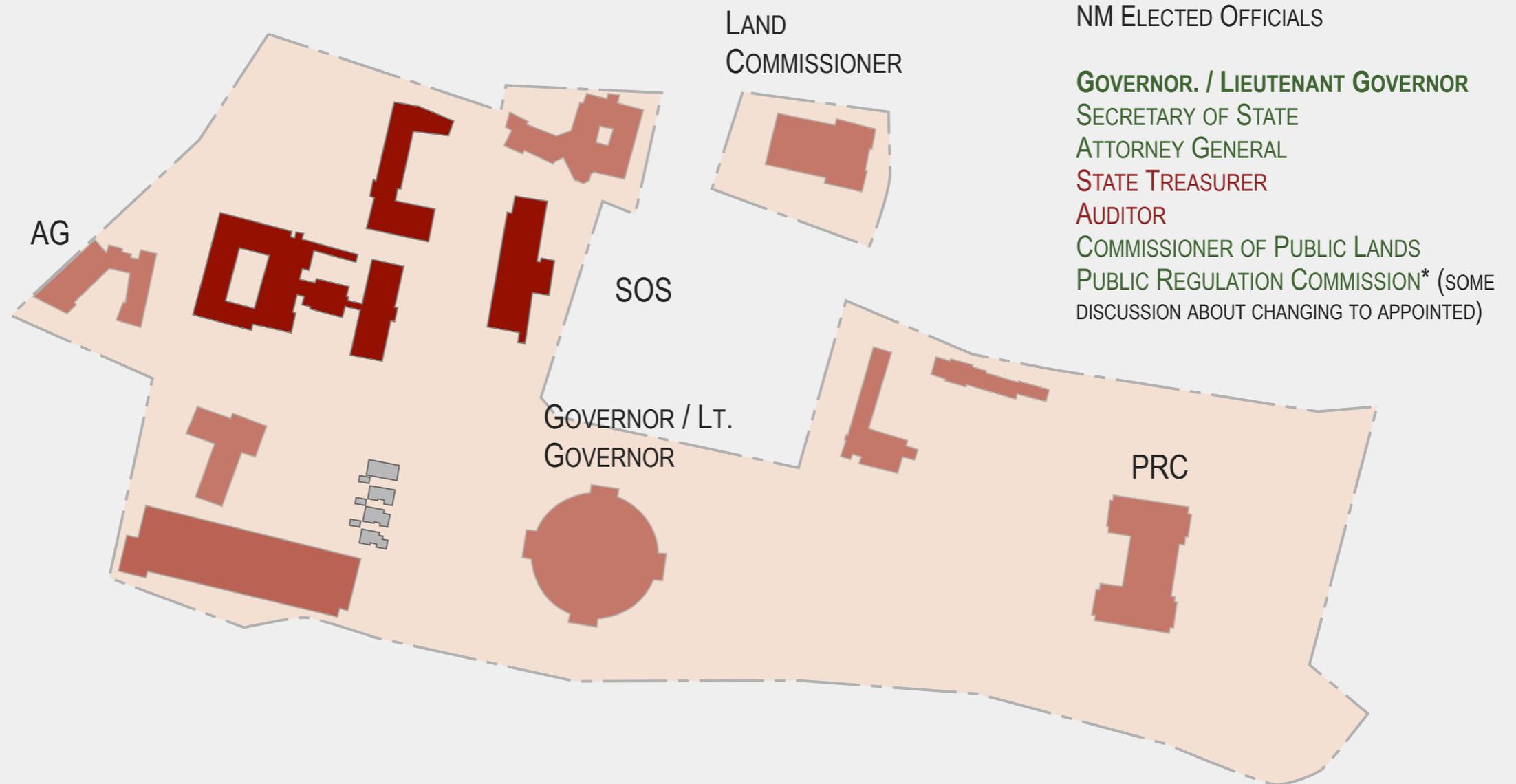
West Capitol Campus

- High Interaction with the Public
 - Field Offices
 - Support Functions

Other Campuses

- Specialized to function

Existing – Elected Officials



OFF-SITE

TREASURER (40 FTE 11,228 RSF LEASED)

AUDITOR (35 FTE, 9,362 RSF LEASED)

Capitol Campus Planning Issues



All elected officials are not located at campus (Auditor and Treasurer are in leased space off-campus)

Secretary of State and Administrative Office (AOC) of the Courts located in Capitol North (Legislature would like to recapture this space for their use)

Judicial has space issues and would like to consolidate leased space in the area

Several of the capitol buildings (PERA, Bataan, Apodaca) require significant capital investment to renew building systems and better accommodate modern, flexible office layouts

Capitol Campus is in a historic district that impacts the process of developing and removal (casitas) of buildings (governed by a state statute)

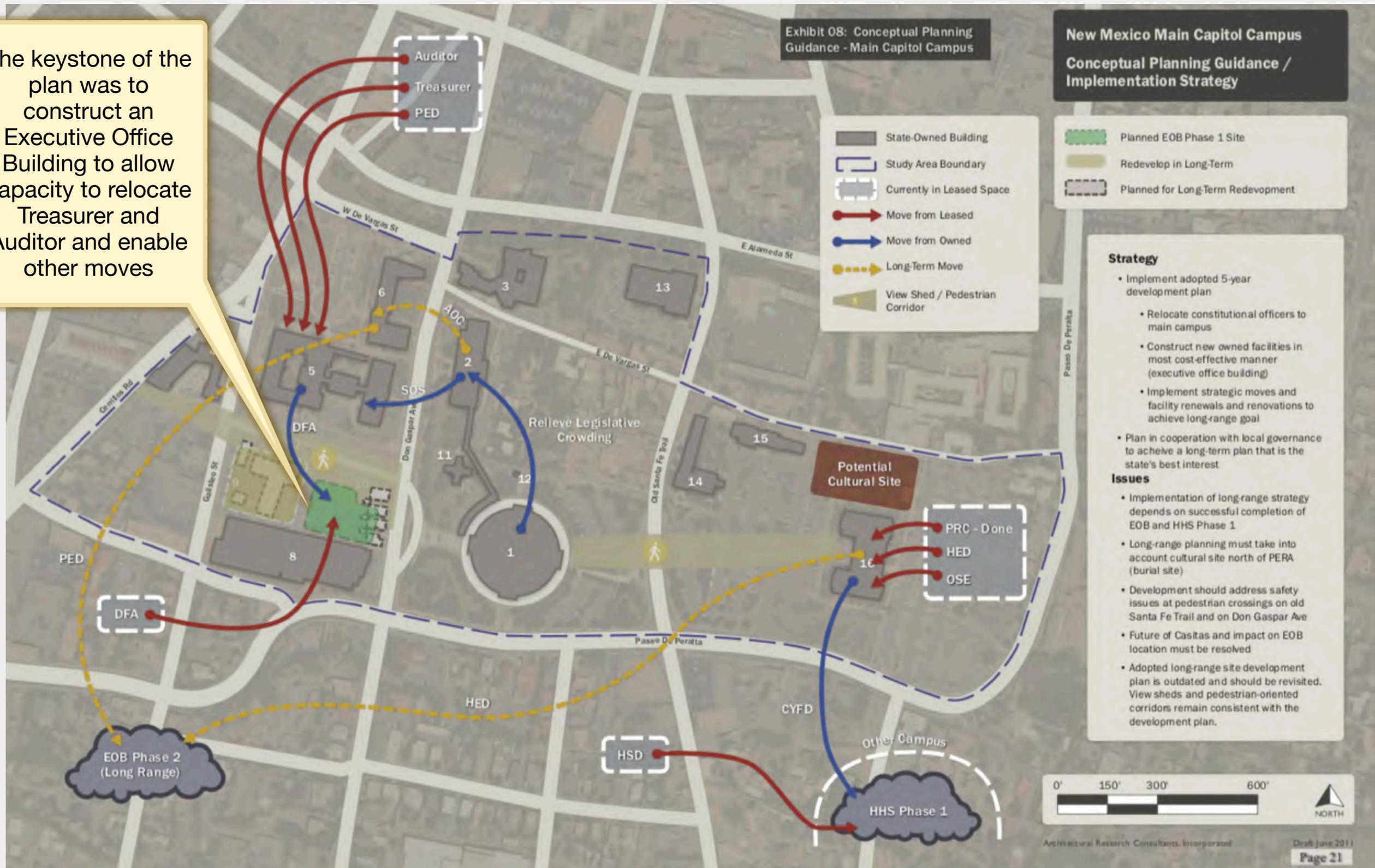
Implementation Strategy - 2011



The keystone of the plan was to construct an Executive Office Building to allow capacity to relocate Treasurer and Auditor and enable other moves

Exhibit 08: Conceptual Planning Guidance - Main Capitol Campus

New Mexico Main Capitol Campus Conceptual Planning Guidance / Implementation Strategy





Planning Options

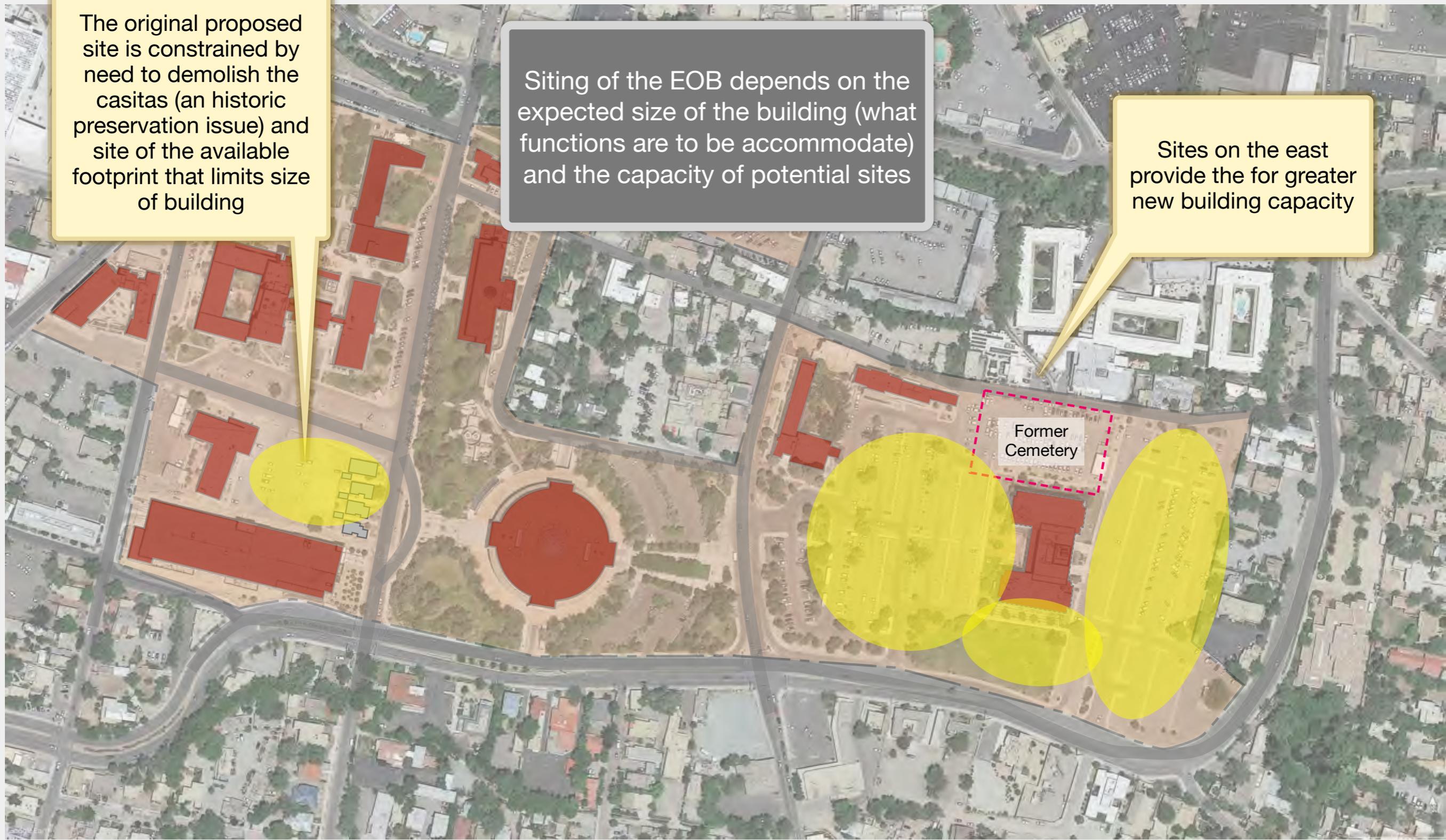
Siting Options



The original proposed site is constrained by need to demolish the casitas (an historic preservation issue) and site of the available footprint that limits size of building

Siting of the EOB depends on the expected size of the building (what functions are to be accommodate) and the capacity of potential sites

Sites on the east provide the for greater new building capacity



Key Siting Principles



Maintain Capitol building as campus focus

- Capitol highest point (generally means new buildings have a 3 story height limitation)
- View shed to Capitol (east-west with Capitol as the focus)

Respect Historic District look and feel

Maintain existing Street network

Make best use of available land area

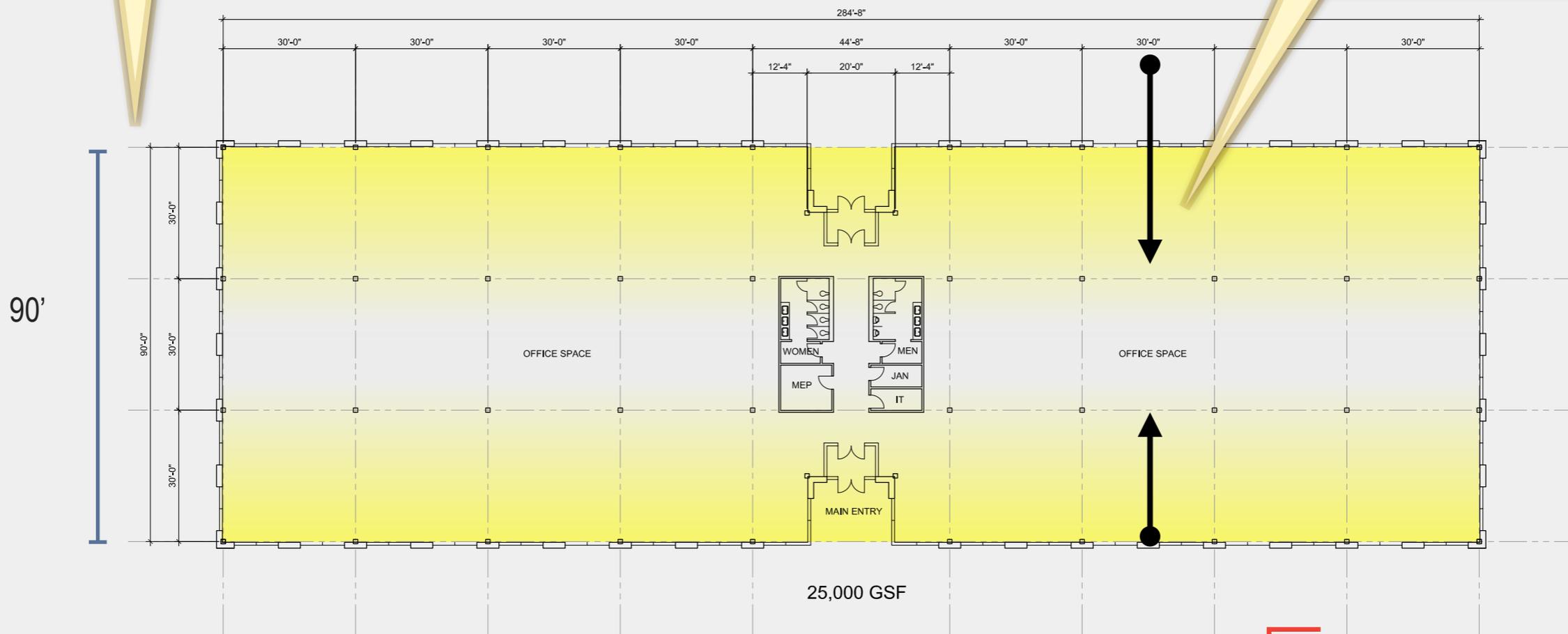
- Identify future potential building sites (long-term development perspective)
- Multi-story development
- Structured parking
 - *Accommodate staff and visitor parking needs*
 - *Replace any parking displaced by buildings (structured)*
- Optimum building footprints to promote flexible and efficient office layouts

Building Footprint



90' wide footprint provides a basis for flexible office layouts with a combination of private and open workstations

Daylight penetrates 30' to private daylighting opportunities for all personnel





Conceptual Site Plan / Cost

CONCEPTUAL SITE PLAN



Note: Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style

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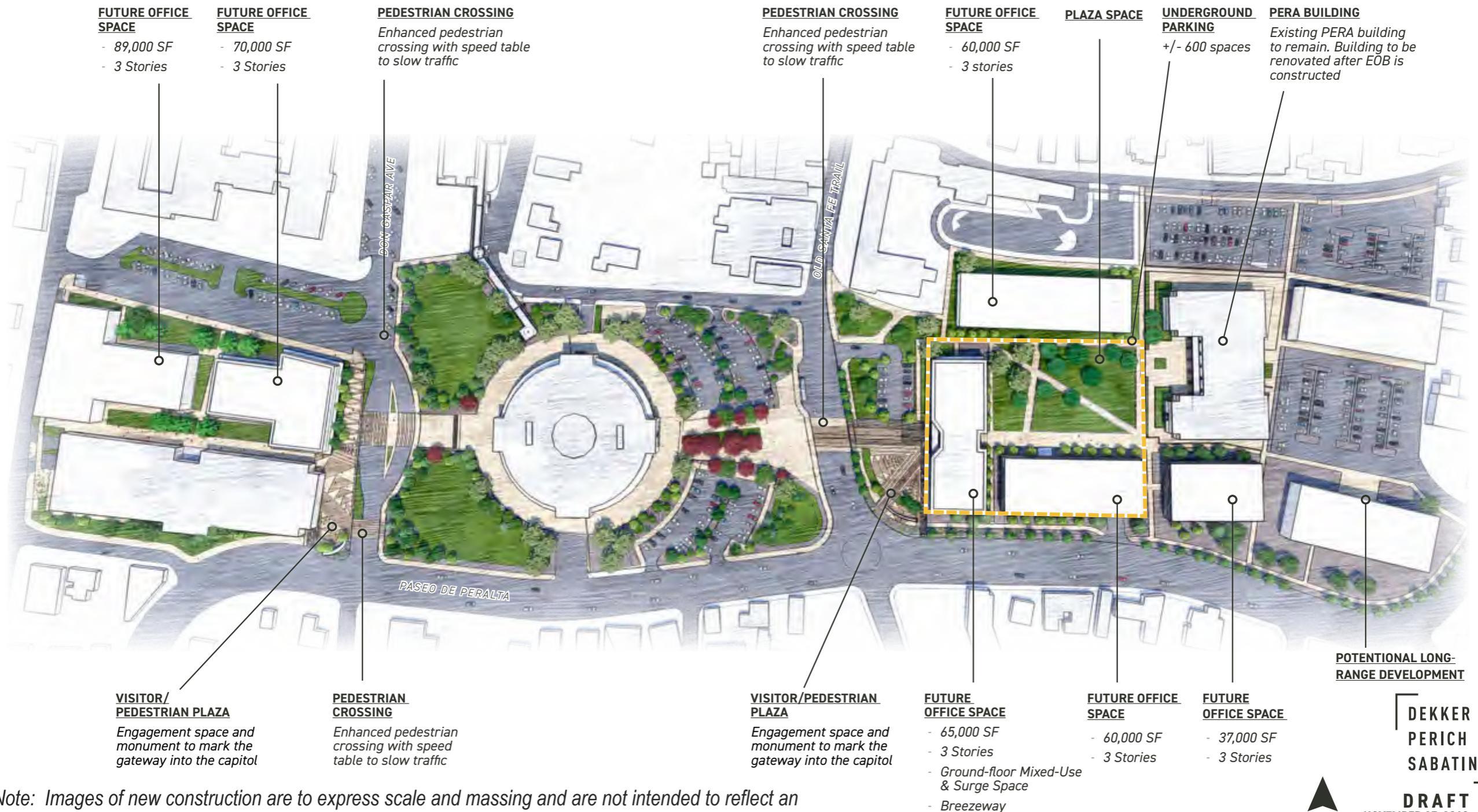
NORTH

DRAFT 1
NOVEMBER 27, 2019



**SANTA FE CAPITOL
EXECUTIVE OFFICE
BUILDING**

**CONCEPTUAL
SITE PLAN**



Note: Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style



SANTA FE CAPITOL
EXECUTIVE OFFICE
BUILDING

CONCEPTUAL SITE PLAN



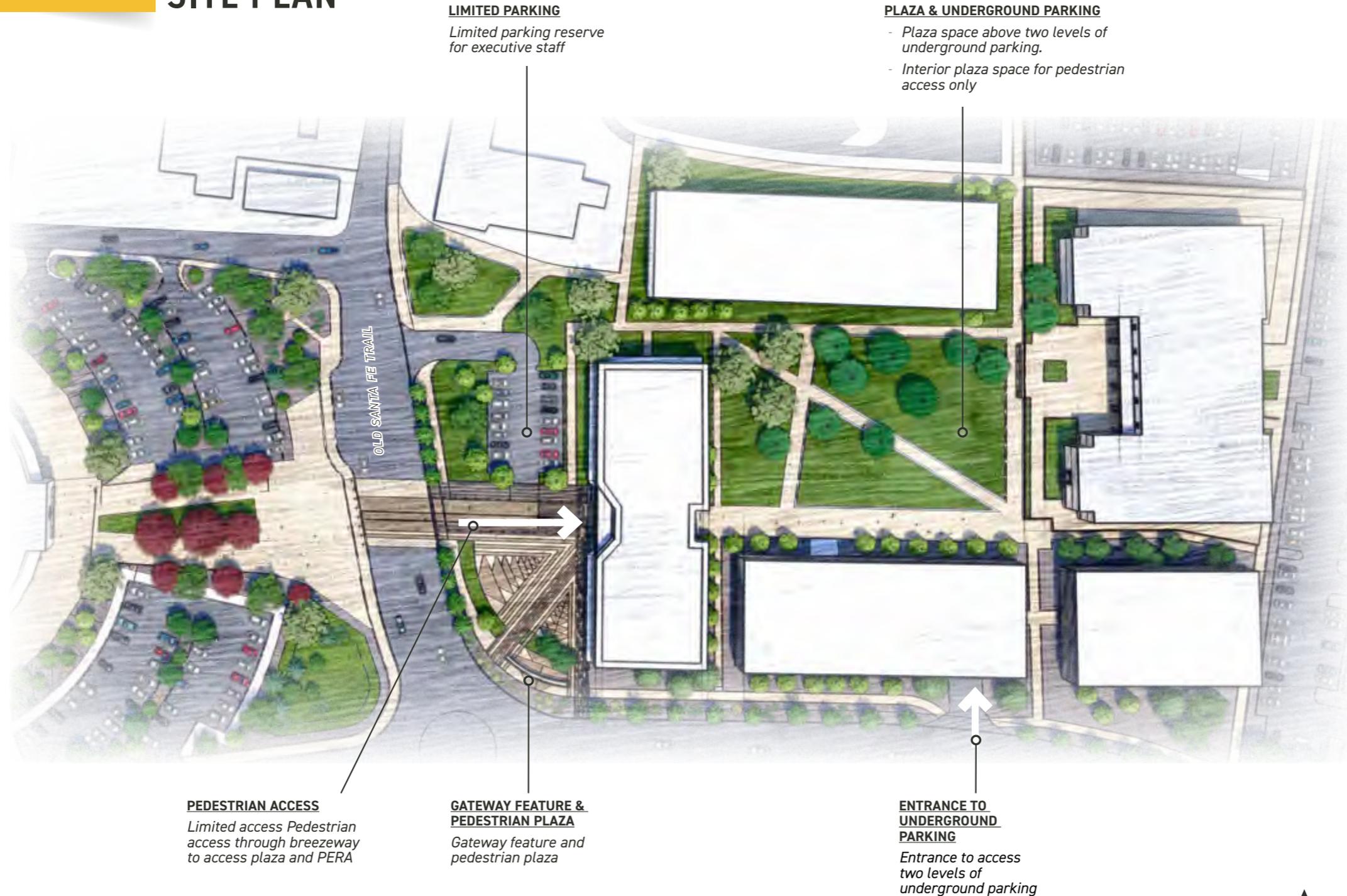
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CONCEPTUAL SITE PLAN



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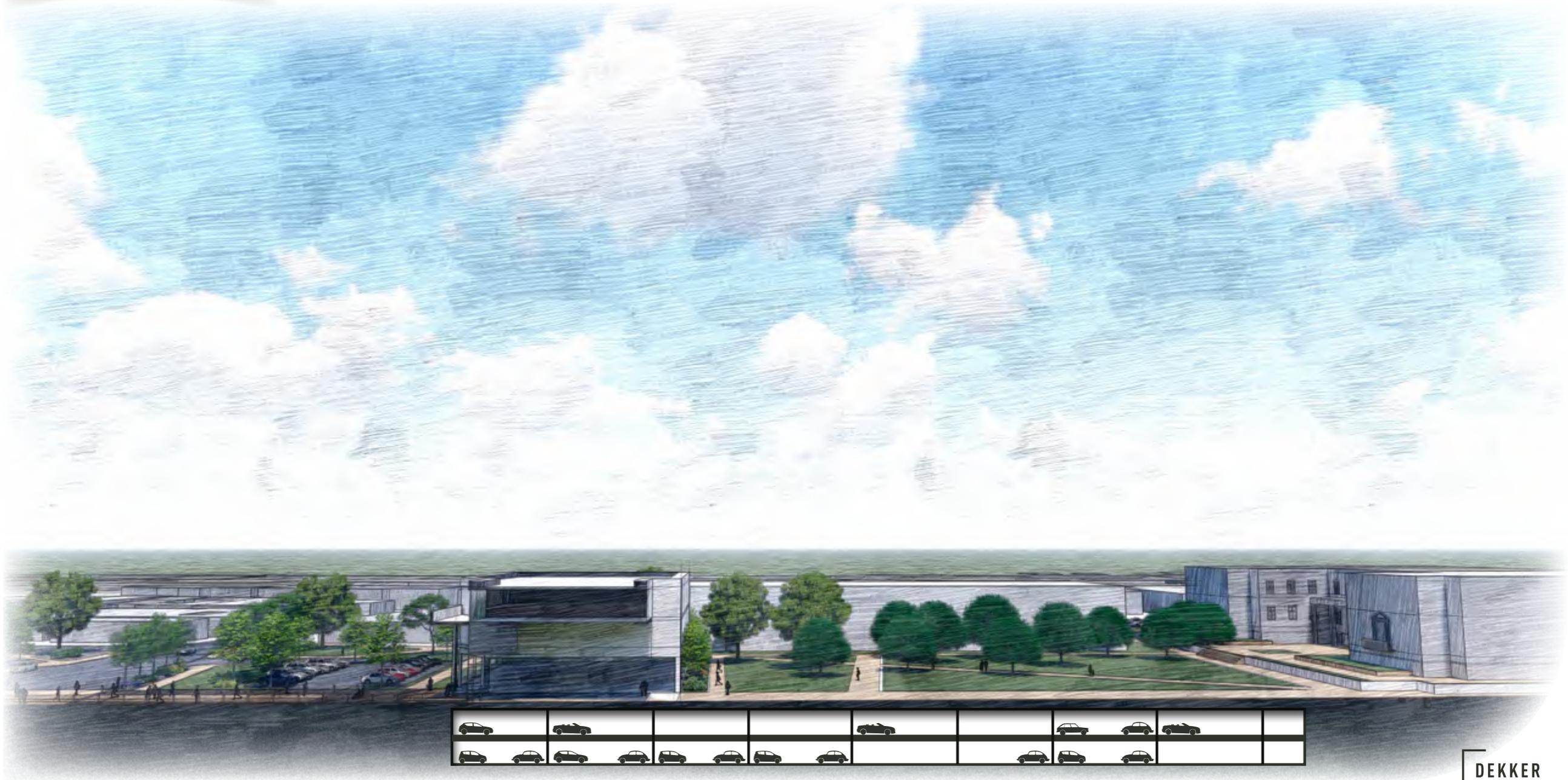


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SANTA FE CAPITOL
EXECUTIVE OFFICE
BUILDING

CROSS SECTION OF POTENTIAL OFFICE BUILDING & UNDERGROUND PARKING



Section of potential office building with two levels of underground parking.

Note: Images of new construction are to express scale and massing and are not intended to reflect an architectural style, which when fully developed will be compatible with the Santa Fe Territorial Style

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Building Capacity*



Building	GSF Capacity	1	1+2	1+2+3	1+2+3+ 4	1+2+3+ 4+5
1	70,000	70,000				
2	65,000		135,000			
3	60,000			195,000		
4	60,000				255,000	
5	37,000					292,000
Total	292,000	70,000	135,000	195,000	255,000	292,000

*Assumes 3 stories, 90' wide footprints, underground parking under 2, 3 & 4

Potential Candidates



	Existing			Needed GSF (Range)			
	LSF	Total Lease Cost	Total FTE	RSF to GSF	Space Standards + 20%	Existing	Mid-Range
Elected Officials							
STATE AUDITOR'S OFFICE	9,362	\$213,365	35	10,668	9,000	- 10,668	10,000
NEW MEXICO STATE TREASURER'S OFFICE	11,228	\$224,560	40	12,795	10,300	- 12,795	12,000
SECRETARY OF STATE - owned - Bataan				5,819	7,000	- 5,819	7,000
SECRETARY OF STATE - owned - North Capitol				12,403	14,900	- 12,403	14,000
Subtotal	20,590	\$437,925	75	41,685	41,200	- 41,685	43,000
Executive Leases							
HIGHER EDUCATION DEPARTMENT	12,519	\$275,281	51	14,266	13,200	- 14,266	14,000
STATE INVESTMENT COUNCIL	12,912	\$288,710	31	14,714	8,000	- 14,714	12,000
CHILDREN, YOUTH AND FAMILIES DEPARTMENT	31,961	\$1,126,031	84	36,421	21,700	- 36,421	30,000
DEPARTMENT OF HEALTH	73,482	\$1,370,018	244	83,735	63,000	- 83,735	74,000
HUMAN SERVICES DEPARTMENT	118,433	\$3,086,653	193	134,959	49,800	- 134,959	93,000
PUBLIC EDUCATION DEPARTMENT	13,407	\$315,892	62	15,278	16,000	- 15,278	16,000
EARLY CHILDHOOD DEPARTMENT	0	0	129	0	27,700	- 0	30,000
Subtotal	262,714	\$6,462,585	794	299,372	199,400	- 299,372	269,000
Grand Total	283,304	\$6,900,510	869	341,057	240,600	341,057	312,000
Other Potential Additions							
Visitor Center					4,000	- 6,000	5,000
Meeting Rooms					7,500	- 15,000	12,000
Surge (undeveloped Space)					22,500	- 22,500	23,000
Judicial Leases	27,500	\$533,200	63	31,337	15,190	- 18,228	18,300
					49,190	- 61,728	58,300
Other Possible Moves from Capitol Buildings (would free up space for other purposes)							
Public Education Department (Apodoca - Owned)			220	61,613	53,900	- 64,700	60,000
Department of Finance and Administration (Bataan - Owned)			148	53,835	43,500	- 55,750	50,000
AOC (North Capitol)			18	9,625	4,410	- 5,292	5,000
			368		101,810	- 125,742	115,000

More than enough potential demand to fill site capacity

*Executive agencies larger leases, not including storage or warehouse leases. Does not include HSD field office. Does not include Environment Department (Assumes will move into Runnels if DOH moves out)

Pre-Conceptual ROM Cost Ranges*



Cost Assumptions

New Building Cost / GSF	\$550.00
Building Renovation Cost / SF	\$250.00
Parking Space Cost (UG)	\$35,000

	1	1+2	1+2+3	1+2+3 +4	1+2+3 +4+5
Building Size GSF	70,000	135,000	195,000	255,000	292,000
Parking Spaces		600	600	600	600
Potential Renovation SF		70,000	70,000	70,000	70,000
	Total Project Cost / \$M				
Building	\$38.50	\$74.25	\$107.25	\$140.25	\$160.60
Parking (Underground Structured)	\$0.00	\$21.00	\$21.00	\$21.00	\$21.00
Total Building + Parking	\$38.50	\$95.25	\$128.25	\$161.25	\$181.60
Adding Potential Renovation	\$0.00	\$17.50	\$17.50	\$17.50	\$17.50
Total Building + Parking + Renovation	\$0.00	\$112.75	\$145.75	\$178.75	\$199.10

*Very preliminary and conservative – to be used for rough order of magnitude cost comparison

Benefits



Save lease costs

Provides modern, flexible office space

Reduces State building footprint (more efficient space allocation)

Provides opportunity for sustainable, carbon neutral facilities

Provides transition space to allow staged renovations of other state facilities

Follows long-range Santa Fe area plan



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