



State Building Bonding Act and the Executive Office Building

Capitol Buildings Planning Commission

December 10, 2019



State Building Bonding Act

- The Legislature finds that the expense of leasing office space for state occupancy has grown to the point where the State would be better served if more state-owned facilities were acquired.
- The 2001 Legislature enacted the State Building Bond Act (“the Act”) as a tool purchase, construct and renovate state buildings. The Act originally contemplated a \$100 million bond capacity to live within a \$530 thousand monthly (\$6.36 million annual) State GRT distribution.
- The first series of State Building Bonds was issued by NMFA in 2002 in the amount of \$34.7 million as a stand alone bond in the public market.
- Since 2006, State Building Bonds issued have been purchased by the NMFA’s Public Project Revolving Fund (“PPRF”).
- The 2009 Legislature (SB 221 – Sen. Ingle) amended the Act to raise the limit for state building bonds from \$100 million to \$115 million, thereby increasing the total amount of bonds outstanding to live within a monthly \$680 thousand monthly (\$8.16 million annual) State GRT distribution for bond debt service. It also authorized bonds to be issued for the Executive Office Building (“EOB”).



State Building Bonding Act

- State Building Bond projects issued for include:
 - Acquisition of the National Education Association Building
 - West Capitol Complex on Cerrillos Road
 - Purchasing land adjacent to the District Five Office of the New Mexico State Highway and Transportation Department on Cerrillos Road
 - Acquisition of the PERA Building
 - Acquisition of the Coughlin Building
 - Central Campus Parking Structure
 - State Laboratory
 - Executive Office Building (Master Planning)
 - CYFD Building (SB193 of 2018)

- Four series of State Building Bonds remain outstanding with the Executive Office Building as the only authorized project yet unissued.





State Building Bonding Act

- Details of the 2009 Executive Office Building authorization:
 - There is no sunset or expiration on the 2009 EOB authorization.
 - There is not a specific dollar amount authorized for the EOB project, however State Building Bonds issued for the EOB need to live within the Act's defined outstanding bond ceiling limitation, State GRT revenue constraint, and other provisions of the Act.
 - The 2009 EOB authorization requires it to be within the main capital campus of Santa Fe.
 - Section 6-21C-4 allows for bonds to be used for facilities within the master planning jurisdiction of the Capitol Buildings Planning Commission when the Commission has reviewed the project.
 - Bonds can be issued once the Director of FMD of GSD has certified the need to issue the bonds.



State Building Bonding Act- Summary of EOB Options

	No Legislative Changes to Act	Legislative Change to Bond Ceiling	Legislative Changes to Bond Ceiling and GRT Revenue Constraint
Amount for EOB Project	\$36.3 million	\$54.2 million	\$80 million
Total Outstanding Par Bonds	\$115 million	\$134 million	\$159 million
Annual State GRT Revenue Distribution	\$8.16 million	\$8.16 million	\$10.8 million
New Maturity of Portfolio (25 year EOB Bonds)	2045	2045	2045



EOB Option 1 Detail- No Legislative Changes

SOURCES AND USES OF FUNDS		BOND SOLUTION							
		General Services Department Series 2020 EOB State Building Bonds							
General Services Department Series 2020 EOB State Building Bonds		Period Ending	Proposed Principal	Proposed Debt Service	Existing Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
Sources:		06/01/2021	1,240,000	2,099,381	6,055,841	8,155,222	8,160,000	4,778	100.05859%
		06/01/2022	1,250,000	2,094,997	6,057,744	8,152,741	8,160,000	7,259	100.08904%
		06/01/2023	1,265,000	2,095,122	6,060,195	8,155,317	8,160,000	4,683	100.05742%
Bond Proceeds:		06/01/2024	1,275,000	2,089,563	6,061,645	8,151,208	8,160,000	8,793	100.10787%
Par Amount		06/01/2025	1,290,000	2,087,988	6,063,480	8,151,468	8,160,000	8,533	100.10467%
		06/01/2026	1,310,000	2,090,315	6,062,444	8,152,759	8,160,000	7,242	100.08882%
		06/01/2027	1,315,000	2,076,189	6,078,044	8,154,233	8,160,000	5,768	100.07073%
		06/01/2028	1,345,000	2,085,938	6,069,094	8,155,032	8,160,000	4,969	100.06093%
		06/01/2029	1,350,000	2,069,014	6,083,444	8,152,458	8,160,000	7,542	100.09251%
Uses:		06/01/2030	1,380,000	2,075,929	6,075,594	8,151,523	8,160,000	8,477	100.10399%
		06/01/2031	1,400,000	2,067,915	6,086,794	8,154,709	8,160,000	5,291	100.06488%
Project Fund Deposits:		06/01/2032	1,435,000	2,072,815	6,080,844	8,153,659	8,160,000	6,341	100.07777%
Project Fund		06/01/2033	1,460,000	2,064,380	6,087,944	8,152,324	8,160,000	7,677	100.09416%
		06/01/2034	1,495,000	2,063,026	6,092,594	8,155,620	8,160,000	4,381	100.05371%
Delivery Date Expenses:		06/01/2035	1,520,000	2,049,156	6,101,569	8,150,725	8,160,000	9,276	100.11380%
NMFA Fee		06/01/2036	1,560,000	2,048,268	6,103,669	8,151,937	8,160,000	8,064	100.09892%
		06/01/2037	1,600,000	2,045,056	6,106,125	8,151,181	8,160,000	8,820	100.10820%
Other Uses of Funds:		06/01/2038	1,645,000	2,045,096	6,109,601	8,154,697	8,160,000	5,304	100.06504%
Additional Proceeds		06/01/2039	1,565,000	1,917,555	6,237,000	8,154,555	8,160,000	5,445	100.06677%
		06/01/2040	1,505,000	1,811,388		1,811,388	8,160,000	6,348,613	450.48340%
		06/01/2041	1,550,000	1,811,087		1,811,087	8,160,000	6,348,913	450.55815%
		06/01/2042	1,600,000	1,813,657		1,813,657	8,160,000	6,346,343	449.91969%
		06/01/2043	1,650,000	1,813,737		1,813,737	8,160,000	6,346,263	449.89985%
		06/01/2044	1,700,000	1,811,432		1,811,432	8,160,000	6,348,568	450.47233%
		06/01/2045	1,755,000	1,811,862		1,811,862	8,160,000	6,348,138	450.36543%
			36,460,000	50,110,860	115,673,665	165,784,525	204,000,000	38,215,475	



EOB Option 2 Detail- Legislative Change to Bond Ceiling

BOND SOLUTION

General Services Department
Series 2020 EOB State Building Bonds

SOURCES AND USES OF FUNDS	Period Ending	Proposed Principal	Proposed Debt Service	Existing Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
General Services Department Series 2020 EOB State Building Bonds								
Sources:	06/01/2021	505,000	2,100,070	6,055,841	8,155,910	8,160,000	4,090	100.05014%
	06/01/2022	510,000	2,099,212	6,057,744	8,156,955	8,160,000	3,045	100.03733%
	06/01/2023	515,000	2,098,143	6,060,195	8,158,338	8,160,000	1,662	100.02038%
	06/01/2024	520,000	2,096,808	6,061,645	8,158,453	8,160,000	1,547	100.01896%
Bond Proceeds:	06/01/2025	525,000	2,095,048	6,063,480	8,158,528	8,160,000	1,472	100.01804%
Par Amount	06/01/2026	530,000	2,092,856	6,062,444	8,155,300	8,160,000	4,701	100.05764%
	06/01/2027	525,000	2,080,118	6,078,044	8,158,162	8,160,000	1,839	100.02254%
	06/01/2028	540,000	2,087,033	6,069,094	8,156,127	8,160,000	3,874	100.04749%
	06/01/2029	535,000	2,073,231	6,083,444	8,156,675	8,160,000	3,326	100.04077%
	06/01/2030	555,000	2,084,082	6,075,594	8,159,676	8,160,000	324	100.00397%
Uses:	06/01/2031	555,000	2,072,816	6,086,794	8,159,610	8,160,000	391	100.00479%
	06/01/2032	570,000	2,075,883	6,080,844	8,156,727	8,160,000	3,273	100.04013%
Project Fund Deposits:	06/01/2033	575,000	2,067,602	6,087,944	8,155,546	8,160,000	4,454	100.05461%
Project Fund	06/01/2034	585,000	2,063,285	6,092,594	8,155,879	8,160,000	4,122	100.05053%
	06/01/2035	595,000	2,058,075	6,101,569	8,159,644	8,160,000	357	100.00437%
Delivery Date Expenses:	06/01/2036	605,000	2,052,069	6,103,669	8,155,738	8,160,000	4,262	100.05226%
NMFA Fee	06/01/2037	620,000	2,050,311	6,106,125	8,156,436	8,160,000	3,565	100.04370%
	06/01/2038	635,000	2,047,889	6,109,601	8,157,490	8,160,000	2,511	100.03078%
	06/01/2039	525,000	1,919,537	6,237,000	8,156,537	8,160,000	3,463	100.04246%
	06/01/2040	6,780,000	8,159,050		8,159,050	8,160,000	951	100.01165%
	06/01/2041	6,980,000	8,154,972		8,154,972	8,160,000	5,029	100.06166%
	06/01/2042	7,195,000	8,156,384		8,156,384	8,160,000	3,617	100.04434%
	06/01/2043	7,420,000	8,156,900		8,156,900	8,160,000	3,101	100.03801%
	06/01/2044	7,655,000	8,156,686		8,156,686	8,160,000	3,315	100.04064%
	06/01/2045	7,900,000	8,155,960		8,155,960	8,160,000	4,040	100.04953%
		54,455,000	88,254,012	115,673,665	203,927,676	204,000,000	72,324	



EOB Option 3 Detail- Legislative Change to Bond Ceiling & GRT Rev

SOURCES AND USES OF FUNDS		BOND SOLUTION							
		Period Ending	Proposed Principal	Proposed Debt Service	Existing Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
General Services Department Series 2020 EOB State Building Bonds									
Sources:		06/01/2021	2,545,000	4,472,380	6,055,841	10,528,220	10,800,000	271,780	102.58144%
		06/01/2022	2,575,000	4,472,858	6,057,744	10,530,601	10,800,000	269,399	102.55825%
		06/01/2023	2,605,000	4,472,215	6,060,195	10,532,410	10,800,000	267,590	102.54063%
Bond Proceeds:		06/01/2024	2,635,000	4,470,174	6,061,645	10,531,819	10,800,000	268,182	102.54639%
Par Amount	80,315,000.00	06/01/2025	2,670,000	4,470,919	6,063,480	10,534,399	10,800,000	265,602	102.52128%
		06/01/2026	2,705,000	4,469,340	6,062,444	10,531,784	10,800,000	268,217	102.54673%
	80,315,000.00	06/01/2027	2,745,000	4,469,847	6,078,044	10,547,891	10,800,000	252,110	102.39014%
		06/01/2028	2,790,000	4,472,574	6,069,094	10,541,668	10,800,000	258,333	102.45058%
Uses:		06/01/2029	2,835,000	4,472,097	6,083,444	10,555,541	10,800,000	244,460	102.31594%
		06/01/2030	2,885,000	4,473,618	6,075,594	10,549,212	10,800,000	250,788	102.37732%
Project Fund Deposits:		06/01/2031	2,940,000	4,470,053	6,086,794	10,556,847	10,800,000	243,154	102.30328%
Project Fund	80,000,000.00	06/01/2032	3,005,000	4,471,843	6,080,844	10,552,687	10,800,000	247,314	102.34361%
		06/01/2033	3,075,000	4,471,826	6,087,944	10,559,770	10,800,000	240,230	102.27495%
Delivery Date Expenses:		06/01/2034	3,150,000	4,470,259	6,092,594	10,562,853	10,800,000	237,148	102.24511%
NMFA Fee	311,102.50	06/01/2035	3,235,000	4,473,359	6,101,569	10,574,928	10,800,000	225,073	102.12836%
		06/01/2036	3,320,000	4,471,337	6,103,669	10,575,006	10,800,000	224,994	102.12760%
Other Uses of Funds:		06/01/2037	3,410,000	4,469,373	6,106,125	10,575,498	10,800,000	224,502	102.12285%
Additional Proceeds	3,897.50	06/01/2038	3,505,000	4,468,552	6,109,601	10,578,153	10,800,000	221,847	102.09722%
	80,315,000.00	06/01/2039	3,610,000	4,472,258	6,237,000	10,709,258	10,800,000	90,743	100.84733%
		06/01/2040	3,715,000	4,470,763	4,470,763	4,470,763	10,800,000	6,329,238	241.56953%
		06/01/2041	3,825,000	4,468,941	4,468,941	4,468,941	10,800,000	6,331,059	241.66799%
		06/01/2042	3,945,000	4,471,896	4,471,896	4,471,896	10,800,000	6,328,104	241.50830%
		06/01/2043	4,065,000	4,468,812	4,468,812	4,468,812	10,800,000	6,331,188	241.67497%
		06/01/2044	4,195,000	4,469,952	4,469,952	4,469,952	10,800,000	6,330,049	241.61336%
		06/01/2045	4,330,000	4,470,292	4,470,292	4,470,292	10,800,000	6,329,708	241.59496%
			80,315,000	111,775,531	115,673,665	227,449,195	270,000,000	42,550,805	



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