



Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

The State of New Mexico

General Services Department **GSD**

Facilities Management Division **FMD**

and the

Capitol Buildings Planning Commission



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Proposed Strategy

The proposed strategic space master plan strategy responds to the key objective of the Santa Fe Area plan adopted by the Capitol Buildings Planning Commission and embodied within the project scope.

 See Exhibit 21

The strategy has five components that will be discussed each in turn.

1. Increase Capacity of Selected Buildings
2. Consolidate agencies to improve efficiency (move from leased space)
3. Construct New Facilities (move from leased space)
4. Renew Existing Buildings
5. Decommission Selected Buildings

1. Increase Capacity of Selected Buildings

This strategy seeks to increase the potential capacity of selected buildings with an inherent building footprint that either supports a flexible layout now, or that can be improved through renovation. This strategy is complementary to Strategy 4, an ongoing effort to renew building systems as buildings age.

Of the seven buildings with a footprint and size to potentially support a flexible, modern office environment, ARC recommends that the state should initially focus on improving these three:

- PERA
- Apodaca
- Chino

 See Exhibit 22 and Appendix B

Exhibit 21:

Long-Range Strategic Space Plan Goals

Project Goals

- Seek opportunities to move state agencies from leased to state-owned space and for consolidation,
- Dispose, or acquire facilities to facilitate access to services, promote economies of scale, achieve cost-effective operations, and
- Make most efficient use of space in accordance with the state space standards and best practices

Exhibit 22:

Increase Selected Building Capacities based on Space Need Scenarios

Building Capacity				
Building	Scenario 1	Scenario 2	Existing Filled FTE	Existing Budgeted FTE
PERA	623	480	364	452
Jerry Apodaca Building	178	159	156	219
Wendell Chino	230	188	144	234

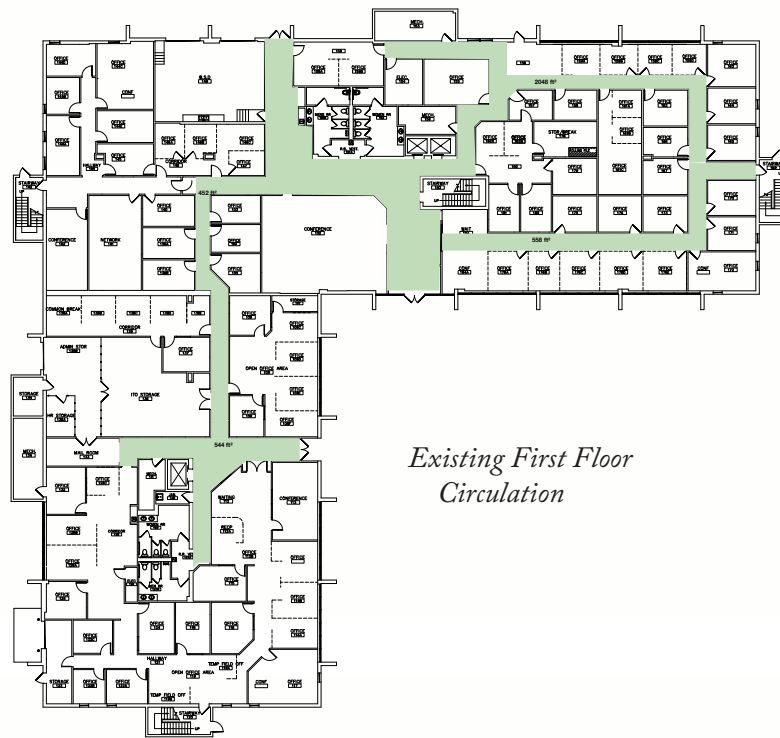


Of these, the PERA is the highest priority, due to its size and potential increase of capacity. Renovations can be scheduled incrementally, so an individual floor or wing can be done at a time.

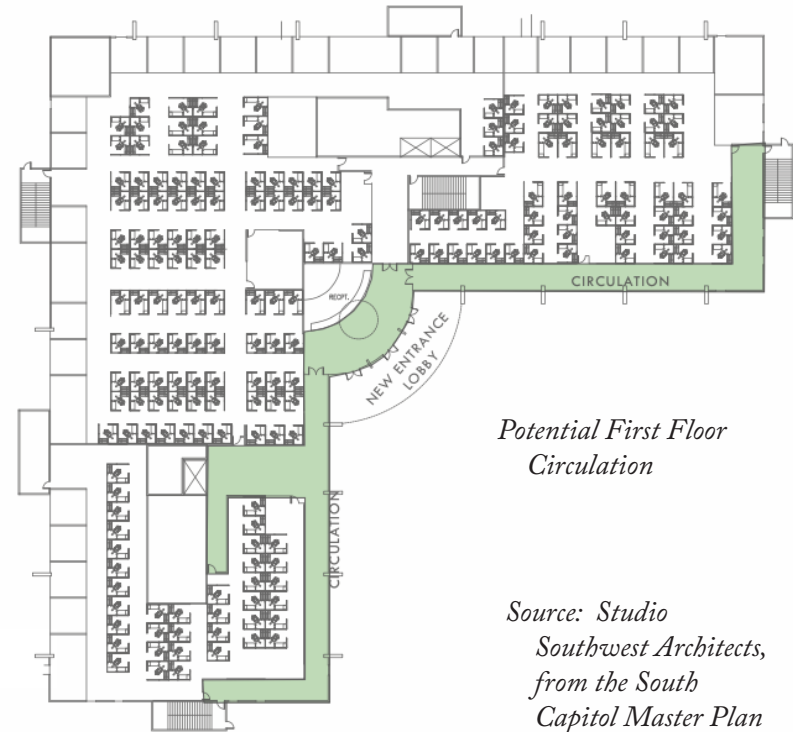


The South Capitol Master Plan suggested a renovation concept for the Wendell Chino Building that could improve the circulation flow and provide open areas suitable for flexible open office environments.

Exhibit 23:
Potential Improved Circulation Pattern for the Wendell Chino Building to Promote Office Flexibility



*Existing First Floor
Circulation*



*Potential First Floor
Circulation*

*Source: Studio
Southwest Architects,
from the South
Capitol Master Plan*



2. Consolidate and Colocate Agencies to Improve Efficiency and Access to Public (Move from Leased Space)

This proposed strategy seeks to consolidate agencies with natural affinities, improve visibility and access to the public, and to move from leased to owned space. Proposed actions include:

- Consolidate Children, Youth and Families (CYFD) and Early Childhood Education & Care Department (ECECD) in the PERA building. Previously, CYFD was distributed among four floors of the five-floor PERA building (55,400 USF) and leased space (~30,000 RSF). ECECD is a new department, created largely from personnel within CYFD.

 See Appendix B

During the course of this study, GSD / FMD successfully consolidated CYFD and ECECD in the PERA building with CYFD on floors 1, 3, and 5, and ECECD on floors 2 and 3. Floor 3 (the ground level) will be the public interface for both agencies.

In order to make room for the new agency, the Public Regulation Commission (PRC) was vacated from the building into leased space. The State Office of the Superintendent of Insurance remains in the building consolidated on floor 4.

- Consolidate other agencies and move from leased space through construction of new state-owned office space. These agencies include:
 - Public Education Department (PED) - now split into owned (Apodaca) and leased space.
 - Administrative Office of the Courts (AOC) - now split into owned (Supreme Court Building, Capitol North) and leased space in Santa Fe and Albuquerque.
 - Secretary of State (SOS) - now split into two owned buildings (Capitol North and Bataan).
 - Human Services Department (HSD) - now totally in leased space.
 - Department of Health (DOH) - now split between owned (Runnels) and leased space.

 See Exhibit 26

3. Construct New Facilities (Move from Leased Space)

This proposed strategy constructs two new state buildings: the Executive Office Building at the Main Capitol Campus, and a new facility to house the Department of Health at the South Capitol Campus. Both proposed buildings are consistent with CBPC adopted master plans for these two sites.



Construct a New Executive Office at the Main Capitol Campus

The 2008 Santa Fe Area Plan proposed an Executive Office Building (EOB) to house the Department of Finance and Administration (DFA) and implement a key goal of the Main Capitol Master Plan to relocate all elected officials (i.e., the State Auditor and State Treasurer) from leased space. State revenue bonds for the EOB were authorized in 2009, payable from the state building bond fund not to exceed \$115 million. Planning was initiated in 2010 for a building of ~60,000 GSF, but never finalized.

 See Appendix A for the EOB site study

Part of ARC’s direction for this current Strategic Space Plan was to identify, analyze, and recommend a potential site for the EOB. ARC, in association with D/P/S Architects, identified two potential site options for the facility:

- A site west of the Capitol on the northeast corner of Don Gaspar and South Capitol Place, and north of the Capitol Parking Garage; and
- A site east of the Capitol in what is now a parking lot serving the State Buildings in the area (i.e., Capitol, PERA, Lamy, and Lew Wallace).

The CBPC considered both site options and directed staff to conduct a study to identify the maximum building capacity for the site west of the capitol and associated underground parking. The site capacity study identified that maximum development of the west for the west site to be a 3-story 192,250 GSF building and 723 +/- parking spaces in three levels of an underground parking structure. To achieve maximum building capacity requires demolition or relocation of four casitas and demolition of the Concha Ortiz y Pino Building.

Depending on the chosen occupants, construction of this facility will enable moving the State Auditor and Treasurer from leased space to the Main Capitol Campus, and potentially make available space in the Bataan Building, Supreme Court Building, and Capitol North for various moves and relocations.

The site east of the Capitol has additional building capacity of 222,000 GSF. Development of this site will also require development of underground parking.

 See Exhibit 24 and Exhibit 25

See also Appendix A: “Executive Office Building Siting” for an implementation road map for the west capitol site



Appendix A.

Executive Office Siting



Executive Office Building Siting

The objectives of this study include assessing the current state inventory of vacant land, and look at siting options for the proposed Executive Office Building (EOB), as well as other opportunities for growth.

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.

 See Exhibit A-01

The Main Capitol Campus is about 40 acres in size, with about 1.15 million gross square feet and 1,500 FTE current occupants. The Main Capitol Campus is unique in State campuses in that all branches of state government own and occupy buildings on the campus. There are about 2,000 parking spaces in surface lots and in parking structures associated with state-owned Capitol Campus buildings. There are about an additional 100 spaces in public street parking in the area. A long-standing issue has been the greater demand for parking than available supply during the annual legislative sessions.

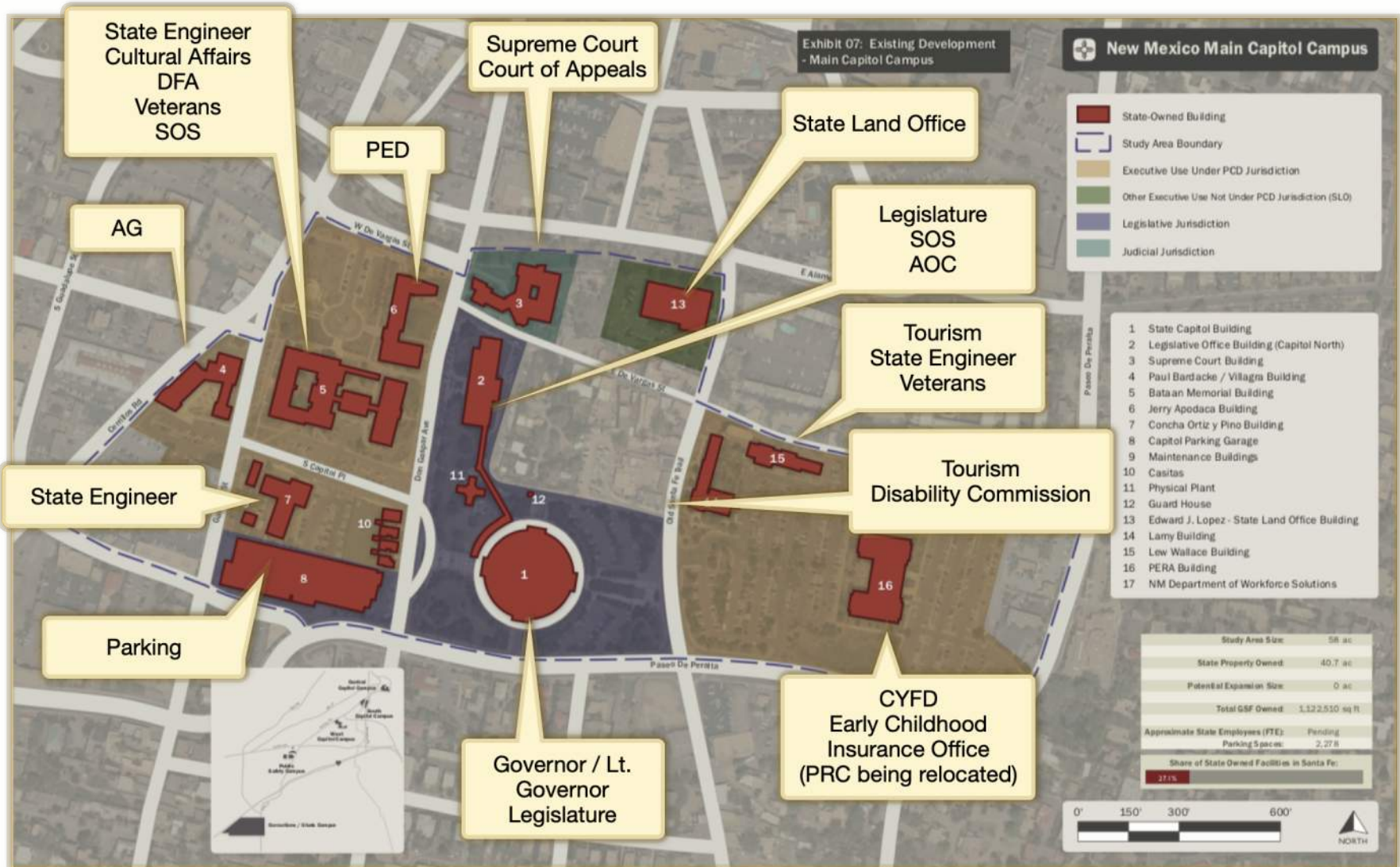
The Santa Fe Area Plan established these general and site location principles for the state campuses and the main campus in particular:

- General Location Principles/Implementation Strategies
- 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
- Colocate 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 an inventory of leased space for use by agencies with federal and other revenue sources for agencies with fluctuating programs, and to meet needs faster than possible via the standard capital funding process
- Develop site master plans to guide specific development and redevelopment
- Main Capitol Campus:
 - Agencies to be housed there:
 - Constitutionally created or statutorily attached agencies (elected officials)
 - High degree of legal or financial responsibilities



Exhibit A-01:

Main Capitol Campus - Site, Buildings, and Occupants



- High degree of interaction with constitutional agencies
- Special relationship to Capitol area
- Five-year planning strategy (adopted December 2008)
 - Construct new owned facilities in the most cost-effective manner
 - Phase projects over several years
 - Redirect lease revenue to fund capital costs
 - Minimize multiple moves in achieving long-range goal, where possible
 - Relocate agencies from leased space to state-owned space
 - Begin as soon as possible to design, construct, and relocate agencies

Goals for the five-year strategy are to:

- Relieve overcrowding in Bataan, North Capitol, and the Capitol (i.e., relocate DFA, AOC and possibly SOS);
- Complete existing building renovations / facility renewal projects;
- House intended occupants in the Bataan Building, including the Secretary of State, Auditor, Treasurer, Department of Cultural Affairs and Department of Veterans' Affairs; and
- Move agencies currently in leased space into owned space (Auditor, Treasurer, Higher Education Department, Public Education Department, and Public Regulation Commission¹).

The five-year planning strategy also identifies several long-term agency moves, including relocation of the Administrative Office of the Courts (AOC) from the Capitol North Building to the Apodaca Building, and the colocation of the PED and HED administrative offices in a future new building.

Executive Office Building

The first component of the five-year plan adopted in 2008 was to construct an Executive Office Building (EOB). The EOB was originally envisioned as a new building at the Main Capitol Campus adjacent to the Capitol Parking facility to house the Department of Finance and Administration (DFA). The thought at the time was that the construction of this building would allow DFA to vacate their current offices in the Bataan Building and provide space for the State Auditor and State Treasurer to relocate from leased space.

¹ The Public Regulation Commission relocated from the PERA building to leased space in 2020 to make room to consolidate CYFD and the ECECD



Legislative Session SB0221 of 2009 authorized state revenue bonds for state building use, directly benefiting the EOB. The legislation authorized the New Mexico Finance Authority to issue and sell revenue bonds payable from the state building bond fund not to exceed \$115 million.

A contract to prepare design-build documents for the project was executed in 2010. Planning envisioned a facility about 60,000 GSF in size located on a site west of the Capitol, north of the parking structure. The project required demolition of the Capitol casitas, which the city deems as historic structures whose modification would attract additional attention. The state initiated meetings with the city regarding demolition of the casitas, but the planning stalled due to administration and agency personnel changes. The project was never finalized.

There is now current interest from the Executive and Legislature to implement this project, but with direction to consider other sites and potential occupancy.

New Facility Siting Options

ARC worked collaboratively with Dekker Perich Sabatini (D/P/S) Architects to identify potential new development sites at the Main Capitol Campus, as well as their building capacities.

Two locations offer the potential for general site development:

- A site north of the Capitol Parking Garage, west of the Capitol Building, and east of the Concha Ortiz y Pino Building. This was the original site of the 2009 proposed EOB. It most likely entails the removal or relocation of the four casitas bordering on Don Gaspar. The potential historic significance of these casitas is an issue that will need to be addressed if this site is developed. The Concha Ortiz y Pino is a 1970s-era building that has potential for redevelopment.
- Development opportunities are available on the east side of the Capitol Building, mainly in the parking lots that surround the PERA Building, with potential access points from Old Santa Fe Trail and Paseo de Peralta. Reportedly, the northern site of the PERA Building borders a former cemetery, which may hamper potential development.

 See Exhibit A-02



Based on the Santa Fe Area Plan, a distillation of key siting principles are:

- Maintain Capitol Building as campus focus
 - The Capitol Building should be highest point on the campus. This generally implies any new building will have a height limitation of 3-stories above the ground level.
 - The Capitol Building should also be the visual focus of the Capitol Campus.
 - Respect the Historic District look and feel in any future development.

This generally means maintaining what has been termed the “Santa Fe Style” characterized by large buildings with extensive landscaped grounds. Any development should seek to interact with local government and historic groups, taking advantage of the historic style guidance that has been promulgated over the years.

- Maintain existing street network. The Main Capitol Campus is a major gateway to downtown Santa Fe and the Plaza area. Old Santa Fe Trail (two-way travel) and Don Gaspar (one-way travel) that bisect the campus will need to be maintained.

Exhibit A-02:
Main Capitol Campus – Potential General Building Development Locations

