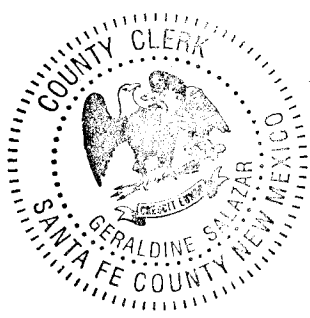


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**SANTA FE COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**REGULAR MEETING**

**November 12, 2013**

- Kathy Holian, Chair - District 4
- Danny Mayfield, Vice Chair - District 1
- Robert Anaya - District 3
- Miguel Chavez - District 2
- Liz Stefanics - District 5



COUNTY OF SANTA FE )  
 STATE OF NEW MEXICO ) ss

BCC MINUTES  
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Witness My Hand And Seal Of Office  
 Geraldine Salazar  
 County Clerk, Santa Fe, NM

Deputy *Marcella Salazar*

**SANTA FE COUNTY**  
**REGULAR MEETING**  
**BOARD OF COUNTY COMMISSIONERS**

**November 12, 2013**

**1. Opening Business**  
**a. Call to Order**

This regular meeting of the Santa Fe Board of County Commissioners was called to order at approximately 2:07 p.m. by Chair Kathy Holian, in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

**b. Roll Call**

Roll was called by County Clerk Geraldine Salazar and indicated the presence of a quorum as follows:

**Members Present:**

Commissioner, Kathy Holian, Chair  
Commissioner Danny Mayfield, Vice Chair  
Commissioner Robert Anaya  
Commissioner Miguel Chavez  
Commissioner Liz Stefanics

**Members Excused:**

[None]

**c. Pledge of Allegiance**

The Pledge of Allegiance was led by Maggie Salas.

**d. State Pledge**

The State Pledge was led by Diane Salazar.

**e. Moment of Reflection**

The Moment of Reflection was led by Ken Baros of the Finance Department.

**1. f. Approval of Agenda**

CHAIR HOLIAN: Are there any changes, Commissioners? I have a change. Under the Action Items, 3.a.1, the caption is in complete. After the last semi-colon, it says Rescinding Resolutions No. 2012-056, and I believe it should have: and 2013-26. Are there any other changes to the amended agenda? Is there a motion?

COMMISSIONER CHAVEZ: I'll make a motion to approve as amended, Madam Chair.

COMMISSIONER STEFANICS: I'll second.

CHAIR HOLIAN: There's a motion and a second in favor of the amended agenda.

**The motion passed by unanimous [5-0] voice vote.**

**g. Approval of Minutes**

**i. Approval of October 8, 2013 BCC Meeting Minutes**

CHAIR HOLIAN: We have been very busy in October, I can see. First is approval of the October 8, 2013 BCC meeting minutes. Are there any changes or amendments? Is there a motion?

COMMISSIONER STEFANICS: Madam Chair, I'd move to approve October 8, 2013 BCC meeting minutes.

COMMISSIONER CHAVEZ: Second.

CHAIR HOLIAN: There's a motion and a second for approval of the minutes.

**The motion passed by unanimous [5-0] voice vote.**

**ii. Approval of October 15, 2013 Special Meeting Minutes**

CHAIR HOLIAN: Any changes or amendments? Is there a motion?

COMMISSIONER STEFANICS: Move for approval.

CHAIR HOLIAN: Is there a second?

COMMISSIONER CHAVEZ: Second.

CHAIR HOLIAN: There's a motion and a second for approval of the minutes.

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**The motion passed by unanimous [5-0] voice vote.**

**iii. Approval of October 22, 2013 Special Meeting Minutes**

CHAIR HOLIAN: Any changes or amendments? Is there a motion?

COMMISSIONER CHAVEZ: Move to approve.

CHAIR HOLIAN: Is there a second?

COMMISSIONER STEFANICS: Second.

CHAIR HOLIAN: There's a motion and a second for approval of the minutes.

**The motion passed by unanimous [5-0] voice vote.**

**2. Consent Calendar**

**a. Final Orders**

**i. CDRC CASE # V 13-5190 Minnie Walsh Variance. Minnie Walsh, Applicant, Requested a Variance of Article III, Section 10 (Lot Size Requirements) and a Variance of Article III, Section 2.4.1a.2.B (Access) of the Land Development Code and a Variance of Article 4, Section 4.2 of Ordinance No. 2008-10 (Flood Damage and Stormwater Management) to Allow a Family Transfer Land Division of 1.195 Acres Into Two Lots. The Property is Located at 58 Arroyo Jaconita, within the Traditional Community of Jacona, within Section 11, Township 19 North, Range 8 East (Commission District 1) John Lovato, Case Manager (Approved 3-2)**

**b. Approval of Proclamations**

**i. A Proclamation to Recognize November 15, 2013 as America Recycles Day (Commissioner Holian)**

**ii. A Proclamation to Recognize November 1- November 30, 2013 as Pancreatic Cancer Awareness Month (Commissioner Holian)**

**c. Resignations/Appointments**

**i. Resignation of Member to the Corrections Advisory Committee (Pablo Sedillo III/Public Safety)**

**ii. Appointment to the Corrections Advisory Committee (Pablo Sedillo III/Public Safety)**

**d. Financial Actions**

**i. Request Approval of the Transfer of \$35,000 of Capital Gross Receipts Tax Funds to the City of Santa Fe LEDA Program (Commissioners Anaya, Holian, and Stefanics)**

CHAIR HOLIAN: First please note that under the Consent Calendar there are a number of items: 1, a final order, 2, approval of the proclamations, 3, a resignation from and an appointment to the Corrections Advisory Committee, and 4, a financial

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action, which is the transfer of capital GRT funds to a LEDA program. If the Commissioners have any question that requires only a quick response, we will consider that question now before a motion to approve the Consent Calendar, and if there are any items that will require a more in-depth discussion I would ask the Commissioners to pull those from Consent. Also, please note – this is a change – that the proclamations are approved under Consent, but they are read and discussed under Presentations.

We are trying out a new format for our agendas in this meeting, and there will be further discussion on this under our action items. So, Commissioners, are there any questions on a Consent Calendar item or are there any that you'd like pulled?

COMMISSIONER ANAYA: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I think we could – we have another Commissioner that wants to potentially help with item d, financial actions, and I think we can have a snapshot of that because we have some people here who can do it briefly in five minutes or less. So I'd like to pull that for a brief discussion.

CHAIR HOLIAN: A brief discussion to begin with.

COMMISSIONER ANAYA: Yes, Madam Chair.

CHAIR HOLIAN: Any further questions or are there any items to be pulled?

COMMISSIONER MAYFIELD: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, I'd like to hear on item c, 1 and 2, resignations and appointments for our committee on the Corrections Advisory.

CHAIR HOLIAN: You would like that pulled?

COMMISSIONER MAYFIELD: Yes, please.

CHAIR HOLIAN: Okay. Then we will start with the quick question. Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I would just like to have it read on the record what we're doing here. Like I said I think Commissioner Chavez may want to add to this pool. So, Ms. Miller, if you could just give a snapshot of what we're doing here and there's folks here that are in the audience that may want to say something briefly, to stay within that brief, five-minute window the chair talked about.

KATHERINE MILLER (County Manager): Madam Chair, Commissioner Anaya, yes, this is – last budget cycle we put \$19,000 along with a state grant, \$81,000 and another \$100,000 from the City to the Rodeo Grounds projects and they received another allocation, I think of another \$200,000 or something like that. So three of the Commissioners wanted to allocate some district funds towards the Rodeo Grounds projects. It is a City of Santa Fe LEDA project and this was to transfer the money to the appropriate cost center to do so.

COMMISSIONER ANAYA: Ms. Miller, if you could just read in the contributions. I know it's Commissioner Stefanics' district. I think she has the highest contribution, but if you could just read those in. And then I would ask the rodeo folks to briefly come up and just provide any additional brief comments to stay on task with what the chair is trying to do with the agenda if you'd like.

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MS. MILLER: Madam Chair, Commissioner Anaya, the contributions are \$10,000 from your district, from District 3, Commissioner Anaya, \$10,000 from Commissioner Holian's district and \$15,000 from Commissioner Stefanics' district.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: Yes, Madam Chair, if I could at this juncture, I would like to offer a contribution to this effort. I just don't know what that dollar amount would be right now. I see this as a worthwhile project, especially in the area of disaster relief. So I'd have to meet with the CM and with staff to determine what that contribution might be, but I'd like to consider that.

MS. MILLER: Okay. Madam Chair, Commissioner Chavez, we can do that and then put it on the next agenda.

COMMISSIONER CHAVEZ: That would be great. Thank you, Madam Chair.

CHAIR HOLIAN: So, Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, it looks like we can't vote. He doesn't know the amount.

CHAIR HOLIAN: Commissioner Stefanics, could we just approve this and then have another agenda item in the future for the extra amount?

UNIDENTIFIED SPEAKER: Thank you, so much. We are here to say and of course give our gratitude for past contributions to this project and for what you're doing today. We've moved quite a ways forward in our process with monies received from the City, the County and the state. We are moving forward and everything looks great. Thank you.

CHAIR HOLIAN: Thank you very much. Is there anyone else? Pilar? Anybody else? Well, thank you very much for coming and I'm glad that this is successfully going forward.

For the other Consent Calendar item which was pulled it will be discussed later under action items, so is there a motion? It's on the agenda under 3.b.

COMMISSIONER MAYFIELD: Madam Chair, I just wanted a quick –

CHAIR HOLIAN: Oh. I thought you wanted to pull it.

COMMISSIONER MAYFIELD: Just a quick summary, just so the public knows what's going on.

MS. MILLER: Madam Chair, Commissioner Mayfield, yes. We have the makeup of the Corrections Advisory Committee does have one employee from the City of Santa Fe Police Department and that member was Aric Wheeler And he has retired, and then we requested a replacement name. He's also recommended by Aric Wheeler as well as the Police Department Chief, that his replacement be Captain Dale Lettenberger. So one is the resignation and retirement of Aric Wheeler and the other one is the appointment of Captain Lettenberger in his stead.

COMMISSIONER MAYFIELD: I'm sure the Captain will do a fine job. I just want to thank Captain and former chief Aric Wheeler for a great job. So, thank you, Madam Chair. Thank you, Katherine for that update.

CHAIR HOLIAN: Is there a motion for approval of the Consent Calendar.

COMMISSIONER ANAYA: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Anaya.

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COMMISSIONER ANAYA: I would move for approval on the Consent Calendar.

COMMISSIONER STEFANICS: I'll second.

CHAIR HOLIAN: I have a motion and two seconds for approval of the Consent Calendar.

**The motion passed by unanimous [5-0] voice vote.**

3. **Action Items**

a. **Resolutions**

i. **Resolution No. 2013-120, a Resolution Amending Procedures for Resolutions with a Fiscal Impact; Requiring Fiscal Impact Reports; Prescribing Uniformity of Fiscal Impact Reports; Ensuring Public Input on Resolutions; Rescinding Resolutions No. 2012-056 and 2013-26 [Exhibits 1 and 2: Draft Fiscal Impact Report and Instructions]**

1. **Discussion to Include Improving Public Engagement and Efficiency of Meetings of the Board of County Commissioners (Senator Daniel Ivey-Soto)**

COMMISSIONER CHAVEZ: Thank you, Madam Chair. I just wanted to reference, there's an additional resolution that was passed out on the dais prior to the meeting [Exhibit 3] and it does, Madam Chair, reference the two resolutions, 2012-56 and 2013-26. It mentions those two resolutions and states that they will be rescinded. So that tracks with your comments earlier, Madam Chair. I just wanted to note that for the record.

CHAIR HOLIAN: Thank you, Commissioner Chavez. Katherine.

MS. MILLER: Madam Chair, as was stated in previous meetings as well, we've had a series of things to try to make our meetings run perhaps a little bit smoother and also know when to take public comments on resolutions and things that typically in the past the County did not take public comment on. In addition, we had a resolution that requested fiscal impact reports but we didn't have a lot of time at that particular time to develop a good format for it. So this resolution, and also a presentation by Senator Daniel Ivey-Soto who is here, kind of all go together.

And what the idea was is to take the two previous resolutions, plus the format of our agenda and try to structure it in a way that really helps bring about more public participation by putting our action items at the front of the agenda and also where we were taking comments on resolutions, we were taking public comments on resolutions but then we had another resolution that said well, let's have each resolution be introduced first. So it got to be a little bit confusing of, well, when do we take public comment? When do we have people come? So we've tried to rearrange those resolutions a little differently, still getting the intent of - what I believe the intent of the resolutions were at the time, which was to encourage public comments and public participation in our items that are up for action in front of the Commission. Also to really look at the fiscal impacts of any of our policy actions where we're able to actually take a good review of not just

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the initial fiscal impact but also a recurring operations and figures and cost of the resolution.

And then come up with a standardized report for that. I did hand out the draft of what we're proposing that fiscal impact report look like. You can see all of the definitions of all of the different non-recurring, recurring costs, estimated revenues. The whole expenditure revenue narrative would be included and give you quite a bit more information when you are contemplating a policy resolution for action.

Then – and as a result it would replace Resolutions 2012-56 and 2013-26. And one component of this, and then I would like to turn it over to Senator Ivey-Soto, is how we arrange our agenda, because it also flows right into when we would ask for public comment. I would note that that's not typical. Usually public comment is taken at the call of the chair or during a public hearing. But based upon the resolution passed last year to try to make sure that we did offer that opportunity to the public. Commissioner Mayfield passed a resolution that said we'll take public comments on resolutions.

Well, what we did is kind of rearranged the agenda in consultation with the Senator on how we could do that better and make sure that it flowed better for the public. So with that, I'd actually like to turn it over to Senator Daniel Ivey-Soto. He's a parliamentarian by trade, one of the best in the state if not the country and I think you'll find his presentation and information about how he helped us arrange the agenda really helpful.

CHAIR HOLIAN: Welcome, Senator Ivey-Soto.

SENATOR DANIEL IVEY-SOTO: I do have a presentation if we could have the screen come down, please. Thank you.

COMMISSIONER MAYFIELD: Is the sun bothering you, Senator? Is it bothering you?

SENATOR IVEY-SOTO: If I'm winking at you it's because the sun is right at my eye. But I can move. Okay, thank you remaining members of the Commission. I actually don't have any vision at the moment – give it just a moment to come back in.

Yes, my name as indicated is Daniel Ivey-Soto. I'm a State Senator from District 15. I'm also the executive director for the County Clerks of New Mexico and I am within the parliamentary world I am a professional registered parliamentarian and I am also a certified parliamentarian and a registered teacher of parliamentary procedure. And, more specifically to give you an idea of the extent to which I really have no life, within the National Association of Parliamentarians I'm a national board member and I'm the director of District 6 and in the American Institute of Parliamentarians I'm currently their vice president and in the American College of Parliamentary Lawyers to which I'm also elected into membership, I am the treasurer for that organization. And, so, this is an area in which I spend a fair amount of time consulting with groups not only within New Mexico but across the country on and it is – I also go and do educational programs in different areas of the country and have on more than one occasion given programs where my co-presenter has been one of the authors of either Robert's Rules of Order or the Standard Code, which are the two primarily used parliamentary authorities.

The rules are important and I'm saying they're important and they must be done in a context. Okay, this is actually down in the Pacaccio area of Las Cruces. And we all

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need a rule that says you have to have handicapped parking space. But the thing is when you consider this handicapped parking space and you consider the location of the handicapped parking space, it doesn't seem to match the reason for the rule; right? Because it's completely on the other end of the parking lot and there is no building nearby that one. However, they have met the rule of the number of parking spaces that they're required to have, even though it is nonsensical. So the idea of what we've done in working with County Manager Miller as well as County Attorney Ross has been to fashion an agenda for Santa Fe County that makes sense specifically for Santa Fe County and works well for the needs of the business of this Commission has. And so – here we go.

The goal of the agenda as we're moving forward is to facilitate public engagement and efficient meetings where business is conducted reliably and where the public feels welcomed and represented. And that's the thing although there is on the one hand as Commissioners there's just a certain amount of just hard business that you have to do and on the other hand you represent people who need to know that you have their voice and need to confidence in the fact that you do represent them and are able to articulate that and articulate issues that are going within your districts. So that's what we're focusing on doing. The basic agenda then is an agenda that begins as we did today with opening business. Under opening business you have the call to order, roll call, pledge of allegiance – it's actually the salute to the state flag, a moment of reflection, approval of the agenda, approval of minutes. These are just basic procedural issues and when you're doing the opening business the Chair may put the question to the body, to the Commission, without the formality of making a motion. I note in the Open Meetings Act under Section 10-15-1 that the minutes are required to have substance of the proposals considered and a record of any decisions and votes taken that show how each member voted. It doesn't actually within the Meetings Act, it doesn't require the formality of a motion on every single issue. Now when you get into action items, you need to have that formality of a motion in order to do things. But when you're in the procedural aspect of your meeting the Chair can actually as you go down say, We have the agenda before us; are there any changes to the agenda? If not, the clerk will note the agenda approved by all members present. And the clerk will note them everybody voting in favor because that's what is required under Open Meetings Act, but you don't have to stop and say is there someone who will move to approve the agenda? Is there somebody who will second it? As I travel around the state I spend quite a bit of time in Commission meetings and I always kind of chuckle to myself when I'm in these small counties that have three commissioners because they always start off, So the agenda is before us; is there a motion? Do we have a second? Okay, is there any discussion of this? So at that point you just need to move forward. You can't move forward without an agenda but the question is what alternations need to be made on the agenda and then you just simply go through and approve it and likewise with the minute. We have approval of October 8, 2013 BCC minutes before; are there any corrections to the minutes? If there are no corrections, the clerk will note the minutes as being approved by all members present. And you just keep moving that way.

Then we have the consent calendar and the consent calendar as it is broken up into different topic areas; final orders, approval of proclamations, resignations,

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appointments and financial actions. Now note that we have approval of proclamations here that's because the substance of the proclamation is generally not something that there's a lot of discussion about. The recognition that goes with the proclamation is a whole other matter. That takes a long time. But one of the affect – and I'll assume it's more than once in a commission meetings and other public bodies where they recognize the folks for the proclamation and they talk about the folks for the proclamation and then read the proclamation and in the midst of all of that they forget at some point to actually approve the proclamation. So this gets the proclamations approved at the beginning. Gets other, again, routine matters for which there should not be any real discussion going on. I will note by the way, and what we did and this is actually something, one of the very good procedural issues that I have gotten from the State Senate and that is to do a consent calendar where you can have discussion up to five minutes. As you saw today, because part of what happens with the consent calendar is you have a quick question about something and you're told, Oh, no, if you ask any questions you have to pull it off the consent calendar. But it's not a lot. And so on the two issues that you have today with regard for the request for approval of \$35,000 for the Santa Fe LEDA Program you end up spending three and a half minutes on that, as I was timing it. On the appointment to the Corrections Advisory Committee you spent just under two minutes on that. Well, that is – having the space of five minute to ask questions on items on consent gives the commissioners the opportunity to make sure that they're comfortable with the items that you're going to be considering. Let's make sure if there's someone here who just needs to get up and say a couple of words they have the opportunity to do it but without removing it from consent and still being able to take care of that business. I thought you guys did that fantastically today. The only recommendation that I would make for the future is that you just simple going down one by one, just very quickly say Final Orders, is there any need to discuss number one under Final Orders, hearing nothing, under Approval of Proclamations, proclamation number one; is there any discussion on that one? Hearing nothing is there any discussion on number two – just simply because what you end up doing is you went to the end of the matters to discuss and then you went up a couple to discuss based upon when a Commissioner said something. And that just let's you go through it in an orderly fashion and then at the end, as you did, take a motion on the entire consent calendar. Now, if you're going to be taking a motion on the entire consent calendar, I would do it as you did it today with the formality of a motion and a second. The other way to do it is as you go down each issue on proclamations, proclamation number one, is there any discussion, any questions? Seeing none, if there's no objection the clerk will note everybody present as having voted in the affirmative? Proclamation number two, are there any questions, is there any discussion? Seeing none, the clerk will note everybody here voting in the affirmative. You could do it that way and you could just wait until the very end and have the global motion. That I would do with the formality of the motion and the second as you did today. But it does allow, like I said, precisely what happened today within those five minutes.

So then you have action items. And action items come next while everyone is still alert and they come during the business day and most of your action items will involve people who are here professionally to deal with the action items so they will be here during the working day to deal with the action items. And then at the end of the

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action items if you have any issue from consent that went over five minutes of discussion, and I would have simply a time on the bell and when you hit the five minute and the bell goes off, then the question is Are we ready to vote now? And if you are, take the vote then and if not then it goes to the end of the action items as you were planning to do. But then make sure it can be thoroughly discussed if there's more discussion to have. But otherwise you go through the action items and people are here for those issues. And the action items contrary to what is on consent are those items that you're going to be voting on which are going to require more discussion, where you are going to need to have some more back and forth and there may be some amendments coming up. And so that's why they're under number three. By the way, if you have any questions as we're going through, please feel free to interrupt me. During this time though, also members of the public clearly know what issues are going to be discussed and acted upon at the meeting by having it labeled specifically "action items" and as a general rule these issues before they come up for action will have gone through committees or been previously a discussion item or an action item that couldn't be resolved at a previous meeting. So normally, it won't be the first time you see something. That would distinguish it from actually some of the things on consent because you're not going to have proclamations come back two or three times. You're not going to have some of the BARs that you do don't need to be vetted as a discussion item and then come back – those issues ought to be on consent. But then the action item, most of those issues this will not be your first blush with that issue.

At that point, given what I've seen of your agendas, you're about – although the timing should be right for you guys to adjourn into executive session and have a dinner break. And of course during executive session you discuss some of those matters allowed per the Open Meetings Act in Section 10-15-1H and then following executive session or the dinner break, the business portion of the meeting is adjourned. Now, because you've adjourned the business portion of the meeting doesn't mean that you can't keep meeting on other issues as you're going to do and as we're going to see. This is a nine point agenda. This is only point number four. But the business portion of the meeting is adjourned at this point. And this is going to give you some flexibility that I think will work well within the culture of the Santa Fe County Board of County Commissioners.

Number five is presentation. Now presentations is something that a definite time should be set for presentations. And this would be a time that would interrupt other business because you've set this in your agenda at a particular time and I would recommend a convenient time for constituents to be able to come, say 6, 6:30 sometime around there. The presentations, this is a time where you're going to be doing recognitions within and from the County, this is the time that you'll be reading the proclamations. This is the time that if there is a particular group within the County that is being recognized, they know be here at 6:30, that's when we're going to be recognizing you. And, so, therefore, your constituents and your engagement with the public can be done in a more reliable fashion where people can count on what time they need to be here in order to participate in the life of the County which resonates through the Board of County Commissioners.

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This allows constituents to be present at a reliable time and what it does you'll note is that it separates out the business public, the business hours and the community members after work.

Then we have information items and information items are administrative reports from the County manager, the County attorney, and other folks who are giving administrative reports. There is no action related to information items. And if you finish your action items before the dinner break then you should move up the information items and go ahead and take care of them at that time, prior to the dinner break, because, again, you have a definite time for presentations to begin. And then after that you have public comment. So, again, if you have moved up the information items public comment would still remain after the presentations. That's the time for public comment is after the presentations, but, again, that allows people who want to come and express themselves to the Commission it allows them to come and do that. That also allows the Commission to permit during action items if there are people who want to speak to a specific matter that you're dealing with an action they came come up and speak at that time only to that issue. But the problem that a lot of Commission run into who want to open in that manner is that they have public comment at the very beginning of the meeting so we all come up and we speak and most of us are speaking about item number three under action but we're doing it during public comment. And then you get to item number three under action and you say, Is there any public comment? And they all come back up and they say the same thing again. So by having public comment, general public comment down here when someone comes up during action items they're actually addressing just that issue. And so it's a much more efficient use of the public's time and it's a much more efficient use of the Commission's time in terms of listening to the public so you reduce the double comments that take place.

You also have of course, public comments may be limited by time, they may not be limited by topic and if you have a lot of people that want to address the same issue even though a lot of times a commission will have a rule that says you make speak to up to three minutes for example, if you have several people on the same issue if they have one person who is willing to speak for all of them, you can give that person ten minutes. You're still saving time overall. Everybody makes sure that you get to hear what their issues are of concern by someone who is prepared to expand on it instead of getting the first snippet 30 different times.

And then we have discussion items. And discussion items, and I think you guys call those Concerns of the Commission, something on those lines. Discussion items allows for discussion without a rush to action. In discussion you can – frankly any commissioner should be able to put something on for discussion because you're discussing it. And that's your job to discuss matters. Under discussion items because you've already adjourned the business portion of your meeting as long as you – if you lose a formal quorum and you only have two Commissioners here, you're still okay because you're not going to take action and you can continue to have discussion on matters and make sure that they get properly vetted. If you have some people who have some issues of concern and they need to have a conversation, you can do that and get them vetted at that time. But doing it and getting those issues properly vetted at that time doesn't stop the other business that you have earlier in the day.

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CHAIR HOLIAN: Senator, could I ask a question?

SENATOR IVEY-SOTO: Yes.

CHAIR HOLIAN: So after the action items should you formally adjourn your meeting?

SENATOR IVEY-SOTO: So what I have, again, going back to the dinner break is executive session/dinner. If you're under the Open Meetings Act, if you are in an open meeting and you go into closed session then you have to come out of closed session and you have to have a motion after you come out. So then at that point if you're going to have an executive session you have motion to come out closed session that there's nothing else that was discussed other than what you went into discuss. And then at that point you adjourn the business portion of the meeting, yes. If you don't have executive session and you're only taking a dinner break then just before going to the dinner break you can then adjourn the business portion of the meeting.

CHAIR HOLIAN: Thank you.

SENATOR IVEY-SOTO: So then with the discussion items when you get to the end of an issue that you're discussing then the question is, what do we do now? Now you're not in the business portion anymore but the question is what do we do now? At that point then does this need to go on as an action item? Does this need to get referred to a committee? So because you're not in the business portion of the meeting the County manager can do that administratively with the input of the commission of course. You know, we think this really ought to be an action item next time. We think it's ready to go or we think this should go to a committee or have a department work on this issue and bring back a recommendation. And so you can provide that input to the County manager and then she can do that administratively at that time in terms of what to do with a matter when it's been – at the end of a discussion. And it could be at the end of the discussion, you just simply have the discussion. Commissioner.

CHAIR HOLIAN: Commissioner Mayfield.

COMMISSIONER MAYFIELD: Chairman, and Senator, thank you. But on that I think our attorney has advised us that if it's not noticed, if it's just a general discussion item that we cannot even discuss that for our County manager to take action on that.

SENATOR IVEY-SOTO: You cannot direct the County manager to do it. You can suggest to the County manager what her administrative decision should be. I'm looking over at your County Attorney and he seems satisfied with that. And, again, if action and information items finish before the dinner break then discussion matters could begin prior to the dinner because what you have formed time for is the presentations which is after the dinner break and then you have the public comment following that.

And then at the end you have concluding business which is any announcement, the next meeting will be and adjournment. Are there any questions about that?

CHAIR HOLIAN: Any further questions? Commissioner Mayfield.

COMMISSIONER MAYFIELD: Thank you, Madam Chair and Senator, thank you for this presentation, it's great. If we're in our business portion of the meeting and we lose quorum does it mean we need to totally stop for the rest of the meeting?

SENATOR IVEY-SOTO: Commissioner, if you're in the business portion, yes, it does.

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COMMISSIONER MAYFIELD: And not come back into a meeting.

SENATOR IVEY-SOTO: If you lose quorum and then at that point you are no longer in a meeting, if you're still in the business portion of your meeting under the Open Meetings Act, so then you may – there are two things that you may do. You may take whatever steps are necessary to regain quorum, or you may set – actually, there's three things you can do. You may take whatever steps are necessary to regain quorum. You can set an adjourn time for which you will return and home to have quorum, or you may simply adjourn the meeting. And those are your three choices at that point.

COMMISSIONER MAYFIELD: Thank you. And then, Madam Chair and Senator, you indicated that if we come out of executive we have to establish that we're out but I also thought that we don't have to. We just automatically be adjourned if, say, we lose quorum after executive. We just basically be adjourned out of that ourselves.

SENATOR IVEY-SOTO: Under a strict reading, I think on a practical matter that may be the case. On a strict reading of the Open Meetings Act, in 1-10-15, paragraph I it says that if you're in an open meeting then you have a motion to go into executive session and you have a motion in the open meeting when you come out of executive session. Paragraph J says that you may schedule a closed meeting and you post that you're going to have a closed meeting and then at that point there is no open part of that meeting because it's closed from start to finish. So a very strict reading of the open meetings act says that you have to have a motion when you come back out. But Commissioner, at the same time, if you don't have a quorum you don't have a quorum at that point, and then you're back to the three things. You can either adjourn, take the steps necessary to get a quorum or fix the time at which to continue the adjourned meeting that you're already in.

COMMISSIONER MAYFIELD: And then, Madam Chair, Senator, my last question is, on the executive meeting, I think you brought it up, but also say a dinner break. What are the circumstances, and I guess I recently read something in the paper, a dinner meeting should have – or should not, in my mind, three Commissioners should never be present in say, a dinner meeting unless we're in executive meeting under the auspices of state statute of what we're discussing, correct?

SENATOR IVEY-SOTO: Madam Chair, Commissioner Mayfield, that is correct. The Commission – and this rule becomes a big issue in the smaller communities, particularly like where they have a three-member commission, because if two of them happen to see each other as they're walking down the street – I mean, really, it becomes quite the deal and in some of these communities they have a standard practice if they have contact with each other they call the county manager and they post it. We saw each other at the grocery store but we didn't talk about business. So if you're not going into an executive session where you might also have dinner at the same time, then, during the dinner break you should probably all disperse and have dinner.

COMMISSIONER MAYFIELD: Madam Chair, Senator, if we're having just an engagement, a social engagement, say, for our staff, a Christmas party, we just notice that as long as we're not discussing any County business. We can be at the same function together, correct?

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SENATOR IVEY-SOTO: Madam Chair, Commissioner Mayfield, that is correct. But the other advantage of that is that it's not just the five of you alone in a room. There's another 20 people. And so you've noticed it but also there's another 20 people around who are seeing that you're not all huddling together at some point. And that would distinguish it, say, from, say, we're not going into executive session but we're all going to have dinner in the next room and close the door. We'll be back in an hour. That's a different matter.

COMMISSIONER MAYFIELD: Thank you. Thank you, Madam Chair. Thank you, Senator, for your presentation.

CHAIR HOLIAN: Are there any further questions or comments? We are considering Resolution 2013-120.

SENATOR IVEY-SOTO: And Madam Chair.

CHAIR HOLIAN: Yes.

SENATOR IVEY-SOTO: If I may just real quick. The one other thing, and this is not dealt with in the presentation but it is something that we discussed and that is that one of the roles of the Commission, in addition to the legislative function of the Commission in carrying out a County Commission meeting is the quasi-judicial function of the hearings. And so under this model, part of what we discussed was that the Commission meetings would routinely, as today, start at, say, 2:00 in the afternoon. If you had a hearing the hearing would be in the morning and again, that would allow for some division between the quasi-judicial function and the legislative function of the County Commission. It would give you time to take care of that and then you still had your regular agenda as you go forward. So I just wanted to point that out that that was part of the discussion that had and what was contemplated.

CHAIR HOLIAN: Thank you very much, Senator. I have to say that I wish that I had arranged for you to be here at our first January meeting. It would have been very helpful for me to hear this. Thank you.

SENATOR IVEY-SOTO: My pleasure. Commissioner Chavez and then Commissioner Mayfield.

COMMISSIONER CHAVEZ: Thank you, Madam Chair. If I could, Madam Chair, I'd like to make a motion, hope for a second and home the discussion would continue. So the motion would be to approve Resolution 2013-120 and I'm referencing the more recent version that was on the dais.

COMMISSIONER MAYFIELD: I'll second, Madam Chair.

CHAIR HOLIAN: Okay. We have a motion and a second. Any further discussion?

COMMISSIONER CHAVEZ: Just to say that I appreciate staff's work on this and Commissioner Mayfield's interest in this. I know that we got confused on this a little bit. I think that with this resolution, with the cleanup language, we've certainly gone above and beyond I think the call of duty when it comes to public comment related to a resolution, which I think is good. This cleans it up a little bit. Makes it a little bit easier to understand, and in hindsight I wish that we could have the presentation before because I think we would have saved a lot of confusion. I think for me I would have gone to Commissioner Mayfield first and referenced the 2012-56 resolution and amended that. That was my oversight. But I think we're at a good place now. We have the resolution

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it's redundant and right now we can go vote for an item, we can approve it, disapprove it. We can of course table it, but we can still postpone it arguably indefinitely if we need to. I just even defer to our County Attorney on that. So I just don't know if we need that. That's something that's still under our prerogative to do as a deliberative body.

MR. ROSS: Madam Chair, Commissioner Mayfield, it's, number 3, you need to complete the thought so we could lose structure of the sentence if you don't want that in there. It's an if-then sentence, so if something happens then the Board may table, but you're right, the Board can take any of the actions that are listed in paragraph 4 as well and not just table but withdraw or postpone it.

COMMISSIONER MAYFIELD: Again, I'd feel more comfortable as long as we state all of our actions that are permissible.

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Madam Chair, I was going to just suggest that instead of to the following meeting, to a subsequent meeting, but there are actions that we table period, and we have done that. So we do want clarity on either not to indicate all the actions or indicate them all.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: Follow-up question. When we table an item does it have to be date-specific or not? I think that goes to your question. Is that a no?

CHAIR HOLIAN: Steve.

MR. ROSS: Madam Chair, the way we've done it here is tabling is to the next meeting; postponement is to a date certain in the future.

COMMISSIONER STEFANICS: Excuse me, Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Stefanics.

COMMISSIONER STEFANICS: Steve, I would disagree. We have had a tabling motion where somebody said to the next meeting? And I said no, I'm moving to table. Period. And we have accepted that. We did that just in the past month on some action. I couldn't even tell you what action but not to a subsequent meeting. We just tabled it. We didn't vote it up or down, we just tabled it.

CHAIR HOLIAN: Commissioner Mayfield and then Commissioner Anaya.

COMMISSIONER MAYFIELD: And Madam Chair, and knowing that we have a parliamentarian in the room, I didn't think under Robert's Rules if you don't put a date-certain a tabling motion would be indefinite where if you don't say a date specific, something's on the table, it's there forever. You may not even be able to pull that off the table.

SENATOR IVEY-SOTO: Madam Chair, Commissioner Mayfield, actually, in my workshops on parliamentary procedure what I advise people is never to use the tabling motion precisely because it gets confusing as to what do you mean? There is a perfectly good motion to postpone to a definite time and there's another good motion to postpone indefinitely, which is what you intend when you said, no, I mean to table. And so certainly I think some distinction in terms of how you all function is worthwhile. In this strictest sense, if you're going under Robert's Rules of Order, if you table a motion it is on the next agenda but if it's not called up on the next agenda then it falls to

the floor and it's dead. But tabling – just a very brief history, if you ever watch the British parliament, to table something literally was because they would take the motion, they would put it on that big table that you see in the British parliament and the reason why, if it's not called up at the next meeting it falls to the floor is because the custodian would come by and literally push it off the table and it would fall to the floor.

So since we're not in Britain I don't think we're bound by the way that they have done things, but I do think that since you're discussing this, having some clarity about what you mean about postponing things is worthwhile. And I think, Madam Chair, that Commissioner Mayfield's concern also, because one of the other options that you may take is you may want to refer it back to a committee, refer it back to staff to work on something for a while as well, as opposed to saying bring it back at the next meeting. So there are some other options. I think you do need to, as a Commission, reserve for yourselves all of the available options of how to dispose of a matter.

CHAIR HOLIAN: Katherine.

MS. MILLER: Madam Chair, I think we can fix it. The thing that we were trying to get to in this one is a lot of times we have a resolution and then there's several questions and changes and it's not written so that you can see it. That's what that one was for was kind of like, okay, since we've brought up all these changes throughout the meeting and you don't have a chance to see a written version of it we would bring it back. But I would say that Commissioner Mayfield's point is well taken and what we could do is just on that last, after is warranted and not provided, then the Board may vote to table, withdraw, postpone or subject the item to additional hearings or any other action on the resolution.

CHAIR HOLIAN: Senator, is that comprehensive enough, do you think?

SENATOR IVEY-SOTO: Madam Chair, it sounds extremely comprehensive.

COMMISSIONER MAYFIELD: Madam Chair, I'd move that as a friendly amendment to the resolution.

CHAIR HOLIAN: Commissioner Chavez, do you accept that?  
Commissioner Anaya.

COMMISSIONER ANAYA: I was going to do a summary on the Revolutionary War but I won't. I think that tabling motions, we still have latitude as Commissioners and it's probably Commissioner-specific depending on the issue or the item. We mostly have done date specific but I think Commissioner Stefanics is accurate that that's pretty much the prerogative of the person making the motion. So I would just say that on the record that we haven't followed rigid Robert's Rules of Order I think for a good reason because meetings can tend to get lost in the rules of order for ourselves and most importantly for the public and their following of a particular meeting. And so I think we have the latitude, as I'm understanding, to still have flexibility on tabling motions. So I just want to say that on the record. Is that still the case, that it's pretty much up to the person making the motion on tabling? And not specific to a certain requirement?

SENATOR IVEY-SOTO: And Madam Chair, Commissioner Anaya, I would certainly affirm that. The only admonition I would give us just make sure that it's clear when you say, I move to table, did you want it to come back or did you not want it to come back?

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MR. ROSS: Madam Chair and Commissioner Anaya, that's not what our rules of order say right now. So if that's the understanding of everybody they need to be changed.

COMMISSIONER ANAYA: So Madam Chair, historical rule or date-certain?

MR. ROSS: Date-certain with a motion to postpone; following meeting with a motion to table.

COMMISSIONER ANAYA: Okay.

MR. ROSS: There's always the option of not doing anything with it.

COMMISSIONER ANAYA: Let me ask a different question. Madam Chair, Mr. Ross or Senator, I guess my concern would be this: if a motion is made on an item to table and the item's tabled, the item can take on a different format and come back to the Commission in a different format. Is that not correct? I mean, it happens at the legislature all the time. So an item's tabled, then a concept gets modified and a new concept comes back. The assumption that a tabling puts an idea, if you will, to rest forever – could you comment on that? Maybe Mr. Soto would be the one to comment on that first. Because I wouldn't want any governing body to use a tabling motion to assume that a concept or idea would die forever if it was tabled.

SENATOR IVEY-SOTO: Certainly. Madam Chair, Commissioner Anaya, first of all, I am always very quick to advise people not to use the legislature as an example of good procedural modeling. However.

COMMISSIONER ANAYA: You said that; I didn't

SENATOR IVEY-SOTO: But so, yes, you're absolutely right. And so for example, if you had something you wanted to park, as it were, I think you could say, for example, I move this be tabled until further notice. If further notice never comes, it never comes back. If you're able to work it out it's there and you give further notice that it should be put back on the agenda again, pursuant to the Open Meetings Act.

COMMISSIONER ANAYA: Let me ask if I could, let me ask a follow-up question. Many things die on the table in the State Legislature. We are a continuous body. We don't recess annually. We are in business throughout the year. Is there any term associated with a tabling? In the legislature things die on the table and then they're brought back the next session and they start over. Is there any term associated with a tabling necessarily or if Commissioner Stefanics tables something on this bench and Commissioner Chavez brings it up in a different form the next month, is that allowable? Where does that fall? What's your recommendation or thoughts on that?

SENATOR IVEY-SOTO: Madam Chair, Commissioner Anaya, I will first begin with note of what you've asked for, a specific what does the parliamentary authority say in terms of Robert's Rules of Order and it reminded me a moment ago that you have historically not followed those strictly. So having made that distinction if a matter is killed, whether it be by postponing it indefinitely, by it falling to the floor after being tabled, then as a general rule it can either, depending on the organization, not come up during a quarterly time period – that would be for the next three months – or not come up anymore during that session. And in your particular case your session runs from swear-in date to swear-in date. So even though the body as a whole doesn't change completely, you do have members whose terms end up changing every other year.

COMMISSIONER ANAYA: Interesting. Do we speak to that, Mr. Ross?

MR. ROSS: Madam Chair, Commissioner Anaya, no.

COMMISSIONER ANAYA: We just say date-certain and that's all right now?

MR. ROSS: A motion to postpone is a date-certain and the motion to table comes up at the next meeting of the same type.

COMMISSIONER ANAYA: Interesting. So I guess we haven't resolved it then is what I'm hearing. Okay.

SENATOR IVEY-SOTO: Madam Chair, Commissioner Anaya, I may be back here at some other point.

COMMISSIONER ANAYA: Thank you. Thank you, Madam Chair.

CHAIR HOLIAN: We are still operating under Resolution 2013-26 so is there any member of the public here who would like to address the Board on this resolution? Seeing none, we have a motion and a second to approve Resolution No. 2013-120 with revised wording in paragraph 3 in the Now, therefore clause.

COMMISSIONER MAYFIELD: And as amended?

CHAIR HOLIAN: And as amended?

COMMISSIONER STEFANICS: Could you repeat it for the public?

CHAIR HOLIAN: Would you like me to repeat the actual phrase?

COMMISSIONER STEFANICS: No. Just what are we voting on.

CHAIR HOLIAN: We are voting on Resolution No. 2013-120 with revised wording in paragraph 3 in the Now, therefore clause. The amendment to revise the wording in paragraph 3. Is that your understanding, Commissioner Mayfield?

COMMISSIONER MAYFIELD: Yes.

**The motion passed by unanimous [5-0] voice vote.**

**3. a. ii. Resolution 2013-121 a Resolution in Support of a Healthy Kid, Healthy Economy Program**

CHAIR HOLIAN: The truth is if we want our children to be healthy they are going to have to have healthy food. No amount of exercise, no amount of choking down vitamins is going to make up for a poor diet. Sadly, particularly in New Mexico, our children are vulnerable to unhealthy diets. Sadly, there are many children who go to bed hungry at night. There are a lot of children in all different economic classes who eat a lot of junk food and we have food deserts in northern New Mexico, places where even if you want to get a fresh vegetable you can't find it within five miles of your house or more.

This resolution, which I will not read, supports funding for the Healthy Kid, Health Economy Program, and it is asking for funding from the legislature in the amount of \$1.44 million to purchase fruits and vegetables from local farmers for school lunches. And for many children, school lunches are the only meals that they can count on. And I will note that Erin Ortigoza, who is the coordinator for the Santa Fe City and County Food Policy Council, is here today and they have been working on this issue for quite a

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while now. And so I would like to ask her to come forward and say a few words if she would like to.

ERIN ORTIGOZA: Madam Chair, Commissioners, thank you very much for the opportunity to come to speak with you today. We want to first thank you for passing this resolution in the previous year which supported the allocation of \$100,000 of appropriated funds, one time, through the state bill for 2013. This next year we are hoping to get the full \$1.44 million as a recurring appropriation. This funding has done a lot this year for augmenting the programs which support bringing locally grown food into the schools. The bill is also going to support school meal programs to have the budget to purchase local produce from New Mexico farmers which will put the school service directors in a better position to comply with the recent federal rules that require more servings of fruit and vegetables on every plate for school meals.

For the farmers and for the local economy this is an extremely important resolution to consider. There's an emerging agricultural sector in New Mexico or small and medium sized fruit and vegetable farmers, and finding markets to support the work in rural areas especially is a challenge. And this opportunity to sell into schools through a bid process will allow these grows to gain these new markets and increase their chances to stay working on their lands in a viable economic way.

It will also, with this emphasis on fruit and vegetables grown in New Mexico allow the New Mexico farmers to further develop the local and the rural local economies by bringing on help from their local communities. I thank you so much for thinking about this.

CHAIR HOLIAN: Thank you very much, Erin. Are there any questions or comments? Yes, Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, thank you for bringing this forward. This is a great – I'm assuming that you put this forward. But let me ask this also. I wholeheartedly support this. It might be a little late in the day but did we do anything with our ICIP to – is this on our ICIP initiative also within the County?

CHAIR HOLIAN: Commissioner Mayfield, I don't believe so. I believe this is asking for the state legislature to appropriate these funds.

COMMISSIONER MAYFIELD: I'd just ask maybe Manager Miller. She stepped out, but is there anything that we can do from our County perspective to try to help out with funding in this?

CHAIR HOLIAN: Commissioner Mayfield, we do help support the Santa Fe City/County Food Policy Council. And they have been working on this, actually, for the last several years as a matter of fact. Commissioner Stefanics, do you have something you'd like to add on that point?

COMMISSIONER STEFANICS: After.

COMMISSIONER MAYFIELD: Well, I guess I'll wait until Manager Miller comes in and I'll follow up with that question. I'll defer to =

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, if we pass this resolution and the state legislature does identify some funds, we could in fact include it in our budget next summer as one of our priorities.

CHAIR HOLIAN: that's a good point. Thank you. Commissioner Chavez.

COMMISSIONER CHAVEZ: Yes. Thank you for bringing this forward. I like the connection between the schools and the farmers, but it reminds me of other initiatives that we've taken with our raised beds and other – I think, Commissioner Mayfield, didn't you work on some projects in your area that are encouraging schools and other entities – senior centers – to grow some of their produce on their own sites? I'm thinking that this is not totally new and I think we've –

COMMISSIONER MAYFIELD: Commissioner, Commissioner Anaya has also done some work down south and I have with some of my local community centers.

COMMISSIONER CHAVEZ: And I think those projects seem to be working pretty well and I see a connection and a tie-in to this initiative and what we're doing on a lower level. I do like the concept. I hope that the resolution will send a message to the state legislature that we're interested in this and if we can relay our commitment to possible matching funds, depending on their contribution, I think that message could go a long way. Thank you, Madam Chair.

CHAIR HOLIAN: Thank you, Commissioner.

COMMISSIONER ANAYA: Madam Chair.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I appreciate Commissioner Mayfield's question. I think what he's asking is what else can we do and have we done enough, and can we do more. Associated with that, are we doing directly, or are you guys – maybe I should ask you that question. Are you dealing directly with the schools, for example, where you have a listing of all the producers that produce agriculture in the county? Are we making direct linkages between them and the schools and other entities to actually make sure they're even able to compete to offer their services? Maybe if you could speak to that briefly?

MS. ORTIGOZA: Yes, I can speak to that. I peripherally work with an organization called Farm to Table, and this year there has been a program specifically called Farm to Cafeteria, and this was the first season in which they have begun developing a process to connect growers to schools, and it is somewhat complicated but they're working through identifying growers that have the capacity to produce the food that the schools can then receive and distribute at the meals. And this includes a lot of considerations as to – the schools require a high level of standardized product and so it's a lot of working with the farmers to help them to create systems on their farms in order to produce a certain type of food and at the same time enacting traceability programs so that as they sell into schools, if there's ever any question as to where certain foods came from there's no problem finding out and tracking back to the exact bed of the farm where that food was grown.

So as I said, this program is in its initial stages. They learned a lot this year. Next year there are going to be even more farmers brought on board and working with more school districts in northern New Mexico in order to grow this network, this marketing opportunity.

CHAIR HOLIAN: Erin, is it your farm working directly with the schools?

MS. ORTIGOZA: Yes. My farm is one of those farms that's going to be joining the Farm to Cafeteria program. We've already completed a training with the – we

are actually in Rio Arriba County but we've had our food safety training already and we've been working with Shanna from Farm to Table to learn more about what we can do for our production planning, in order to meet the needs of schools, and the types of foods they envision the kids really enjoying.

COMMISSIONER ANAYA: So, Madam Chair.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: If I could continue. The difference between a school utilizing a local farmer and a larger, more corporate buyer of food is cost and resources and to have fresh local foods or producers, there's an added cost because you don't have the volume that larger companies or corporations have. So maybe as you go through your thought process, which you've probably already done, but identifying the gap and the difference between cost might be a tool that entities like ours can use to try and offset that competition that you're unable to compete with. And so maybe that's where, when we're talking specific dollars it's trying to figure out how local people offset that gap so that you can compete.

MS. ORTIGOZA: Yes. That would be a wonderful number for us to focus in on. I know that Farm to Table is looking into that right now. To propose that number I think there's a lot of complexities but your gesture of support is really beautiful and thank you for saying that. Believe me, we'll be in touch about that number.

COMMISSIONER ANAYA: Thank you, Madam Chair.

CHAIR HOLIAN: Any further comments or questions?

COMMISSIONER MAYFIELD: Madam Chair.

CHAIR HOLIAN: Commissioner Mayfield.

COMMISSIONER MAYFIELD: Just a follow-up also, and Ms. O'Connor is standing behind you, but also, trying to get Farm to Table into our local senior centers. I think that's important. I know we've spoken about that. I've spoken with Ms. Casados about that in order to get off some of that processed food, that canned food. I think there might be some issues with the USDA as far as the certification. I'm sure they're going or experiencing a lot of that, how we get around that. Another thing I'm trying to work on is hopefully a canning program with a lot of our local agricultural produce that we can start doing that. I don't know if you – I hope you don't mind going off on this, Madam Chair, but maybe that could be a new resolution. I can meet with you and Juan Rios is probably listening to this so I'm going to ask that he grab you on your way walking out and you can hopefully start talking about some of that also. But I'd like to get some of this Farm to Table into our local senior centers also, please. Thank you also for what you're doing.

MS. ORTIGOZA: No problem at all.

CHAIR HOLIAN: I will make a motion for approval of Resolution No. 2013-121.

COMMISSIONER STEFANICS: Second.

CHAIR HOLIAN: I have two seconds. This is an action item. Is there anyone here from the public who would like to address the Board on this issue? Seeing none, we have a motion and a second for approval of Resolution No. 2013-121.

**The motion passed by unanimous [5-0] voice vote.**

CHAIR HOLIAN: Thank you very much and thank you to the Food Policy Council for all your work on these really important issue.

COMMISSIONER STEFANICS: So, Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Stefanics.

COMMISSIONER STEFANICS: I'd like to ask a point of clarification at this point from our County Attorney and yourself. Based upon Resolution 120 that we just passed, could that resolution have just passed without a voice vote?

MR. ROSS: Madam Chair, Commissioner Stefanics, based on the prior resolution?

COMMISSIONER STEFANICS: Based on what we just passed.

MR. ROSS: No. I think you need a voice vote for that.

COMMISSIONER STEFANICS: Because?

MR. ROSS: Daniel was saying items on Consent or the preliminary items can take place without a specific vote. In fact there's a principle known as unanimous consent which you can use at any time. The chair could say, I think there's unanimous consent for the passage of this item. Then you go ahead and just move on, but the minutes record that everyone was in favor of it because it was a unanimous consent item. There are techniques like that we can use to streamline meetings and avoid votes if we want to.

COMMISSIONER STEFANICS: Thank you very much.

CHAIR HOLIAN: I think this is a good time for a break, so I am calling a ten-minute break and we will return at 3:35.

[The Commission recessed from 3:25 to 3:35.]

CHAIR HOLIAN: I would like to call this meeting of the Board of County Commissioners back to order. Commissioner Anaya.

COMMISSIONER ANAYA: I'd like to make a motion on the agenda, that we make a few changes. I know we're going to hear from staff on the courthouse but I'd like to move that item until after Matters from the Commission. Let me find the exact item so I don't mess it up.

CHAIR HOLIAN: You're saying after 5.e?

COMMISSIONER ANAYA: After 5.e, the presentation of the feasibility study. After 5.e, let's do that instead of 4.b. We move it from 4.b to 5.f.

CHAIR HOLIAN: 5.f. Okay.

COMMISSIONER ANAYA: And then also, Madam Chair, I think we could also move the item 5.a down to after La Cienega Library project update. So 5.a would go to 5.b.

CHAIR HOLIAN: After 5.b. I see what you're saying.

COMMISSIONER ANAYA: So I think those are two that will help because we have various people from the public on presentations that are waiting. So if we could do that, then we could have those other discussions after we have those public discussions.

CHAIR HOLIAN: I will second that.

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**The motion to amend the agenda passed by unanimous [4-0] voice vote.**  
[Commissioner Mayfield was not present for this action.]

**4. Presentations**

**a. Matters of Public Concern – NON-ACTION ITEMS**

CHAIR HOLIAN: Is there anyone here from the public that would like to address the Board about an item that is not an action item on this agenda? Please come forward, and before you speak, please identify yourself for the record.

PETER MURPHY: Thank you, Madam Chair. My name is Peter Murphy. I'm an Oshara village homeowner and resident.

CHAIR HOLIAN: Please proceed, Mr. Murphy.

MR. MURPHY: Yes. I know later this afternoon or early this evening you'll be discussing the Oshara Village Master Plan amendment, and I just wanted to make you aware that earlier today, the Oshara Wastewater Utility, LLC, along with the Oshara Village Combined Homeowners Association submitted a letter to Ms. Katherine Miller, the County Manager, concerning offering to deed over in perpetuity Oshara's wastewater collection and treatment system. *[Exhibit 4]* We feel it's in the best interest of the County and Oshara Village.

CHAIR HOLIAN: Thank you, Mr. Murphy.

COMMISSIONER CHAVEZ: Madam Chair.

CHAIR HOLIAN: Commissioner Chavez, these are comments from the public. They're not items for discussion.

COMMISSIONER CHAVEZ: We have a letter here from Oshara Village and I wanted to know if it was the same – if it was what you were speaking to or not.

MS. MILLER: Madam Chair, Commissioner Chavez, yes. I did provide the letter that was dropped off to me today to all of you. It should be up on your chairs.

COMMISSIONER CHAVEZ: Because it's a three-page letter but we're only hearing about one piece of the infrastructure. That's okay. I'll wait for further information.

CHAIR HOLIAN: Thank you, Commissioner. Who would like to speak next?

ROBERT LARRAGOITE: Madam Chair, Commissioners, my name is Robert Larragoite and I'm the property manager for Oshara Village Combined Owners Association and I have been acting as a liaison between those associations and the Oshara Utility Company. The purpose for the presentation or the offer to deed over the wastewater treatment plant is the fact that based on the cost of the completion of that plan, which was about \$1.7 million that it would be an asset to the County. Deeding these assets would allow the County to comply with numerous responsibilities that apparently it acquired under the Sustainable Growth Management Plan that was adopted by the BCC in 2010. And according to that, Oshara Village and a number of the properties around it are part of that sustainable development area referred to as SDA-1, and that plan

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identifies SDA-1 as the County's primary development area where basic infrastructure will be planned, budgeted and made available to the County.

That was the purpose for the offer to the County and I am here speaking on behalf of Tai Bixby who manages the Oshara Utility Company. He's out of the country and because I'm the liaison to the owners association he asked that I be here. Thank you.

CHAIR HOLIAN: Thank you, Mr. Larragoite. Next.

BETH DETWILER: My name is Beth Detwiler. I'm a resident of Oshara Village and the president of the homeowners association. The letter that Peter and Robert have been talking about was written in response to a request by County Manager Miller. It was signed by the representative designated from the Oshara Utility, LLC. It was also signed by me on behalf of the homeowners association in order to show our support for this proposal. The homeowners association and the residents of Oshara do not own the utility. They do not manage it, but it is obvious that we have great interest in the ownership and the management of the utility, and we feel that it would be, if it is acceptable to the County and comes to be reality that this proposal would, if it was accepted by you to take the ownership of the plan. It would be a great asset to the County. It would be of obvious benefit to Oshara Village and also to the Community College District.

I'd like to say thanks in advance to the County staff and the County Commissioners for giving this proposal your thoughtful consideration.

CHAIR HOLIAN: Thank you, Ms. Detwiler. Is there anyone else here who would like to address the Board?

**4. c. Presentation on Project Launch and Next Steps**

CHAIR HOLIAN: I believe Ms. Freeman is here from the United Way.

KATHERINE FREEMAN: Thank you, Madam Chair. I'm about to lose my voice, so if I do before I'm finished I have Brian Dineen here who will answer questions and finish the presentation. Can I pass out a handout? *[Exhibit 2]*

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Stefanics.

COMMISSIONER STEFANICS: I just wanted to comment to the previous presenters from Oshara that this is a matter of non-action that we wouldn't be discussing this or taking this up today. Just so they know what we're doing. Thank you.

CHAIR HOLIAN: Thank you for the clarification.

MS. FREEMAN: So the handout I gave you is really brief. It's a power point that didn't make it on the screen so I'll just speak to that and then entertain any questions. I understand we have about ten minutes, so this is going to be pretty high level but we're certainly willing to provide any additional information that you want. Just a couple of comments of context about United Way of Santa Fe County and Project Launch. Almost two years ago United Way of Santa Fe County made a decision to focus all of our work on early childhood care and education in Santa Fe County and we established first the Agua Fria Children's Zone. Then we changed the name of that to the Santa Fe Children's Zone and we worked in other schools. So we've had a long-term

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public-private partnership with the public schools. We are very appreciative of the relationship we've had with the Commission and with the County staff over time.

So Project Launch, just a little bit of history on that, Project Launch was a federal grant by SAMHSA, the Substance Abuse, Mental Health Services Administration. It was a grant that was offered to states and had to find existing pilot system of young child wellness. So the County approved a plan for us in partnership with DOH to apply for these funds that had to be used very specifically around young child wellness. And we actually received that grant in New Mexico. We were one of six states to receive the first round of Project Launch. There were a number of states that receive that funding now but we were one of six. It was a pretty big deal for New Mexico.

The purpose of Project Launch was to promote the wellness of young children from birth to eight years old by addressing the physical, social, emotional, cognitive and behavioral aspects of their development, and again, the pieces of the program in Project Launch were already in place but it allowed us to expand, to learn, to evaluate and really begin to raise awareness around early childhood education and care in Santa Fe County. I wish I had as passionate an opening as Commissioner Holian did about the food program because I think that these issues are just as urgent in Santa Fe County as that fabulous program.

So again, Project Launch was funded. It was a five-year proposal. You'd approved the contract every year for five years and just approved a couple of months ago, a few months ago, a nine-month no-cost extension that will allow us to finish the next phase planning. We think it is important – it is important to me – as we think about early childhood education and care in New Mexico to know that this work that you supported that Project Launch proposal, provided a framework for a number of issues for the Children, Youth and Families Department for early childhood education and care for the state of New Mexico, primarily the idea of investment zones, that was in the early Race to the Top proposal that New Mexico and CYFD's funding strategies are actually based on the concept within Project Launch and the investment zone. So that was pretty cool.

The programs that Project Launch funded that were already a part of the Santa Fe Children's Project – I'm now on slide 3 – were First Born, which was a home visiting program. It's a prevention and promotion home visiting program that's universal access, so families participate in the First Born program through a lottery. We serve 130 families at a time and we've served about 1,000 families over the course of the five years that Project Launch has been in existence.

The second programmatic piece that Project Launch helped to fund along with other funders was a high quality Pre-K program for four-year olds in Santa Fe County and that's in partnership with the Santa Fe Public Schools for the whole history of the Santa Fe Children's project. They provide a space within the public schools to support our program so we've just had to do staffing. It's been a really important component of our ability to really focus on quality and have the money to do that.

We've also done after-school and summer programs with a specific focus on improving literacy and language skills because the fundamental thing for the Santa Fe Children's project from day one has been school readiness along with all our other social, emotional health, healthy food things that young children need, and it's also supported a variety of adult education classes including English. We offered Spanish for English

speakers who want to learn Spanish, computer science, family finances, a whole range of parenting programs using the Triple-P program – Positive Parenting program, which is an evidence based parenting program.

So overall, the Santa Fe Children's project with the use of Project Launch has touched about 5,000 families and we're very happy about that. It's also had a very robust evaluation component. It looks at the success of the pre-K kids in school. The Rand Corporation is doing a long-term research evaluation in the First Born home visiting program which will move it into the classification of evidence based practice. All of these things are important, obviously, for our kids in Santa Fe County, but they're also important for New Mexico in moving the needle in our 50<sup>th</sup> place in the world in terms of young children.

So that's kind of an overview of Project Launch. During the time of the Project Launch grant the project was overseen by a local council called Local Child Wellness Committee and they met every other month and kept a look on what was happening with Project Launch. So during the last year a large part of the conversation within that group, and it was stakeholders from all over the community was about what do we need to do? What are the gaps that we need to fill? Obviously, the work of Project Launch and the fabulous work of the childcare centers in Headstart and all of that is not moving the indicators for our children. So there's a lot of conversation with that group about how to do that and they identified three programmatic issues that they felt like would make a large difference. One of those was postpartum home visiting. The second was family, friends and neighbors' support. I'll describe that a little bit in a minute. And the third was more high quality childcare slots for low-income kids.

So let me back up a little bit. The postpartum home visiting recommendation came as a result of a recognition that we don't have the capacity or the money at this point in Santa Fe County or in New Mexico to offer comprehensive home visiting to every family who wants it. But the group felt that if we could develop – and this is kind of a new program nationally – if we could develop a postpartum home visiting program that was made up of three visits that minimize readmissions to the hospital because of feeding issues, that identified maternal depression and significant issues really upfront in the course of three visits that while we would not get the outcomes that we get from longer-term home visiting we can make a significant impact.

So we've been able to do that. Christus St. Vincent who was a huge funder of home visiting for us anyway, was very excited about the program, so they're completely funding that and we started it up two months ago and have enormous take-up. So that's great.

Family, friends and neighbors' support really focuses on bringing in residents in the Agua Fria census zone who's kids are not receiving much in terms of early childhood support and are being cared for either in the homes of relatives or the neighbors. You know those kinds of things. It's an important aspect, I think, of childcare in our community for a number of reasons. Several years ago we did a little pilot project to help those homes improve the quality or creating an enriching environment for the kids that are in childcare. It was highly successful. So the schools were identifying that more support for kids who are being cared for either in registered and licensed homes or homes that are not registered and licensed to promote health and school readiness for those kids.

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Then more high quality childcare, that's a real issue in Santa Fe County and in New Mexico, to really balance the availability of childcare slots with high quality childcare slots and there aren't many in Santa Fe County.

So the group recommended that those things happen and also over the course of last year we convened the major players in early childhood to begin to ask the question of can we align our work differently? Can we do more together to change the outcomes for kids? And we had a committee called the Early Childhood Steering Committee. It's made up of the Santa Fe Public Schools Superintendent, Santa Fe Public Schools, Christus St. Vincent, Kathy Etre, the vice president for community health participated. Presbyterian Medical Services with Larry Martinez, Rachel O'Connor from the County and Terri Rodriguez from the City, and the Santa Fe Community Foundation and United Way.

We began to explore what we would like to see as next steps and there was a lot of conversation about the possibility of creating a place-based early childhood center, sort of like a healthplex that could house a continuum of services and offer a space for parents to really be able to count on being able to get the services that they want for their kids. So about three weeks ago the Santa Fe Public Schools, in partnership with United Way of Santa Fe County passed a resolution to use the entire Agua Fria School campus, which as you do will be vacated at the end of the year to create Santa Fe Early Childhood Learning Center at Agua Fria. The plans right now – so we've been looking at these kinds of programs across the country and while they're absolutely designed to serve the kids in Santa Fe County and the parents in Santa Fe County and fill in some of the gaps, they're also designed to experiment with rated funding, to focus on really high quality services for low-income kids.

So the planning for this is really at the very beginning. This happened at the school board very quickly, but the plan right at the moment is that the center will house three major physical components. The old WPA historic building that a lot of you know and love, the old adobe building, will have home visiting programs, postpartum parenting programs and professional development. It will certainly be open to other early childhood programs that would like to be housed there and work with us. We haven't gotten to that point quite yet in the planning, but that building will house that. The rest of the buildings will be mostly demolished and the district will build an early childhood center that would house them in the Nye Early Childhood program that's currently at Ramirez Thomas as well as four Headstart classrooms, and then United Way will create another Early Childhood Center that will offer about 200 slots for infant through five-year olds in very high quality programs for those kids.

So it is an answer for us with this committee to begin to think about demonstrating how we do our work together differently to change the outcomes for our kids. It's not the whole story; it's the tip of the iceberg really. There are many other things we need to do in Santa Fe County to raise awareness, to talk about local funding sources, and all manner of things like that but the school board and United Way feel like it's really important for us to demonstrate this collaborative, cooperative, collective action, however you want to frame it, effort to get our kids ready for school and succeeding. So I think that's it.

CHAIR HOLIAN: Thank you very much, Ms. Freeman. Any questions or comments? Commissioner Chavez.

COMMISSIONER CHAVEZ: Ms. Freeman, just a comment. I think that when you talk about repurposing a school like the Agua Fria School in the traditional village I can't think of a better repurposing for that site. That was a big question in my mind. That question has been laid to rest and I think that the groundwork that you've laid out with the school board, hopefully, will bring that to fruition and that will be put to a good use. So thank you for your work.

MS. FREEMAN: Thank you, Commissioner Chavez.

COMMISSIONER ANAYA: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I appreciate the work and the effort. Predominantly the program was in the southwest sector specifically, in the area in and around Agua Fria?

MS. FREEMAN: Actually, originally it was housed at Agua Fria Elementary School and we did a lot of work with the Historic Village Association. We've been in public-private partnership with the public schools so as the dynamics within the schools changed we had individual classrooms in three schools – Agua Fria, Cesar Chavez and Kaune, so that moved north. Then when all the school closing happened there was an Early Childhood Center available on the Aspen Elementary School campus, so that's where we're currently housed. So there are 99 four-year olds there and we're maintaining that, but it accepts children from all over Santa Fe County and has children from all over Santa Fe County.

COMMISSIONER ANAYA: So, Madam Chair, Ms. Freeman, on that point, understanding no grant can be a be-all, end-all, but whereas the northern sector of the county as well as the southern sector that I'm assuming probably hasn't accessed those programs, I think at a baseline level we should start having those conversations with our Health Planning Commission as well as people like yourselves to at minimum acclimate Pojoaque schools and Moriarty, Edgewood schools as to what we're doing and what's potentially out there for them to partner with other people in the sector. It's excellent work. In that sector it's serving a population that needs help and support, so I'm supportive of it and I just want to make sure that we begin to have the discussions about other opportunities and other sectors in the county in addition to the central sector.

MS. FREEMAN: Thank you, Commissioner Anaya. We would love to be engaged in those conversations for sure.

COMMISSIONER ANAYA: Thank you Madam Chair and thank you, Ms. Freeman.

CHAIR HOLIAN: Thank you very much, Ms. Freeman and these conversations will continue.

MS. FREEMAN: Thank you. I know. Your support is fabulous, so thank you.

CHAIR HOLIAN: Thank you.

MS. FREEMAN: Good day. Good bye.

**4. d. Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting Awarded to Santa Fe County for Fiscal Year 2012**

CHAIR HOLIAN: When I saw this item on our agenda I have to confess to you that I asked Erik Aabo, didn't we have this on our agenda last time? And he told me, no. Our Finance Department got another award. You guys are really good, so I would like you all to stand up, Finance Department people, and we'll give you a hand. And now I will turn it over to Katherine to explain what the award is for.

MS. MILLER: Madam Chair, Commissioners, you're right. Last meeting we recognized the Finance Department and the Budget Division for a similar award for the – it's a certificate from the Government Finance Officers Association for an outstanding budget presentation, and this one is now a certificate of achievement for excellence in financial reporting, more widely known as our audit. So when we do our financial audit, after we put the actual financial report together we submit that to the Government Finance Officers Association, which I said last time is an international organization between Canada and the United States of local and state governments and finance officers from local and state governments and the Finance Department received the award for the fiscal year ending June 30, 2012.

We're in the process right now of doing our 2013 audit and hope that we would receive a similar certificate of achievement. But this is the highest form of recognition that's known in the country for governmental accounting and financial reporting and its attainment represents an accomplishment by a government and its management and its governing board. So with that I would just like to show you the award and right here is the 2012 little certificate and lots of space to fill it up every year hereafter. So I think that the staff has done an excellent job. They actually started putting together our financial reports, our CAFR, last year. I think it was the first time and it's quite an undertaking as well. Many local governments do not do their own. Our auditors come in and audit those documents but they actually compile the report and in this case they compiled it and received the award for it. So I'd like to recognize them and have you present this to the Finance Department.

CHAIR HOLIAN: Thank you, Katherine. First, would the Commissioners like to make any comments? And then we will come down, present the award and take a photograph. Commissioner Chavez.

COMMISSIONER CHAVEZ: Thank you, Madam Chair. I just want to say congratulations to all of the staff and the Financial Department. I'll say often, and I may sound like a broken record, but I can't do my job without your doing your job, and we work for the public. So I want to just congratulate you on your success and the language that Katherine read was language from the letter submitted, sent to the County of Santa Fe from the Government Finance Officers Association and it's their language, it's their recognition and they are stating that this is the highest form or recognition in government accounting. So this puts us on a level playing field, on an equal playing field with any local government across this United States. So again, thank you for the work that you do.

CHAIR HOLIAN: Commissioner Stefanics.

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COMMISSIONER STEFANICS: Thank you, Madam Chair and I'd like to thank the Finance staff. Every time I've worked with them in reviewing audit results or any other issues it's been extremely professional and very attentive. No one ever tries to sweep anything under the rug, which we wouldn't want to do anyway, but thank you very, very much for your hard work.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: Go Finance. Go Finance.

CHAIR HOLIAN: We will now present the award and take the obligatory picture.

[Photographs were taken.]

CHAIR HOLIAN: Commissioner Mayfield, you had a comment?

COMMISSIONER MAYFIELD: Thank you, Madam Chair. I just want to thank our Finance staff. And Manager Miller, as far as CAFR reporting, that's the – what is it? The Comprehensive Financial Governmental Reporting? Our staff, local governments, municipal governments have to find a contractor to do this or another entity to do this. Or you all do this internally, right? So that's a big plus for us.

MS. MILLER: Madam Chair, Commissioner Mayfield, yes. Our staff actually puts the financial reports together and then we have an auditor audit our procedures and audit the report but it's rare that a local government has the talent to do it in-house.

COMMISSIONER MAYFIELD: That's a bit plus. So thank you all for that work. It's great work. Great job.

CHAIR HOLIAN: Thank you again.

4. e. **Reading of Proclamations**
  - i. **A Proclamation to Recognize November 15, 2013 as America Recycles Day**

CHAIR HOLIAN: In schools the three R's are reading, writing and 'rithmetic but I like to think that in our county and in our region that the three R's are reduce, reuse and recycle. I know that the City, the County and the Solid Waste Management authority have given a lot of thought to recycling and all three bodies have established policies to encourage recycling in our county. But I think it's really important to recognize that we have to give much credit to the people and organizations in our community for their initiatives in promoting recycling. Two of those people are here with us today, Karen Sweeney and Joe Eigner, who represent the Eldorado 285 Recycles Group and I just want to let everybody know that Karen and Joe and this group have done a great deal to make the Eldorado transfer station aware of how important recycling is and to make the people who use this station aware of that. As a matter of fact, it's my understanding that 40 percent of the solid waste that goes into the Eldorado transfer station is recycled. Forty percent of the solid waste.

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So I will first read the proclamation and then I would like to ask Karen and Joe to come forward and say a few words. Santa Fe County Proclamation to recognize November 15, 2013 as America Recycles Day.

Whereas, Santa Fe County's recycling rate is well below the national average;

Whereas, the sale or recycled commodities helps to support our Caja del Rio Landfill and our materials processing facility at the Buckman Road Recycling and Transfer Station, BuRRT;

Whereas, more recycling will extend the life of the Caja del Rio Landfill , providing substantial future savings;

Whereas, BuRRT is operating at less than 50 percent of its design capacity;

Whereas, higher levels of recycling by our residents, businesses and institutions would provide BuRRT with more feedstock yielding greater revenue to the community;

Whereas, recycled commodities are made into new useful products and reduce the use of natural resources and energy;

Whereas, recycling offers many more job opportunities than landfilling;

Whereas, burying the useful resources in a landfill is wasteful, costly, and produces dangerous greenhouse gases;

Whereas, in 2013 this body, through the Lead by Example Initiative, has instituted recycling in our departments and offices;

Whereas, our solid waste department has restored a ReUse area at the Eldorado transfer station to allow and encourage reuse of materials that should not be landfilled;

Whereas, we as community leaders must encourage participation in the excellent recycling and reuse programs we have established;

Now, therefore, be it resolved, that the Board of County Commissioners of Santa Fe County hereby proclaims that we recognize November 15, 2013 as America recycles day.

So with that, Karen, Joe, would you like to say a few words? I'm sure you have some more interesting statistics to impart to us.

KAREN SWEENEY: Madam Chair, Commissioners, my name is Karen Sweeney. I'm chair of Eldorado 285 Recycles, and I thank Commissioner Holian for her generous praise. We're kind of responding to our community so what we're doing really reflects the issues of the community. Thank you for approving this proclamation. One of the values of the proclamation is I believe to draw attention to the fact that recycling is an important activity and we should really undertake it to a greater extent than we do. You've read all of the values of recycling but I think it's important that it takes very little effort, once a system is set up, such as you have done here. I noticed that the barrels here are well signed and pretty discreet so I hope the County is using them. Thank you for doing that.

We thank you also for the strides that you've made in this last year. Commissioner Mayfield's Lead by Example program is I believe up and running and I think will make a huge difference to County resources, recycling and solid waste, and also to the families of those people that are taking part within the County premises. So I think it will have a great exponential effort.

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We also thank you and your staff for having reopened the reuse area at the Eldorado transfer station. Commissioner Stefanics and Holian participated in our grand reopening and I must say that I think the public has been very enthusiastic about supporting us, so we'll see how that goes. We look forward to working with you on new initiatives in the coming year and we hope that we will see more reference in the Sustainable Land Development Code to recycling and reuse whenever solid waste is addressed. So we thank you very much for a lot of support.

CHAIR HOLIAN: Thank you, Karen. Joe.

JOE EIGNER: Madam Chair, Commissioners, I'm Joe Eigner. I'm the secretary-treasurer of Eldorado 285 Recycles. I'd like to reiterate what Karen has just said. Again, I'd like to thank Commissioners Stefanics and Holian for attending and speaking at our opening. Mr. Olivar Barela of the Public Works Department for speaking and helping us get the reuse area opened. And I want to apologize to Commissioner Stefanics for providing her with a not very sharp pair of scissors to cut the ribbon. And I congratulate Commissioner Holian for selecting the sharp repair. It's an inside joke that nobody can ever explain to the other Commissioners.

As Karen mentioned, the draft of the Sustainable Land Code has got half a page on solid waste and mentions recycling just once. The plan, the Sustainable Growth Plan of several years ago delighted us. It mentioned the following terms: reuse, recycle, zero waste, composting, construction/demolition waste, waste reduction, waste minimization – all those wonderful words that we love were mentioned over 20 times. We expect that with the completion of the solid waste study in the coming year that maybe through future ordinances you'll be able to address many of those wonderful programs that the plan suggested.

I think it's important to recognize that the City is progressing, the City Council is progressing with a lot of very good initiatives, just to mention a few, you all know about the bag ban that's coming and they've indicated that they're interested, if that works out successfully in banning other single-use items. There's a current proposal at the City Council which would provide space, equal space for recycling dumpsters along with trash dumpsters at new commercial and multi-family construction sites. I think that's a very good idea, one that the new County code should have. It doesn't have that now, according to my reading of the latest version. They're also talking about providing yard waste pickup several times a year and requiring that locally generated glass, scrap glass, be used in City paving projects, creating a market for recyclables in that way. But they've taken some very interesting initiatives with collecting and composting food waste from local restaurants and grocery stores.

So even while the study, the comprehensive solid waste study that you are funding and the City is funding and the Solid Waste Management Authority is funding is ongoing, and I think we're all waiting for that to be finished, I think we're in a state of animation in terms of real progress until that's done. But I think there are things that you are doing and the City is doing and that's very encouraging.

One of our hopes with the study is that it will propose some kind of a single, coordinated plan for the City and the County. We are faced now with very different ways of collecting even different items to some extent. I think that's it. Oh, I forgot to also

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thank Mia Barela of the Public Works Department who provides us faithfully every month with details with what is going on at the Eldorado transfer station. She's enabled us to calculate recently, as Commissioner Holian mentioned, that I think it's 41 percent of what comes into that.

CHAIR HOLIAN: I stand corrected.

MR. EIGNER: Is diverted from the landfill. Thank you very much, Commissioners.

CHAIR HOLIAN: Thank you, Joe and Karen. Any comments?  
Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Madam Chair. One of the comments I made at the grand reopening was that the success of that reuse area really depends upon the volunteers there. And we could do this at other transfer stations but it does require some individuals. In the old days people used to go to the transfer stations and scavenge. And then the rules got a little tighter and it was for health and safety reasons, but it does take some volunteer time in coordination with our staff to do this together. So perhaps those people listening will go, gee, we'd like to do this in our area. But thank you very much for your initiative in working on this. Thank you.

CHAIR HOLIAN: Thank you.

**4. e. ii. A Proclamation to Recognize November 1 – November 30, 2013 as Pancreatic Cancer Awareness Month**

CHAIR HOLIAN: Pancreatic cancer is, and I think this is worth emphasizing, the fourth most common cause of cancer-related deaths in this United States. The one-year survival rate is only 25 percent; the five-year survival rate is six percent. Men are 30 percent more likely to get it and there are a number of other factors that make it more likely, like smoking, eating a lot of processed meat, and so on. There are a number of well-known people that have succumbed to it over the years. I'll just mention a few names that you may have heard. Jack Benny, Joan Crawford, most famously recently Steven Jobs, Luciano Pavarotti, Patrick Swazey, and our own former County Manager, Gerald Gonzalez. I will mention a couple of success stories, however. I just heard this recently. Marilyn Horne, a very famous operatic star, has had it since 2005. It turns out that my cousin, whom I was visiting last week in LA, knows Marilyn Horne's daughter. And she participated in an experimental treatment that uses a vaccine that is specifically tailored for pancreatic cancer, and she's been in remission now for a number of years. Again, she got it in 2005. Also Ruth Bader Ginsburg, also had surgery for it a number of years ago and she's still on the Supreme Court.

So there is hope and I think that the research community is now at the dawn of figuring out how to more effectively treat this terrible disease. I will read the proclamation and then I will ask Monica-Amit Mishra, who brought this to my attention to come forward and say a few words.

Santa Fe County proclamation: To recognize November 1 – November 30, 2013 as Pancreatic Awareness Month.

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Whereas, in 2013, an estimated 45,220 people will be diagnosed with pancreatic cancer in the United States and 38,460 will die from the disease;

Whereas, pancreatic cancer is one of the deadliest cancers, is the fourth leading cause of cancer death in the United State, and is the only major cancer with a five-year relative survival rate in the single digits at just six percent;

Whereas, when symptoms of pancreatic cancer present themselves it is late state and 73 percent of pancreatic cancer patients die within the first year of their diagnosis, while 94 percent of pancreatic cancer patients die within the first five years;

Whereas, approximately 240 deaths will occur in New Mexico in 2013;

Whereas, the incidence and death rate for pancreatic cancer are increasing, and pancreatic cancer is anticipated to move from the fourth to the second leading cause of cancer death in the US by 202;

Whereas, the US Congress passed the Recalcitrant Cancer Research Act last year, which calls on the National Cancer Institute to develop scientific frameworks or strategic plans for pancreatic cancer and other deadly cancers which will help provide the strategic direction and guidance needed to make true progress against these diseases;

Whereas, it will be very difficult to leverage the opportunities that come of out the scientific framework developed as a result of the Recalcitrant Cancer Research Act unless sustained and adequate funding is provided to the National Institutes of Health and National Cancer Institute;

Whereas, federal funding for medical research is critical to job protection and creation in New Mexico;

Whereas, the Pancreatic Cancer Action Network and its affiliates in Santa Fe County support those patients currently battling pancreatic cancer as well as to those who have lost their lives to the disease and are committed to nothing less than a cure;

Whereas, the good health an well-being of the residents of Santa Fe County are enhanced as a direct result of increased awareness about pancreatic cancer and research into early detection, causes and effective treatments;

Now, therefore, be it resolved, that Santa Fe County encourage and calls upon the New Mexico delegation to support a permanent fix to sequestration and provide sustained, adequate funding for the National Institutes of Health and National Cancer Institute;

Be it further resolved that the Board of County Commissioners of Santa Fe County hereby proclaims that we recognized November 1<sup>st</sup> through November 30<sup>th</sup> as Pancreatic Cancer Awareness Month. Approved, adopted and passed this 12<sup>th</sup> day of November 2013, signed by the five Commissioners, the County Manager Katherine Miller, the County Attorney Stephen Ross, and attested to by our County Clerk, Geraldine Salazar.

So, Ms. Mishra, would you like to say a few words?

MONICA-AMIT MISHRA: Thank you, Madam Commissioner. I'm Monica-Amit Mishra. I'm a volunteer and a research advocate for the Pancreatic Cancer Action Network, which is based in Manhattan Beach, California and with other offices in Washington, DC that takes care of advocacies. This is a volunteer-based organization. There are very few paid staff members and our goal, our vision is to at least by the end of 202 find some kind of diagnostic tools and create enough awareness of pancreatic cancer.

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To give a face to this deadly disease I'm just going to pass a picture of my mother who passed ten years ago and that's why I am doing what I am doing.

Thank you very much for giving me this opportunity to talk about the organization that I volunteer for. I've been volunteering for almost a year. It took me a decade to come to terms with the fact that I need to create more awareness in the community and PANCAN, as we call our organization, the Pancreatic Cancer Action Network, is dedicated to research and to finding a cure. This is a really deadly, horrendous disease and I have participated in a number of health fairs. I have given radio interviews and I've tried to create awareness. Governor Susanne Martinez has declared the Month of November as Pancreatic Cancer Awareness Month for the state of New Mexico and we have a community representative in Albuquerque, Nancy Murphy Bowles.

We can fight this disease. Twenty, 25 years ago it was the same with breast cancer. People are too reluctant to talk about it and they just thought it was a death sentence. We can – I know, I work in the lab and I see scientists and researchers who are so smart. They can – we can figure it out. It's just a matter of awareness and constant funding. And if we get that no daughter will have to go through what I'm going through ten years later. Thank you.

CHAIR HOLIAN: Thank you, Monica. And I would like to present you with this proclamation. First of all, would any of the other Commissioners like to say a few words? Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, the awareness campaign associated with this ugly cancer is probably not as prominent as many other awareness campaigns but your presentation was very heartfelt and profound and I appreciate your courage and the fact that you're here and your desire to continue to raise awareness on the issues. We've all been impacted by this cancer and so – not to the level that you have, some of us have not, but like I said, thank you for coming to raise awareness and we appreciate your efforts.

MS. MISHRA: Thank you. Thank you very much, Commissioner.

CHAIR HOLIAN: Commissioner Stefanics and then Commissioner Chavez.

COMMISSIONER STEFANICS: Thank you very much, Madam Chair, and thank you for your work in the cancer arena. Many, many families, many employees, have been touched by cancer. I recognize that you're working on this specific type of cancer, but when an individual or a family hears the word cancer they think the worst and I think that we need to continue to work together as a society on helping people to understand which cancers still need much work in terms of cures and treatment. Thank you so much for your volunteer work.

MS. MISHRA: Thank you very much.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: Yes, I also want to thank you for your volunteer work. I have to say that I'm honored and privileged to sign the proclamation and only hope that it helps in your work.

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MS. MISHRA: Thank you. Before I forget, purple is the color of hope for pancreatic cancer, so that's why I'm all purple today and hence the distribution of purple ribbons. Thank you again.

CHAIR HOLIAN: Commissioner Mayfield.

COMMISSIONER MAYFIELD: Yes, I just echo everything that was said and thank you for all your advocacy work. Thank you.

MS. MISHRA: Thank you.

CHAIR HOLIAN: We'll come down to present the proclamation to you and take a picture.

[The proclamation was presented and photographs taken.]

5. **Discussion Items**

b. **Matters From the Commission**

i. **La Cienega Community Library Project Update**

COMMISSIONER ANAYA: Madam Chair, if I could have the residents that are still here from La Cienega, if you could just please come forward. It's a positive discussion that I want to have today. I had a brief discussion with Manager Miller and have had continual discussions with Manager Miller as has Chris Barela and many others. I know Mr. Dickens was here and had to leave. Ms. Garcia was here and had to leave, who's worked on this project. I wanted to bring it to the Commission to also note that in addition to all these community members, which I want to give them an opportunity to make some brief comments, Representative Trujillo, Representative Richards, Senator Griego, Representative Egolf and I think, if I'm not mistaken, I think even Senator Wirth may have contributed a portion of some of his capital dollars to this project.

This community had a discussion with me quite some time back and the Chief – Chief Sperling, if you could come forward. The Chief was also engaged in a discussion about the needs of the Fire Department and community needs. And so we set out on a – I'm going to call it a journey because we've got to end this journey soon but we started out on a journey to get a modification done to the fire station and the community center so that we could have enhanced services as a community library that will be used for educational tools and opportunities for years to come.

We've gone through that design process and now we're in the process of doing the final allocation, if you will, of resources to be able to bid this project. Some of the estimates, in my understanding – I'm going to let, Chief, I'll let you expand on it if Ms. Miller doesn't come back in, what some of the estimates are, the price has gone up a bit. Well, I'm here to tell you as the residents of La Cienega that we're going to work collaboratively between Ms. Miller and the Fire Department and myself with my own capital dollars that I have to share in the resources that the legislators have already put up and they've put up about \$140,000, I think, Ms. Miller, to the project? \$142,000 for the community library aspect.

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So we're at the end of our journey to get this thing built and completed and I'm going to do whatever we need to do to work with staff and Ms. Miller and the Fire Department to fill the bucket on both sides, for the fire side of the project and the library side of the project to get this done and move on. I continually get feedback from all of you. Some of you, you've allocated as your spokesmen, and I hear from them as does Chris on a regular basis. I want to acknowledge our fellow Commissioner from District 3, Commissioner Grill, if you'd stand and say hello, Commissioner. You've been very instrumental in the project. But, Madam Chair, if they could say a couple words and then Ms. Miller is going to make some remarks on how we might get this journey to the end of the line, which I know everybody is excited about. But Commissioner Grill, you have the floor.

CHAIR HOLIAN: Please.

LINDA C DE BACA GRILL: Thank you, Commissioners. My name is Linda C de Baca Grill and I am a resident of La Cienega. I want to thank, Madam Chair, I want to thank you and the other Commissioners, Commissioner Anaya, I want to thank you for working with us all along since the very beginning, and also Chief Sperling over here. When we called a meeting at the community center in La Cienega he showed up and we confiscated part of his building. It didn't take much. He was so gracious, and he said yes, that he'd be willing to work with us and we were going in front of the Commissioners to see what we could do and we really appreciate everything you're doing for us. County Manager Katherine, we appreciate what you're doing for us. Thank you very much.

All the children and adults are so excited about this community center and having a library in it and Commissioner Stefanics, you've done a fantastic job with some of the things that you've done for all those people there. So we're really proud of all of you and just help us in whatever way you can. Thank you for your support.

CHAIR HOLIAN: Thank you, Commissioner.

COMMISSIONER ANAYA: Madam Chair, thank you.

CHAIR HOLIAN: Is there anyone else that would like to say a few words?

KEIR CARECCIO: Madam Commissioner and other Commissioners, my name is Kier Careccio. I'm actually the vice president of the La Cienega Valley Association and the board. Carl had to leave early. He had other commitments to go to. But I just want to say, if you think of the community as a wheel we've been squeaking pretty loud for pretty long and we really would like to get to the end of this journey, like Commissioner Anaya said and we urge all of you to support this and to put as much oil into this journey as you possibly can and get our wheel to run a little quieter. Thank you.

CHAIR HOLIAN: Thank you. Anybody else?

CHARLIE C DE BACA: I'm Charlie C de Baca, resident of La Cienega. I am the chairman of the board for the La Cienega Community Center, and all I want to say is thank you, thank you, thank you. And hopefully, we'll see you again, Mr. Anaya.

CHAIR HOLIAN: Thank you, Mr. C de Baca.

COMMISSIONER ANAYA: Madam Chair, if there's more comments, I did want to point out that Ms. Garcia was here and she had to depart to take care of picking up her daughter from school, which is very important, but she's been a strong

advocate along with all of you to see this project to the end and wants to utilize the resources that they've lobbied for at the legislature to get the library aspect done. So Ms. Miller, and I'm going to restate this, the representatives and the senators are in constant contact with me as are you. We're almost there but we're going to need to do some budgetary changes and add some more money to this project, and I'm committed to taking some of my capital dollars for projects to do that. Some of my capital outlay that's a little further out, but I also want the Fire Department as well as Ms. Miller to work together on options associated with the Fire Department improvements. So, Ms. Miller, and then Commissioner Grill has another comment she wanted to make and then maybe let's let the Commissioner – go ahead, Commissioner.

MS. GRILL: Thank you very much. I just wanted to let you know that we were so excited about this library coming into our community that we had a bake sale. Beverly Garcia, Joanna C de Baca and myself – all home-baked goodies, no store-bought goodies and we raised \$770 on that bake sale which is in the library account. I just checked today and we had another individual that donated \$500 to our library, so that's also going into that account. So it seems like it's moving along okay. Oh, and we had about 2,500 books donated to us from one of the charter schools here in Santa Fe. Thank you.

COMMISSIONER ANAYA: Awesome. There's another comment.

MARY DIXON: My name is Mary Dixon. I live in La Cienega. I'm also a board member on the LCVA and I want to thank all of you and Robert for all your help. I especially want to thank Linda Grill for her vision of making this library happen, come to fruition and Beverly and Charlie also for their help, because we don't have many services in La Cienega. We really don't have any. We have our community center which is the core of our valley and now we're having this wonderful library that's going to serve so many people out there. So thank you all and again to Linda and Beverly and Charlie.

CHAIR HOLIAN: Thank you, Ms. Dixon. Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, thank you. I'm going to turn it over to Ms. Miller. Before I do I'm going to say this. There are things that we have as a vision for brand new projects and there are things that are compound projects that build upon long-standing structures and cultures and people. And this is one of those projects that's doing that. It's building on something that's already in place and enhancing it. And I would add that the Commissioner and others have also brought up and we've discussed it many times. We need to use the center for other activities, expanded senior staff and activities for those seniors that are unable to come into Santa Fe, and I did want to point out and I made this comment to former Commissioner Grill, that we do have services for Meals on Wheels out there, for residents throughout Santa Fe County that are in need, and then we also have transportation services for seniors out there, for everyone throughout the county to help those who need help getting into town, to doctor's appointments and other things like that. So those are also things that we're going to keep on the radar. But Ms. Miller, if you could comment on the project and maybe some of the stuff that you and I discussed so that we can bring this to some closure.

MS. MILLER: Madam Chair, Commissioner Anaya, Commissioners and community members, there are a couple of things that have come up relative to the project as you know. We've had to redesign the fire station in order to make room for the

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library area. So the Fire Department put forward money to actually do the redesign of the facility so that there would be the actual place. We took the space where there was a fire bay and they're actually turning the fire bay around and putting it to the front of the building and lengthening it and using the old section of the building that was a fire bay for the area where the library room would be. That design was paid for by the Fire Department and they have just recently completed the design.

I think when staff initially estimated this they thought it would be about \$250,000 to do the entire project. \$142,500, which would come from the state appropriation for the library portion and then the rest we would seek County funds and hopefully predominantly Fire Department funds to finish out the fire bay. Right now they're at a place of needing – the estimate is something more like \$450,000, so we're a couple hundred thousand short on the project but we haven't – we just found that information out last week and haven't really had a chance to go back through and look at where we could find those funds, either from projects that we are not moving within the district, that are not moving along as quickly as planned that we might be able to allocate some of those Fire Department funds and that sort. So our next step will be to take a look at the design, make sure that the design is what is anticipated and also that we look through different funding sources that we currently have available at the County. Then the next piece would be if there's anything missing to go back and make sure we put in a request for that amount to the legislature to finish it up on the library side if needed. And then –

COMMISSIONER ANAYA: If I could – on one point, Madam Chair. Ms. Miller, the one thing that I do want to say and I want to say it publicly because I've told the members of the community and there's been various meetings. We're done on re-evaluating the design. We have a design that we've worked through the community on and we're ready to move to implementation. There may be other things down the line we do, other expansions or issues like that as Commissioner Stefanics has done over time but for now the design is good. So let's focus in on collectively including my own commitment to some capital dollars that we need to shift over there. Let's commit to just filling the bucket and trying to move to construction.

MS. MILLER: Okay. And then, Commissioner, another question that came up was concern about the grant itself from the state. We received the initial paperwork for the grant. We have signed it and sent it back to the state. We have not received a fully executed grant from the state yet. So there were some questions and concern about, oh, are we going to lose the grant? It's really – and you'll see when I do the legislative update under items from the Manager. Quite often, even though the legislative session happened last year it takes the state a while to produce the funding. They fund more projects than they have the money available at the close of the session. It's based upon when the revenues come in for the severance tax bonding fund. And then they send agreements out as projects are ready to move forward and as the money becomes available.

So this is one of the projects that we are just now getting through the paperwork on the grant fund from the state. So we can't actually spend any of that money until we receive a grant agreement. So I know there were some questions about that and I want to make sure that that gets clarified. We are waiting for the executed agreement back from the state, at which point then we can use that funding for the library portion. And to be

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clear also that that funding is for the library portion, not for the Fire Department portion. So I think that I've hit on most of the issues that I know have come up over the last couple weeks and our next step is to look for the funding that we need to finish off the project.

COMMISSIONER ANAYA: Thank you, Madam Chair. Thank you, Ms. Miller for the update and we are going to continue to move on. I want to bring a part of that budgetary item to the next meeting to partially fill that bucket so we can work together on that on which project I'll pull from in the interim to put this project on track. Thank you.

CHAIR HOLIAN: Commissioner Anaya, are you finished? Can I ask for discussion from the Board now?

COMMISSIONER ANAYA: Sure. Thank you, Madam Chair.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: Thank you, Madam Chair. So Commissioner Anaya and the County Manager, I need to just ask for a brief summary on the funding allocation, how much we have to date and what the gap is? I know there's some question about the timing of the funding, but if you could just give me a quick summary on what's been committed and where the shortfall is.

MS. MILLER: Madam Chair, Commissioner Chavez, the design is paid for and that was paid for by the Fire Department. Then we had the grant of \$142,500. We just got the estimate. I know that the Fire Department has some funds available. I don't know the specific amount. That's the piece we need to go determine how much is available from the Fire Department and then look at funding the gap. And we actually won't know the exact gap until we put it out to bid.

COMMISSIONER CHAVEZ: Okay.

DAVE SPERLING (Fire Chief): Madam Chair, Commissioner, the Fire Department was about to come up with about another \$70,000 to contribute toward the construction of the project and that's in addition to the \$30,000+ that we funded for design and architectural work.

COMMISSIONER CHAVEZ: Okay. And then the only other thing I'll bring up, which I think we're all fully aware of. It's one hurdle to jump over for the brick and mortar to actually build the library or remodel the fire station. The one thing that we don't always identify is the ongoing operation and maintenance of those facilities, ongoing operation and maintenance of the library. Buying books, all those things cost a lot of money after the building is already built. So even though we might be at the end of the road, we're really not because it continues and the responsibility and the liability is still there. I just want to touch on that for a minute because it has to be part of the equation. Otherwise we're going to build and we're not going to be able to maintain. We're not going to be able to buy books and we're going to be back in the same position or close to the same position that we are now. I just wanted to bring that to our attention for the record. Thank you, Madam Chair.

CHAIR HOLIAN: Thank you. Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, thank you. Commissioner Anaya, thank you for working with your community. I know the community has been after this for a long time. Former Commissioner Grill brought this to my attention,

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Beverly Garcia. So I fully support the community in their efforts. I think it's important that we have these much needed community centers, libraries for our communities. I know we just had a presentation about early education a little earlier for us. We talk about obesity with our young. We talk about farming for our young, farm to table. I think La Cienega has a huge community that is big on that. It's our culture and we think it's an educational resource and an educational help for us. I know we even have a good recourse out there with the La Bajada Ranch out there that we need to talk about too. So anywhere I can help and assist you know that I will be advocating for you, if it's at our local legislature or if it's on this Board. So I just appreciate what you all are doing for the community. Thank you. Thank you, Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Anaya.

COMMISSIONER ANAYA: Just a closing thought. I appreciate the feedback that you make, Commissioner Chavez, and Commissioner Mayfield. I appreciate you folks coming in and waiting as long as you did, like many others did. It happens a lot at the meetings, but I appreciate that you came out. We're going to keep it on the radar. I appreciate Commissioner Chavez' comments relative to ongoing expenses. We understand that and I think when we set out to do libraries and other services, those are core services that we want to make sure that everyone has access to in the county. So that's part of what we're trying to do there. But we've got to maintain that communication and keep it on the Board so that we make sure we dot all the i's and cross the t's, and Commissioner Mayfield, I appreciate your comments. It is something that's long-coming and I've always been very supportive of these types of projects in all the other districts because it takes all of us working together to make it happen. So I'm appreciative of those remarks. Thank you, Madam Chair. Thank you, Commissioners.

CHAIR HOLIAN: Thank you. And I want to thank you all for being here and I want to thank the community, the whole community for their participation in making this library happen. It's really great what people can accomplish when they work together to make their vision a reality. Thank you.

**5. b. ii. Commissioner Issues and Comments**

CHAIR HOLIAN: These are non-action items by Commission district such as constituent concerns, commissioner recognitions, requests for updates or future presentations. Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Madam Chair. I would like to – I know that we all recognized Veterans' Day for our employees and I just would like to make sure the public knows that we care very much about our veterans, past and present. They've given an invaluable service to our country and to protecting us and I'd like to thank them. I'd also like to thank the County Treasurer for some of the notice that he gave recently for some of the possible scams that might be going on. Thank you very much.

CHAIR HOLIAN: Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, thank you. I echo Commissioner Stefanics on recognizing our veterans. They've done a great job and

service for our country. Also our County Treasurer, he was instrumental in providing a service to our community of taking and helping assist our taxpayers to make it a little easier for those who can't get to downtown Santa Fe. Parking itself is a feat. So I do appreciate our County Treasurer and all he's doing to take that ease to the taxpayers, although it's not the most enjoyable thing to do but he's taking it out to local communities so I want to thank him for that.

Also, Madam Chair and staff, thank you for all your hard work on this Commission and to all our staff members. One thing I do want to bring up, not specific to my district, but I think it's important and I know the Commission has worked very hard at this. I was in state and out of state for one of the last Commission working sessions on the Sustainable Land Development Code and I think it's important that we just get this out there again. We have a forum right now. Maybe we have a television audience also a listening audience on the radio. I do have it pulled up on my screen right here and I don't know if there was any action taken. I don't believe there was action but there might have been a couple decisions made so I'd like to refer to our County Attorney of what the new timeline may be or potential timeline may be. But I think it's important that our listening audience hears what's going on with the Sustainable Land Development Code.

So right now, as I know, there will be a potential – there's a draft out there right now for public comment and staff can comment on this how they want but there is a potential notice schedule for adoption on the code right now. So there's a meeting to be held in this chamber right here on Tuesday, November 18<sup>th</sup> at 6:30 pm. And there is also a meeting to be held, the two public hearings, on Tuesday, December 3<sup>rd</sup> at 3:00 pm. Again, I have it noticed scheduled for adoption. So I'm going to have a lot of questions on it. I was at my last townhall meeting, I guess. That was on last Thursday night and that's why I missed one of my meetings that I was a part of and it was Thursday, November 7<sup>th</sup>. Myself was there, staff members from Land Use were there. County Attorney Steve Ross was there. I appreciate that they were all there. It wasn't very well attended. I'll just let that be known. I know the County Commission has done a great effort on trying to get out on publication of this and there have been a lot of questions that have been asked and it's just important that people look at the code. Staff can give a recap of what's going on with how this flows with the SGMP. It's been told to me if we adopt this code that there still has to be zoning overlays. What is done with the code, don't worry so much about it because it's not going to go into effect until the zoning overlay is done, other aspects of it are done, so we can still approve the code but it's not going to have any impact until all this is done.

There's a lot of important information that is going to affect everybody's life in this county. So I would just implore all of you to read it. I would ask all of you to try to attend these next few public meetings that this Commission will be having over the next two days and that you come and see them. There have been numerous comments that have been made to this Commission. Katherine or Steve, please correct me if I'm wrong – over 2,500. I think after last Thursday's meeting – 2,400. Well, Katherine, it's probably 2,700 after last Thursday's meeting that I attended because I probably put about 200 in there. Steve can attest to that.

But again, it's important. I think again staff's done a wonderful job. They've done a great job based on the last code, the current code we're working under, but again, folks,

in my meeting with Penny Ellis-Green, before, and that's why I was late to this meeting. We're not going to know, and I'm summarizing the meeting that Penny and I had today, the impact that this code is going to have on us until somebody tries to file a permit in Land Use, then we will really see if we have it right or if we don't have it right or what the impacts are. So I do think it's important that folks try to read this code page for page. That's just my thoughts on it. And I really want my constituents to hear this.

I got an email today asking, well, why didn't you have a meeting in the Pojoaque area? Why did you have it up at the Bennie Chavez Center? Why did you have one in Nambe earlier? It's hard to have a meeting in every venue. And I'll try to have another one, if it's permissible by staff and by this Commission. I appreciate the comments that Senator Ivey-Soto gave today and I can't ask for another action item but I guess I can kind of ask for a semi-direction or consensus on this Commission, so if at all possible I'd like to try to have another public meeting, Manager Miller, up in the Pojoaque area or the El Rancho area before action is taken on this code.

And with that being said, are we taking formal action on this code, either November 19<sup>th</sup>, December 3<sup>rd</sup> or December 10<sup>th</sup> at the Commission meeting? Do we know that?

MS. MILLER: Madam Chair, I don't think on the 19<sup>th</sup> at all but it's up to the Commission. We have a schedule for two public hearings and then at the last study session there was a request that we not take a vote on the 3<sup>rd</sup>, that if we're going to take a vote that at least be at the 10<sup>th</sup>. But it's up to the Commission if you choose not to take a vote on it and still want additional hearings or something we'll do what the Commission requests.

COMMISSIONER MAYFIELD: Okay. And I guess my other question is, and I guess this might be for our County Attorney. Is it possible on the code to approve it or to ask for a vote chapter by chapter or do we have to approve it in its entirety?

MR. ROSS: Madam Chair, Commissioner Mayfield, no, it has to be up or down, the whole thing. It's too integrated to divide by chapters.

COMMISSIONER MAYFIELD: And Mr. Ross, I appreciate you saying that and I think that's one thing that we need to look at is integration of the code because Chapter 1 could have an impact on Chapter 10 and just hopefully we see that, and those are other things that I'll just bring to everybody's attention. And then again, I just wanted to get that out there on the record and hopefully our listening audience and the television audience will hear that because I don't know if they're all tuned in to our working sessions that we have. I don't think they're live. I think they might be broadcast a little later. Are our working sessions, Katherine, are they being done on the radio also? On the code? Or are they just televised and rebroadcast?

MS. MILLER: Madam Chair, Commissioner Mayfield, I don't think that the study sessions are. They're on the internet for sure but I don't think that they're on TV because we don't have those time slots, but they're definitely on the website and you can go back and access them and run the video of them if you weren't able to see it you can go stream them off of the internet.

COMMISSIONER MAYFIELD: And Madam Chair, Attorney Ross, I know I asked this at the meeting that I was at last Thursday night, does this need to be

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done in a secondary language? Spanish-speaking language that has to be translated if anybody needs to ask that this be translated into Spanish?

MR. ROSS: Madam Chair, Commissioner Mayfield, no, there's no requirement that it be provided in Spanish.

COMMISSIONER MAYFIELD: Okay. Thank you. That's all I had, Madam Chair. Thank you. And thank you all for your work on this. I know it's been a long process.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: Yes, I guess I would want to ask how long that process has been ongoing, because I'm coming into it new. In January I'll have a year on this Commission. It's been in discussion for that full year and I guess I would have to ask my colleagues, prior to that, how many years has it been discussed? Two? Three? Four?

MR. ROSS: Madam Chair, Commissioner Chavez, we were just trying to figure it out, Katherine and myself. The first entire draft that was released was a year ago August I think and prior to that there was a release, about a year prior to that of a number of chapters, and that was released along with the initial draft of the growth management plan. So it's been in process for three years. But before that, the planning process has been going on since at least 2002.

COMMISSIONER CHAVEZ: So I think that even once we adopt in a formal fashion the land sustainable code that we're discussing now, that's not going to end it because land use and that code, it's a living document. It will, I think, have to be revisited and amended maybe on a yearly basis or maybe every two years. So I think that if we want to make it perfect we're not going to adopt it any time soon. If we want to make it close to perfect, understanding that it's a living document and it needs to be amended and revised periodically. I think that accepting that would be probably the better approach so that we can be more comprehensive in our land use and improve that as we move forward.

There was discussion at the last study session about the public participation. I know staff has gone out consistently, and we've had, I think, decent participation. We've had anywhere from 15 to 20 people attending most of those community meetings. Staff, I think has worked hard to go out to communities and work with them so that they don't have to come in and deal with parking and those kinds of things. So I think that we've covered almost everything that there is to cover in this area. I hope, personally, that we can do it before the end of the year but that would be my preference and I don't think that would be rushing it in any way, shape or form. Thank you, Madam Chair.

CHAIR HOLIAN: Thank you. Actually, before we go any further, can I see a show of hands of people who are here for the land use cases? I just want to warn you that we have a couple of more issues on our agenda that are going to be fairly lengthy, so I really don't think that it's realistic that we will get to our land use cases before, say, 6:30. So if you would like to go out, take a walk, take a breather, I just want to warn you now so that it's not a surprise to you, but it is going to be a while before we get to our land use cases. Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I'm going to start with discussions on the code. I think both Commissioner Mayfield and Commissioner Chavez

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have good points associated with the code and I ask a question before I go any further. Where, Madam Chair, Mr. Ross – once the full draft of the code, if it's adopted, how much longer before it's actually functional?

MR. ROSS: Madam Chair, Commissioner Anaya, we have to adopt the zoning map which will come right after that and once that is adopted then the code is fully functional up to a point. We still need to go through and deal with all the 13 community plans and ordinances, so in individual areas – right now the draft code has those as overlays so it will be difficult to administer the code in those areas without the community overlays. But it's not impossible. But those need to be done as quickly as possible, and that would be step 2.

COMMISSIONER ANAYA: So, Madam Chair, Mr. Ross, I'm trying to assimilate time with the question, so if there is an adoption is December – I already know, since I had a discussion with Penny today, that it's going to take a little bit of time to work through the zoning map. When do you think that is? Is Penny here? Penny, could you talk a little bit about that as well as Mr. Ross about the time it might take for us to look at the zoning map aspect going to what Commissioner Mayfield was asking earlier about time before the code is actually functional? Use months, use weeks, use something so that we have some frame of reference as to what we're looking at. And I understand you might not have an exact amount. How much time do you think it's going to take after the code's adopted – whenever that is – to deal with the zoning map?

PENNY ELLIS-GREEN (Growth Management Director): Madam Chair, Commissioner Anaya, Steve and I had spoken. We're talking about the spring. We're hoping. I'm looking to Steve for confirmation there. But we do have to do legal noticing. We may well want to – we'll take direction from the Board as to whether or not you want us to have any more public meetings specifically on the zoning map and so we do need to do that. And I think the legal noticing – I believe it's 30 days as a minimum. Is that correct?

MR. ROSS: Madam Chair, yes. We have to give notice of adoption of the map twice in the newspaper. So as a practical matter it's 30 days.

COMMISSIONER ANAYA: Let me ask a practical question. If it's April before we adopt the zoning map, what do you use as a code if somebody comes in with a building permit.

MR. ROSS: The land development code.

COMMISSIONER ANAYA: The new code?

MR. ROSS: No, the old one.

COMMISSIONER ANAYA: Okay. Because that's something that we're getting questions on, so if we adopt the code we still have technical aspects dealing with the map that we need to deal with, and you said the community plans, would you use the same timeline to define the community plans that would probably not be until spring as well?

MS. ELLIS-GREEN: Madam Chair, Commissioner Anaya, the community plans, there's about 13 of them, are going to take longer and it's going to depend on the procedure that we deal with that. We may be able to identify inconsistencies between the existing plans and the SGMP and the existing ordinances and the SLDC to be able to push that process along a little bit faster than usual. A lot of

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communities take several years to do a community plan, so I think what we would be looking at is really a consistency review rather than a complete rewrite of the plans. But we would get on to those plans as soon as we possibly could.

COMMISSIONER ANAYA: Okay. So let me ask a different question a different way. So if Robert Anaya wanted to get a building permit in Galisteo, which has a traditional community plan component, right? It has a community plan. When would Robert Anaya be responsible under the new code to get his permit?

MS. ELLIS-GREEN: To that specific area, when the zoning map is approved and the land development code comes into effect, because Galisteo has yet to do their own ordinance.

COMMISSIONER ANAYA: Okay.

MS. ELLIS-GREEN: If it was another area like Cerrillos, you would still fall under the new land development code and what we've done in there is referenced your existing ordinance, so you would still have a way that you would come in under your current ordinance, but the land development codes are different from the old one and the new one. So where your specific ordinance doesn't speak to a topic we would go to the new code.

COMMISSIONER ANAYA: Okay, so for pretty much everybody for the most part in the county, if it was adopted in December, the new code wouldn't take effect until spring 2014, ballpark.

MS. ELLIS-GREEN: Yes.

COMMISSIONER ANAYA: Okay. Okay. So my follow-up comment, not a question to that is that in 2010 when we showed up as Commissioners and Commissioner Mayfield and I came in at the same time, we came in and we looked at our colleagues, Commissioner Vigil was here at the time and we explicitly in particular and I think all of this Commission agreed with the exception of Commissioner Chavez, that we need to go through a public process and we had to provide opportunity for input and feedback and so we're sitting here and I would agree with Commissioner Chavez. We've been here three years. I'm not saying that time necessarily makes it right to approve, but I do think that we, in that process provided some changes and some modifications that I think are going to be positive impacts for the county as a whole. I still think there are some holes we need to work through, and you've still been doing that and I know you've been meeting with other Commissioners on other impacts, and so we still have that opportunity.

So Commissioner Mayfield is spot on when he says please read it. Please begin to ask questions and please, the public listening in and watching, understand that it will impact your lives. But I actually have seen many, many positive changes to what we were looking at three years ago and I want to commend all the public, all the 2,500 comments, and your efforts, Penny and Mr. Ross and Ms. Miller and others in the trenches to go through those comments and try and dissect them and try and incorporate the aspects that were more consistent or brought up by many across the county. So whether or not we're be ready for December 10<sup>th</sup> I don't know but I think we have had a process over three years that has engaged the public, and has really sought out comments and feedback, and I think that's a credit to the work of staff and the Commission that allowed that to happen. Because there are some that said, just approve it. And the Commission didn't. So

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I think it's been a long process but it's also been a fruitful process that still has some kinks we need to work through, but that's where I stand on that item.

Another item, Madam Chair, and it's an item that I want to bring up on a regular basis so that we can maybe as a full Commission have some agreement on is you brought up, Madam Chair, in some of the discussions on the bench and through resolution the issues associated with forest management and the issues associated with being able to create mechanisms where you start doing coordinated planning. I had a meeting today with a group that's working on the wilderness expansion efforts and we got into a long discussion about that but we also talked about urban interface areas and the need to step up our efforts. I actually think this is something that we've talked about as a Commission that you've brought up that we can all get on board with as a full body.

So I want to encourage us all to follow your lead but to jump on that vehicle and figure out what exactly we can do.

CHAIR HOLIAN: Commissioner Anaya, I have an answer for you right now. It's just so amazing that you brought this up because what I was going to talk about, a workshop that is happening this Saturday that the County is helping to co-sponsor.

COMMISSIONER ANAYA: Awesome.

CHAIR HOLIAN: About that very topic.

COMMISSIONER ANAYA: I'm going to defer to you but I'm going to say that we've got to improve from probably a higher intervention based on the rains that we received. But we know sitting here that it's short-lived and we have things that we're going to need to do in those sectors. So I think that's something that we collectively can put our hands around. We all have those areas that affect us in each of our districts. And so that was the other thing I wanted to put forth, so I'm looking forward to hearing the expansion on that comment and what we can do as a Commission in a collective manner to further that effort.

CHAIR HOLIAN: Thank you, Commissioner Anaya. The whole discussion about the code brings an interesting quote to my mind, and I'm just going to lay my comments at this quote. Voltaire said, the perfect is often the enemy of the good.

So the Commissioner issue that I was going bring up in fact was a public workshop that is happening this Saturday at the Santa Fe Community College, and the title of the workshop is Living with Fire in Northern New Mexico: Fire, Forests and Communities. And it's going to feature interactive workshops. There will be sessions led by local and regional scientists and land managers and they will deliver various presentations on different aspects of living with fire. There's going to be robust public participation so that people will break out into various workshops, depending on what particular topic they're interested in, and community members and homeowners can learn how to become more fire adapted in their home, and also how to do forest restoration in order to reduce fire danger and to, coincidentally protect watersheds and our water supplies.

So in any event, Santa Fe County I am proud to say, is a co-sponsor of this workshop because we are one of the six named fire-adapted communities in the United States. We were named this by the US Forest Service. We are recognized as being a leader in the field, and again, it's happening at the Community College, November 16<sup>th</sup> from 9:00 am to 4:00 pm.

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Now I would like to ask the Commissioners if they would mind if at this point we were to go to – Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, when will be the appropriate venue to discuss an agreement on the final timeline for the code? And I guess I'm asking our County Attorney that question. Like, would we want to discuss that here at a BCC meeting or at a study session?

MR. ROSS: Madam Chair, Commissioner Stefanics, I think it's going to depend on how close you, the Commissioners think it is. We've advertised it, formally advertised it for a public hearing December 3<sup>rd</sup> and you can adopt it at any meeting after that. So we set it up so that the target date is December 3<sup>rd</sup> and if you think it's ready on the 3<sup>rd</sup> or the 10<sup>th</sup> or some subsequent meeting we can put it on and vote on it at that time.

COMMISSIONER STEFANICS: So, Madam Chair, I had already told the Commission at the last study session that I was out of state at a NACo board meeting the week of December 3<sup>rd</sup>, and I really would like this group to have a discussion about this, not to prolong it forever, but to see if we could come to any consensus then if not a consensus then a majority vote, straw poll, whatever you want to call it, on a date. So, Steve, what I'm asking about is when is an appropriate time for us to discuss and try to come to a consensus or a vote. It's not noticed for today. It's worth discussion if it will make us be able to move forward as a consensus on this.

MR. ROSS: Madam Chair, Commissioner Stefanics, well, then I'd suggest that we put it on as an agenda item on the 19<sup>th</sup>, which is the very next meeting we have.

COMMISSIONER STEFANICS: The public hearing.

MR. ROSS: Yes, the public hearing on the 19<sup>th</sup> and we'll have the timeline on the agenda if that's what you want to do.

COMMISSIONER STEFANICS: So, Madam Chair, that is a suggestion. If people aren't going to be there then that really doesn't help but I just want to put out that I do think it warrants our discussion as a group and our either coming to some kind of negotiated agreement or just take a vote on it.

CHAIR HOLIAN: Would the other Commissioners like to comment on that and see if we have a consensus to discuss the timeline at our next meeting, which is the public hearing on the 19<sup>th</sup>? Commissioner Chavez.

COMMISSIONER CHAVEZ: I would like to have that discussion, Madam Chair, because I think – deadlines and I don't always get along, but in some cases I think you need to have that date specific so you know you're going to bring some closure to it. If not, I think we're going to discuss it for another two or three years and that may not be all bad. But I think a land use plan, a land use code should be, again, a living document. It should be adopted but not forgotten so I hope that we can get to that point. So I would encourage some discussion about a date specific.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I would agree with that, and I guess the comment I would have is the questions that are asked earlier have to do with the overlay and the zoning map. And I guess in my mind I'm trying to understand what's the benefit of doing one without the other. And when I say one without the other, the code without the map. And so if the code can't function without the map or vice versa, when where would be the harm in setting the date and setting the frame, right? Saying

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we're going to do both by this day and both would be functional and practical and that day is now April 15<sup>th</sup>, on tax day, whatever day that is. I guess what I'm suggesting is why don't we think about, instead of separating the two, why don't we put them together and pick a day so that both would be done on this day?

CHAIR HOLIAN: Steve, would you like to address that? I understand that there's a legal issue with regard to that.

MR. ROSS: Madam Chair, it's true the two actions are different types of actions. Adopting the code is a legislative act and requires a completely different set of noticing, for example, and standards than a zoning action, which is what adoption of the zoning map is. A zoning map amendment has a special kind of noticing needs and an administrative adjudicatory hearing where people get sworn in and stuff like that. The other thing is there's a practical issue and that is that in order to assign people to zoning districts we need to know what they are. And so we don't know what they are for real until the code is adopted. So we need to have some separation of the actions. It might not need to be three months because people coming in today, and I encourage people to come in now, and look at your property on the draft zoning map, because we have it and it's available and we have the proposed zoning districts that are in the draft code and it's easy enough to discuss with people whether the color that's indicated on the map right now is appropriate for their property. And we're having discussions, probably ten of those types of discussions every week with property owners that come in and look at the map. So if we can get to the point where everyone's had a look and agrees with the initial selection of staff or has negotiated a change with staff then I anticipate the public hearing will be over five or ten properties.

COMMISSIONER ANAYA: So, Madam Chair, one other thought is if they have to be separated then I think we also have to be cognizant that we have staff that's going to have to transition from one code to the next code and being reasonable about that I think is appropriate. So if we set, as an outside date for both things to be done and in place as the next fiscal year which would be July, I think that might be a target date that we could all maybe put in our minds, that July of next fiscal year, which would give ample time between now and the end of this fiscal year to do that work, to approve the code, and then also deal with the technical aspects and be ready by the beginning of the fiscal year. So that's a suggestion.

CHAIR HOLIAN: I think that there is a consensus that we will discuss the timeline then at the next public hearing.

COMMISSIONER MAYFIELD: Madam Chair.

CHAIR HOLIAN: Commissioner Mayfield.

COMMISSIONER MAYFIELD: I'd like to make a comment. I'd also like to have this on the next Commission meeting also for discussion. Again, I think it's important that we have working sessions and working sessions are either broadcast to a different listening audience, and/or they are attended by different people. I would like to ask, Madam Chair – I have the floor right now and I have a right to ask for stuff to be on the agenda. And I would like this procedural timeline to be on the next Commission meeting's agenda. So I will have it or I'll bring it up under Commission comments. So I don't think it's a bad thing to have it on two different agenda. There's just different things I have. There's a lot of policy decisions in this and I appreciate how long we've

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been working on this code. This document was given to me a little after October 1<sup>st</sup>. Regardless of all the time that was put in it, this document in my hand was given to me October 1<sup>st</sup> of this year and I am going through it. There's policy decisions in this document that we have not vetted out totally on this bench. The HERS rating is one. We have not had a meaningful discussion collaboratively on this bench about the HERS rating. There's various aspects in this document that we have not talked about collaboratively as a Board here. We have – I'm not going to say glossed over and staff has put a lot of time and effort to this and I thank staff for everything they've done. There's been meaningful public comment on these documents. But we have not as a Board said are we going with this HERS rating or are we not going with this HERS rating? What is our decision?

So that – when are we going to put that time and effort into this or are we not going to put that time and effort into it? Those are my questions that I have. And I just think it's important that my constituency hears that and I want them to have that opportunity to hear it. One thing that we haven't brought up yet and I'll ask the Attorney this: When is our fee structure going to follow this code? Are we going to bring the fee structure to this or not? And Ms. Ellis-Green, I don't know if you can bring that to me and tell me, building permits – I know we've talked about that in the past. Will we be bringing the fees to this? Or what it's going to cost for any type of building permits? Does that come with the zoning district? The zoning overlay? When does the fees come in?

MS. ELLIS-GREEN: Madam Chair, Commissioner Mayfield, they will need to come between the code adoption and the zoning map adoption, so we have the fees before the code comes into effect. So, yes, that is on our timeline to do that as well.

COMMISSIONER MAYFIELD: So that will come before the code comes into effect?

MS. ELLIS-GREEN: It has to come before the code comes into effect. You can't have no fees. The fee structure has to be approved by the time the code comes into effect. Yes.

COMMISSIONER MAYFIELD: So that will be at the November meeting? The December meeting?

MS. ELLIS-GREEN: No, not before the code is adopted. Before it becomes effective. So I guess before the zoning map is approved.

COMMISSIONER MAYFIELD: And Madam Chair, those are just I guess the questions I need to understand. So I'll just leave it at that, Madam Chair, but I'd just like to discuss this too at the next Commission meeting. Thank you. That's all I have.

CHAIR HOLIAN: I am going to use my prerogative as chair here and I think we should move on to the presentation on the feasibility study for the old judicial complex because the contractors are here in the audience and they've been waiting very patiently for a very long time. But we have been sitting here now for two hours so I am going to call a short break. I apologize to you for that, but I will call a short break, and I mean it, for ten minutes and we will reconvene at 5:45 and then we will hear the presentation on the old judicial complex.

[The Commission recessed from 5:35 to 5:47.]

**4. b. Presentation of Feasibility Study for Use of Old Judicial Complex at 100 Catron Street and Request for Direction to County Manager**

CHAIR HOLIAN: Who is taking this? Mark.

MARK HOGAN (Facilities Manager): Madam Chair, last year we came to you to discuss next steps forward with the old judicial complex that became vacant after the move into the new First Judicial. We presented this document to you which was an outline of perceived County needs in terms of space, looking at County rentals in the downtown area, and then possibilities for what can happen at the old First Judicial Complex. We recommended a feasibility study as the first course of action to confirm the need to study the expenses including factoring in the rental rates that we're paying right now in downtown, amounts for parking, and to really look at as comprehensively as possible all the elements that come into making use of that facility.

I want to emphasize it's a fairly rare occurrence where you have a downtown piece of property the size of that one free up at one time. It makes an ideal situation from being able to renovate and move, so the County is actually in a good position in terms of moving, being currently situate in rental offices that can then be moved out lock, stock and barrel and into a renovated facility or a new facility or whatever the Commission decides. This study was really to provide the Commissioners with the tools to look at all the various aspects of it, everything from the effect of this study economically on the County as well as some of the more objective or subjective factors such as what would the effects be on the downtown for instance. One of the options we studied was if the County moved County government out of downtown we wanted to make sure we were studying a full spectrum of possibilities so that you could make an informed decision.

So we did an RFP for the feasibility study. Studio Southwest Architects was the firm selected to conduct the feasibility study and they're here tonight. I believe you just received an 11 by 17 version of that. [Exhibit 6] I'm assuming in the last couple of hours you've had a chance to read the whole think and digest it, but just in case, David Dekker will be presenting the report for you, and then we'll be happy to stand for questions.

CHAIR HOLIAN: Thank you. Mr. Dekker.

DAVE DECKER: Thank you, Madam Chair, members of the Commission. I'm Dave Dekker with Studio Southwest Architects. It's been a real enjoyable experience working with County staff on this project. As Mark said, it's a real opportunity that doesn't come along very often. Tonight I have with me some of my associates who were working with me on the project: Jeff Seres with Studio Southwest, he's our Santa Fe office; Phyllis Taylor with Site Southwest, she's our financial planner and also landscape architect; and Annie Aguilar with Architectural Research Consultants. Annie and ARC, for short, they've done a lot of the space planning and space standards development for the state of New Mexico, establishing standards for spaces for different types of users in office space. And they've been a real valuable part of the team in establishing those criteria.

And with that we can go to the first slide. The options that we examined for this study, we looked at renovating the existing building for the County's administrative and

elected officials' needs and combined with this building to create a downtown administrative campus for County activities. We also looked at renovating the existing building with additions to accommodate more County uses and construct potential lease space which could then become used as growth space for future County growth. We also evaluated demolishing the existing building and building a new building on the site for the County's administrative and elected officials' needs, again working with this building to form a downtown campus. We also looked at selling the property as is and using the proceeds of that sale to the construction of a new consolidated County administrative office which conceivably could take this facility and all the other County activities that are currently in about seven different locations around the county, to consolidate and create more of a one-stop shop.

So those are the options we looked at. This is probably more easy for you to read in your book, but Architectural Resources Consultants have developed the space needs assessment based on your current staffing needs and what they determined was currently, based on the staff you have, you have a requirement for about 84,000 gross square feet of space, and you're currently in about 60 percent of that space. So what that says is you're overcrowded in the space you're in. It's maybe not the most efficient working environment. It's very difficult to get work done in cramped quarters, and then you're spread all over in seven different facilities.

So just quickly, you'll have time to study these but these are gross square footage and there's definitions in the book about what each of the different square footages describe. One other point Mark mentioned, you're currently paying leases. You're paying approximately almost \$300,000 annually in leases to lease buildings and lease parking spaces and we heard some discussion about concern with people being able to come and do County business and not being able to find a place to park. So each of our options address parking to a certain degree and parking plays a big part in the development of this feasibility study.

So if you can go to the next slide. The existing old judicial complex originally was the Leah Harvey Middle School and it was built 75 years ago. The bottom row of pictures show the crawl space in that building and it is a wood structure. The wood structure is not sprinkled. The building was added on to in 1979 with courts and when they added on those courtrooms, they're two-story courtrooms and the way they designed those courts they're framed so that all four walls of each of those courtrooms are load-bearing construction. So it makes it very difficult to go in and modify those spaces. You can cut holes in the walls and you can add lintels and make usable more spaces and get rid of all the bench and the furniture and all the stuff that's in the courts, but it's very difficult to make a very flexible, modern, contemporary office space with those kinds of limitations.

The mechanical, electrical and plumbing systems are all outdated and will need to be replaced fully to meet current energy codes and water conservation codes.

This is a diagram prepared by our structural engineer on the team and the areas in red in the first frame plan, those are the areas that are the crawl spaces below those areas, they have shoring currently and it would have to be beefed up to handle modern, contemporary code required loading areas for floor loads in an office space. The first

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level floor framing plan would also have to have extensive upgrades structurally to make those meet the current requirements for the loading requirements of an office building, a contemporary office building such as what activities would occur in this building. And then the roof framing plan also, where the school was, and all those areas are where the school was originally located, the roof is also not adequate for current code. The entire building would have to be sprinkled and at the end of the day you'd end up with getting it fully renovated and we then go to a lot of buildings and they can look great but you still have a building that has some old bones and old wood bones in a building that's already 75 years old.

A big part of the analysis that went into reusing this building and this site was parking and we heard a lot about parking from different issues on your agenda. The chart in the upper left of this slide, we came up with the requirements for the parking. Optimum requirements with Community Services moving from their building at Galisteo to this building would be about 340 spaces. If Community Services were to stay where they are, about 275 spaces and you can study how we came up with those figures. Parking is a big part of the cost of each of these options. The 2.3-acre site can accommodate up to 330 spaces but you're going through a lot of what I call architectural gymnastics to get there. The underground parking and a partial upper deck parking to get to the 330 spaces on the renovated site. We'll talk a little bit about how you can achieve some efficiencies if you were to go to a new structure.

So we evaluated several options. Option 1-A was to renovate the existing building with no additions and no Community Services; they would stay in their current location, and 126 surface parking spaces, which is approximately what you can achieve on the site today. So these plans indicate only minor additions to the plan or a new entrance that would go into the parking area, and then a new entrance onto Grant Street which would center on the main corridor and kind of reinforce the potential of that central space. I think it's got some good potential architecturally. We can get new skylights in there and do finishes. It could be a pretty grand space, but in its current space it's not very good. It could be a nice space. So that's Option A, minimal expansion and just slight modifications of the full renovation as I said of all the mechanical, electrical, plumbing and structural upgrades.

1-B would be to renovate the existing building with no additions, no Community Services, but trade a two-level parking deck, the upper level access from Grant Street and the lower level access from Griffin Street, and we've done this on several projects where it's very efficient because you don't have any ramps connecting different levels of parking. It's also nice in the summer months because you can park staff cars in more of a secure environment in a shaded environment. So it's a good benefit. It's a way to work around the existing building and kind of get a good amount of parking, 243 spaces on a two-level deck.

The next option is 2-A and that is to renovate and expand the existing building with minimal additions and include Community Services in this plan with structured parking and achieve about 317 spaces. And this plan uses some of the parking on the north side of the building. 2-B would be to renovate and expand the existing building and really max out the potential building area on the site. So this plan would require 330

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spaces. It would also include a lower deck for parking, simple deck that would require mechanical ventilation from that lower level deck. But we can achieve 330 spaces on the site and park really the staff, the public, and the necessary fleet vehicles which are also part of the calculation.

And then 2-C is the next option – renovate and expand the existing building with the maximum additions without Community Services but maximize the leasable areas which could be revenue source for the County. We heard some discussion that Community Services may want to stay in their current location or there may be reasons for them to stay in their current location and they may not be a great fit for the rest of the complex. So that was the purpose of that option.

The next slide shows Option 3-A which is a different direction. It demolishes the existing building and creates a two-level parking deck, an upper level access from Grant Street and a lower level access from Griffith Street. The thing on this scheme that I'm not sure shows in our slide is the deck below would extend underneath the building. It shows in the book. And it's very efficient, cost-effective way to build the parking. You're not working around the existing building with shoring and trying to protect the existing building. The building is gone, you do an excavation, you build a deck, you put the building on top of the deck and you end up with a significant amount – 329 parking spaces. They're very efficient to construct and to use.

And then Option 3-B is demolish the existing building, build new with Community Services included and then the same two-level parking deck. And then we also evaluated the potential of a fourth option which would be to sell all of the existing County assets and create a one-stop shop including this place. So this building, the HR building, the Galisteo building and several of the others that are listed on the next slide. So that option 4 would be moving to a remote location, Las Soleras or some other location around the county, somewhere in the county. And we evaluated it to have it as a comparative analysis so that we knew that maybe that wasn't something we wanted to do.

CHAIR HOLIAN: Thank you. Commissioner Mayfield.

COMMISSIONER MAYFIELD: Just a quick question. The southeast building that we're seeing right now?

MR. DEKKER: That's the option, Option 4 is that potential.

CHAIR HOLIAN: Please continue, Mr. Dekker.

MR. DEKKER: So this cost comparison chart is with all the option and you can see that the least expensive option is Option 1-A, which renovates the existing building. The County currently has about \$7 million dedicate to the creation of a County administrative facility and the total construction project costs would be at \$16,400,000. Option B includes additions to the construction and would have a bigger price tag. The same for 2-A, 2-B and 2-C maximize the square footage so they're the most expensive of all the options and then 3-A is our recommended option. It's the new building on the site with the efficient parking and the actual construction costs for a new building, with the parking would be about \$18 million – the \$7 million that the County has dedicated to the project, the potential of a partnership with the Presbyterian Church. They've expressed an interest in purchasing up to 50 spaces and would offset some of the costs of the construction of the parking. So that's something that we've been in discussions with the



Presbyterian Church. It would also serve their needs for an expanded daycare operation which could be a great asset for County employees.

And then Option 4 is a \$12 million new construction cost, but by selling the old judicial complex site and building by selling this building and the Galisteo and the HR building, the actual outlay of funds from the County is a lot less. The other big thing is surface parking on a remote site – you're not in a downtown area; you don't need to structure the parking to achieve the level of parking. We need to build more parking on that site to consolidate everything in a one-stop shop, but it would be a lot less expensive since it's on the surface as opposed to a structure.

So with that, our recommendation is Option 3-A. We think the new building and the simple parking deck on the OJC site would give the County the best potential for the future. The existing building has limited flexibility due to the structural system which results in numerous compromises to the efficient and functional layout of the space. A new building will result in optimal efficiency and functionality for County uses in a sustainable, contemporary structure, which the convention center and Jeff's project across the street, El Corazon, two new structures adjacent to this building, it would fit into kind of a new part of downtown.

The building can be constructed over a highly efficient parking deck. It will provide enough parking for all County uses and a new building on the OJC site maintains the presence of Santa Fe County government in downtown and contributes to the city's economic vitality. Downtown Santa Fe has historically been, as you know, the center of government for the County, for the City and for the State of New Mexico. The County benefits from proximity to the City and other State and government operations. The location of County offices in the downtown helps maintain the diversity of local service businesses there. Over 200 County employees currently work downtown and support local businesses. The existing building is not historically significant from a true architectural standpoint. It was modified in 1979. The original building was basically surrounded with new additions in 1979 so the original school is almost unrecognizable from an architectural standpoint.

Sustainability is a high priority for both the City and the County and a new building can be designed to be much more energy efficient and you're getting a brand new building as opposed to a building that's renovated with part of the building being 75 years old. So that's kind of the foundation of our recommendation and we're here to answer any questions we can.

CHAIR HOLIAN: Thank you, Mr. Dekker. Commissioner Stefanics first, then Commissioner Chavez.

COMMISSIONER STEFANICS: Thank you very much for the presentation and the materials. Let's talk first about, even if we were to go to a brand new building, talk about the excavation that would be needed for any archaeological finds.

MR. DEKKER: There's been preliminary archaeology done on the site and based on the experience that the City had with the convention center, we know it's an issue. Preliminarily, they've made some recommendations on where we should look at things initially. The things they have found to date through trenches have not been significant but we would do that investigation prior to any excavation. And we'd have to

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do that in a new building or an existing building because of each of the other parking schemes, with the exception of 1-A which is a surface parking lot on the site.

COMMISSIONER STEFANICS: Well, Madam Chair, in looking at the plans throughout, it looked like almost the entire site would need to be excavated based upon what could potentially be there.

MR. DEKKER: Again, based on the recommendations from the preliminary reports it would be kind of a search and hunt and peck kind of thing. If in fact they get into it and they find archaeology then you're correct. They would have to do the entire site which conceivably there could be things underneath the existing building that the complete lower level deck in recommended Option 3-A would also have to be excavated.

COMMISSIONER STEFANICS: So, Madam Chair, the reason I'm going down this road to discuss this is it really took the City quite a bit of time to complete the excavation needed for the Sweeney Center. So in envisioning what might happen, what time period – are we talking about half a year, a year, that it would take to excavate the entire site?

MR. DEKKER: Jeff Seres will take that, Madam Chair.

JEFF SERES: Madam Chair, Commissioner Stefanics, I'm Jeff Seres. The preliminary investigations did not discover any human remains or prehistoric remains. That's significant in regards to what they found at the convention center site. What they did find were 18<sup>th</sup> century, 19<sup>th</sup> century middens. Those are like dump sites and from the post-Columbus occupying of that site. So what they're recommending at this point is when they're in construction that there would be monitoring of any excavations around the site. When you say the options for renovation, except for Option 1-A would include significant excavations for a parking structure but the other options with the existing building remaining would have potential additions on the north and east sides.

So any excavation in those areas it's recommended that there be monitoring at that time for the archaeological potential.

COMMISSIONER STEFANICS: So I think I missed the answer to my question. So I was asking, Madam Chair, what length of time does excavation or as you call it monitoring of excavation or the monitoring of new building, could potentially take. And I want the worst-case scenario.

MR. SERES: I would say worst case, a year. But I would think that if they're monitoring, which they've indicated is all that's necessary it would be part of the construction process and it may have a four to six-month impact on the length of the construction process.

COMMISSIONER STEFANICS: So, Madam Chair, the next question I have has to do with location of offices on the walk-in level. So let's imagine we are looking at 3-A and I'm seeing some things that are unique just to – now, is the walk-in level the first floor?

MR. SERES: Yes.

COMMISSIONER STEFANICS: Okay. So I'm seeing some services on the first floor that have nothing to do with the public.

MR. SERES: These diagrams are really test-fits and they're not intended to be designs. It's based on the departmental gross square footage required for each one and we would expect that these relationships and all these – this was a feasibility study and part of the feasibility was to test the footprints of the spaces to make sure they would all fit on the site within the building. The accuracy or the adjacencies required have not been thought through and are not part of this study.

COMMISSIONER STEFANICS: So, Madam Chair, if we were to pursue this I would envision that we would need the customer service offices on the first level. Otherwise we're talking about constant use of an elevator. We're talking about upkeep and maintenance of course, which we would do anyway for the ADA, but we – the more business we could take care of on a ground floor with the public we should keep in the back of our mind.

MR. SERES: Madam Chair, Commissioner Stefanics, absolutely. We've done – our firm, Studio Southwest has done five or six City/County administrative facilities and you're absolutely correct that the high use public access would be on the walk-in floor. We envision almost dedicating that upper parking adjacent to that entrance to public use and have the larger deck below for County employees and fleet parking.

COMMISSIONER STEFANICS: Okay. So, Madam Chair, Ms. Miller, the idea of selling this particular building, have we done any polling whatsoever about the community's attachment to this building?

MS. MILLER: Madam Chair, Commissioner no we haven't. As a matter of fact I said I don't think there's a whole lot of will to sell this building. I've never had – I know back a while, maybe ten years ago, maybe 12 years ago there was some discussion about selling this building along with that courthouse but there was never the political will, truthfully, to look at that much further, and the entities at the time, the only entity that was even interested was the El Dorado Hotel as kind of an expansion of their facility, but it was never a real serious discussion as far as selling this building. I think it would only come up if the Commission wanted to move out of the downtown for our main administrative services, that we'd want to. So I think that's really the only time it comes into play is if you decided that we would just move out of downtown all together.

COMMISSIONER STEFANICS: Okay. So Madam Chair, I guess my final question, comment is, okay, so the recommendation is 3-A. It would raze the current building there and build a new structure, and it would accommodate everything except Community Services and what else?

MR. DEKKER: And the activities that would backfill into this building, the Commission, the administration.

COMMISSIONER STEFANICS: Would stay here.

MR. DEKKER: Would stay here.

COMMISSIONER STEFANICS: Okay. Thank you. I'm finished for right now. Thank you.

CHAIR HOLIAN: Thank you. Commissioner Chavez.

COMMISSIONER CHAVEZ: Yes. Did you want to respond, Mark?

MR. HOGAN: Madam Chair, Commissioners, if I could just interject too. Those numbers up there all include an allowance of about \$3 million for the renovation of this building, since we have to consider that as part of the whole downtown campus and as we move offices out of this building into a renovated or a new building, then we'd have to renovate here to do that. So these numbers include about \$3 million for that and I just wanted to make sure during the discussions that you realized that was part of the conversation.

CHAIR HOLIAN: Thank you. Commissioner Chavez.

COMMISSIONER CHAVEZ: Okay, Mark. So then each of the options has a built in component that would deal with 102 Grant, \$3 million.

MR. HOGAN: That's correct, Commissioner.

COMMISSIONER CHAVEZ: Okay. And then you also said earlier in your presentation that you had something budgeted for – I think it was budgeted for the construction of any of these options? Is any of the money earmarked for any of this?

MR. HOGAN: Madam Chair, Commissioner, the area in the dark green that has a 6 on these things, that is the approximate \$6 million that the County has already budgeted towards this project. Those bonds haven't been sold yet but those were things that we earmarked when we were putting together the capital budget a year ago.

COMMISSIONER CHAVEZ: So what is the income for this building if we decide to go that route?

MR. HOGAN: That would come out of the total cost for the project. So the areas in red on each of those is the amount that the County would need to come up with for each scheme. And the reason why it varies is some regard – like for instance selling the HR building. That brings down the cost to the County. If one of the scenarios where we would look at selling the Community Services Building, that would bring those expenses down as well, but we have to add that back in in terms of square footage. So all these studies take all the costs, as many as we could anticipate and we got down to some pretty fine print on that. All those costs are included in on each of these schemes, the total cost.

COMMISSIONER CHAVEZ: Okay. So then I want to make a comment I guess on 102 Grant and that's the building that we're in now and I would hate to see the County sell this building. And I don't think that I would be willing to support the County selling the judicial complex that we're vacating because I just see it as too much of an asset. And the only scenario that that plays out in is in Option 4. Option 3-A, we would possibly sell the HR building, sell the Community Services building on Galisteo, and then we would depend on the parking contribution from the church. That would complete that funding formula.

Can any of you talk about the difference in the net cost between Option 1-B and Option 3-A?

MR. DEKKER: Madam Chair, Commissioner Chavez, Option 1-B and 3-A?

COMMISSIONER CHAVEZ: Yes. The numbers are real close and we're talking about 1-B would be remodeling the existing building and 3-A would be razing the

old building and building a new one but I see the base cost as so close. Why is that? Or just explain that if you could.

MR. DEKKER: It's the additional cost of the parking. In that scheme if we can go with that parking chart, the parking in 1-A is surface only. The parking in 1-B has a parking deck below and a basement as well. So it's got three levels of parking and that's why it's significantly more expensive.

COMMISSIONER CHAVEZ: So then – but in doing that we're going to be adding three levels of parking? Two?

MR. DEKKER: Let me find that image. Yes. It has 243 parking spaces on two levels below grade on Option 1-B. Option 3-A has 329 spaces on two levels.

COMMISSIONER CHAVEZ: Two levels. One underground and one surface?

MR. DEKKER: One underground that goes all the way underneath the building. The building would actually be sitting on a portion of the parking, and then one partial surface on the first level of the first story building. Page 3-12 shows the parking configuration for that option.

COMMISSIONER CHAVEZ: Okay. Thank you, Madam Chair.

CHAIR HOLIAN: Commissioner Mayfield and then Commissioner Anaya.

COMMISSIONER MAYFIELD: Madam Chair, thank you and thank you, everybody for your presentation. So along the same lines with Commissioner Chavez, I wouldn't support selling this building or even selling the building down the street. But with Option 1-A, I think one benefit of doing what Commissioner Stefanics brought up, seeing what the City of Santa Fe got themselves into. And Tesuque was around this area and I think they had some issues or concerns when they did some digging in that adjacent property with the City of Santa Fe with the convention center. And then our courthouse that we just built. Is there any petroleum issues in that area, by the Harvey building?

MR. DEKKER: There are wells that have been drilled and we're currently monitoring for any petroleum contamination. We've found none to date and historically there were gas stations nearby but not like the courthouse site where there was actually a gas station on the site.

COMMISSIONER MAYFIELD: And that just being said, with Proposition 180, knowing that if we don't have to go below grade and knowing that Manager Miller has brought to us some other options of maybe buying offsite property for a parking garage somewhere else. That might be a very viable cost option for us too. I don't know if there's anything close enough to this vicinity if we were to look at another garage. I don't know that we want to block off all of our light shift from this but what if we built up instead of below with the parking garage?

MR. DEKKER: Madam Chair, Commissioner Mayfield, you can build up. There are some architectural challenges with building up from the ground as the state went through on the design and construction of their parking deck. We are limited in this district, in the City of Santa Fe, we have a height limitation and we've made all efforts to stay within that two-story envelope that they're recommending for this site. That being

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said, we do have the one scheme that does have a partial – a 30-space upper deck in I think it's the maximum build-out options, 2-C and 2-B.

COMMISSIONER MAYFIELD: Madam Chair and sir, and I'm sorry. Your name escapes me. Can I have it again please?

MR. DEKKER: David Dekker, Studio Southwest.

COMMISSIONER MAYFIELD: Mr. Dekker, I don't know if you've looked at it but there's a vacant lot I think catty-corner of the school. Is that in the scenario of maybe us trying to acquire that vacant lot? I think it's one street over for maybe parking.

MR. DEKKER: Madam Chair, Commissioner Mayfield, we did not look at any additional sites for acquisition with the exception of Option 4 and came to the conclusion that Option 4 was really not the best site, but I think the potential downtown campus with this building and that building renovated and a parking deck on another site is certainly a viable potential. We did not look at that as part of this study.

COMMISSIONER MAYFIELD: So Madam Chair, Mr. Dekker, have you all built in any contingency if we did find some possible contaminants underground based on past experience that the County's dealt with or other entities have dealt with or any potential artifacts with time allowed, or what kind of dollar scenarios would be we be looking at?

MR. DEKKER: Madam Chair, Commissioner Mayfield, each of the renovation schemes have a 15 percent contingency and each of the new schemes have a ten percent contingency. And the reason for that is in renovation of an old building like that you'll find unforeseen conditions much more frequently and so you have a higher contingency for that construction as opposed to the new construction which you design to a budget and have – but that ten percent really is designed for those kinds of unforeseen archaeology or other contamination to the site. So those contingency numbers are included in the budget cost structure.

COMMISSIONER MAYFIELD: Madam Chair, Mr. Dekker, but even in a remodel of this building there might be asbestos or something that we would have to plan for too, right?

MR. DEKKER: Yes. We've got 15 percent contingency for the renovation of this building as well, as a renovation.

CHAIR HOLIAN: Mark.

MR. HOGAN: Thank you, Madam Chair. I want to add another note on this to make some distinctions between this courthouse project and the other one. Both schemes, 1-B and 3-A, just to give you an idea of the difference in the magnitude of excavation, both schemes rely on essentially what we're talking about the open deck coming in at grade level with Grant. And the other one is at grade level with Griffin. So at most we're going down 12 feet on either of those schemes, which is a big difference in terms of encountering underground pollutants and things like that. So our insurance policy is to try to do more testing up front, which we've already done the first round of, both archaeological and for petroleum and investigate further before we do anything conclusive, but also just wanted to point out the difference in the amount of excavation

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because it's dramatically different than it was in the courthouse and our chances of encountering those kinds of problems increase with the more excavation. Thank you.

COMMISSIONER MAYFIELD: Thank you. And Madam Chair, Mr. Dekker, [inaudible] 1-A because that's expensive to do, right?

MR. DEKKER: Madam Chair, Commissioner Mayfield, 1-A is less expensive because it's got surface parking and 126 spaces. And the need has been identified at minimum of 279 without Community Services. And in our experience in doing these kinds of County one-stop shop convenient centers for the constituents, parking drives the success of the facility. And under-parking a County building that serves the needs of the people where they can come in and do two or three things of business in a day and not have to worry about paying to park. They can park, they know they're going to park and get everything done or they can walk a block and come down to this building if there's something they need to take care of here.

COMMISSIONER MAYFIELD: We've had a big debate on this bench for a long time. Madam Chair, Katherine, do we have a dollar scenario on that, like how long would we recoup those dollars on those parking spaces? Maybe for a later date you could get that for me.

MS. MILLER: Madam Chair, Commissioner Mayfield, on the parking that we actually just lease for County vehicles was over \$100,000 a year for County staff and County vehicles. We've reduced that because we have a lot of vehicles over at that empty facility right now. If we were to actually consolidate our operations between these two sites that really was a major consideration of how many parking spaces we would need to adequately have parking for staff, for fleets, that are located in that facility, and for public to access it as David said for one-stop shopping.

COMMISSIONER MAYFIELD: Thank you. And then, sir, I'm going to change gears totally. So for our LEDA recommendations, are we planning and PV at all at this site?

MR. DEKKER: Madam Chair and Commissioner Mayfield, the new building lends itself to photovoltaics much better, and for daylighting than the existing building. We already know you've got to shore up the roof portion of the structure of the existing building and we'd have to shore it up even more to accommodate the additional load for photovoltaics on the existing structure. But we finished a job for the Lea County Sheriff's Office and we integrated the rough-in for photovoltaics. We did the same thing for Las Cruces City Hall where it's roughed in for photovoltaics to come in and the structure is adequate to handle them and it's the wave of the future and I commend you for bringing it up because it's a way to save money and save money for the constituents of the county.

COMMISSIONER MAYFIELD: Thank you. Madam Chair, that's all I have for now. Thank you.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, thank you. A couple things. First question I have is you have represented on Option 4 the sale of all of the buildings listed including this one. What's the dollar amount that you represented for this building as a potential sales price?

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MR. DEKKER: The estimate that we came up with with our real estate consultant who was on the team was \$4.4 million for the sale of this building.

COMMISSIONER ANAYA: \$4.4 million. So that would elevate Option – if we kept all – if we sold all the building except this building, that would be roughly a cost of \$17 million for Option 4, and I would put that forward as thought for further analysis. When I look at all the options and I think back historically to the discussions that Commissions have had well before this Commission sat here, one recurring theme kept coming out of the Commissions as a majority. There was always minority comments that talked about possibly relocating, but the majority of the prior Commissions kept saying we have to stay in downtown. Let's stay in downtown Santa Fe.

The words and the reality are two different things. The reality has been that one department after another has vacated downtown and moved away. The reality is that Public Works – actually that was one, that's not a fair assessment because Public Works was never here, but Public Works is not in downtown. The Sheriff's Office is no longer in the downtown area and once was. The Community Services Department is not in the downtown area. Healthcare is not in downtown. Corrections obviously is not. Human Resources, Fire – we have seven examples of key department personnel that are not here.

And so even though the discussion and the desire of the Commissions was one thing, the reality associated with the size of the County and the growth of the County has been – we just didn't fit. So we had to find placement to be able to operate as a County business. So I would put that forward just for analysis. The other thing that I want to put forward publicly and on the record is that we've heard a lot and had a lot of discussions about the use of a facility, and generally speaking, the least amount of cost to the taxpayer for some type of practical use seems to be something I've said time and time again, that one area might be something to consider because it's the least amount of expenditure for us to be able to try and utilize a building. But then as you analyze it and Commissioner Stefanics brings up the archaeology, archaeological issues and other potential issues, that could quickly go from an assumption of being a low-cost fix that something that over time escalates even higher and higher and higher and higher.

So my feeling is this. I think we're close enough to an election that as a Commission we could come up with some reasonable options to consider to narrow down this list and maybe recraft this list and have the voters have some input. So that's one thing I would say emphatically. I think we're in a position now economically where the investment of additional dollars we need to be real careful and cautious as to how we invest, where and when we invest. So my first primary comment would be we should maybe go to the voters. We should maybe give them some options to pick from that are reasonable based on analyses like you've given us and then go to the voters and let them help us pick. I could see us easily being able to do that in the upcoming June primary.

Aside from that point, that the voters should have prospective, I'm looking at Option 1-A, Option 4, but not selling this building. I'm not as wedded as maybe some of my colleagues are to the judicial complex as a potential asset. I am very much wedded to this facility being an ongoing facility that does some level of County business. And then lastly, if the public's desire is for us to figure out a way to have a one-stop shop and to figure out a way to be more effective in our delivery of service and we go down that road,



then we shouldn't sidestep it or do it piecemeal. And that's where I would say what you're recommending seems to be the third in my rationale of recommendation 3-A if we get to that point.

So that's where I am, but generally speaking I think we should narrow the list and let the voters give us some feedback.

CHAIR HOLIAN: Katherine.

MS. MILLER: Madam Chair, I just want to ask Commissioner Anaya for clarification. So, Commissioner, in Option 4 you're saying not sell this building but look at selling that building and moving all functions that aren't in this building out of downtown?

COMMISSIONER ANAYA: Yes.

MS. MILLER: Okay.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: Okay. I guess two comments having to do – well, one comment having to do with the archaeological findings. I think that if we have any intentions on developing the building that's vacated now we need to have the conversations with the pueblos at the front end. I think that they'll be more than willing to work with us. They were more than willing to work with the City. They were not at all unreasonable. I don't think that they would be in this case either but I do think that if we reach out to them at the front end that would only work in our favor.

I think if we don't have to pay parking for our vehicles and we can charge others for parking, that's good. Because even if we just keep this building we're going to have to deal with parking. And so for me, Option 1 is not doing enough for the seven generations that we need to be planning for, because we're not planning only for us now but we want to plan ahead if at all possible. Option 4 is too far to the other extreme for me, because we're having to liquidate too many of our assets that I think are critical for our downtown function. And so Option 3-A to me seems more reasonable. I know it's not reasonable in the dollar amount, but I think it's more reasonable for the future. I think it's more realistic if we really want a modern, functioning building that we can say is designed to meet our needs today and the next 30 or 40 years. I would rather do that. I know it's more of an investment but I'm looking at it as long term not short term. So Option 3-A kind of jumps out at me kind of a bit more than any of the other scenarios.

I do appreciate Commissioner Anaya's concept or idea in taking this to the public because it is taxpayer dollars that we're talking about but I think that if we present the scenario and it's in their best interest I think that would be another way to sell it as well. So those are my comments. Thank you, Madam Chair.

CHAIR HOLIAN: Thank you, Commissioner. Katherine, what are our next steps?

MS. MILLER: Madam Chair, Commissioners, what we're hoping for was some direction, whether you wanted us to bring back some tweaked options, whether you wanted us to have some public meetings on it, whether you – I think the only issue with going to the voters in June would be kind of it's not do you want this, this, or this? One of the things we need to look at is how we would then finance it. Looking at if we finance

the red bar or the gap, what that would mean on a budgetary impact and we can probable present some of that information to you as well. But the question we had today is do you want us to hone a couple of the options? Do you want us to come back and give you more detail on Option 3-A, how we would actually finance and pay for that, what the schedule would be, or some other option that you chose.

So we're looking for some direction of what the Commission's feeling was. If you wanted to have us move forward with the recommended option we could also bring back some more information on that.

CHAIR HOLIAN: Commissioners. Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, I just, like everyone said, this was given to us today and we didn't have a lot of time to look at it so I personally would like to bring this back at least minimum to the next meeting so we could take it home and look at it. But also – and I'm sure you all have done this, Mr. Dekker and to all of your colleagues behind you, but have you consulted with, say, our other elected officers? I know I've spoken to a few of them. I haven't had a chance to talk to Clerk Salazar to hear her opinion but in talking with our County Treasurer, and I brought up some of his efforts that he's doing right now but I know he's had some ideas of even having like – kind of like a bank or kiosk where people can drive through and have a kiosk window to pay their property taxes. As you go to a drive-up ATM, I think that's a great idea, if people just want to drive through really quick. I don't know if that's configured for the parking lot. I don't know if that's too micro right now to talk about. I think it's a great idea. It's a safe idea and even hearing all my colleagues here I personally would say let the public park for free if we have a facility as long as they're going in to conduct County business. If they're going downtown, that's a different story, to go shopping. But I guess that's something for a different debate on this bench at a different time.

But I would hope you've talked to the other electeds, because I know some of the electeds that I've spoken to have said, hey, maybe there's a number system in the hallway. We just call a number and as Commissioner Stefanics said, let's keep them all maybe on the same floor. Somebody could do business in the Clerk's Office, the Assessor's Office, the Treasurer's Office. They call a number and then they can call another number and go walk to each office. So I don't know if you've had that talk with other electeds.

MR. DEKKER: Madam Chair, Commissioner Mayfield, Annie Aguilar with ARC has interviewed each of the elected officials and had many of those discussions. We aren't in the point beyond feasibility study and into detailed design and so those kind of details are not incorporated in these studies. Certainly a drive-up, we done several of these before and a drive-up facility has always been an item of discussion and consideration and it could be accommodated on this site. There are some neat things about this site that lend themselves to that two-story parking deck that's very efficient because there's a ten-foot fall from the Grant Street side to the Griffin Street side which is just about what you need floor to floor separation for your parking decks. So there's some real benefits with the site, the lay of the land if you will, that lends itself to that kind of a parking solution to maximize parking in a very cost-effective way.

COMMISSIONER MAYFIELD: And then Madam Chair, Mr. Dekker, I know we have our Clerk here and I'd like to defer to her if I could but I think a few months back we had a proposal to go outside for a records plant for her. I don't know if we were thinking of doing some excavation, if we'd build an onsite facility so she could even have a records plant, if it's right here. And I don't know if you've had that discussion with our Clerk or not.

MR. HOGAN: Madam Chair, Commissioner Mayfield, we did look at that preliminarily early on in the process and both storage of any kind really isn't feasible in the downtown area when you look at the amount we're paying for real estate, and the implications on parking expenses and the like, so we've moved away from large fleet storage downtown as well as archive or other record storage. We even looked at whether or not it made sense to store voting machines downtown but the real estate is so expensive we just said that that really started tipping the scales on each of the options.

COMMISSIONER MAYFIELD: Madam Chair, I'd like to give some time to the Clerk.

GERALDINE SALAZAR (County Clerk): [inaudible] Madam Chair, Commissioner Mayfield, currently we store machines and we train poll workers at the Galisteo property. And it's a large enough facility to handle what we need every two years specifically, and every off year when we help the City with their elections. So we need ample space to provide training and to store voting machines. I'm very concerned about putting out, way out at our other complex, our machines and our training, because we train about sometimes 80 per evening of poll workers, and that would be too far out for them to go to our facility way out in the south. So currently, the Galisteo property is perfect for location or HR, if we had to do that where we had to store equipment there, it would serve the Clerk's office. Maybe that – it wouldn't be downtown so the property, the issue of cost wouldn't be as horrendous as if it was at HR. If we had records management, title plans, or if we had our machines at the HR building. Okay?

I looked through all of these plans and I gravitated immediately to 3-A and 3-B. 3-A is very perfectly stated the way they presented it to us, especially if we put all the services for our constituents, the taxpayers on the first floor. Also the floor plan of 3-A is conducive to the Clerk's Office where we can see the public immediately or they can see us and we can help them right away. If you look at 1-A and 1-B there's too many nooks and crannies where we can't immediately see our customers. So 3-A is conducive to customer service, the floor plan and also for potential growth. I would hate to see that the County would sell any of their downtown property to accommodate what we do for the County and I think maintaining our presence in downtown is essential. We're pushing too many things out, out of the center of our community, of our county and the city. And we're pushing people away. I think that the presentation and discussion about the economics and bringing vitality and maintaining vitality of downtown essential to what we do.

COMMISSIONER MAYFIELD: That's all I had, Madam Chair. Thank you.

CHAIR HOLIAN: Commissioner Stefanics.

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COMMISSIONER STEFANICS: Thank you, Madam Chair, and I think I asked all my questions so these are more statements. I would like to have a little bit of time to review the report but I would like to have us give some direction to the County Manager and staff sooner rather than later. I think of the amount of time it takes to move through the process of doing anything within government and it takes a long time. The issue of public vetting I think is solid around use of facilities but not solid around financing of facilities. I think that falls within some of our responsibilities is to determine if we continue spending rent or if we start investing in property that then becomes an asset for ourselves.

I don't believe County government is going to go away so I think that whatever it is we determine we're going to use and reuse over many, many years, and we just want it to be wisely planned. I do believe that having gone through a renovation of something, and somebody told me at the beginning, it's going to be a lot more expensive to renovate – and this was many years ago and I didn't believe them, and I really wish I had razed something to the ground and started all over. So for those reasons I'm tending to lean towards on of the new-build projects on our land that we own. But I'm happy to continue to study it and have further debate. I just wouldn't want it to go on for several months. That's all. Thank you.

CHAIR HOLIAN: Yes, Commissioner Anaya.

COMMISSIONER ANAYA: And Madam Chair, I think the underpinning question for me has not been answered by the public. The underpinning question that's been debated and discussed on this bench, has gone to the core of what you just said, Ms. Salazar. The need to stay here or not stay here, and for me, I want to be on sound ground with the public that the interest is either what you said, that they really do want to stay here and maintain our full presence here at the County. It will never be full presence that gets – I would say and not in a bad way, but I think it gets twisted. The majority of our employees are not downtown. The majority of County employees are out of downtown.

And so what I'm trying to decipher in my mind and from the public is does the public want to stay downtown? If that was a valid question and it didn't get into the specifics on the dollar amount or those other financial aspects, but the public resoundingly said, yes. We want to stay downtown. We as the voters, the electorate that uses County services, we want to stay downtown, then I would say, great. Okay. Now we know. But all we've had is just discussion up on this bench for this Commission and prior Commissions, I don't know where the public is. I know that I hear from people that have to travel in to the downtown area. I know they still struggle with parking. I know they still struggle with all those other issues that have been discussed.

But I don't know if the majority of people in the county want to stay here or not. And so maybe we can have some discussion about that issue so that we maybe don't put the financial responsibilities, as Commissioner Stefanics says, that maybe some of our own responsibilities as Commissioners, but that core question, I sure would like to know, is that the intent or the interest of the public. And if it is, then so be it. The electorate spoke. We understand what their desire is and we move forward. I just don't think that question has been asked and I don't think we've given an adequate opportunity for the public to respond to it.

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CHAIR HOLIAN: Katherine, my opinion on that is I think we could get an answer to that question more effectively with polling than we could with an election, frankly. Also I have to say that just personally I lean towards option 3-A. I found the presentation very compelling, but I would like to study the study a little bit more myself, and I hope that we can bring this back again at a future meeting to discuss it in more depth. I wouldn't mind seeing Option 3-A fleshed out a little bit more. That's my personal opinion.

MS. MILLER: Madam Chair, Commissioners, I think what I'm hearing is that you would like a couple things. I think time to read over the report, which I strongly encourage. There's a lot of information in here that we didn't even get to. I got a good chance to go through it kind of page by page and it was really informative of how they came to the recommendation, so I would strongly encourage you to have the time to look through it.

Also, I think that we as staff can go back and look for – get some public feedback on this and provide you some information and some recommendations how we might do that, whether it be through polling, something in our website, some possibly surveys around all of our different facilities, including the Treasurer's Office while people are paying their tax bills. Also, come back with a couple of the options fleshed out a little bit more with some of the questions that you had and bring that back at a future meeting.

CHAIR HOLIAN: Thank you very much, Katherine. Commissioner Chavez.

COMMISSIONER CHAVEZ: Madam Chair, County Manager, could you also do a summary, if you will, on the parking – how much we would save on parking, how much revenue we may be able to generate from parking. Because I think I see some savings there and possible generation of revenue as well. Thank you, Madam Chair.

CHAIR HOLIAN: Thank you, any further discussion? Final closing remark.

MR. DEKKER: Madam Chair, Commissioner Chavez, we have not currently included any parking for lease in this analysis but for special events, like Indian Market, Spanish Market, you could lease those spaces for a good \$10 to \$12 a day easy and it could be some revenue. So those numbers are not a part of this analysis currently, and I would think that any polling or anything like that, you'd need to make clear to the public that we're consolidating agencies like HR in the downtown campus. The plan currently is to have HR backfill space in this building, move Community Services into the new building, so we're consolidating, eliminating staff trips from all the different six or seven facilities. I think a co-location, consolidation really will make a much more efficient operation for County government and we're seeing it across the state and it's proven to be very successful in the projects that we've done in the past where the staff is there all the time, they're not driving from one building to the other building and person can come, a constituent can come and do two or three things at one stop and it's much more efficient for them. They know they can find a place to park and we'll provide parking for them. So I think if it's explained and sold, if you will, that it can gain the public's muster and we kind of came to the same conclusion that this building is such a symbol of Santa Fe County that it's so close to the other site that formerly, in that campus

kind of environment is a real opportunity to save this building and create a new building with a modern structure that will stand the test of time.

CHAIR HOLIAN: Thank you, Mr. Dekker. Commissioner Mayfield.

COMMISSIONER MAYFIELD: I do have I guess one follow-up question since you brought it up. I think it was Mr. Dekker who brought it up. You indicated, I guess one of the local churches down in the area may have an interest in partnering up, and one thing I did bring up to Manager Miller even to a lot of different employees at a lot of different sites, with daycare in the morning, bringing people together. Let me just try to articulate this different in my mind. Folks have to call in sick, maybe they have child needs. We have a public school right down on the corner, a great public school, so this would be for earlier daycare. So can you explain that process a little more to me or your thoughts on that? How that collaboration would work? Or, I'm sorry. Maybe it was Mark who brought that up.

MR. HOGAN: Madam Chair, Commissioner Mayfield, I've had a number of conversations with the First Presbyterian Church. They have a representative here today. They have – early on we contacted them just to let them know what was going on and they expressed a couple of specific needs for the well-being of their institution. One is to try to get additional parking spaces, and that was accommodated in the 3-A. They requested 50 spaces. What we said is that we would then – essentially they could buy those spaces for the cost of parking and whatever other fees went into that, but that would help ensure their stability downtown. When we got into daycare, there is an existing daycare in that facility right now. They have an interest in expanding infant care, so from brand new to the age of two, I believe. It would be more of a specialty service and they need certain facilities in terms of being able to park.

So what we had talked about is being able to incorporate them in on some of our design process if they were willing to commit to either the parking places or some space in the building. So it's pretty preliminary. We need to pursue a memorandum of understanding in order to really advance that forward but we wanted to get the information out in front of you before it went any further.

COMMISSIONER MAYFIELD: Great. And then there's an elementary school downtown too.

MR. HOGAN: Right.

COMMISSIONER MAYFIELD: Thank you, gentlemen.

CHAIR HOLIAN: Thank you and thank you to Studio Southwest Architects for a very detailed study. We have our homework cut out for us.

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Stefanics.

COMMISSIONER STEFANICS: Katherine, this company is under contract to do what for us?

MS. MILLER: Madam Chair, Commissioners, just a feasibility study. Depending on what you would direct us to do we'd have to go out and RFP for a design and construction of anything. So they're just on contract to do the feasibility study.

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COMMISSIONER STEFANICS: And so Ms. Miller, Madam Chair, are they precluded from bidding on any future work?

MS. MILLER: Madam Chair, Commissioners, I don't believe so. They just studied options. They aren't doing anything that – they would have to bid and go through a full procurement process like anybody else.

COMMISSIONER STEFANICS: Okay. Thank you very much.

MR. DEKKER: Madam Chair, I'll go on record as saying we'd be very interested in doing this project for Santa Fe County. We've enjoyed working with the staff and they've been great.

CHAIR HOLIAN: Thank you very much.

5. a. **Introduction and Discussion of a Resolution to Provide Reasonable Public Notice for Meetings of the Board of County Commissioners and for Boards and Committees Appointed or Acting Under the Authority of the Board of County Commissioners**

COMMISSIONER ANAYA: Madam Chair, thank you. We had a long discussion about this at the last few meetings related to what we're advertising for and how we're doing it, and I think the best way I would sum it up it we're putting on more conditions on ourselves that don't necessarily equate into better notification to the public. So I believe this resolution – it's just up for discussion now. I'll let Mr. Ross and Ms. Miller summarize, whoever wants to, but essentially, this still provides us the latitude to make sure the public is informed. It probably gives us more flexibility as to the types of mechanisms that we could utilize and communicate to the public. And so I will – I'm supportive of us moving in this direction and I articulated that and said I would be happy to carry the resolution. So I'll turn it over now to Mr. Ross and Ms. Miller.

MR. ROSS: Madam Chair, Commissioner Anaya, that's correct. What I did here is kind of an exercise to roll back the current Open Meetings Act Resolution to the bare statutory minimum. We had a ton of problems with meetings having to be canceled because we've imposed a level of formal public notice on ourselves that can't be achieved reliably, meeting after meeting after meeting. In fact I just heard there was a meeting canceled this week because the newspaper instead of publishing two different meeting notices published one meeting notice twice.

Any defect in the six or seven things that you have to do to schedule a meeting means that the meeting is not properly noticed under the meetings act and can't be conducted. So what this resolution does is strip all the optional notice provisions out of our Open Meetings Resolution and provides for the bare minimum notice that's statutorily required. So for example, a meeting notice of a body like this body that meets regularly and has a schedule can even be noticed by posting it right outside this door in the form of an annual schedule. And that's the biggest change from this and previous resolutions is that the notice is published by posting outside and not by expensive newspaper ads.

COMMISSIONER ANAYA: If I could just add to that, Madam Chair. The Commission meets the same time, the same place on our mandatory regular

meetings. Having a redundant posting, month after month after month that says exactly what we're going to do at the beginning of the year is futile. The other thing I would want you to elaborate on, and you as well, Ms. Miller, is utilizing not only that and your posting but utilizing our webpage, posting on the door, working with our community organizations – all those other technological mechanisms that we have are going to make sure that the outreach is prevalent but that we're not hamstringing ourselves to what I would call an archaic system that relies only on the publishing in papers, newspapers.

MS. MILLER: Madam Chair, Commissioner Anaya, that's correct. We currently publish in the newspaper, on or outside the door or in the building and also on the website. And the problem is if any one of those gets missed by a day or as we have had several times recently, the newspaper has missed the publishing of it, the way our current Open Meetings Resolution reads it says we shall do those three things. We still intend to do all of those things because our goal is actually to get our notice out there that we're having meetings, but on our regularly scheduled meetings we want to just put a schedule, publish that schedule and say this is our schedule, and not have to notice it every single week in the newspaper.

But put it out, say these are the meetings we're having for the month, this is what time it will happen, and that we would only publish changes to those and do those three things. But we're going to do those three things anyway. We want to make sure that they're all publicly noticed, on our website. They're always on our website, and they will be on our website well in advance of the statutory requirement as well. They will also be outside on the door and they'll be in the paper but on an annual or monthly basis, depending on the meetings.

CHAIR HOLIAN: Are there any further questions, discussion?

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: I'm sorry if I missed this. Is it possible that we would notify the public in a broader manner than internal posting if we had new meetings during a month?

MS. MILLER: Madam Chair, Commissioner Stefanics, yes. We intend to do that anyway. The bigger issue was the way our Open Meetings Resolution has been worded, it's we shall do this, this and this, seven days in advance.

COMMISSIONER STEFANICS: I understand that.

MS. MILLER: So we're still going to. Any changes we have we'll still notice those in the paper. We'll notice them on the web and we'll notice them and post them in the building. We just don't want to have it set to having all three of those simultaneously and one being missed, kicking the meeting into a case of cancellation. Because that's what's happened, and it's predominantly been in the newspaper printings where they've missed printing it on that time. They just haven't done it, and we've had to cancel the meetings.

COMMISSIONER STEFANICS: So Madam Chair, I'd be ready to support it if others are.

CHAIR HOLIAN: Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, thank you. Madam Chair, Mr. Ross, on page 5, on 9, applications to County boards, committees, all of us sit on



various boards and committees. Look, I don't know. Some of them are done by attorneys, some of them are done by different directors. What if they miss something and we just don't know about it.

MR. ROSS: I'm sorry. Madam Chair, Commissioner Mayfield, I didn't completely understand your question.

COMMISSIONER MAYFIELD: What if somebody on a different board that we're just a member of misses a posting or do something that's not in compliance with all of this? This is saying this is applicable to any board that any one of us sit on?

MR. ROSS: This resolution applies to the boards that this body appoints.

COMMISSIONER MAYFIELD: Right. We're all appointed to a lot of different boards.

MR. ROSS: This doesn't apply to most of the boards you guys sit on – Buckman Direct Diversion, MPO, NCRTD, SWMA, the Los Alamos Board – those are all boards that aren't covered by this resolution. This covers things like the Ethics Board or the Water Policy Advisory Board or the COLTPAC. Things like that.

COMMISSIONER MAYFIELD: Oh, I'm sorry. I read this wrong, Steve. So I think the boards we're appointed to will comply with this. So this is members who are appointed by this Commission. So it's not different boards we're appointed to.

MR. ROSS: Right.

COMMISSIONER MAYFIELD: In case somebody misses – okay. I read that wrong.

MR. ROSS: Right. Right.

COMMISSIONER MAYFIELD: Okay. I just read that wrong. I'm sorry. I'm fine.

CHAIR HOLIAN: Any further questions? I believe this is noticed for discussion only, so we'll bring it back to the next meeting?

MS. MILLER: Madam Chair, yes. Unless you have some changes that you would like us to make, we are planning to put it on the next meeting for action.

COMMISSIONER MAYFIELD: No changes. I'm just going to ask my question. So, again, if there's just a meeting that two of my colleagues are on and one of us show up, it's a noticed meeting, it's there. We just want to go sit in the spectator seats, maybe for public comment. Are we violating a quorum? It's noticed, it's out there, there's minutes. If anybody comments, it's not like we're taking action. Do you want me to bring up a specific committee I'll bring it up.

So let's say that there's two of my colleagues that are at a meeting for the La Bajada Steering Committee and I show up. Do we have to start noticing everything like that? We're not taking action as a board.

MR. ROSS: Madam Chair, Commissioner Mayfield, it's good practice to notice something like that when that's anticipated to occur. It's good practice because we're not really noticing the meeting because it's not a meeting of a quorum of this body, but the Open Meetings Act is very specific when it says that a meeting is public when a quorum of this body is present in the same place. So as a precaution, we tend to notice the fact that three or more of you might be at a social event or a dedication or some meeting or something like that, if we know it's going to happen.

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COMMISSIONER MAYFIELD: But Madam Chair, and let me use a different one. I was – Commissioner Holian, I was asked to go as the alternate member for the BDD meeting the other day. It's already a noticed meeting.

MR. ROSS: Right.

COMMISSIONER MAYFIELD: I was going to go as the alternate member so I was actually a voting member of that meeting. If the actual member showed up that day there would have been three County Commissioners still sitting there. It was still a noticed meeting where there was a quorum of three Commissioners there. I guess that's always properly noticed, but I just think that any board meeting that any of us are appointed to by this Board, at any given time any of us could show up. They're noticed, there's minutes, we're not making a decision there. And I guess, Steve, even with the presentation we got from Senator Soto earlier, I guess I just have a hard time totally comprehending it.

MR. ROSS: Madam Chair, Commissioner Mayfield, the AG advises that under those sorts of situations that you keep apart from one another. In other words, don't have a group of three Commissioners present sitting together at a meeting or something like that. Just use common sense and try and avoid the appearance that there's a majority of members present and the meeting isn't noticed and it's not a public meeting. It does happen. Dedications are a great example.

COMMISSIONER MAYFIELD: Madam Chair, Steve, let me ask this one more time then. So there have been times when three Commissioners show up at BDD meetings. So are we noticing those properly or do we have to do a different type of noticing?

MR. ROSS: Madam Chair, Commissioner Mayfield, if three show up, we have a system here where we post those kinds of things. If you think it's going to happen let us know and we'll try and take care of it. Otherwise, my advice, if you're sitting – a lot of it how you conduct yourself at the meeting. If there's three Commissioners at the BDD meeting one of the Commissioners should be sitting in the audience.

COMMISSIONER MAYFIELD: I'm done.

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, Steve, we had – I went through at least a year if not two years of having – being a member, for example, of BDD and having the alternate there, because it was a complicated topic to learn, and they were acknowledged in the roll call as an alternate. They were allowed to ask questions and discuss, but they did not vote. In a situation – in any of our committees, when somebody is stepping in to do a vote it would seem to me that more knowledge and information would be helpful than less. I mean, they're not voting.

MR. ROSS: Madam Chair, Commissioner Stefanics, it's just a notice issue. That's what we're talking about with this resolution is how we notice meetings of a quorum of this body. The BDD meetings are notices specially as BDD meetings and if an alternate is there it would be hard – someone would be hard-pressed to say, hey, we didn't anticipate the alternate being here; that's a majority of the BCC and there's a notice problem. And it's a public meeting. Well it's already a public meeting. You just have to – the BDD is less of a problem. Let's say four of you were at the BDD meeting. Not just the two members and the alternate. Let's say there were four members at the

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BDD meeting. The fourth member would probably not want to sit up on the bench. The fourth member would probably – it would probably make sense they'd put the fourth member in the audience. But if you take precautions like that at BDD you're doing so out of an excess of caution. It's the social events and things like that you have to be more careful about and the knots of three people, it gives the AG fits to do these kinds of scenarios.

There are counties in this state where there are three members of the board, so any two members are a quorum and they have to be very careful, at the grocery store, for example, or walking down the street. You can create a quorum at the mailbox. So you just have to use common sense and I don't think the BDD is the problem; it think the other situations are the problem.

COMMISSIONER STEFANICS: Okay. Thank you very much, Madam Chair, Mr. Ross.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: No, I just wanted to acknowledge Commissioner Anaya for bringing this forward. I think it speaks to our transparency. I think it's a step in the right direction and I would concur with Commissioner Stefanics and be willing to support this resolution when it comes back at the next meeting. Thank you, Madam Chair.

CHAIR HOLIAN: Thank you, Commissioner. Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I appreciate that. I appreciate Commissioner Chavez signing on on the resolution and then I'm wondering for my colleagues which social events you guys are getting invited to and I'm not.

COMMISSIONER CHAVEZ: Are you feeling left out?

5. c. **Matters From the County Manager**  
i. **County Priorities for 2014 Legislative Session** [*Exhibit 7: Schedule and supporting information*]

MS. MILLER: Madam Chair, I just handed out – it should be making its way across the dais – we can kind of start talking about the 2014 regular session. It's a 30-day session and I wanted to make sure that we started to discuss the schedule of the session and some of the things that we have done to date relative to the upcoming session and some things that we still need to do. So first off, as I said, it's a 30-day session and it starts January 21<sup>st</sup> is the opening day at noon, but December 16, 2013 through January 17<sup>th</sup> is the timeframe for legislation pre-filing period. Just a reminder, because it's a 30-day session it is a fiscal session and anything that is not of a fiscal nature would have to be messaged by the Governor.

February 5<sup>th</sup> is the deadline for introduction of bills and February 20<sup>th</sup> is the date that the session ends at noon. March 12<sup>th</sup> is the end of the 20-day signing period after the end of the session, so any legislation that has not been acted on by the Governor is considered pocket-vetoed at that point, and then May 21<sup>st</sup> becomes the effective date of legislation that is not in the general appropriation bill or any bill carrying an emergency clause.

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With that schedule in mind we started thinking about when we could do a legislative reception for our Santa Fe delegation and as you know, once that January clock rolls around many of the legislators start getting to work well before the actual opening day. They actually start doing committee work quite a few days before that and we noted that the last time that we had a reception during the 30-day it was really hard to get a date that the legislators were available, because they were already having the committee hearings well before the opening day.

So we are proposing a little bit of a different option this time and hoping that one of the dates at the bottom of the first page, either Thursday, December 5<sup>th</sup>, Wednesday, December 11<sup>th</sup>, or Thursday, December 12<sup>th</sup> from 5:30 to 7:00 would be a good time to have a reception with our local delegation to talk about County priorities and also hear from our legislators about some of their concerns relative to any of the capital appropriations or any legislation that's coming forward that they think might impact the County, and then also we can also be responsive to our legislative members.

So I'd like to put those dates out there and see if any of those dates work for the Commission as a whole, because we'd like to try then to get a hold of the legislators and make sure that we could set one of those dates for a reception. So just quickly, any thoughts on those dates?

COMMISSIONER ANAYA: Madam Chair.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: I think the last two, December 11<sup>th</sup> and 12<sup>th</sup> – what was the first one?

MS. MILLER: December 5<sup>th</sup>.

COMMISSIONER ANAYA: For me, I'm finishing two years of work associated with another endeavor and I'm not going to be here December 11<sup>th</sup> and December 12<sup>th</sup> at all. So I just want to say that.

MS. MILLER: Anyone else?

CHAIR HOLIAN: Comments on the dates? Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair and Katherine, since opening day is the 21<sup>st</sup>, LFC will probably meet the week before, all day long. What about an early date in January as well to consider? It's going to be winter in December or January. Anyway, I think if we got at least three out of the five of us available something should happen. And I know that we might have other plans. Like out of the three dates proposed I'm only available one day, but I'm just saying regardless of what date we want to do something with the legislators if we can get three of the County Commission we should do it.

COMMISSIONER ANAYA: Madam Chair.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: If I could just comment. Respectfully, I actually think this is one where we should all five be there. I mean, we've been there at the others and I think that this is our legislative priority and our agenda and I actually feel strongly that hopefully we can find a day. I know it's tough with everyone's calendar but I think it's helpful to have all five Commissioners present. And I'm okay with an early

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date in January as opposed to trying to fit it all in before the holidays. I would actually prefer a date after the holidays.

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: I think our first Commission meeting in January is not until the 14<sup>th</sup>.

MS. MILLER: Madam Chair, Commissioner Stefanics, I think you're correct. Because of the way the days fall that's the second Tuesday.

COMMISSIONER STEFANICS: So if we could consider – and again, this has to do with legislator availability as well, but if we could consider something before January 10<sup>th</sup> – January 10<sup>th</sup> is a Friday, but somewhere before January 10<sup>th</sup> or 11<sup>th</sup>, that's the first two weeks in January. But I'm interested in hearing about what my colleagues have to say.

MS. MILLER: Madam Chair, Commissioner Stefanics is correct that they will probably start meeting around the 12<sup>th</sup> of January, that week. That's what made it hard for us two years ago is they were so busy once they – because they really do start doing their committee meetings and it was hard to get a time. And that was how we ended up with breakfast. We were trying to do something in the evening, kind of a light hors d'oeuvres session for them instead of a breakfast meeting. So that was how we came up with that. We thought that might have a little bit better shot at getting time with all of them. It's hard once they start doing their committee meetings. They kind of pull off in different directions.

We can see if there's a date that week of January 5<sup>th</sup> through the 11<sup>th</sup>, somewhere in there if all the Commissioners are in town that week.

CHAIR HOLIAN: I am.

MS. MILLER: Okay.

COMMISSIONER CHAVEZ: That works for me.

MS. MILLER: Madam Chair, then we'll see if we can find a date that week. We'll work with the legislators and see if there's a date during the week of the 5<sup>th</sup>.

CHAIR HOLIAN: Anything else, Katherine?

MS. MILLER: Yes. Just real quickly on the handout, I just wanted to let you know what we've done to date as far as Commission action. The ICIP top five priorities were the upgrade of the Santa Fe Fairgrounds. We thought that was a good one to continue with since we had \$400,000- and some odd so far and that we're ready to start moving forward with that appropriation and it would be a good time to ask for something on that. We also have funding for RECC but can use more. Same with Quill and the fire station solar upgrades and housing site upgrades.

Then the resolutions, so far the resolutions that the County Commission has taken action on are listed there. These are the resolutions that were put forward by the Association of Counties, and then we'll add the one today on the healthy foods. So that's what we have to date.

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Commissioner Stefanics.

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COMMISSIONER STEFANICS: The Association of Counties did pass one other resolution that we have not brought here to this group and it was just done in October in Truth of Consequences and it has to do with eroding local authority and opposing the taking of the sole community provider funds. That is a mixed bag among all the counties but the basis of the County Association passing it had to do with erosion of local authority, local government authority. And so we should bring that to one of our future meetings to consider. Thank you.

MS. MILLER: Madam Chair, yes. That was the last item on here was just the legislation that we wanted to bring forward and the resolution that Commissioner Stefanics spoke of. It's kind of in relation to, similar to both, the sole community provider and the hold-harmless provision, because it went to – we really don't – I think the bottom line was there's no universal solution except that counties have held strong to the fact that the state is proposing, one of the agencies is proposing actually, redirecting a 1/8 of county local option GRT and the basis of the resolution is that that's really taking local autonomy and using local option gross receipts to redistribute throughout the state and that I think of all the things you could find in common on this issue that's the one thing that county commissions have said we think you should come up with a solution that doesn't take away a local option and send it to the state for redistribution.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: So then, Madam Chair, and County Manager, then the local autonomy may not be such an issue if the financial piece was worked out amongst the counties. Because isn't there something with the smaller counties and the larger counties and the bed size that determines who is going to receive funding and who doesn't receive funding?

MS. MILLER: Madam Chair, Commissioner Chavez, yes. Actually, the problem is that the sole community provider program, based upon the state's Medicaid waiver goes away January 1. We have as a County for several years allocated a certain amount of money at the beginning of the budget year for our match to the federal dollars that goes to the state, they match it with the federal dollars and then send it to the hospitals that the County Commission allocates it to. That program goes away January 1 and what the state is proposing in order to – there's two things. One, any hospital that's over 200 beds would not receive a portion of an uncompensated care pool but instead would receive an increased Medicaid reimbursement rate. And what the state is trying to do is pull the second 1/8, which is our indigent funds, take that 1/8 of gross receipts and redirect it. Instead of it coming to the County it would never come to the County; it would go directly to the state, and they would do it across the state – this is their proposal. And then they would take federal funds and match that and redistribute it throughout the state hospitals throughout the state, to the county hospitals based upon an uncompensated care pool and an increased Medicaid rate.

The problem with that is the smaller counties would actually get more than they – once it's matched, they get more than they contributed to get the match, either through the uncompensated care pool, or through the enhanced Medicaid rate. So that's the issue that the larger counties are having with this proposal because really, their local option

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gross receipts would be used to match federal dollars and a good proportion of it sent to other hospitals not within their county.

So that's the fundamental issue. The flipside to it is that they have not come up with another funding source to match the federal dollars, and if they don't come up with one we would see not getting those leveraged dollars into the state to any hospital. So that's kind of the overall dilemma on this issue is just does the state impose a tax or do they take a county's tax in order to get the federal match. And clearly, the administration does not want to raise the tax so they're looking at local taxes, because that's where the money has traditionally come from is a local tax base. But it has been determined county by county not at the state level.

So that's going to be, I think, a big issue for all counties. I think it's a big concern and it comes on the heels of the hold-harmless Senate Bill 641 that was passed in the last session that took away the hold-harmless distributions to the larger counties as well.

And then the only other thing in the packet is just a list of bills and list of capital appropriations that we had the last session. So just to keep in mind. And that's all I have.

CHAIR HOLIAN: Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, maybe this is for the full Commission but also Katherine. Katherine, has Santa Fe County ever partnered with the City of Santa Fe to have a Santa Fe County-City Day at the legislature? City-County? County-City?

MS. MILLER: Madam Chair, Commissioner Mayfield, not that I'm aware of. We've participated in county days but not one with the City jointly.

COMMISSIONER MAYFIELD: Just because we're experiencing – and I'll defer to my colleague to the right as a senator, is there benefit in doing that? Just showing the good things we're doing, the County. I see Ken back there, DPS, our public safety, just a good PSA for our County. I know we've talked about rebranding our Commission and just showing all the things –

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: The City has done some things in the past but my experience has been that it does take money to do something over there and that during a 30-day you will get attention if you do food. So the City and the County could sponsor a lunch in the lounges. They could do a breakfast, something in the rotunda. It has to be more or less controlled but that's during the 30 days they're booked.

MS. MILLER: Madam Chair, Commissioner Mayfield, what we do is there are different days like 911 events, DWI events. We always have booths for different events and we participate in what are called theme days, but we have not had a full-on City-County Day. I agree with Commissioner Stefanics. They're pretty packed on a 30-day, but it's definitely something we could look into for the future. What we've done traditionally for the County is just host some type of event for the Santa Fe delegation.

COMMISSIONER MAYFIELD: Thank you.

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5.
  - d. **Matters From County Attorney**
  - e. **Santa Fe Studios Update**
6. **Executive Session**

CHAIR HOLIAN: Steve, do you have anything?

MR. ROSS: Madam Chair, we do not need a closed executive session. We also have the Santa Fe Studios update on here. Do you want to do that?

CHAIR HOLIAN: Perhaps we could wait until the next meeting because we are getting rather late now and the people who are here for the public hearing have waited for quite a while. What I suggest is that we take a 15-minute break now, then we come back for the public hearings. In the meantime there are sandwiches and so on in the Manager's conference room there if you would like to grab something to eat in this 15-minutes. So I will now call a recess until 7:50.

[The Commission recessed from 7:35 to 7:56.]

7. **Public Hearings**
  - a. **CDRC Case # V 13-5110 Ellen Jacobs Variance. Ellen Jacobs, Applicant, Joseph Karnes Agent, Requests a Variance of Article III, Section 10 (Lot Size Requirements) of the Land Development Code to Allow Two Dwelling Units on 2.29 Acres. The Property is Located at 55 Camerada Loop, in the Vicinity of Eldorado, within Section 10, Township 15 North, Range 9 East (Commission District 5)**

JOHN LOVATO (Case Manager): Thank you, Madam Chair. The subject property is located in the Eldorado at Santa Fe Subdivision and is within the Basin Fringe Hydrologic Zone where the minimum lots size is 12.5 acres per dwelling unit. Code Enforcement received a complaint regarding multiple dwelling units on the property. On November 18, 2011 Code Enforcement conducted an inspection and issued a Notice of Violation for exceeding density requirements. Since that time, the kitchen has been removed from the detached structure and the structure has been brought back into compliance as a studio. However, located on the property is a duplex which does not meet code requirements and the property is exceeding density.

The Applicant states, all the structures were constructed in the early 1980s so she could provide care for her mother who lived in the main residence. The Applicant further states, she relied on her contractor who advised her that the duplex was allowed by Code. Furthermore, the Applicant states that she anticipates being in need of the same type of care and plans to have a caretaker live in the main house while she continues to live in the attached unit.

The Applicant's agent states that strict compliance with the requirements of the Code would result in extraordinary hardship for the Applicant, particularly given that the attached unit has existed on the subject property for over 20 years.

On June 20, 2013, the CDRC met and acted on this case, the decision of the CDRC was to recommend denial of the Applicant's request by a 6-0 vote.

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On August 13, 2013 the Board of County Commissioners tabled this case while the Applicant met with the Eldorado Community Improvement Association. The Applicant received a letter of denial from the Eldorado Community Improvement Association's Attorney stating that the proposal did not comply with the ECIA's private covenants.

Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and find the project is not in compliance with County criteria for this type of request.

Staff recommend denial of a variance from Article III, §10 the Land Development Code. If the decision of the BCC is to approve the Applicant's request, staff recommends imposition of the following conditions. Madam Chair, may I enter those conditions into the record?

CHAIR HOLIAN: Yes, you may.

[The conditions are as follows:]

1. Water use shall be restricted to 0.25 acre-feet per year per home. A water meter shall be installed for each residence. Annual water meter readings shall be submitted to the Land Use Administrator by January 1<sup>st</sup> of each year. Water restrictions shall be recorded in the County Clerk's Office (As per Article III, § 10.2.2 and Ordinance No. 2002-13).
2. The Applicant must obtain a development permit from the Building and Development Services Department for the additional dwelling unit. (As per Article II, § 2).
3. The Applicant shall provide an updated liquid waste permit from the New Mexico Environment Department with the Development Permit Application (As per Article III, § 2.4.1a.1 (a) (iv)).
4. The placement of additional dwelling units or Division of land is prohibited on the property. (As per Article III, § 10).
5. The Applicant shall comply with all Fire Prevention Division requirements at time of Development Permit Application (As per 1997 Fire Code and NFPA Life Safety Code).

MR. LOVATO: I stand for any questions.

CHAIR HOLIAN: Any questions for staff? Seeing none, is the applicant here? Please state your name and address for the record.

KARL SOMMER: Madam Chair, my name is Karl Sommer and my address is Post Office Box 2476, Santa Fe, New Mexico 87504. I represent Ms. Barbara Ellen Jacobs who is not here tonight and I'll explain why. I'd like to briefly go through the history of this property, the problems that Ms. Jacobs faces and propose to you why this is a solution that the Board has found acceptable in innumerable cases in as much as last month approved a similar request.

I recognize that every case is unique, however, and that you have to consider this case on its merits. Ms. Jacobs bought this property in the early 1980s just after the Eldorado Subdivision was recorded. The Board will remember that the Eldorado Subdivision was practically pre-code, didn't meet the requirements of the County but it

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met the requirements of the State and it was recorded and there was a challenge to it and it was approved.

Ms. Jacobs, at that time her mother – she is currently in her late 80's. She is suffering from the early signs of dementia and she's not here tonight for that reason. She has two daughters, one lives in California and one lives in New York State, in New York City. They are unable to be here to care for her. The property has on it a main structure which as staff has indicated to you has two kitchens in the main structure. That was built like that and modified in the earlier eighties. Ms. Jacobs modified the house for that purpose to take care of her mother. Her mother has since passed away. Ms. Jacobs also built a studio on the property and in that studio there was a kitchen and a bathroom. So when this whole case started there was the house that has the attached duplex that Ms. Jacobs lives in and then the studio which actually qualified under the code as a dwelling.

Ms. Jacobs disabled the studio and that's been confirmed by staff, as a result of the action that's been brought. There is pending against this elderly woman a criminal complaint in the magistrate court here in this county. Ms. Jacobs is in need of assistance to live as independently as she can though she's beginning to suffer from dementia. She can maintain herself in this main structure and her daughters have arranged for and will continue until feasible the occupancy of the other portion of the residence, which is actually a dwelling, by somebody who can assist and care for her, or assist in her care.

So what is the hardship in this case? The hardship is that this house was built for really kind of a mother-in-law's quarters but now it is actually needed to make sure that Ms. Jacobs has somebody living close by so that in the event that she has a problem or needs assistance there is somebody there.

The neighborhood association points out in their letter that there are covenants against two dwelling units on this property and that it doesn't comply with the covenants. As this Board knows you don't take into account what the neighborhood covenants are because they are private contracts between individual parties. What is at issue here is whether or not this Board's standard for a variance to the density requirements meets the County code requirements and I think that this kind of hardship has been recognized over and over by this Board.

Ms. Jacobs has already disabled the one unit that affects the value of the property now. I'm not saying that she deserves sympathy for the decline in the value of her property because that unit was illegal but she is in need physically of the assistance of somebody on that property. This property is constructed and built to accommodate that. So with that, I would stand for any questions you might have.

CHAIR HOLIAN: Any questions for Mr. Sommer? Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, Mr. Sommer, how long has she lived there? How many years?

MR. SOMMER: The structure that she lives in has been there since 1983 I believe, or 1984. She's lived in it continuously since that time. It was modified sometime between 1983 and the end of the eighties to allow for these quarters for her mother to live in. I don't know when because there was no permit pulled for that particular work that we could find; it goes back so far.

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COMMISSIONER STEFANICS: So, Madam Chair, Mr. Sommer, you're saying that she did build the property.

MR. SOMMER: She did.

COMMISSIONER STEFANICS: Thank you very much.

CHAIR HOLIAN: Yes, Commissioner Mayfield.

COMMISSIONER MAYFIELD: Thank you, Madam Chair, Mr. Sommer. So are there two properties or three properties?

MR. SOMMER: There's one lot with two structures. One is the studio now that doesn't have a kitchen and the other structure is a main structure and it's got two kitchens in it.

COMMISSIONER MAYFIELD: So Madam Chair, Mr. Sommer, the studio – so what's in the studio?

MR. SOMMER: It's just like an artist's studio you might have, so it has a bathroom in it but no kitchen, which has been disabled. They poured concrete down the drains.

COMMISSIONER MAYFIELD: So that's not rented out to a third party.

MR. SOMMER: It's not rented out and it doesn't have habitable space.

COMMISSIONER MAYFIELD: Okay, great. Thank you.

CHAIR HOLIAN: Mr. Sommer, is there any reason why the kitchen in the addition couldn't be disabled and that whoever lives in that addition then uses the kitchen in the main house?

MR. SOMMER: Just the living circumstances of Ms. Jacobs is that she can live fairly independently if somebody is close by. That's the arrangement that she has set up in the building, but to answer your question directly, is there anything to prohibit it, other than she would have to have somebody who she paid to live with her rather than have somebody who lived next door that she didn't have to pay to live with her.

CHAIR HOLIAN: I see. Any further questions?

COMMISSIONER MAYFIELD: I have one more, Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, Mr. Ross, or Penny, in our new accessory dwelling structure in the code are we going to allow it to be I guess – I know it's separate and distinct but does the code address it being an attached fixed structure, maybe with a common door?

MR. ROSS: Madam Chair, Commissioner Mayfield, Penny's really the expert on the accessory dwelling unit rules. She has them right here.

COMMISSIONER MAYFIELD: Could there be a common wall? Let me ask that a different way?

MS. ELLIS GREEN: Madam Chair, Commissioner Mayfield, I don't believe it says it has to be attached or detached. There's a size on it.

COMMISSIONER MAYFIELD: That's fine. Thank you. And then let me ask another question. A home permit, is there anything that indicates somebody can have two kitchens in their home.

CHAIR HOLIAN: John, do you have an answer to that?

MR. LOVATO: Madam Chair, Commissioner Mayfield, it states as dwellings that it has a kitchen and a bathroom that constitutes a dwelling. It doesn't state

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with two kitchens. It's not really clear on it. But it's staff's understanding and staff's position that we have been taking them forward the same way.

COMMISSIONER MAYFIELD: Okay. I do that some folks have a pleasing, aesthetic-looking kitchen for when they have guests and they have a more used kitchen that they just get a little dirtier in the back of their house. So they could still have that. Thank you. I think that's all I have. Madam Chair, I know, and Mr. Sommer did bring up that each case is distinct and separate but I do know that this Commission has approved similar situations in the past where we haven't even asked that people put cement down some of their pipes, but I'll just leave that. Thank you. That's all I have, Madam Chair.

CHAIR HOLIAN: This is a public hearing. Is there anyone here from the public who would like to speak on this case, either in favor or in opposition? Please come forward. Can I have a show of hands? Please come forward, and before you speak, please state your name and address for the record and be sworn in if you're not an attorney.

JOHN HAYS: My name is John Hays, 530-B Harkle Road, Santa Fe, New Mexico, 87505. I'm the attorney for the Eldorado Community Improvement Association.

CHAIR HOLIAN: Please proceed.

MR. HAYS: The association is opposed to the grant of the variance, not based on the covenants but based on the provisions of the County ordinances and New Mexico law. Simply put, the ordinance and New Mexico law does not allow the granting of a variance that runs with the land based on financial or medical reasons and grants of variances on those bases have actually been overturned by the courts. The ordinance section provides that when in the case of proposed development it can be shown that strict compliance with the requirements of the code would result in extraordinary hardship to the application, and then it says because of unusual topography or other such non-self-inflicted condition the applicant may request a variance.

So there has to be a difference between the property and other similar properties that would result – that would deprive the property owner of a reasonable return on their property. And an example would be if you had a one-acre minimum lot size and the lot was .95 acres, that would be an appropriate situation for a variance, or if because of the lot you couldn't meet the setback requirements. But here we're talking about a problem or an issue that is personal to the applicant and you can't just grant a variance to this person for their particular situation because variances run with the land, and again this has been – that's what the ordinance says and that's what New Mexico case law says. And the staff's report itself says variance criteria do not consider financial or medical reasons as extraordinary hardships.

And what this would result in here is we already have a 12.5-acre minimum lot size. This lot is 2.29 acres which is 20 percent of the minimum. If we were to add another two dwellings it would be one dwelling for 1.15 acres, so you're down to 10 percent of the minimum lot size. So it's not a minor variance; it's a significant variance. This dwelling is a single-family residence, or is intended to be, the same as the rest of Eldorado. There's no special financial hardship here. And I would note, as Mr. Sommer pointed out there have been two – I don't know if the word illegal is too strong but two units that violate the code for 20 or 30 years here, so the property has actually been getting a special benefit that other properties have not been allowed for a period of time.

At one time there were three units. Now we're down to two, and again, I don't think it's a matter of having a separate, second kitchen. You've got two separate dwelling units, and the code just simply doesn't allow that, especially on this small a lot.

Again, the association is not unsympathetic to Ms. Jacobs' personal needs, but as Madam Chair pointed out, there's no reason why she couldn't have a caretaker staying with her with only one kitchen. And if you're going to balance the equities or the important issues here, are you going to increase the density on the lot or are you going to require that Ms. Jacobs, if she needs a caretaker, she can have a caretaker live with her there just can't be a separate kitchen. There has to be a shared kitchen. That doesn't seem like an extraordinary hardship and if you do grant variances for these kind of situations you set a precedent that other people are going to be coming in and it has been an issue in Eldorado. It's something the association pursues under its own covenants, but again, this is a single-family residential community and if people are going to start building casitas or guesthouses with separate dwelling units, that's going to become a problem and an ongoing issue. So I think you risk setting a precedent here and I think Ms. Jacobs can have her needs met without granting a permanent variance that runs with the land and when she sells the property or whatever it's going to go to the next owner who is not going to have those needs, and that's why the law generally does not allow variances for specific situations.

William Donahue is here who is the general manager of the association and he has a brief statement he would like to read into the record. Unless you have questions for me.

CHAIR HOLIAN: Any questions? Thank you, Mr. Hays. Mr. Donahue.

WILLIAM DONAHUE: Hello, Madam Chair, Commissioners. My name is Bill Donahue, general manager of the Eldorado Community Improvement Association.

[Duly sworn, William Donahue testified as follows:]

MR. DONAHUE: William Donahue, 6 Azziro Place, Santa Fe, New Mexico, 87508. I'm going to read a letter. Our board president was here but he needed to go to another engagement, so I'm going to read a letter from him if I may. [Exhibit 8]

Regarding the Jacobs' variance request: Good evening, ladies and gentlemen. My name is Dag Ryen and I live at 6 Encantada Circle in Eldorado in Santa Fe County. I am currently president of the board of director of the Eldorado Community Improvement Association. We ask that you turn down this request. We sympathize with medical and logistical difficulties that Ms. Jacobs faces but we would suggest that there are other options that might better suit her needs and in the final analysis, as we understand it, she would still have a caretaker living with her so long as there remains only one kitchen in the house.

Ours is a single-family community. To allow this variance would undermine the nature of the community we have tried so hard to build and would open the door to increased density throughout the neighborhoods in the US 285 Corridor. We work very hard to enforce our covenants in Eldorado and we hope that you will show equal diligence in enforcing your zoning code and density requirements. These rules are imposed to prevent additional buildings on our already limited water resources, transportation infrastructure and emergency services. Those broader community needs should take precedence. Thank you.

CHAIR HOLIAN: Thank you, Mr. Donahue. Please come forward, be sworn in and state your name and address for the record please.

[Duly sworn, Lacy Keil testified as follows:]

LACY KEIL: Lacy Keil, 57 Camerada Loop. I'm the only directly adjacent property owner to Ellen. I've lived there since 1994. I know for a fact she's been renting those two other properties, all of the time I've been there and previous to that as I accidentally called one time when I was looking for a place to stay closer to our construction project. During that time we have had a number of extra cars going back and forth. We've had extra water use. Our well is only 50 feet from her. I've lost 14 foot in depth already.

She only stopped renting when this issue came up, after which the smaller unit, which I believe was built as a garage to meet the ECIA covenants originally, that was closed down. That was the one that had the sink filled with concrete. I've been in the other units because I like to know my neighbors. Ellen hasn't been a very friendly neighbor but I've made an attempt to know the other people that live adjacent to me. I think it's valuable and appropriate. There have been a number of them. I found the dog tag to the most recent one in my garden just last week.

I think it's a really bad idea to break that into two properties or to allow for two units to be there, if that's the case. Of course then I could do the same and that would be a lovely situation for me. I could use the income. She's been living off the income all these years and that's her business. I wasn't in charge of it. I did finally get up screaming to cover all of the extra utility separations that are actually on the easement that exists on my property, being as she put her driveway right on the property line. None of those extra utilities had to be there or could be in the middle of her driveway. I've had fights with her over her renters wanting to have cable TV and her not allowing that cable to be buried on her property. She didn't want it buried at all. Finally we did even though, because it was on my property.

I know she needs help. One of the renters several years back – I happened over there because I needed to speak with her about something. I had missed her. I had missed encountering here because she had gone to Mexico the day before or that very day. I'm not sure which. But we happened to go over there and I met him coming out of her place. She had left the gas on her stove. It's a good thing she had someone there to discover that fact. But it's clear to me that she needs somebody around that's looking after her. I don't see the need for it to be separable into two units. It seems to me that she could open the door or open the wall or get rid of an extra stove and refrigerator and maybe turn it into a bar sink.

She certainly needs to have someone there looking out for her, but I do not see the need for a separate unit. Are there any questions?

CHAIR HOLIAN: Thank you, Ms. Keil. Is there anyone else from the public who would like to speak? The public hearing is now closed. Mr. Sommer.

MR. SOMMER: If I may address just a couple of the comments that have been made. Members of the Board, you had read to you a letter from the board present and he urged you, I can't quote exactly but he said I urge you to be as diligent as we have been in enforcing our covenants and you should deny her application. You heard here tonight that this structure has been here more than 20 years. The woman that just spoke

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built in 1994. All of this time they had covenants. All this time they were building their community. All this time they could file a lawsuit on their covenants saying your use, which we know about, is illegal.

They didn't do that. That is not the diligent enforcement of their community covenants. And I submit to you tonight that the reason that they're here asking you to deny a variance which is very, very similar to others that you've granted on very similar health considerations, because they haven't enforced their covenants and they can't against Ms. Jacobs. So I would ask that you take that into account, that they have sat on their rights for many, many, many years and now Ms. Jacobs is in a position where she actually needs that assistance. That's all I'd like to say. I'd stand for any questions you might have.

CHAIR HOLIAN: Thank you, Mr. Sommer. Are there any more questions for staff or Mr. Sommer? Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, this question is for staff. One Exhibit 7, help me with this map. Where is this person on Exhibit 7? I guess page 26, Commissioner. The one that I kind of pulled out of the evidence.

MR. LOVATO: Madam Chair, Commissioner Mayfield, it is 55. It is had 2.29 acres and is on the –

COMMISSIONER MAYFIELD: Because on Exhibit 25 I'm looking at the one prior to it, Exhibit 6, I'm sorry. It says 1.29 – oh, I'm sorry. It's 2.29 here. Okay. So there it is. So let me just ask – I'm going to ask another question. I ask a lot of questions. So in the Eldorado area are there any covenants on the size of homes? There's some pretty large homes over here on this other tract. So do the covenants have restrictions on the size of a home?

MR. LOVATO: Madam Chair, Commissioner Mayfield, I don't know anything about the private covenants that they have. Perhaps one of their members can answer that question better.

CHAIR HOLIAN: Commissioner Mayfield, would you like to ask that of the homeowners association? The attorney for the homeowners association perhaps could answer that.

COMMISSIONER MAYFIELD: [inaudible] If I look at this aerial, these other homes over here are pretty large in size compared to what I'm looking at on this 2.29 acres here.

MR. HAYS: There is a minimum dwelling size, not a maximum, but the covenants do allow only one single-family dwelling. And I would just state for the record that when the association does become aware of violations they do pursue them. It's generally a complaint-based system and checking with Mr. Donahue, until this recent episode the association had not received complaints from any neighbors about this and again, from the exterior, it's difficult to tell whether it's a house or a large house or a house with an attached guesthouse. So I would just say as far as I'm aware, the association has not sat on its rights. It did not become aware of the situation until recently.

CHAIR HOLIAN: Thank you, Madam Chair. Any further questions, Commissioner?

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COMMISSIONER MAYFIELD: Well, Madam Chair, I guess my last question is in this area, I did hear earlier in the testimony that it was 15 acres minimum? That's current?

MR. LOVATO: Madam Chair, Commissioner Mayfield, it is 12.5 acres.

COMMISSIONER MAYFIELD: Okay, but looking at this plat that is on Exhibit 7 everything looks like it is a little smaller than arguably two acres, minus a couple of the pieces of property that – the one that we're talking about right now but all these other homes around here are 1.37, 1.21.

MR. LOVATO: Madam Chair, Commissioner Mayfield, this is a legal non-conforming subdivision that as created in 1979 and approved by the Board of County Commissioners.

COMMISSIONER MAYFIELD: Other than that, it's pre-code.

MR. LOVATO: It's pre-code.

COMMISSIONER MAYFIELD: 1983, right?

MR. LOVATO: It was 1979.

COMMISSIONER MAYFIELD: Okay. Madam Chair, thank you. That's all I have. Thank you.

CHAIR HOLIAN: What are the wishes of the Board?

COMMISSIONER MAYFIELD: Madam Chair, I'm going to move for approval with staff's conditions.

COMMISSIONER ANAYA: Second.

CHAIR HOLIAN: Okay. I have a motion and a second for approval of CDRC Case V 5110, Ellen Jacobs Variance.

**The motion passed by majority [3-2] voice vote with Commissioners Anaya, Chavez and Mayfield voting in favor and Commissioners Stefanics and Holian voting against.**

7. b. **BCC Case # MIS 13-5061 Robert and Bernadette Anaya. Robert and Bernadette Anaya, Applicants, Talia Kosh (the Bennett Firm), Agent, Request Reconsideration of Conditions Imposed by the BCC for Master Plan Zoning Approval. The Property is Located at 2253 Ben Lane, within the Traditional Community of Agua Fria, within Section 31, Township 17 North, Range 9 East, (Commission District 2)**

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, I'd like to ask our County Attorney why this is coming to us. We've already made a decision on this.

MR. ROSS: Madam Chair, Commissioner Stefanics, Penny and I were just talking about that. We're not completely sure but because the conditions were imposed by order of this Board, what? A year ago or something like that, and so it doesn't really make sense to either of us that we would be rehearing the matter of the conditions, but what I'd suggest we do is go ahead and hear the case now that we're here



and then whatever decision is made we should probably make sure that we address that issue.

COMMISSIONER STEFANICS: Madam Chair, Mr. Ross, if we don't know why this case is legally before us I really object to hearing it again.

COMMISSIONER ANAYA: Madam Chair, I have a question after.

CHAIR HOLIAN: Steve, would you like to comment on that?

MR. ROSS: Madam Chair, is that a question?

COMMISSIONER STEFANICS: The question is, if we have no legal basis for hearing this case again I object to hearing it. Is there a legal basis?

MR. ROSS: Madam Chair, Commissioner Stefanics, we just discussed it the last half hour so I can't see under the code right now, but apparently there's a practice in the Land Use Department of allowing cases like this to go forward if a year has elapsed after the last decision. That of course has no basis in the code that I'm aware of either. But that leads to the suggestion [inaudible] which is let's hear the case, get through it and then make a decision on that issue as well as he merits, just to make sure that we know what we're doing. Because I didn't study this case and neither did Penny. We're not the people responsible for the case.

COMMISSIONER ANAYA: Madam Chair.

CHAIR HOLIAN: Commissioner Stefanics, anything further?

Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair, I think following the same line of thought, this would be the third time or maybe fourth time that we've gotten feedback on this project. I have some questions that I want to ask tied to the last case and I don't think hearing the entire case again is going to do justice to us now. I, on that basis would motion to table to the next BCC land use meeting.

COMMISSIONER CHAVEZ: Second.

CHAIR HOLIAN: There's a motion and a second to table BCC Case MIS 13-5061, Robert and Bernadette Anaya Variance.

COMMISSIONER ANAYA: Madam Chair.

COMMISSIONER STEFANICS: We have to vote immediately.

COMMISSIONER ANAYA: I know. I want it reflected that I'm tabling it to the next BCC land use meeting.

CHAIR HOLIAN: Yes, you did say that. I caught that.

**The motion to table passed by unanimous [5-0] voice vote.**

CHAIR HOLIAN: The case is tabled until the next land use hearing.

COMMISSIONER MAYFIELD: Madam Chair, can we ask a question now?

CHAIR HOLIAN: Commissioner Mayfield, we have tabled the case.

COMMISSIONER MAYFIELD: Just a procedural question.

CHAIR HOLIAN: Is it procedural regarding the tabling?

COMMISSIONER MAYFIELD: No. I'll ask Steve later.

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7. c. **CDRC Case # MIS 13-5200 Oshara Village Master Plan Amendment. Homewise, Inc. and Century Bank, Applicants, Design Enginuity, Agent, Request a Master Plan Amendment to Rezone 26 Live/Work Lots Into 26 Residential Townhome Lots (Lots 76-85 and 92-107), to Rezone 10 Live/Work Lots to 7 Residential Patio Lots (Lots 145-154) and to Rezone 17 Commercial Lots to 9 Residential Patio Lots (Lots 7-15 and 20-27). The Applicants Also Request to Create 5 Residential Patio Home Lots on Tract C Which Was Designated Reserved, Open Space. The Property is Located in Oshara Village, East of Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East (Commission District 5)**

VICENTE ARCHULETA (Case Manager): Thank you, Madam Chair. On September 19, 2013 the County Development Review Committee recommended approval of a proposed master plan amendment. On April 30, 2002, the Extraterritorial Zoning Authority granted master plan approval for a mixed-use development formerly known as Oshara Ranch. The development consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space, park plaza areas on 471 acres to be developed in eight phases.

On October 28, 2004, the EZA granted a Master Plan Amendment to the previously approved Oshara Ranch in order to change the phasing of the project. On January 11, 2005, the Board of County Commissioners granted Preliminary Development Plan and Plat approval for Phase I of the Oshara development. On June 14, 2005, the BCC granted Final Plat and Development Plan approval for Phase I of the Oshara Village development which consisted of 175 residential lots and 136,000 square feet of commercial space on 74 lots on a total of 37.78 acres in accordance with the previously approved Master Plan.

Since the time of approval, the necessary infrastructure, including roads and utility lines have been installed and more than 59 homes are occupied within Oshara. In 2008, the nationwide economic downturn greatly impacted the project's execution and the developers could not meet their obligations. The project mortgages were set up so that if the developer failed, the banks would take over ownership of the remaining lots.

The Applicants now request to modify the zoning on Lots 76-85 and 92-107 from 26 live/work lots to 26 residential townhome lots, Lots 145-154 from 10 live/work lots to seven residential patio home lots and Lots 7-15 and 20-27 from 17 commercial lots to nine residential patio home lots. The request also includes approval to create five residential patio home lots on Tract C which was designated as reserved, open space on the original recorded plat.

The primary reason for the request is to address changing market conditions, as they see little market for live-work units or small commercial lots in Oshara. Currently there are 42 live-work lots within Phase I, and under the proposal, 36 of those lots would be developed as 26 residential townhome lots and seven residential patio home lots. The other six would remain live-work lots.

There currently are 23 commercial lots, The Applicants state that 17 of the commercial lots which are located at the far eastern side of the Oshara development site

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are not suitable for commercial projects as they are not visible from the main traffic thoroughfares and are small lots ranging in size from 2,345 to 4,250 square feet. However, patio homebuyers have shown interest in them, given their location adjacent to Oshara's open space. Therefore, the Applicants are proposing to rezone those 17 commercial lots to nine residential patio home lots.

In addition, the Applicants request approval to create five patio home lots on Tract C which was designated as reserved open space. The tracts will front Willow Back Road which is complete with all necessary utilities in the roadway. The lots will have a minimum setback of 350 feet from Richard's Avenue. The project will still provide the required 50 percent open space.

If the requested Master Plan Amendment is granted, the development of the 26 townhomes will proceed promptly, as no lot line or infrastructure modifications would be necessary. The lots for the patio homes are larger than the existing live-work and commercial lots requiring modifications to lot lines and utilities that would require the Applicant to return to the County with a development plan and lot line adjustment plat for this portion of the project as well as a request for Preliminary and Final Plat and Development Plan approval for the five lots being created on Tract C. Overall the net result of the proposed changes would be a six lot decrease in density with respect to the original plan.

Growth Management staff has reviewed the application for compliance with pertinent code requirements and finds the project is in compliance with County criteria for this type of request. Staff and CDRC recommendation is for approval of a Master Plan Amendment to rezone 26 live/work lots to 26 residential townhome lots, rezone 10 live/work lots to seven residential patio home lots, rezone 17 commercial lots to nine residential patio home lots and create five residential patio home lots on Tract C which has been designated reserved open space, subject to the following conditions. Madam Chair, can I enter those conditions into the record?

CHAIR HOLIAN: Yes, you may.

[The conditions are as follows:]

1. The Applicant shall comply with all conditions of the original Master Plan.
2. Amend the Affordable Housing Agreement to identify an additional unit.

CHAIR HOLIAN: Are there any questions for staff? Is the applicant here?  
Please be sworn in.

[Duly sworn, Oralynn Guerrerortiz testified as follows:]

ORALYNN GUERRERORTIZ: My name is Oralynn Guerrerortiz and I'm with Design Engenuity. My mailing address is P.O. Box 2758, Santa Fe, New Mexico. With me today are two representatives of my clients. That includes Rob Gibbs of Homewise and Bob Bidol of Century Bank, and we're also lucky to have Beth Detwiler, the HOA president of Oshara with us. So we're here today because I think the market and what they planned to do in Oshara in 2005 just really didn't pan out, didn't really work. There are several small, very skinny commercial lots that are about 20 feet in width on many of them. There doesn't seem to be a market for them. They've tried to market them, tried to sell them and nobody is interested.

But people do seem to want to live in residential homes there. The original plan had some very large commercial lots up front and we're going to leave those in place. These were all live-work units, all live-work units, and then really, really small commercial back here. What we want to change that to is converting the bulk of the live-work up front into townhomes, and these are owned by Homewise and they hope to start construction right away on these homes, and then converting the live-work in this area from ten live-work to seven patio homes, matching the density in that area and then converting all the commercial lots that are owned by Century also to patio homes.

And so far Century Bank has been able to sell all the patio homes. Currently there's about seven homes under construction, patio homes under construction in Oshara. The proposal is down-zoning on the whole. The impacts on traffic is less and in general on the infrastructure is less. I'm kind of tired. I feel like I'm babbling. We agree to all conditions and we would certainly welcome any questions you might have, but hopefully it's a fairly straightforward case and we may hopefully get approval tonight.

CHAIR HOLIAN: Any questions for Ms. Guerrerortiz? Commissioner Chavez.

COMMISSIONER CHAVEZ: I don't – well, I'll just put this question out there. We have a letter that was presented to us earlier, hand-delivered from representatives of Oshara Village. I see your request as a land use case separate from their request I think, because they're asking us to – they're offering to deed over in perpetuity the Oshara wastewater collection treatment and appurtenances to Santa Fe County. Is that part of your presentation or is that part of what you're asking for?

MS. GUERRERORTIZ: No, it's not. Not this evening.

COMMISSIONER CHAVEZ: So then to our –

COMMISSIONER STEFANICS: Madam Chair.

CHAIR HOLIAN: Yes, Commissioner Stefanics.

COMMISSIONER STEFANICS: The offer – I clarified this earlier with our Attorney and Land Use that this was not related, the offer.

COMMISSIONER CHAVEZ: Okay. I just wanted to be sure for the record again, now, that the case was presented because I still saw some confusion. Then what you're saying.

COMMISSIONER STEFANICS: They could say it again.

MS. ELLIS-GREEN: Madam Chair, Commissioner Chavez, originally, it was part of this application but that's not the appropriate avenue, through a land use application to take over a wastewater treatment facility. So that is completely separate. It hasn't been noticed for this meeting. It's specifically regarding the master plan amendment.

COMMISSIONER CHAVEZ: Okay. thank you, Madam Chair.

CHAIR HOLIAN: Any further questions? Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, a question for the applicant. So are you, in this amendment are you going to provide all infrastructure?

MS. GUERRERORTIZ: Yes. Actually, all infrastructure is already in place. Because we're going down in the number of connections we'll have to actually turn off some connections and do it in a way that works for the County utility company. And then we – do you have five –

COMMISSIONER MAYFIELD: Wait, Madam Chair. Excuse me. You said County utility company?

MS. GUERRERORTIZ: Yes, if we – it is served by County water. And the County utility department also reviews all utility plans in our county. So we'll present the plans for turning off some of the sewer lines also in this area because we're getting – we're going to have larger lots. We don't need as many connections. But all connections currently are in place except for these five units here and we've got lines in front of them, so we're going to be putting in service connections for those five.

COMMISSIONER MAYFIELD: Madam Chair, Ms. Guerrerortiz, who provides the wastewater utility out there right now?

MS. GUERRERORTIZ: It is a private utility company. I think it's called Oshara utilities or something along those lines.

COMMISSIONER MAYFIELD: And was that done by the developer?

MS. GUERRERORTIZ: Yes. It was constructed by the developer. It's a nice system. It's a sequential batch reactor. It's very well operated. It's a good system. Sorry. I'm just really tired for some reason. Anyway, it's a very well operated system. And the problems they've encountered are related to the fact that because they're regulated by the PRC they can't charge standby fees and they just don't have that many people using their services yet. In a few years they'll have more people and they'll be able to cover their expenses but right now they operate at a deficit and that's one of the reasons they're in front of you with the request that they presented today.

COMMISSIONER MAYFIELD: So, Madam Chair, on this new build-out, [inaudible]

MS. GUERRERORTIZ: Yes. Certainly. And the intention is to start construction as soon as possible with the Homewise projects. They have 25 townhomes. They don't bring everything on line immediately because they want to sell the houses as quickly as they build them but not have them sitting around for years. So they anticipate that within 24 to 30 months the 25 houses will be installed and hopefully people living in them. And then I think the Oshara wastewater treatment plant will generate enough money to completely cover its costs.

COMMISSIONER MAYFIELD: Madam Chair, and I guess for our County Attorney, are these type of plans, and maybe in the old code and maybe in the propose code we can [inaudible] but are there bonding requirements? I know we spoke about that.

MR. ROSS: Madam Chair, Commissioner Mayfield, when you file a plat there are improvement bond requirements.

COMMISSIONER MAYFIELD: So was there one on this?

MR. ROSS: There were bonds in place on this but they've all been satisfied.

COMMISSIONER MAYFIELD: So now that they're asking for an amendment will we reinstate those or re-request them?

MR. ROSS: These are just use changes, correct? There's no infrastructure proposed. No new infrastructure proposed.

COMMISSIONER MAYFIELD: I know we separated that prior letter we received earlier but there's a letter still in front of me asking for us to take over a system.

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MR. ROSS: Well, but that's not what this application is about. This application is changing live-work lots to a designation townhome lots, or something like that. There's no new infrastructure proposed for which a bond would be required.

COMMISSIONER MAYFIELD: And Madam Chair, Mr. Ross, I understand that there's no new infrastructure proposed but part of that initial build-out to sustain that development was with the past infrastructure and the past development. Now they're asking to – they're proposing to make it smaller. So how is it even going to sustain itself now if that proposal is it's smaller. Based on some of these comments I did read.

MR. ROSS: Madam Chair, Commissioner Mayfield, there's no new infrastructure being proposed that would be subject to a bonding requirement.

COMMISSIONER MAYFIELD: But there's residents that won't be able to sustain that now. There's less residents that are potentially going to buy homes out there.

MR. ROSS: Madam Chair, Commissioner Mayfield, there's nothing in our code that imposes such a requirement. Our code requires bonding for promised improvements so that the improvements actually are put there, either by the developer or by the County when a bond is pulled.

COMMISSIONER MAYFIELD: So I guess, Madam Chair, Ms. Guerrerortiz, all those improvements have been made in that area?

MS. GUERRERORTIZ: As a correction, on the townhomes, the ones that are going to yellow, all of those improvements are completely in place. We will have to shut off some water and some sewer lines on the commercial lots and the patio homes on the east side. I do think that as the infrastructure changes that would result in your wanting to have a financial guarantee. And I also think that for the five patio homes will have service connections and those would have infrastructure associated with them and you would have a financial guarantee on those. But that would be for the modifications to address the changes of the sizes of the lots and I think what your concern is, and I think it's in the new code, because I've read the new code pretty extensively, the new code provides for developers to put up monies for maintenance costs, in essence running that wastewater treatment plant is an operation and maintenance cost, and that's what they're running into trouble with.

The plant's built. It's all in place, it's all functioning, and it's functioning well. But the actual O&M costs exceed the income and they have fairly high rates. And it's just a function in fact that when you start a plant and you don't have many people living out there it's pretty expensive to run, and that's the situation they're dealing with right now. As they have more residents out there – the reason we're here is to try to get them more residents, really, to create a product that we can sell and people will move in to. Once they have more residents they'll be in better shape. And if the County owns it, the County will be in better shape. They'll have more utility customers. But at this point they're not in ideal shape, as far as the O&M costs on that plant.

COMMISSIONER MAYFIELD: Thank you. So Madam Chair, Mr. Ross, with the financial guarantee that she just brought up, what are your recommendations on that?

MR. ROSS: Madam Chair, Commissioner Mayfield, I'm sorry?

COMMISSIONER MAYFIELD: With her statement on the financial guarantee?

MR. ROSS: I still can't hear you.

COMMISSIONER MAYFIELD: With what she just stated as far as financial guarantees on I guess the [inaudible]

MS. GUERRERORTIZ: It really would affect the purple – I mean the pink ones. The ones that we're changing that are pink.

COMMISSIONER MAYFIELD: So not the yellow.

MS. GUERRERORTIZ: And it would kick in normally when we try to record the final plat on those modifications. That's when those financial guarantees will have to be posted.

COMMISSIONER MAYFIELD: So [inaudible] now, Steve.

MR. ROSS: Madam Chair, Commissioner Mayfield, when they try and record the final plat then a financial – they'll submit an engineer's estimate of the cost of the improvements and have to also submit a bond to guarantee the construction of the improvements at the time of final plat recordation. Thank you. I guess that's all I have.

CHAIR HOLIAN: Commissioner Anaya.

COMMISSIONER ANAYA: Madam Chair and sometimes we hear so many cases I get confused as to which ones have issues or don't have issues, but was there any issues associated with the wastewater facility at Oshara at any time with EID or anyone else? It's seems like I recall there was some. Is there no issues with EID at all, with the wastewater facility at fully functional based on what it was designed for and the number of units it was built to sustain?

MS. GUERRERORTIZ: It's only at maybe a quarter of its capacity right now or less. I think it's running at 5,000 or 6,000 gallons a day. It has a 30,000 gallon a day capacity. It's got all the permits it needs. It's running and operating well. They have a level three operator out there taking care of the plant and everything seems to be operating fine. It's just the revenue stream – because there's not that many people flushing toilets out there yet.

COMMISSIONER ANAYA: Understood.

MS. GUERRERORTIZ: So we need to have more people living there.

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, I wasn't going to get into the wastewater system, but since everybody wants to talk about it, I want to ask our staff some questions. Penny or Vicente, is it true that those lines were never scoped in Oshara? I remember – and this goes back to Commissioner Anaya's question. We had an extensive discussion about the wastewater system a year or two or three or four years ago. I don't even know when it was, but I understand that there were some issues about it. And since everybody insists on talking about that in relation to this let's really get into it then.

MS. ELLIS-GREEN: Madam Chair, Commissioner Stefanics, when this was first brought up our Utility Department did look at some video of lines and determined that they didn't have a complete set of video, that some lines they couldn't determine if they had been rebuilt or if it just wasn't included in the video. I don't know that that was ever resolved. There was never a formal application. I did see the email

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come through this morning that seems to be an application to the County Manager requesting that the County take over the system. And so there would need to be a full analysis at that point by our Public Works Department as far as what is out there, how it was built, how we would operate it and how it would fit into an entire plan for wastewater treatment facility within our Community College District area.

COMMISSIONER STEFANICS: Thank you, Penny, and Madam Chair, that's exactly my point is that even though we had a letter offering us the wastewater system, really, the land use case decision really isn't going to affect if we take the wastewater system or not. It's really going to be based upon our staff talking about the viability, whether or not this fits in with a countywide plan of wanting another wastewater system, whether we have been approached in the past to take over this wastewater system, by the community and by the bank. And we did not pursue that at that time. And we wouldn't just jump to do something like this. We would do all the research that she's talking about. We would look to our Public Works engineers to say show us how this fits in.

And so right now we are looking at a land use case that is not a wastewater system. Thank you.

COMMISSIONER ANAYA: Madam Chair, if I could.

CHAIR HOLIAN: Commissioner Stefanics, are you finished?

Commissioner Anaya.

COMMISSIONER ANAYA: No, Madam Chair, Commissioner Stefanics, I understand that you're saying. I guess the reason that I asked the question is because there are subdivisions in this county that have been approved in prior decades that did not have adequate responsibility for what their commitments were and they're gone. And Commissioner Chavez has brought it up. Commissioner Mayfield has brought it up. We've all brought it up at one point or another. So my question wasn't forecasting what we may or may not do as far as the County taking over, my question was is it functional? Does it work? And is it operable to do what it's supposed to do, which many times in prior decades it wasn't the case in subdivisions and we have a huge one, Silverado Subdivision that the County has continually stepped in to adapt roads and other infrastructure to fix what wasn't done by developers back then. And so it wasn't to forecast what we may or may not do. It was to assure that subdivisions that were approved have the operations and maintenance and the facilities to care for the residents, right? That was the premise of that question. I'm done. Thanks.

COMMISSIONER MAYFIELD: Are there any other questions? Thank you. This is a public hearing. Are there any other people – I can't see behind those two charts behind me to my right.

BETH DETWILER: My name is Beth Detwiler. I live at 11 Craftsman Road in Oshara Village. That's in Santa Fe, New Mexico, 87508.  
Ddd

MS. DETWILER: I'd just like to say that the residents and homeowners association board of Oshara Village are overwhelmingly in favor of this master plan amendment. We think it is going to foster the growth and development that we so badly need and I really thank you for your consideration.



COMMISSIONER MAYFIELD: Thank you. Any other public comment? This public hearing is closed, seeing as there's no other comments from anybody. Thank you.

COMMISSIONER STEFANICS: Mr. Chair, I move that we approve the master plan amendment with the conditions.

COMMISSIONER ANAYA: Second.

**The motion passed by unanimous [4-0] voice vote.** [Commissioner Holian was not present for this action.]

7. d. **BCC Case MIS 13-5310 Oshara Village Master Plan Time Extension. Greer Enterprises, Inc. (Alexis Gerard), Applicant, Requests a 24-Month Time Extension of the Previously Approved Master Plan for a Mixed Use Development (Residential, Commercial and Community) in a Village Zone, Institutional Campus Zone, Employment Center Zone and Fringe Zone Consisting of 735 Residential Units and 1.7 Million Square Feet of Commercial Space on 471 Acres. The Property is Located in Oshara Village, Via Richards Avenue, within the Community College District, within Section 16, Township 16 North, Range 9 East (Commission District 5)**

MR. ARCHULETA: Thank you, Mr. Chair. On April 30, 2002, the Extraterritorial Zoning Authority granted master plan approval for a mixed-use development formerly known as Oshara Ranch. The development consisted of 735 residential units and 1.7 million square feet of commercial space and 246 acres of open space, park plaza areas on 471 acres to be developed in eight phases.

On October 28, 2004 the EZA granted a master plan amendment to the previously approved Oshara Ranch in order to change the phasing of the project. On January 11, 2005 the Board of County Commissioners granted preliminary development plan and plat approval for Phase 1 of the Oshara development. On June 14, 2005 the BCC granted final plat and development plan approval for Phase 1 of the Oshara Village development which consisted of 175 residential lots and 136,000 square feet of commercial space on 74 lots on a total of 37.78 acres in accordance with the previously approved master plan. Since the time of approval the necessary infrastructure, including roads and utility lines have been installed and more than 59 homes are occupied within Oshara Village.

Article V, Section 5.2 of the Land Development Code states approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board. It goes on to state that the progress in the planning and development of the project shall constitute an automatic two-year renewal of the master plan. The BCC's approval of a master plan amendment, preliminary plat for Phase 1 and final plat for Phase 1 constituted automatic renewals of the master plan which extended the expiration until October 28, 2013.

Due to the market conditions and the demand for residential, commercial and mixed-use lots the owner of Oshara Village is requesting additional time to proceed with

the development of the land. The applicant is requesting a 24-month time extension of the Oshara Village Master Plan Approval under Article V, Section 5.2.7.b of the County Land Development Code which states master plan approvals may be renewed and extended for additional two-year periods by the Board at the request of the developer. A two-year time extension would render the master plan approval valid until October 28, 2015.

Growth Management staff has reviewed this application for compliance with pertinent code requirements and finds the project is in compliance with County criteria for this type of request. Recommendation: approval for a two-year time extension of the master plan for the Oshara Village development. Thank you, Mr. Chair.

COMMISSIONER MAYFIELD: Thank you, Mr. Archuleta.

Commissioners, are there any questions for staff? It's a public hearing. Is there anybody from the public that wished to comment on this case? I have one question for staff. Is this in the La Cienega fire district? Don't we have a – I thought we had a fire station out in that area down there?

MR. ARCHULETA: Mr. Chair, this is in the La Cienega Fire District.

Yes.

COMMISSIONER MAYFIELD: They have a closer fire station out in that area, right?

MR. ARCHULETA: Yes. The new one in Rancho Viejo.

COMMISSIONER MAYFIELD: Rancho Viejo. Seeing there are no public questions this hearing is now closed. Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Mr. Chair. I would move for the approval of the two-year time extension of the master plan.

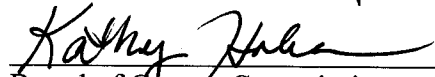
COMMISSIONER ANAYA: Second.

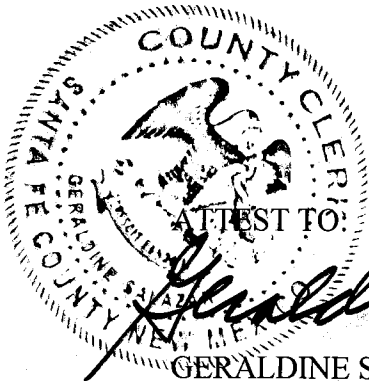
**The motion passed by unanimous [4-0] voice vote. [Commissioner Holian was not present for this action.]**

8. **Concluding Business**
  - a. **Announcements**
  - b. **Adjournment**

Having completed the agenda and with no further business to come before this body, Vice Chair Mayfield declared this meeting adjourned at 9:00 p.m.

Approved by:


  
Board of County Commissioners  
Kathy Holian, Chair



  
GERALDINE SALAZAR  
SANTA FE COUNTY CLERK

12/10/2013

Respectfully submitted:

  
Karen Farrell, Wordswork  
453 Cerrillos Road  
Santa Fe, NM 87501



SANTA FE COUNTY  
FISCAL IMPACT REPORT (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed ordinance or resolution as to its direct impact upon the County's operating budget and is intended for use by staff of the Human Resources and Finance Divisions, the County Manager and the governing body of Santa Fe County. Ordinances/resolutions with no fiscal impact still require a completed FIR. Ordinances/resolutions with a fiscal impact must be reviewed by the Finance Division Director or the Budget Administrator. Ordinances/resolutions with proposed staffing increases must be reviewed and approved by the Human Resources staff and approved by the County Manager before presentation to the Board of County Commissioners (BCC).

**Section A. General Information**

(Check) Ordinance: \_\_\_\_\_ Resolution: \_\_\_\_\_

A single FIR may be used for related ordinances and/or resolutions.

Short Title(s): \_\_\_\_\_

Reviewing Division(s): \_\_\_\_\_

Person Completing FIR: \_\_\_\_\_

Date: \_\_\_\_\_ Phone: \_\_\_\_\_

Reviewed by Department Director: \_\_\_\_\_

Date: \_\_\_\_\_ (Signature)

Reviewed by Finance Director: \_\_\_\_\_ Date: \_\_\_\_\_

(Signature)

**Section B. Summary**

Briefly explain the purpose and major provisions of the ordinance/resolution.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section C. Fiscal Impact**

NOTE: Financial information on this FIR does not directly translate into a Santa Fe County budget increase.

- a. The item must be presented to the Finance Division for analysis and recommendation as a potential request to increase the existing budget for the county.

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- b. Detailed budget information must be included, such as funding source, amounts and justification.
- c. Detailed salary and benefit for new full-time equivalents (FTE's) must be included. The request must be approved by the staff of the Human Resources Division for each new FTE request.
- 1. **Projected Expenditures:**
  - a. Indicate Fiscal Year(s) affected – the current fiscal year and the following three fiscal years, where applicable
  - b. Indicate: "A" if current budget and level of staffing will absorb the costs  
"N" if new, additional, or increased budget or staffing will be required
  - c. Indicate: "R" if recurring annual costs  
Indicate: "NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs
  - d. Attach additional projection schedules if four years does not adequately project revenue and costs patterns
  - e. Costs may be netted or show as an offset if some cost savings are projected (please explain further in Section 3 Narrative)
  - f. Please provide additional fiscal impact information for years 3 and 4 in the Expenditure/Revenue Narrative.

Column#:	1	2	3	4	5	6	7	8
Exp. Classification	FY____	"A" or "N"	"R" or "NR"	FY____	"A" or "N"	"R" or "NR"	Fund Affected	
Salary and Benefits	\$			\$				
Maintenance	\$			\$				
Other Operating	\$			\$				
Contractual Services	\$			\$				
Capital Requirements	\$			\$				
TOTAL	\$			\$				

\*Any indication that additional staffing would be required must be reviewed and approved in advance by the County Manager by attached memo before release of FIR to the Board of County Commissioners (BCC).

\*\* For salary and benefit information contact the Finance Division.

**2. Revenue Sources:**

- a. To indicate new revenues and/or
- b. Required for costs for which new expenditure budget is proposed above in item 1.
- c. Please provide additional fiscal impact information for years 3 and 4 in the Expenditure/Revenue Narrative.

Column#: 1	2	3	4	5	6
Type of Revenue	FY____	"R" or "NR"	FY____	"R" or "NR"	Fund Affected
	\$		\$		
	\$		\$		
	\$		\$		
	\$		\$		
	\$		\$		
TOTAL	\$		\$		

**3. Expenditure/Revenue Narrative:**

Explain expenditures, grant match requirements, justify salary and benefit costs for new FTE request, detail capital and operating uses, etc. Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. (Attach supplemental page, if necessary). Also, provide expanded information for fiscal year three and four impact for both revenue and expenditures.

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**Section D.    General Narrative**

- 1. Conflicts:** Does this proposed ordinance/resolution duplicate/conflict with/companion to/relate to any County code, approved ordinance or resolution, other adopted policies and legislation? Include details of county adopted ordinances/resolutions and dates. Summarize the relationships, conflicts or overlaps.

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- 2. Consequences of Not Enacting This Ordinance/Resolution:**

Are there consequences of not enacting this ordinance/resolution? If so, describe.

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- 3. Technical Issues:**

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

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- 4. Community Impact:**

Briefly describe the major positive or negative effects the ordinance/resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

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SANTA FE COUNTY  
INSTRUCTIONS FOR THE  
FISCAL IMPACT REPORT (FIRs)

**GENERAL:**

The following are guidelines to be used when completing the fiscal impact report (FIR).

1. The FIR analyses are to be factual and should address all information requested on the form. The primary emphasis of FIR's is the immediate and apparent long-range direct impact upon the County's operating budget of a given proposed program/service or newly imposed statute. Any administrative, programmatic and technical issues should also be identified and analyzed for the Board of County Commissioner's (BCC) consideration before discussion and action.
2. Statements of opinion as to whether a proposed item is good or bad are not to be included in the analysis. Technical or substantive problems and areas of concern should be noted in the analysis in the form of suggestions and questions.
3. Deadlines for analysis should be adhered to.
4. Resolutions with a fiscal impact must be reviewed by the Department Director and the finance director and/or budget administrator prior to BCC consideration.

**FORM COMPLETION:**

The following procedures and formats are to be used when completing an FIR. The FIR is divided into four sections, and are as follows:

Section A – General Information

Section A provides general information about the proposed ordinance/resolution. Under Short Title, use the title of the resolution or simply provide a brief description.

Section B-Summary

Section B provides a brief overview of the fiscal impact.

Section C – Fiscal Impact

Important Note: Financial information on the FIR does not directly translate into an automatic budget increase or approval of additional personnel. These increase action items must be requested at budget preparation or mid-year and the appropriate request forms must be completed.

1. PROJECTED EXPENDITURES:

Column 1 – Expenditure Classifications

This describes the type of expenditure appropriation needed to fund the proposed item. For calculating salary and benefits contact the Finance Division. Other

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operating costs should include those items which do not fall under the other categories.

Any values noted in expenditure classification of salaries and benefits requires detailed forms attached as to range, salary, and benefit allocation and must be signed by the Human Resources Division for each new position(s) requested (prorated for period to be employed by fiscal year). Any indication that additional staffing would be required must be reviewed and approved in advance by the County Manager by attached memo before the FIR is presented to the BCC.

### Column 2 and 3 – Projected Expenditures

Indicate fiscal year(s) affected – usually the current fiscal year and the next fiscal year. Please provide additional information, if necessary, for fiscal impact in years three and four in the Expenditure/Revenue Narrative.

Indicate:            “A” if current budget and level of staffing will absorb the costs  
                          “N” if new, additional, or increased budget or staffing will be  
                          required

If the proposed ordinance/resolution *increases* expenditures, please use the number without parentheses.

If the proposed ordinance/resolution *decreases* expenditures, place the number in parentheses.

### Column 4 – Recurring and Non-recurring Costs

If the proposed ordinance/resolution provides for a one-time capital expense (e.g., construction of a building), the expense is considered to be non-recurring. The term non-recurring should be used when this one-time impact affects the General Fund, appropriate Special Revenue funds or bond proceeds.

However, in the case of the proposed ordinance/resolution appropriating funds to construct a building, the hidden costs of utilities, maintenance and so forth are recurring expenses. A proposed ordinance/resolution may appropriate funds to implement a certain program. This would be considered a recurring expense since further appropriations would more than likely be called for.

Indicate:    “R” if recurring annual costs  
                  “NR” if one-time, non-recurring costs, such as start-up, contract or  
                  equipment costs

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Column 5 through 7 – Future Years Recurring and Non-recurring Costs

Same instructions as Column 2, 3 and 4 above. Please provide additional information relative to fiscal impact for years three and four in the Expenditure/Revenue Narrative.

Attach additional projection schedules if four years does not adequately project revenue and costs patterns.

Column 8 – Fund Affected

In this column, insert the fund to be debited with the expense (e.g., General Fund, Special Revenue Fund, CIP Fund, Enterprise Fund, etc.).

2. REVENUE SOURCES

This portion must be filled out to indicate new revenues and/or required for costs which new expenditure budget is proposed in projected expenditures.

Column 1 – Type of Revenue

This describes the type of revenue source being considered.

Column 2 – Estimated Revenue

Under the appropriate fiscal year, insert the estimated revenue impact.

If the proposed ordinance/resolution will *reduce* revenues, place the number in parentheses.

If the proposed ordinance/resolution will *increase* revenues, do not use parentheses.

Column 3, 4 and 5 – Recurring and Non-recurring

If the proposed ordinance/resolution relates to revenue and the estimated revenue impacts will occur in fiscal years beyond the years in column 2 and 3, please insert figures in the remaining columns. Relative information for fiscal impact in years three and four should be noted in the Expenditure/Revenue Narrative. If a proposed ordinance/resolution provides for a one-time revenue impact, the revenue is considered to be non-recurring or from surplus. The term non-recurring is to be used when bonds or other one-time revenue sources are involved.

Column 6 – Fund Affected

In this column, insert the fund name affected by the revenue increase or decrease.

3. EXPENDITURE/REVENUE NARRATIVE

Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary). Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of

2025/12/11/2025

## DRAFT

receipt of revenues/grants, etc. Include additional details for financial impact for fiscal years three and four.

### Section D –General Narrative

1. Conflicts:

Does this proposed ordinance/resolution duplicate/conflict with/companion to/relate to any existing County ordinance/resolution or other adopted policies? If so include details of county adopted ordinance/resolution and dates. Summarize the relationships, conflicts or overlaps.

2. Consequences of Not Enacting this Ordinance/Resolution:

If there are any consequences of not enacting this ordinance/resolution please describe.

3. Technical Issues”

If there are any incorrect citations of law, drafting errors or other problems, amendments that should be considered or any other alternatives which should be considered in enacting this ordinance/resolution please describe.

4. Community Impact:

Briefly describe the major positive or negative effects the ordinance/resolution might have on the community including, but not limited to, businesses, neighborhoods, families, social service provider and other institutions such as schools, churches, etc.

THE BOARD OF COUNTY COMMISSIONERS OF  
SANTA FE COUNTY

RESOLUTION 2013-\_\_

**A RESOLUTION AMENDING PROCEDURES FOR RESOLUTIONS WITH A FISCAL  
IMPACT; REQUIRING FISCAL IMPACT REPORTS; PRESCRIBING UNIFORMITY  
OF FISCAL IMPACT REPORTS; ENSURING PUBLIC INPUT ON RESOLUTIONS;  
RESCINDING RESOLUTIONS NO. 2012-056 AND NO. 2013-026  
(Introduced by Commissioner Mayfield and Commissioner Chavez)**

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**WHEREAS**, the Board of County Commissioners of Santa Fe County ("the Board") passed Resolutions 2012-056 and 2013-026 to increase public input on resolutions and to improve transparency and fiscal reporting on Board decisions;

**WHEREAS**, the Board desires to combine the two resolutions and streamline the process for introducing and approving resolutions;

**WHEREAS**, in combining the two resolutions, the Board desires to retain the qualities of public input, transparency, fiscal reporting and accountability in its decision-making process;

**WHEREAS**, the Board recognizes the importance of developing a uniform procedure for determining the fiscal impact of resolutions, including those creating new programs or policies, amending existing programs or policies, or for one-time expenditures including real property acquisition and construction or acquisition of County facilities and the reoccurring expenses (staffing, operation and maintenance, insurance) associated with those facilities;

**WHEREAS**, fiscal impact reports would be useful if they provided cost and revenue projections and a cumulative forecast of the fiscal impact over at least four years following action;

**WHEREAS**, fiscal impact reports are most beneficial if they are provided in a uniform format, contain quantifiable fiscal information, and objectively analyze the proposed action;

**WHEREAS**, input from the citizens of Santa Fe County that informs the Board of public opinion is always useful to help make informed decisions; and

**WHEREAS**, the Board desires to implement a policy of fiscal impact reports as described, to invite public input on all of its proposed resolutions, and to rescind prior resolutions that are not consistent with this resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF SANTA FE COUNTY, AS FOLLOWS:**

1. Public comment shall be invited individually or collectively on each resolution appearing on the agenda for action. Public comment on items not on the agenda shall be heard during the agenda item entitled "Matters of Public Concern," and public comment on resolutions appearing on the agenda may be heard during the relevant item or at the call of the Board Chair. Failure to solicit public comment during any item of a Board Meeting shall not affect the legal validity of any action taken on the item.

2. Each policy resolution considered for action that has a fiscal impact shall be accompanied by a fiscal impact report. The fiscal impact report shall be prepared prior to the meeting during which approval is expected. The report shall analyze the immediate impact of the resolution under consideration; if subsequent action will be required to implement the resolution under consideration, only the immediate impacts of the resolution under consideration shall be analyzed. The report shall detail the expected costs and revenues over the first four years following adoption of the proposed resolution, and the fiscal impact report shall be included as part of the packet material for the BCC meeting during which action is expected. A proposed resolution that states a position but that does not make an expenditure or direct staff action shall be deemed to have no known fiscal impact and no fiscal impact report shall be required.

3. If a proposed resolution is changed significantly during the meeting so that the fiscal impact of the resulting program, policy, or acquisition is changed, or if the preparation of a fiscal impact report is warranted and not provided, the Board may vote to table action on the resolution to the following meeting.

4. Because Resolution No. 2009-02 ("The Rules of Order") already permits items to be tabled, withdrawn, postponed or subjected to multiple hearings, multiple hearings of resolutions are not specifically required and Resolution No. 2013-026 is not needed and shall be rescinded. Resolution No. 2012-56 is superseded by the public input provisions of this resolution and shall also be rescinded.

**PASSED, APPROVED, and ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.**

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
**Kathy Holian, Chair**

**Attest:**

\_\_\_\_\_  
**Geraldine Salazar, County Clerk**

**Approved as to form:**

Stephen C. Ross, County Attorney

REC CLERK RECORDED 12/11/2013



Oshara Village  
LIVE WORK PLAY

November 11, 2013

Ms. Katherine Miller  
Santa Fe County Manager  
102 Grant Avenue  
Santa Fe, New Mexico 87501

HAND DELIVERED

**RE: Offer to Deed Over in Perpetuity, the Oshara Wastewater Collection, Treatment and Appurtenant Systems to Santa Fe County**

Dear Ms. Miller,

On behalf of Oshara Wastewater Utility LLC and Oshara Village Combined Owners Association, we respectfully submit this offer to deed over to Santa Fe County, the wastewater collection system, plus the treated effluent water reuse system owned by the Oshara Utility Company, Inc. (OUC). The County could then operate, maintain, repair and replace (OMR&R) these facilities as it sees fit and in perpetuity. Furthermore, each current, as well as future customer within or without the currently County-approved Oshara service area, would become a paying wastewater customer of the County's Water Utilities.

#### HISTORY

The Oshara wastewater system is located in Santa Fe County, Section 16, T16N, R9E, and was originally approved by the Santa Fe Board of County Commissioners to serve a 735 residential-unit subdivision, plus a minimum of 1,116,000 SF of light industrial and 205,000 SF of neighborhood center space. The master plan and all subsequent engineering work were approved by the County in 2006. At a later date, Santa Fe County deemed all infrastructure construction for the development to be complete, as the financial guarantee was released. In 2010, and in the midst of a global economic crisis, the developers defaulted on their obligations to Century Bank and others. Century Bank accepted some of the subdivision lots and their value at the time, in lieu of loan repayment and foreclosure. The lots not owned by the Bank are currently owned by individual lot owners. The Oshara Village Combined Owners Associations (OVOA) owns the open space where some of the effluent is discharged, the wastewater collection lines and the easements that contain these lines. OUC owns the treatment plant, including the lift station and effluent discharge permits USEPA NPDES NM00030813, and NMGDP 1532.

## **OSHARA WASTEWATER SYSTEM DESCRIPTION**

The systems primarily consists of 6,400 LF of wastewater lines, 900 LF of 4-inch wastewater force main, a tertiary wastewater treatment plant with capacity to process 30,000 gallons per day, a treated effluent distribution system onto individual lots and common open spaces. Treated effluent is discharged onto the Arroyo Hondo outside the irrigation period.

All collector lines are 8-inch diameter gravity-flow and convey wastewater into the plant's lift station, from which it is conveyed by force main to the head works of the sequencing batch reactor (SBR) plant. All parts of the system were designed by a NM-licensed engineer, in compliance with applicable standards, including Santa Fe County's. The entire set of subdivision engineering plans, which included the wastewater system were reviewed by Santa Fe County and found to be in compliance with all applicable Code requirements. Construction of the facilities was performed by licensed contractors and verified by County officials as compliant with the approved project documents. Televised inspection records of all wastewater lines, as well as other applicable documentation were submitted to Santa Fe County at the completion of all work.

The treatment plant is a modern facility that treats wastewater on the basis of activated sludge technology, set in a SBR mode. It has operated and currently operates within the parameters for which it was originally designed and installed. The plant is permitted to operate under the direction of a part-time attention of a NM certified Level 3 Wastewater Operator, plus any labor necessary to provide preventive and corrective maintenance to the equipment and keep the plant site in proper shape. All equipment and their controls were designed and installed so that the operator could retrieve information and perform essential operations from a remote location. The current plant's processing capacity of 30,000 gallons of wastewater per day can be relatively simply and inexpensively expanded to twice its current capacity.

The plant was design based on what is now proven to have been conservative water use assumptions, and its current capacity, would be adequate to meet the needs of full build out (including the rezoning request currently before the BCC), and would leave capacity to spare.

Based on County water utility records for this subdivision, the residential water usage is an average of 0.137 AFY, or what is equivalent to 122 gallons per residence, per day. The treatment plants capacity of 30,000 GPD would be adequate to serve 245 residences at full build out. Beneficial use of the treated effluent was originally designed as part of the effluent disposal picture at Oshara, and water from the plant is currently being used for landscape irrigation through an existing independent distribution network of pipes.

## **WHY THIS IS GOOD FOR THE COUNTY**

1. Based on the cost at completion (2004) and after applying standard depreciation rates, the current value of the wastewater collection and treatment system, plus the valid NPDES permit is estimated at \$930,000. Deeding these assets to the County would be Oshara Village's contribution to the County's ability to comply with the numerous responsibilities it acquired when the Sustainable Growth Management Plan (SGMP) of 2010 was adopted by the BCC. According to the SGMP, Oshara Village and a number of properties around it are part of the Sustainable Development Area-1 or SDA-1. The Plan identifies SDA-1 as the County's primary



development area, where basic infrastructure will be planned, budgeted and made available by the County.

2. The capacity of the system Oshara Village is willing to deed the County is designed to adequately meet the demand of Phase 1 of the current development (175 units). The remaining 560 units this system could serve would require an expansion of the secondary and tertiary wastewater treatment systems. Eight years after the recording of the plat, the project has developed less than one third of the units anticipated in the current development. In realistic terms, the completion of the 175 units will take most of the next decade. However, the County will be in the position to make every unit built in that period subject to impact/utility expansion fees. Funds generated this way would be used to pay for the expansion of the wastewater treatment works, as necessary to meet the increasing service demand.
3. In the strictest private enterprise setting, the investment would be expected to generate annual revenues capable of covering the systems' costs of operations, maintenance, repairs, capital replacement and profit, or ROI. However, at the current user rate and size of the customer base, these facilities only generate revenues of approximately \$40,000, from wastewater customers alone. No revenue is realized from supplying irrigation water for open space in Oshara. Although OMR&R costs are approx. 40% higher than revenues, based upon what is currently under construction and in conversations with other multiple lots owners, it is anticipated that the customer base could increase by up to 50% by the fall of 2014, with a proportional increase in revenues.
4. The County has the legal standing to establish a special wastewater rate district, to account for the additional cost of wastewater OMR&R in Oshara, and adopt the system without negatively impacting the rest of the service area.
5. As the plant's capacity is more effectively used (prompted by growth in the current customer base), plus having the plant in the hands of specialized staff, and in the context of economies of scale, the County will be able to reduce the cost of treatment from the current \$34/1,000 gallons to a reasonable fraction of it. This would allow the County to gradually reduce the rates for the users in Oshara.
6. In addition, as the County Water Utilities has already established rate and other conditions for the sale of effluent water, the County would be in the position to extend its non-potable water customer base from the any available overage of effluent not used in the subdivision. This product can be used in lieu of potable water for construction, irrigation, and other purposes, and to help advance the cause of full re-use.
7. The fifty-three households that currently discharge wastewater into the system would immediately become paying customers of the County. The County can establish a special transitional rate to these customers, based on the fact that they would represent a revenue deficit for the next two years. Adopting Oshara under these terms would not be any different than it is for residents of Aldea, Turquoise Trail, and others that are now in the process of being integrated into the County's service area, because of the 2008 City-County Annexation agreement or any other reason. Santa Fe County has a burgeoning utility, as the legal and administrative means to enforce its rates that Oshara and many other private utilities do not have.

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8. It behooves Santa Fe County to have control of the wastewater generated in any community that is also supplied with County Utilities' potable water, as the basis of any effort toward realizing the water-right value of wastewater, water reuse or re-potabilization of wastewater in the future.
9. This amounts to an addition of \$1.75 million worth of fixed capital assets and upwards of \$500,000 of annual revenue, once the full potential of the facilities is achieved at the time of Oshara Village's build out and other customers hook up from adjacent properties. This does not even include any potential revenue stemming from the sale of non-potable water. All these factors together will contribute to a gradual increase in the County's ability to leverage capital to be used in expanding water and wastewater services around the already defined SDA-1.

#### **WHY THIS IS GOOD FOR OSHARA RESIDENTS AND OTHER ADJACENT AREAS IN SDA-1**

1. Unlike Santa Fe County, OVOA does not have a favorable position as the owner of a wastewater utility. In general, wastewater utilities are not set up to be profitable in the long run, given the stringent regulatory environment (USEPA, PRC, etc.) and their inherent disadvantage in terms of their ability to enforce rates.
2. Unable to maintain a reliable revenue stream, OVOA will always be at risk of having to defer maintenance, thus allowing the wastewater system to gradually deteriorate. This would directly affect the Oshara Village's ability to grow, thus affecting the value of its properties and those in the immediate areas. Allowing the County to operate in an area where the County has the expertise and inherent advantages, would be in the best interest for the Oshara Village residents and their neighboring communities.
3. The less than originally anticipated growth rate at Oshara Village cannot be blamed solely on developers' inability to execute their plans, or the County's inability to ensure the developers compliance with their plans. Both the developers and the County would have been hard-pressed to predict the conditions that ensued following the global market crisis that became obvious in Santa Fe County starting in 2009. However, we believe that by Santa Fe County taking over the operations and maintenance of Oshara Village's wastewater infrastructure, it could eliminate the potential for the project to ultimately fail and affect the economic picture of the entire County.
4. Because the residents of Oshara Village are already customers of the Santa Fe County Water Utility, and are pioneers in the Community College Development District and the designated SDA-1, Oshara Village's success would speak wonders for the County's ability to put its constructive efforts behind their rhetoric and the tenets of the SGMP.
5. The proposed transaction will allow the OVOA to discontinue the subsidy of wastewater utility operations, and instead apply those funds to support adequate maintenance of streets, open space and recreation facilities, as well as other common ownership grounds.
6. The proposed is a great example of a win-win situation proposed to the County, not by developers, but by residents and lot owners who have relied upon the County's approvals of the subdivision, to invest their money in new homes and businesses.

**CONCLUSION AND REQUEST**

We believe our offer is one, which if accepted by the Santa Fe County Board of County Commissioners, would be in the best interest of the County, as it would protect tax payers from the effects of a deteriorating condition in this highly visible area of the designated SDA-1. It would be a good thing for other customers of the utility, as the value of the proposed donation would result in immediate and lasting conditions that would assist in the utility's efforts to extend services to more existing residents of the SDA-1 and other metropolitan areas outside the City limits. Therefore, OVOA and OUC are hopeful that the Board of County Commissioners will support this proposal and as soon as possible allow the donation.

Sincerely,



Beth Detwiler, President of the Oshara  
Village Combined Owners Associations



Tai Bixby, Manager  
Oshara Utility Company Inc.

# PROJECT LAUNCH

and

# The Santa Fe Early Learning Center



**Santa Fe**  
children's project™

**United Way**



**United Way  
of Santa Fe County**

# A short history of



PROJECT  
LAUNCH



# Project Launch Programs

- **First Born<sup>®</sup>**
- **Pre-Kindergarten**
- **Afterschool Programs**
- **Parent Education**



# The PROJECT LAUNCH Young Child Wellness Council



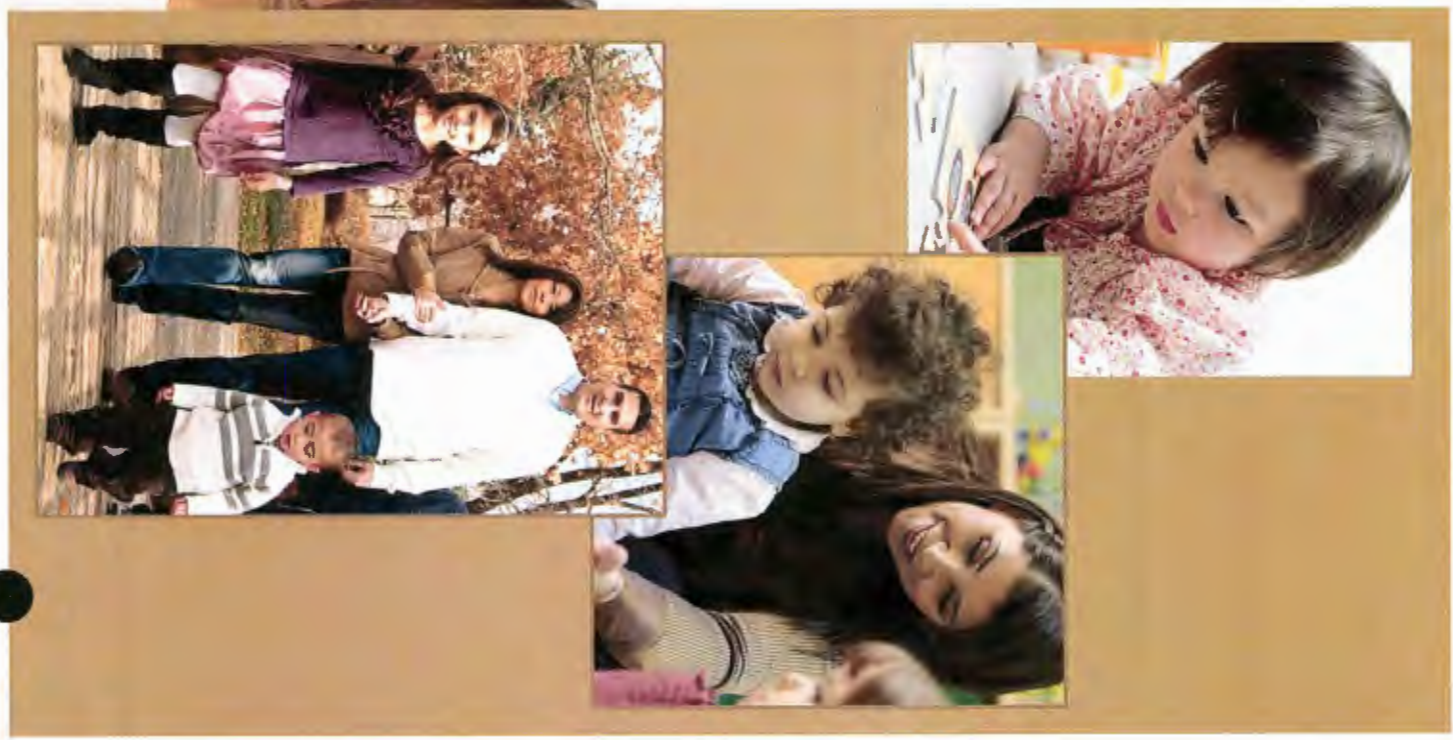
# ADVISORY COUNCIL RECOMMENDATIONS

- **Postpartum Home Visiting**
- **Family Friends and Neighbors Support**
- **More High-Quality Child Care**





# The Santa Fe Early Learning Center





# SANTA FE COUNTY OLD JUDICIAL COMPLEX **Feasibility Study**

NOVEMBER 12, 2013



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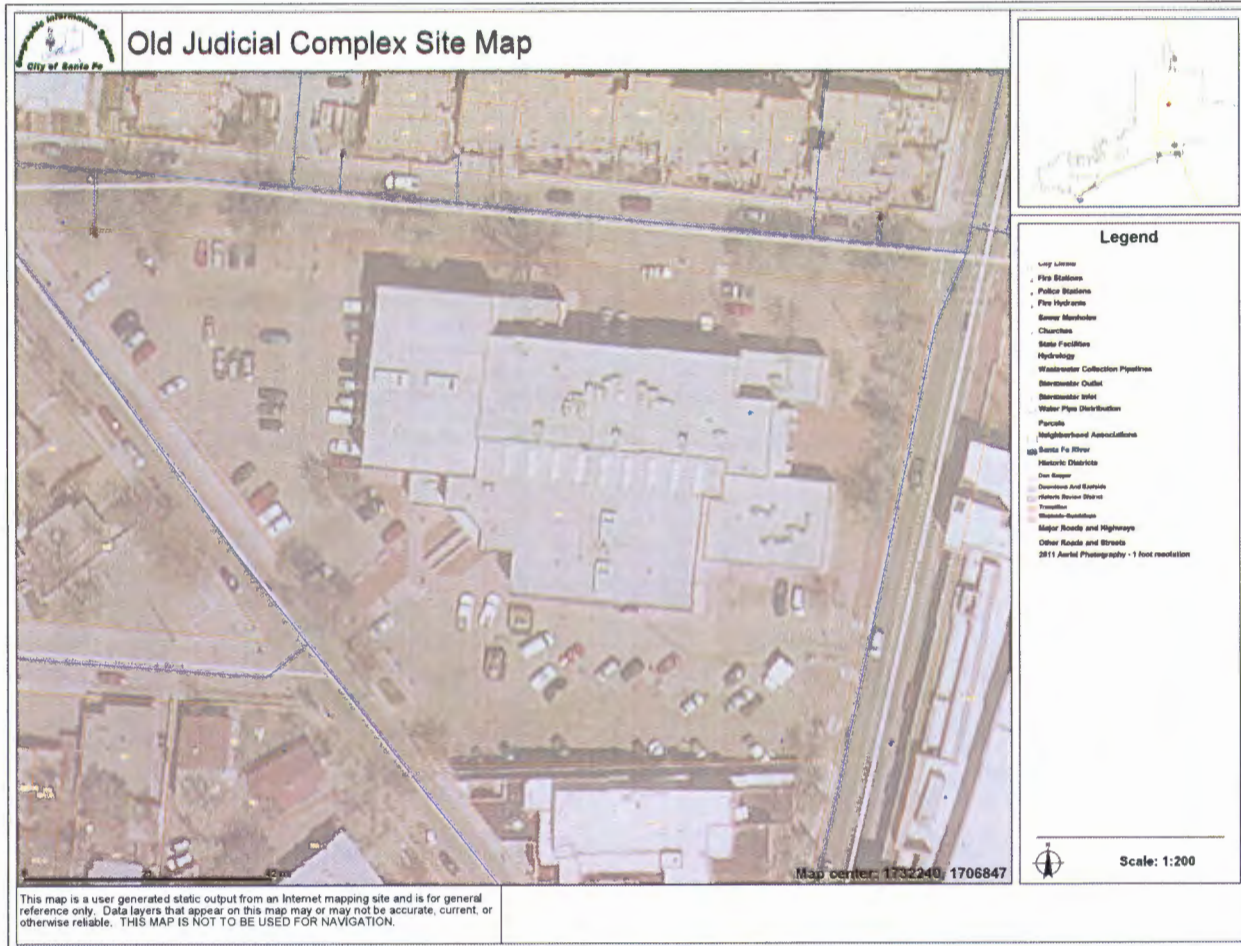
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# PROJECT OVERVIEW



## Project Overview

### Introduction

This Feasibility Study is to determine the highest and best use for the site and structure of the Santa Fe County Old Judicial Complex (OJC). County agencies currently occupy many buildings in and around Santa Fe. Some of this space is owned by the county and some space is leased by the county. The leased space varies in quality and employee density. The 102 Grant building is overly crowded with employees in inefficient/substandard work spaces. The many different locations of county services result in inconvenience and inefficiency for the public and staff.

The vacant OJC building and site, when combined with the historic 102 Grant building, present the county with a unique opportunity to consolidate many county activities and agencies in a downtown Santa Fe campus for county government. Counties and cities throughout New Mexico have been consolidating government activities to improve the constituent convenience and experience while enhancing efficient delivery of services and improved staff efficiency and interaction. These "One-Stop-Shops" have proven to be extremely successful and greatly enhance the effective delivery of service and the public perception of "good government."

These two buildings can accommodate most county functions and the OJC site is large enough to create additions which further consolidate county agencies in downtown. This study includes several options for the re-use of the building and possibly a new building constructed on the site to replace the existing building.

Currently, the county pays annual leases of \$299,183 for downtown offices, which includes \$19,500 for leased parking spaces. Further, the county pays operation and maintenance costs for all the facilities it owns or occupies.

The OJC site slopes from east to west (approximately 10 feet in elevation) and is ideally situated to accommodate a two-story parking deck as shown on Option 3A and 3B, which can fulfill most of the county's parking needs downtown. Option 1A has surface parking only and Option 1B has a two-story parking deck. On Options 2A, 2B, and 2C, additional levels of parking could be constructed; however, these underground levels of parking are significantly more expensive to construct.

A fully renovated or new building on the OJC site will result in savings on annual lease/O&M expenses, a modern/efficient workplace environment, greatly improved air quality, daylighting, energy and water conservation, convenience for the constituency, improved staff performance/interaction, and dedicated parking for county employees and the public.

The Studio SW team has prepared this Feasibility Study to evaluate options for the property known as the Old Judicial Complex. The 2.3-acre site is located at the intersections of Grant Avenue, Catron Street, and Griffin Street in downtown Santa Fe. Currently existing on the site is a two-story building of approximately 57,987 square feet, formerly used as a junior-high school, the First District Court, and 138 surface parking spaces. Four options for the property accommodating county space needs were identified:

### "OPTIONS EXAMINED FOR FEASIBILITY"

1. **Renovate the existing building to accommodate/consolidate county elected officials and other administrative offices currently housed at 102 Grant Avenue and other leased space downtown, or outlying office space, and construct the required parking on a surface parking lot or in a parking structure (126 surface or 243 structure spaces).**
2. **Renovate the existing building for county use as noted in #1 above and add space to the existing structure to accommodate other uses and provide for future county expansion. Construct the required parking in a parking structure (317 or 330 spaces).**
3. **Demolish the existing building and build a new county administrative building for county use as noted in #1 above on the site with area for future county expansion. Construct the required parking in a parking structure (329 spaces).**
4. **Sell the entire property, building, and land. Identify a site, purchase land, and construct a new consolidated county administration and county commission building on a site with the required parking on a surface parking lot (425 spaces).**

**Activities performed include:**

I. Existing Conditions Analysis (page I-1): Our team of structural, mechanical, and electrical engineers and architects have examined the building to assess the potential for renovation. The general conclusions are that the building is generally structurally sound (remedial structure modifications in certain areas are necessary). Complete gut and renovation of all mechanical/electrical systems, architectural finishes, and a new contemporary restroom core and two new elevators are recommended.

Archeological, Environmental, and Historic Design: Anticipating this work, the county commissioned several studies including anticipated environmental conditions at the site. The team reviewed and summarized the Phase 1 archeological report. The county has also provided environmental assessment reports for the interior and exterior of the building and site. An exterior environmental assessment report and further investigation for discovery/analysis of subsurface conditions is currently being performed. The current historic status of the building and process for City of Santa Fe Historic Design review and approval is summarized in the report.

Economic, Cultural, and Social Impacts: The team examined the economic, social, and cultural impacts of the four identified options. A commentary is included for each.

II. County Space Needs (page II-1): The team developed space needs for the Treasurer, Assessor, County Clerk, Growth Management, IT, Projects, and Community Services to review and determine space needs, fleet parking requirements, and growth potential. These elected offices and county departments were determined to be the most likely candidates to move to a renovated OJC. Interviews with department staff identified some organizational groupings that are desired by the users, including combining GIS, Planning, Land Use as "Growth Management," and including Teen Court with the rest of Community Services. Additionally, county staff identified elected offices and county departments most likely to remain at or relocate to vacated space at 102 Grant. County staff gathered staffing and special space requirements from the proposed occupants of 102 Grant, and the planning team developed preliminary space needs for those organizations based on data provided.

III. Plan/Parking Options (page III-1): Plan options and parking requirements and options have been developed by the team. Each option has been evaluated for capacity to meet the needs for county employees, county fleet vehicles, and public parking for each of the different building options. The team developed cost estimates for the four identified options including a cost to purchase acreage and build a new facility at a remote site.

- Additional newly constructed square footage could also potentially accommodate other uses such as retail/office/restaurant lease space, including discounted artist incubator space. Other proposals include space for infant and child daycare services.
- In coordinating the project with neighborhood interest, it was discovered there is a market for at least 50 parking spaces that could be provided to an outside party. The team has included this potential opportunity in the parking options.

IV. Sustainability (page IV-1): The team evaluated the pros and cons of each and reuse/refurbishing the existing building versus a new building on the site. Sustainability targets and methodologies for the existing or new building were evaluated.

V. Market Analysis (page V-1): The team analyzed the possibilities for mixed-use functions on the site in the existing and expanded building. Assumptions used in calculating project costs and public-private partnership models and finance options were considered. Redevelopment options are summarized for net annual cost of each option, including detailed redevelopment cost assumptions. Conceptual costs estimates were prepared for each development option. Construction cost comparison and parking comparison of each option is included in this section.



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## **I. EXISTING CONDITIONS**

- A. Structural (OJC)
- B. Mechanical & Plumbing (OJC)
- C. Electrical (OJC)
- D. Existing Space Use at 102 Grant Avenue
- E. Archeological Study
- F. Environmental Assessment
- G. Historic Design
- H. Building Codes
- I. Marcy Subdistrict Design Standards
- J. Potential Impacts of OJC on Downtown

Our team of structural, mechanical, and electrical engineers and architects have examined the Old Judicial Complex building and site to assess the potential for renovation. The general conclusions are that the building is generally structurally sound (remedial structure modifications in certain areas are necessary). Complete removal and renovation of all mechanical/electrical systems, architectural finishes, and a new contemporary restroom core and two new elevators are recommended. This section also includes the current space use at 102 Grant Avenue. The preliminary Geotechnical Report summary is included in the Appendix.

### Structural

#### Structural Overview

The Santa Fe County Old Judicial Complex is comprised of multiple phases of construction. These include the original school building built in 1937 and two phases of courtroom additions, the first completed in 1979 and the second completed in 1985. The structural systems vary significantly between the original building and the later additions. The original building structure is wood framing for the floors and roof, and masonry exterior walls. The 1979 and 1985 additions are steel frame and concrete floor and roof and masonry exterior walls.

An analysis of the existing framing was performed to determine the structural capabilities for future planned uses. It is anticipated that the building will continue to be used to provide office space for government agencies, and thus, the framing has been analyzed for compliance with the appropriate live loads per ASCE 7-05 and the International Building Code. Office use requires a live load of 50 pounds per square foot and an 80 pound per square foot live load in permanent corridor areas.

On-site investigations based on drawings provided of the remodeled and additions to the original school have been conducted to determine framing member sizes and spacing. As-built drawings of the 1979 addition are available and have been used to obtain framing member information. On-site investigation of the 1979 addition has not been performed. It should be noted that the latest addition completed in 1985, the second floor northwest courtrooms, was investigated on-site and appears to be constructed with identical framing to the southern, second-floor courtrooms. The exception is the large courtroom which will require additional investigation. As-built drawings of the 1985 addition are not available for review.

#### Original School Building

The original school building, constructed in 1937, has a framing system primarily of wood joists and clay tile walls. The main corridor is constructed of a concrete pan-joist slab system. The entire first floor of the school building is wood frame over a crawl space.

The structural adequacy for office use varies between areas and can be seen on the following color-coded sheets. Ninety percent of the second floor framing is inadequate to carry the required live loading. The exception being the north wing, colored yellow. This area is adequate for strength, but does not meet minimum deflection criteria. Roof framing over these areas is also mostly inadequate, with exceptions in the corridor and entry because existing framing size and spans are adequate.

The first floor framing is adequate for the original school building, but is so due to shoring that has been put in place in the crawl space. An original attempt at shoring the joist framing was constructed in the northern wing with steel. This has since fallen away from the framing by approximately 1/8 inch to 1/4 inch. A second attempt at shoring was constructed with laminated veneer lumber beams and temporary screw jack supports adjacent to the steel. The laminated veneer lumber shoring has also been constructed in the southern wing. The footings used for the screw jacks are 8-by-8-by-4-foot wood members placed directly on the soil. Though the temporary shoring reduces the first floor framing span, making the joists adequate, the shoring itself is inadequate and of a temporary nature. Thus, this must be replaced with a permanent solution similar to the original steel shoring used in the north wing (beams, columns, and concrete footings to shorten the spans). See photos at right.

Additional investigation required to confirm structural framing and bearing capacity will need to be performed in areas that are inadequate to confirm framing member sizes and spacing. Additional investigation is also required in the main corridor to determine whether steel reinforcing is adequate in the concrete slab pan-joist system.

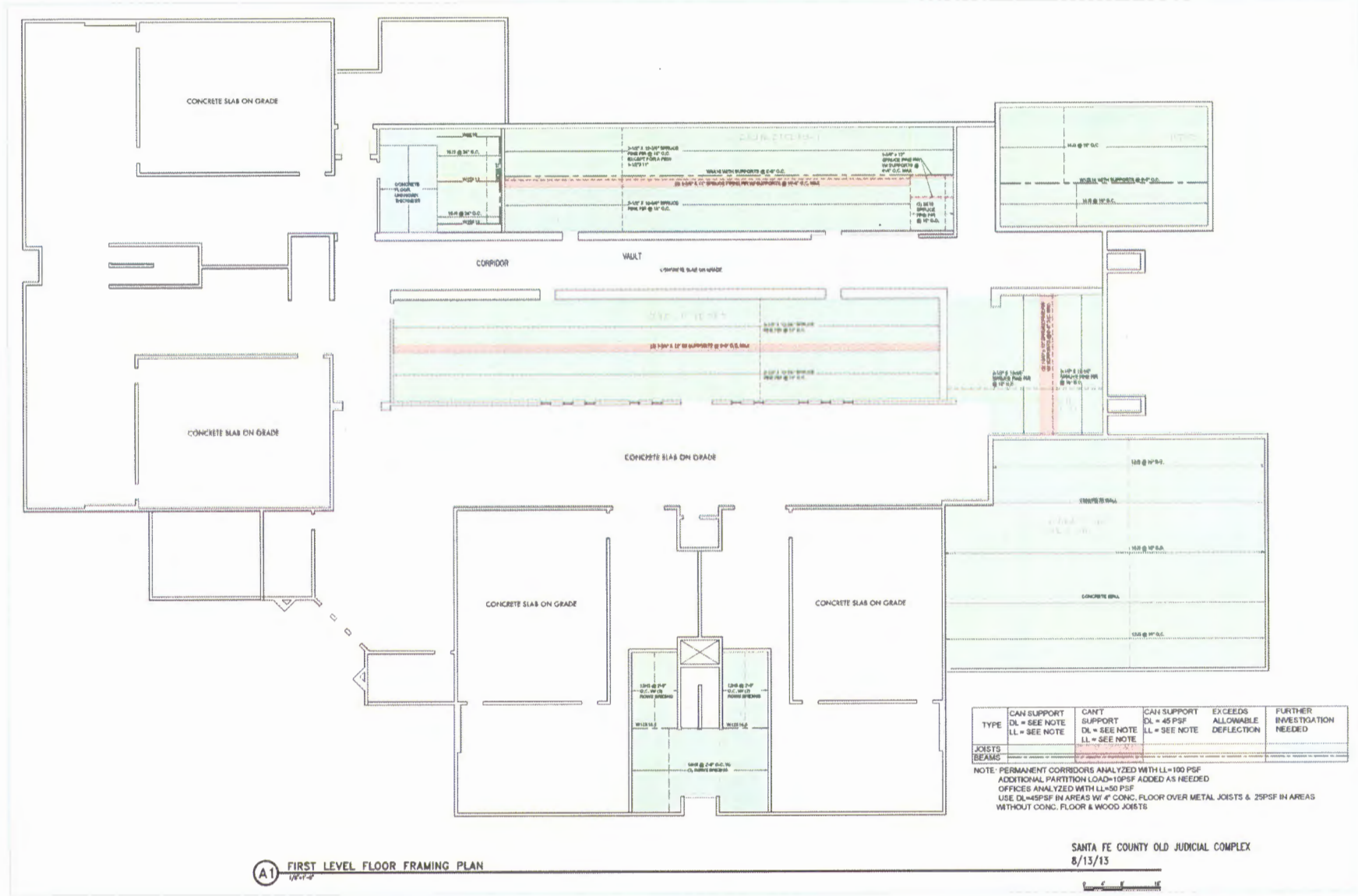
#### 1979 and Later Additions

The 1979 addition is constructed of steel framing members, including open-web steel bar joists and steel beams. Bearing walls are constructed of concrete masonry units. The existing framing in these areas is generally adequate, except where noted. The major exception is the type "L1" concrete masonry lintel in 14 locations, on both interior and exterior bearing walls. However, this type of lintel can be strengthened using cut-in double steel angles.

Further investigation is required to verify roof framing in the second-floor west courtroom corridor and, as previously mentioned, in second-floor large courtroom.



See following plans identifying areas of possible structural remediation.



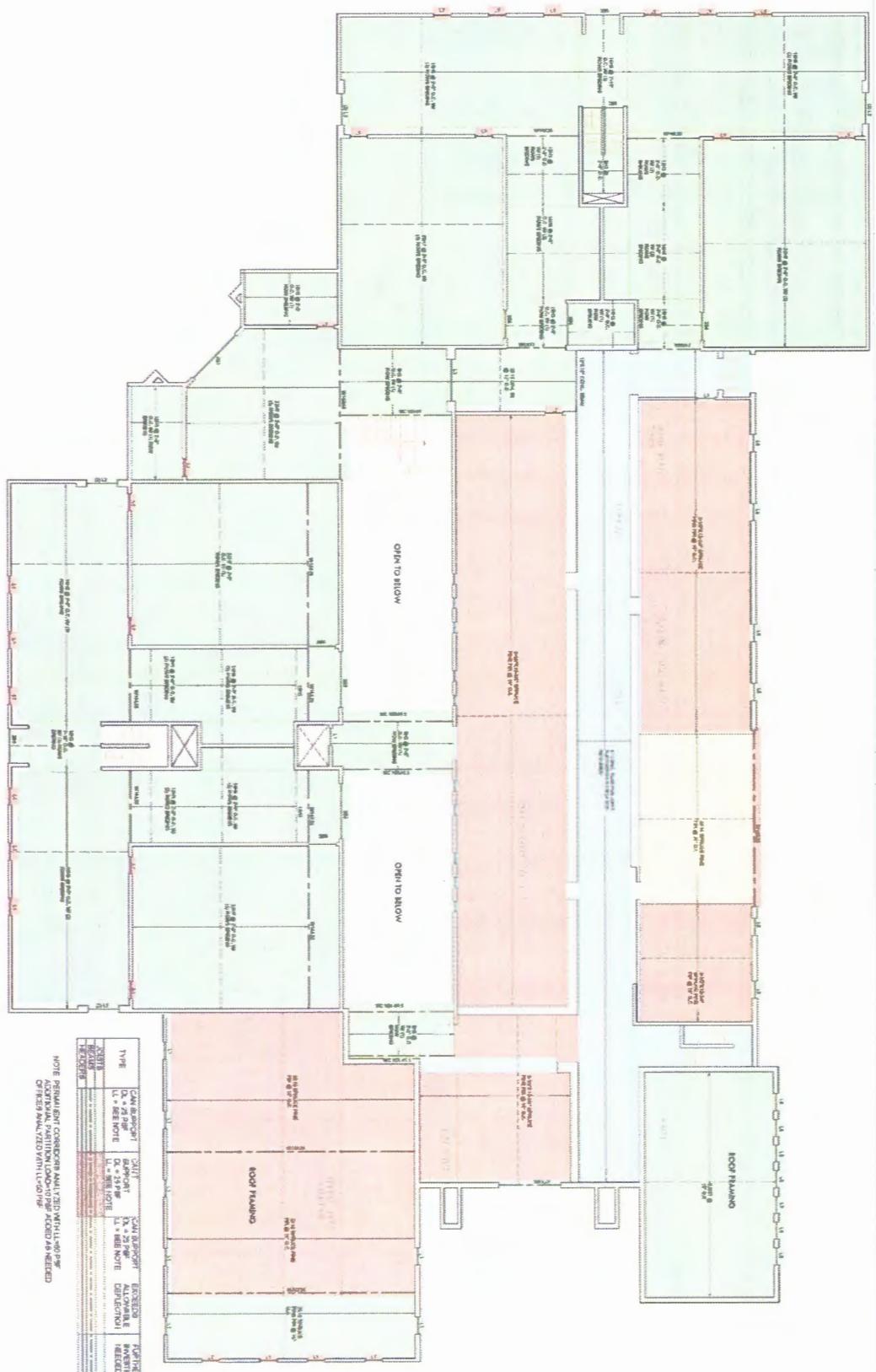
TYPE	CAH SUPPORT DL = SEE NOTE LL = SEE NOTE	CANT SUPPORT DL = SEE NOTE LL = SEE NOTE	CAH SUPPORT DL = 45 PSF LL = SEE NOTE	EXCEEDS ALLOWABLE DEFLECTION	FURTHER INVESTIGATION NEEDED
JOISTS					
BEAMS					

NOTE: PERMANENT CORRIDORS ANALYZED WITH LL=100 PSF  
 ADDITIONAL PARTITION LOAD=10PSF ADDED AS NEEDED  
 OFFICES ANALYZED WITH LL=50 PSF  
 USE DL=45PSF IN AREAS W/ 4" CONG. FLOOR OVER METAL JOISTS & 25PSF IN AREAS  
 WITHOUT CONG. FLOOR & WOOD JOISTS

**A1** FIRST LEVEL FLOOR FRAMING PLAN  
 1/4" = 1'-0"

SANTA FE COUNTY OLD JUDICIAL COMPLEX  
 8/13/13



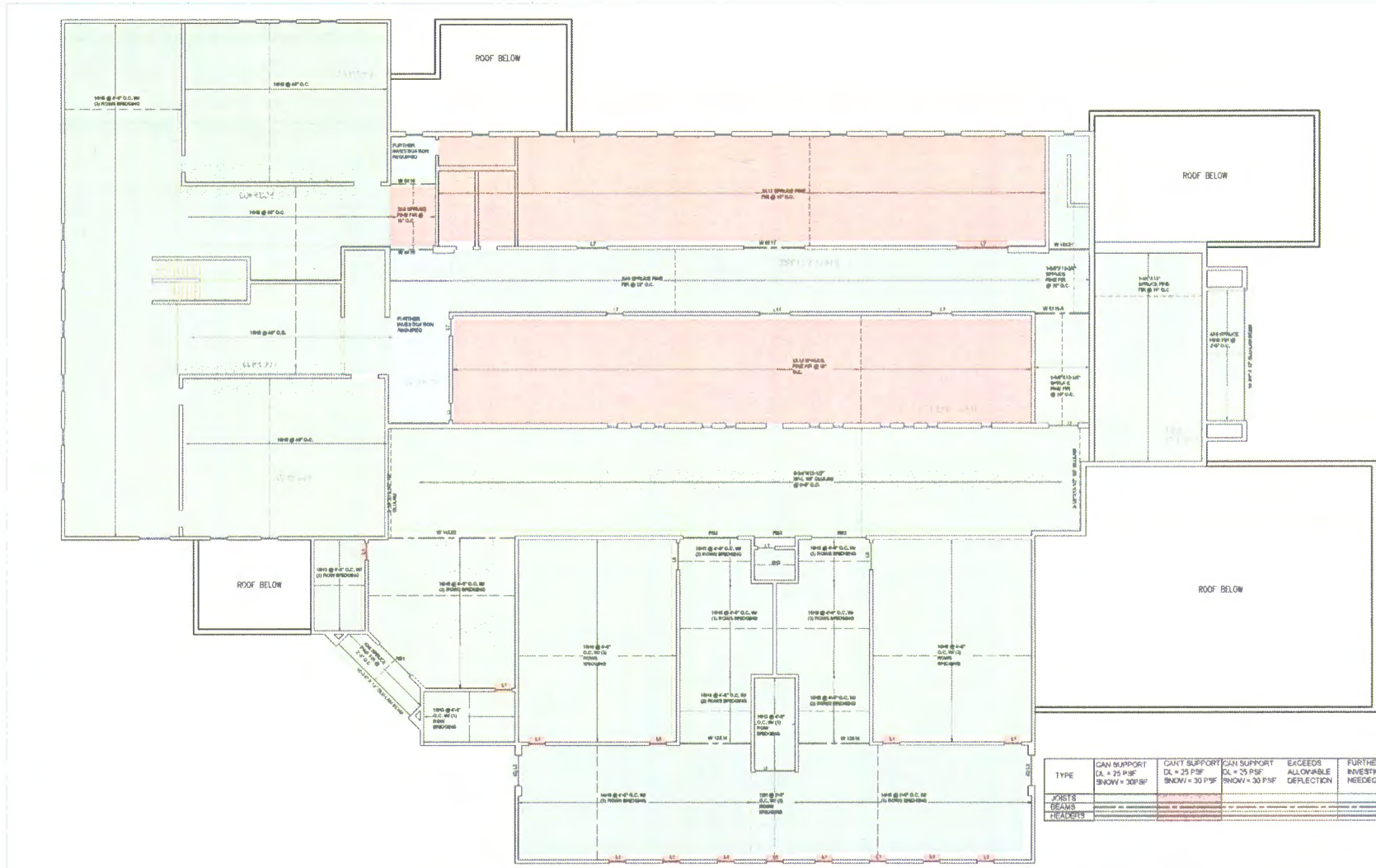


TYPE	CONCRETE	STEEL	WOOD	OTHER
CONCRETE	CONCRETE	STEEL	WOOD	OTHER
WOOD	CONCRETE	STEEL	WOOD	OTHER
OTHER	CONCRETE	STEEL	WOOD	OTHER

NOTE: PERMANENT CONNECTION ANALYSED WITH L-50-PWF  
 OTHERS ANALYZED WITH L-50-PWF

A1) FIRST LEVEL, ROOF / SECOND LEVEL FLOOR FRAMING PLAN

SANTA FE COUNTY OLD JUDICIAL COMPLEX  
 8/13/13



TYPE	CAN SUPPORT DL = 75 PSF SNOW = 30 PSF	CANT SUPPORT DL = 25 PSF SNOW = 30 PSF	CAN SUPPORT DL = 25 PSF SNOW = 30 PSF	EXCEEDS ALLOWABLE DEFLECTION	FURTHER INVESTIGATION NEEDED
PORTS					
BEAMS					
HEADERS					

**A2** SECOND LEVEL ROOF FRAMING PLAN  
1/2" = 1'-0"

SANTA FE COUNTY OLD JUDICIAL COMPLEX  
8/13/13





### Mechanical & Plumbing

The existing building is heated and cooled by conventional rooftop HVAC units (gas heat, electric cooling). There are four multi-zone units also in use. Controls for the HVAC system include some pneumatic controls from the 1979 renovation that are still in use. Existing HVAC systems are proposed to be completely replaced. Final options for new HVAC systems will be determined in the development phase of this project. A new HVAC system will provide operational economies and energy efficiency of new system designs.

Existing plumbing systems are proposed to be completely removed and new restrooms and plumbing systems installed to meet current ADA requirements in the best location in the building and higher water-use standards. The existing sanitary sewer lateral runs to Griffin Street. Another existing City of Santa Fe sanitary sewer line is also on the south side of the property. This line has a 25-foot easement from the property line to the north. The county will be required to coordinate with the surrounding infrastructure.

The existing building does not have a fire sprinkler system. A fire sprinkler system will be required for a renovated existing building or new building on the site.

The site is currently connected to city water by a two-inch line to Griffin Street. A new connection, size to be determined, to city water will be required to provide for a fire sprinkler system.

Existing gas service is provided through a 3-inch line. Upon evaluation of HVAC options, this line will be determined for adequacy or need of replacement.

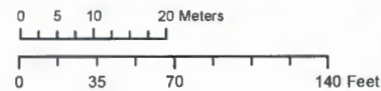
### Electrical

The existing building has 1600-amp 120/208 3-phase service from underground PNM lines on Griffin Street to a transformer in the south parking area. Future transformer location will need to be coordinated with the proposed parking structure. This service is split in the basement to provide 800 amps to basic building panels for outlets and lighting and 800 amps to a panel on the roof for the rooftop HVAC units. Upon determination of new HVAC options and potential additions to the building, the existing service may be adequate. Upgrading the service, if required, would be to 2000-amp maximum.



**Legend**

- |  |  |  |
|--|--|--|
|  Electric lines         |  Electric boxes |  Features     |
|  Gas line               |  Gas meters     |  Project Area |
|  Sewer line             |  Test Pits      |  LA144329     |
|  Telecommunication line |  Test Trenches  |  |



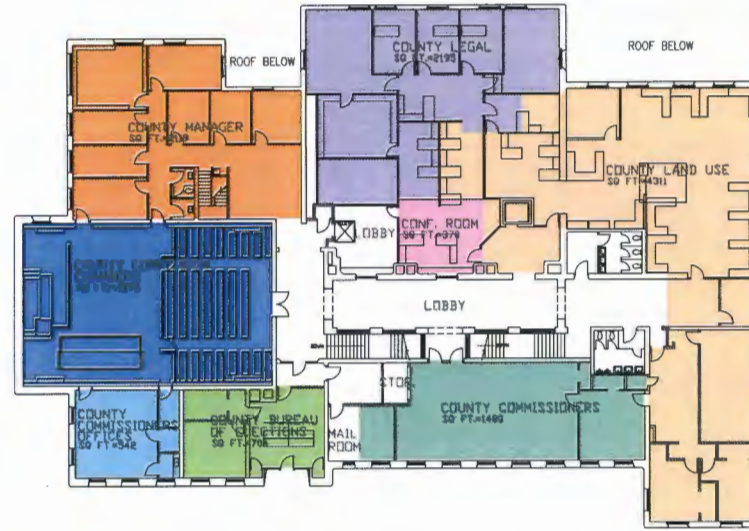
Source: Barbour and Wening, New Mexico Department of Cultural Affairs Office of Archaeological Studies



Existing Space Use at Administrative Building 102 Grant Avenue



FPO1



FPO2

LEGEND

- COUNTY ASSESSOR
- COUNTY TREASURER
- COUNTY CLERK
- COUNTY LAND USE & PLANNING
- ASSESSOR MOBILE HOME PERMITS
- GIS RURAL PROCESSING
- LT.
- COUNTY MANAGER
- COUNTY LEGAL
- COUNTY LAND USE
- COUNTY COMMISSIONERS
- COUNTY BUREAU OF ELECTIONS
- COUNTY COMMISSIONERS OFFICE
- COUNTY COMMISSIONERS CHAMBERS
- CONFERENCE ROOM

NOTE  
 PLANS SHOW GROSS FLOOR AREA FOR EACH EXISTING ADMINISTRATIVE FUNCTION.  
 CURRENT INTERIOR WALL PLACEMENT VARIES FROM THIS PLAN.

GROSS SQUARE FOOTAGE  
 FIRST FLOOR = 20,430 SQ. FT.  
 SECOND FLOOR = 17,396 SQ. FT.  
 TOTAL = 37,826 SQ. FT.



FIRST & SECOND FLOOR PLAN

102 GRANT STREET - SANTA FE COUNTY - EXISTING ADMINISTRATIVE BUILDING

I-8 Santa Fe County Old Judicial Complex

**Summary of Archaeological Study of the Old Judicial Complex Parking Areas**

The site of the Judicial Complex is located within the Griffin/Grant Triangle Historic Neighborhood and within the Santa Fe Historic Downtown Archaeological District (LA4450) and the Santa Fe Historic District, which is on the State and National Registers of Historic Properties. The site of the Old Judicial Complex is part of a recorded archaeological site, designated LA 144329.

In December 2012, the state Office of Archaeological Studies (OAS) conducted test excavations on 1.6 acres of the site commissioned by the county. This report (still in draft form) and the investigations complied with provisions of Section 106 of the National Historic Preservation Act (36 CFR 800), Executive Order 11593 (1972), and the National Environmental Policy Act of 1969 (91 Stat 852). They are in conformance with Section 18-6-5 (NMSA 1978) of the Cultural Properties Act (4.10.16 NMAC-N, January 1, 2006). Because the project area is within the City of Santa Fe Historic Downtown Archaeological District, all fieldwork followed the guidelines of the Archaeological Review District Ordinance (adopted October 12, 1987).

The project area encompasses the existing parking lots and the landscaped plaza on the northeast corner of the property. The purpose of the test excavations was to determine if significant buried cultural deposits were present within the project area. The test excavation included ten test trenches and hand-excavation of two test pits covering about 1,400 square feet of the site.

The investigation did not find prehistoric cultural deposits or human remains, but it did reveal a midden associated with eighteenth century occupation of the site and structural remnants linked to the Presbyterian Mission School, which was founded in 1867. The eighteenth and nineteenth century cultural deposits were not uniformly distributed across the project area. Intact cultural deposits were recorded in the northeast and central portions of the project area.

The OAS draft report recommended that the site is eligible for listing on the National Register of Historic places under Criterion D for the information it contains about life in a Santa Fe household during the Spanish Colonial Period and on an institutional setting during the American Territorial Period. The OAS further recommended that intensive archaeological data recovery be undertaken in the northeast and central portions of the project area where intact cultural deposits were recorded. It further recommends that archaeological monitoring take place in the other areas of the site where mixed cultural contents were revealed.

Figure 1, which is from the archaeological report, shows the areas that are recommended for archaeological discovery and monitoring.

Figure 1. Areas Recommended for Archaeological Data Recovery or Monitoring



Source: Barbour and Wening, New Mexico Department of Cultural Affairs Office of Archaeological Studies

All construction will follow the guidelines of the Archaeological Review Ordinance for the Downtown Archaeological Review District.

### Summary of Environmental Assessment

INTERA Incorporated performed a Phase I Environmental Site Assessment (ESA) which was completed in March 2013. INTERA conducted interviews with county staff and conducted site reconnaissance and a records review of the site and adjoining properties. Given the historic uses of the site, **the ESA did not identify any recognized environmental conditions (RECs) resulting from the past use of the site.** The surrounding vicinity is predominantly residential and office. A visual inspection and records review of the study area surrounding the site found evidence of one REC in the vicinity that merited concern.

The identified REC, the Washington Avenue Gulf leaking underground storage tank facility, is located 0.2 mile to the east of the site. Because of this facility's close proximity to the site, the assumed westward groundwater flow direction and the petroleum-hydrocarbon release at the Gulf site, **INTERA recommends the installation and sampling of three groundwater monitoring wells to examine any potential impact to groundwater. (This research is currently being done.)**

INTERA recommended a comprehensive building survey of the existing building for the presence of asbestos-containing building materials and lead-based paint. This research is completed.

INTERA further recommended that the mineral oil dielectric fluids in an existing electrical transformer on the site be tested for the presence of PCBs. If PCBs are found, the fluid should be changed to one that does not contain PCBs, and the fluid that contains PCBs should be disposed of by PNM.

#### Reference

INTERA, Phase I Environmental Site Assessment, Former 1st Judicial District Court Complex, 100 Catron Street, Santa Fe, New Mexico, Prepared for Santa Fe County, March 1, 2013.

### Summary of City Historic Design and Building Codes

#### Historic Design

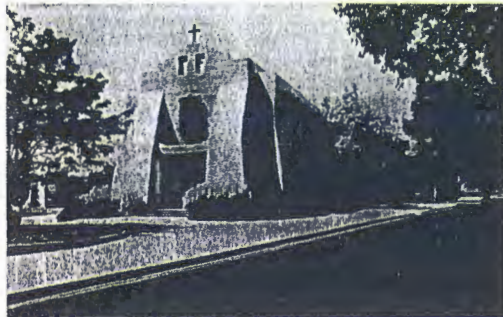
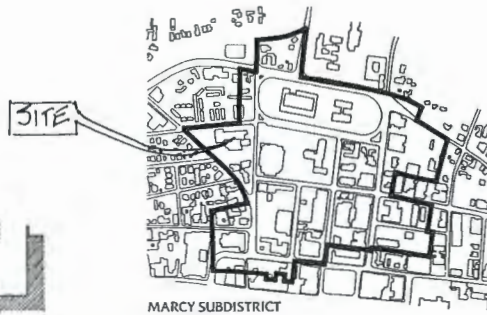
The existing Old Judicial Complex is within the City of Santa Fe Downtown and East Side Historic sub-district. The building status is currently listed as non-contributing. Given the age (34 years) of renovations, and additions to the former Leah Harvey Junior High School that formerly occupied the site, it is assumed the Old Judicial complex would not be elevated in status to contributing or significant. This is important in regards to the development options identified in Section III for renovations and additions to the existing building, or demolition of the existing building and construction of a new County Administrative building on the site. Retaining the non-contributing status will allow for more flexibility in considering the changes to the existing building in the renovation and addition options and allow for demolition in the new building option. No tax advantage is available for historic designations. The county has consulted with the HDRB on other projects for review and public input. The exact process the county would conduct with the city HDRB will need to be determined between county and city staffs.

#### Building Codes

The existing Old Judicial Complex zoning is within the City of Santa Fe Business Capitol District (BCD) Marcy sub-district. The design standards are summarized on page I-11 and include guidelines and objectives for development of buildings within this sub-district. County and city staff will need to review and establish which requirements and objectives will be considered for any of the identified development options.

City of Santa Fe Marcy Subdistrict Design Standards

MARCY SUBDISTRICT



CHARACTERISTIC STREETSCAPE

First Presbyterian Church viewed from Grant Avenue

PHYSICAL DESCRIPTION

BUILDING TYPES

- large, 2 story public buildings with extensive, landscaped grounds
- 1 and 2 story commercial buildings with minimal yards

ARCHITECTURAL STYLES

- Recent Santa Fe Style

BLOCK FORM

- discontinuous building mass surrounded by open space or yard
- building mass with intermittent breaks but minimal yards

STREET SECTION

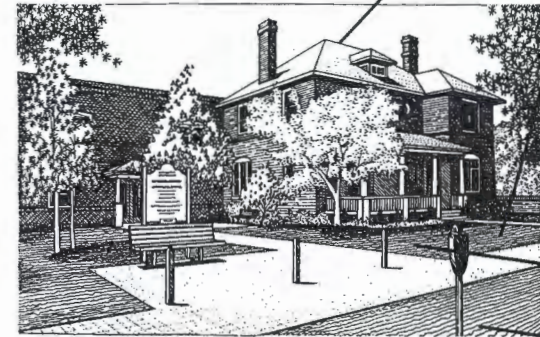
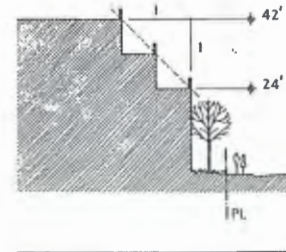
- wide, tree lined streets
- rectilinear street layout
- planting strip between street and sidewalk

CHARACTERISTIC BUILDINGS

- Federal Courthouse
- City Hall
- Berardinelli Building

HISTORY

Prior to 1891, Spanish, Mexican, and American governments utilized this area for their military establishments. The central portion of this subdistrict once contained a parade ground, stables, corrals, and barracks, while the southern portion housed administrative and officers' quarters.



DESIGN STANDARDS

(Ordinance Sections 14-26.77 – 14-26.85)

MAXIMUM BUILDING HEIGHT

- 42 feet
- wall stepbacks equivalent to one horizontal foot for each vertical foot over 24 feet are required.
- wall stepbacks shall be a minimum of 10 horizontal feet.

MAXIMUM LOT COVERAGE

- no restrictions except to meet building placement and open space requirements.

BUILDING PLACEMENT AND SETBACKS

- a front yard setback equaling the average front yard setback on the block is required on the east side of Washington Avenue between Palace Avenue and Paseo de Peralta and on the west side of Grant Avenue between Palace Avenue and Paseo de Peralta.
- elsewhere, there are no restrictions except to meet open space requirements.

MINIMUM OPEN SPACE

- 10% of lot area
- shall be located adjacent to front property line.

LANDSCAPE TREATMENT

- required in yards, open space, and planting strips.
- street trees required in curbside planting strips.
- on-site parking must be separated from public streets and sidewalks by a 3 foot tall wall or a 4 foot wide planting strip.

HEIGHT OF WALLS AND FENCES

- walls, fences, and hedges shall not exceed 4 feet in height.

PLACEMENT OF PARKING

- parking prohibited in front yards.

PORTALES

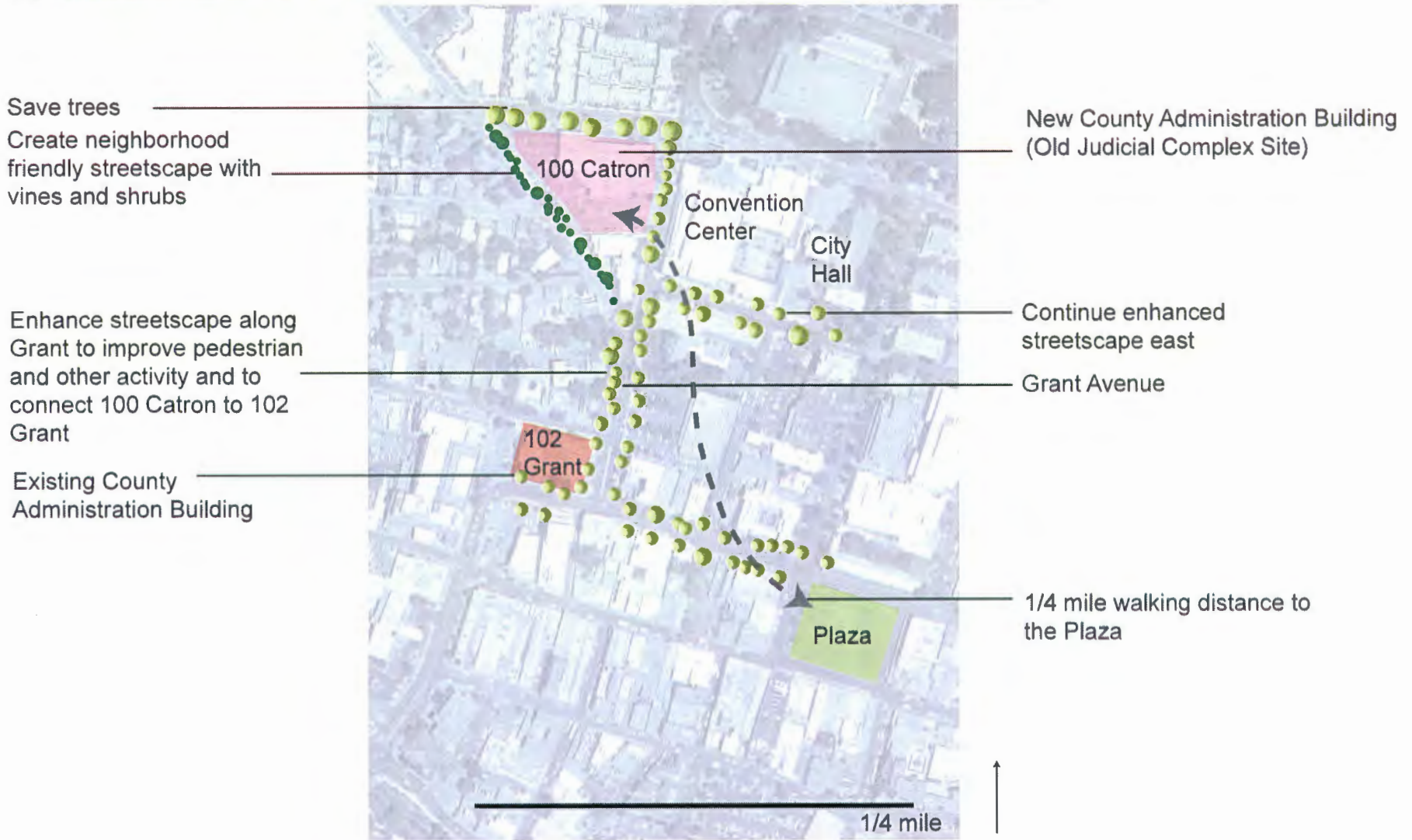
- portales prohibited in public right-of-way.

DESIGN OBJECTIVES

(Ordinance Section 14-26.76)

- maintain street trees and stands of trees as dominant elements
- maintain avenue features such as broad streets, planting strips, street trees and wide sidewalks
- maintain a sense of openness to provide occasional views of the mountains
- separate pedestrians from vehicles using planting strips and street trees while simultaneously providing enclosed pedestrian spaces
- maintain the relationship between the height and mass of trees and the height and scale of buildings

# Downtown Santa Fe County Administration Campus Urban Design Concept



### Potential Impacts of Judicial Complex Renovation on Downtown

Downtown Santa Fe has historically been the center of government for the County, the City of Santa Fe, and the State of New Mexico. The county's presence in downtown contributes to its identity as the state's most prominent government center.

The county benefits from proximity to the city and state government operations as well as related organizations like the New Mexico Association of Counties and NMFA. By being in the downtown, county staff can walk to joint meetings and easily coordinate with other government agencies in person. At the same time, other agencies are able to easily coordinate with the county.

The public accesses government services by coming downtown. The county's presence in downtown Santa Fe makes county functions accessible to the public, enables the public to accomplish multiple tasks in a single trip, and helps keep downtown Santa Fe relevant to the needs of Santa Fe residents.

Downtown is the primary location for firms that do business with local government. By remaining in downtown, the county is accessible to these firms for routine business with the county. Some of these businesses may make their location decisions based on proximity to county offices. Most Santa Fe title companies are located in the downtown area, for example. The location of county offices in the downtown helps maintain the diversity of local service businesses there.

Over 200 county employees work in the downtown. These county employees support downtown businesses, contributing to a healthy downtown business climate. When county employees eat at downtown restaurants for lunch or purchase items from downtown retailers, they are helping to support a vibrant downtown.

The existing building is not historically significant, but it does occupy a prominent location in west downtown, immediately west of the new Santa Fe Convention Center. The design of the building should fit with its surroundings, consistent with the urban design character of downtown Santa Fe as documented in adopted plans and policies.

Sustainability is a high priority for the county and the city. Both renovation and new construction allow for incorporating energy and water conserving features, although new construction can be more efficient. Demolition is generally not as sustainable as reuse, although in this case, the structural condition of the existing building is not ideal.

From an administrative perspective, consolidation of county functions advances county goals for quality of services, providing incentives for economic development, and reducing long term operating costs. The options on the downtown site contribute to downtown economic development and other downtown goals as described above. The options that consolidate certain functions on one site are the best options for efficient provision of services. The new construction options that consolidate functions provide the best opportunity for reducing operating costs over the long term.

The potential impacts on downtown were evaluated based on the stated goals and policies in adopted plans of Santa Fe County and the City of Santa Fe. The evaluation information includes summaries of these policies and information about how well the proposed renovation options meet the policies.

### Summary of Applicable Goals and Policies

#### Santa Fe County

##### Santa Fe County Sustainable Growth Management Plan (SGMP), 2010

In the SGMP, Santa Fe County sets out a vision for sustainability and sustainable development in the county. In the context of the SGMP, these terms broadly define a vision for preserving and protecting land, history, culture, natural resources and communities while maintaining or enhancing economic opportunity and community well-being. The three core principles of sustainable communities are environmental responsibility, economic strength and diversity, and community livability.

Goals and policies generally support rational and compact development patterns, land use compatibility, location of development where facilities and services are adequate, resource conservation, green building and development techniques, protection and documentation of historical sites and cultural resources, energy efficiency, and a range of housing options for all income levels.

The county goals for administration and public facilities were reviewed. Most of the goals relate to infrastructure and services that are provided throughout the county, such as public safety, parks, trails, open space, water and sewer and transportation. However some conclusions can be drawn regarding the need for efficient, cost effective administrative facilities and contributing to fiscal responsibility, accessible services, and economic development. The applicable issues and recommendations from relevant elements of the plan are summarized below:

##### Adequate Public Facilities and Financing Element

The plan proposes a Capital Improvements Program to guide the development of facilities and services in a sustainable, planned manner. Criteria to be considered in prioritizing capital improvements do not all apply to administrative facilities, but those that do apply are:

- Improves the quality/corrects deficiency of existing services;
- Provides incentive for economic development;
- Reduces long-term operating costs;
- Furthers the goals of the SGMP.

*What does this mean for the Old Judicial Complex?*  
These criteria suggest that the approach to redevelopment of the Judicial Complex should contribute to economic development opportunities, improve the quality of service delivery to County residents, reduce long-term operating costs to the County, and further other goals of the SGMP.

#### City of Santa Fe

##### Sustainable Santa Fe Plan, October 2008

- Create compact, walkable urban communities.
- Make energy efficiency a priority through building code improvements.
- Promote sustainable building practices using the US Green Building Council's LEED program or similar system.
- Greater variety of compatible uses which reduce the number and length of vehicle trips.

- Affordable energy efficient housing.
- Water conservation.

*What does this mean for the Old Judicial Complex?*

Maintaining county services in the downtown helps support the goal of a compact, walkable downtown. By maintaining county services in downtown, the project will maintain the diversity of uses in downtown and have the potential to reduce vehicle trips. Because the building will be renovated or replaced, energy efficiency and water conserving measures can be incorporated into the design thus improving the sustainability of the building and site.

**City of Santa Fe General Plan, 1999**

**Community-Oriented Downtown**

- Provide incentives, such as a density bonus or fee in lieu of, or create parking assessment districts for parking developments where all parking is structured below grade.
- Permit residential uses on second and upper floors for all downtown development.
- Provide incentives for residential development in downtown and surrounding areas, such as density/intensity bonuses and parking exemptions.
- Ensure that in all new development, including parking structures on municipal property, and spaces fronting streets, the street front is occupied by active uses, such as retail – new single use parking structures will not be permitted in the Downtown.

*What does this mean for the Old Judicial Complex?*

The proposed redevelopment or replacement of the Judicial Complex may expand the parking available on site, providing a portion of the additional parking below grade. Building renovation allows only for structured parking around the periphery of the site. Replacement would allow for below grade parking throughout.

This project would not be a single-use parking structure in any of the options where ownership is retained by the County. Active uses are anticipated to be maintained on two of the three sides that front streets.

Retaining county offices in the downtown contributes to a community-oriented downtown. Other potential community-oriented aspects that were considered in this study include additions to the south to allow expanded daycare services in the downtown and the potential for arts-related incubator space on the first floor.

**Downtown Urban Design Plan, Santa Fe, New Mexico, 1993**

The Urban Design Plan addresses streetscapes, street furnishings, circulation and public parking in the Downtown. The site is located within the Marcy Subdistrict. All proposed changes will be within the County property. No changes are proposed within the public right of way. The guidelines that are applicable to the redevelopment project include Pedestrian Paths and Urban Trails, Street Trees and Proposed Parks, and Vehicular Circulation and Public Parking.

**Pedestrian Paths and Urban Trails**

Griffin Street is identified as a secondary pedestrian path, so the edge of the project along Griffin

should keep walkability and pedestrian amenities in mind. Under the renovation option, this edge of the property will be devoted to a parking structure, so the design of the structure should enhance the pedestrian environment of the right of way.

**Street Trees and Proposed Parks**

Preserve street trees and provides landscaping along Grant Avenue and Catron Street, with furnishings and hardscape materials similar to those on surrounding blocks. A few additional trees are recommended by the Design Plan and will be provided if possible.

**Vehicular Circulation and Public Parking**

In all options that retain county ownership except 1A, the number of off-street parking spaces is increased above existing surface parking through a low-rise structure with additional spaces below grade. The visual impact of the structure will be limited to the south property edge, which abuts the First Presbyterian Church property and along Griffin Street.

**Santa Fe Downtown Vision Plan, March 2007 (Steering Committee Approved Draft)**

**Santa Fe Downtown Vision Plan Goals**

1. Preserve Santa Fe's Character
  - a. Protect and enhance the historic fabric of the downtown
  - b. Maintain the downtown's urban design, scale and massing

*What does this mean for the Old Judicial Complex?*

- New construction is limited to a 3-floor height (42 feet max).
- The building is not historically significant and is located away from the historic core of downtown. It is surrounded by newly constructed buildings. Either renovation or new construction could maintain the urban design, scale and massing typical of downtown and protect the character of downtown's historic fabric.

2. Foster Local-serving Retail
  - a. Provide opportunities for retail expansion

*What does this mean for the Old Judicial Complex?*

- Retail mix – the complex is outside of the primary and secondary retail and mixed use areas. It is surrounded by office and institutional uses, although there is an opportunity for a small retail business to serve nearby workers. This is not a good location for visitor retail.

3. Enhance the Public Realm
  - a. Improve sidewalks and amenities, disabled access, and link key destinations
  - b. Improve safety by increasing lighting and opportunities for "eyes on the streets."

*What does this mean for the Old Judicial Complex?*

- The landscape should include improvements to streetscapes.

**4. Increase Public Parking Supply**

- a. Provide new retail parking
- b. Provide new employment parking
- c. Provide new visitor parking

*What does this mean for the Old Judicial Complex?*

- The complex is not a good location for retail parking, but offers enhanced parking potential for employees and visitors.
- Structured parking at the site would expand employment and visitor parking opportunities within ¼ mile of the plaza.

**5. Improve Transportation Access**

Not applicable.

**6. Expand Employment Opportunities**

- a. Ensure that the federal, state, county and city governments maintain a presence downtown
- b. *Strengthen traditional arts & culture*

*What does this mean for the Old Judicial Complex?*

- Renovation or replacement would allow the county to maintain its presence downtown and consolidate offices for the convenience of county residents.
- Space fronting Grant Avenue could be made available as arts incubator space at a below market lease rate, including limited space for production and retail space on the ground floor. Although the site is not an ideal retail location from the perspective of surrounding uses and proximity to other retail in the downtown, it is adjacent to the convention center and within a ¼ mile of the plaza.
- One option being considered as part of the redevelopment of the site is a possible direct building connection to the First Presbyterian Church Child Development Center. This connection would allow expansion of the Child Development Center, thus supporting downtown workers and reducing their need to travel for daycare.

**7. Promote Sustainability**

- a. Reduce pollution, water use and dependency on foreign/outside energy
- b. Encourage recycled materials and other sustainable building practices

*What does this mean for the Old Judicial Complex?*

- Either renovation or replacement will improve the long term sustainability of the County offices through energy efficient design and materials and water conserving elements.
- Demolition and redevelopment would not make use of existing materials, but it might produce a more sustainable building for the long term.

**8. Clarify Development Process**

- a. Simplify codes and guidelines
- b. Ensure public participation

- c. Ensure enforcement of city codes

- d. Coordinate intergovernmental agreements and compliance with plans from city, county, state and federal governments

**Impact of Proposed Redevelopment Options**

The project team considered the following options for redevelopment of the Judicial Complex as described below. The renovation and replacement options include an increase in parking through new structured parking on site.

1. Sale of the property "as is."
2. Reuse for county needs, no expansion. County office would relocate to the renovated building, filling existing space through a consolidation of offices now located throughout downtown.
3. Expand and reuse to meet county space needs. This option would provide space for additional county offices.
4. Demolition and new construction for county use, which could include retail and office as components of the project.
5. Expansion and reuse for a mixed-use project that includes office, non-profit or other services, and retail. Housing was eliminated as part of the mix because of the constraints present in the existing building and site.
6. Demolition and new construction for a mixed use project.
7. New county building on a new site.



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## **II. COUNTY SPACE NEEDS**

- A. Facility Needs for Elected Officials and County Departments Identified to Occupy the Old Judicial Complex
  
- B. Facility Needs for Elected Officials and County Departments Identified to Remain or Backfill Vacated Space at 102 Grant Avenue

The team developed space needs for, and held interviews with, the Treasurer, Assessor, County Clerk, Growth Management, IT, Projects, and Community Services to review and determine space needs, fleet parking requirements, and growth potential. Based on the goals of taking county offices out of leased spaces and consolidating county administrative functions, these elected offices and county departments were identified by county staff as the most likely candidates to move to a renovated OJC. The interviews identified some organizational groupings that are desired by the users, including combining GIS, Planning, Land Use as "Growth Management," and including Teen Court with the rest of Community Services. Additionally, county staff identified elected offices and county departments most likely to remain at or backfill vacated space at 102 Grant. County staff gathered staffing and special space requirements from the proposed occupants of 102 Grant, and the planning team developed preliminary space needs for those organizations based on data provided.

**Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse**

Elected Officials and other High Traffic Departments

Final

	NASF	DGSF	GSF	NASF % total	Existing Staff	Conf Rooms	County Vehicles
<b>1.0 Elected Officials</b>	<b>13,698</b>	<b>17,135</b>	<b>21,070</b>	<b>42.37%</b>	<b>88</b>	<b>5</b>	<b>25</b>
1.1 Assessor	5,741	7,180	8,830	17.76%	42	2	21
1.2 Clerk	5,345	6,685	8,220	16.53%	32	2	1
1.3 Treasurer	2,612	3,270	4,020	8.08%	14	1	3
<b>2.0 County Departments</b>	<b>13,164</b>	<b>16,465</b>	<b>20,250</b>	<b>40.71%</b>	<b>116</b>	<b>10</b>	<b>59</b>
2.1 Information Technology	2,884	3,610	4,440	8.92%	13	1	3
2.2 Growth Management	6,877	8,600	10,580	21.27%	43	7	10
2.3 Project Development / Project Delivery	3,402	4,255	5,230	10.52%	22	2	15
2.4 Community Services	6,855	8,570	10,550	21.20%	38	4	31
<b>3.0 Building Common</b>	<b>5,470</b>	<b>6,840</b>	<b>8,420</b>	<b>16.92%</b>	<b>4</b>	<b>7</b>	<b>0</b>
3.1 Building Common* / Training / Maintenance	5,470	6,840	8,420	16.92%	4	7	0

\* excludes lobby/atrium space (not DGSF)

<b>Total</b>	<b>32,331</b>	<b>40,440</b>	<b>49,740</b>	<b>100%</b>	<b>208</b>	<b>22</b>	<b>84</b>
	NASF	DGSF	GSF	NASF % total	Existing Staff		County Vehicles

**NOTES**

- NASF is Net Assignable Square Feet
- DGSF is Departmental Gross Square Feet (this is the number used for preliminary space blocking plans)
- These numbers are preliminary, and include growth space at 10% of office area only per department
- County fleet vehicle count is current as of July 2013
- Existing staff numbers match July 2013 count of 204 (plus 4 assumed maintenance staff not in July count)
- With Lobby/Atrium space, the Building Common equals 8,870 NASF / 11,090 DGSF / 13,650 GSF
- With Lobby/Atrium space, the Building Total GSF equals 54,970 GSF (new build requirement for above offices/departments)

**Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue**

Commissioners, Managers Office, Legal, ASD/Risk, Finance, Procurement and Probate Judge

**Preliminary**

	NASF	DGSF	GSF	NASF % total	Existing Staff	Conf Rooms	County Vehicles
<b>1.0 102 Grant Avenue Occupants</b>	<b>13,180</b>	<b>16,490</b>	<b>20,280</b>	<b>59.04%</b>	<b>73</b>	<b>7</b>	<b>8</b>
1.1 Manager's Office & Commission Offices	3,505	4,385	5,390	15.70%	17	1	2
1.2 Legal Department	1,636	2,045	2,520	7.33%	8	1	1
1.3 ASD - Admin & Risk	1,399	1,750	2,150	6.26%	7	1	5
1.4 Finance Department	2,830	3,540	4,350	12.68%	19	2	0
1.5 Procurement Department	1,200	1,505	1,850	5.38%	8	1	0
1.6 Human Resources Department	2,136	2,670	3,290	9.57%	12	1	0
1.7 Probate Judge	475	595	730	2.13%	2	0	0
<b>2.0 Building Common</b>	<b>9,145</b>	<b>11,435</b>	<b>14,070</b>	<b>40.96%</b>	<b>0</b>	<b>5</b>	<b>0</b>
2.1 Building Common / Training / Maintenance	9,145	11,435	14,070	40.96%	0	5	0
<b>Total</b>	<b>22,325</b>	<b>27,925</b>	<b>34,350</b>	<b>100%</b>	<b>73</b>	<b>12</b>	<b>8</b>
	NASF	DGSF	GSF	NASF % total	Existing Staff		County Vehicles

This Space Needs Assessment is PRELIMINARY. Further refinement will be needed as the project moves forward. Areas of concern include:

- All special spaces such as storage are estimates.
- Lobby space is a preliminary estimate.
- Commission Chambers is based on existing space, plus allocations for chair storage, AV equipment and a warming kitchen.
- No executive session conference room is provided - assume conference space in manager's suite can serve this purpose, or one of the common conference rooms can be used for this function.
- Growth space at 10% of office areas is provided for all but the Probate Judge, which has one part-time clerk (unlikely to add FTE).

**NOTES**

- NASF is Net Assignable Square Feet
- DGSF is Departmental Gross Square Feet (this is the number used for preliminary space blocking plans)
- These numbers are preliminary, and include growth space at 10% of office area only per department
- County fleet vehicle count is current as of September 2013
- Existing staff numbers match September 2013 count of 73 (plus 4 assumed maintenance staff not in September count)

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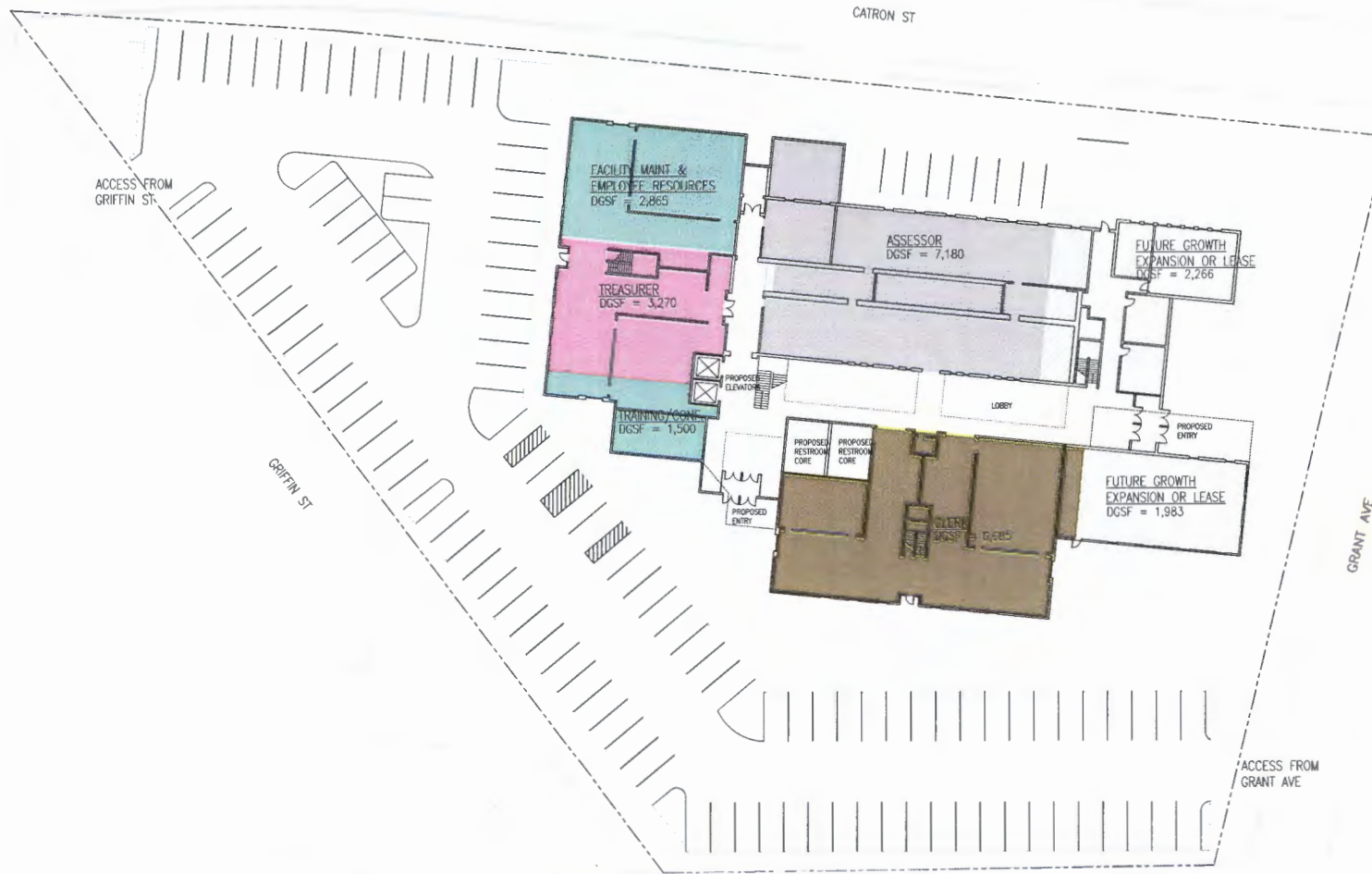
### **III. PLAN OPTIONS**

- A. Option 1A, 1B
- B. Option 2A, 2B, & 2C
- C. Option 3A, 3B
- D. Landscape Concepts
- E. Building Perspectives

County staff directed the Studio SW team to evaluate several options for the Old Santa Fe Judicial Complex and Site. The following options represent studies to:

- Renovate the existing building with no additional square feet added with surface parking lot (Option 1A).
- Renovate the existing building with no additional square feet added with two levels of parking deck (Option 1B).
- Renovate the existing building and add space to accommodate the Community Services Department with a two-story parking deck and partial basement deck (Option 2A).
- Renovate the existing building and maximize additions to the building with the maximum parking on two full levels and two partial levels of parking (Options 2B and 2C).
- Demolish the existing building and construct a new County Administration building with two levels of parking (Options 3A and 3B).
- Sell all county property downtown and elsewhere and build a new County Administrative Complex on a remote site with surface parking (Option 4).

Many other options were discussed, but it was determined that this set of options provide the most reasonable and cost effective range of solutions.



**LEGEND**

- ASSESSOR
- CLERK
- TREASURER
- FACILITY MAINT/EMPLOYEE RESOURCES
- FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**

FIRST FLOOR = 4,249 SQ FT  
 SECOND FLOOR = 4,715 SQ FT  
 TOTAL = 8,964 SQ FT

**PARKING**

TOTAL = 126 spaces  
 (SURFACE PARKING ONLY)



**FIRST FLOOR PLAN - OPTION 1A**

RENOVATE EXISTING BUILDING - NO ADDITIONS - NO COMMUNITY SERVICES - ONE LEVEL OF SURFACE PARKING



**LEGEND**

- I.T.
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT  
(Includes: C.I.S./RURAL ADDRESSING, PLANNING, and LAND USE)
- FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**

SECOND FLOOR = 4,715 SQ FT



**SECOND FLOOR PLAN - OPTION 1A**

RENOVATE EXISTING BUILDING - NO ADDITIONS - NO COMMUNITY SERVICES - ONE LEVEL OF SURFACE PARKING





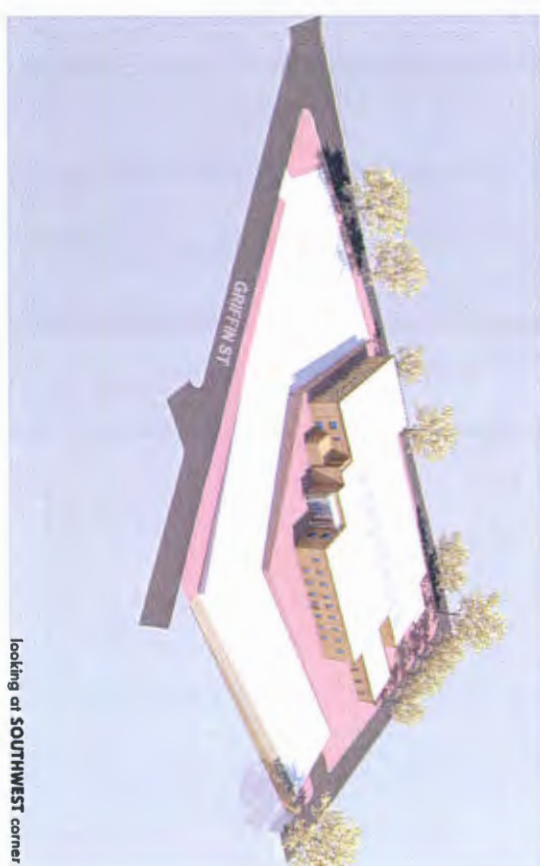
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looking at NORTHEAST corner



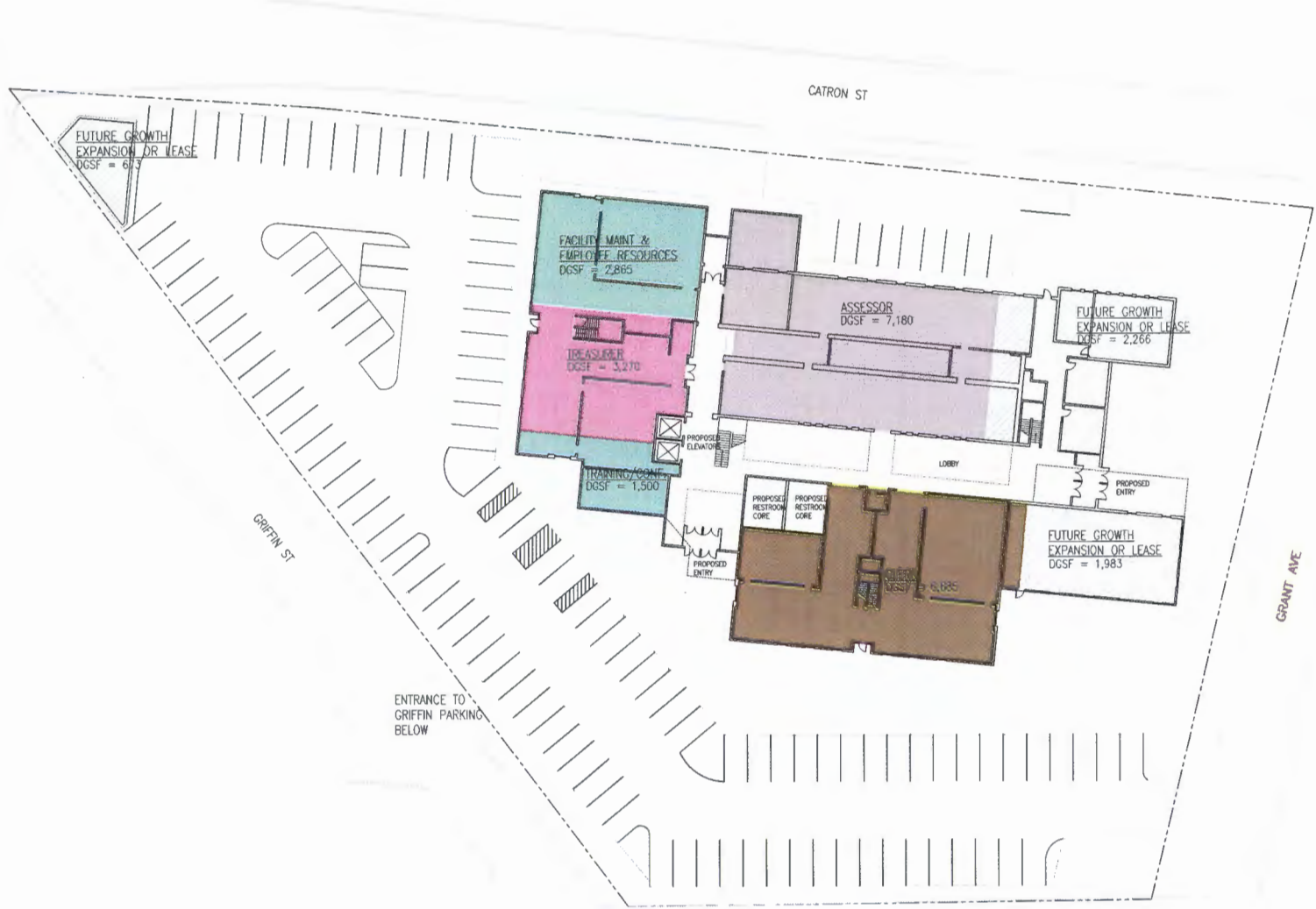
looking at NORTHWEST corner



looking at SOUTHWEST corner

**PLAN OPTION 1A - PERSPECTIVE VIEWS**

III-4 Santa Fe County Old Judicial Complex



**LEGEND**

-  ASSESSOR
-  CLERK
-  TREASURER
-  FACILITY MAINT/EMPLOYEE RESOURCES
-  FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**

FIRST FLOOR = 4,922 SQ FT  
 SECOND FLOOR = 4,715 SQ FT  
 TOTAL = 9,637 SQ FT

**PARKING**

TOTAL = 243 spaces



**FIRST FLOOR PLAN - OPTION 1B**

RENOVATE EXISTING BUILDING - NO ADDITIONS - NO COMMUNITY SERVICES - TWO FULL LEVELS OF PARKING



**LEGEND**

- I.T.
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT  
(Includes: GIS/RURAL ADDRESSING, PLANNING, and LAND USE)
- FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**

SECOND FLOOR = 4,715 SQ FT



**SECOND FLOOR PLAN - OPTION 1B**

RENOVATE EXISTING BUILDING - NO ADDITIONS - NO COMMUNITY SERVICES - TWO FULL LEVELS OF PARKING



looking at **SOUTHEAST** corner



looking at **NORTHEAST** corner



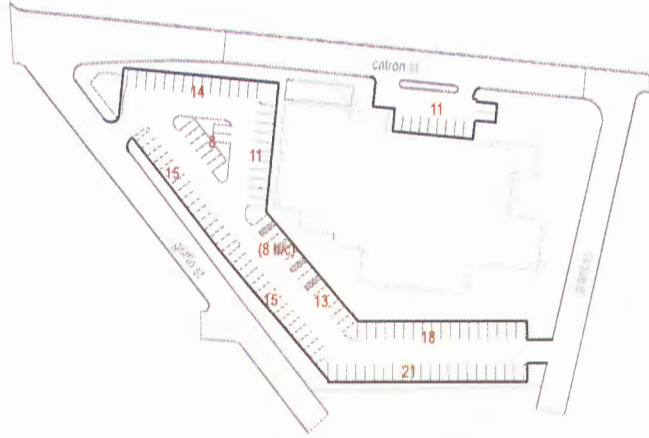
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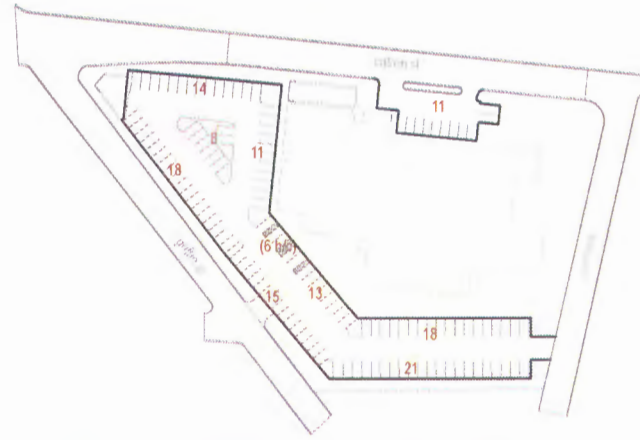
looking at **SOUTHWEST** corner

**PERSPECTIVE VIEWS - PLAN OPTION 1B**

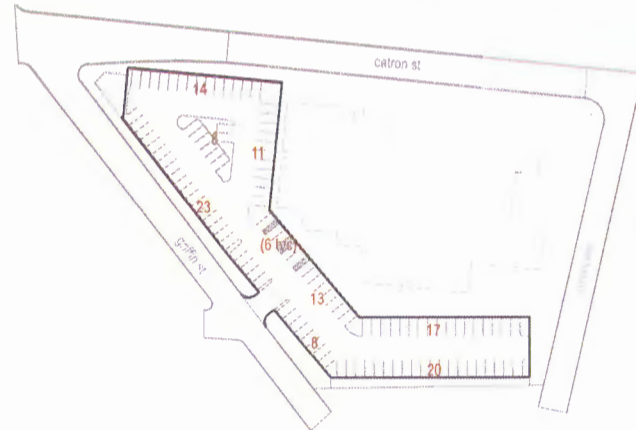
SW Plan Options



**GRANT AVE LEVEL (option 1A only)**  
126 (8 h/c)



**GRANT AVE LEVEL (option 1B only)**  
129 (6 h/c)



**GRIFFIN ST LEVEL (option 1B only)**  
114 (6 h/c)



**PARKING FOR PLAN OPTIONS 1A & 1B**

option 1A total = 126 (8 h/c)    option 1B total = 243 (12 h/c)



**LEGEND**

-  ASSESSOR
-  CLERK
-  COMMUNITY SERVICES
-  TREASURER
-  FACILITY MAINT/EMPLOYEE RESOURCES
-  FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**

FIRST FLOOR = 4,644 SQ FT  
 SECOND FLOOR = 5,707 SQ FT  
 TOTAL = 10,351 SQ FT

**PARKING**

TOTAL = 317 spaces



**FIRST FLOOR PLAN - OPTION 2A**

EXPAND EXISTING BUILDING - MINIMUM ADDITIONS - COMMUNITY SERVICES INCLUDED - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT PARKING DECK

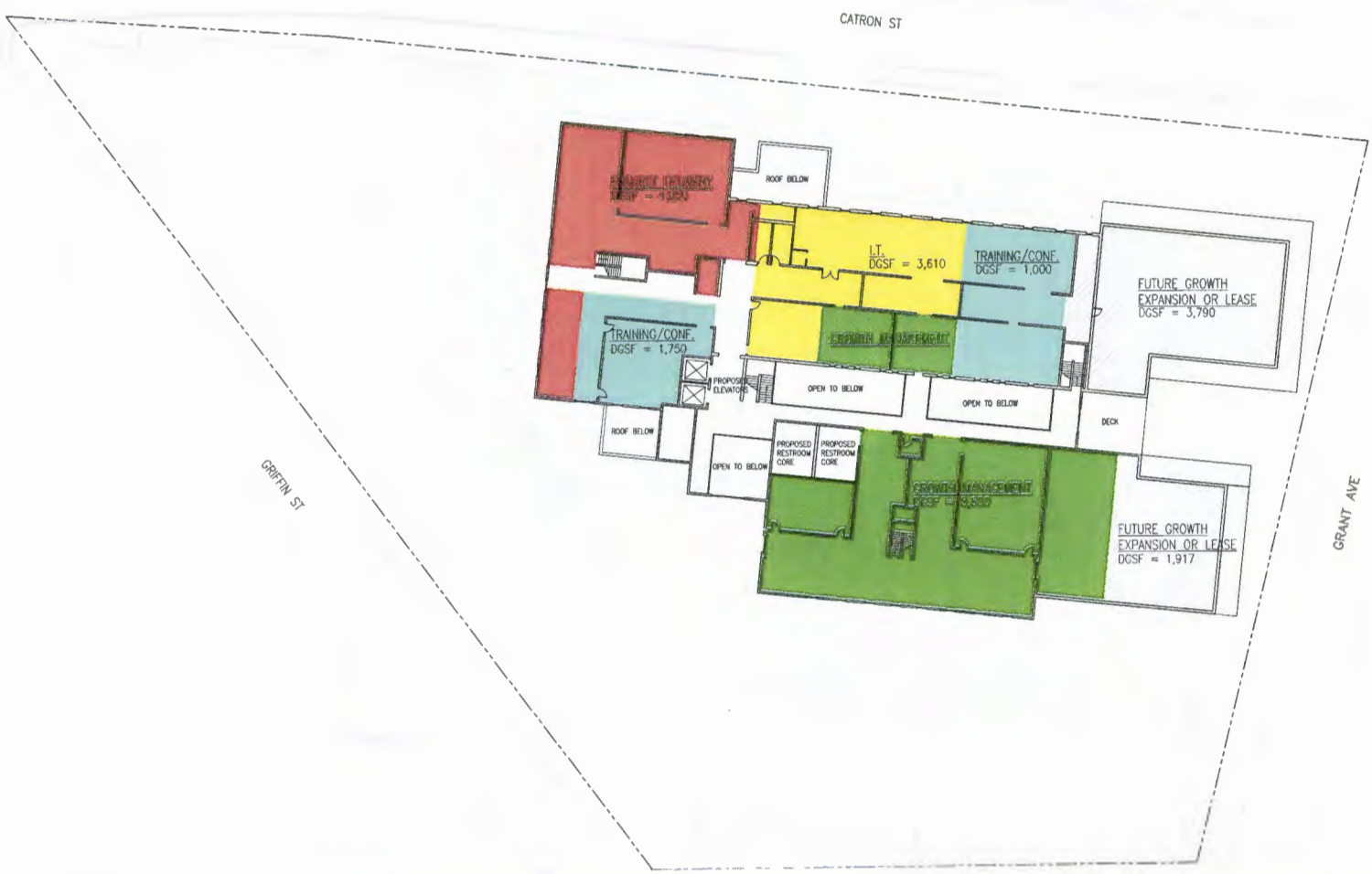
**LEGEND**

- I.T.
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT  
(Includes: G.I.S./RURAL ADDRESSING, PLANNING, and LAND USE)
- FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**  
SECOND FLOOR = 5,707 SQ FT



**SECOND FLOOR PLAN - OPTION 2A**

EXPAND EXISTING BUILDING - MINIMUM ADDITIONS - COMMUNITY SERVICES INCLUDED - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT PARKING DECK



looking at **SOUTHEAST** corner



looking at **NORTHEAST** corner



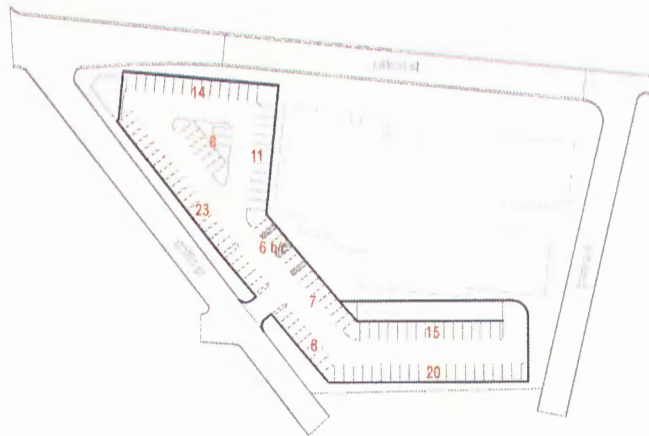
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looking at **SOUTHWEST** corner

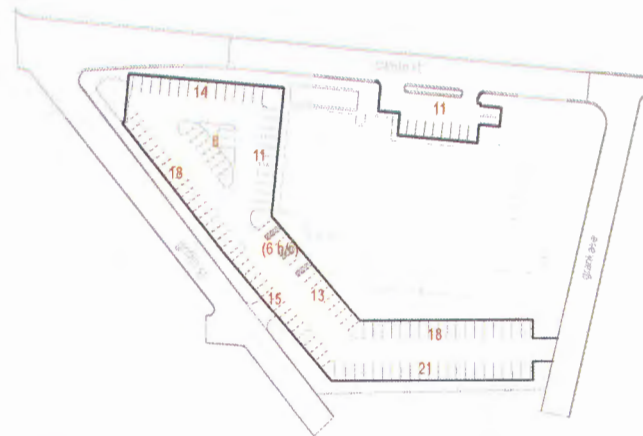
**PERSPECTIVE VIEWS - PLAN OPTION 2A**





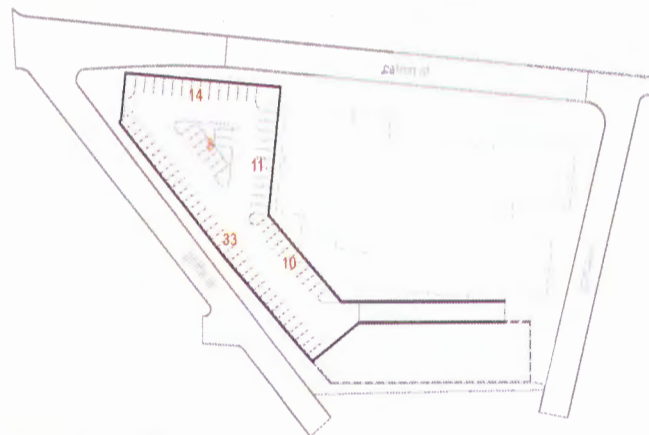
**GRIFFIN ST LEVEL**

112 (6 h/c)



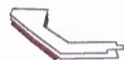
**GRANT AVE LEVEL**

129 (6 h/c)



**BASEMENT LEVEL**

76 (NOTE: basement level parking requires mechanical ventilation)



**PARKING FOR PLAN OPTION 2A**

total = 317 (12 h/c)



**LEGEND**

-  ASSESSOR
-  CLERK
-  COMMUNITY SERVICES
-  TREASURER
-  FACILITY MAINT/EMPLOYEE RESOURCES
-  FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**

FIRST FLOOR = 7,823 SQ FT  
 SECOND FLOOR = 13,186 SQ FT  
 TOTAL = 21,009 SQ FT

**PARKING**

TOTAL = 330 spaces



**FIRST FLOOR PLAN - OPTION 2B**

EXPAND EXISTING BUILDING - MAXIMUM ADDITIONS - COMMUNITY SERVICES INCLUDED - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT AND PARTIAL UPPER PARKING DECK



**LEGEND**

- I.T.
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT  
(Includes: GIS/RURAL ADDRESSING, PLANNING, and LAND USE)
- FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**

SECOND FLOOR = 13,186 SQ FT



**SECOND FLOOR PLAN - OPTION 2B**

EXPAND EXISTING BUILDING - MAXIMUM ADDITIONS - COMMUNITY SERVICES INCLUDED - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT AND PARTIAL UPPER PARKING DECK



looking at SOUTHEAST corner



looking at NORTHEAST corner

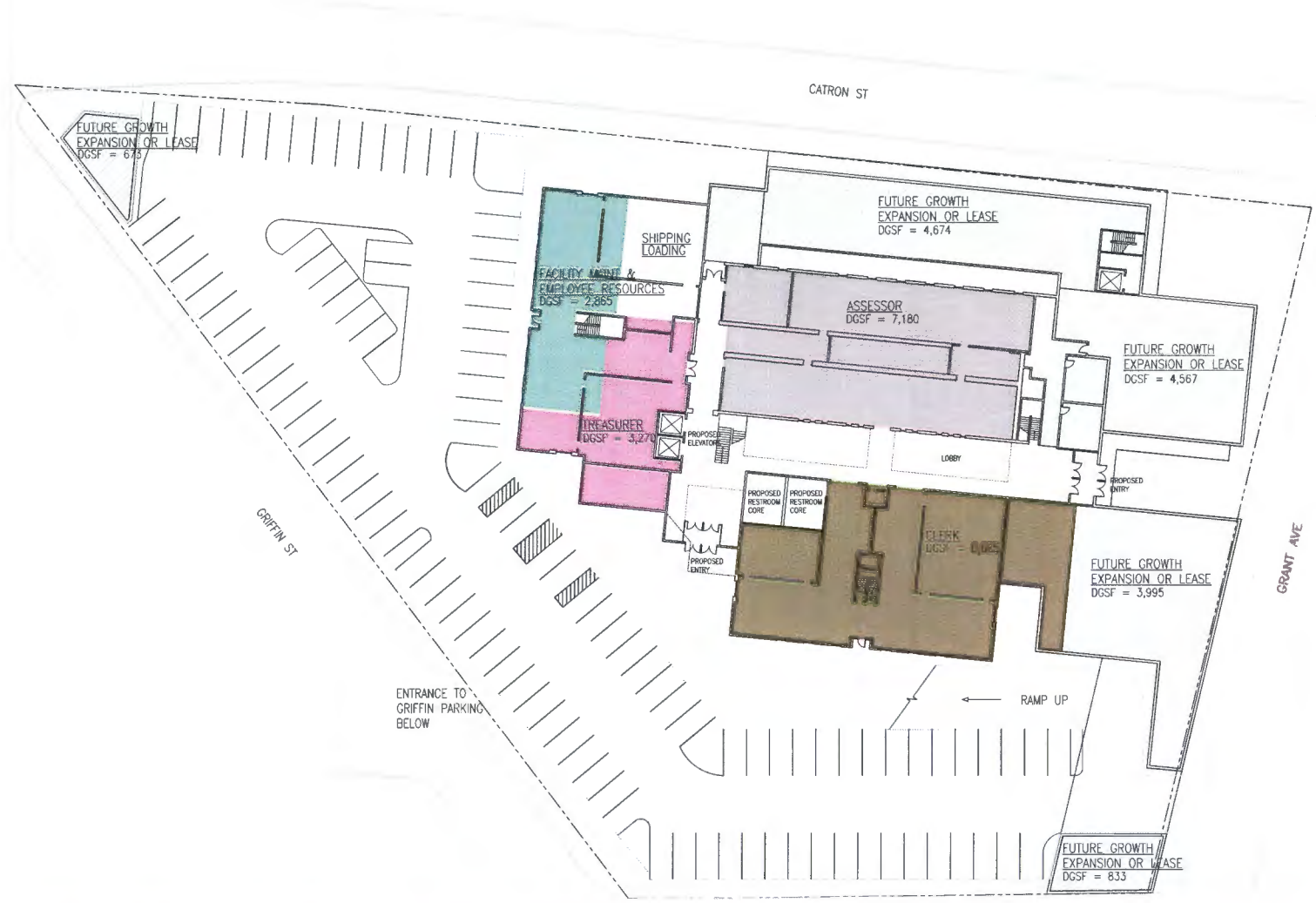


looking at NORTHWEST corner



looking at SOUTHWEST corner

PERSPECTIVE VIEWS - PLAN OPTIONS 2B



**LEGEND**

- ASSESSOR
- CLERK
- TREASURER
- FACILITY MAINT/EMPLOYEE RESOURCES
- FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**

FIRST FLOOR = 14,742 SQ FT  
 SECOND FLOOR = 13,186 SQ FT  
 TOTAL = 27,928 SQ FT

**PARKING**

TOTAL = 330 spaces



**FIRST FLOOR PLAN - OPTION 2C**

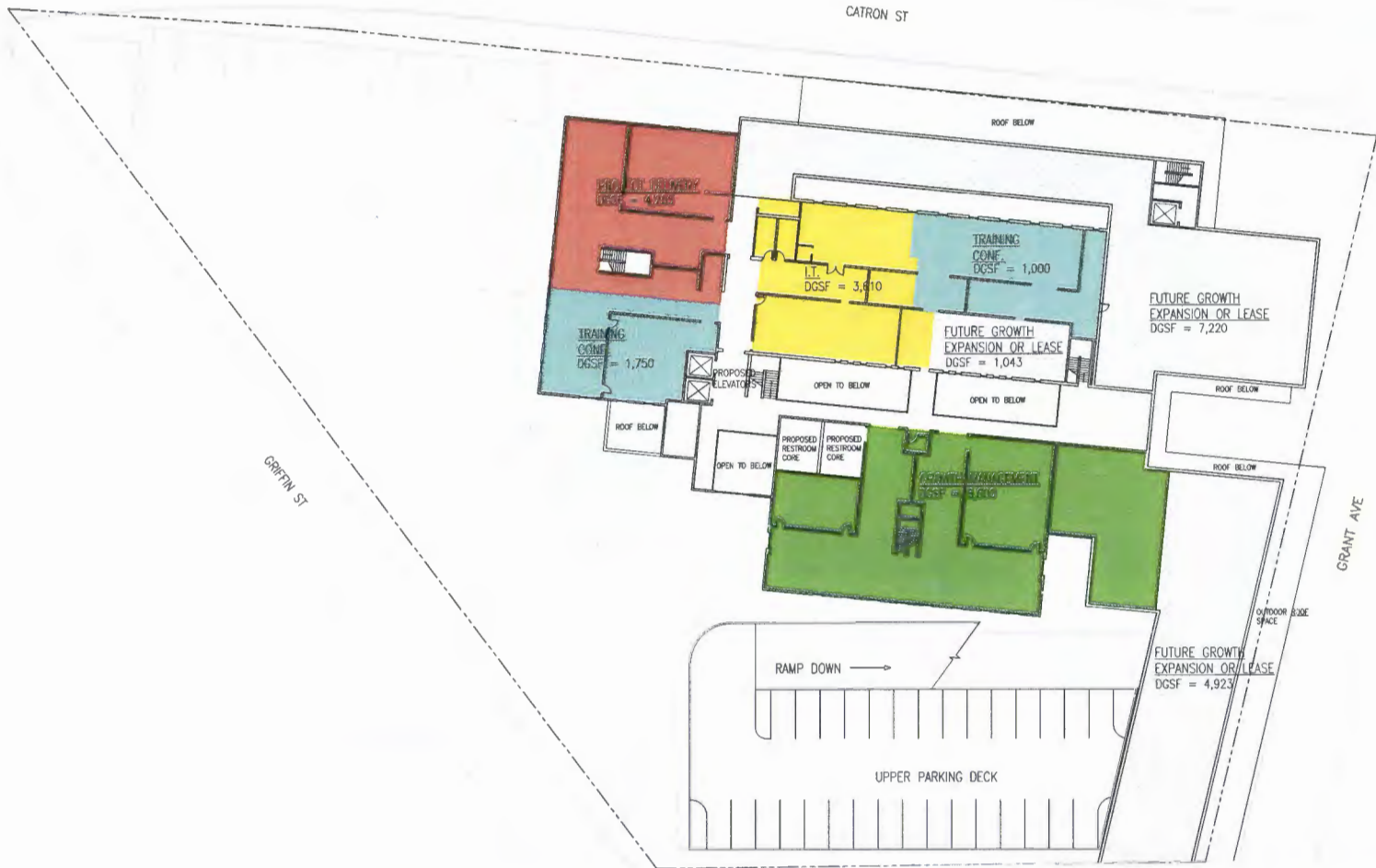
EXPAND EXISTING BUILDING - MAXIMUM ADDITIONS - NO COMMUNITY SERVICES - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT AND PARTIAL UPPER PARKING DECK

**LEGEND**

-  I.T.
-  PROJECT DEVELOPMENT/DELIVERY
-  TRAINING/CONFERENCE
-  GROWTH MANAGEMENT  
(Includes: GIS/RURAL ADDRESSING, PLANNING, and LAND USE)
-  FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**  
 COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

FUTURE GROWTH/LEASE  
 SECOND FLOOR = 13,186 SQ FT



**SECOND FLOOR PLAN - OPTION 2C**

EXPAND EXISTING BUILDING - MAXIMUM ADDITIONS - NO COMMUNITY SERVICES - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT AND PARTIAL UPPER PARKING DECK



looking at SOUTHEAST corner



looking at NORTHEAST corner



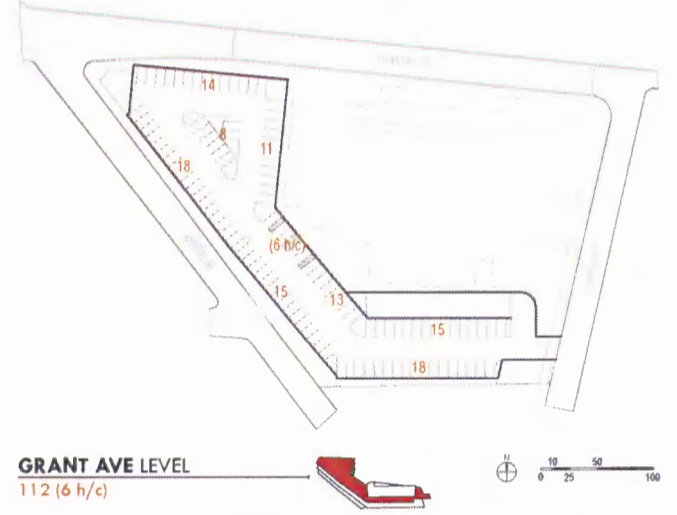
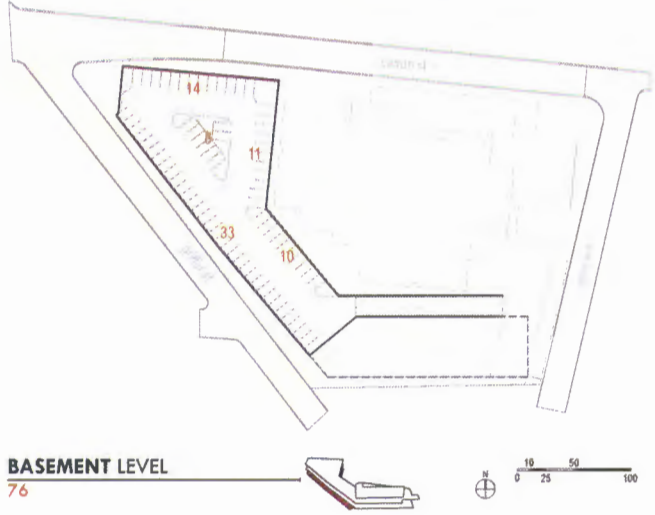
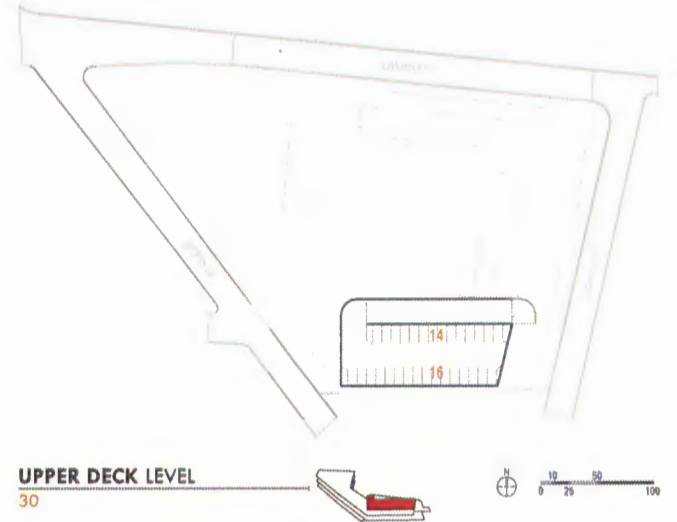
looking at NORTHWEST corner



looking at SOUTHWEST corner

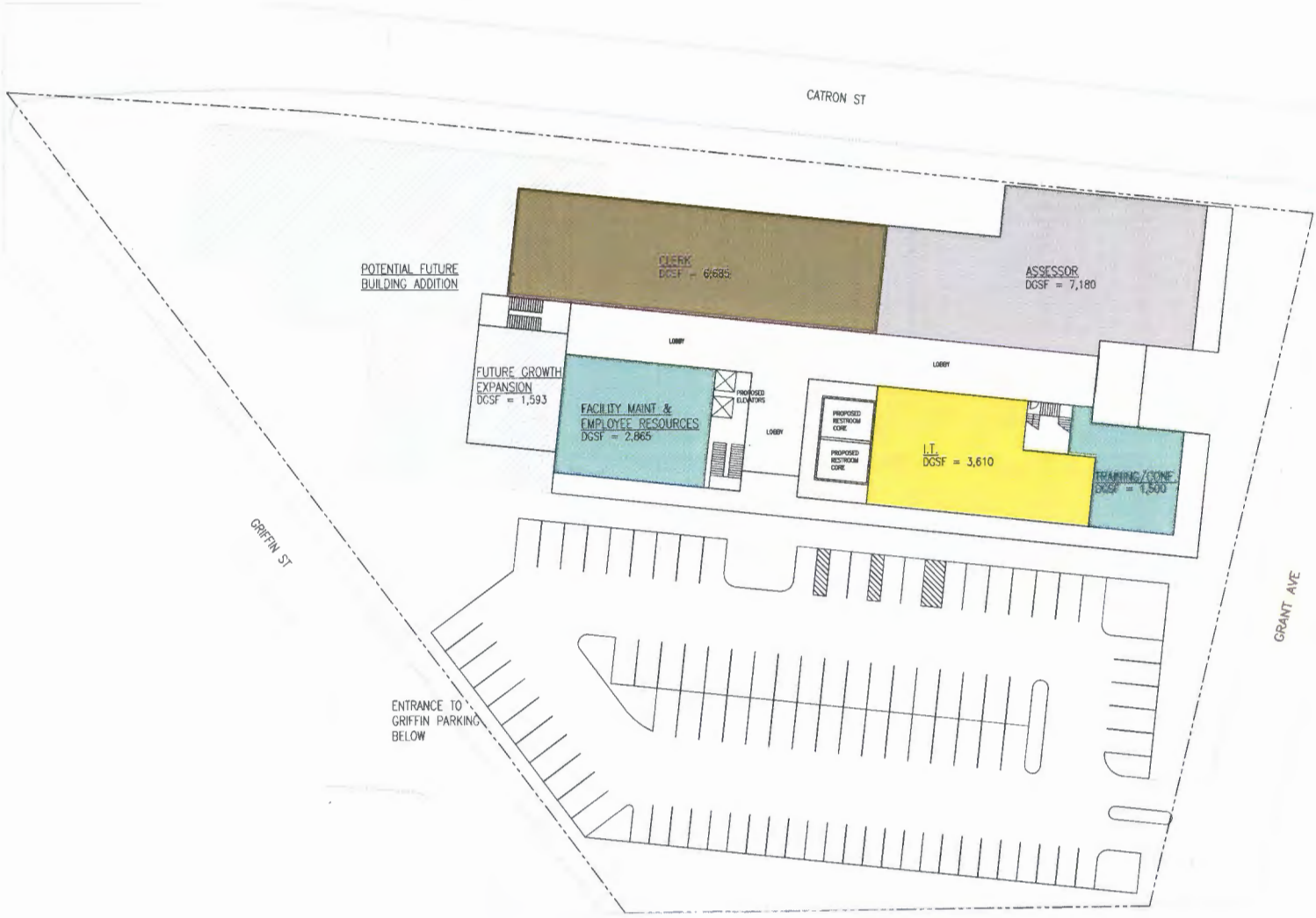
PERSPECTIVE VIEWS - PLAN OPTIONS 2C

Option 2B and 2C provide public parking accessed from Grant Avenue and staff and fleet parking accessed from Griffin Street. Both options include underground parking accessed from the Griffin Street level down that will require mechanical ventilation and an upper deck accessed from the Grant Avenue level up.



**PARKING FOR PLAN OPTIONS 2B & 2C**  
option 2B total = 330 (12 h/c) option 2C total = 330 (12 h/c)  
Santa Fe County Old Judicial Complex III-19





**LEGEND**

- ASSESSOR
- CLERK
- COMMUNITY SERVICES
- I.T.
- FACILITY MAINT/EMPLOYEE RESOURCES/  
TRAINING/CONFERENCE
- FUTURE GROWTH/EXPANSION

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO WEST

**FUTURE GROWTH/LEASE**

FIRST FLOOR = 1,593 SQ FT  
 SECOND FLOOR = 1,593 SQ FT  
 TOTAL = 3,187 SQ FT

**PARKING**

TOTAL = 329 spaces



**FIRST FLOOR PLAN - OPTION 3A**

DEMOLISH EXISTING BUILDING - NEW BUILDING ON SITE - NO COMMUNITY SERVICES - TWO LEVELS OF PARKING

LEGEND

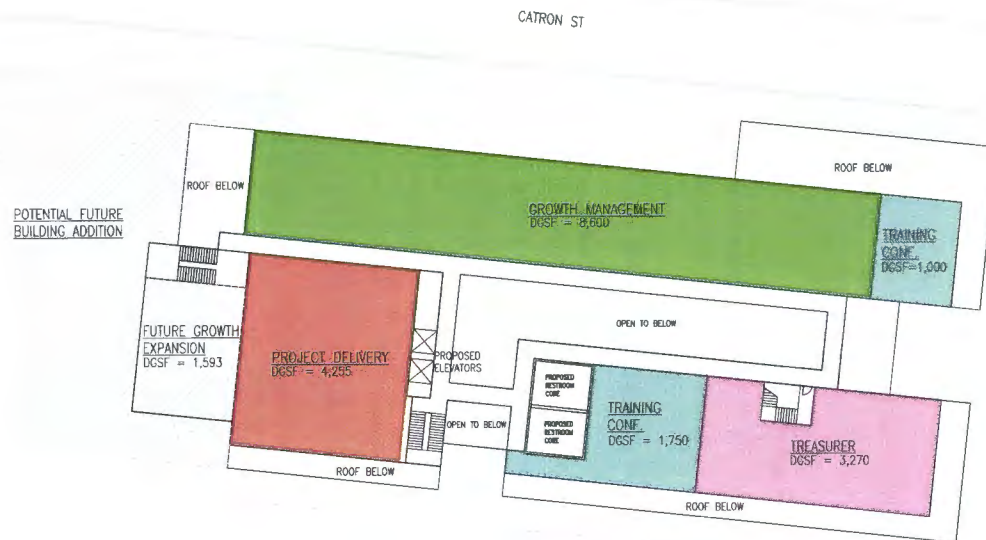
-  TREASURER
-  PROJECT DEVELOPMENT/DELIVERY
-  TRAINING/CONFERENCE
-  GROWTH MANAGEMENT  
(Includes: GIS/RURAL ADDRESSING, PLANNING, and LAND USE)
-  FUTURE GROWTH/EXPANSION

NOTE

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO WEST

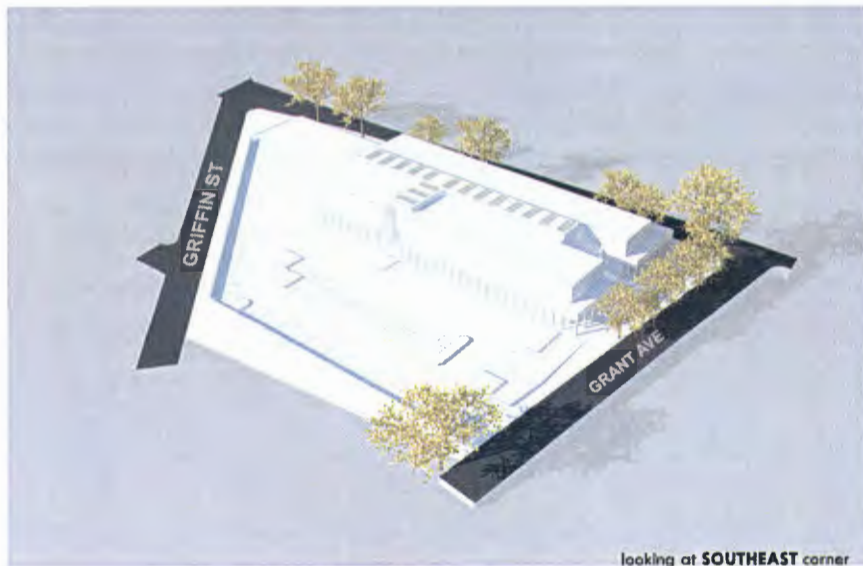
FUTURE GROWTH

SECOND FLOOR = 1,593 SQ. FT



SECOND FLOOR PLAN - OPTION 3A

DEMOLISH EXISTING BUILDING - NEW BUILDING ON SITE - NO COMMUNITY SERVICES - TWO LEVELS OF PARKING



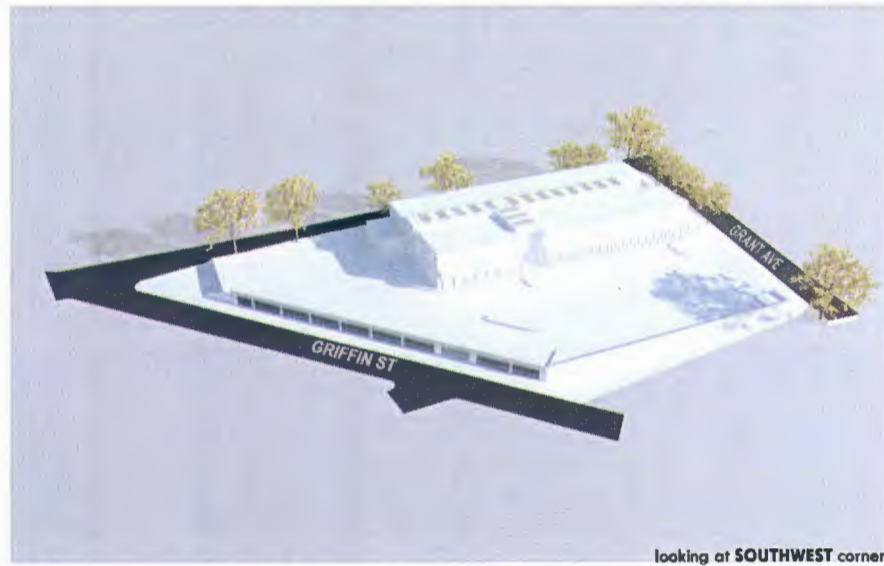
looking at SOUTHEAST corner



looking at NORTHEAST corner



looking at NORTHWEST corner









looking at SOUTHWEST corner

**PLAN OPTION 3A - PERSPECTIVE VIEWS**



**LEGEND**

-  ASSESSOR
-  CLERK
-  COMMUNITY SERVICES
-  TREASURER
-  FACILITY MAINT/EMPLOYEE RESOURCES/  
TRAINING/CONFERENCE
-  FUTURE GROWTH/EXPANSION/  
LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

**FUTURE GROWTH/LEASE**

FIRST FLOOR = 2,242 SQ FT  
 SECOND FLOOR = 7,316 SQ FT  
 POTENTIAL DAYCARE = 5,000 SQ FT  
 TOTAL = 14,558 SQ FT

**PARKING**

TOTAL = 329 spaces



**FIRST FLOOR PLAN - OPTION 3B**

DEMOLISH EXISTING BUILDING - NEW BUILDING ON SITE - COMMUNITY SERVICES INCLUDED - TWO LEVELS OF PARKING



**LEGEND**

- I.T.
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT  
(includes GIS/RURAL ADDRESSING, PLANNING, and LAND USE)
- FUTURE GROWTH/EXPANSION/LEASE SPACE

**NOTE**

COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

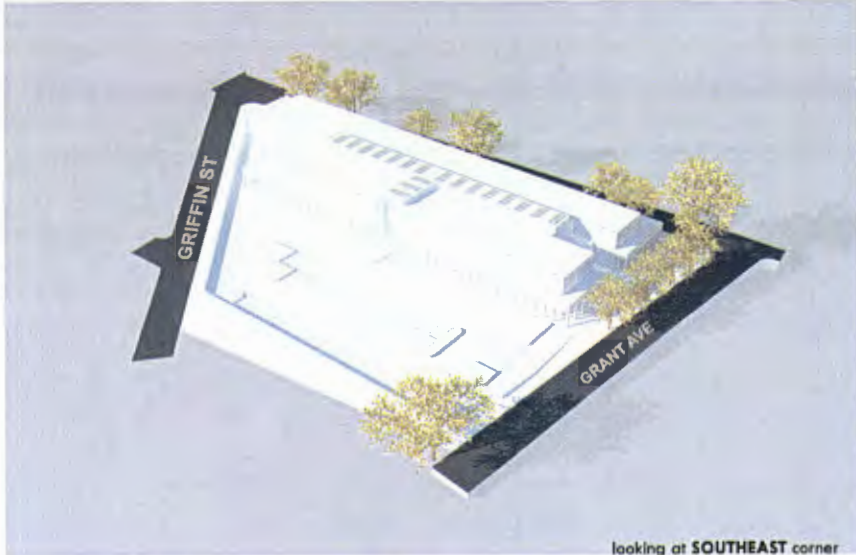
**FUTURE GROWTH/LEASE**

SECOND FLOOR = 7,316 SQ FT  
POTENTIAL DAYCARE = 5,000 SQ FT

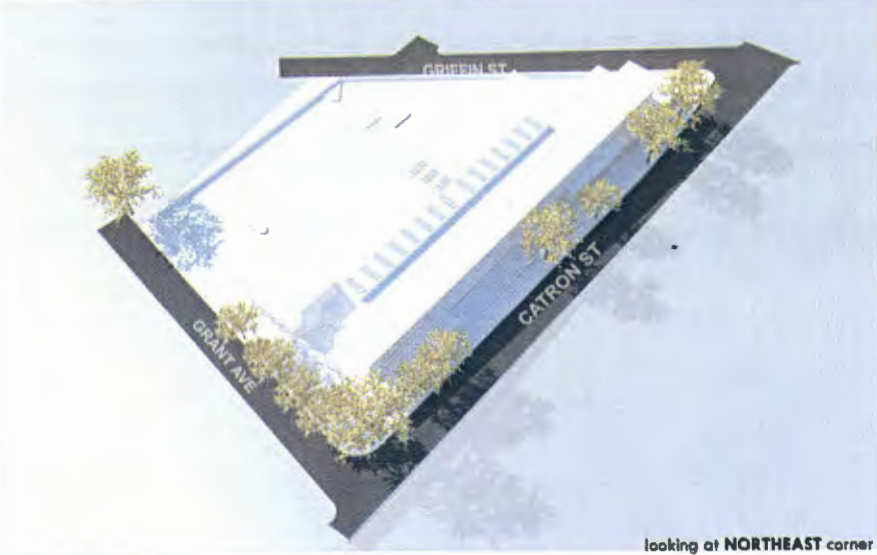


**SECOND FLOOR PLAN - OPTION 3B**

DEMOLISH EXISTING BUILDING - NEW BUILDING ON SITE - COMMUNITY SERVICES INCLUDED - TWO LEVELS OF PARKING



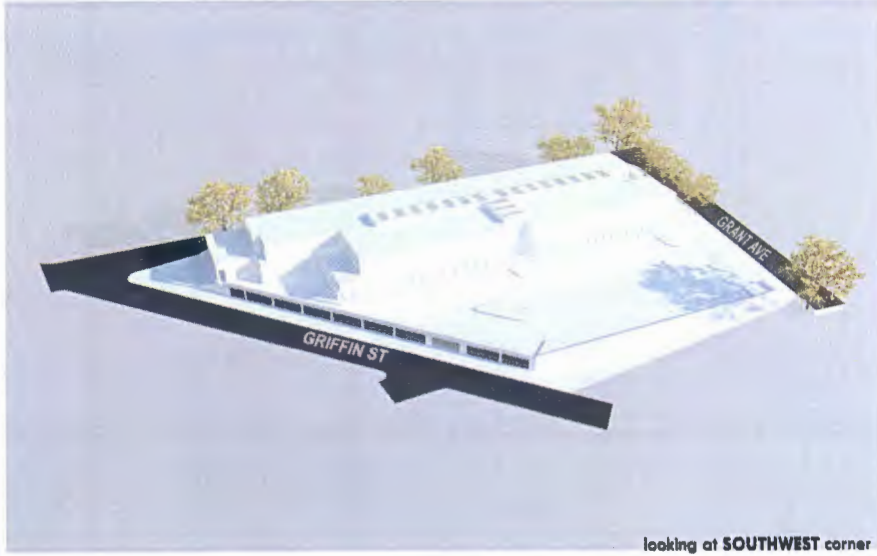
looking at SOUTHEAST corner



looking at NORTHEAST corner

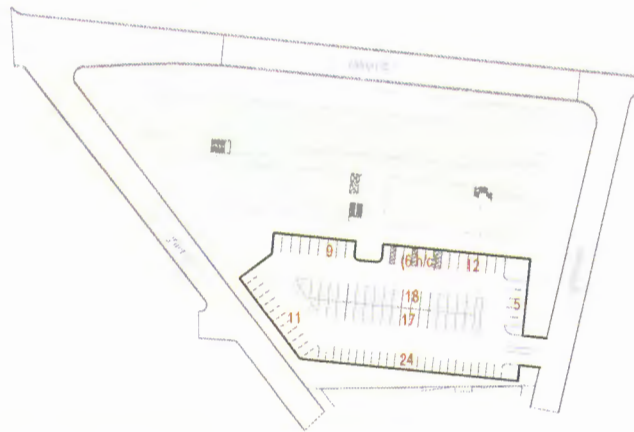


looking at NORTHWEST corner

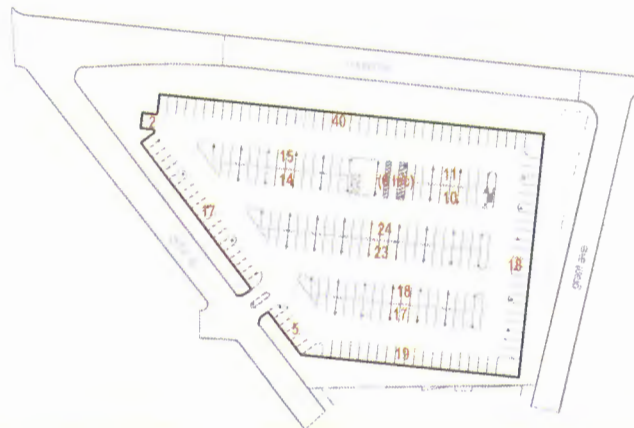


looking at SOUTHWEST corner

**PERSPECTIVE VIEWS - PLAN OPTION 3B**



**GRANT AVE LEVEL**  
96 (6 h/c)



**GRIFFIN ST LEVEL**  
233 (6 h/c)



**PARKING FOR PLAN OPTION 3A & 3B**  
option 3A total = 329 (12 h/c)    option 3B total = 329 (12 h/c)



**PLAN OPTION 2B - 2C STREET VIEWS**





looking NORTH on GRANT AVE



looking WEST on GRANT AVE



looking SOUTHWEST on GRANT AVE



looking SOUTHWEST at GRANT AVE-CATRON ST intersection

**STREET VIEWS - PLAN OPTIONS 2B & 2C**

**Landscape Concepts**

Keep existing trees, add new trees and make planter boxes at grade, walkable and larger for tree health. Cut curbs to let water in from street during storm events.

Change in paving indicates entrance to building

Green roof on mixed-use location uses water harvested from parking structure. Cistern located in parking structure.

Retain visibility to flagpole field on Northeast corner

Light well

Green vines on wall creates a neighborhood friendly streetscape

Structured parking

Tall thin trees, water feature and unique paving create a more intimate entry patio

Vegetated wall separates entry patio from streetscape

Tree grove with planters creates a welcoming entry and areas for sitting outside. Water harvested from parking garage.

Griffin Street

Additional space

Additional space

Structured area

Structured parking

Grant Avenue

Catron Street

New County Administration Building



Existing Building with Additions on Old Santa Fe Judicial Complex- Landscape Concept

Keep existing trees, add new trees and make planter boxes at grade, walkable and larger for tree health. Cut curbs to let water in from street during storm events

Change in paving indicates entrance to building

New street trees create small park-like corner in front of mixed use

Green roof/garden on parking structure gives respite from the built surroundings

Water harvested from building and parking structure is stored in cisterns under parking and used for landscape

Urban planters and patio area shaded by street trees

Structured area

Green vines on wall creates a neighborhood friendly streetscape all along Griffin

Catron Street

New County Administration Building

Griffin Street

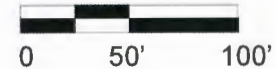
Structured parking

Grant Avenue

Retain flagpole on Northeast corner

Human scale xeric landscape

Change in paving and welcome planter indicates entrance



New Building on Old Santa Fe Judicial Site - Landscape Concept

The following is a summary (pros, cons, and cost) of the six options:

**Option 1A: Renovate existing building, no additions, no community services department, and construct 126 surface parking spaces (pages III-2 to -4 and -8 for conceptual graphic details).**

*Pros*

- The county can consolidate space and eliminate the need for any currently leased space.
- Re-use of existing building is sustainable from a resource utilization perspective.
- A full renovation will result in all new MEP systems, a new roof and finishes, and extend the life of the existing structure.
- Less time is needed for a renovation than to demolish/reconstruct.
- Renovation will include a more energy efficient building envelope coupled with new mechanical systems which will decrease long-term operating costs.
- Renovated skylights and windows will improve daylighting for improved quality of life in the building.
- A renovated building would include all new toilet rooms, new elevators, new stairs, and bring the entire facility up to current building code requirements and accessibility requirements.
- Keeping the county administrative functions downtown which will help maintain the viability of the city/downtown for the citizens of Santa Fe.
- This approach results in the lowest cost to reuse the building and site.

*Cons*

- This approach results in a parking lot of 126 spaces, below the 239-space target which would need to be leased from the city or others.
- Portions of the building were constructed in 1937 utilizing wood floor joists over a crawl space and wood frame construction. This makes part of the building 75 years old.
- The 1979 court additions were designed and constructed with load-bearing masonry walls on all four walls of the two-story stacked courtrooms. While openings can be cut to accommodate circulation, a good portion of these walls need to remain intact, which limits floor plan flexibility for the renovation and subsequent modifications.
- The existing building alone, without expansion, cannot accommodate Community Services. Future expansion on the site would be needed to accommodate future growth.
- Some existing county-owned or leased space and the associated costs would continue into the future.

**Option 1B: Renovate existing building, no additions, no community services department, and construct 243 parking spaces (pages III-5 to -8 for conceptual graphic details).**

*Pros*

- The county can consolidate space and eliminate the need for any currently leased space.
- Re-use of existing building is sustainable from a resource utilization perspective.
- A full renovation will result in all new MEP systems, a new roof and finishes, and extend the life of the existing structure.
- Less time is needed for a renovation than to demolish/reconstruct.
- Renovation will include a more energy efficient building envelope coupled with new mechanical systems which will decrease long-term operating costs.
- Renovated skylights and windows will improve daylighting for improved quality of life in the building.
- A renovated building would include all new toilet rooms, new elevators, new stairs, and bring the entire facility up to current building code requirements and accessibility requirements.
- Keeping the county administrative functions downtown which will help maintain the viability of the city/downtown for the citizens of Santa Fe while creating the required parking for the county and public needs.

*Cons*

- Portions of the building were constructed in 1937 utilizing wood floor joists over a crawl space and wood frame construction. This makes part of the building 75 years old.
- The 1979 court additions were designed and constructed with load-bearing masonry walls on all four walls of the two-story stacked courtrooms. While openings can be cut to accommodate circulation, a good portion of these walls need to remain intact, which limits floor plan flexibility for the renovation and subsequent modifications.
- Constructing the parking deck while working around the existing building creates logistical challenges and increase in cost of parking construction. The irregular-shaped parking area provides a less efficient parking garage layout. The parking structure would need to wrap around two sides of the site.
- The existing building alone, without expansion, cannot accommodate Community Services. Future expansion on the site would be needed to accommodate future growth.

**Options 2A (Includes Community Services Department with 317 parking spaces), 2B (Includes Community Services Department with 330 parking spaces), and 2C (No Community Services Department with 330 parking spaces): Renovate existing building, construct parking spaces, and build additions to accommodate mixed use and future growth space (pages III-9 to -19 for conceptual graphic details).**

**Pros**

- Possible revenue stream by leasing excess space (future growth space) for an undetermined amount of time.
- The county can consolidate space and eliminate the need for a portion of currently leased space.
- Additions could accommodate additional county agencies (including Community Services), resulting in more convenience for constituents.
- Future growth can be accommodated in additions to the building.
- Expanded daycare facilities in the downtown area could be a positive feature of the project for county employees.
- Additions could accommodate other socially and culturally advantageous tenants – i.e. "artist incubator space" – until the county needs the space.
- Keeping the county administrative functions downtown will maintain the viability of the city/downtown for the citizens of Santa Fe while creating the required parking for the county and public.

**Cons**

- Portions of the building were constructed in 1937 utilizing wood floor joists over a crawl space and wood frame construction. This makes part of the building 75 years old.
- Since the current building is centrally located on the site, additions would be to several different locations of the building, likely resulting in higher per-square-foot construction costs.
- The 1979 court additions were designed and constructed with load-bearing masonry walls on all four walls of the two-story stacked courtrooms. While openings can be cut to accommodate circulation, a good portion of these walls need to remain intact, which limits floor plan flexibility for the renovation and subsequent modifications.
- Constructing the parking deck while working around the existing building creates some logistical challenges and increased cost of construction.
- Because of the configuration of the existing parking lot and building, fitting the 313 or 330 spaces identified as a target for the site requires ramps and extra levels of parking, reducing the efficiency of the structure. To accommodate the ramps, the parking gets very close to the building and impacts views and daylighting on the south side. The odd-shaped parking area does not lend itself to an efficient parking garage layout. The parking structure would need to wrap around two sides of the site.
- There is no compelling historic or architectural significance to the existing building.

**Option 3A: Demolish the existing building, construct new building on site designed specifically for the County's use, with no community services department, and construct a two-level parking deck with 329 spaces (pages III-20 to -22 for conceptual graphic details).**

**Pros**

- An all "new" building with state-of-the-art mechanical/electrical/plumbing systems, special systems, structure, durable finish materials.
- Building can be located on site to accommodate future building expansion.
- A fully code compliant, ADA accessible, energy efficient, daylighted, contemporary work environment.
- No inherited limitations of the existing building in regards to layout, structure, mechanical, electrical, and plumbing systems or limitations of a building that has exceeded its life span and has structural limitations.
- There is no compelling historic or architectural significance regarding demolition of the existing building.
- A more efficient layout for county agencies, including Community Services.
- A simplified, efficient parking deck solution with secure and covered employee and fleet parking on the lower deck entered from Griffin Street and a public parking level on Grant Street upper deck. Not having to work around an existing building results in a lower cost-per-space for parking.
- An opportunity for the county to construct an expression of efficient service delivery in an edifice which conveys the county's commitment to excellence. The street level presence will be a building and associated site development and landscaping that fits into the existing context of a new large scale development instead of a site dominated by a parking structure on two sides.
- Keeping the county administrative functions downtown will maintain the viability of the city/downtown for the citizens of Santa Fe.

**Cons**

- May have a more rigorous review process by the City of Santa Fe for Historic Design (height and massing).
- May have some community push back for not re-using an existing building.
- An all new building will include the demolition of the existing building which is less sustainable than renovation of the existing building, but will provide a building of longer life (see also LEED analysis).

**Option 3B: Demolish the existing building, construct new building on site designed specifically for the County's use, includes community services department, and construct a two-level parking deck with 329 spaces (pages III-23 to -26 for conceptual graphic details).**

**Pros**

- An all "new" building with state-of-the-art mechanical/electrical/plumbing systems, special systems, structure, durable finish materials.
- A fully code compliant, ADA accessible, energy efficient, daylighted, contemporary work environment.
- No inherited limitations of the existing building in regards to layout, structure, mechanical, electrical, and plumbing systems or limitations of a building that has exceeded its life span and has structural limitations.
- There is no compelling historic or architectural significance regarding demolition of the existing building.
- A more efficient layout for county agencies, including Community Services.
- A simplified, efficient parking deck solution with secure and covered employee and fleet parking on the lower deck entered from Griffin Street and a public parking level on Grant Street upper deck. Not having to work around an existing building results in a lower cost-per-space for parking.
- An opportunity for the county to construct an expression of efficient service delivery in an edifice which conveys the county's commitment to excellence. The street level presence will be a building and associated site development and landscaping that fits into the existing context of a new large scale development instead of a site dominated by a parking structure on two sides.
- Vertical circulation can be better accommodated in new construction than a renovation.
- Excess space could accommodate office, retail, or other socially and culturally advantageous tenants – i.e. "artist incubator space" – until the county needs the space.
- New construction would better accommodate retail or other leased space.
- Keeping the county administrative functions downtown will maintain the viability of the city/downtown for the citizens of Santa Fe.

**Cons**

- May have a more rigorous review process by the City of Santa Fe for Historic Design (height and massing).
- May have some community push back for not re-using an existing building.
- An all new building will include the demolition of the existing building, which is less sustainable than renovation of the existing building, but will provide a building of longer life (see also LEED analysis).

**Option 4: Sell the existing building, construct new building on a remote site that includes consolidated County Administration and County Commission, and construct 425 surface parking spaces.**

**Pros**

- Provides a one-stop shop for all county administrative and commission activities.
- All parking can be accommodated on a surface parking lot, significantly reducing the cost per space.
- Provides an all "new" building with state-of-the-art mechanical/electrical/plumbing systems, special systems, structure, durable finish materials.
- A fully code compliant, ADA accessible, energy efficient, daylighted, contemporary work environment.

**Cons**

- A new building on a remote site will abandon the current county administration and relocate commission functions from the downtown. This may raise potential community concern due to county functions leaving downtown.
- A site will have to be purchased.
- County will vacate four buildings in Santa Fe that will need to be sold.

**Recommendation**

Studio Southwest Architects and our consulting team have evaluated many options to accommodate the Santa Fe County administrative space/parking/and functional needs. Our recommendation is for **Option 3A** - to demolish the existing building and create a downtown campus consisting of a new County Administrative Complex on the site of the Old Judicial Complex and subsequently renovate the 102 Grant county building as part of this project.

This recommendation is based on the pros and cons as stated in the options analysis. The primary factors leading to this recommendation include the following:

- While the existing OJC is a viable candidate for renovation, there are many issues which result in a compromised facility for long term county use.
- A new building on the OJC site will provide the most efficient design for county functional needs.
- A new building on the OJC site will provide the most efficient parking option.
- A new county administration building on the site will maintain Santa Fe County's presence downtown and help ensure the economic vitality of Santa Fe.

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## **IV. SUSTAINABILITY**

- A. Pros and Cons of Reuse Existing Building
- B. Sustainability Targets and Methodologies
- C. LEED Costs

The team evaluated the pros and cons of reuse/refurbishing the existing building versus a new building on the site. Sustainability targets and methodologies for the existing or new building were evaluated.

All options will require new mechanical and electrical renovations using the available space for these systems. Santa Fe, New Mexico's climate conditions are such that "free cooling" utilizing economizers can be used in lieu of mechanical cooling for most of the year. This building will be in the cooling mode the entire year.

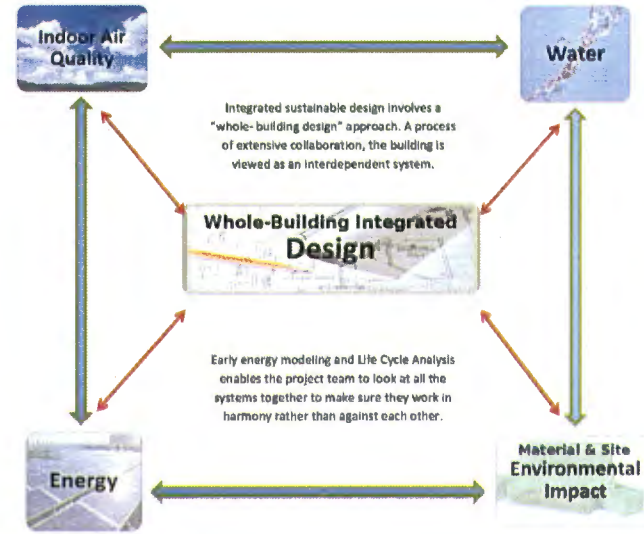
Option 3A and 3B present the most functional and efficient layout of space and departments resulting in the most cost-effective approach for a healthy energy efficient building.





**Halcom Consulting LLC**

Santa Fe Old Judicial Complex Sustainability			
Reuse/Refurbish Existing Structure		New Complex on existing or new site	
PRO'S	CON'S	PRO'S	CON'S
The greenest building is one that is already built, you don't have to use environmental resources in constructing its replacement			It can take between 10 and 80 years for a new, energy-efficient building to overcome, through more efficient operations, the negative energy and climate change impacts caused in the construction process
Embodied energy is significantly less for a re-used building			
LEED gives up to 3 points for reusing the existing facility			
	Some area's will have a very difficult time achieving the code required indoor air quality with outside air alone.	Indoor Air Quality requirements will be easy to meet. e.g. outside air.	
Bypassing the wasteful process of demolition is a MAJOR environmental benefit, not only for cost but materials sent to landfills.		New construction materials are using advanced sustainable technology.	
	Existing finishes could have possible outgassing problems that are not known.	Paints and coating will be low VOC, Increases the likelihood of not having problems with chemical sensitive employee's	
	Water saving will depend on the existing system being able to use low flow fixtures.	Energy savings will be maximized due to the new envelope and systems.	
	Mechanical systems will be limited to structural and space available	New electrical and mechanical systems tailor made for the facility	
Best PR Value			Worst PR Value



**Sustainability/LEED Recommendations**

LEED (Leadership in Energy Efficient Design) is a national building design program with the goal of achieving energy efficiency in the design and construction of buildings. There are different targets for efficiency and there are costs associated with the mechanical/electrical systems and building envelope construction required to attain higher degrees of energy efficiency.

The renovation of an existing structure is one of the most "sustainable" options in building construction due to the "recycling" of existing building elements, construction materials, and reduced manpower required compared to constructing a new building.

While renovation of the Old Santa Fe Judicial Complex is an attractive option from the "sustainability" standpoint, there is a point of diminishing returns when the existing building is limited due to structural conditions/materials, flexibility, and building envelope constraints. Further, renovations that can improve sustainability are inherently limited when daylighting and new mechanical systems are incorporated in existing buildings. Also, it will be difficult to achieve optimal efficiency and functionality for the County of Santa Fe administrative functions due to the structural limitations associated with renovating a building comprised of both a 75-year-old school and 34-year-old courthouse. Conversely, new construction offers the maximum in opportunities to incorporate high-return sustainable building design and mechanical, electrical, plumbing, and lighting components.

Therefore, the recommendation to build a new County Administration Complex (Option 3A or 3B) on the existing site will result in a higher level of energy efficiency than could be achieved in a renovation and a more functional and efficient layout of space and departments. (See LEED analysis on page IV-6.)

2917 Carlisle NE Suite 109  
Albuquerque, NM 87110  
[Halcomcs@gmail.com](mailto:Halcomcs@gmail.com)

p. 505 872 0990  
f. 505 872 0728  
[www.halcomconsulting.com](http://www.halcomconsulting.com)

**Sustainability Consulting**

## Sustainability Targets and Methodologies

The following is an approach to energy targets for new and existing buildings on the Santa Fe County Old Judicial Complex.

No dynamic thermal modeling has been conducted as part of this plan and all proposed options are based on good engineering practice rules of thumb. Further analysis and modeling will be required to fully analyze the proposed passive and MEP advised solutions to accurately determine energy savings.

The feasibility report for the Santa Fe County Old Judicial Complex identifies and evaluates sustainable opportunities for four major areas of design:

1. Passive design
2. Primary energy sources
3. Active mechanical systems
4. Water use systems

### 1. PASSIVE DESIGN

Passive building design encompasses the architectural, structural and envelope features that affect a building's response to the local microclimate. Though these features fall under architectural and structural disciplines, the envelope components affect the demands on the mechanical system and as such perform as elements of it.

Building envelopes designed for optimum energy performance reduce a building's peak heating and cooling loads, and annual energy requirements. This effect reduces the size, capital cost, and ongoing operating cost of the mechanical system. At the same time, high performance envelopes and other passive elements work with active mechanical systems to provide comfortable indoor environments. The intent is to reduce the energy demand in the building even before active systems are applied.

Energy-efficient buildings are best achieved in the early stages of design through an integrated, interdisciplinary approach. Advanced building energy modeling can aid passive feature design. Applicable features can be identified and then tested using annual building simulations that draw on local climate data and project parameters.

#### PASSIVE DESIGN ELEMENTS

##### BUILDING SHAPE AND MASSING

Building shape and massing affects energy performance and occupant comfort because the envelope surface area affects the amount of heat lost or gained through the envelope. The ratio of the envelope area to the useable floor space or volume is the compactness of the building. In climates with extreme hot and cold conditions, a more compact building will have lower rates of heat loss and gain in winter and summer, respectively, than a building which is less compact. The result is lower annual energy consumption for heating and cooling.

##### PROGRAMMING

Every building has various spaces with differing occupancy patterns, uses and temperature control requirements. The placement and location of these spaces

with respect to the building orientation is referred to as programming, and can greatly impact the building's overall energy consumption.

##### GLAZING-TO-WALL-AREA RATIO

The glazing-to-wall ratio is the proportion of transparent glazing to the total wall area of the envelope.

##### THERMAL MASS

All matter has thermal mass, however, when referring to a building, thermal "mass" generally means materials capable of absorbing, holding and gradually releasing heat (i.e. thermal energy).

##### SOLAR SHADING

External solar shading includes overhangs, blinds, louvers, trellises, or anything that blocks the sun's rays from heating the building envelope and entering the building through glazing. Interior solar shading features, typically internal blinds, are any material inside the building that is used to block the sun's rays at the perimeter. Internal shading is significantly less effective at reducing solar heat gain and thus cooling energy requirements inside the building.

##### GLAZING ASSEMBLY PARAMETERS

Glazing assemblies consist of glass, and with more than one pane of glass a void, mounted in a frame. The thermal properties of glazing assemblies vary based on the number of glass panes, as well as the properties of the void, surface coatings and frame.

##### THERMAL INSULATION

Effective thermal insulation is the most critical design parameter of the building envelope. It reduces the rate of heat loss and gain to and from the outside, expressed in terms of R-value and U-value. Minimum R-values and maximum U-values are prescribed by the ASHRAE 90.1 energy standard for buildings.

##### ROOF DESIGN FOR SOLAR COLLECTION

Solar energy collectors (thermal to generate heated water or photovoltaic to generate electricity) have optimal orientation and angles of inclination for maximum solar energy capture over the year. The optimum orientation in the northern hemisphere is south to southwest facing.

##### INTEGRATED PASSIVE DESIGN STRATEGIES

Integrated passive design strategies combine the elements above to maximize the effectiveness of passive design in offsetting the energy requirements of heating and cooling systems by reducing energy losses and taking advantage of the naturally occurring thermal processes of the building structure and its surroundings.

##### PASSIVE HEATING STRATEGIES

The consistent availability of solar energy in Santa Fe provides an opportunity for integrating passive solar heating strategies in buildings there. The passive strategies take advantage of the combined effect of several passive elements. If applied properly, passive heating strategies could significantly reduce the heating energy requirements.

The elements affecting passive solar performance were discussed in the preceding sections and have been studied with energy simulations, as discussed in the following sections. The strategies for this project include the optimization of the following passive design elements in various integrated combinations:

1. Programming and orientation
2. Solar control with external shading
3. Glazing-to-wall-area ratio
4. Thermal mass
5. Glazing assembly parameters

Thermally massive construction stores thermal energy from solar gain as well as thermal energy generated by mechanical systems, resulting in more stable internal temperatures and reduced heating energy consumption. The mass will be most effective with optimized building orientation and without the opposing radiant effect of large areas of cold glazing surface, which requires high performance glazing to provide adequate insulation. The glazing-to-wall-area ratio must balance between the benefit of allowing solar gain to enter the space while limiting the amount of heat loss through this weak link of the assembly. The combination of these features will enhance the comfort and heating performance of the buildings.

##### PASSIVE COOLING STRATEGIES

Passive cooling strategies reduce the amount of solar energy entering the space during summer and the amount of heat entering the space through ventilation air. These strategies remove heat from the building without using mechanical energy.

Passive cooling strategies include:

1. Passive evaporative cooling
2. Nocturnal cooling by natural ventilation
3. Thermal mass
4. Solar control with external shades and/or blinds

##### PASSIVE EVAPORATIVE COOLING

In the building, evaporative cooling uses heat from the spaces to convert water from a liquid to a vapor which converts the air in the space from warm and dry to cool and moist.

To cool a space by evaporative cooling, moisture must be added to an airstream. This can be achieved by drawing air across or through existing water (e.g., a water feature located within the building, a natural exterior body of water, a hydroponic living wall, etc.), providing a cooling effect to the space.

##### NOCTURNAL COOLING BY NATURAL VENTILATION

Natural ventilation overnight is encouraged to remove heat accumulated in the building mass during the day. Cooler night-time air flushes and cools the warm building structure/mass.



#### PASSIVE VENTILATION STRATEGIES / EARTH-TEMPERED VENTILATION

The relatively constant temperature of the ground at depths exceeding 5' can be harnessed to temper building ventilation air. This strategy requires burying an air intake path, also called an earth tube.

#### 2 PRIMARY ENERGY SOURCES

##### OVERVIEW OF ENERGY TYPES

For building system energy sources, provide either electrical power to perform mechanical work, such as running chillers, fans, or pumps, or thermal energy to provide heating. All forms of energy, with the exception of nuclear, are derived directly or indirectly from solar energy.

The important distinction between resources is the time frame of renewal. Sustainable resource use requires energy use at a rate equal to or less than the rate at which the resource can be renewed, and only those which renew within this time frame qualify as renewable.

The following are primary energy resources:

1. Fossil fuels – fossilized biomass, hydrocarbons such as oil, gas, and coal
  - Renewal time = millions of years
2. Biomass – organic matter which developed with solar radiation
  - Renewal time = 10s to 100s of years
3. Hydro – gravitational potential energy of water evaporated by the sun and precipitated at elevations higher than sea level
  - Renewal time = months to years
4. Earth source – solar radiation absorbed and stored in the earth: quick renewal time
  - Renewal time = days to months
5. Wind – air masses in motion due to convection, air heated by warm earth and water: quick renewal time, though intermittently available
  - Renewal time = intermittently available

Sustainable building designs should consider the primary energy resource that is impacted by the building operation, and not end these considerations at the property line. For example, electric resistance heating is often considered to be a 100% efficient conversion of electricity to heat. However, when a fossil fuel thermal power plant generates this electricity at a remote site, the overall fuel-to-heat conversion efficiency is much lower, and can be less than 30%.

Sustainability designs must reduce dependence on fossil fuels for obvious reasons, and can do so by using renewable energy sources either on site or through the local utility.

#### 3 ACTIVE MECHANICAL SYSTEMS

Buildings use energy to operate systems which provide space heating and cooling, ventilation air tempering, domestic hot water heating and lighting, as well as to run various types of electrical equipment from computers to refrigerators. The

best way to reduce the overall amount of energy consumed is to first reduce the demand and amount of energy required before installing energy-efficient equipment.

Low energy-use building designs are best achieved by these design steps.

1. First, reduce the building's energy demand by applying passive energy saving features to the building, such as solar heating and shading strategies
2. Second, assess the available renewable energy sources and target prudent use of fossil fuel and electricity
3. Third, apply appropriate energy-efficient heating and cooling systems that are well matched with the identified renewable energy sources
4. Finally, design controls for the system and other primary energy uses to operate efficiently

Reducing energy demand with passive measures is the first and most important step because once the energy demand is reduced passively, active system components can be smaller and more efficient. High efficiency systems and plant equipment yield the lowest ongoing operating costs in a building with low energy demand.

#### 4. WATER USE SYSTEMS

In an integrated water strategy, elements that are the most cost-effective, low maintenance, and easy to incorporate are high performance, low-flow fixtures. These fixtures include dual-flush toilets, low-flow faucets and high-performance, low-flow shower heads. High efficiency HVAC designs will also be assessed.

Once water conservation features are fully optimized, the next step is to identify nonpotable water sources to serve end-uses such as toilets, HVAC systems, etc. The availability and suitability of nonpotable sources will be evaluated.

In addition to the passive and active scenarios listed above it should be noted that re-using the existing structure is the most sustainable option. Energy used to produce new materials is not used when reusing an existing structure, meaning the embodied energy is significantly less in a reused building. The challenges faced in using high efficient mechanical and electrical systems are greater in an existing building due to space and budget constraints. What would be a simple system becomes more complex when adapting new technologies to existing structures. Maintenance costs can be higher using adaptive technologies. This leads to an overall higher Life Cycle costs for systems that have to be adapted and not "off the shelf." Noted in the checklists provided, the 3 points are awarded for building reuse; those additional points are offset by the reduction in energy saving over the lifetime of a project. With all things being equal, Option 1A, 1B, 2A, 2B, and 2C mechanical/electrical systems will be above code in energy efficiency. Looking at only dollars spent for energy, it's our opinion that **Option 3A and 3B will ensure lower utility bills for the county over the lifetime of the project.**

Two checklists have been provided showing the expected LEED credits available for all options. Options 1A, 1B, 2A, 2B, and 2C are expected to earn 55 points at this early juncture which is 5 points over Silver rating. **Option 3A and 3B are expected to earn 63 points which is a Gold rating. Both are best case**

point totals. We expect all options to lose points both in the design phase, value engineering phase, and construction phase. Experience has shown that Options 1A, 1B, 2A, 2B, and 2C will require the purchase of green power to achieve the Silver level mandated.

Water savings are achieved by using climate-adapted vegetation for all Options with no potable water being used for landscaping. In options 1A, 1B, 2A, 2B, and 2C, the potable water reduction of 30% is used; the existing plumbing system does not allow for ultra-low flow fixtures without extensive renovation at a significant cost factor. Option 3A and 3B new building should achieve over 40% potable water use reduction.

Option 2B and 2C parking garages that are underground and need mechanical ventilation do not fall under the sustainability umbrella. The ventilation is mandated by current code to remove CO. However, the use of variable frequency drives and high efficiency motors can help with overall energy usage reduction in both of these options.

By expanding the amount of natural light within a building, atrium designs also contribute significantly to sustainable design. Daylighting strategies reduce operating costs and have been documented to deliver energy savings through improved life cycle costs and reduced emissions. These reductions are due to the reduced amount of lighting power that can be achieved with an atrium. Moreover, daylight vitalizes interior spaces and has been shown to increase user satisfaction and visual comfort leading to improved performance. Our daylighting simulation program shows that the actual amount of daylight that can be molded is restricted to the second level offices. Level one does not achieve the required foot candle level. Skylights introduce daylight at no more than a 45-degree angle; while significant, this does not allow enough foot candle levels in the first floor offices.

## Summary LEED Costs

Soft cost impacts were defined for LEED-related tasks that are above and beyond standard code requirements. Tasks are defined in two categories:

- LEED Design Costs: Those tasks that increase the design team's scope of work during the design and construction stages of a project.
- LEED Documentation Costs: Those tasks associated with documenting and submitting a LEED application to the U.S. Green Building Council.

Soft costs for Silver, Gold, or Platinum are approximately the same.

### Addressing LEED Cost Variables:

There is an inherent degree of variability to LEED construction cost impacts. The primary factors creating this variability include the following:

1. There is no correlation between the point value of a LEED credit and its cost. There are many "no cost" and "low cost" LEED credits (such as development density, proximity to public transportation, no water use irrigation systems) that can earn 5-6 points each. At the other extreme, some credits (renewable energy, for example) can cost hundreds of thousands of dollars each—and can earn 7-15 points. The selection of credits used to achieve a LEED rating can therefore result in a wide range of resultant costs.
2. A range of different strategies can often be used to earn the same individual LEED credit. Many of the LEED credit criteria are performance-based rather than prescriptive. This allows design teams flexibility in defining an approach to credit compliance. Different strategies can also result in significantly different cost impacts. An example is credit SS-6.1: Stormwater Management (Rate and Quantity) is a "low cost" scenario; the credit is earned by increasing the amount of site plantings and reducing the amount of site paving. This approach actually reduced construction costs. In one of the "high cost" Gold rating scenarios, a vegetated roof system was installed. The premium for the vegetated roof system was approximately \$250,000. While the vegetated roof has additional benefits and was used to earn an additional LEED credit (SS-7.2, Heat Island Reduction), it still represented a significantly more expensive approach to credit SS-6.1.

LEED Silver rating usually is a 1-2% cost of the maximum allowable construction costs (MAC). Based on better quality glazing and more efficient mechanical systems, payback is within 7 to 8 years if the building is operated as intended.

LEED Gold rating is 3-4% cost increase over the MAC. This entails not only the most efficient mechanical systems but other tangibles such as LED lighting or concrete parking in lieu of asphalt.

LEED Platinum rating is 5-15% cost of the MAC. Photovoltaic systems and all of the scenarios required for a Gold rating must be included in the costs. It should be noted that a Gold rating can be achieved without the additional cost impacts if the design and construction team are well-versed LEED architects and builders.



LEED-NC v3.0 Preliminary Project Checklist

<<Project Name>>  
<<Project Location>>

Renovation of Old Judicial Complex - Options 1A, 1B, 2A, 2B, and 2C

Yes	No	Points	Category	Requirement	Points	Notes
16	1	9	<b>Sustainable Sites</b>	30 Points		
Y			Prereq 1	Construction Activity Pollution Prevention	Required	
Y			Credit 1	Site Selection	1	
5			Credit 2	Development Density & Community Connectivity	5	
6			Credit 3	Brownfield Redevelopment	1	
1			Credit 4.1	Alternative Transportation, Public Transportation Access	6	
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1	
1			Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	3	
1			Credit 4.4	Alternative Transportation, Parking Capacity	2	
1			Credit 5.1	Site Development, Protect or Restore Habitat	1	
1			Credit 5.2	Site Development, Maximize Open Space	1	
1			Credit 6.1	Stormwater Design, Quantity Control	1	
1			Credit 6.2	Stormwater Design, Quality Control	1	
1			Credit 7.1	Heat Island Effect, Non-Roof	1	
1			Credit 7.2	Heat Island Effect, Roof	1	
1			Credit 8	Light Pollution Reduction	1	
6			<b>Water Efficiency</b>	10 Points		
Y			Prereq 1	Water Use Reduction, 20% Reduction	Required	
4			Credit 1	Water Efficient Landscaping	2 to 4	
2			Credit 2	Innovative Wastewater Technologies	2	
2			Credit 3	Water Use Reduction	2 to 4	
9	1	22	<b>Energy &amp; Atmosphere</b>	33 Points		
Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required	
Y			Prereq 2	Minimum Energy Performance	Required	
Y			Prereq 3	Fundamental Refrigerant Management	Required	
4			Credit 1	Optimize Energy Performance	1 to 19	
2			Credit 2	On-Site Renewable Energy	1 to 7	
2			Credit 3	Enhanced Commissioning	2	
2			Credit 4	Enhanced Refrigerant Management	2	
1			Credit 5	Measurement & Verification	3	
2			Credit 6	Green Power	2	
8	1	5	<b>Materials &amp; Resources</b>	14 Points		
Y			Prereq 1	Storage & Collection of Recyclables	Required	
3			Credit 1.1	Building Reuse, Maintain Existing Walls, Floors & Roof	1 to 3	
1			Credit 1.2	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1	
2			Credit 2	Construction Waste Management	1 to 2	
2			Credit 3	Materials Reuse	1 to 2	
2			Credit 4	Recycled Content	1 to 2	
1			Credit 5	Regional Materials	1 to 2	
1			Credit 6	Rapidly Renewable Materials	1	
1			Credit 7	Certified Wood	1	
9		6	<b>Indoor Environmental Quality</b>	22 Points		
Y			Prereq 1	Minimum IAQ Performance	Required	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	
1			Credit 1	Outdoor Air Delivery Monitoring	1	
1			Credit 2	Increased Ventilation	1	
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1	
1			Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1	
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1	
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings	1	
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	1	
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1	
1			Credit 5	Indoor Chemical & Pollutant Source Control	1	
1			Credit 6.1	Controllability of Systems, Lighting	1	
1			Credit 6.2	Controllability of Systems, Thermal Comfort	1	
1			Credit 7.1	Thermal Comfort, Design	1	
1			Credit 7.2	Thermal Comfort, Verification	1	
1			Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1	
1			Credit 8.2	Daylight & Views, Views for 90% of Spaces	1	
4			<b>Innovation &amp; Design Process</b>	6 Points		
1			Credit 1.1	Innovation in Design: Green Cleaning	1	
1			Credit 1.2	Innovation in Design: Education Case Study	1	
1			Credit 1.3	Innovation in Design: One GC Credit	1	
1			Credit 1.4	Innovation in Design: Provide Specific Title	1	
1			Credit 1.5	Innovation in Design: Provide Specific Title	1	
1			Credit 2	LEED® Accredited Professional	1	
3	1		<b>Regional Priority</b>	4 Points		
1			Credit 1.1	Regional Priority: Development Density	1	
1			Credit 1.2	Regional Priority: Alternative Transportation	1	
1			Credit 1.3	Regional Priority: Heat Island effect Non-Roof	1	
1			Credit 1.4	Regional Priority: Water Efficient Landscaping	1	
55	7	44	<b>Project Totals (pre-certification estimates)</b>	110 Points		
Yes	No				Certified 60-69 points Silver 50-59 points Gold 60-79 points Platinum 90-110 points	

LEED-NC v3.0 Preliminary Project Checklist

<<Project Name>>  
<<Project Location>>

New Building - Options 3A and 3B

Yes	No	Points	Category	Requirement	Points	Notes
19	1	6	<b>Sustainable Sites</b>	30 Points		
Y			Prereq 1	Construction Activity Pollution Prevention	Required	
Y			Credit 1	Site Selection	1	
5			Credit 2	Development Density & Community Connectivity	5	
6			Credit 3	Brownfield Redevelopment	1	
1			Credit 4.1	Alternative Transportation, Public Transportation Access	6	
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1	
1			Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	3	
1			Credit 4.4	Alternative Transportation, Parking Capacity	2	
1			Credit 5.1	Site Development, Protect or Restore Habitat	1	
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1			Credit 6.1	Stormwater Design, Quantity Control	1	
1			Credit 6.2	Stormwater Design, Quality Control	1	
1			Credit 7.1	Heat Island Effect, Non-Roof	1	
1			Credit 7.2	Heat Island Effect, Roof	1	
1			Credit 8	Light Pollution Reduction	1	
7			<b>Water Efficiency</b>	10 Points		
Y			Prereq 1	Water Use Reduction, 20% Reduction	Required	
4			Credit 1	Water Efficient Landscaping	2 to 4	
2			Credit 2	Innovative Wastewater Technologies	2	
3			Credit 3	Water Use Reduction	2 to 4	
12	1	19	<b>Energy &amp; Atmosphere</b>	33 Points		
Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required	
Y			Prereq 2	Minimum Energy Performance	Required	
Y			Prereq 3	Fundamental Refrigerant Management	Required	
7			Credit 1	Optimize Energy Performance	1 to 19	
2			Credit 2	On-Site Renewable Energy	1 to 7	
2			Credit 3	Enhanced Commissioning	2	
2			Credit 4	Enhanced Refrigerant Management	2	
1			Credit 5	Measurement & Verification	3	
2			Credit 6	Green Power	2	
5	1	8	<b>Materials &amp; Resources</b>	14 Points		
Y			Prereq 1	Storage & Collection of Recyclables	Required	
3			Credit 1.1	Building Reuse, Maintain Existing Walls, Floors & Roof	1 to 3	
1			Credit 1.2	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1	
2			Credit 2	Construction Waste Management	1 to 2	
2			Credit 3	Materials Reuse	1 to 2	
2			Credit 4	Recycled Content	1 to 2	
1			Credit 5	Regional Materials	1 to 2	
1			Credit 6	Rapidly Renewable Materials	1	
1			Credit 7	Certified Wood	1	
12		1	<b>Indoor Environmental Quality</b>	22 Points		
Y			Prereq 1	Minimum IAQ Performance	Required	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	
1			Credit 1	Outdoor Air Delivery Monitoring	1	
1			Credit 2	Increased Ventilation	1	
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1	
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1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1	
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings	1	
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	1	
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1	
1			Credit 5	Indoor Chemical & Pollutant Source Control	1	
1			Credit 6.1	Controllability of Systems, Lighting	1	
1			Credit 6.2	Controllability of Systems, Thermal Comfort	1	
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1			Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1	
1			Credit 8.2	Daylight & Views, Views for 90% of Spaces	1	
5			<b>Innovation &amp; Design Process</b>	6 Points		
1			Credit 1.1	Innovation in Design: Green Cleaning	1	
1			Credit 1.2	Innovation in Design: Education Case Study	1	
1			Credit 1.3	Innovation in Design: One GC Credit	1	
1			Credit 1.4	Innovation in Design: Provide Specific Title	1	
1			Credit 1.5	Innovation in Design: Provide Specific Title	1	
1			Credit 2	LEED® Accredited Professional	1	
3	1		<b>Regional Priority</b>	4 Points		
1			Credit 1.1	Regional Priority: Development Density	1	
1			Credit 1.2	Regional Priority: Alternative Transportation	1	
1			Credit 1.3	Regional Priority: Heat Island effect Non-Roof	1	
1			Credit 1.4	Regional Priority: Water Efficient Landscaping	1	
63	9	36	<b>Project Totals (pre-certification estimates)</b>	110 Points		
Yes	No				Certified 60-69 points Silver 50-59 points Gold 60-79 points Platinum 90-110 points	

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## **V. MARKET ANALYSIS & FINANCE OPTIONS**

- A. Downtown Santa Fe Office/Retail/  
Housing Market Conditions
- B. Assumptions Used in Calculating Project  
Costs
- C. Public-Private Partnership Models and  
Finance Options
- D. Financial Summary
- E. Parking Considerations
- F. Detailed Financial Information
- G. Conceptual Cost Estimates
- H. Construction Cost Comparison and  
Parking Comparison

The team analyzed the possibilities for mixed-use functions on the site in the existing and expanded building. Assumptions used in calculating project costs and public-private partnership models and finance options were considered. Conceptual costs estimates were prepared for each development option. Redevelopment options are summarized for net annual cost of each option, including detailed redevelopment cost assumptions. Construction cost comparison, projected 15-year operation costs, and parking comparison of each option is included in this section.





## Downtown Santa Fe Market Conditions

The revenue assumptions used in the financial analysis of the redevelopment options are based on current market conditions in downtown Santa Fe. Background information was compiled from multiple sources and integrated into the financial summary and detail sheet contained in the Executive Summary.

### Current Market Rents

Several of the redevelopment options assumes that a portion of the building will be leased to non-county tenants. These users will occupy space built especially for that purpose and space that is intended to accommodate future growth needs of the county. The types of potential tenants that are anticipated include offices, retail, and space for non-profit or other tenants that advance goals for the downtown retail (community based non-profits, artist, or commercial incubator space, for example).

The studies recognize that if the county retains ownership of the site, renovating the existing building or constructing a new building for county administrative use would work well on the site. Offering space identified in the development options for future county expansion for leased office or retail use would be marginal in regards to revenue generated for the county, so schemes with surplus space did not perform well financially (although it would benefit downtown in terms of jobs and potential for business that orient their goods and services to local residents).

Other community-based non-profit, artist, or commercial incubator space (possibly daycare) would not generate substantial revenue to the county, but would provide needed space for business start-ups or services beneficial to the community (non-profits, daycare).

Leon A. Mellow of Colliers International performed an assessment of the current downtown Santa Fe market conditions for office and retail space leases. Mr. Mellow has extensive experience as a broker and as a representative of building owners in the sale and leasing of downtown Santa Fe commercial properties. Mr. Mellow's data was used to estimate the return from leases of office and retail space to private individuals in portions of the renovated and/or expanded complex.

A property Valuation Report was prepared by Branden T. White of CBRE – Valuation & Advisory Services. While the purpose of the Valuation Report was to assess the value of the property if sold, the report contains additional information on the downtown market for office and retail space.

The following is a summary of the findings relative to lease rates in downtown:

- The existing building, given its location in the downtown, is not ideally suited for commercial retail or office use.
- Lease rates for retail vary widely in the downtown with rates the highest along the plaza, along San Francisco Street, and Palace Avenue. These areas have the highest walk-by retail traffic.
- Lease rates for offices are \$22 to \$28 per square foot (triple net) in the downtown. Landlords have to offer many concessions in regards to rent and tenant improvements.
- Retail lease rates are lower than office rates, especially in properties located away from the plaza.

Based on the findings of the market and valuation reports, the following lease rates are used in the analysis of the redevelopment options.

- Market rate office space - \$22 per square foot.
- Market rate retail space - \$14 per square foot (plus utilities).
- Below market leases - \$9 per square foot.

Tenant improvement costs have not been established as they would vary widely based on potential tenant needs.

### Analysis of Potential Occupancy of Leased Space

The site is not considered by either Mr. Mellow or Mr. White to be a prime location for office and retail space. The two real estate experts noted that high vacancies are likely for the market rate space, while discounted space for economic development purposes will be virtually fully leased. Based on the findings of their research, the following occupancy rates are assumed for leased space in the financial analysis.

- Leased space for market rate office and retail space - 60% occupancy on a yearly basis.
- Below market rate space - 95%.

Letters from Mr. Mellow and Mr. White are contained in the Appendix.

**Assumptions Used in Calculating Project Costs**

**Costs**

Construction costs were taken directly from the cost data for each of the redevelopment options. These include the redevelopment of 102 Grant, which is consistent in all of the downtown options, and the costs of site preparation, renovation, additions, and new construction (building and parking) at the existing judicial complex site. The costs of Option 4, relocation to a new site, include the cost of land as well as site preparation, new construction, and surface parking.

Annual operating cost, including utilities, janitorial, maintenance, insurance, and administration. The following table shows a comparison of selected operating costs in 2012 for downtown and suburban office buildings in Region 6, which is the Southwestern US. Costs are also shown for older and new downtown buildings and new suburban buildings. The costs for all but new suburban buildings range from \$9.22 to \$10.22 per square foot, with new suburban office space at \$8.32. Costs will vary by building materials, interior finishes, and other building details, and the county will have the same costs for janitorial, administration, and related services regardless of location. Note that the table includes selected costs, but because it does not include all costs, the totals are not the sum of the components listed.

For the purpose of the financial analysis, a cost of \$10 per square foot was assumed for all options.

**Summary of Selected Operating Expenses**

Line Item	Region 6 (SW) Median		National Median		
	Downtown	Suburban	Downtown		Suburban
			Pre-1965	New	New
Utilities	\$ 1.96	\$ 2.12	\$ 2.32	\$ 2.41	\$ 1.82
Janitorial/Maint.	\$ 2.36	\$ 2.24	\$ 2.60	\$ 2.45	\$ 1.87
Admin	\$ 1.27	\$ 1.29	\$ 1.11	\$ 1.14	\$ 1.17
Net Operating Costs*	\$ 6.56	\$ 6.61	\$ 6.77	\$ 6.93	\$ 5.89
Insurance/Services	\$ 1.29	\$ 1.14	\$ 1.27	\$ 1.32	\$ 0.93
Total Operating Costs	\$ 9.22	\$ 9.26	\$ 9.59	\$ 10.22	\$ 8.32

\*Insurance not included in Net Operating Costs

Source: IREM Office Building Survey, 2012

These estimates assume that the county pays no RE or other property taxes.

**Financial Resources**

Several sources of revenue were identified as part of the analysis. These include both one-time infusions of cash and ongoing operating revenues from the project or savings that could be redirected to the project.

The one time infusions of cash include the sale of county properties that would not be needed if county functions are consolidated in the new structure. In addition, the options at the existing site include a private contribution to the construction of a parking structure for 50 spaces. The estimates of value were provided by the CBRE Estimate of Fair Market Value for the existing site. Values for the sale of existing county buildings are rough estimates based on insurance values and Mr. Mellow's knowledge of downtown building sales. All properties would need to be appraised prior to any sale, and these estimates do not represent an appraised value.

The contributions to the project's annual operations include the estimated possible rents received from leased space as described above and annual savings that would result from moving county offices from space that the county is currently leasing, with the savings redirected to the project. These amounts help defray the annual operating costs to the county. There is no guarantee of rental income.

**Financing Assumptions**

The financial analysis assumes that the one-time cash infusions will provide the county's contribution to the building cost, reducing the loan amount required. The estimated debt service assumes that the county will finance the project through a Public Project Revolving Loan Fund loan from the New Mexico Finance Authority at the October 2013 pricing of a 15-year loan at 3.049% interest.

## Public-Private Partnership Models

Local governments that are strapped for funds to pay for new or improved public facilities have in recent years begun to consider creative financing options for these facilities. One option is public-private partnerships. Public-Private Partnership (or P3) contracts can take many different forms. Below are a few of the most common models.

**Long-Term Lease Agreement.** This is an agreement where a private company (or consortium of companies) receives the right to collect revenues associated with an existing asset in exchange for an upfront fee to the governmental entity.

**Sale/Leaseback.** A sale-leaseback is a transaction in which the government sells public property and then leases it back from the private buyer.

**Design-Build-Finance-Operate-Maintain.** Variations of this model involve different combinations of services provided by a private entity and include Design-Build, Design-Build-Operate, etc. In this model, a private entity is involved in varying aspects of the financing, design, building, and operation and maintenance of the asset, and is compensated for its investment by receiving the right to collect future revenues associated with asset, such as user fees.

**Availability Payment.** In this model, the governmental entity provides regular payments, based on criteria such as project milestones or performance standards, to private investors, developers, and operators that design, build, finance, operate, and maintain an asset (or perform a subset of these activities). This project is similar to the design, build, finance, operate, and maintain-type contract described above, but uses an availability payment scheme to compensate the private companies.

The suitability of a P3 approach to redevelopment will hinge on the selected option. Renovation and reuse may be more of a challenge for this approach than new construction.

Recent research indicates that governments should be cautious about using P3s. While a package of private investment may relieve a short term cash shortfall, the long term commitments made in exchange can have the following disadvantages:

- Sale of property at a low price that is not advantageous to the public. The government entity may be too anxious to make a deal, losing revenue from an asset for a long period of time or obligating the government to long term lease payments that are higher than the cost of government financing in exchange for a short term infusion of revenue. The sale of Arizona's state capitol is an example of a sale/leaseback that, although it financed a short term budget shortfall, may not have been advantageous to the public in the long term. The state sold several office buildings on the Capitol Complex in 2009 for \$81 million and will pay out \$106 million over the life of the lease. In 2012, with the state's financial standing much improved, Arizona began exploring the possibility of buying back the buildings
- Long term commitment that ties up an asset for decades. This approach is inflexible and does not allow the government entity to adapt over time in response to change.
- Contract clauses, such as compensation and non-compete requirements, which may not serve the public interest. For example, the county may determine that below-market office space for new small businesses or non-profits offers benefits to the public. Such discounted rates may not be built into a public-private agreement, requiring the county to make up the difference thus increasing costs above what they would have been without private sector involvement. In a similar way, the county could turn over management of the on-site parking to a private entity to operate and maintain it in exchange for parking fees. If the county decided that free parking for certain users was advantageous, it could be obligated to make up the difference in lost revenue to the operator.

- Loss of control is also an issue. A private contractor is not accountable to the public and could make decisions that are counter to the values of the county government.

If the county elects to solicit proposals for a public-private venture, the RFP process is the county's opportunity to clearly define the goals of the county regarding financing, acceptable terms, public goals to be accomplished by the project, and other criteria that are important to the county and to downtown Santa Fe. The criteria will depend on the structure of the partnership, but examples of recommended criteria include:

- Length of the term and options for early buy-back by the county.
- Allowable beginning lease rates for county office space and leases to third parties.
- Maximum escalation of lease rates for both the county and third party tenants.
- Maximum escalation of staff, tenant and public parking rates.
- Desired mix of office, retail, and non-profit tenants, if any.
- Desired floor area to be devoted to economic development related businesses and housing, if any.
- Control to be exerted by the county over third-party tenants.
- Desired subsidies for public space or services (i.e. free parking or reduced rents) and clarification of county's responsibility for making up the difference in lost revenue.
- Desired and minimum acceptable standard of maintenance.

**Financial Summary**

**Old Judicial Complex Redevelopment Options**

Proposed Project Other Proposed Uses	Option 1A	Option 1B	Option 2A	Option 2B	Option 2C	Option 3A	Option 3B	Option 4
	Renovate existing building, no additions, no comm svcs, surface pkg	Renovate existing building, no additions, no comm svcs	Expand existing building, min additions, comm svcs included	Expand existing building, max additions, comm svcs included	Expand existing building, max additions, no comm svcs	Demolish existing building, new building on site, no comm svcs	Demolish existing building, new building on site, comm svcs included	Soft existing buildings; new building remove site; consolidate County admin and County Commission functions
	Leased	Leased	Leased	Leased	Leased	Leased	Leased	None
	Office/Retail	Office/Retail	Office/Retail	Office/Retail	Office/Retail	Office/Retail	Office/Retail/Day Care	
<b>PROJECT DESCRIPTION</b>								
Existing Need (GSF)	84,090	84,090	84,090	84,090	84,090	84,090	84,090	84,090
Existing Need + Tare	100,908	100,908	100,908	100,908	100,908	100,908	100,908	100,908
Total Provided in this Option - All Facilities	108,788	109,685	109,665	125,236	136,596	101,665	110,073	109,500
- GSF for County Staff	99,824	100,048	99,614	104,227	108,668	98,478	95,515	95,000
- GSF for Growth/Lease	8,964	9,637	10,351	21,009	27,928	3,187	14,558	14,500
Space Provided								
102 Grant (sf)	37,781	37,781	37,781	37,781	37,781	37,781	37,781	0
102 Grant renovated sf CS Galisteo Building (sf)	28,345	28,345	28,345	28,345	28,345	28,345	28,345	0
11260	11,360	11,360			11,360	11,360		
<b>Redevelopment of OJC Site</b>								
Gross Square Footage Assumptions								
Gross Interior Square Footage	59,647	60,544	72,184	87,455	87,455	52,524	72,292	109,500
Portal	0	0	2,080	3,900	3,900	2,933	2,933	0
<b>Parking Assumptions</b>								
Target parking spaces	245	246	359	378	329	316	368	394
Spaces Provided	126	243	317	330	330	329	329	425
Parking surplus/deficit	-119	-3	-42	-48	1	13	-39	31
<b>REVENUE ASSUMPTIONS</b>								
<b>Leased Space, New/Renovated Admin Building</b>								
- Space for County Use	50,683	50,907	61,833	66,446	59,527	49,337	57,734	95,000
- Future Growth / Lease	8,964	9,637	10,351	21,009	27,928	3,187	9,558	14,500
- Potential Day Care	0	0	0	0	0	0	5,000	0
- Net leasable to third party tenants	7,619	8,191	8,798	17,858	23,739	2,709	13,124	0
<b>DEVELOPMENT FINANCIAL SUMMARY</b>								
Land Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,581,000
Renovated/New County Building	\$ 10,724,563	\$ 16,440,692	\$ 24,759,779	\$ 29,894,503	\$ 29,894,503	\$ 19,492,529	\$ 23,624,041	\$ 24,894,870
Renovation of 102 Grant	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ -
Soft Costs (Integral Moveable Equipment, Information Technology, County Admin and Professional Fees)	\$ 2,337,385	\$ 3,281,772	\$ 4,656,228	\$ 5,504,575	\$ 5,504,575	\$ 3,932,374	\$ 4,645,999	\$ 4,300,023
<b>Total, including land, renov of 102 Grant and soft costs</b>	\$ 16,484,607	\$ 23,145,123	\$ 32,838,666	\$ 38,821,737	\$ 38,821,737	\$ 26,847,562	\$ 31,692,699	\$ 31,775,893
Less One-time Payments	\$ 7,800,000	\$ 7,800,000	\$ 10,827,107	\$ 10,975,628	\$ 9,464,748	\$ 8,800,010	\$ 10,310,890	\$ 19,230,880
Loan Amount	\$ 8,684,607	\$ 15,345,123	\$ 22,011,559	\$ 27,846,109	\$ 29,356,989	\$ 18,047,552	\$ 21,381,809	\$ 12,545,013
<b>Ongoing Revenue</b>								
Leased Space	\$ 80,975	\$ 87,055	\$ 93,504	\$ 189,782	\$ 252,284	\$ 28,789	\$ 139,478	\$ -
Savings on Current Operations (HR Building)	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400
Savings on County leases	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183
Total Revenue / Savings	\$ 439,558	\$ 445,637	\$ 452,087	\$ 548,365	\$ 610,867	\$ 387,372	\$ 498,061	\$ 358,583
<b>NET COST CALCULATION</b>								
- Operating Revenue (leases/savings)	\$ 439,558	\$ 445,637	\$ 452,087	\$ 548,365	\$ 610,867	\$ 387,372	\$ 498,061	\$ 358,583
- Operating Expenses - 102 Grant	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ -
- Operating Expenses - CS Galisteo Bldg	\$ (112,464)	\$ (112,464)	\$ -	\$ -	\$ (112,464)	\$ (112,464)	\$ -	\$ -
- Operating Expenses - New/Renovated Admin Building	\$ (590,505)	\$ (599,386)	\$ (714,622)	\$ (865,805)	\$ (865,805)	\$ (504,230)	\$ (694,003)	\$ (912,000)
- Operating Expenses - Parking	\$ (30,870)	\$ (113,238)	\$ (147,722)	\$ (153,780)	\$ (153,780)	\$ (153,314)	\$ (153,314)	\$ (104,125)
Leased Parking	\$ (92,852)	\$ (2,531)	\$ (32,700)	\$ (37,436)	\$ -	\$ -	\$ (30,443)	\$ -
Net Operating Expense	\$ (761,165)	\$ (756,014)	\$ (816,988)	\$ (882,688)	\$ (895,214)	\$ (756,668)	\$ (753,732)	\$ (657,542)
- Debt Service	\$ (832,297)	\$ (1,470,614)	\$ (2,109,498)	\$ (2,668,658)	\$ (2,813,454)	\$ (1,729,604)	\$ (2,049,146)	\$ (1,202,268)
Net Annual Cost	\$ (1,593,463)	\$ (2,226,628)	\$ (2,926,487)	\$ (3,551,346)	\$ (3,708,668)	\$ (2,486,272)	\$ (2,802,877)	\$ (1,859,805)

**Parking Considerations**

Santa Fe County's parking requirements are a major driver in this study, significantly impacting development options and overall project costs.

The planning team, with the assistance of county staff, identified a preliminary parking demand based on the following assumptions:

- Parking is provided for all staff (208 with Community Services/170 without Community Services).
- The staff parking is discounted to 80% of total to account for staff that may be on sick leave, on vacation, or on travel, and assuming some staff use alternative transportation (reduces staff demand to 166 with Community Services/136 without Community Services).
- Parking is provided for fleet vehicles (84 with Community Services/53 without Community Services).
- Parking is provided for the public (40 spaces).
- Parking is provided for sale to a private customer (50 spaces).
- Parking will be required for tenants of leased spaces (8 to 50 spaces).

In any option (1 through 3), the county should scrutinize the preliminary parking demand and examine potential options to reduce the number of required parking spaces. Specifically, the county may elect to consider the following parking requirement reduction options:

- Examine the total number of required fleet vehicles

Once staff is collocated downtown, there may be opportunities to reduce vehicles currently needed because administrative staff must travel to meetings downtown. There may also be more opportunities to share vehicles once all administrative staff are collocated in one or two locations.

- Examine opportunities to incentivize staff to reduce parking

Providing stipends in lieu of parking to encourage walking, carpooling, bicycling, or use of public transportation may reduce the parking demand. Paying for bus passes is another opportunity that could be explored.

**PARKING REQUIREMENTS**

	with Comm Svcs	w/o Comm Svcs
Full Staff	208	170
Staff @ 80%	166	136
Fleet	84	53
Public	40	40
Private (Option)	50	50
<b>TOTAL</b>	<b>340</b>	<b>279</b>
*NOTE: Parking quantities do not include spaces for tenant leases.		

Detailed Financial Information

Old Judicial Complex Redevelopment Options

	Option 1A	Option 1B	Option 2A	Option 2B	Option 2C	Option 3A	Option 3B	Option 4
Proposed Project	Renovate existing building, no additions, no comm svcs, surface pkg	Renovate existing building, no additions, no comm svcs	Expand existing building, min additions, comm svcs included	Expand existing building, max additions, comm svcs included	Expand existing building, max additions, no comm svcs	Demolish existing building, new building on site, no comm svcs	Demolish existing building, new building on site, comm svcs included	Self-existing building, new building remote site, consolidate County admin and County Commission functions
Other Proposed Uses	Leased	Leased	Leased	Leased	Leased	Leased	Leased	None
	Office/Retail	Office/Retail	Office/Retail	Office/Retail	Office/Retail	Office/Retail	Office/Retail/Day Care	None
<b>PROJECT DESCRIPTION</b>								
<b>Gross Space Needed, All County Staff</b>								
Existing Need (GSF)	84,090	84,090	84,090	84,090	84,090	84,090	84,090	84,090
Existing Need + Tare	100,908	100,908	100,908	100,908	100,908	100,908	100,908	100,908
Total Provided in this Option - All Facilities	108,788	109,685	109,965	125,236	136,596	101,665	110,073	109,500
- GSF for County Staff	99,824	100,048	99,614	104,227	108,668	98,478	95,515	95,000
- GSF for Growth/Lease	8,964	9,637	10,351	21,009	27,928	3,187	14,558	14,500
<b>Space Provided</b>								
<b>102 Grant</b>								
102 Grant	37,781	37,781	37,781	37,781	37,781	37,781	37,781	0
102 Grant renovated if	28,345	28,345	28,345	28,345	28,345	28,345	28,345	0
CS Galisteo Building	11,360	11,360	0	0	11,360	11,360	0	0
CS Galisteo Building (4th)								
<b>Redevelopment of OJC Site</b>								
Gross Square Footage Assumptions								
Gross Interior Square Footage	59,647	60,544	72,184	87,455	87,455	52,524	72,292	109,500
Portal	0	0	2,080	3,900	3,900	2,933	2,933	0
<b>Parking Assumptions</b>								
Leasable SF/Parking Space (Leased Space)	475	475	475	475	475	475	475	250
<b>Parking Spaces Needed</b>								
- County staff	170	170	208	208	170	170	208	277
- Staff @ 80%	136	136	166	166	136	136	166	222
- Fleet	53	53	84	84	53	53	84	92
- Tenants	16	17	19	38	50	6	28	0
- Private parking	0	0	50	50	50	50	50	0
Public parking	40	40	40	40	40	40	40	80
Target parking spaces	245	246	359	378	329	316	368	394
Spaces Provided	126	243	317	329	330	329	329	425
Parking surplus/deficit	-119	-3	-42	-48	1	13	-99	131
<b>DEVELOPMENT COST ASSUMPTIONS</b>								
Land Cost/SQFT	NA	NA	NA	NA	NA	NA	NA	\$7.90
Construction Cost								Based on Project Cost Estimates for Each Option
<b>REVENUE ASSUMPTIONS</b>								
<b>Leased Space, New/Renovated Admin Building</b>								
- Space for County Use	50,683	50,907	61,833	66,446	59,527	49,337	57,734	95,000
- Future Growth / Lease	8,964	9,637	10,351	21,009	27,928	3,187	9,558	14,500
- Potential Day Care	0	0	0	0	0	0	5,000	0
- Not leasable to third party tenants (1)	7,619	8,191	8,798	17,858	23,799	2,709	13,124	0
<b>Tenant mix for leased space</b>								
- Market rate office	45%	45%	45%	45%	45%	45%	45%	45%
- Market rate retail	10%	10%	10%	10%	10%	10%	10%	10%
- Below market community/ec dev	45%	45%	45%	45%	45%	45%	45%	45%
<b>Average vacancy rate, leased space</b>								
- Leased office	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	NA
- Leased retail	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	NA
- Leased community/ec dev	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	NA
Average vacancy rate, leased space	24.3%	24.3%	24.3%	24.3%	24.3%	24.3%	24.3%	NA
<b>Lease rates per sf</b>								
- Market rate office	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22
- Market rate retail	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14
- Below market community/ec dev	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9
<b>OPERATING COST ASSUMPTIONS</b>								
<b>Operating Cost/SF - Office Space (2)</b>								
	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.60	\$ 9.60	\$ 9.60
<b>Operating Cost/Space - Parking (3)</b>								
	\$ 245.00	\$ 466.00	\$ 466.00	\$ 466.00	\$ 466.00	\$ 466.00	\$ 466.00	\$ 245.00
<b>Leased parking per space (4)</b>								
	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00
<b>FINANCING ASSUMPTIONS</b>								
Maximum Loan-to-Value Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Debt Service per NMA October 25, 2013 Pricing (5)	9.584%	9.584%	9.584%	9.584%	9.584%	9.584%	9.584%	9.584%
- Avg Annual Debt Service as % of Project Cost (see appendix)	9.584%	9.584%	9.584%	9.584%	9.584%	9.584%	9.584%	9.584%

Old Judicial Complex Redevelopment Options

	Option 1A	Option 1B	Option 2A	Option 2B	Option 2C	Option 3A	Option 3B	Option 4
Proposed Project	Renovate existing building, no additions, no comm svcs, surface pkg	Renovate existing building, no additions, no comm svcs	Expand existing building, min additions, comm svcs included	Expand existing building, max additions, comm svcs included	Expand existing building, max additions, no comm svcs	Demolish existing building, new building on site, no comm svcs	Demolish existing building, new building on site, comm svcs included	Self-existing building, new building remote site, consolidate County admin and County Commission functions
Other Proposed Uses	Leased	Leased	Leased	Leased	Leased	Leased	Leased	None
	Office/Retail	Office/Retail	Office/Retail	Office/Retail	Office/Retail	Office/Retail	Office/Retail/Day Care	None
<b>DEVELOPMENT FINANCIAL SUMMARY</b>								
<b>Development Cost</b>								
Land Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,581,000
<b>Renovated/New County Building</b>								
Construction Cost	\$ 1,040,789	\$ 1,040,789	\$ 1,137,645	\$ 1,137,645	\$ 1,137,645	\$ 1,058,200	\$ 1,058,200	\$ 126,700
Parking Construction Cost	\$ 796,810	\$ 8,068,270	\$ 10,779,720	\$ 13,870,240	\$ 13,870,240	\$ 10,082,215	\$ 13,838,135	\$ 21,034,000
- Contingency	\$ 378,108	\$ 5,187,195	\$ 9,612,878	\$ 10,987,315	\$ 10,987,315	\$ 6,580,066	\$ 6,580,066	\$ 1,275,000
Total Development Cost (\$ & Value)	\$ 1,398,856	\$ 2,144,434	\$ 3,229,536	\$ 3,899,283	\$ 3,899,283	\$ 1,772,048	\$ 2,147,644	\$ 2,623,170
Total Development Cost (\$ & Value)	\$ 10,724,563	\$ 16,440,692	\$ 24,759,779	\$ 29,894,503	\$ 29,894,503	\$ 18,492,529	\$ 23,624,041	\$ 24,894,870
<b>Additional Costs</b>								
<b>Renovation of 102 Grant</b>								
- Renovation cost	\$ 2,976,225	\$ 2,976,225	\$ 2,976,225	\$ 2,976,225	\$ 2,976,225	\$ 2,976,225	\$ 2,976,225	\$ -
- Contingency @ 15%	\$ 446,434	\$ 446,434	\$ 446,434	\$ 446,434	\$ 446,434	\$ 446,434	\$ 446,434	\$ -
Total	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ 3,422,659	\$ -
<b>Soft Costs (Integral Moveable Equipment, Information Technology, County Admin and Professional Fees)</b>								
	\$ 2,337,385	\$ 3,281,772	\$ 4,656,228	\$ 5,504,575	\$ 5,504,575	\$ 3,932,374	\$ 4,645,999	\$ 4,300,023
<b>Total, including land, renov of 102 Grant and</b>								
	\$ 16,484,607	\$ 23,145,123	\$ 33,838,666	\$ 38,821,737	\$ 38,821,737	\$ 26,847,562	\$ 31,692,699	\$ 31,775,893
Less One-time Payments	\$ 7,800,000	\$ 7,800,000	\$ 10,827,107	\$ 10,975,628	\$ 10,975,628	\$ 8,800,010	\$ 10,310,890	\$ 19,230,880
Loan Amount	\$ 8,684,607	\$ 15,345,123	\$ 22,011,559	\$ 27,846,109	\$ 27,846,109	\$ 18,047,552	\$ 21,381,809	\$ 12,545,013
<b>One-time payments</b>								
- County Budgeted for OJC	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000
- Sale of OJC (5 vacant, 2 3 ac.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900,000
- Sale of 102 Grant (42,232 sf, 1 ac.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
- Sale of CS Galisteo Building (11,360 sf)	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000
- Private contribution to parking structure	\$ -	\$ -	\$ 1,516,227	\$ 1,664,748	\$ 1,664,748	\$ 1,000,010	\$ 1,000,010	\$ -
Total one-time payments	\$ 7,800,000	\$ 7,800,000	\$ 10,827,107	\$ 10,975,628	\$ 10,975,628	\$ 8,800,010	\$ 10,310,890	\$ 19,230,880
<b>Ongoing Revenue</b>								
<b>Leased Space</b>								
- Market rate office	\$ 45,259	\$ 48,657	\$ 52,262	\$ 106,074	\$ 141,008	\$ 16,091	\$ 77,958	NA
- Market rate retail	\$ 6,400	\$ 6,881	\$ 7,391	\$ 15,000	\$ 19,941	\$ 2,276	\$ 11,024	NA
- Below market comm/ec dev	\$ 29,316	\$ 31,517	\$ 33,852	\$ 68,707	\$ 91,335	\$ 10,423	\$ 50,496	NA
Total lease revenue	\$ 80,975	\$ 87,055	\$ 93,504	\$ 189,782	\$ 252,284	\$ 28,789	\$ 139,478	\$ -
Savings on Current Operations (HR Building)	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400	\$ 59,400
Savings on County Leases	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814
- Bokum Building	\$ 255,869	\$ 255,869	\$ 255,869	\$ 255,869	\$ 255,869	\$ 255,869	\$ 255,869	\$ 255,869
- Leased Parking	\$ 19,500	\$ 19,500	\$ 19,500	\$ 19,500	\$ 19,500	\$ 19,500	\$ 19,500	\$ 19,500
Total savings on current leases	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183	\$ 299,183
Total Revenue / Savings	\$ 439,558	\$ 445,637	\$ 452,087	\$ 548,365	\$ 610,867	\$ 387,372	\$ 498,061	\$ 358,583
<b>NET COST CALCULATION</b>								
Operating Revenue (leases/savings)	\$ 439,558	\$ 445,637	\$ 452,087	\$ 548,365	\$ 610,867	\$ 387,372	\$ 498,061	\$ 358,583
Operating Expenses - 102 Grant	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ (374,032)	\$ (374,032)
Operating Expenses - CS Galisteo Bldg	\$ (112,464)	\$ (112,464)	\$ -	\$ -	\$ -	\$ (112,464)	\$ (112,464)	\$ -
Operating Expenses - New/Renovated Admin Building	\$ (590,505)	\$ (599,386)	\$ (714,622)	\$ (865,805)	\$ (865,805)	\$ (504,230)	\$ (694,003)	\$ (932,000)
Operating Expenses - Parking	\$ (30,870)	\$ (113,238)	\$ (147,722)	\$ (153,780)	\$ (153,780)	\$ (153,314)	\$ (153,314)	\$ (104,125)
Leased Parking	\$ (92,852)	\$ (2,531)	\$ (32,700)	\$ (17,436)	\$ -	\$ -	\$ (30,443)	\$ -
Net Operating Expense	\$ (761,165)	\$ (756,012)	\$ (816,988)	\$ (882,688)	\$ (895,214)	\$ (756,668)	\$ (753,732)	\$ (657,542)
- Debt Service	\$ (832,297)	\$ (1,470,614)	\$ (2,109,498)	\$ (2,668,658)	\$ (2,813,454)	\$ (1,729,004)	\$ (2,049,146)	\$ (1,702,763)
Net Annual Cost	\$ (1,593,462)	\$ (2,226,626)	\$ (2,926,487)	\$ (3,551,346)	\$ (3,708,668)	\$ (2,485,672)	\$ (2,802,877)	\$ (1,859,805)
<b>Current Net Operating Expense (Estimated)</b>	\$ (845,078)	\$ (845,078)	\$ (845,078)	\$ (845,078)	\$ (845,078)	\$ (845,078)	\$ (845,078)	\$ (845,078)

(1) Leased space is area for future expansion of county offices. Net leasable is 85% of future growth area plus day care space.  
 (2) Operating cost of \$9.90 per sf based on current costs for 102 Grant. Assumes 15% savings for energy efficiency in new construction, 5% in renovation.  
 (3) Parking structure cost assumptions are described in the section narrative.  
 (4) Cost of County parking leases per space is based on current (2013) parking lease rates.  
 (5) Debt service cost assumes average annual debt service based on a 15-year bond and MFA rates and terms as of October 25, 2013. See Appendix for sample calculations.

The contingency for schemes 1A, 1B, 2A, 2B, and 2C are set at 15% due to the renovation of the existing building and the irregular shape of the parking deck. The contingency for schemes 3A, 3B, and 4 are set at 10% due to these schemes being new construction which is more accurately estimated.

# PLAN OPTION 1A COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX					Estimate: Conceptual
Location: Santa Fe, New Mexico					Date: 11/5/2013
<b>DIVISION 2 SITE CONSTRUCTION</b>					
		Quantity	Unit	Unit Price	Extension
2050	Asbestos Abatement	1	LS	50000	\$50,000
2070	Selective Demolition	57153	SF	8.75	\$500,089
2230	Site Clearing/Demolition	1	LS	57500	\$57,500
2240	Site Development	1	LS	250000	\$250,000
2300	Earthwork	1	LS	50000	\$50,000
2500	Relocate Transformers	1	LS	50000	\$50,000
2553	Relocate Gas Distribution	1	LS	10000	\$10,000
2560	Relocate COSF Sewer Line	240	LF	55	\$13,200
2813	Irrigation System	1	LS	30000	\$30,000
2900	Landscaping	1	LS	30000	\$30,000
<b>DIVISION TOTAL</b>					<b>\$1,040,789</b>
<b>DIVISION 3 CONCRETE/ASPHALT PAVING</b>					
		Quantity	Unit	Unit Price	Extension
3300	Concrete/Asphalt Parking				
	126 space surface parking	42294	SF	8.94	\$378,108
<b>DIVISION TOTAL</b>					<b>\$378,108</b>
<b>DIVISION 5 RENOVATIONS</b>					
		Quantity	Unit	Unit Price	Extension
	Existing Building Renovation				
5130	renovate existing space	57153	SF	130	\$7,429,890
<b>DIVISION TOTAL</b>					<b>\$7,429,890</b>
<b>DIVISION 6 ADDITIONS</b>					
		Quantity	Unit	Unit Price	Extension
5511	new south two story lobby	1794	SF	180	\$322,920
5521	west one story retail	700	SF	220	\$154,000
<b>DIVISION TOTAL</b>					<b>\$476,920</b>
<b>TOTAL COST</b>					<b>\$9,325,707</b>
<b>15% Estimating/Time Contingency</b>					<b>\$1,398,856</b>
<b>TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NIGHTS</b>					<b>\$10,724,563</b>
<b>ADDITIONAL COSTS</b>					
1	Renovate 102 Grant	28345	SF	105	\$2,976,225
<b>15% Estimating/Time Contingency</b>					<b>\$446,434</b>
2	Integral Moveable Equipment			8.5% of \$12,301,932	\$1,045,664
3	Information Technology			2% of \$12,301,932	\$246,039
4	County Administration			1.5% of \$12,301,932	\$184,529
5	Professional Fees			7% of \$12,301,932	\$861,135
<b>TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NIGHTS</b>					<b>\$16,484,589</b>

# PLAN OPTION 1B COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX					Estimate: Conceptual	
Remodel					Option #1B - 235 + 1 HC = 243 Total Parking Spaces	
Location: Santa Fe, New Mexico					Date: 11/5/2013	
DIVISION 2	SITE CONSTRUCTION					
		Quantity	Unit	Unit Price	Extension	
2050	Asbestos Abatement	1	LS	50000	\$50,000	
2070	Selective Demolition	57153	SF	8.75	\$500,089	
2230	Site Clearing/Demolition	1	LS	57500	\$57,500	
2240	Site Development	1	LS	250000	\$250,000	
2300	Earthwork	1	LS	50000	\$50,000	
2500	Relocate Transformers	1	LS	50000	\$50,000	
2553	Relocate Gas Distribution	1	LS	10000	\$10,000	
2560	Relocate COSF Sewer Line	240	LF	55	\$13,200	
2813	Irrigation System	1	LS	30000	\$30,000	
2900	Landscaping	1	LS	30000	\$30,000	
					DIVISION TOTAL	
					\$1,040,789	
DIVISION 3	CONCRETE					
		Quantity	Unit	Unit Price	Extension	
3300	Cast-in-Place Concrete					
	243 space parking garage	79803	SF	65	\$5,187,195	
					DIVISION TOTAL	
					\$5,187,195	
DIVISION 5	RENOVATIONS					
		Quantity	Unit	Unit Price	Extension	
	Existing Building Renovation					
5130	renovate existing space	57153	SF	130	\$7,429,890	
					DIVISION TOTAL	
					\$7,429,890	
DIVISION 6	ADDITIONS					
		Quantity	Unit	Unit Price	Extension	
5511	new south three story lobby	2691	SF	180	\$484,380	
5521	west one story retail	700	SF	220	\$154,000	
					DIVISION TOTAL	
					\$638,380	
					TOTAL COST	
					\$14,296,254	
					15% Estimating/Time Contingency	
					\$2,144,438	
					TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGRT	
					\$16,440,692	
					ADDITIONAL COSTS	
1	Renovate 102 Grant	28345	SF	105	\$2,976,225	
					15% Estimating/Time Contingency	
					\$446,434	
2	Integral Moveable Equipment				8.5% of \$17,272,479	
					\$1,468,161	
3	Information Technology				2% of \$17,272,479	
					\$345,450	
4	County Administration				1.5% of \$17,272,479	
					\$259,087	
5	Professional Fees				7% of \$17,272,479	
					\$1,209,074	
					TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGRT	
					\$23,145,123	

# PLAN OPTION 2A COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX					
Remodel & Additions					
Option #2A -- 305 + 12 HG = 317 Total Parking Spaces					
Location: Santa Fe, New Mexico					
					Estimate: Conceptual
					Date: 11/5/2013
<b>DIVISION 2</b>	<b>SITE CONSTRUCTION</b>				
		Quantity	Unit	Unit Price	Extension
2050	Asbestos Abatement	1	LS	50000	\$50,000
2060	Partial Building Demolition	1	LS	132250	\$132,250
2070	Selective Demolition	53108	SF	8.75	\$464,695
2230	Site Clearing/Demolition	1	LS	57500	\$57,500
2240	Site Development	1	LS	250000	\$250,000
2300	Earthwork	1	LS	50000	\$50,000
2500	Relocate Transformers	1	LS	50000	\$50,000
2553	Relocate Gas Distribution	1	LS	10000	\$10,000
2560	Relocate COSF Sewer Line	240	LF	55	\$13,200
2813	Irrigation System	1	LS	30000	\$30,000
2900	Landscaping	1	LS	30000	\$30,000
<b>DIVISION TOTAL</b>					<b>\$1,137,645</b>
<b>DIVISION 3</b>	<b>CONCRETE</b>				
		Quantity	Unit	Unit Price	Extension
3300	Cast-in-Place Concrete				
	317 space parking garage	103923	SF	92.5	\$9,612,878
<b>DIVISION TOTAL</b>					<b>\$9,612,878</b>
<b>DIVISION 5</b>	<b>RENOVATIONS</b>				
		Quantity	Unit	Unit Price	Extension
	Existing Building Renovation				
6130	renovate existing space	53108	SF	130	\$6,904,040
<b>DIVISION TOTAL</b>					<b>\$6,904,040</b>
<b>DIVISION 6</b>	<b>ADDITIONS</b>				
		Quantity	Unit	Unit Price	Extension
	New Building Additions				
5210	NE/SE 1st floor	8444	SF	220	\$1,857,680
5310	NE/SE 2nd floor	7155	SF	180	\$1,287,900
5511	new south three story lobby	2691	SF	180	\$484,380
5521	west one story retail	786	SF	220	\$172,920
5630	portals	2080	SF	35	\$72,800
<b>DIVISION TOTAL</b>					<b>\$3,875,680</b>
<b>TOTAL COST</b>					<b>\$21,530,243</b>
15% Estimating/Time Contingency					\$3,229,536
<b>TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGRT</b>					<b>\$24,759,779</b>
<b>ADDITIONAL COSTS</b>					
1	Renovate 102 Grant	28345	SF	105	\$2,976,225
15% Estimating/Time Contingency					\$446,434
2	Integral Moveable Equipment	8.5% of \$24,506,468			\$2,083,050
3	Information Technology	2% of \$24,506,468			\$490,129
4	County Administration	1.5% of \$24,506,468			\$367,597
5	Professional Fees	7% of \$24,506,468			\$1,715,452
<b>TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGRT</b>					<b>\$32,838,666</b>



# PLAN OPTION 2B COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX					
Remodel & Additions				Estimate: Conceptual	
Option #2B-- 318 + 12 HC = 330 Total Parking Spaces				Date: 11/5/2013	
Location: Santa Fe, New Mexico					
<b>DIVISION 2</b>	<b>SITE CONSTRUCTION</b>				
		Quantity	Unit	Unit Price	Extension
2050	Asbestos Abatement	1	LS	50000	\$50,000
2060	Partial Building Demolition	1	LS	132250	\$132,250
2070	Selective Demolition	53108	SF	8.75	\$464,695
2230	Site Clearing/Demolition	1	LS	57500	\$57,500
2240	Site Development	1	LS	250000	\$250,000
2300	Earthwork	1	LS	50000	\$50,000
2500	Relocate Transformers	1	LS	50000	\$50,000
2553	Relocate Gas Distribution	1	LS	10000	\$10,000
2560	Relocate COSF Sewer Line	240	LF	55	\$13,200
2813	Irrigation System	1	LS	30000	\$30,000
2900	Landscaping	1	LS	30000	\$30,000
				<b>DIVISION TOTAL</b>	<b>\$1,137,645</b>
<b>DIVISION 3</b>	<b>CONCRETE</b>				
		Quantity	Unit	Unit Price	Extension
3300	Cast-in-Place Concrete				
	330 space parking garage	118782	SF	92.5	\$10,987,335
				<b>DIVISION TOTAL</b>	<b>\$10,987,335</b>
<b>DIVISION 5</b>	<b>RENOVATIONS</b>				
		Quantity	Unit	Unit Price	Extension
	Existing Building Renovation				
6130	renovate existing space	53108	SF	130	\$6,904,040
				<b>DIVISION TOTAL</b>	<b>\$6,904,040</b>
<b>DIVISION 6</b>	<b>ADDITIONS</b>				
		Quantity	Unit	Unit Price	Extension
	New Building Additions				
5210	NE/SE 1st floor	15395	SF	220	\$3,386,900
5310	NE/SE 2nd floor	14578	SF	180	\$2,624,040
5511	new south four story lobby	3588	SF	180	\$645,840
5521	west one story retail	786	SF	220	\$172,920
5530	portals	3900	SF	35	\$136,500
				<b>DIVISION TOTAL</b>	<b>\$6,966,200</b>
				<b>TOTAL COST</b>	<b>\$25,995,220</b>
				15% Estimating/Time Contingency	\$3,899,283
				<b>TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGR</b>	<b>\$29,894,503</b>
	<b>ADDITIONAL COSTS</b>				
1	Renovate 102 Grant	28345	SF	105	\$2,976,225
				15% Estimating/Time Contingency	\$446,434
2	Integral Moveable Equipment			8.5% of \$28,971,445	\$2,462,573
3	Information Technology			2% of \$28,971,445	\$579,429
4	County Administration			1.5% of \$28,971,445	\$434,572
5	Professional Fees			7% of \$28,971,445	\$2,028,001
				<b>TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGR</b>	<b>\$38,821,737</b>

# PLAN OPTION 2C COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX						Estimate: Conceptual	
Remodel & Additions							
Option #2C-- 315 + 12 HC = 330 Total Parking Spaces							
Location: Santa Fe, New Mexico						Date: 11/5/2013	
<b>DIVISION 2</b>	<b>SITE CONSTRUCTION</b>						
		Quantity	Unit	Unit Price	Extension		
2050	Asbestos Abatement	1	LS	50000	\$50,000		
2080	Partial Building Demolition	1	LS	132250	\$132,250		
2070	Selective Demolition	53108	SF	8.75	\$464,695		
2230	Site Clearing/Demolition	1	LS	57500	\$57,500		
2240	Site Development	1	LS	250000	\$250,000		
2300	Earthwork	1	LS	50000	\$50,000		
2500	Relocate Transformers	1	LS	50000	\$50,000		
2553	Relocate Gas Distribution	1	LS	10000	\$10,000		
2560	Relocate COSF Sewer Line	240	LF	55	\$13,200		
2813	Irrigation System	1	LS	30000	\$30,000		
2900	Landscaping	1	LS	30000	\$30,000		
				<b>DIVISION TOTAL</b>	<b>\$1,137,645</b>		
<b>DIVISION 3</b>	<b>CONCRETE</b>						
		Quantity	Unit	Unit Price	Extension		
3300	Cast-in-Place Concrete						
	330 space parking garage	118782	SF	92.5	\$10,987,335		
				<b>DIVISION TOTAL</b>	<b>\$10,987,335</b>		
<b>DIVISION 5</b>	<b>RENOVATIONS</b>						
		Quantity	Unit	Unit Price	Extension		
	Existing Building Renovation						
5130	renovate existing space	53108	SF	130	\$6,904,040		
				<b>DIVISION TOTAL</b>	<b>\$6,904,040</b>		
<b>DIVISION 6</b>	<b>ADDITIONS</b>						
		Quantity	Unit	Unit Price	Extension		
	<b>New Building Additions</b>						
5210	NE/SE 1st floor	15395	SF	220	\$3,386,900		
5310	NE/SE 2nd floor	14578	SF	180	\$2,624,040		
5511	new south four story lobby	3588	SF	180	\$645,840		
5521	west one story retail	786	SF	220	\$172,920		
5530	portals	3900	SF	35	\$136,500		
				<b>DIVISION TOTAL</b>	<b>\$6,966,200</b>		
				<b>TOTAL COST</b>	<b>\$25,995,220</b>		
				15% Estimating/Time Contingency	\$3,899,283		
				<b>TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGR</b>	<b>\$29,894,503</b>		
	<b>ADDITIONAL COSTS</b>						
1	Renovate 102 Grant	28345	SF	105	\$2,976,225	\$2,976,225	
				15% Estimating/Time Contingency		\$446,434	
2	Integral Moveable Equipment			8.5% of \$28,971,445		\$2,462,573	
3	Information Technology			2% of \$28,971,445		\$579,429	
4	County Administration			1.5% of \$28,971,445		\$434,572	
5	Professional Fees			7% of \$28,971,445		\$2,028,001	
				<b>TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGR</b>		<b>\$38,821,737</b>	

# PLAN OPTION 3A COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX					Estimate: Conceptual
New Building					
Option #3A-- 317 + 12 HC = 328 Total Parking Spaces					
Location: Santa Fe, New Mexico					Date: 11/5/2013
<b>DIVISION 2</b>	<b>SITE CONSTRUCTION</b>				
		Quantity	Unit	Unit Price	Extension
2050	Asbestos Abatement	1	LS	50000	\$50,000
2060	Total Building Demolition	1	LS	517500	\$517,500
2230	Site Clearing/Demolition	1	LS	57500	\$57,500
2240	Site Development	1	LS	250000	\$250,000
2300	Earthwork	1	LS	50000	\$50,000
2500	Relocate Transformers	1	LS	50000	\$50,000
2553	Relocate Gas Distribution	1	LS	10000	\$10,000
2560	Relocate COSF Sewer Line	240	LS	55	\$13,200
2813	Irrigation System	1	LS	30000	\$30,000
2900	Landscaping	1	LS	30000	\$30,000
				<b>DIVISION TOTAL</b>	<b>\$1,058,200</b>
<b>DIVISION 3</b>	<b>CONCRETE</b>				
		Quantity	Unit	Unit Price	Extension
3300	Cast-in-Place Concrete				
	329 space parking garage	107080	SF	61.45	\$6,580,066
				<b>DIVISION TOTAL</b>	<b>\$6,580,066</b>
<b>DIVISION 6</b>	<b>NEW BUILDING</b>				
		Quantity	Unit	Unit Price	Extension
5210	New Building	52524	SF	190	\$9,979,560
5530	Portals	2933	SF	35	\$102,655
				<b>DIVISION TOTAL</b>	<b>\$10,082,215</b>
				<b>TOTAL COST</b>	<b>\$17,720,481</b>
				<b>10% ESTIMATING/TIME CONTINGENCY</b>	<b>\$1,772,048</b>
				<b>TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGRT</b>	<b>\$19,492,529</b>
				<b>ADDITIONAL COSTS</b>	
1	Renovate 102 Grant	28345	SF	105	\$2,976,225
				15% Estimating/Time Contingency	\$446,434
2	Integral Moveable Equipment			8.5% of \$20,696,706	\$1,759,220
3	Information Technology			2% of \$20,696,706	\$413,934
4	County Administration			1.5% of \$20,696,706	\$310,451
5	Professional Fees			7% of \$20,696,706	\$1,448,769
				<b>TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGRT</b>	<b>\$26,847,562</b>

# PLAN OPTION 3B COST ESTIMATE

<b>Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX</b>					<b>Estimate: Conceptual</b>
<b>New Building</b>					
<b>Option #3B-- 317 + 12 HC = 328 Total Parking Spaces</b>					
<b>Location: Santa Fe, New Mexico</b>				<b>Date:</b>	<b>11/5/2013</b>
<b>DIVISION 2</b>	<b>SITE CONSTRUCTION</b>				
		<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Extension</b>
2060	Asbestos Abatement	1	LS	50000	\$50,000
2060	Total Building Demolition	1	LS	517500	\$517,500
2230	Site Clearing/Demolition	1	LS	57500	\$57,500
2240	Site Development	1	LS	250000	\$250,000
2300	Earthwork	1	LS	50000	\$50,000
2500	Relocate Transformers	1	LS	50000	\$50,000
2553	Relocate Gas Distribution	1	LS	10000	\$10,000
2560	Relocate COSF Sewer Line	240	LS	55	\$13,200
2813	Irrigation System	1	LS	30000	\$30,000
2900	Landscaping	1	LS	30000	\$30,000
				<b>DIVISION TOTAL</b>	<b>\$1,058,200</b>
<b>DIVISION 3</b>	<b>CONCRETE</b>				
		<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Extension</b>
3300	Cast-in-Place Concrete				
	329 space parking garage	107080	SF	61.45	\$6,580,066
				<b>DIVISION TOTAL</b>	<b>\$6,580,066</b>
<b>DIVISION 6</b>	<b>NEW BUILDING</b>				
		<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Extension</b>
5210	New Building	72292	SF	190	\$13,735,480
5530	Portals	2933	SF	35	\$102,655
				<b>DIVISION TOTAL</b>	<b>\$13,838,135</b>
				<b>TOTAL COST</b>	<b>\$21,476,401</b>
				<b>10% ESTIMATING/TIME CONTINGENCY</b>	<b>\$2,147,640</b>
				<b>TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGRT</b>	<b>\$23,624,041</b>
				<b>ADDITIONAL COSTS</b>	
1	Renovate 102 Grant	28345	SF	105	\$2,976,225
				15% Estimating/Time Contingency	\$446,434
2	Integral Moveable Equipment			8.5% of \$24,452,626	\$2,078,473
3	Information Technology			2% of \$24,452,626	\$489,053
4	County Administration			1.5% of \$24,452,626	\$366,789
5	Professional Fees			7% of \$24,452,626	\$1,711,684
				<b>TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGRT</b>	<b>\$31,692,699</b>

**LAS SOLERAS**

A 500+/- acre master planned community in Santa Fe, NM

September 11, 2013

VIA EMAIL – david.dekker@studio.southwest.architects

Santa Fe County  
 Care of: Mr. David Dekker  
 Architect – Principal  
 Studio Southwest Architects

**Re: 7-10 Acre Parcel off of Interstate 25 & Cerrillos & Beckner Road – Santa Fe, New Mexico (Las Soleras Master Planned Community)**

Dear Mr. Dekker:

**Beckner Road Equities, Inc. agrees to sell to Santa Fe County on the following terms:**

- PROPERTY:** 7 to 10 Acres "Fully Finished" Parcel, Beckner Road (north of Interstate 25 and east of Cerrillos Road), Santa Fe, New Mexico, within the master planned community referred to as Las Soleras. [www.lasoleras.com](http://www.lasoleras.com).
- PROPERTY CONDITION:** The Sale Property is "rough graded" with all utilities available in the Beckner Road adjacent to the Sale Property at capacities required to construct a County administration building (Santa Fe County Assessor's Office, etc.).
- WATER RIGHTS:** The Seller represents that there are sufficient water rights available to be acquired for the development of the County Administration Building.
- PARKING:** This Sale Property will not require a parking structure (all surface parking).
- CITY OF SF:** The Seller will ensure that the County Administration Building complies with all of the City of Santa Fe ordinances, including the "setbacks" required from Interstate 25.
- ZONING:** The Property was recently annexed and has City of Santa Fe CC-1 Zoning which allows for multi-levels office buildings as a permissive use. There will be no zone change required for the Purchaser's proposed office building.
- PURCHASE PRICE:** The Purchase Price shall be **\$7.90 per square foot** in whatever amount of acreage needed by Purchaser.  
**7.5 Acres = \$2.581 Million**

**PLAN OPTION 4  
 COST ESTIMATE**

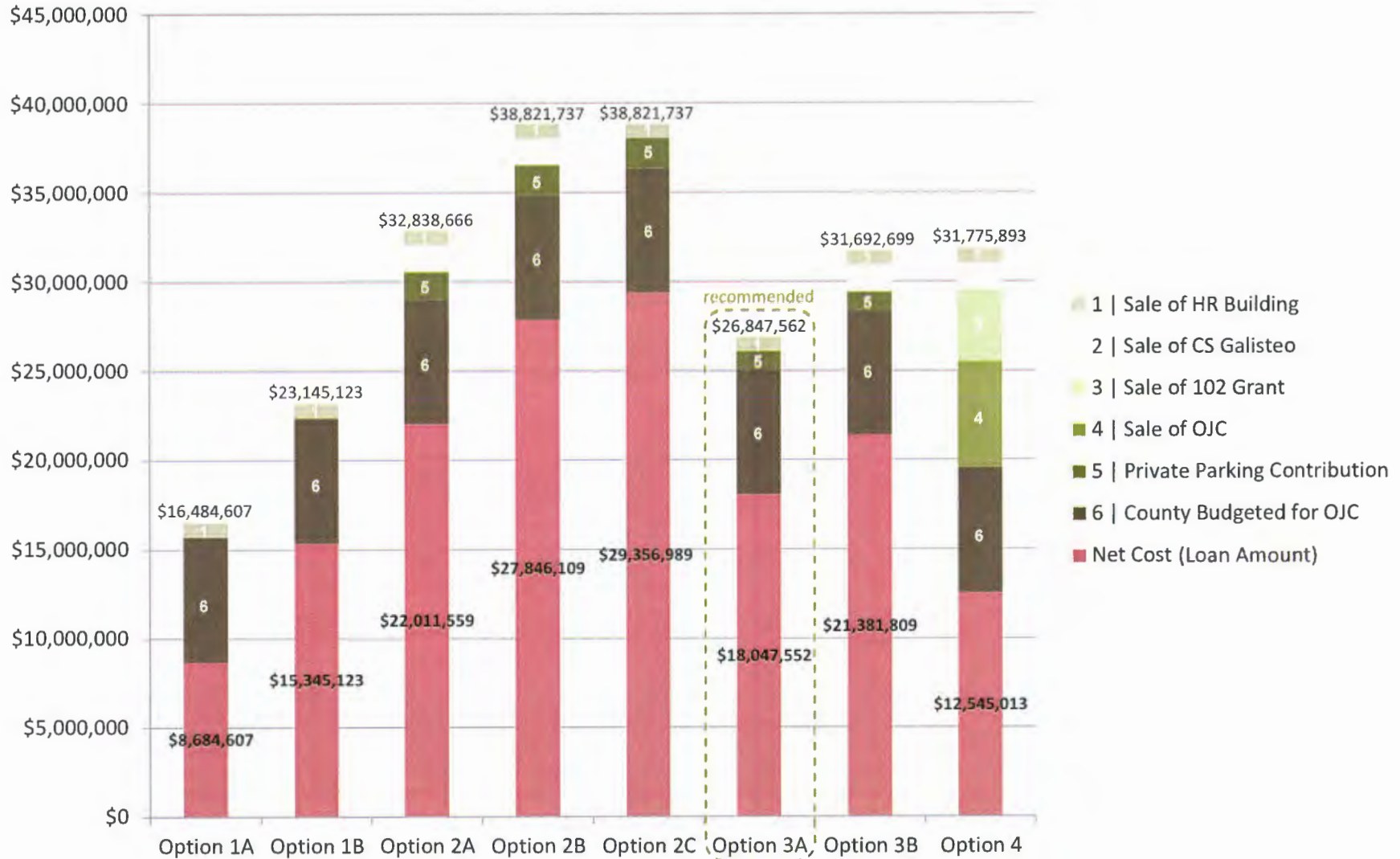
**Option 4** identifies a remote site (see proposal at left) for a new consolidated county administration and county commission building with the required parking on a surface parking lot. This option assumes all county administrative and commission functions are to move from the downtown to this site or another site. Included in this new building are the following elements and cost:

ELEMENT	COST
95,000sf building	\$200/sf = \$19,000,000
14,500sf space for future growth	\$140/sf = \$2,030,000
Parking 425 spaces @ \$3,000/space	= \$1,275,000
Site Improvements	= \$326,700
Subtotal	= \$22,631,700
Contingency @ 10%	= <u>\$2,263,170</u>
<b>Total Base Construction Estimate including NMGRT</b>	<b>= \$24,894,870</b>
<b>Additional Costs</b>	
Integral moveable Equipment 8.5% of \$22,631,700	= \$1,923,694
Information Technology 2% of \$22,691,700	= \$452,634
County Administration 1.5% of \$22,631,700	= \$339,476
Professional Fees 7% of \$22,631,700	= \$1,584,219
Land Cost	<u>\$2,581,000</u>
<b>Total Development Cost Estimate including NMGRT</b>	<b>= \$31,775,893</b>

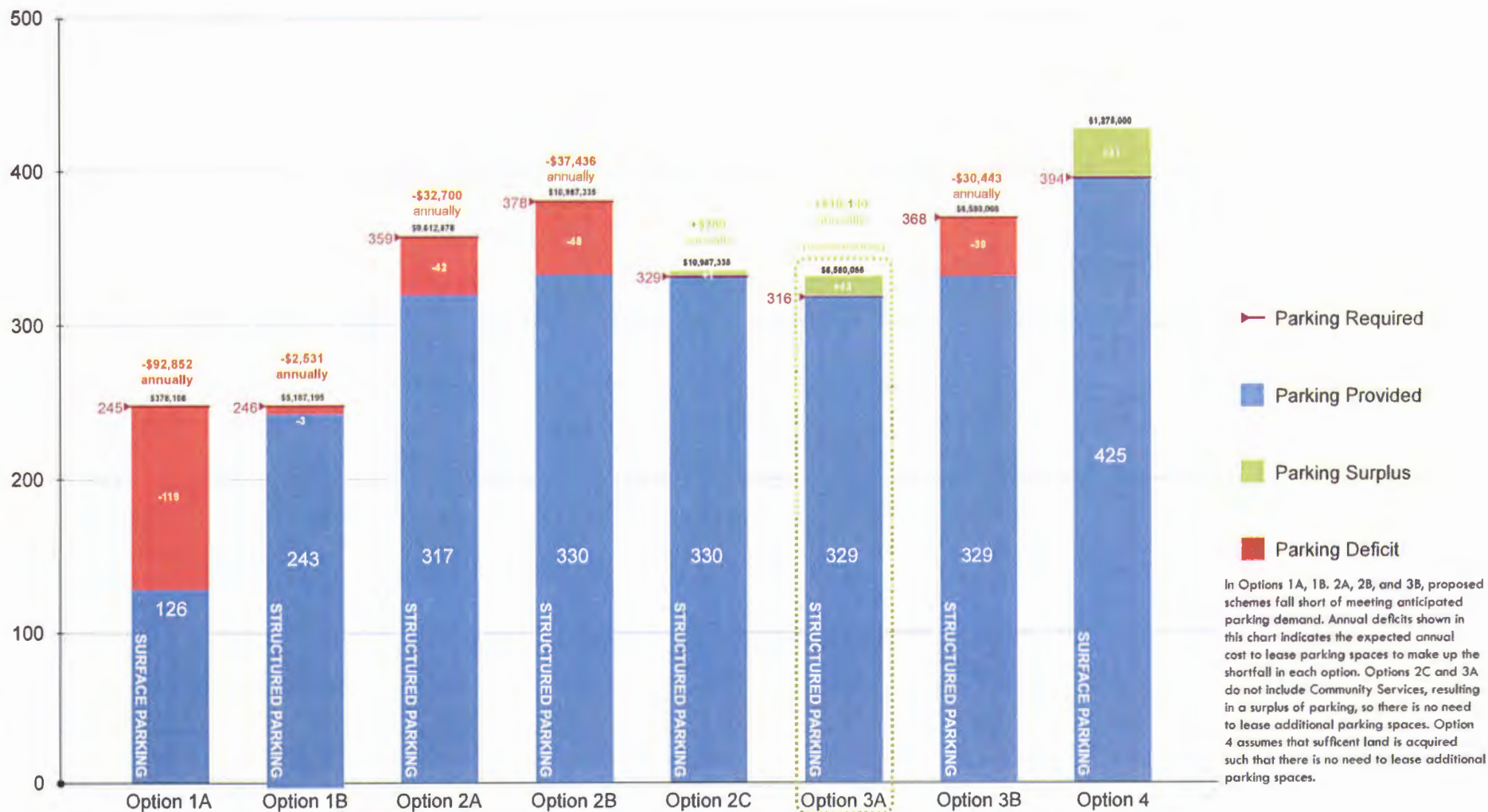
This option would include revenue from the sale of three existing county-owned buildings:

1. Old Judicial complex -	\$5,920,000
2. Human resources building -	\$800,000
3. 102 Grant Street -	\$4,000,000
4. Comm. Serv. Galisteo building -	<u>\$1,510,800</u>
<b>Total revenue from sales =</b>	<b>\$12,230,800</b>

# CONSTRUCTION COST COMPARISON



# PARKING COMPARISON



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## **VI. APPENDIX**

- A. Downtown Santa Fe Office/Retail/  
Housing Market Conditions Letter from  
Leon Mellow
- B. Appraisal of Old Santa Fe Judicial  
Complex and Site Summary. See  
separate document for complete report.
- C. Breakdown of Facility Needs for Elected  
Officials and County Departments  
Identified to Occupy the Old Judicial  
Complex.
- D. Breakdown of Facility Needs for Elected  
Officials and County Departments  
Identified to Remain or Backfill Vacated  
Space at 102 Grant Avenue.
- E. Preliminary Geotechnical Investigation  
- Summary. See separate document for  
complete report.
- F. Examples of Studio SW Government and  
Judicial Work Experience.



Appendix

Downtown Santa Fe Office/Retail/Housing Market Conditions Letter from Leon Mellow

Leon A. Mellow, CCIM  
Marketing Director  
Colliers International | Santa Fe

255 W. De Vargas Street, Suite 1  
Santa Fe, NM 87501  
leon.mellow@colliers.com



11 September 2013

Jeff Seres  
Dave Dekker  
Studio Southwest Architects  
PO Box 9308  
Santa Fe, NM 87504

Dear Jeff and Dave:

I have been engaged to analyze the possibilities available to Santa Fe County for the repurposing of the Old Judicial Complex on Grant Street and the following summarizes my conclusions regarding this assignment

The current building is approximately 56,000 SF with a floor plan that does not lend itself to any use other than its previous use as courtrooms with administrative offices. Due to its location in proximity to downtown Santa Fe, the building could be perceived as valuable for general office or retail use but, unfortunately, this is not the case.

If the building was to be converted to general office use for multiple tenants, it would be a major expense and currently there would be no demand for a large quantity of new office space in Santa Fe (especially in the downtown area). When Thornburg Mortgage closed and vacated downtown office spaces, it deserted over 50,000 SF of space. Much of this space has yet to be refilled and the tenants who have moved into part of the Thornburg space have done so at the expense of creating corresponding vacancies in other office buildings. While a lot of this vacant space is being marketed at \$22 to \$28 per SF lease rates on an NNN basis, these offering rates are not indicative of the true leasing market since landlords are offering large rent and build-out concessions to credit-worthy tenants.

The building will not work as a retail complex even if it was dramatically reconfigured as there is practically no walk by retail traffic in this area and there is no existing or planned retail development on the north or western sides of the building that would create retail traffic in the area. In downtown Santa Fe, the stores directly on the Plaza or on San Francisco Street or Palace Avenue are considered to be prime retail locations. Stores on Marcy Street and Water Street

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P. 2  
Old Judicial Complex  
Repurposing Recommendations  
09/11/13

are considered to be in interior retail locations but their locations are greatly superior to the Grant Street Complex.

As with office lease rates in the downtown area, one cannot establish retail market rent rates because many landlords are giving existing tenants major rent concessions and also entering into lease with new tenants at rates well below the asking amount.

In theory, with no consideration for the cost of converting the existing building or removing it and constructing a new building, the site would work well for residential use. This could be affordable housing, upscale condos or a mixture of both. My concern with this scenario is that when costs are considered and if there is an Affordable Housing component, residential use will not be practical unless the structures are subsidized on an on-going basis.

If the County can vacate office spaces it leases around Santa Fe and move these office functions into the judicial complex building after it is renovated, it appears that this will be the highest and best use of the property. This would save the county lease expenses from the vacated buildings and efficiently consolidate more county functions into one location. If the judicial complex could absorb all of the county's office functions not located at Grant Street and Palace Avenue, then the repurposing of the Grant/Palace building could provide the County with considerable funds from the lease or sale of this prime downtown location.

In meetings with Jeff Seres and his team I have been made aware of some other scenarios for the judicial complex to which I make the following comments:

1. Renovating the existing building for county use and constructing a new retail space on the northern perimeter of the existing building. For reasons expressed above regarding retail use, I would strongly advise against this proposal.
2. Renovating the existing building for county use and constructing new affordable housing units on the north side of the existing building. I also

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strongly advise against this because there is not enough room to build enough units to make it cost effective and to have enough units to develop a sense of community amongst the residents. Making a large amount of intense office use with a small number of adjacent residential use will create a lose/lose situation for both groups.

5. Renovating the existing building for county use and building a new structure that connects to the Presbyterian Church next door. This new structure would be used by the church to expand its day care program on a non-denominational basis. Without knowing the financial arrangement between the County and the church for such a plan, this could be a win/win situation. The County will have a repurposed part of the property for a much needed social program which county employees and residents can use. The church can expand its outreach to locals by providing additional day care service and, hopefully, as part of this program, would have use of the complex's parking areas.

Please review this report and then call me if you require any further information.

Sincerely,  
  
Leon A. Mellow, CCIM

**Appraisal of Old Santa Fe Judicial Complex and Site Summary**

VALUATION & ADVISORY SERVICES



2900 N. Swan Road, Suite 201  
Tucson, AZ 85712

T: (520) 323-5175  
F: (520) 795-3417

www.cbre.com

September 28, 2013

Jeffrey Seres  
Sr. Architect  
**STUDIO SOUTHWEST ARCHITECTS, INC.**  
P.O. Box 9308  
Santa Fe, New Mexico 87504

RE: Appraisal of Old Judicial Complex  
100 Catron Street  
Santa Fe, Santa Fe County, New Mexico  
CBRE, Inc. File No 13-271PH-0920

Dear Mr. Seres:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Restricted Use Appraisal Report. The reader is hereby advised that the opinions and conclusions contained herein may not be properly understood without additional information contained in the appraiser's work file.

The subject site is currently improved with a 57,987-square-foot, two-story office building, located at 100 Catron Street, in Downtown Santa Fe, NM. It represents the former Santa Fe County Judicial Complex, which was vacated by the County once the newly-built courthouse (several blocks south of the subject) was completed. Roughly half of the improvements were constructed in 1939, with the remaining portions added in 1978 when Santa Fe County began occupying the building. The improvements are situated on a 2.3425-acre site, situated roughly three blocks northwest of the Historic Santa Fe Plaza, and adjacent to the Santa Fe Convention Center. The improvements are in fair overall condition, and are suffering from deferred maintenance. The building is also in need of electrical upgrades, plumbing and HVAC upgrades, as well as roof replacement, and some structural reinforcement throughout portions of the original structure that were built in 1939. The building is not a registered historic structure, and is not considered historically significant. The site is situated in a prime location in close proximity to the Historic Plaza, a popular tourist destination, in an area with very high land values. The subject is more fully described, legally and physically, within the enclosed report.

As detailed in the Highest and Best Use section of this report, the concluded highest and best use of the subject, as improved, is to raze the existing improvements for future residential or hospitality-related development. Therefore, the Market Value – As Is estimate included in this report represents the land value, less demolition cost.

Jeffrey Seres  
September 28, 2013  
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Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	September 13, 2013	\$5,920,000

Compiled by CBRE

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and CBRE will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE, Inc. can be of further service, please contact us.

Respectfully submitted,

CBRE, Inc. - VALUATION & ADVISORY SERVICES

Brandon T. White, IFAS  
Senior Appraiser  
New Mexico Certified General Real Estate Appraiser No. 02971-G  
Phone: (520) 323-5175  
Fax: (520) 795-3417  
Email: [brandon.white@cbre.com](mailto:brandon.white@cbre.com)

Michael R. Rowland, MAI, FRICS  
Senior Managing Director - Intermountain Region  
New Mexico Certified General Real Estate Appraiser No. 03055-G  
Phone: (602) 735-5508  
Fax: (602) 735-5613  
Email: [michael.rowland@cbre.com](mailto:michael.rowland@cbre.com)



Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>1.0 Elected Officials</b>										
<b>1.1 Assessor</b>								8,741	7,180	8,830
<b>1.1.1 Assessor</b>								3,661	4,580	5,630
Elected Official (Assessor)	1	1	PO	224		224	224			
Deputy Assessor	1	1	PO	180		180	180			
Systems Programmer	1	1	PO	120		120	120			
Administrator	1	1	PO	120		120	120			
Quality Control	2	1	OA	48		48	96			
Chief Appraisers	3	1	PO	120		120	360			
Senior Appraisers	7	1	OA	100		100	700			
Appraisers / Field Auditors	13	1	OA	48		48	624			
Mobile Homes	1	1	OA	100		100	100			
Personal Property Auditor	1	1	OA	100		100	100			
GIS / Mapping Analyst	1	1	OA	100		100	100			
Title Examiner	1	1	OA	100		100	100			
GIS Mappers - 3	3	1	OA	48		48	144			
Assessment Specialist Supervisor	1	1	PO	120		120	120			
Assessment Specialists	5	1	OA	48		48	240			
Future Growth @ 10% of Office Areas	1	1	OA	333		333	333			
<b>1.1.2 Support Areas</b>								2,080	2,600	3,200
<b>1.1.2.1 Public Areas</b>								600	750	
Customer Service / Waiting Area	1				150	150	150			
Customer Service Counter Workstations	4	1			40	40	160			
Forms Storage	1				30	30	30			
Public Research Area	1				40	40	40			
Public Computer Kiosk (near counter)	4				15	15	60			
Public Map Area (flat files and hanging files)	1				100	100	100			
Public Copier/Plotter Area	1				60	60	60			
<b>1.1.2.2 Staff Support Areas</b>								1,480	1,850	
Workroom (Copy/Print/Fax/Shred)	1				150	150	150			
Copy Alcove	1				60	60	60			
Supply Storage	1				80	80	80			
GIS Support Area										
Large Format Scanner Area	1				50	50	50			
Large Format Plotters and Flat File Storage	1				160	160	160			
Active Records Storage - Clerks	1				200	200	200			
Active Records Storage - Assessors	1				200	200	200			
Inactive Records Storage (offsite)	1					0	0			
General Equipment Storage	1				150	150	150			
Small Conference Room	1				150	150	150			
Medium Conference Room	1				250	250	250			
<i>consider 5 small meeting rooms at 80 sf each near front counter in lieu of above two conference rooms (same total allocation)</i>										
Large Conference Room (shared with others - see building common)						0	0			
Training Room (shared with others - see building common)						0	0			
Server Room (shared with others - see building common)						0	0			
Coffee Bar	1	1			30	30	30			
<b>2 Meeting Spaces</b>										
Medium conference room for this suite										
See building common for shared conf/training space										
<b>Net Assignable SF</b>							3,661	5,741	7,180	8,830
<b>Efficiency at</b>							65%	<b>Existing Staff: 42</b>		
<b>Tare</b>							1,970	<b>Growth Staff: 0</b>		
<b>Gross Square Feet</b>							5,631	<b>Total: 42</b>		
<b>NASF Remote</b>							0			

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGFS	Sub totals GSF
<b>1.0 Elected Officials</b>										
<b>1.2 Clerk</b>								5,345	6,685	8,220
<b>1.2.1 Clerk</b>								<b>5,345</b>	<b>6,685</b>	<b>8,220</b>
<b>1.2.1.1 Office Areas</b>								2,020	2,525	
Elected Official (Clerk)	1	1	PO	224		224	224			
Manager (Chiefs)	2	1	PO	180		360	360			
Small Private (Administrative Assistant)	1	1	PO	100		100	100			
Workstations - clerks	23	1	OA	48		48	1,104			
Workstation - Native American liaison	1	1	OA	48		48	48			
Future Growth @ 10% of Office Areas	1	1	OA	184		184	184			
<b>1.2.1.1 Public Areas</b>								380	475	
Customer Service / Waiting Area	1				150	150	150			
Customer Service Counter Workstations	5	1			40	40	200			
Forms Storage	1				30	30	30			
<b>1.2.1.2 Support Areas - Records</b>								1,625	2,035	
Public Research Area	1				300	300	300			
Public Computer Kiosks	5				35	35	175			
Public Copy Machine Area	1				50	50	50			
Active Records Storage (controlled public access)	1				400	400	400			
Microfiche viewers and Microfiche Storage	1				150	150	150			
Archival Records Storage (no public access)	1				250	250	250			
Secure Records Storage (Confidential Records)	1				200	200	200			
Scanning Station	2				50	50	100			
<b>1.2.1.3 Support Areas - Bureau of Elections</b>								660	825	
Voter Registration Card Storage	1				40	40	40			
Ballot Storage	1				100	100	100			
Secure Ballot Counting room (absentee)	1				120	120	120			
Secure Ballot Counting Workstation	1				60	60	60			
Election Supplies Storage	1				200	200	200			
Sequestered Voter Registration Scan & Tally Room	1				140	140	140			
Access to Conference Room for Early Voting (See Building Common)						0	0			
Voting Machine & Peripherals Storage and Testing (now offsite)						0	0			
Voting Machine Tech space						0	0			
<b>1.2.1.4 Support Areas - Common Space</b>								660	825	
Coffee Bar	1				30	30	30			
Workroom (Copy/Print/Fax/Shred)	1				150	150	150			
Supply Storage	1				80	80	80			
Small Conference Room	1				150	150	150			
Medium Conference Room	1				250	250	250			
Large Conference Room (shared with others - see building common)						0	0			
Training Room (shared with others - see building common)						0	0			
Server Room (shared with others - see building common)						0	0			
<b>2 Meeting Spaces</b>								5,345	6,685	8,220
Medium conference room for this suite										
See building common for shared conf/training space										
						Net Assignable SF	5,345	5,345	6,685	8,220
						Efficiency at	65%		Existing Staff: 32	
						Tare	2,880		Growth Staff: 0	
						Gross Square Feet	8,225		Total: 32	
						NASF Remote	0			

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>1.0 Elected Officials</b>										
<b>1.3 Treasurer</b>								2,612	3,270	4,020
<b>1.3.1 Treasurer</b>								2,612	3,270	4,020
<b>1.3.1.1 Office Areas</b>								1,302	1,630	
Elected Official (Treasurer) Manager	1	1	PO	224		224	224			
Professional - Private Office (accountant)	2	1	PO	180		180	360			
Work stations	1	1	PO	120		120	120			
Future Growth @ 10% of Office Areas	10	1	OA	48		48	480			
	1	1	OA	118		118	118			
<b>1.3.1.2 Support Areas</b>								590	740	
Customer Service Counter Workstations (secure)	4	1				40	160			
Forms Storage	1					30	30			
Tax Records Storage (fireproof)	1					200	200			
Storage Vault (Money Safe)	1					50	50			
Archival Records Storage	1					150	150			
<b>1.3.2 Shared Support Areas</b>								720	900	1,110
Public Waiting Area	1					150	150			
Public Research Kiosk	1					50	50			
Copy Alcove	1					60	60			
Special Equipment Area (mail folder)	1					30	30			
Supply Storage	1					80	80			
Coffee Bar / Break Room (secure area)	1					100	100			
Medium Conference Room	1					250	250			
Large Conference Room (shared with others - see building common)							0			
Training Room (shared with others - see building common)							0			
Server Room (shared with others - see building common)							0			
<b>1 Meeting Spaces</b>										
Medium conference room for this suite										
See building common for shared conf/training space										
						<b>Net Assignable SF</b>	<b>2,612</b>	<b>2,612</b>	<b>3,270</b>	<b>4,020</b>
						<b>Efficiency at</b>	<b>65%</b>		<b>Existing Staff: 14</b>	
						<b>Tare</b>	<b>1,410</b>		<b>Growth Staff: 0</b>	
						<b>Gross Square Feet</b>	<b>4,022</b>		<b>Total: 14</b>	
						<b>NASF Remote</b>	<b>150</b>			

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>2.0 County Departments</b>										
<b>2.1 Information Technology</b>								2,884	3,610	4,440
<b>2.1.1 Information Technology</b>								1,214	1,520	1,870
<b>2.1.1.1 Office Areas</b>								1,214	1,520	
Director	1	1	PO	180		180	180			
Manager	2	1	PO	150		150	300			
Professional - Private Office	2	1	PO	120		120	240			
Work stations	8	1	OA	48		48	384			
Future Growth @ 10% of Office Areas	1	1	OA	110		110	110			
<b>2.1.1.2 Support Areas</b>								1,670	2,090	
Small Conference Room	1				150	150	150			
Medium Conference Room (shared with others - see building common)						0	0			
Large Conference Room (shared with others - see building common)						0	0			
Training Room (shared with others - see building common)						0	0			
Server Room	1				400	400	400			
Copy Alcove	1				60	60	60			
Supply Storage	1				80	80	80			
Coffee Bar	1				30	30	30			
Secure Storage - Admin	1				60	60	60			
Support Storage (for both groups)	1				30	30	30			
Workroom with 8 Workbenches (1 per workstation)	8				20	20	160			
Equipment Storage (cascade)	1				600	600	600			
Wash room	1				50	50	50			
Vault for Server Backups (fireproof)	1				50	50	50			
<b>1 Meeting Spaces</b>										
Small conference room for this suite										
See building common for shared conf/training space										
						<b>Net Assignable SF</b>	<b>2,884</b>	<b>2,884</b>	<b>3,610</b>	<b>4,440</b>
						<b>Efficiency at</b>	<b>65%</b>		<b>Existing Staff: 13</b>	
						<b>Tare</b>	<b>1,550</b>		<b>Growth Staff: 0</b>	
						<b>Gross Square Feet</b>	<b>4,434</b>		<b>Total: 13</b>	



Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>2.0 County Departments</b>										
<b>2.2 Growth Management</b>								6,877	8,600	10,580
<b>2.2.1 Growth Management Administration</b>								1,834	2,295	2,820
<b>2.2.1.1 Office Areas</b>								304	380	
Department Director	1	1	PO	224		224	224			
Clerical	1	1	OA	80		80	80			
<b>2.2.1.2 Support Areas - All</b>								1,530	1,915	
Customer Counter / Receptionist Workstation	2	1				40	80			
Forms Storage	1					30	30			
Waiting Area	1					200	200			
Small Meeting Rooms (adjacent to reception)	5					80	400			
Small Conference Room	2					150	300			
Medium Conference Room (shared with others - see building common)							0			
Large Conference Room (shared with others - see building common)							0			
Training Room (shared with others - see building common)							0			
Server Room (shared with others - see building common)							0			
Workroom (Copy/Print/Fax/Shred - shared)	1					250	250			
Supply Storage	1					120	120			
Copy Alcove	1					60	60			
Coffee Bar	1					30	30			
Secure Admin Storage	1					60	60			
<b>2.2.2 GIS / Rural Addressing</b>								1,368	1,710	2,100
<b>2.2.2.1 Office Areas</b>								1,078	1,350	
Division Director	1	1	PO	180		180	180			
Professional - Open Area	8	1	OA	100		100	800			
Future Growth @ 10% of Office Areas	1	1	OA	98		98	98			
<b>2.2.2.2 Support Areas - GIS/Rural Addressing</b>								290	365	
General Storage	1					80	80			
Secure Storage	1					60	60			
Map File Storage	1					150	150			
<b>2.2.2 Planning</b>								1,482	1,855	2,280
<b>2.2.2.1 Office Areas</b>								1,342	1,680	
Division Director	1	1	PO	180		180	180			
Professional - Private	2	1	PO	120		120	240			
Professional - Open Area	8	1	OA	100		100	800			
Future Growth @ 10% of Office Areas	1	1	OA	122		122	122			
<b>2.2.2.2 Support Areas- Planning</b>								140	175	
General Storage	1					80	80			
Secure Storage	1					60	60			
<b>2.2.3 Land Use</b>								2,193	2,745	3,370
<b>2.2.3.1 Office Areas</b>								1,993	2,495	
Division Director	2	1	PO	180		180	360			
Professional - Open Area	11	1	OA	100		100	1,100			
Clerical	2	1	OA	80		80	160			
Temps	4	1	OA	48		48	192			
Future Growth @ 10% of Office Areas	1	1	OA	181		181	181			
<b>2.2.3.2 Support Areas - Land Use</b>								200	250	
Storage (files and plan storage)	1					80	80			
Storage (tools and equipment)	1					60	60			
Secure Storage	1					60	60			
<b>7 Meeting Spaces</b>										
2 Small conference rooms for this suite										
5 Meeting rooms near front counter										
See building common for shared conf/training space										
						<b>Net Assignable SF</b>	<b>6,877</b>	<b>6,877</b>	<b>8,600</b>	<b>10,580</b>
						<b>Efficiency at</b>	<b>65%</b>		<b>Existing Staff: 43</b>	
						<b>Tare</b>	<b>3,700</b>		<b>Growth Staff: 0</b>	
						<b>Gross Square Feet</b>	<b>10,577</b>		<b>Total: 43</b>	

need to reduce 2 open area stations above from which division?

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
2.0 County Departments										
2.3 Project Development / Project Delivery								3,402	4,255	5,230
2.3.1 Project Development / Project Delivery								3,402	4,255	5,230
2.3.1.1 Office Areas								2,662	3,330	
Division Director	3	1	PO	180		180	540			
Professional Workstations - Open Area	18	1	PO	100		100	1,800			
Clerical Workstation - Open Area	1	1	OA	80		80	80			
Future Growth @ 10% of Office Areas	1	1	OA	242		242	242			
2.3.1.2 Support Areas								740	925	
Waiting Area	1	4		15		60	60			
Small Conference Room	1				150	150	150			
Medium Conference Room (shared with others - see building common)						0	0			
Large Conference Room (shared with others - see building common)						0	0			
Training Room (shared with others - see building common)						0	0			
Workroom (Copy/Print/Fax/Shred )	1				150	150	150			
Supply Storage	1				80	80	80			
Coffee Bar	1				30	30	30			
Plan Review Area (review table, files, plan stora	1				150	150	150			
Support Storage (tools and equipment)	1				60	60	60			
Secure Storage	1				60	60	60			
<b>2 Meeting Spaces</b>										
2 Small conference room for this suite (all Conf can be shared with others) See building common for shared conf/training space										
						<b>Net Assignable SF</b>	<b>3,402</b>	<b>3,402</b>	<b>4,255</b>	<b>5,230</b>
						<b>Efficiency at</b>	<b>65%</b>		<b>Existing Staff: 22</b>	
						<b>Tare</b>	<b>1,830</b>		<b>Growth Staff: 0</b>	
						<b>Gross Square Feet</b>	<b>5,232</b>		<b>Total: 22</b>	

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>1.0 102 Grant Avenue Occupants</b>										
<b>1.1 Manager's Office &amp; Commission Offices</b>								3,608	4,385	6,390
<b>1.1.1 Manager's Office &amp; Commission Offices</b>								2,695	3,370	4,150
County Manager	1	1	PO	224		224	224			
Deputy County Manager	1	1	PO	180		180	180			
County Commissioner	5	1	PO	180		180	900			
Office Manager	1	1	PO	150		150	150			
Staff Offices - Private	8	1	PO	120		120	960			
Reception	1	1	OA	36		36	36			
Future Growth @ 10% of Office Areas	1	1	OA	245		245	245			
<b>1.1.2 Support Areas</b>								810	1,015	1,250
<b>1.1.2.1 Public Areas</b>								200	250	
Visitors Waiting Area - County Manager	1					80	80			
Visitors Waiting Area - County Commissioners	1					120	120			
<b>1.1.2.2 Staff Support Areas</b>								610	765	
Workroom (Copy/Print/Fax/Shred)	1					150	150			
Supply Storage	1					80	80			
General Storage	1					100	100			
Medium Conference Room	1					250	250			
Large Conference Room (shared with others - see building common)							0			
Training Room (shared with others - see building common)							0			
Server Room (shared with others - see building common)							0			
Coffee Bar	1	1				30	30			
<b>1 Meeting Spaces</b>								2,695	3,505	4,385
Medium conference room for this suite										5,390
See building common for shared conf/training space										
								Efficiency at 65%		Existing Staff: 17
								Tare 1,450		Growth Staff: 0
								Gross Square Feet 4,145		Total: 17
								NASF Remote 0		

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>1.0 102 Grant Avenue Occupants</b>										
<b>1.2 Legal Department</b>								1,636	2,045	2,520
<b>1.2.1 Legal Department</b>								1,636	2,045	2,520
<b>1.2.1.1 Office Areas</b>								926	1,160	
Director	1	1	PO	180		180	180			
Deputy Director	1	1	PO	150		150	150			
Staff Offices - Private	3	1	PO	120		120	360			
Staff Offices - Small Private	2	1	PO	100		100	200			
Reception	1	1	OA	36		36	36			
Future Growth @ 10% of Office Areas	0	1	OA	93		93	0			
<b>1.2.1.1 Public Areas</b>								40	50	
Visitors Waiting Area	1					40	40			
<b>1.2.1.2 Staff Support Areas</b>								670	840	
Coffee Bar	1					30	30			
Copy Above (Copy/Print/Fax/Shred)	1					60	60			
Supply Storage	1					80	80			
General Storage	1					100	100			
Secure File Storage	1					150	150			
Medium Conference Room	1					250	250			
Large Conference Room (shared with others - see building common)							0			
Training Room (shared with others - see building common)							0			
Server Room (shared with others - see building common)							0			
<b>1 Meeting Spaces</b>								1,636	1,636	2,045
Medium conference room for this suite										2,520
See building common for shared conf/training space										
								Efficiency at 65%		Existing Staff: 8
								Tare 880		Growth Staff: 0
								Gross Square Feet 2,516		Total: 8
								NASF Remote 0		

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF	
<b>1.0 102 Grant Avenue Occupants</b>											
<b>1.3 ASD - Admin &amp; Risk</b>								1,399	1,750	2,150	
<b>1.3.1 ASD - Admin &amp; Risk</b>								1,399	1,750	2,150	
<b>1.3.1.1 Office Areas</b>								809	1,015		
Deputy Director	1	1	PO	180		180	180				
Staff Offices - Private	1	1	PO	120		120	120				
Staff Offices - Small Private	3	1	PO	100		100	300				
Reception	1	1	OA	36		36	36				
Other (Mail Room)	1	1	OA	99		99	99				
Future Growth @ 10% of Office Areas	1	1	OA	74		74	74				
<b>1.3.1.2 Support Areas</b>								40	50		
Reception Area	1	1			40	40	40				
<b>1.3.2 Shared Support Areas</b>								550	690	850	
Workroom (Copy / Fax / Shred)	1				150	150	150				
Mail Sort/Distribution Area	1				60	60	60				
Supply Storage	1				80	80	80				
Coffee Bar	1				30	30	30				
Secure Storage (investigation materials / fireproof cabinet)	1				80	80	80				
Small Conference Room	1				150	150	150				
Large Conference Room (shared with others - see building common)						0	0				
Training Room (shared with others - see building common)						0	0				
Server Room (shared with others - see building common)						0	0				
<b>1 Meeting Spaces</b>								Net Assignable SF 1,399	1,399	1,750	2,150
Small conference room for this suite								Efficiency at 65%		Existing Staff: 7	
See building common for shared conf/training space								Tare 750		Growth Staff: 0	
								Gross Square Feet 2,149		Total: 7	
								NASF Remote 0			

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF	
<b>1.0 102 Grant Avenue Occupants</b>											
<b>1.4 Finance Department</b>								2,830	3,540	4,350	
<b>1.4.1 Finance Department</b>								1,760	2,200	2,710	
<b>1.4.1.1 Office Areas</b>								1,760	2,200		
Director	1	1	PO	180		180	180				
Staff Offices - Private	5	1	PO	120		120	600				
Staff Offices - Small Private	4	1	PO	100		100	400				
Semi-private	8	1	OA	48		48	384				
Reception	1	1	OA	36		36	36				
Future Growth @ 10% of Office Areas	1	1	OA	160		160	160				
<b>1.4.1.2 Support Areas</b>								1,070	1,340		
Reception Area	1	1			60	60	60				
Small Conference Room	1				150	150	150				
Large Conference Room	1				400	400	400				
Training Room (shared with others - see building common)						0	0				
Workroom (Copy / Fax / Shred)	1				150	150	150				
Supply Storage	1				80	80	80				
Coffee Bar	1				30	30	30				
Secure Storage	1				200	200	200				
<b>2 Meeting Spaces</b>								Net Assignable SF 2,830	2,830	3,540	4,350
1 Large and 1 Small conference room for this suite								Efficiency at 65%		Existing Staff: 19	
See building common for shared conf/training space								Tare 1,520		Growth Staff: 0	
								Gross Square Feet 4,350		Total: 19	

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>1.0 102 Grant Avenue Occupants</b>										
<b>1.6 Procurement Department</b>								1,200	1,505	1,850
<b>1.5.1 Procurement Department</b>								1,200	1,505	1,850
<b>1.5.1.1 Office Areas</b>								750	940	
Manager	1	1	PO	150		150	150			
Staff Offices - Small Private	4	1	PO	100		100	400			
Semi-private	2	1	OA	48		48	96			
Reception	1	1	OA	36		36	36			
Future Growth @ 10% of Office Areas	1	1	OA	68		68	68			
<b>1.5.1.2 Support Areas - All</b>								450	565	
Reception Area (shared with Finance)	0	1			60	60	0			
Medium Conference Room	1				250	250	250			
Large Conference Room (shared with others - see building common)							0			
Training Room (shared with others - see building common)							0			
Server Room (shared with others - see building common)							0			
Workroom (Copy/Print/Fax/Shred - shared w/)	0				250	250	0			
Supply Storage - shared w/ Finance	0				120	120	0			
Coffee Bar - shared w/ Finance	0				30	30	0			
Secure Storage	1				200	200	200			
<b>1 Meeting Spaces</b> 1 Medium conference rooms for this suite See building common for shared conf/training space							Net Assignable SF Efficiency at Tare Gross Square Feet	1,200 65% 650 1,850	1,505 Existing Staff: 8 Growth Staff: 0 Total: 8	1,850

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>1.0 102 Grant Avenue Occupants</b>										
<b>1.6 Human Resources Department</b>								2,136	2,670	3,290
<b>1.6.1 Human Resources Department</b>								2,136	2,670	3,290
<b>1.6.1.1 Office Areas</b>								1,415	1,770	
Director	1	1	PO	180		180	180			
Manager	1	1	PO	150		150	150			
Staff Offices - Private	2	1	PO	120		120	240			
Staff Offices - Small Private	6	1	PO	100		100	600			
Clerical Workstation - Open Area	1	1	OA	80		80	80			
Reception	1	1	OA	36		36	36			
Future Growth @ 10% of Office Areas	1	1	OA	129		129	129			
<b>1.6.1.2 Support Areas</b>								721	905	
Waiting Area	1	5		15		75	75			
Job Application Workstation	1	1		36		36	36			
Small Conference Room	1				150	150	150			
Medium Conference Room (shared with others - see building common)							0			
Large Conference Room (shared with others - see building common)							0			
Training Room (shared with others - see building common)							0			
Workroom (Copy/Print/Fax/Shred )	1				150	150	150			
Supply Storage	1				80	80	80			
Coffee Bar	1				30	30	30			
Secure File Storage	1				200	200	200			
<b>1 Meeting Spaces</b> 1 Small conference room for this suite See building common for shared conf/training space							Net Assignable SF Efficiency at Tare Gross Square Feet	2,136 65% 1,150 3,286	2,670 Existing Staff: 12 Growth Staff: 0 Total: 12	3,290

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGFS	Sub totals GSF
<b>1.0 102 Grant Avenue Occupants</b>										
<b>1.7 Probate Judge</b>								475	595	730
<b>1.7.1 Probate Judge</b>								475	595	730
<b>1.7.1.1 Office Areas</b>								224	280	
Elected Official (Probate Judge)	1	1	PO	224		224	224			
<b>1.7.1.2 Support Areas</b>								251	315	
Receptionist Workstation	1	1	OA	36		36	36			
Waiting Area	1	5		15		75	75			
Medium Conference Room (shared with others - see building common)						0	0			
Large Conference Room (shared with others - see building common)						0	0			
Training Room (shared with others - see building common)						0	0			
Copy Alcove	1					30	30			
Supply Storage	1					30	30			
Coffee Bar	1					30	30			
Secure Storage	1	1		50		50	50			
<b>0 Meeting Spaces</b>								475	595	730
See building common for shared conf/training space								Efficiency at 65%	Existing Staff: 2	
							Tare 260		Growth Staff: 0	
							Gross Square Feet 735		Total: 2	

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGFS	Sub totals GSF
<b>2.0 Building Common</b>										
<b>2.1 Building Common / Training / Maintenance</b>								9,145	11,435	14,070
<b>2.1.1 Entry/Control</b>								2,000	2,500	3,060
Building Lobby	1				2,000	2,000	2,000			
Public Waiting Area (Shared - within lobby)						0	0			
Wayfinding / Signage / Directory kiosks within lobby	0					0	0			
Information Desk (100 sf within lobby)	0					0	0			
<b>2.1.2 Meeting / Training / Conference Center</b>								5,800	7,250	8,920
Commission Chambers	1				2,400	2,400	2,400			
Raised Dais for Commissioners	1				300	300	300			
Storage	1				150	150	150			
Warming Kitchen	1				120	120	120			
AV Control Room w/ Storage	1				150	150	150			
Large Conference / Classroom (with dividers)	2	30		25	120	750	1,500			
Chair and Table Storage	1				120	120	120			
Medium Conference	1	20		25		500	500			
Training Room (Set up for computer training)	1	20		25		500	500			
Storage for Training Supplies	1				60	60	60			
<b>2.1.3 Facilities Maintenance</b>								845	1,060	1,300
<b>2.1.3.1 Office Areas</b>								0	0	0
Facility Operations Director (in Muster Room)	0		OA	50		0	0			
Custodial Staff (in Muster Room)	0					0	0			
Maintenance Staff (in Muster Room)	0					0	0			
<b>2.1.3.2 Support Areas</b>								845	1,060	
Muster Room / Meeting Space	1	4		25	25	125	125			
Facility Ops Director Workstation (in Muster Room)	1	1			50	50	50			
Staff Lockers (in Muster Room)	1	5			50	50	50			
Support Space (Maintenance Supply Storage)	1				300	300	300			
Eyewash / Emergency Shower Station	1				20	20	20			
Delivery / Bulk Storage	1				300	300	300			
Loading Dock (Exterior)						0	0			
<b>2.1.4 Employee Resources</b>								500	625	770
Staff Breakroom (one per floor)	2				250	250	500			
Exercise Facility (provided at Calron Street)	0				400	400	0			
Showers / Lockers (provided at Calron Street)	0				200	200	0			
Bicycle Storage Area - exterior space						0	0			
Outdoor Lunch Area - exterior space						0	0			
<b>5 Meeting Spaces</b>								9,145	11,435	14,070
2 at 750 (divisible in 2)								Efficiency at 65%	Existing Staff: 0	
2 at 500 (one for general use, one for comp training)								Tare 4,820	Growth Staff: 0	
								Gross Square Feet 14,065	Total: 0	

Appendix

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>2.0 County Departments</b>										
<b>2.4 Community Services</b>								6,855	8,570	10,550
<b>2.4.1 Community Services</b>								6,855	8,570	10,550
<b>2.4.1.1 Office Areas</b>								4,215	5,270	
Director	1	1	PO	224		224	224			
Supervisor	5	1	PO	180		180	900			
Professional - Private Office	13	1	PO	120		120	1,560			
Professional - Open Office	9	1	OA	100		100	900			
Clerical Work stations	1	1	OA	48		48	48			
Part-Time Staff Work stations (activity coordinato	4	1	OA	35		35	140			
Computer Kiosks (shared by 8 drivers)	4	1	OA	15		15	60			
Future Growth @ 10% of Office Areas	1	1	OA	383		383	383			
<b>2.4.1.2 Support Areas</b>								2,640	3,300	
Receptionist Workstation	1	1			40	40	40			
Waiting Area	1	12		15		180	180			
Private Interview Room (forScreening)	1	1		120		120	120			
Large Conference / Classroom w/ Food Svc Coun	1	30		25	50	800	800			
Chair and Table Storage	1				120	120	120			
Small Conference Room	2				150	150	300			
Medium Conference Room (shared with others - see building common)						0	0			
Large Conference Room (shared with others - see building common)						0	0			
Training Room (shared with others - see building common)						0	0			
Workroom (Copy/Print/Fax/Shred )	1				150	150	150			
Supply Storage	1				80	80	80			
Copy Alcove	1				60	60	60			
Coffee Bar	1				30	30	30			
Secure Storage / File Room for each Div.	5	1		100		100	500			
General Storage (cages for each Div + Freezer)	1				200	200	200			
Unisex Bathroom (for testing)	1				60	60	60			
<b>4 Meeting Spaces</b>										
1 Small interview room for Screening										
2 Small conference room for this suite										
1 Large Conf/Classroom dedicated to CS										
See building common for shared conf/training space										
						<b>Net Assignable SF</b>	<b>6,855</b>	<b>6,855</b>	<b>8,570</b>	<b>10,550</b>
						<b>Efficiency at</b>	<b>65%</b>	<b>Existing Staff: 38</b>		
						<b>Tare</b>	<b>3,690</b>	<b>Growth Staff: 0</b>		
						<b>Gross Square Feet</b>	<b>10,545</b>	<b>Total: 38</b>		
								<b>(Actual is 42 - plus 4 drivers)</b>		

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
<b>3.0 Building Common</b>										
<b>3.1 Building Common* / Training / Maintenance</b>								8,870	11,090	13,650
<b>3.1.1 Entry/Control</b>								3,400	4,250	5,230
Building Lobby (existing atrium space)	1					3,400	3,400			
Public Waiting Area (Shared - within lobby)							0			
Wayfinding / Signage / Directory (kiosk within lobby)	2						0			
Information Desk (100 sf within lobby)	1						0			
<b>3.1.2 Meeting / Training / Conference Center</b>								3,180	3,975	4,890
Large Conference / Classroom	1	30		25		750	750			
Chair and Table Storage	1					120	120			
Medium Conference / Early Voting Center	2	20		25		500	1,000			
Training Room (Set up for computer training)	1	20		25		500	500			
Storage for Training Supplies	1					60	60			
Small Conference (2 at 250 w/ divider wall)	2	10		25		250	500			
Small Conference	1	10		25		250	250			
<b>3.1.3 Facilities Maintenance</b>								990	1,240	1,520
<b>3.1.3.1 Office Areas</b>								0	0	
Facility Operations Director (in Muster Room)	1		OA	50			0			
Custodial Staff (In Muster Room)	3						0			
Maintenance Staff (In Muster Room)	0						0			
<b>3.1.3.2 Support Areas</b>								990	1,240	
Muster Room / Meeting Space	1	5		25		150	150			
Facility Ops Director Workstation (In Muster Room)	1					50	50			
Staff Lockers (In Muster Room)	1					50	50			
Support Space (Maintenance Supply Storage)	1					300	300			
Tool Storage							0			
Flammable Storage							0			
Fiat File Storage							0			
Open Shelving for Equipment							0			
Loose Parts Bins							0			
Eyewash / Emergency Shower Station	1					20	20			
Delivery / Bulk Storage	1					300	300			
Loading Dock (Exterior)							0			
Mail Room	1					120	120			
<b>3.1.4 Employee Resources</b>								1,300	1,625	2,000
Staff Breakroom (one per floor)	2					250	250			
Exercise Facility	1					400	400			
Showers / Lockers	2					200	200			
Bicycle Storage Area - exterior space							0			
Outdoor Lunch Area - exterior space							0			
<b>7 Meeting Spaces</b>										
1 at 750 (divisible in 2)										
3 at 500 (one for early voting, one for comp training)										
Above should be on ground level										
2 at 250 (to supplement those within suites)										
(These 2 should be on 2nd level for shared use)										
							Net Assignable SF	8,870	8,870	11,090
							Efficiency at	65%		Existing Staff: 4
							Tare	4,780		Growth Staff: 0
							Gross Square Feet	13,650		Total: 4



**Preliminary Geotechnical Investigation - Summary**

**SUMMARY**

*The information presented in this section is a partial summary intended for reference use only. This information is intended for use only in conjunction with the complete geotechnical investigation report. Significant information contained in the complete geotechnical report may not be present here.*

**ON-SITE SOILS**

The test holes encountered a variable soil profile consisting of silty sand with some interbedded layers of clean to slightly silty sands, clayey sand, and sandy clay. The sandy soils were generally loose in the upper 10 feet and medium dense to dense at greater depths. Test hole 3 encountered a significant clay pocket at presumed foundation bearing depth (13 feet bgs). The clay was stiff and medium moist to moist.

Groundwater was not encountered in the test holes to the maximum depth of exploration, approximately 32 feet.

**FOUNDATIONS**

The parking garage building may be founded on conventional shallow foundations with an isolated concrete slab-on-grade ground floor.

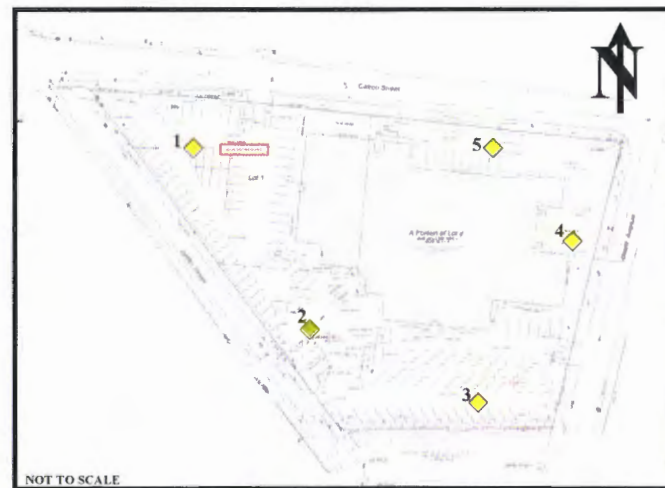
We anticipate the parking garage will have a full below-grade level, and foundations for the entire building will be embedded around 15 feet below existing site grades. The base of all foundations should be embedded a minimum of 24 inches below lowest adjacent grade/finished floor elevation. The following allowable bearing capacities may be utilized for different foundation widths:

<u>12 inches</u>	<u>24 inches</u>	<u>36 inches</u>	<u>48 inches</u>	<u>60 inches</u>
2000 psf	2500 psf	3000 psf	3500 psf	4000 psf

If encountered during construction, the clay pocket discovered in test hole 3 should be removed from under foundations and slabs to a minimum depth of 5 feet and replaced with engineered fill. If the entire building footprint is over-excavated to a minimum depth of 5 feet below foundation/slab bearing elevation, the above allowable bearing capacity values may be increased by 1000 psf.

JUDICIAL COMPLEX PARKING GARAGE, SANTA FE, NM  
EEG PROJECT: A13-921

Other foundation types that are compatible with the site include mat foundations and drilled piers. We anticipate the final foundation type will be determined as design loads are finalized.



**SITE PLAN**  
◆ TEST HOLE LOCATION

JUDICIAL COMPLEX PARKING GARAGE, SANTA FE, NM  
EEG PROJECT: A13-921

**EXAMPLES OF STUDIO SOUTHWEST ARCHITECTS' GOVERNMENT AND JUDICIAL WORK EXPERIENCE**



**LOS ALAMOS COUNTY MUNICIPAL BUILDING**  
LOS ALAMOS, NM

Studio SW teamed with Jaynes Corporation on this 3.7 acre mixed-used design/build project.

The building is LEED Gold certified and houses the administrative offices of the county government, the county historic archives, and the county records department. In the event of an emergency, the chambers can be set up to act as the county's Emergency Response Center, with a state-of-the-art media and broadcast facility for press conferences and news releases.

SIZE: 68,400 sf  
FINAL CONST COST: \$20.6M  
COMPLETED: April 2013



**LEA COUNTY LAW ENFORCEMENT FACILITIES**  
LOVINGTON, NM

The Lea County Law Enforcement Facilities project consists of a 23,500 sf office building that provides space for the sheriff and senior staff, the sheriff's department deputies, and administrative staff. The program also includes training and fitness areas, records storage, evidence processing and storage, holding cells, and secured parking. The warehouse component provides large evidence and vehicle storage, as well as space for vehicle maintenance, tool storage, and workshop space.

SIZE: 23,000 sf office  
7,400 sf warehouse  
FINAL CONST COST: \$6.5M  
ADJUSTED FOR 2013: \$6.8M  
COMPLETED: March 2011



**LAS CRUCES CITY HALL**  
LAS CRUCES, NM

Studio SW designed the Las Cruces City Hall to blend seamlessly into the natural terrain using the sloped site to accommodate a two-story parking structure with a partially below grade lower level. This building and two-story parking deck with 400 spaces achieved a LEED Silver rating and is set up to utilize solar paneling as an additional power source and uses day lighting for energy efficient temperature control.

SIZE: 120,000 sf  
FINAL CONST COST: \$33.6M  
ADJUSTED FOR 2013: \$37.2M  
COMPLETED: 2009



**JICARILLA APACHE NATION TRIBAL CAPITOL BUILDING**  
DULCE, NM

This 70,000 sf tribal administrative center serves as a "one stop shop" and community gathering center for all Jicarilla Tribal Government activities. The design for this building was a result of numerous work sessions with members of the Jicarilla Tribe. It has state-of-the-art audio/visual equipment in the 75-seat Tribal Council Chambers and a an Archival Storage basement incorporated in the design.

SIZE: 70,000 sf  
CONST BUDGET: \$19M  
ADJUSTED FOR 2013: \$21M  
COMPLETED: July 2009



**VALENCIA COUNTY DISTRICT COURTHOUSE**  
LOS LUNAS, NM

This state-of-the-art courthouse provides the county with a refreshed space for their original 13th district courts as well as new courtrooms with judges chambers and accommodations for bailiffs, court reporters, and administrative assistants. This facility is also designed to house the court clerks office, the district court administrators office, a grand jury room, a jury selection room, and two hearing rooms.

SIZE: 50,000 sf  
FINAL CONST COST: \$11M  
ADJUSTED FOR 2013: \$12.4M  
COMPLETED: 2008



**SANDOVAL COUNTY JUDICIAL COMPLEX AND SHERIFF'S OFFICE**  
SANDOVAL COUNTY, NM

The Studio SW design team was sensitive to the multiple users of the Sandoval County Judicial Complex and was sure to design a space that accommodated the separation and security of these users.

The agencies housed in the complex are grade court, drug court, juvenile and adult probation, and a District Attorney Office. The complex provides evidence storage, interview rooms, training/community space and secure parking.

SIZE: 40,000 sf  
FINAL CONST COST: \$6.8M  
ADJUSTED FOR 2013: \$8.1M  
COMPLETED: 2005



**DOÑA ANA COUNTY ADMINISTRATIVE CENTER**  
LAS CRUCES, NM

The Doña Ana County Administrative complex is a 150,000 sf multi-agency consolidated "one-stop-shop" government facility for Doña Ana County, the State District Attorney, and the Doña Ana County Sheriff.

The Studio SW team provided facility assessment and programming services for this project. Agencies housed in the building include the district attorney, county manager, clerk, treasurer, assessor, building and zoning, health and human services, information technology, and legal departments.

SIZE: 150,000 sf  
FINAL CONST COST: \$20.3M  
ADJUSTED FOR 2013: \$24.6M  
COMPLETED: August 2006



**CHAVES COUNTY COURTHOUSE - HISTORIC RENOVATION AND ADDITION**  
ROSWELL, NM

This project consists of the renovation of the existing historic courthouse (circa 1912) and a major addition including four new district courtrooms, two hearing rooms, and two new magistrate courts. This involved restoration of several past additions and an existing jail. The existing court building remained in operation during construction. The HVAC and electrical systems were completely replaced and special systems including video arraignment, security systems, computer networks, CCTV, video conferencing and document imaging systems, and video presentation technology were incorporated.

SIZE: 41,800 sf renovation  
59,900 sf addition  
FINAL CONST COST: \$14.5M  
ADJUSTED FOR 2013: \$18.2M  
COMPLETED: 2005



**CHAVES COUNTY ADMINISTRATION FACILITY**  
ROSWELL, NM

The Chaves County Administration Facility is a 70,000 sf multi-agency office center providing housing for all the County's government departments including the county assessor, the planning and zoning department, the 20,000 sf sheriff's department, and the county commission.

Electronic and security systems include: Emergency Sheriff's Dispatch Operation Center, full CCTV building security, secure evidence vault, secure computer network, document imaging for large and small formats.

SIZE: 70,000 sf  
FINAL CONST COST: \$7M  
ADJUSTED FOR 2013: \$9.1M  
COMPLETED: 2002



## 2014 REGULAR SESSION SCHEDULE (30-Day Session)

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December 16, 2013 to January 17, 2014 - Legislation Pre-filing Period

January 21 - Opening day (noon)

February 5 - Deadline for introduction

February 20 - Session ends (noon)

March 12 - Legislation not acted upon by governor is pocket vetoed

May 21 - Effective date of legislation not a general appropriation bill or a bill carrying an emergency clause or other specified date

Legislative Reception Meeting with the Santa Fe Delegation:

Potential Dates:

Thursday, December 5, from 5:30 pm -7:00pm

Wednesday, December 11 from 5:30pm – 7:00 pm

Thursday, December 12 from 5:30pm-7:00pm

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# Santa Fe County

## 2014 Legislative Priorities

### Factsheet

#### ICIP Top Five Priorities

- |  |             |
|--|-------------|
| • Upgrade Santa Fe Fair Grounds                                      | \$1,500,000 |
| • Regional Emergency Communications Center (RECC) Facility Expansion | \$750,000   |
| • Quill Plant Upgrades   | \$500,000   |
| • Upgrade Santa Fe County Public Housing Sites                       | \$900,000   |
| • Equip all Santa Fe Fire Stations to Solar Power                    | \$1,300,000 |

#### Resolutions and Action Taken by County Commissioners on Specific Legislation

##### **Resolution Supporting Notice of Liens Resolution: 2013-87**

The NMAC Board in 2011 and 2012 Approved County Clerks Resolutions Affirming that the Owner of a Property Should Be Informed When a Lien is Recorded, the County Clerks Affiliate Now Seeks NMAC Priority Status for this Issue

##### **Resolution Supporting Suspension Of Medicaid Benefits In Lieu Of Termination Upon Incarceration In County Detention Centers Resolution: 2013-88**

Santa Fe County Board of Commissioners Supports Legislation That Would Require The Suspension of Medicaid in Lieu of Termination Upon Incarceration in County Detention Centers for Youth and Adults

##### **Resolution Supporting Delinquent Property Tax Payments Resolution: 2013-89**

Santa Fe County Board of Commissioners Supports Legislation That Would Amend State Statute 7-38-62 to Authorize County Treasurers to Receive All Payments of Property Taxes Including for Those Properties that have Been Turned Over to the Property Tax Division

##### **Resolution Supporting Delinquent Property Tax List Definition Resolution: 2013-90**

Santa Fe County Board of Commissioners Supports Legislation That Would Clarify the Responsibility of County Treasurers and the Property Tax Division

**A Resolution Supporting The 2014 Legislative Priorities Of The New Mexico Association of Counties  
Resolution: 2013-91**

In August 2013 the Board of Directors of the New Mexico Association of Counties Approved Seven Legislative Priorities For Consideration by the New Mexico Legislature at its 2014 Regular Legislative Session

**A Resolution Supporting Property Tax Equity Resolution: 2013-98**

Santa Fe County Board of Commissioners Support Legislation That Will Provide For The Proposed Changes to 7-36-21.2 NMSA Allowing for a More Equitable Property Valuation Process

**A Resolution Supporting Non-Residential Real Property Sales Disclosure Resolution: 2013-99**

Santa Fe County Board of Commissioners Support Legislation That Will Provide for the Disclosure of Sales Data for all Real Property Except as Specifically Excluded

**A Resolution Supporting County Correctional Facility Gross Receipts Tax Resolution: 2013-100**

Santa Fe County Board of Commissioners Supports Legislation That Would Increase the County Correctional Facility Gross Receipts Tax from Two to Four Increments of One-Sixteenth of One Percent Resulting in a Maximum Tax of One Fourth of One Percent

**Resolution Authorizing And Supporting An Infrastructure Capital Improvement Plan Resolution: 2013-101**

Authorizing and Supporting an Infrastructure Capital Improvement Plan for Santa Fe County and Associated Waiver of Requirements of Resolution 2013-26

**Additional Statewide Legislation That Santa Fe County May Bring to Your Attention:**

- Sole Community Provider
- Hold Harmless Provisions

REC'D BY: RECORDED 12/11/2013

## ICIP Top Five Priorities Descriptions

### **Upgrade Santa Fe Fair Grounds**

**\$1,500,000**

The Santa Fe County Fairgrounds project consists of ADA improvements, upgrade of existing utilities including water/waste water and electrical upgrades on the property and the construction of an extension office.

### **Regional Emergency Communications Center (RECC) Facility Expansion**

**\$750,000**

The Regional Emergency Communications Center (RECC) is in need of extensive renovations, upgrades and equipment to the building in order to provide emergency response quickly and responsibly to the citizens of the entire region. Specifically, a 5,000 sq. ft. expansion to the existing communications center is needed that will provide necessary floor space to dispatch operators and administrative staff as well as much needed equipment to enhance efficiency and dispatch capability. This equipment will consist of communication radios, training room equipment, (screens/monitors/computers), break room equipment, as well as a residential information system.

### **Quill Plant Upgrades**

**\$500,000**

Santa Fe County is requesting funding to make improvements to the utilities quill plant. These improvements will help bring this facility into compliance with the terms of its state issued discharge permit, avoid unauthorized discharges and ensure that it continues to fulfill its function of protecting the County's valuable ground water resources. The improvements will specifically consist of (1) upgrading the facility's irrigation pumps and electrical controls, (2) upgrading the entrance works screen, (3) creating access to the facility from Hwy 14 and improving the access roads at the facility, (4) installing an above ground irrigation system on the south field that can operate during freezing weather (to eliminate the need to rent this equipment annually) and (5) upgrading the chlorine contact chamber transfer pumps and controls to ensure reliability. These upgrades will involve engineering services, equipment purchases and construction.

### **Upgrade Santa Fe County Public Housing Sites**

**\$900,000**

The Santa Fe County Housing Authority manages three housing sites comprised of 221 housing units. These three housing sites, constructed in 1972, are in need of infrastructure upgrades, improvements, renovation and repairs to the housing units as well as upgrades to the sewer, water and HVAC systems. It is the Housing Authority's mission to provide drug-free, safe, decent and sanitary housing to low income and very low income families in an environment that fosters self-sufficiency and community pride. In order for these upgrades to take place, SFC will need to hire an architect/contractor, to plan, design and construct the required upgrades.

### **Equip all Santa Fe Fire Stations to Solar Power**

**\$1,300,000**

Install a total of 300 to 350 kilowatts of solar photovoltaic electric panels at 15-20 of the County's fire stations throughout the County. Depending on site specifics and Commission preferences, systems may be either roof-mounted, ground-mounted or developed as solar carports (in parking lots). The solar systems will be designed to generate approximately 80% of each fire station's annual electric consumption. Electricity bill savings are estimate at \$65-75,000 per year. Savings can be used to acquire additional fire safety equipment.

Acts carrying an emergency clause become effective immediately upon signature by the governor.

All other acts passed during a session and approved by the governor become effective 90 days after adjournment of the legislature or at a date specified in the act.

Final Action	Chamber	Type	Number	Title	Effective Date
Signed and Chaptered	Senate	Bill	14	EXTEND SUSTAINABLE BUILDING TAX CREDIT	January 1, 2014
Signed and Chaptered	Senate	Bill	24	LOCAL GOV'T INVESTMENT POOL	June 14, 2013
Signed and Chaptered	Senate	Bill	27	PUBLIC EMPLOYEE RETIREMENT CHANGES	July 1, 2013
Signed and Chaptered	Senate	Bill	40	NO ELECTRONIC COMMUNICATIONS IN JAILS	July 1, 2013
Signed and Chaptered	Senate	Bill	60	SEVERANCE TAX BOND PROJECTS	April 5, 2013
Signed and Chaptered	Senate	Bill	101	ENERGY CONSERVATION BONDS	June 14, 2013
Signed and Chaptered	Senate	Bill	176	SUBDIVISION ACT DEFINITIONS	June 14, 2013
Signed and Chaptered	Senate	Bill	182	PROCUREMENT CODE CHANGES	June 14, 2013
Signed and Chaptered	Senate	Bill	221&589	NM HEALTH INSURANCE EXCHANGE ACT	March 28, 2013
Signed and Chaptered	Senate	Bill	289	5-YEAR SENIOR PROPERTY TAX FREEZE	June 14, 2013
Signed and Chaptered	Senate	Bill	299	MARRIAGE LICENSE CLEANUP	June 14, 2013
Signed and Chaptered	Senate	Bill	307	PUBLIC RECORDS CHANGES	June 14, 2013
Signed and Chaptered	Senate	Bill	353	LOCAL GOV'T RECORD INDEXING & PROTECTION	April 2, 2013
Signed and Chaptered	Senate	Bill	406	DIVIDED & COMBINED PROPERTY TAX COLLECTION	April 2, 2013
Signed and Chaptered	Senate	Bill	431	COUNTY FIREFIGHTING CONTRACTS	June 14, 2013
Signed and Chaptered	Senate	Bill	443	GOVERNMENT PROCUREMENT REQUIREMENTS	July 1, 2013
Signed and Chaptered	Senate	Bill	479	ADEQUATE SUBDIVISION WATER SUPPLIES	April 4, 2013
Signed and Chaptered	Senate	Bill	480	SUBDIVISION WATER PERMITS	June 14, 2013
Signed and Chaptered	Senate	Bill	510	AGRICULTURAL PROPERTY VALUATION TIMES	June 14, 2013
Signed and Chaptered	House	Bill	21	PUBLIC MEETING AGENDAS 72 HOURS IN ADVANCE	June 14, 2013
Signed and Chaptered	House	Bill	37	ANNUAL DELINQUENT PROPERTY TAX SALES	January 1, 2014
Signed and Chaptered	House	Bill	225	ELECTRONIC VOTER REGISTRATION UPDATES	July 1, 2013
Signed and Chaptered	House	Bill	275	VOLUNTEER FIREFIGHTER RETIREMENT BENEFITS	July 1, 2013
Signed and Chaptered	House	Bill	334	COUNTY CLASSES & OFFICER SALARIES	January 1, 2014 & July 1, 2013
Signed and Chaptered	House	Bill	352	LOCAL CAPITAL OUTLAY PROJECT CONTRIBUTION	July 1, 2013
Signed and Chaptered	House	Bill	497	ELECTRONIC VOTER REGISTRATION UPDATES	July 1, 2014
Signed and Chaptered	House	Bill	615	VOLUNTEER FIREFIGHTER STIPENDS	June 14, 2013
Signed and Chaptered	House	Bill	641	FILM PRODUCTION TAX CREDIT CHANGES	July 1, 2013 & January 1, 2014

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**Bill:** SB14

**Sponsors:** Wirth (D25); Trujillo, C. (D46)

**Title:** EXTEND SUSTAINABLE BUILDING TAX CREDIT

**Relation to SFC activities:** passage of this legislation promotes development throughout the state. Tax credit is provided through the state via corporate and personal state income tax returns.

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**Bill:** SB24

**Sponsors:** Munoz (D4)

**Title:** STATE TREASURER INVESTMENT AUTHORITY & LOCAL GOVERNMENT INVESTMENT POOL

**Relation to SFC activities:** this legislation clarifies permitted investments (state, county and municipal treasurers) as those securities issued and backed by the full faith and credit of the United States of America and its agencies or instrumentalities

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**Bill:** SB27

**Sponsors:** Munoz (D4); Varela (D48)

**Title:** PUBLIC EMPLOYEE RETIREMENT CHANGES

**Relation to SFC activities:** Changes to PERA requirements will take effect July 1 and will have different effects for various PERA contributors.

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**Bill:** SB40

**Sponsors:** Rue (R23)

**Title:** ELECTRONIC COMMUNICATIONS DEVICES PROHIBITED IN JAILS AND PRISONS

**Relation to SFC activities:** disallows those banned electronic communication devices specified in the bill at SFC detention facilities

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**Bill:** SB60

**Sponsors:** Cisneros (D6)

**Title:** SEVERANCE TAX BOND PROJECTS

**Relation to SFC activities:**

BENNY CHAVEZ SENIOR CTR SANTA FE CO-IMPROVE CODE	\$45,000
EDGEWOOD SENIOR CENTER-IMPROVE CODE	\$100,000
ELDORADO ROADS IMPROVE SANTA FE CO	\$151,000
LA CIENEGA COMMUNITY CENTER	\$142,500
RIO EN MEDIO SENIOR CENTER-IMPROVE CODE	\$25,000
SANTA FE CO FAIRGROUNDS IMPROVE	\$450,500

**Awaiting Grant Agreements For:**

SANTA FE CO POJOAQUE VALLEY REC FIELDS	\$225,000
SANTA FE CO WOMEN'S HEALTH SERVICES EQUIP	\$230,000
INFORMATION TECH FOR DISABILITIES	\$33,333



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**Bill:** SB101

**Sponsors:** Wirth (D25)

**Title:** ENERGY CONSERVATION BONDS

**Relation to SFC activities:** this bill authorizes the State Board of Finance to establish administrative directives by which local governments will then be able to utilize the federally funded bonds. SFC staff is working with State Board of Finance to utilize funding available for Santa Fe County.

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**Bill:** SB176

**Sponsors:** Beffort (R19)

**Title:** SUBDIVISION ACT EXCEPTION

**Relation to SFC activities:** this bill makes a change to the NM subdivision act and more specifically the exclusions to the definition of subdivision. This change is needed to be known by SFC Growth management staff addressing such issues.

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**Bill:** SB182

**Sponsors:** Rue (R23); Varela (D48)

**Title:** PROCUREMENT CODE; SOLE SOURCE, PROTESTS, PENALTIES

**Relation to SFC activities:** this bill amends the Procurement Code and adds procedures for sole source and emergency procurements, who may make emergency procurements, expands who may protest a sole source procurement award, and increases penalties for willful violations. Adjustments made by the bill are being taken by SFC procurement office.

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**Bill:** SB289

**Sponsors:** Shendo (D22)

**Title:** AUTOMATIC APPLICATION OF A PROPERTY VALUATION LIMITATION

**Relation to SFC activities:** property values of certain low income, disability eligible, and certain age level persons do not have to continually reapply to receive limitation(property value) if requirements within the legislation are met.

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**Bill:** SB299

**Sponsors:** Ivey-Soto (D15); Cook (R56)

**Title:** CHANGES AND UPDATES IN MARRIAGE LICENSING AND RELATED MATTERS

**Relation to SFC activities:** a NMAC clerk's affiliate sponsored legislation that clarifies language to marriage licenses

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**Bill:** SB307

**Sponsors:** Ivey-Soto (D15)

**Title:** CHANGES PUBLIC RECORDS REQUIREMENTS

**Relation to SFC activities:** clarifies recording specifications for county clerk offices

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**Bill:** SB353

**Sponsors:** Morales (D28)

**Title:** CHANGES PUBLIC RECORDS REQUIREMENTS

**Relation to SFC activities:** SJC substitute for SB353 truncates the original bill by omitting six sections, leaving only that portion necessary to cite a section of present law that allows counties and municipalities to charge reasonable fees for the use of their computer and network system to retrieve their records, geographic information system and computer databases.

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**Bill:** SB406

**Sponsors:** Sapien (D9)

**Title:** COLLECTING PROPERTY TAX ON DIVIDED OR COMBINED PROPERTY

**Relation to SFC activities:** this bill clarifies that those properties being divided or combined will be assessed the tax rate available at the time of the combination or division of the property. That is, if the past rate is only available that rate is used. If a new rate has been established and adopted the new rate will be used.

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**Bill:** SB431

**Sponsors:** Smith (D35)

**Title:** FIREFIGHTING SERVICES CONTRACTS

**Relation to SFC activities:** this legislation provides authority for counties to contract with individuals as well as municipalities for firefighting services in the county.

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**Bill:** SB443

**Sponsors:** Rue (R23)

**Title:** PROCUREMENT CODE ACT

**Relation to SFC activities:** amends the Procurement Code (Code) and establishes certification and training requirements for chief procurement officers

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**Bill:** SB479

**Sponsors:** Wirth (D25)

**Title:** REQUIRES SUBDIVIDERS TO PROVE ADEQUATE WATER SUPPLIES

**Relation to SFC activities:** a change to the NM Subdivision Act requiring proof of water for certain developments severing irrigation water rights.

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**Bill:** SB480

**Sponsors:** Wirth (D25)

**Title:** SUFFICIENT WATER NEEDED FOR PLAT APPROVAL

**Relation to SFC activities:** a change to the NM Subdivision Act requiring proof of State Engineer authorization for available water be provided to county commissions by developers

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**Bill:** SB510

**Sponsors:** Rodriguez (D24)

**Title:** APPLICATION DEADLINE FOR AGRICULTURAL LAND VALUATION

**Relation to SFC activities:** change the time for an application to use the valuation method for land used primarily for agricultural purposes from being due by the last day of February of the tax year, to being due thirty days after the date of mailing by the assessor of the notice of valuation.

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**Bill:** SB589

**Sponsors:** Shendo (D22)

**Title:** STILL ANOTHER HEALTH INSURANCE EXCHANGE BILL

**Relation to SFC activities:** this bill creates a board that has a focus to implement the requirements of the federal Affordable Care Act. The actions of the board consequently will have an effect of the health care needs of Santa Fe County citizens.

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**Bill:** HB21

**Sponsors:** Smith (R22); Ivey-Soto (D15)

**Title:** PUBLIC MEETING AGENDAS 72 HOURS IN ADVANCE

**Relation to SFC activities:** this bill changes final agenda noticing from 24 hours to 72 hours in advance of meetings. Applies to any applicable Santa Fe County meetings.

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**Bill:** HB37

**Sponsors:** Martinez, Rudolpho (D39)

**Title:** ANNUAL DELINQUENT PROPERTY TAX SALES

**Relation to SFC activities:** This legislation calls for county treasurers and the state taxation and revenue department to coordinate annual delinquent property tax sales to occur in each county where delinquent properties are held as needed. Sales to begin in 2014.

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**Bill:** HB225

**Sponsors:** Smith (R22); Keller (D17)

**Title:** ELECTIONS: VOTER REGISTRATION ONLINE UPDATES

**Relation to SFC activities:** states processes by which motor vehicle departments coordinate with county clerk offices to accept and process voter registration applications

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**Bill:** HB275

**Sponsors:** Roch (R67)

**Title:** VOLUNTEER FIREFIGHTER PENSION INCREASE

**Relation to SFC activities:** amends Section 10-11A-5 to increase annuity payments so that a Volunteer Firefighters Retirement Plan member who has attained the age of 55 years and has accrued 25 or more years of service credit would be eligible for a monthly retirement annuity of \$250 (as opposed to \$200 under current law). A member who has attained the age of 55 years and has accrued 10 or more years, but less than 25 years, of service credit would be eligible for a monthly retirement annuity of \$125 (as opposed to \$100 under current law). HB 275 does not amend age or service credit requirements.

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**Bill:** HB334

**Sponsors:** Wooley (R66)

**Title:** COUNTY OFFICIALS: SALARY LIMIT INCREASES

**Relation to SFC activities:** Class A counties (Bernalillo, Doña Ana, Sandoval, Santa Fe and San Juan) as follows: commissioners, from \$29,569 to \$34,500; treasurer, assessor and clerk, from \$65,501 to \$75,327; sheriff, from \$68,308 to \$78,555, and probate judge from \$28,820 to \$33,143.

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**Bill:** HB352

**Sponsors:** Harper (R57); Keller (D17)

**Title:** REQUIRES SECURITY FOR STATE CONTRIBUTIONS TO ECONOMIC DEVELOPMENT PROJECTS

**Relation to SFC activities:** requires substantive contributions from qualifying entities receiving public support, requires security be given to all public bodies providing support, and requires local or regional governments to recover public support if the qualifying entity fails to provide the substantive contributions.

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**Bill:** HB497

**Sponsors:** Smith (R22)

**Title:** ELECTIONS: ELECTRONIC ONLINE VOTER REGISTRATION UPDATES

**Relation to SFC activities:** allows individuals to update an existing certificate of registration electronically by completing a certificate of registration form on the website of the Secretary of State (SOS). The SOS will, in turn, transmit the certificate to the county clerk in which the resident resides, and the county clerk will print the updated certificate, file it in the county's register of voters

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**Bill:** HB615

**Sponsors:** Martinez, Rudolpho (D39)

**Title:** VOLUNTEER FIREFIGHTERS STIPEND PAYMENTS

**Relation to SFC activities:** enacts a new section of law that enables volunteer firefighters to be paid a stipend by a public agency to the extent consistent with the federal Fair Labor Standards Act (FLSA) in order to maintain volunteer status. The bill requires the stipend to represent only actual expenses, reasonable benefits, or a nominal fee. Additionally, the services for which the stipend is paid must not be the same type of services that the volunteer is employed to perform for the same public agency paying the stipend.

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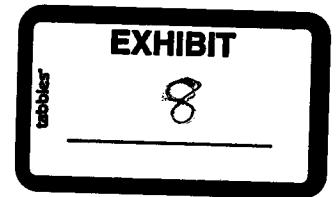
**Bill:** HB641

**Sponsors:** Maestas (D16)

**Title:** BROAD TAX PACKAGE: FILM TAX CREDIT, LOCAL GRT, CORPORATE TAX CUT, UNITARY TAX & MANUFACTURERS' SALES FACTOR ONLY BASIS

**Relation to SFC activities:** this bill contains the phase out of the whole harmless provisions now reimbursed by the state. Phase out starts in 2015.

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Statement to the Santa Fe County Commission

Regarding the Jacobs Variance Request, <sup>Nov. 12</sup>~~Aug. 13~~, 2013

Good evening, ladies and gentlemen.

My name is Dag Ryen and I live at 6 Encantado Circle in Eldorado in Santa Fe County. I am currently president of the board of directors of the Eldorado Community Improvement Association.

We ask that you turn down this request. We sympathize with the medical and logistical difficulties that Ms. Jacobs faces. But we would suggest that there are other options that might better suit her needs. And in the final analysis, as we understand it, she could still have a caretaker living with her, so long as there remains only one kitchen in the house.

Ours is a single-family community. To allow this variance would undermine the nature of the community we have tried so hard to build and would open the door to increased density throughout neighborhoods in the US 285 corridor. We work very hard to enforce our covenants in Eldorado, and we hope that you will show equal diligence in enforcing your zoning code and density requirements. These rules are in place to prevent additional burdens on our already limited water resources, transportation infrastructure and emergency services. Those broader community needs should take precedence.

Thank you for your time and attention.

dr/

SEE CLERK RECORDED 12/11/2013