SANTA FE COUNTY
OLD JUDICIAL COMPLEX
Feasibility Study

NOVEMBER 12, 2013

STUDIO SW ARCHITECTS

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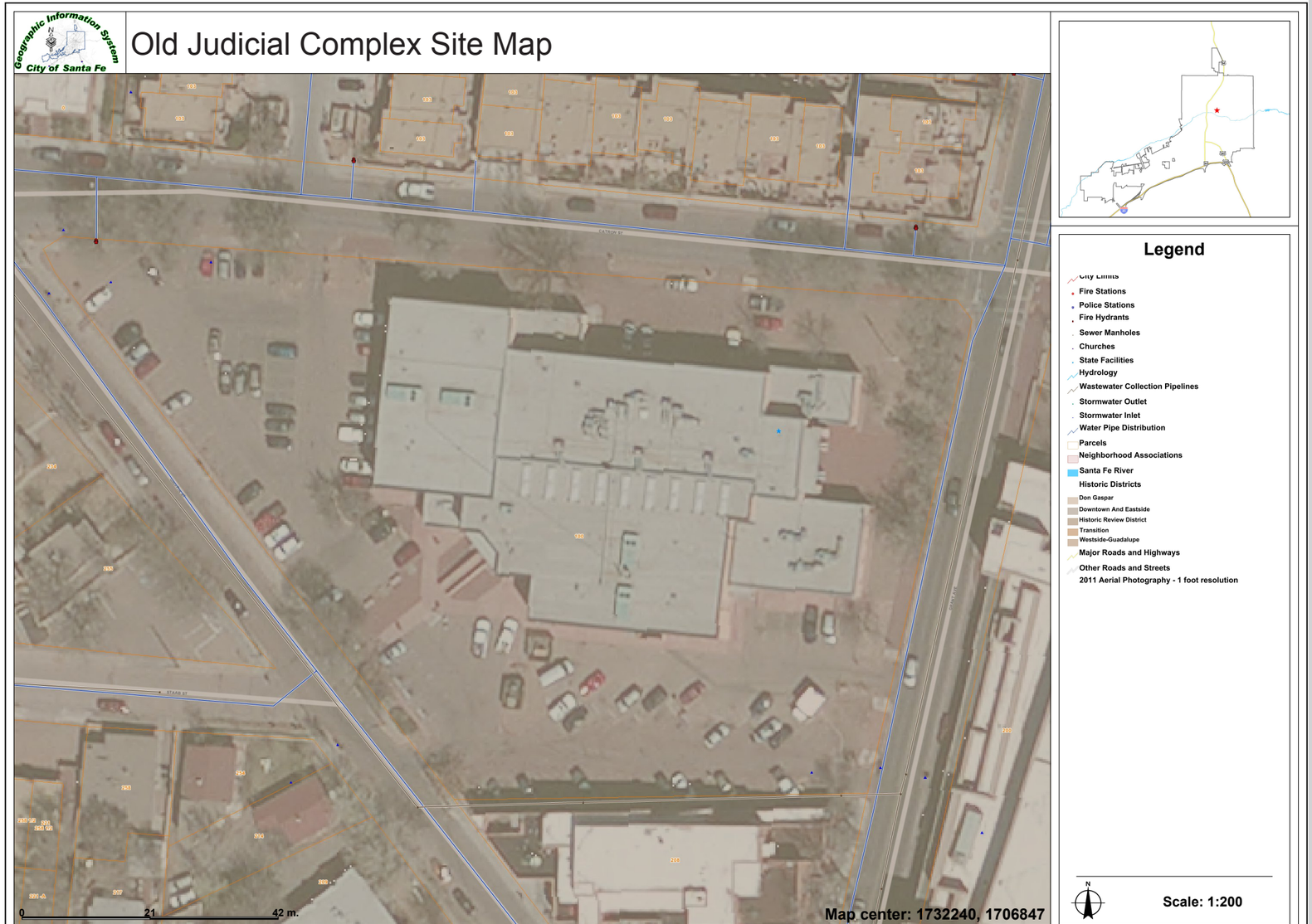
PROJECT OVERVIEW



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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.

I. EXISTING CONDITIONS

A. Structural (OJC)

B. Mechancial & 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.

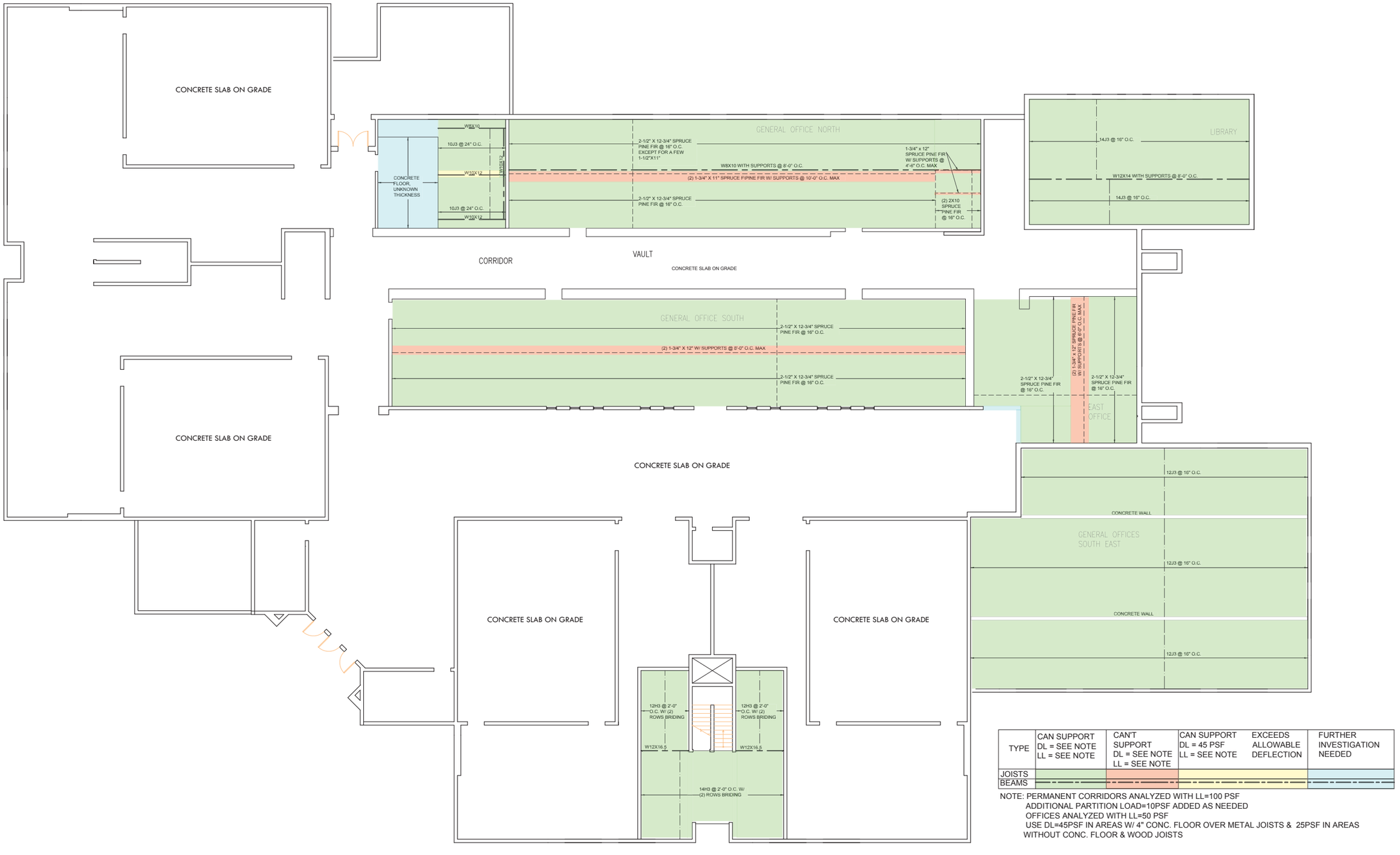
Additional investigation required to confirm structural framing and bearing capacity will need to be performed in areas that are inadequate to confirm framing member sizes and spacing. Additional investigation is also required in the main corridor to determine whether steel reinforcing is adequate in 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.



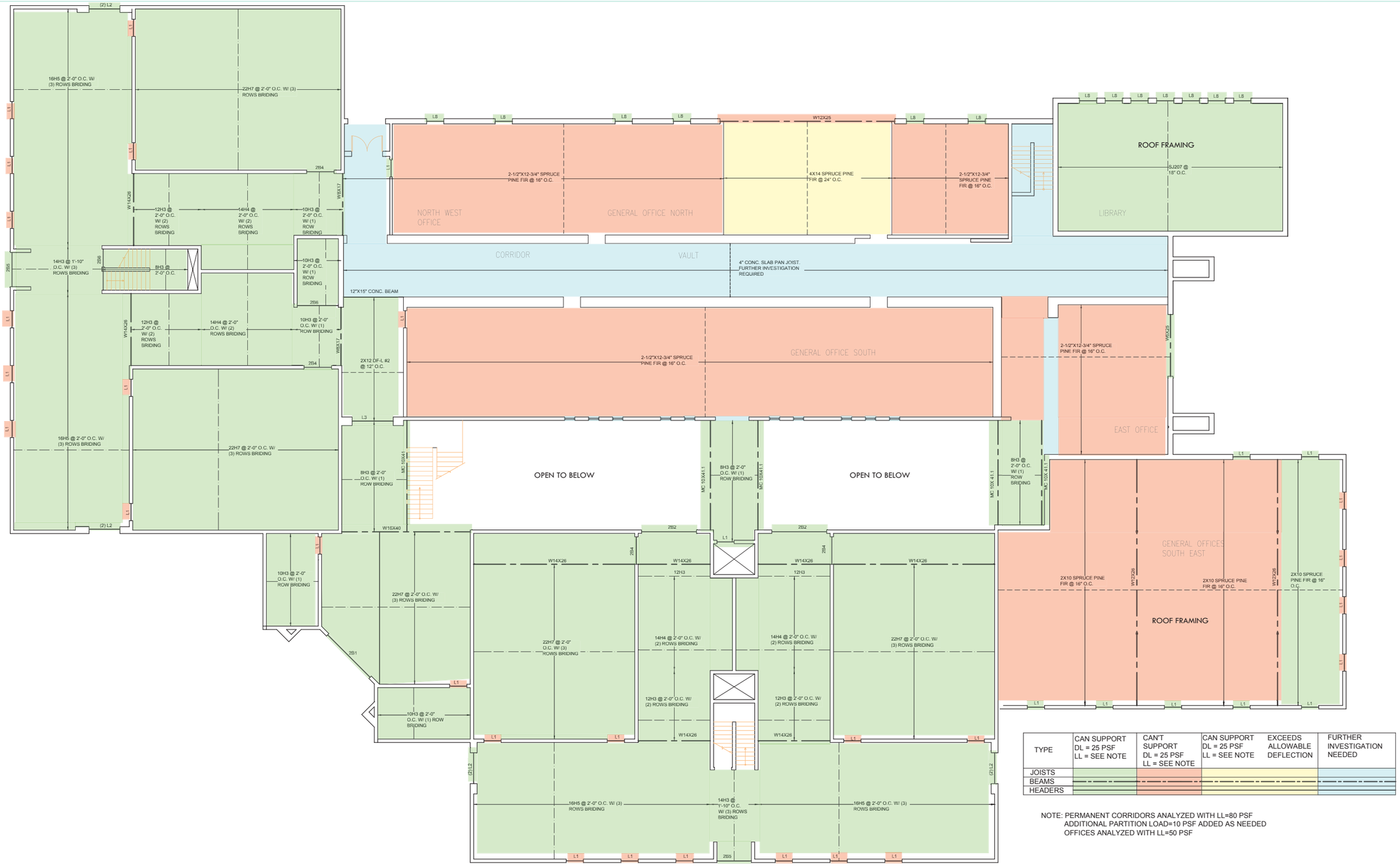
TYPE	CAN SUPPORT DL = SEE NOTE LL = SEE NOTE	CAN'T SUPPORT DL = SEE NOTE LL = SEE NOTE	CAN SUPPORT DL = 45 PSF LL = SEE NOTE	EXCEEDS ALLOWABLE DEFLECTION	FURTHER INVESTIGATION NEEDED
JOISTS					
BEAMS					

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" CONC. FLOOR OVER METAL JOISTS & 25PSF IN AREAS WITHOUT CONC. FLOOR & WOOD JOISTS

A1 FIRST LEVEL FLOOR FRAMING PLAN
1/8"=1'-0"

SANTA FE COUNTY OLD JUDICIAL COMPLEX
8/13/13

0 4' 8' 16'



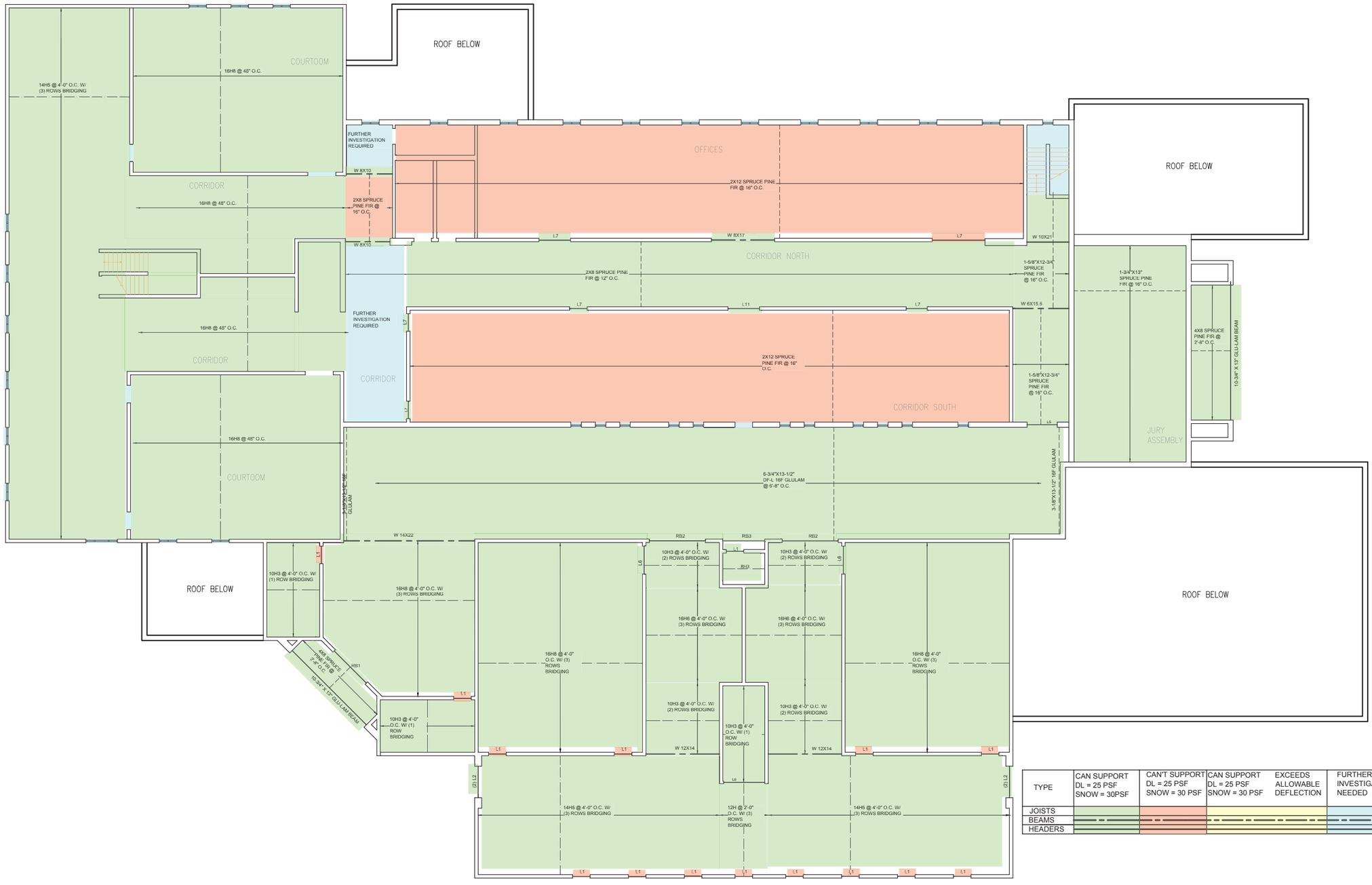
TYPE	CAN SUPPORT DL = 25 PSF LL = SEE NOTE	CAN'T SUPPORT DL = 25 PSF LL = SEE NOTE	CAN SUPPORT DL = 25 PSF LL = SEE NOTE	EXCEEDS ALLOWABLE DEFLECTION	FURTHER INVESTIGATION NEEDED
JOISTS					
BEAMS					
HEADERS					

NOTE: PERMANENT CORRIDORS ANALYZED WITH LL=80 PSF
ADDITIONAL PARTITION LOAD=10 PSF ADDED AS NEEDED
OFFICES ANALYZED WITH LL=50 PSF

A1 FIRST LEVEL ROOF / SECOND LEVEL FLOOR FRAMING PLAN
1/8"=1'-0"

SANTA FE COUNTY OLD JUDICIAL COMPLEX
8/13/13

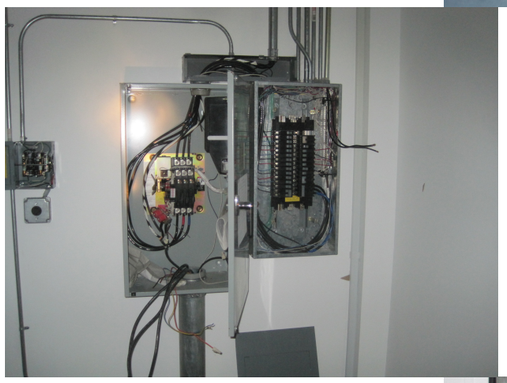
0 4' 8' 16'



A2 SECOND LEVEL ROOF FRAMING PLAN
1/8"=1'-0"

SANTA FE COUNTY OLD JUDICIAL COMPLEX
8/13/13

0 4' 8' 16'



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.

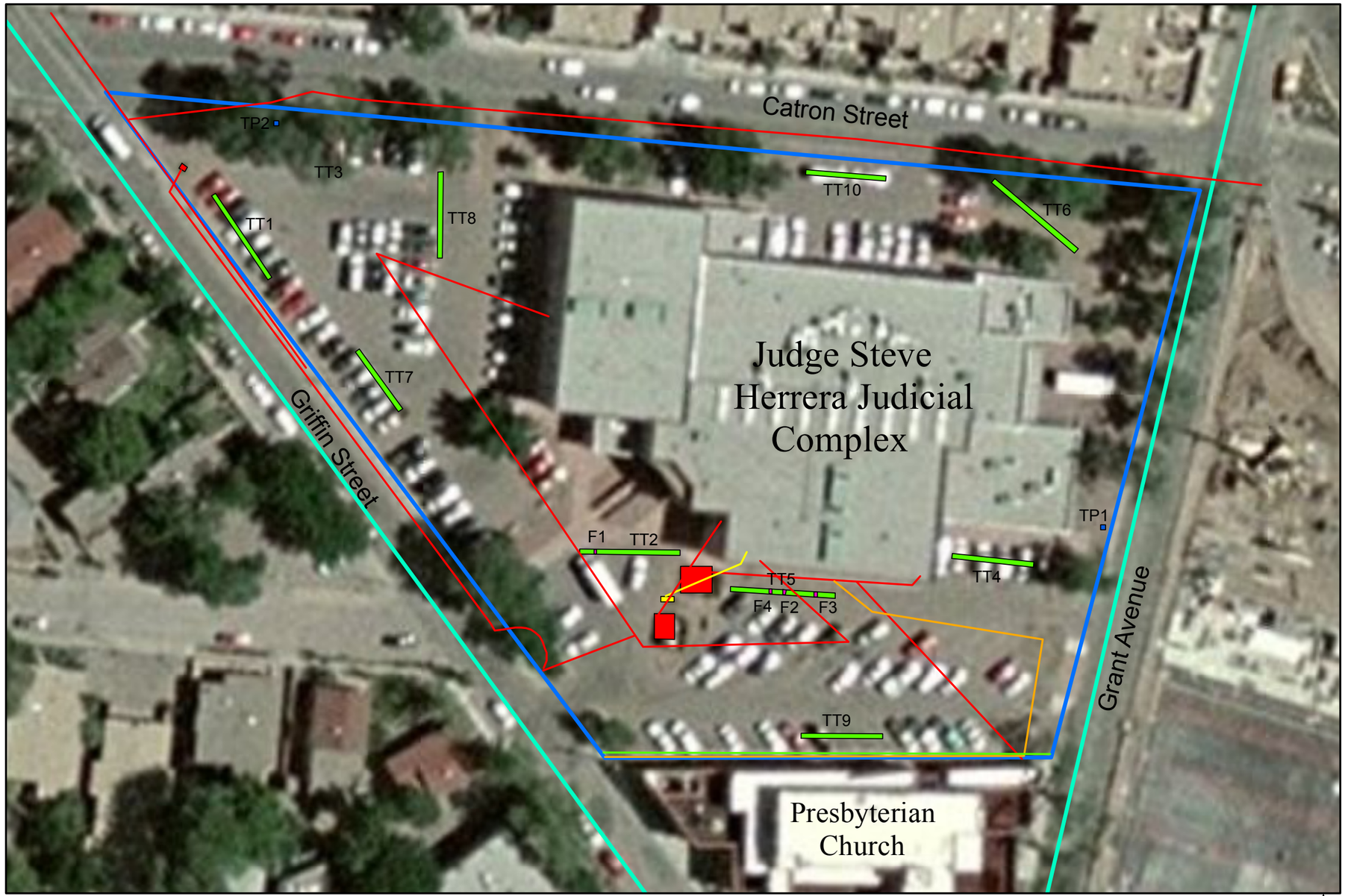
The existing building does not have a fire sprinkler system. A fire sprinkler system will be required for a renovated existing buidling or new building on the site.

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
- Gas line
- Sewer line
- Telecommunication line
- Electric boxs
- Gas meters
- Test Pits
- Test trenches
- Features
- Project Area
- LA144329

0 5 10 20 Meters

0 35 70 140 Feet

N

Source: Barbour and Wening, New Mexico Department of Cultural Affairs Office of Archaeological Studies