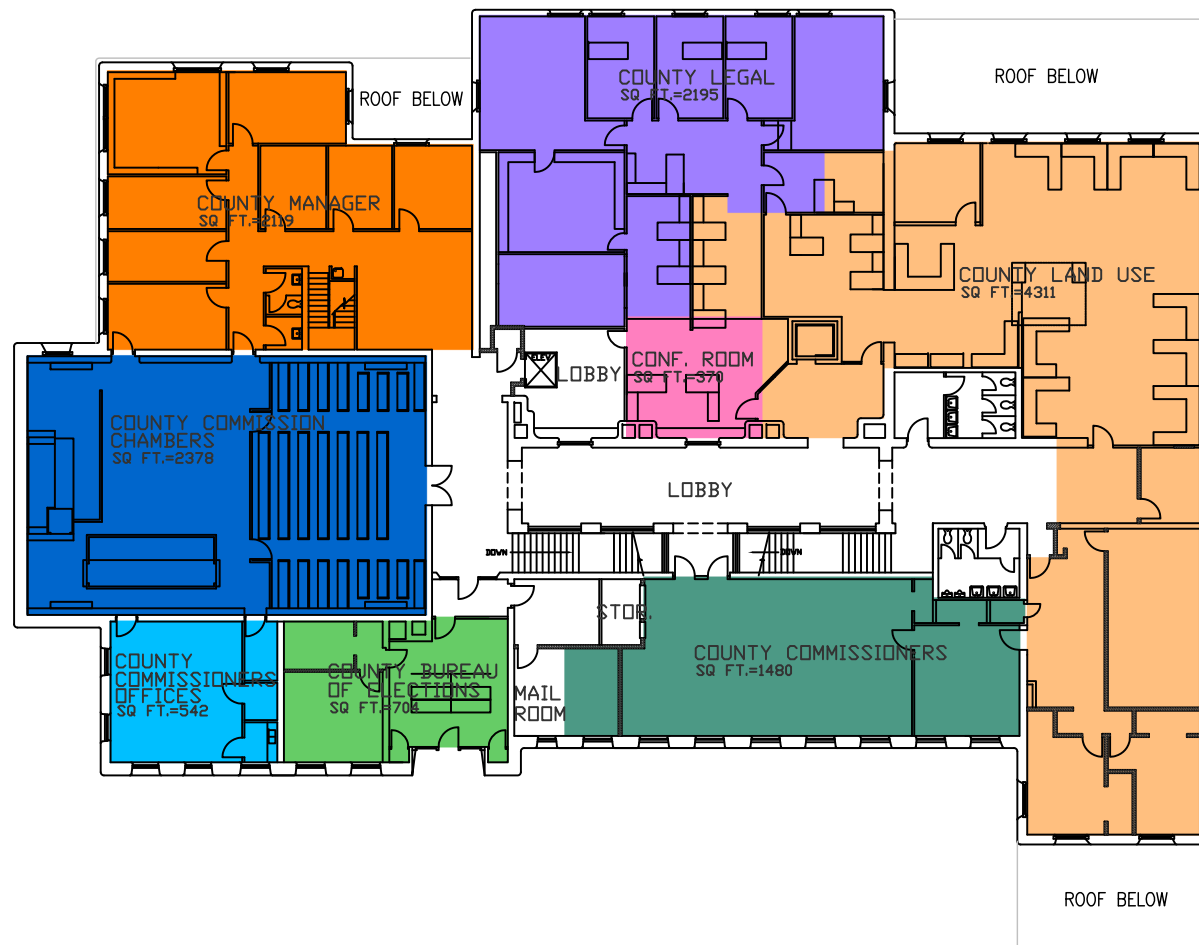


Existing Space Use at Administrative Building 102 Grant Avenue



FP01



FP02

LEGEND

- COUNTY ASSESSOR
- COUNTY TREASURER
- COUNTY CLERK
- COUNTY LAND USE & PLANNING
- ASSESSOR MOBILE HOME PERMITS
- GIS RURAL PROCESSING
- I.T.
- 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).

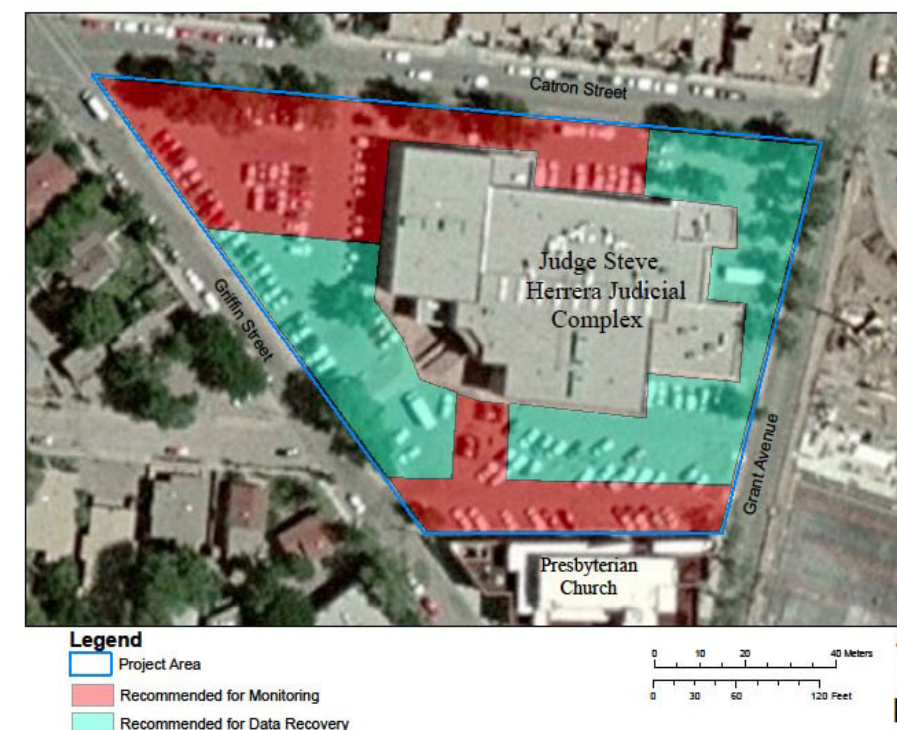
The project area encompasses the existing parking lots and the landscaped plaza on the northeast corner of the property. The purpose of the test excavations was to determine if significant buried cultural deposits were present within the project area. The test excavation included ten test trenches and 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

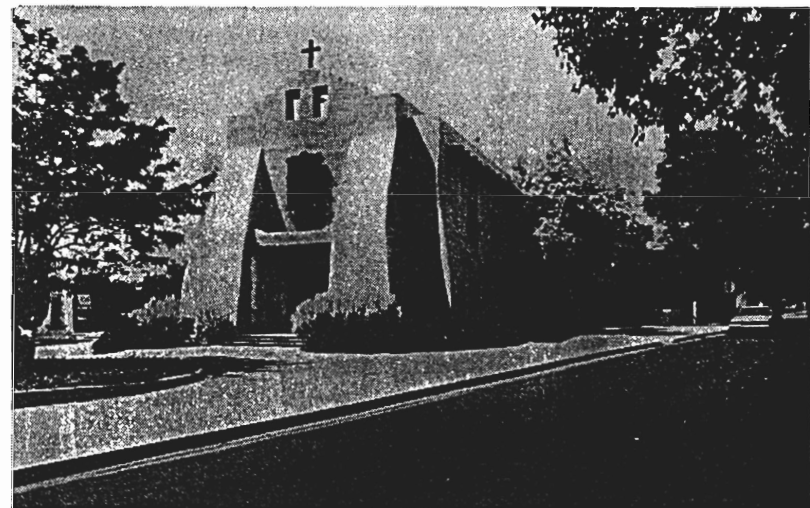
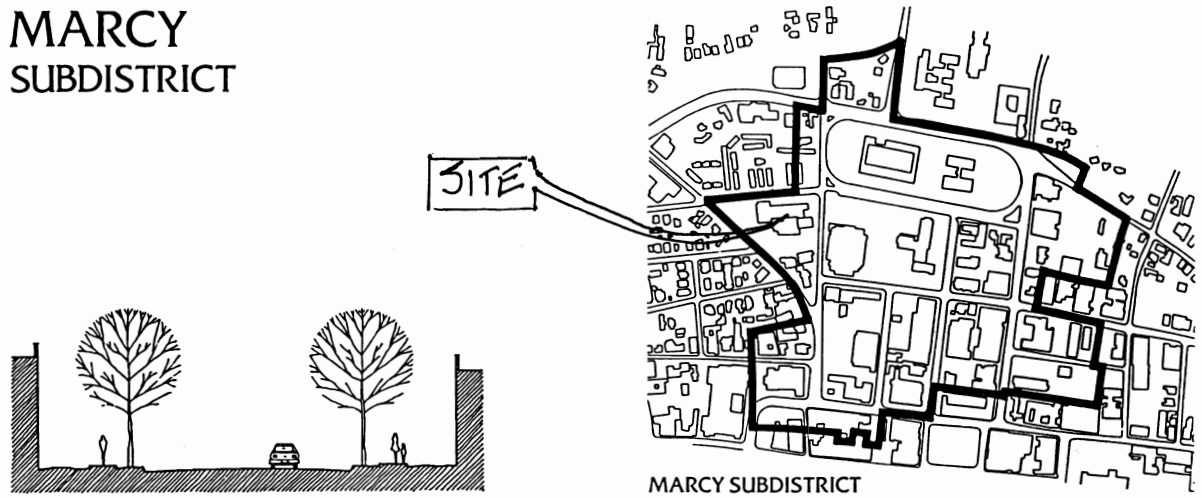
The existing Old Judicial Complex is within the City of Santa Fe Downtown and East Side Historic sub-district. The building status is currently listed as non-contributing. Given the age (34 years) of renovations, and additions to the former Leah Harvey Junior High School that formerly occupied the site, 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



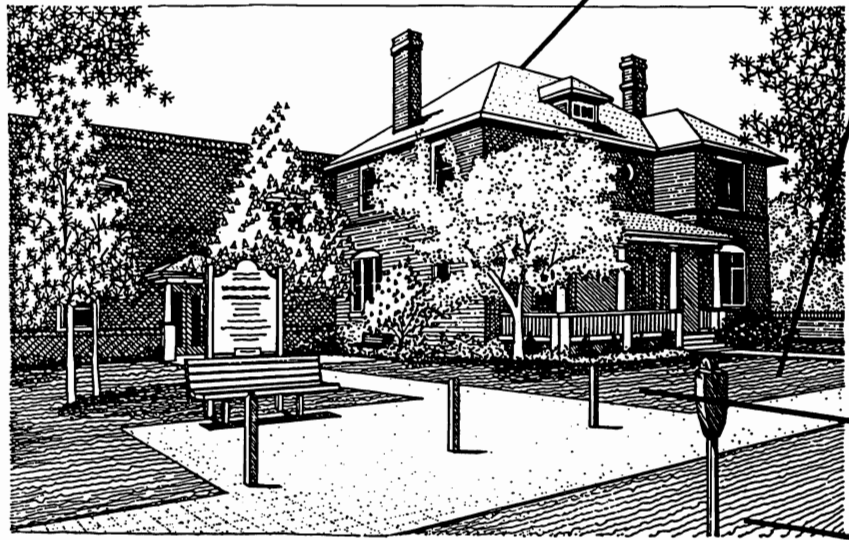
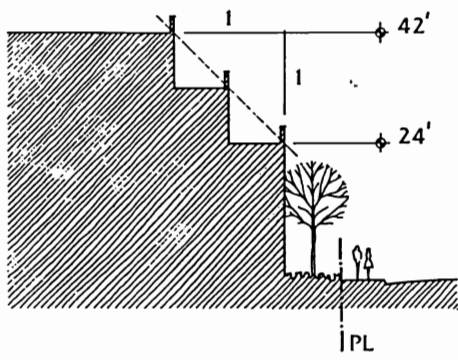
CHARACTERISTIC STREETScape
First Presbyterian Church viewed from Grant Avenue

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.

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



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

- 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.

Downtown Santa Fe County Administration Campus Urban Design Concept

Save trees

Create neighborhood friendly streetscape with vines and shrubs

Enhance streetscape along Grant to improve pedestrian and other activity and to connect 100 Catron to 102 Grant

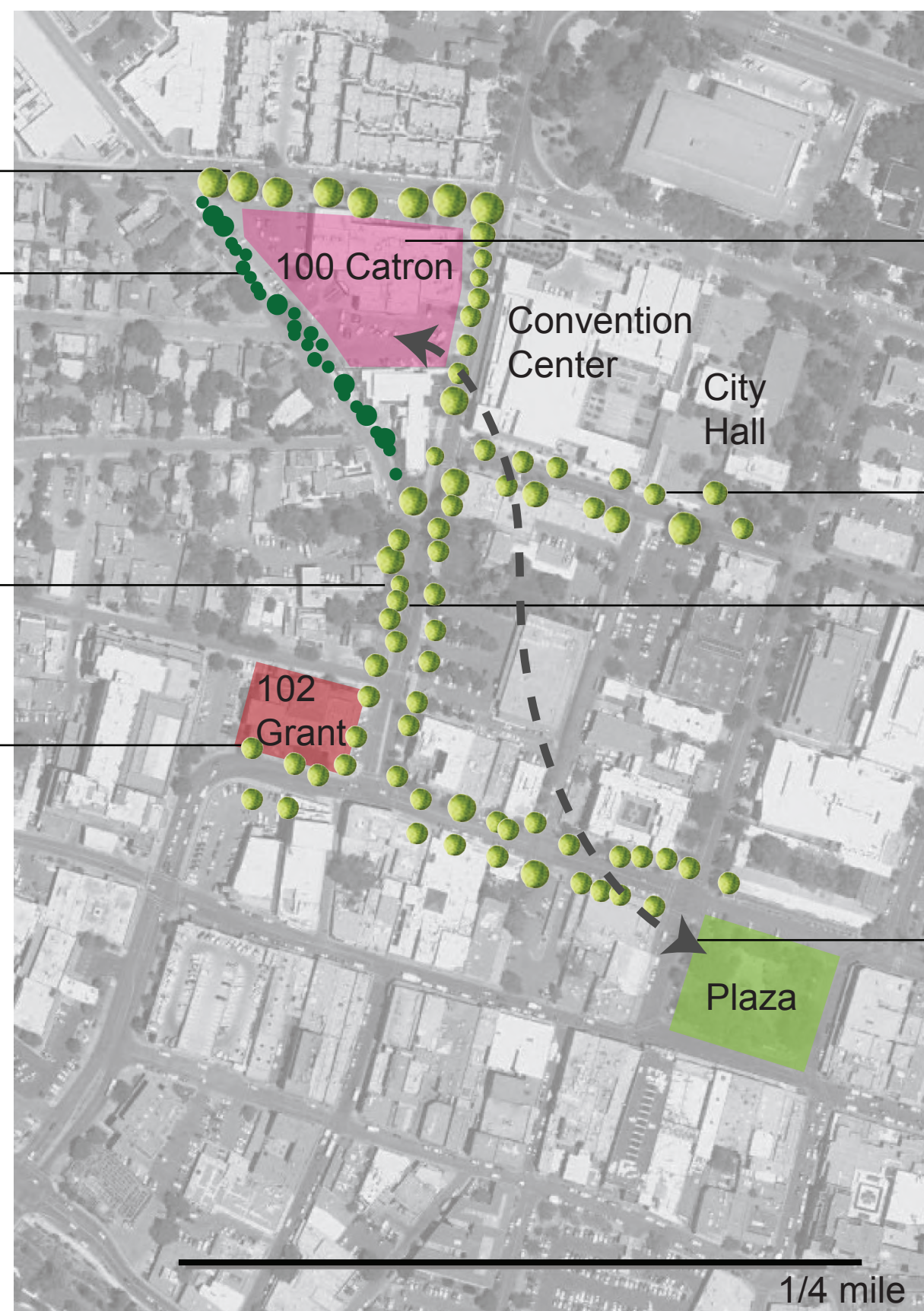
Existing County Administration Building

New County Administration Building (Old Judicial Complex Site)

Continue enhanced streetscape east

Grant Avenue

1/4 mile walking distance to the Plaza



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.

- Sale of the property “as is.”
- 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.
- Expand and reuse to meet county space needs. This option would provide space for additional county offices.
- Demolition and new construction for county use, which could include retail and office as components of the project.
- 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.
- Demolition and new construction for a mixed use project.
- 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
1.0 Elected Officials	13,698	17,135	21,070	42.37%	88	5	25
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
2.0 County Departments	13,164	16,465	20,250	40.71%	116	10	59
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
3.0 Building Common	5,470	6,840	8,420	16.92%	4	7	0
3.1 Building Common* / Training / Maintenance	5,470	6,840	8,420	16.92%	4	7	0

* excludes lobby/atrium space (not DGSF)

Total	32,331	40,440	49,740	100%	208	22	84
	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
1.0	102 Grant Avenue Occupants	13,180	16,490	20,280	59.04%	73	7	8
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
2.0	Building Common	9,145	11,435	14,070	40.96%	0	5	0
2.1	Building Common / Training / Maintenance	9,145	11,435	14,070	40.96%	0	5	0
Total		22,325	27,925	34,350	100%	73	12	8
		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

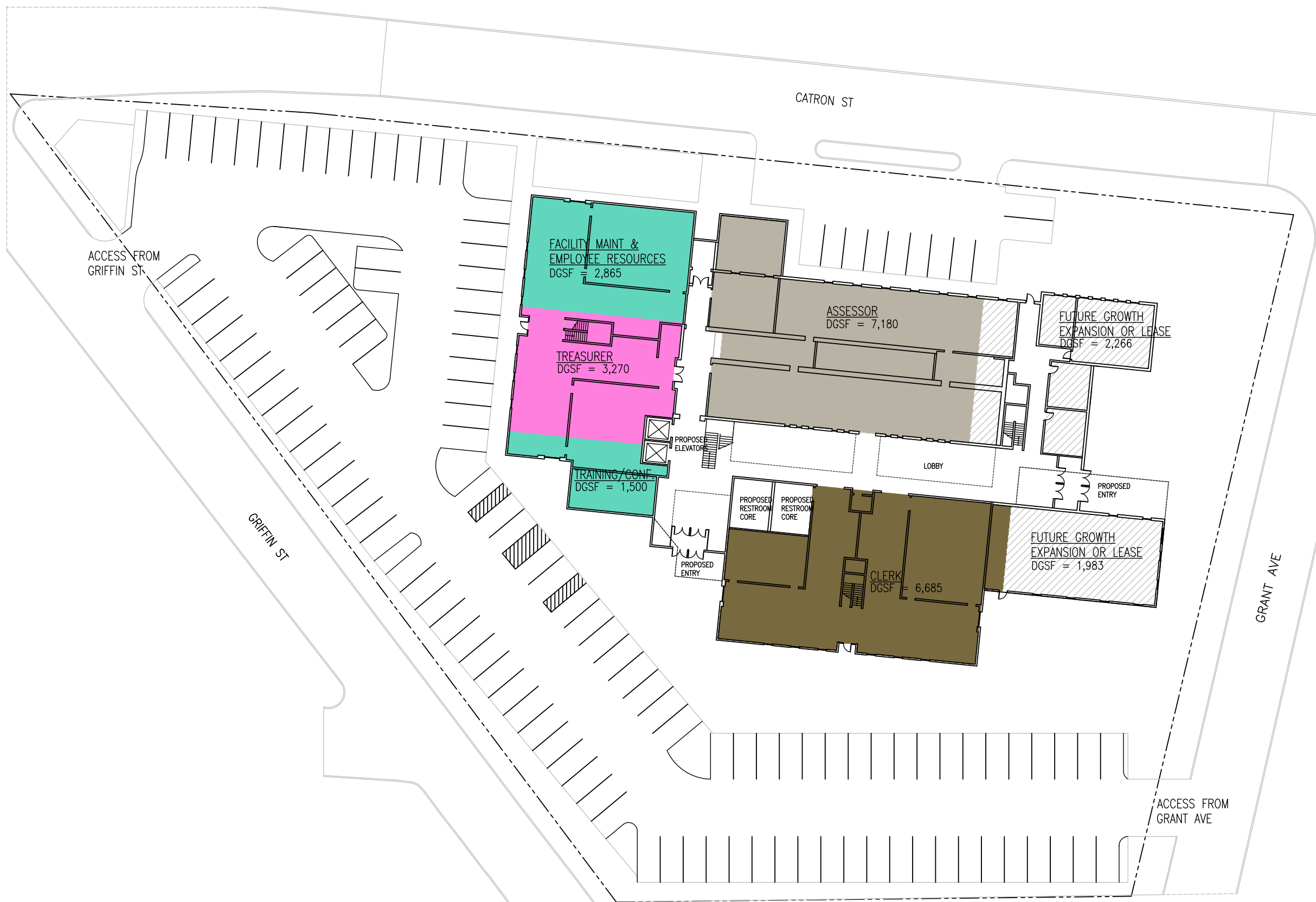
D. Landscape Concepts

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: G.I.S./RURAL ADDRESSING, PLANNING, and LAND USE)
 - FUTURE GROWTH/EXPANSION/LEASE SPACE

NOTE

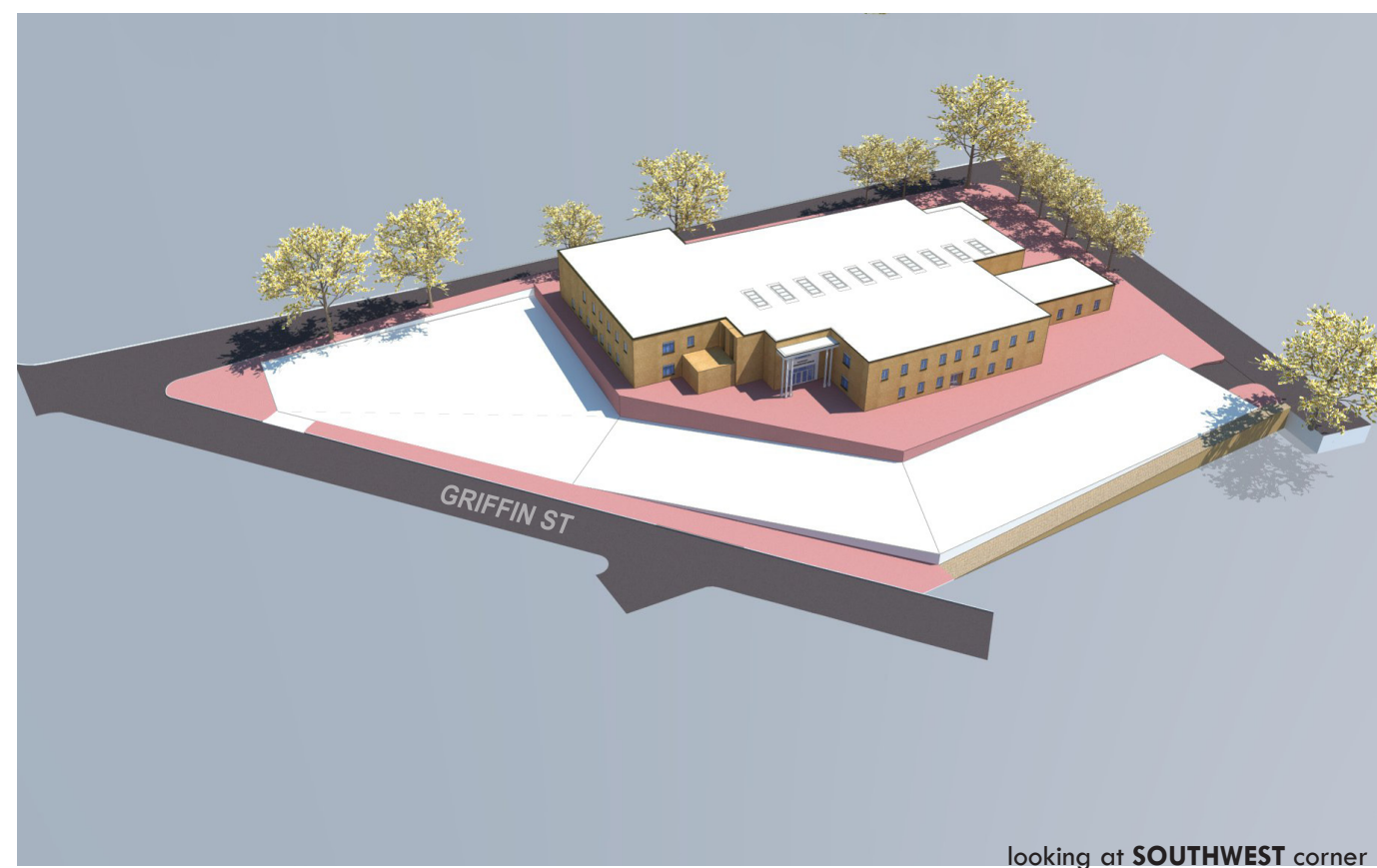
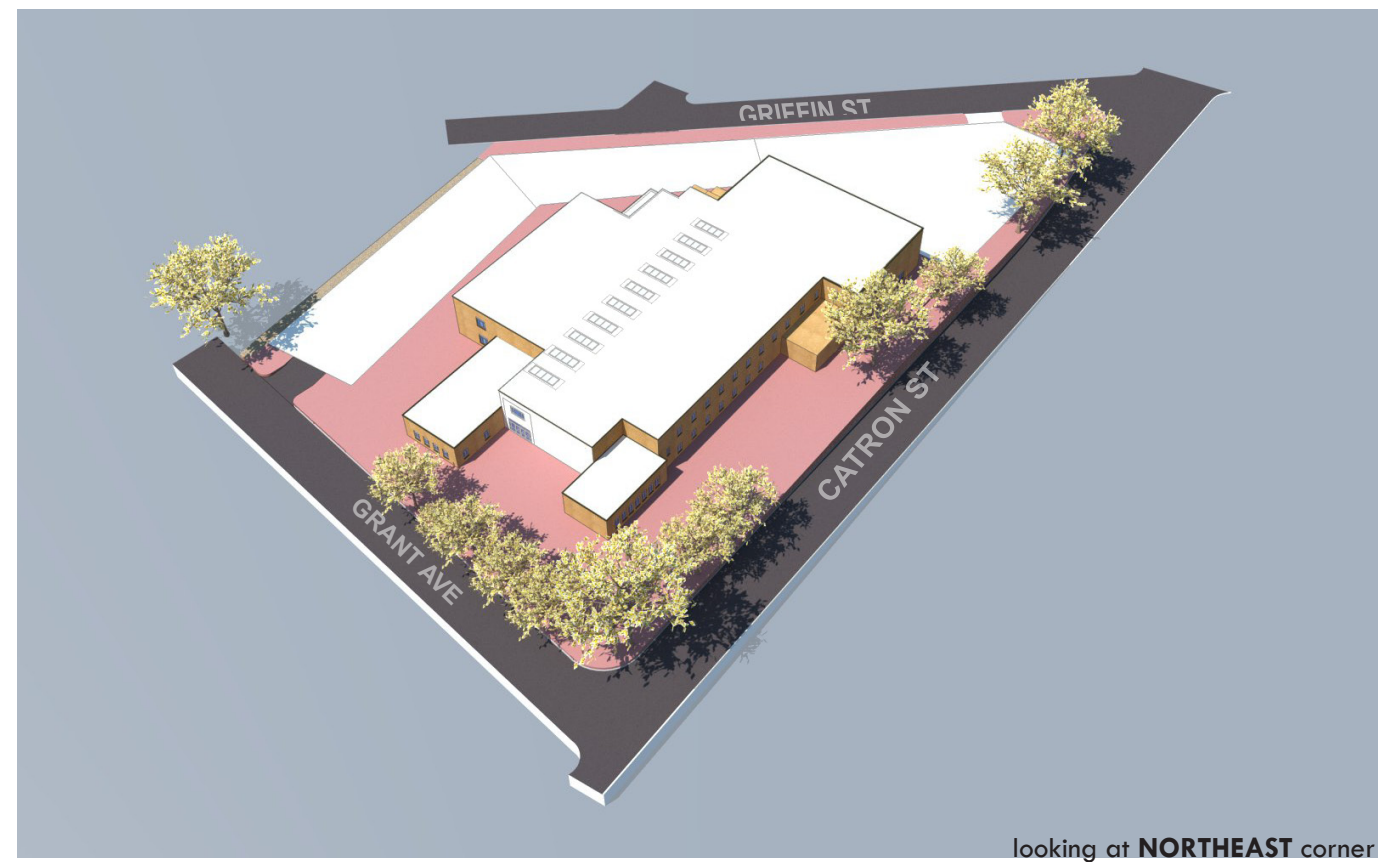
COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

FUTURE GROWTH/LEASE
SECOND FLOOR = 4,715 SQ FT



SECOND FLOOR PLAN - **OPTION 1A**

RENOVATE EXISTING BUILDING - NO ADDITIONS - NO COMMUNITY SERVICES - ONE LEVEL OF SURFACE PARKING



PLAN OPTION 1A - PERSPECTIVE VIEWS



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

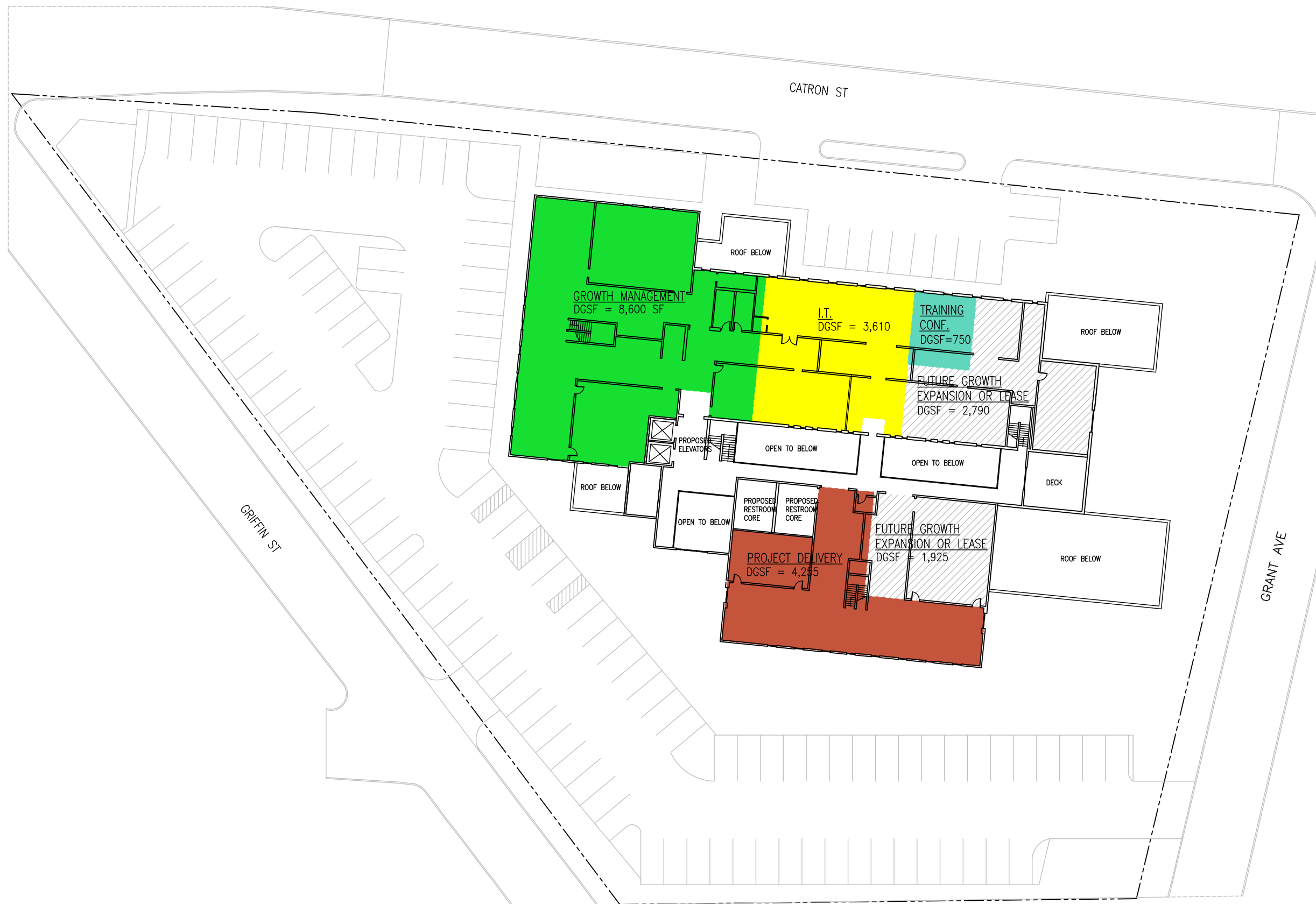
PARKING

TOTAL = 243 spaces



FIRST FLOOR PLAN - **OPTION 1B**

RENOVATE EXISTING BUILDING - NO ADDITIONS - NO COMMUNITY SERVICES - TWO FULL LEVELS OF PARKING



LEGEND

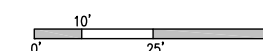
- I.T.
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT
(includes: G.I.S./RURAL ADDRESSING,
PLANNING, and LAND USE)
- FUTURE GROWTH/EXPANSION/
LEASE SPACE

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

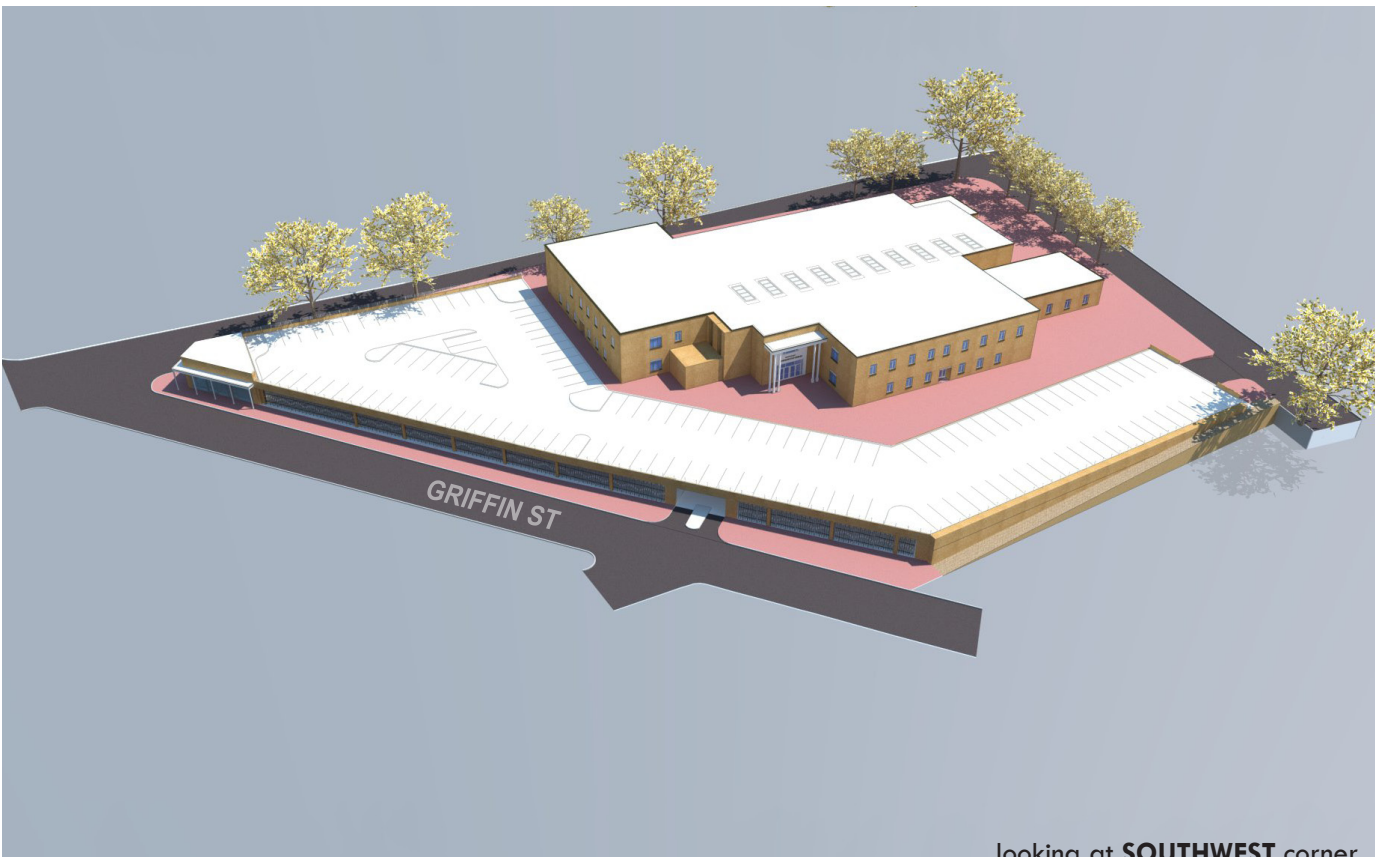
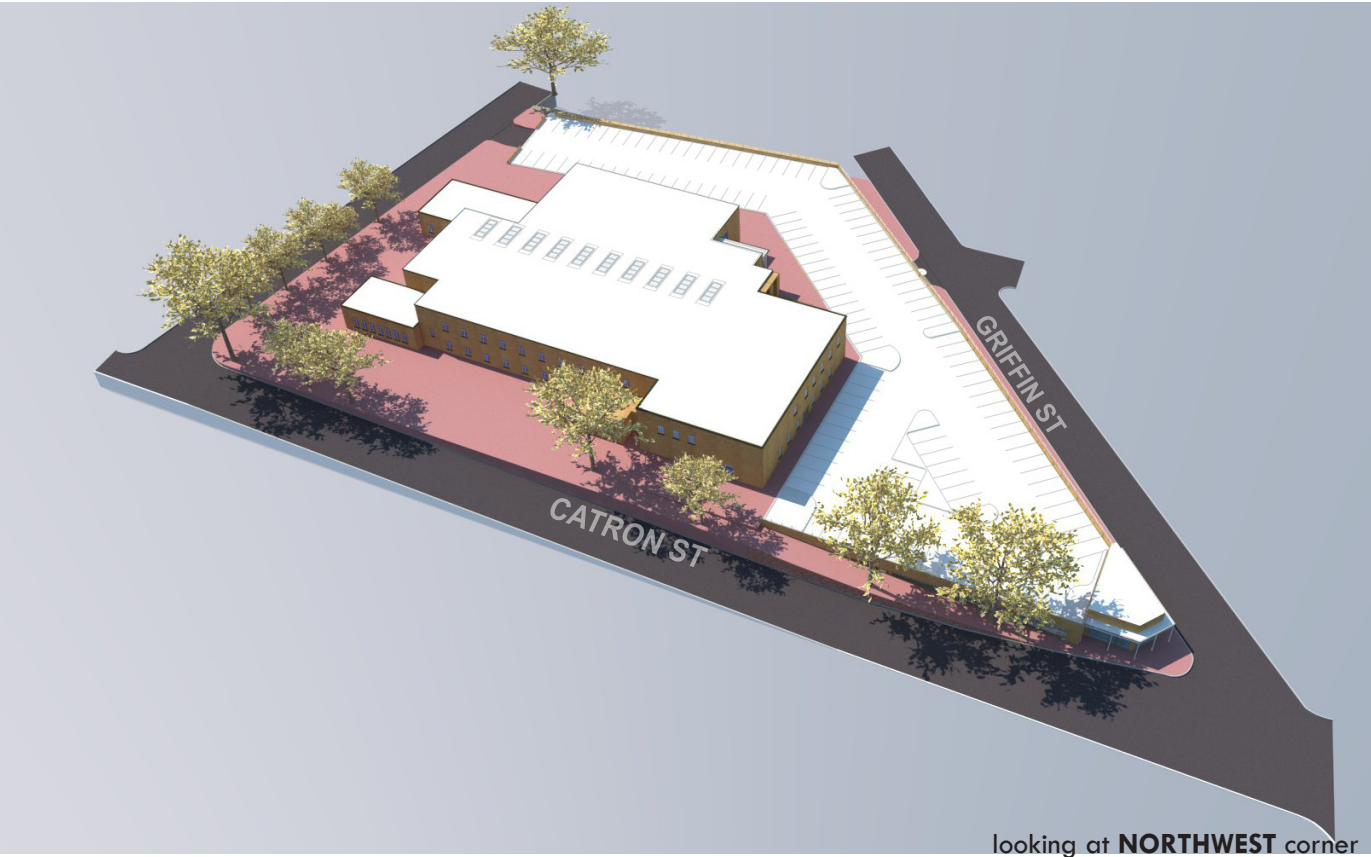
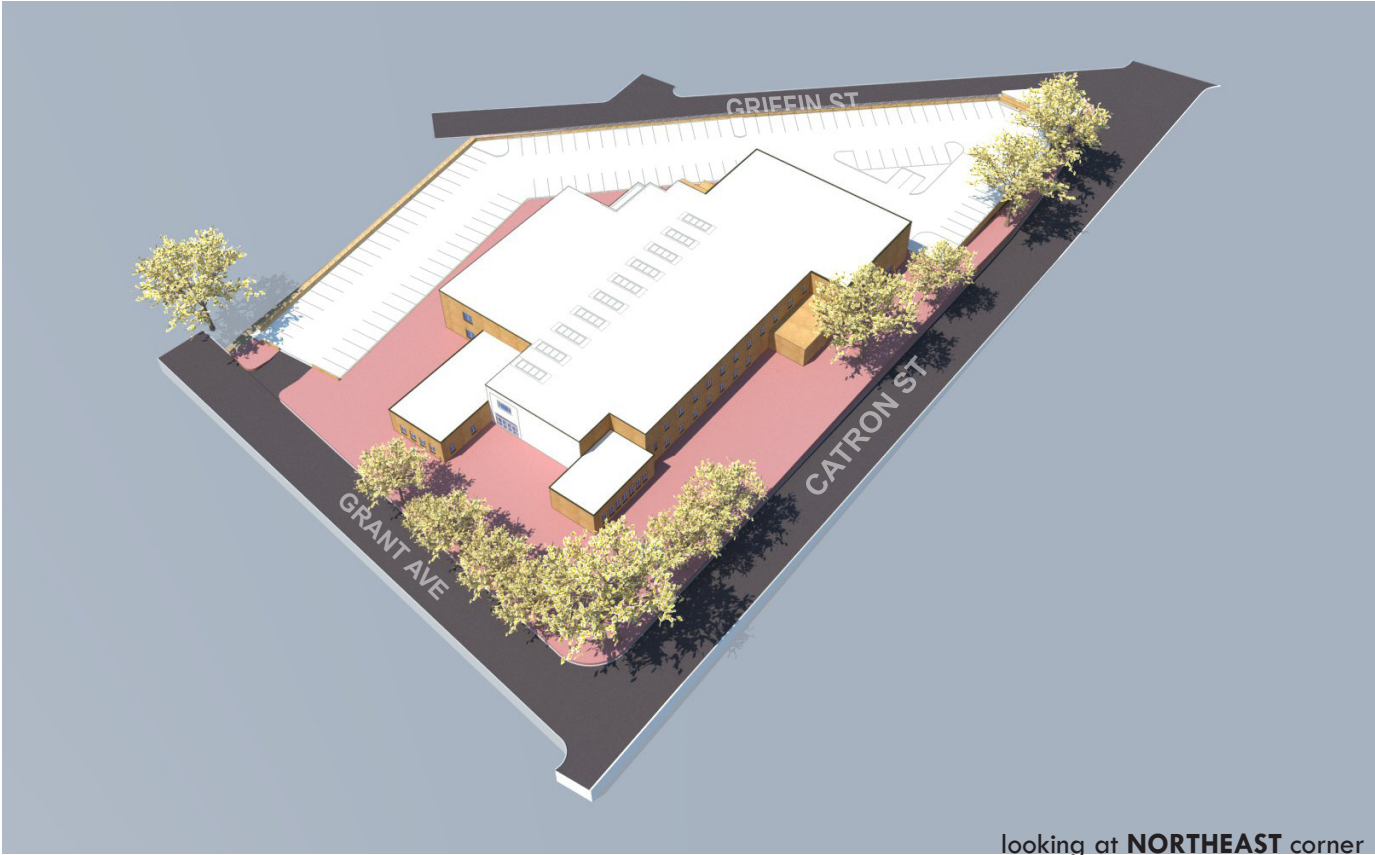
FUTURE GROWTH/LEASE

SECOND FLOOR = 4,715 SQ FT



SECOND FLOOR PLAN - **OPTION 1B**

RENOVATE EXISTING BUILDING - NO ADDITIONS - NO COMMUNITY SERVICES - TWO FULL LEVELS OF PARKING



PERSPECTIVE VIEWS - **PLAN OPTION 1B**