

Appraisal of Old Santa Fe Judicial Complex and Site Summary

VALUATION & ADVISORY SERVICES



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Jeffrey Seres
September 28, 2013
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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.

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



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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
1.0 Elected Officials										
1.1 Assessor								5,741	7,180	8,830
1.1.1 Assessor								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			
1.1.2 Support Areas								2,080	2,600	3,200
1.1.2.1 Public Areas								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			
1.1.2.2 Staff Support Areas								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			
2 Meeting Spaces										
Medium conference room for this suite										
See building common for shared conf/training space										
						Net Assignable SF	3,661	5,741	7,180	8,830
						Efficiency at	65%	Existing Staff: 42		
						Tare	1,970	Growth Staff: 0		
						Gross Square Feet	5,631	Total: 42		
						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
1.0 Elected Officials										
1.2 Clerk								5,345	6,685	8,220
1.2.1 Clerk								5,345	6,685	8,220
1.2.1.1 Office Areas								2,020	2,525	
Elected Official (Clerk)	1	1	PO	224		224	224			
Manager (Chiefs)	2	1	PO	180		180	360			
Small Private (Administrative Assistant)	1	1	PO	100		100	100			
Workstations - clerks	23	1	OA	48		48	1,104			
Workstation - Native American liason	1	1	OA	48		48	48			
Future Growth @ 10% of Office Areas	1	1	OA	184		184	184			
1.2.1.1 Public Areas								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			
1.2.1.2 Support Areas - Records								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			
1.2.1.3 Support Areas - Bureau of Elections								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 Facility	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			
1.2.1.4 Support Areas - Common Space								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			
2 Meeting Spaces										
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
1.0 Elected Officials										
1.3 Treasurer								2,612	3,270	4,020
1.3.1 Treasurer								2,612	3,270	4,020
1.3.1.1 Office Areas								1,302	1,630	
Elected Official (Treasurer)	1	1	PO	224		224	224			
Manager	2	1	PO	180		180	360			
Professional - Private Office (accountant)	1	1	PO	120		120	120			
Work stations	10	1	OA	48		48	480			
Future Growth @ 10% of Office Areas	1	1	OA	118		118	118			
1.3.1.2 Support Areas								590	740	
Customer Service Counter Workstations (secure)	4	1			40	40	160			
Forms Storage	1				30	30	30			
Tax Records Storage (fireproof)	1				200	200	200			
Storage Vault (Money Safe)	1				50	50	50			
Archival Records Storage	1				150	150	150			
1.3.2 Shared Support Areas								720	900	1,110
Public Waiting Area	1				150	150	150			
Public Research Kiosk	1				50	50	50			
Copy Alcove	1				60	60	60			
Special Equipment Area (mail folder)	1				30	30	30			
Supply Storage	1				80	80	80			
Coffee Bar / Break Room (secure area)	1				100	100	100			
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			
1 Meeting Spaces Medium conference room for this suite See building common for shared conf/training space										
						Net Assignable SF	2,612	2,612	3,270	4,020
						Efficiency at	65%	Existing Staff: 14		
						Tare	1,410	Growth Staff: 0		
						Gross Square Feet	4,022	Total: 14		
						NASF Remote	150			

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												
2.1 Information Technology								2,884	3,610	4,440		
2.1.1 Information Technology								1,214	1,520	1,870		
2.1.1.1 Office Areas								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					
2.1.1.2 Support Areas								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					
1 Meeting Spaces Small conference room for this suite See building common for shared conf/training space								Net Assignable SF	2,884	2,884	3,610	4,440
								Efficiency at	65%	Existing Staff: 13		
								Tare	1,550	Growth Staff: 0		
								Gross Square Feet	4,434	Total: 13		

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										
2.2 Growth Management								6,877	8,600	10,580
2.2.1 Growth Management Administration								1,834	2,295	2,820
2.2.1.1 Office Areas								304	380	
Department Director	1	1	PO	224		224	224			
Clerical	1	1	OA	80		80	80			
2.2.1.2 Support Areas - All								1,530	1,915	
Customer Counter / Receptionist Workstation	2	1			40	40	80			
Forms Storage	1				30	30	30			
Waiting Area	1				200	200	200			
Small Meeting Rooms (adjacent to reception)	5				80	80	400			
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			
Server Room (shared with others - see building common)						0	0			
Workroom (Copy/Print/Fax/Shred - shared)	1				250	250	250			
Supply Storage	1				120	120	120			
Copy Alcove	1				60	60	60			
Coffee Bar	1				30	30	30			
Secure Admin Storage	1				60	60	60			
2.2.2 GIS / Rural Addressing								1,368	1,710	2,100
2.2.2.1 Office Areas								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			
2.2.2.2 Support Areas - GIS/Rural Addressing								290	365	
General Storage	1				80	80	80			
Secure Storage	1				60	60	60			
Map File Storage	1				150	150	150			
2.2.2 Planning								1,482	1,855	2,280
2.2.2.1 Office Areas								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			
2.2.2.2 Support Areas- Planning								140	175	
General Storage	1				80	80	80			
Secure Storage	1				60	60	60			
2.2.3 Land Use								2,193	2,745	3,370
2.2.3.1 Office Areas								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			
2.2.3.2 Support Areas - Land Use								200	250	
Storage (files and plan storage)	1				80	80	80			
Storage (tools and equipment)	1				60	60	60			
Secure Storage	1				60	60	60			
7 Meeting Spaces <i>2 Small conference rooms for this suite</i> <i>5 Meeting rooms near front counter</i> <i>See building common for shared conf/training space</i>								6,877	8,600	10,580
								Efficiency at 65%	Existing Staff: 43	
								Tare 3,700	Growth Staff: 0	
								Gross Square Feet 10,577	Total: 43	

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			
2 Meeting Spaces										
2 Small conference room for this suite (all Conf can be shared with others) See building common for shared conf/training space										
						Net Assignable SF	3,402	3,402	4,255	5,230
						Efficiency at	65%		Existing Staff: 22	
						Tare	1,830		Growth Staff: 0	
						Gross Square Feet	5,232		Total: 22	

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
1.0 102 Grant Avenue Occupants										
1.1 Manager's Office & Commission Offices								3,505	4,385	5,390
1.1.1 Manager's Office & Commission Offices								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			
1.1.2 Support Areas								810	1,015	1,250
1.1.2.1 Public Areas								200	250	
Visitors Waiting Area - County Manager	1				80	80	80			
Visitors Waiting Area - County Commissioners	1				120	120	120			
1.1.2.2 Staff Support Areas								610	765	
Workroom (Copy/Print/Fax/Shred)	1				150	150	150			
Supply Storage	1				80	80	80			
General Storage	1				100	100	100			
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			
Coffee Bar	1	1			30	30	30			
1 Meeting Spaces <i>Medium conference room for this suite See building common for shared conf/training space</i>										
						Net Assignable SF	2,695	3,505	4,385	5,390
						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
1.0 102 Grant Avenue Occupants										
1.2 Legal Department								1,636	2,045	2,520
1.2.1 Legal Department								1,636	2,045	2,520
1.2.1.1 Office Areas								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			
1.2.1.1 Public Areas								40	50	
Visitors Waiting Area	1				40	40	40			
1.2.1.2 Staff Support Areas								670	840	
Coffee Bar	1				30	30	30			
Copy Alcove (Copy/Print/Fax/Shred)	1				60	60	60			
Supply Storage	1				80	80	80			
General Storage	1				100	100	100			
Secure File Storage	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			
1 Meeting Spaces <i>Medium conference room for this suite See building common for shared conf/training space</i>										
						Net Assignable SF	1,636	1,636	2,045	2,520
						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	
1.0 102 Grant Avenue Occupants											
1.3 ASD - Admin & Risk								1,399	1,750	2,150	
1.3.1 ASD - Admin & Risk								1,399	1,750	2,150	
1.3.1.1 Office Areas								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				
1.3.1.2 Support Areas								40	50		
Reception Area	1	1			40	40	40				
1.3.2 Shared Support Areas								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				
1 Meeting Spaces <i>Small conference room for this suite</i> <i>See building common for shared conf/training space</i>								Net Assignable SF 1,399	1,399	1,750	2,150
								Efficiency at 65%		Existing Staff: 7	
								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	
1.0 102 Grant Avenue Occupants											
1.4 Finance Department								2,830	3,540	4,350	
1.4.1 Finance Department								1,760	2,200	2,710	
1.4.1.1 Office Areas								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				
1.4.1.2 Support Areas								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				
2 Meeting Spaces <i>1 Large and 1 Small conference room for this suite</i> <i>See building common for shared conf/training space</i>								Net Assignable SF 2,830	2,830	3,540	4,350
								Efficiency at 65%		Existing Staff: 19	
								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
1.0 102 Grant Avenue Occupants										
1.5 Procurement Department								1,200	1,505	1,850
1.5.1 Procurement Department								1,200	1,505	1,850
1.5.1.1 Office Areas								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			
1.5.1.2 Support Areas - All								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	0	0		
Training Room (shared with others - see building common)						0	0	0		
Server Room (shared with others - see building common)						0	0	0		
Workroom (Copy/Print/Fax/Shred - shared w/ Supply Storage - shared w/ Finance)	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		
1 Meeting Spaces 1 Medium conference rooms for this suite See building common for shared conf/training space										
						Net Assignable SF	1,200	1,200	1,505	1,850
						Efficiency at Tare	65%			
						Gross Square Feet	1,850			
									Existing Staff: 8	
									Growth Staff: 0	
									Total: 8	

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
1.0 102 Grant Avenue Occupants										
1.6 Human Resources Department								2,136	2,670	3,290
1.6.1 Human Resources Department								2,136	2,670	3,290
1.6.1.1 Office Areas								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			
1.6.1.2 Support Areas								721	905	
Waiting Area	1	5		15		75	75			
Job Application Workstation	1	1		36		36	36			
Small Conference Room	1					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			
Supply Storage	1					80	80			
Coffee Bar	1					30	30			
Secure File Storage	1					200	200			
1 Meeting Spaces 1 Small conference room for this suite See building common for shared conf/training space										
						Net Assignable SF	2,136	2,136	2,670	3,290
						Efficiency at Tare	65%			
						Gross Square Feet	3,286			
									Existing Staff: 12	
									Growth Staff: 0	
									Total: 12	

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	
1.0 102 Grant Avenue Occupants											
1.7 Probate Judge								475	595	730	
1.7.1 Probate Judge								475	595	730	
1.7.1.1 Office Areas								224	280		
Elected Official (Probate Judge)	1	1	PO	224		224	224				
1.7.1.2 Support Areas								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				
0 Meeting Spaces <i>See building common for shared conf/training space</i>											
Net Assignable SF							475	475	595	730	
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 DGSF	Sub totals GSF	
2.0 Building Common											
2.1 Building Common / Training / Maintenance								9,145	11,435	14,070	
2.1.1 Entry/Control								2,000	2,500	3,080	
Building Lobby	1				2,000	2,000	2,000				
Public Waiting Area (Shared - within lobby)						0	0				
Wayfinding / Signage / Directory (kiosk within lobby)	0					0	0				
Information Desk (100 sf within lobby)	0					0	0				
2.1.2 Meeting / Training / Conference Center								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		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				
2.1.3 Facilities Maintenance								845	1,060	1,300	
2.1.3.1 Office Areas								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				
2.1.3.2 Support Areas								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				
2.1.4 Employee Resources								500	625	770	
Staff Breakroom (one per floor)	2				250	250	500				
Exercise Facility (provided at Catron Street)	0				400	400	0				
Showers / Lockers (provided at Catron Street)	0				200	200	0				
Bicycle Storage Area - exterior space						0	0				
Outdoor Lunch Area - exterior space						0	0				
5 Meeting Spaces <i>2 at 750 (divisible in 2) 2 at 500 (one for general use, one for comp training)</i>											
Net Assignable SF							9,145	9,145	11,435	14,070	
Efficiency at							65%		Existing Staff: 0		
Tare							4,920		Growth Staff: 0		
Gross Square Feet							14,065		Total: 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
2.0 County Departments										
2.4 Community Services								6,855	8,570	10,550
2.4.1 Community Services								6,855	8,570	10,550
2.4.1.1 Office Areas								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 coordinator)	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			
2.4.1.2 Support Areas								2,640	3,300	
Receptionist Workstation	1	1			40	40	40			
Waiting Area	1	12		15		180	180			
Private Interview Room (for Screening)	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			
4 Meeting Spaces										
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										
						Net Assignable SF	6,855	6,855	8,570	10,550
						Efficiency at	65%		Existing Staff: 38	
						Tare	3,690		Growth Staff: 0	
						Gross Square Feet	10,545		Total: 38	
									(Actual is 42 - plus 4 drivers)	

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
3.0 Building Common										
3.1 Building Common* / Training / Maintenance								8,870	11,090	13,650
3.1.1 Entry/Control								3,400	4,250	5,230
Building Lobby (existing atrium space)	1				3,400	3,400	3,400			
Public Waiting Area (Shared - within lobby)						0	0			
Wayfinding / Signage / Directory (kiosk within lobby)	2					0	0			
Information Desk (100 sf within lobby)	1					0	0			
3.1.2 Meeting / Training / Conference Center								3,180	3,975	4,890
Large Conference / Classroom	1	30		25		750	750			
Chair and Table Storage	1				120	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	60			
Small Conference (2 at 250 w/ divider wall)	2	10		25		250	500			
Small Conference	1	10		25		250	250			
3.1.3 Facilities Maintenance								990	1,240	1,520
3.1.3.1 Office Areas								0	0	
Facility Operations Director (in Muster Room)	1		OA	50		0	0			
Custodial Staff (In Muster Room)	3					0	0			
Maintenance Staff (In Muster Room)	0					0	0			
3.1.3.2 Support Areas								990	1,240	
Muster Room / Meeting Space	1	5		25	25	150	150			
Facility Ops Director Workstation (In Muster Room)	1				50	50	50			
Staff Lockers (In Muster Room)	1				50	50	50			
Support Space (Maintenance Supply Storage)	1				300	300	300			
Tool Storage						0	0			
Flammable Storage						0	0			
Flat File Storage						0	0			
Open Shelving for Equipment						0	0			
Loose Parts Bins						0	0			
Eyewash / Emergency Shower Station	1				20	20	20			
Delivery / Bulk Storage	1				300	300	300			
Loading Dock (Exterior)						0	0			
Mail Room	1				120	120	120			
3.1.4 Employee Resources								1,300	1,625	2,000
Staff Breakroom (one per floor)	2				250	250	500			
Exercise Facility	1				400	400	400			
Showers / Lockers	2				200	200	400			
Bicycle Storage Area - exterior space						0	0			
Outdoor Lunch Area - exterior space						0	0			
7 Meeting Spaces							8,870	8,870	11,090	13,650
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

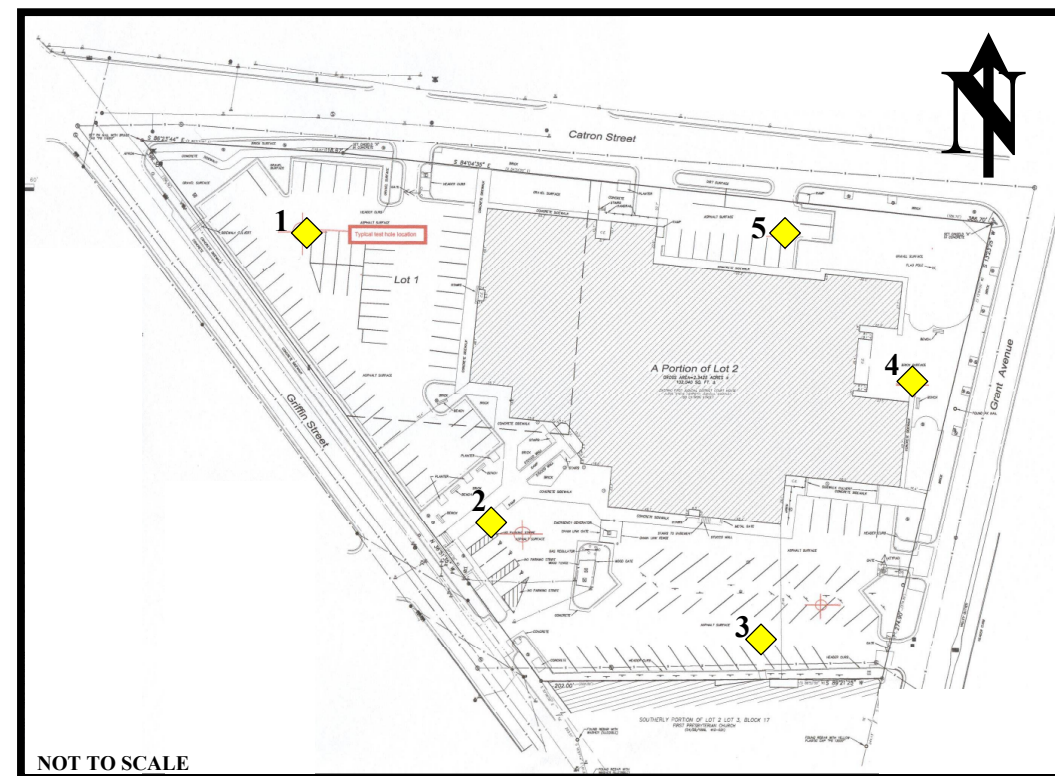
The parking garage building may be founded on conventional shallow foundations with an isolated concrete slab-on-grade ground floor.

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.

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.



NOT TO SCALE

SITE PLAN
◆ TEST HOLE LOCATION



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



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



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



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



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



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 the main historic courtroom and demolition 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



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



SANDOVAL COUNTY JUDICIAL COMPLEX AND SHERIFF'S OFFICE

13TH DISTRICT COURT BERNALILLO, 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



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