

SANTA FE COUNTY OLD JUDICIAL COMPLEX **Feasibility Study**

NOVEMBER 12, 2013

THE BOARD OF COUNTY COMMISSIONERS HAVE
SELECTED OPTION 3B



STUDIO
SW
ARCHITECTS

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Old Judicial Complex Site Map



Legend

- Fire Station
- Police Station
- Post Office
- Senior Center
- Church
- State Agency
- Highway
- Watermain Collection Pipeline
- Stormwater Outlet
- Stormwater Inlet
- Water Pipe Distribution
- Power
- Geographical Assessment
- State of Road
- Private Streets
- Not Road
- Overhead Air Service
- Overhead Water Service
- Water
- Other Roads and Highways
- Other Roads and Streets

Map Center: 1733240 1706847

Scale: 1:200

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on the map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

PROJECT OVERVIEW

Project Overview

Introduction

This Feasibility Study is to determine the highest and best use for the site and structure of the Santa Fe County Old Judicial Complex (OJC). County agencies currently occupy many buildings in and around Santa Fe. Some of this space is owned by the county and some space is leased by the county. The leased space varies in quality and employee density. The 102 Grant building is overly crowded with employees in inefficient/substandard work spaces. The many different locations of county services result in inconvenience and inefficiency for the public and staff.

The vacant OJC building and site, when combined with the historic 102 Grant building, present the county with a unique opportunity to consolidate many county activities and agencies in a downtown Santa Fe campus for county government. Counties and cities throughout New Mexico have been consolidating government activities to improve the constituent convenience and experience while enhancing efficient delivery of services and improved staff efficiency and interaction. These "One-Stop-Shops" have proven to be extremely successful and greatly enhance the effective delivery of service and the public perception of "good government."

These two buildings can accommodate most county functions and the OJC site is large enough to create additions which further consolidate county agencies in downtown. This study includes several options for the re-use of the building and possibly a new building constructed on the site to replace the existing building.

Currently, the county pays annual leases of \$299,183 for downtown offices, which includes \$19,500 for leased parking spaces. Further, the county pays operation and maintenance costs for all the facilities it owns or occupies.

The OJC site slopes from east to west (approximately 10 feet in elevation) and is ideally situated to accommodate a two-story parking deck as shown on Option 3A and 3B, which can fulfill most of the county's parking needs downtown. Option 1A has surface parking only and Option 1B has a two-story parking deck. On Options 2A, 2B, and 2C, additional levels of parking could be constructed; however, these underground levels of parking are significantly more expensive to construct.

A fully renovated or new building on the OJC site will result in savings on annual lease/O&M expenses, a modern/efficient workplace environment, greatly improved air quality, daylighting, energy and water conservation, convenience for the constituency, improved staff performance/interaction, and dedicated parking for county employees and the public.

The Studio SW team has prepared this Feasibility Study to evaluate options for the property known as the Old Judicial Complex. The 2.3-acre site is located at the intersections of Grant Avenue, Calron Street, and Griffin Street in downtown Santa Fe. Currently existing on the site is a two-story building of approximately 57,987 square feet, formerly used as a junior-high school, the First District Court, and 138 surface parking spaces. Four options for the property accommodating county space needs were identified:

"OPTIONS EXAMINED FOR FEASIBILITY"

1. Renovate the existing building to accommodate/consolidate county elected officials and other administrative offices currently housed at 102 Grant Avenue and other leased space downtown, or outlying office space, and construct the required parking on a surface parking lot or in a parking structure (126 surface or 243 structure spaces).
2. Renovate the existing building for county use as noted in #1 above and add space to the existing structure to accommodate other uses and provide for future county expansion. Construct the required parking in a parking structure (317 or 330 spaces).
3. Demolish the existing building and build a new county administrative building for county use as noted in #1 above on the site with area for future county expansion. Construct the required parking in a parking structure (329 spaces).
4. Sell the entire property, building, and land. Identify a site, purchase land, and construct a new consolidated county administration and county commission building on a site with the required parking on a surface parking lot (425 spaces).

Activities performed include:

- I. Existing Conditions Analysis (page I-1): Our team of structural, mechanical, and electrical engineers and architects have examined the building to assess the potential for renovation. The general conclusions are that the building is generally structurally sound (remedial structure modifications in certain areas are necessary). Complete gut and renovation of all mechanical/electrical systems, architectural finishes, and a new contemporary restroom core and two new elevators are recommended.

Archeological, Environmental, and Historic Design: Anticipating this work, the county commissioned several studies including anticipated environmental conditions at the site. The team reviewed and summarized the Phase 1 archeological report. The county has also provided environmental assessment reports for the interior and exterior of the building and site. An exterior environmental assessment report and further investigation for discovery/analysis of subsurface conditions is currently being performed. The current historic status of the building and process for City of Santa Fe Historic Design review and approval is summarized in the report.

Economic, Cultural, and Social Impacts: The team examined the economic, social, and cultural impacts of the four identified options. A commentary is included for each.

- II. County Space Needs (page II-1): The team developed space needs for the Treasurer, Assessor, County Clerk, Growth Management, IT, Projects, and Community Services to review and determine space needs, fleet parking requirements, and growth potential. These elected offices and county departments were determined to be the most likely candidates to move to a renovated OJC. Interviews with department staff identified some organizational groupings that are desired by the users, including combining GIS, Planning, Land Use as "Growth Management," and including Teen Court with the rest of Community Services. Additionally, county staff identified elected offices and county departments most likely to remain at or relocate to vacated space at 102 Grant. County staff gathered staffing and special space requirements from the proposed occupants of 102 Grant, and the planning team developed preliminary space needs for those organizations based on data provided.
- III. Plan/Parking Options (page III-1): Plan options and parking requirements and options have been developed by the team. Each option has been evaluated for capacity to meet the needs for county employees, county fleet vehicles, and public parking for each of the different building options. The team developed cost estimates for the four identified options including a cost to purchase acreage and build a new facility at a remote site.
- Additional newly constructed square footage could also potentially accommodate other uses such as retail/office/restaurant lease space, including discounted artist incubator space. Other proposals include space for infant and child daycare services.
 - In coordinating the project with neighborhood interest, it was discovered there is a market for at least 50 parking spaces that could be provided to an outside party. The team has included this potential opportunity in the parking options.
- IV. Sustainability (page IV-1): The team evaluated the pros and cons of each and reuse/refurbishing the existing building versus a new building on the site. Sustainability targets and methodologies for the existing or new building were evaluated.

- V. Market Analysis (page V-1): The team analyzed the possibilities for mixed-use functions on the site in the existing and expanded building. Assumptions used in calculating project costs and public-private partnership models and finance options were considered. Redevelopment options are summarized for net annual cost of each option, including detailed redevelopment cost assumptions. Conceptual costs estimates were prepared for each development option. Construction cost comparison and parking comparison of each option is included in this section.

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I. EXISTING CONDITIONS

- A. Structural (OJC)
- B. Mechanical & Plumbing (OJC)
- C. Electrical (OJC)
- D. Existing Space Use at 102 Grant Avenue
- E. Archeological Study
- F. Environmental Assessment
- G. Historic Design
- H. Building Codes
- I. Marcy Subdistrict Design Standards
- J. Potential Impacts of OJC on Downtown

Our team of structural, mechanical, and electrical engineers and architects have examined the Old Judicial Complex building and site to assess the potential for renovation. The general conclusions are that the building is generally structurally sound (remedial structure modifications in certain areas are necessary). Complete removal and renovation of all mechanical/electrical systems, architectural finishes, and a new contemporary restroom core and two new elevators are recommended. This section also includes the current space use at 102 Grant Avenue. The preliminary Geotechnical Report summary is included in the Appendix.

Structural

Structural Overview

The Santa Fe County Old Judicial Complex is comprised of multiple phases of construction. These include the original school building built in 1937 and two phases of courtroom additions, the first completed in 1979 and the second completed in 1985. The structural systems vary significantly between the original building and the later additions. The original building structure is wood framing for the floors and roof, and masonry exterior walls. The 1979 and 1985 additions are steel frame and concrete floor and roof and masonry exterior walls.

An analysis of the existing framing was performed to determine the structural capabilities for future planned uses. It is anticipated that the building will continue to be used to provide office space for government agencies, and thus, the framing has been analyzed for compliance with the appropriate live loads per ASCE 7-05 and the International Building Code. Office use requires a live load of 50 pounds per square foot and an 80 pound per square foot live load in permanent corridor areas.

On-site investigations based on drawings provided of the remodeled and additions to the original school have been conducted to determine framing member sizes and spacing. As-built drawings of the 1979 addition are available and have been used to obtain framing member information. On-site investigation of the 1979 addition has not been performed. It should be noted that the latest addition completed in 1985, the second floor northwest courtrooms, was investigated on-site and appears to be constructed with identical framing to the southern, second-floor courtrooms. The exception is the large courtroom which will require additional investigation. As-built drawings of the 1985 addition are not available for review.

Original School Building

The original school building, constructed in 1937, has a framing system primarily of wood joists and clay tile walls. The main corridor is constructed of a concrete pan-joist slab system. The entire first floor of the school building is wood frame over a crawl space.

The structural adequacy for office use varies between areas and can be seen on the following color-coded sheets. Ninety percent of the second floor framing is inadequate to carry the required live loading. The exception being the north wing, colored yellow. This area is adequate for strength, but does not meet minimum deflection criteria. Roof framing over these areas is also mostly inadequate, with exceptions in the corridor and entry because existing framing size and spans are adequate.

The first floor framing is adequate for the original school building, but is so due to shoring that has been put in place in the crawl space. An original attempt at shoring the joist framing was constructed in the northern wing with steel. This has since fallen away from the framing by approximately 1/8 inch to 1/4 inch. A second attempt at shoring was constructed with laminated veneer lumber beams and temporary screw jack supports adjacent to the steel. The laminated veneer lumber shoring has also been constructed in the southern wing. The footings used for the screw jacks are 8-by-8-by-4-foot wood members placed directly on the soil. Though the temporary shoring reduces the first floor framing span, making the joists adequate, the shoring itself is inadequate and of a temporary nature. Thus, this must be replaced with a permanent solution similar to the original steel shoring used in the north wing (beams, columns, and concrete footings to shorten the spans). See photos at right.

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

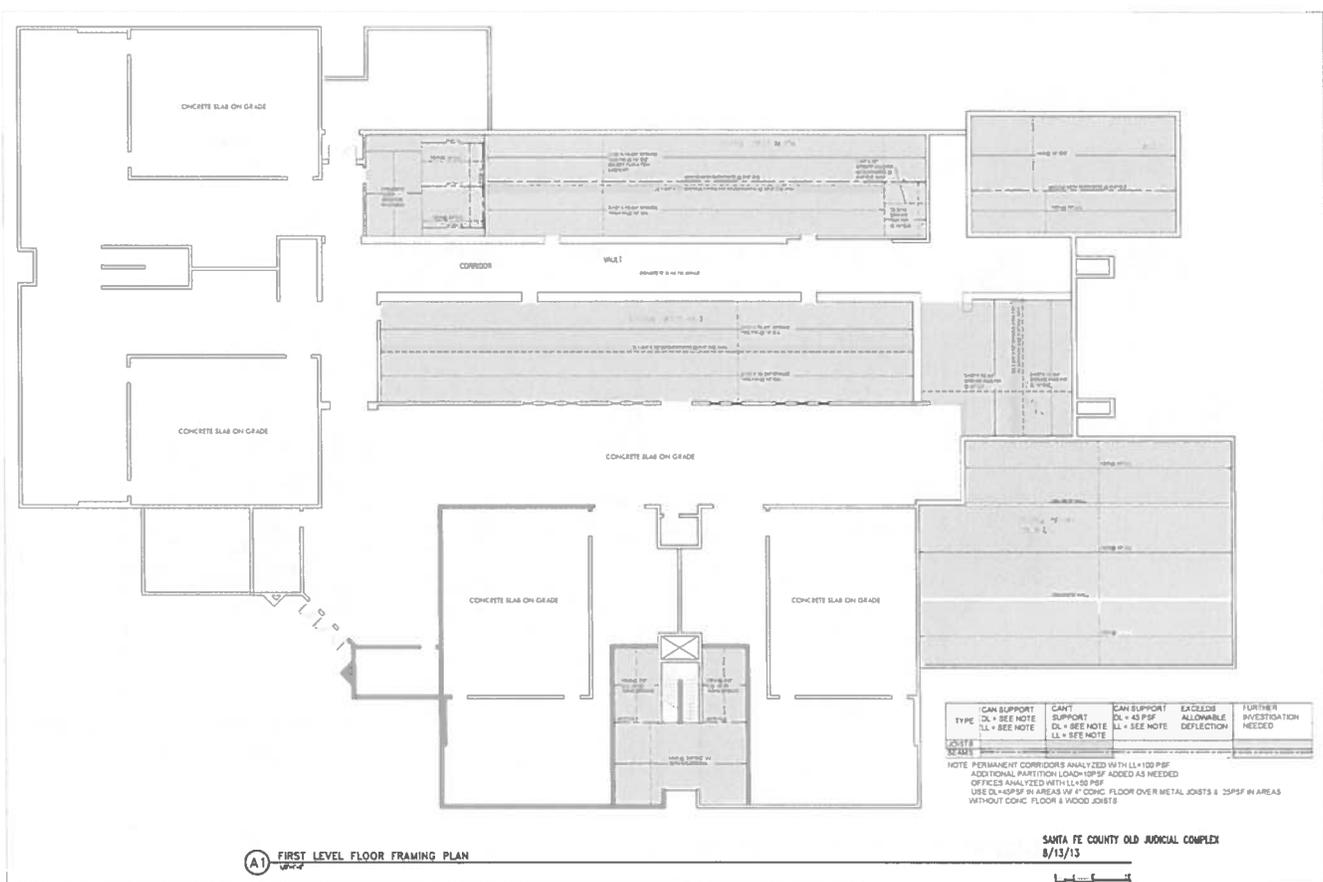
1979 and Later Additions

The 1979 addition is constructed of steel framing members, including open-web steel bar joists and steel beams. Bearing walls are constructed of concrete masonry units. The existing framing in these areas is generally adequate, except where noted. The major exception is the type "L1" concrete masonry lintel in 14 locations, on both interior and exterior bearing walls. However, this type of lintel can be strengthened using cut-in double steel angles.

Further investigation is required to verify roof framing in the second-floor west courtroom corridor and, as previously mentioned, in second-floor large courtroom.

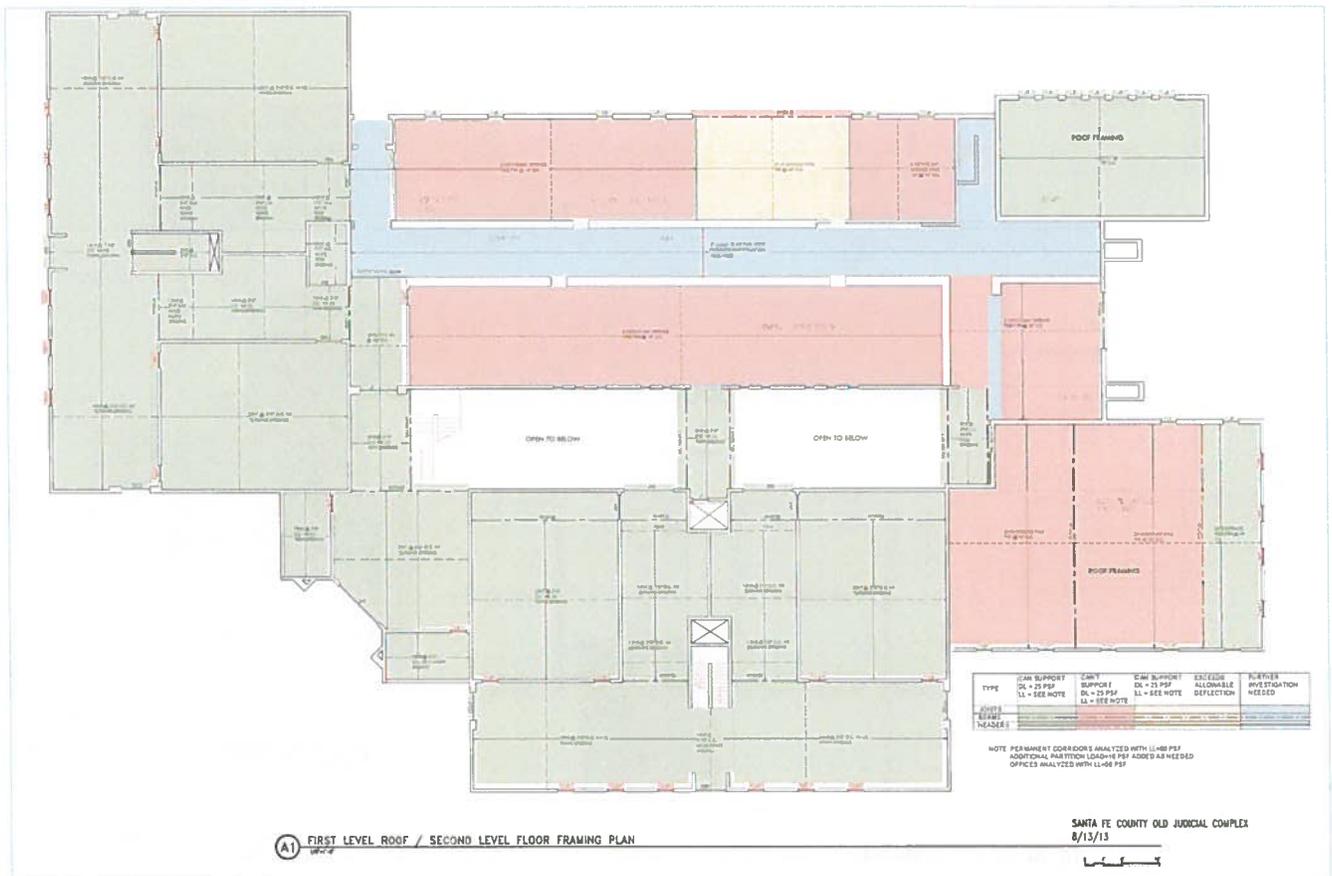


See following plans identifying areas of possible structural remediation.

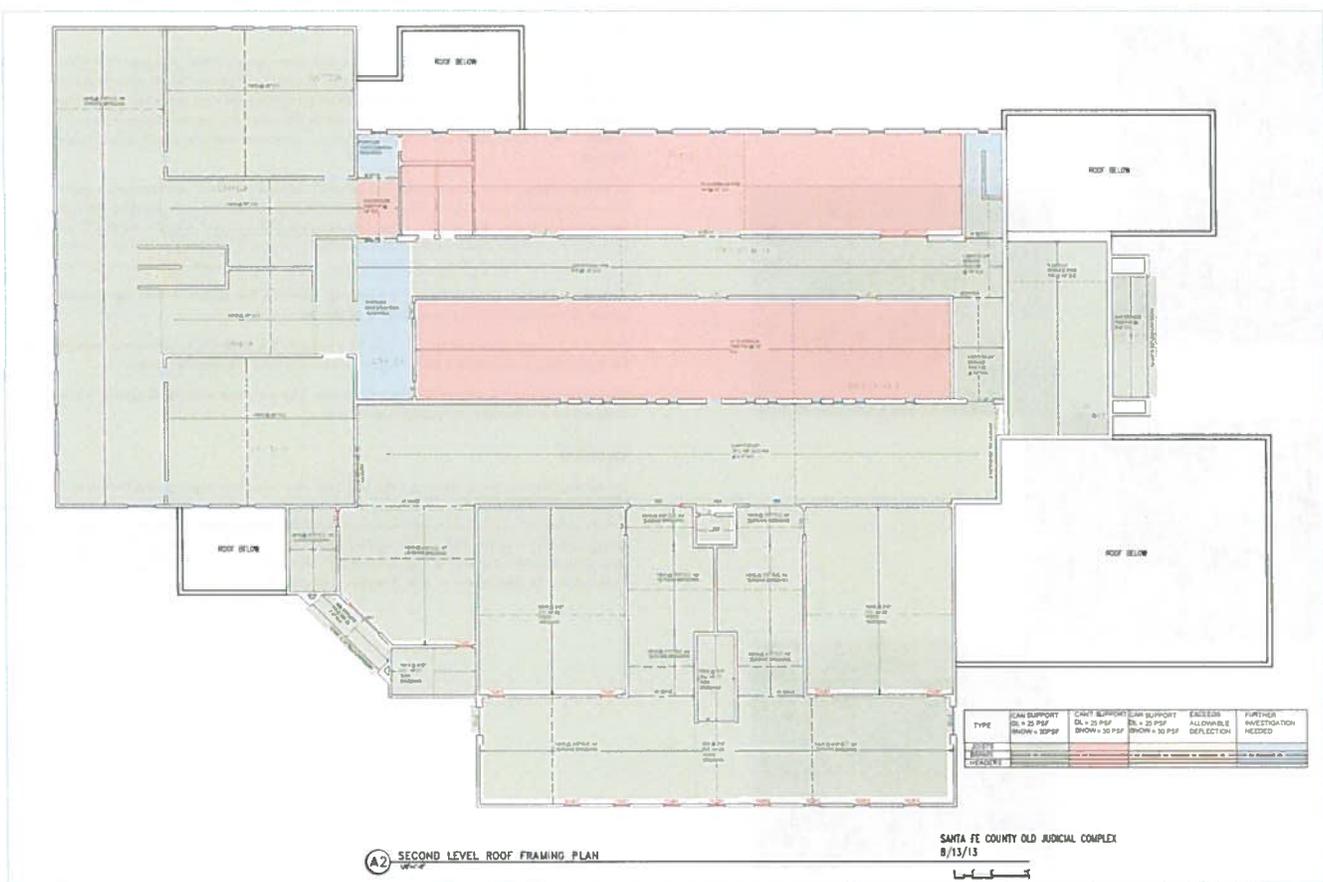


A1 FIRST LEVEL FLOOR FRAMING PLAN

SANTA FE COUNTY OLD JUDICIAL COMPLEX
8/13/13



(A1) FIRST LEVEL ROOF / SECOND LEVEL FLOOR FRAMING PLAN





Mechanical & Plumbing

The existing building is heated and cooled by conventional rooftop HVAC units (gas heat, electric cooling). There are four multi-zone units also in use. Controls for the HVAC system include some pneumatic controls from the 1979 renovation that are still in use. Existing HVAC systems are proposed to be completely replaced. Final options for new HVAC systems will be determined in the development phase of this project. A new HVAC system will provide operational economies and energy efficiency of new system designs.

Existing plumbing systems are proposed to be completely removed and new restrooms and plumbing systems installed to meet current ADA requirements in the best location in the building and higher water-use standards. The existing sanitary sewer lateral runs to Griffin Street. Another existing City of Santa Fe sanitary sewer line is also on the south side of the property. This line has a 25-foot easement from the property line to the north. The county will be required to coordinate with the surrounding infrastructure.

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

The site is currently connected to city water by a two-inch line to Griffin Street. A new connection, size to be determined, to city water will be required to provide for a fire sprinkler system.

Existing gas service is provided through a 3-inch line. Upon evaluation of HVAC options, this line will be determined for adequacy or need of replacement.

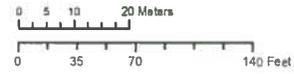
Electrical

The existing building has 1600-amp 120/208 3-phase service from underground PNM lines on Griffin Street to a transformer in the south parking area. Future transformer location will need to be coordinated with the proposed parking structure. This service is split in the basement to provide 800 amps to basic building panels for outlets and lighting and 800 amps to a panel on the roof for the rooftop HVAC units. Upon determination of new HVAC options and potential additions to the building, the existing service may be adequate. Upgrading the service, if required, would be to 2000-amp maximum.



Legend

- | | | |
|--|--|--|
|  Electric lines |  Electric boxes |  Features |
|  Gas line |  Gas meters |  Project Area |
|  Sewer line |  Test Pits |  LA144329 |
|  Telecommunication line |  Test trenches | |

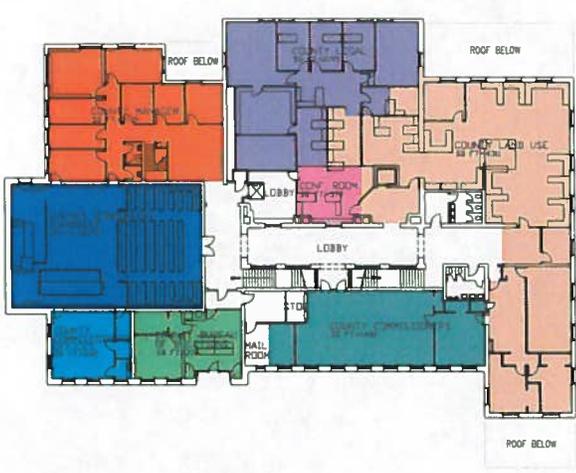


Source: Barbour and Wening, New Mexico Department of Cultural Affairs Office of Archaeological Studies

Existing Space Use at Administrative Building 102 Grant Avenue



FP01



FP02

LEGEND

- COUNTY ASSESSOR
- COUNTY TREASURER
- COUNTY CLERK
- COUNTY LAND USE & PLANNING
- ASSESSOR MOBILE HOME PERMITS
- GIS RURAL PROCESSING
- IT
- COUNTY MANAGER
- COUNTY LEGAL
- COUNTY LAND USE
- COUNTY COMMISSIONERS
- COUNTY BUREAU OF ELECTIONS
- COUNTY COMMISSIONERS OFFICE
- COUNTY COMMISSIONERS CHAMBERS
- CONFERENCE ROOM

NOTE:
 PLUMBING AND CROSS FLOOR AREA FOR EACH EXISTING ADMINISTRATIVE FUNCTION.
 CURRENT AND/OR WALL PLACEMENT VIEWS FROM THE PLAN.

GROSS SQUARE FOOTAGE
 FIRST FLOOR = 37,826 SQ. FT.
 SECOND FLOOR = 37,826 SQ. FT.
 TOTAL = 75,652 SQ. FT.

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

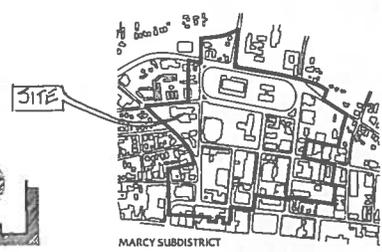
The existing Old Judicial Complex is within the City of Santa Fe Downtown and East Side Historic sub-district. The building status is currently listed as non-contributing. Given the age (34 years) of renovations, and additions to the former Leah Harvey Junior High School that formerly occupied the site,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

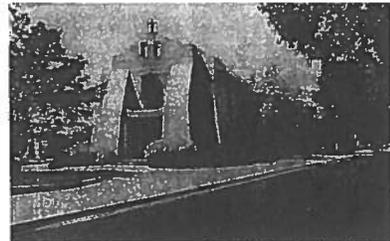
The existing Old Judicial Complex zoning is within the City of Santa Fe Business Capital District (BCD) Marcy sub-district. The design standards are summarized on page I-11 and include guidelines and objectives for development of buildings within this sub-district. County and city staff will need to 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



MARCY SUBDISTRICT



CHARACTERISTIC STREETSCAPE
First Presbyterian Church viewed from Grant Avenue

PHYSICAL DESCRIPTION

- BUILDING TYPES**
- large, 2 story public buildings with extensive, landscaped grounds
 - 1 and 2 story commercial buildings with minimal yards

- ARCHITECTURAL STYLES**
- Recent Santa Fe Style

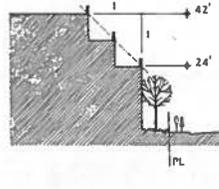
- BLOCK FORM**
- discontinuous building mass surrounded by open space or yard
 - building mass with intermittent breaks but minimal yards

- STREET SECTION**
- wide, tree lined streets
 - rectilinear street layout
 - planting strip between street and sidewalk

- CHARACTERISTIC BUILDINGS**
- Federal Courthouse
 - City Hall
 - Berardelli Building

HISTORY

Prior to 1891, Spanish, Mexican, and American governments utilized this area for their military establishments. The central portion of this subdistrict once contained a parade ground, stables, corral, and barracks, while the southern portion housed administrative and officers' quarters.



DESIGN STANDARDS

(Ordinance Sections 14-26.77 - 14-26.85)

MAXIMUM BUILDING HEIGHT

- 42 feet
- wall setbacks equivalent to one horizontal foot for each vertical foot over 24 feet are required.
- wall setbacks shall be a minimum of 10 horizontal feet.

MAXIMUM LOT COVERAGE

- no restrictions except to meet building placement and open space requirements.

BUILDING PLACEMENT AND SETBACKS

- a front yard setback equaling the average front yard setback on the block is required on the east side of Washington Avenue between Palace Avenue and Paseo de Peralta and on the west side of Grant Avenue between Palace Avenue and Paseo de Peralta.
- elsewhere, there are no restrictions except to meet open space requirements.

MINIMUM OPEN SPACE

- 10% of lot area
- shall be located adjacent to front property line.

LANDSCAPE TREATMENT

- required in yards, open space, and planting strips.
- street trees required in curbside planting strips.
- on-site parking must be separated from public streets and sidewalks by a 3 foot tall wall or a 4 foot wide planting strip.

HEIGHT OF WALLS AND FENCES

- walls, fences, and hedges shall not exceed 4 feet in height.

PLACEMENT OF PARKING

- parking prohibited in front yards.

PORTALES

- portales prohibited in public right-of-way.

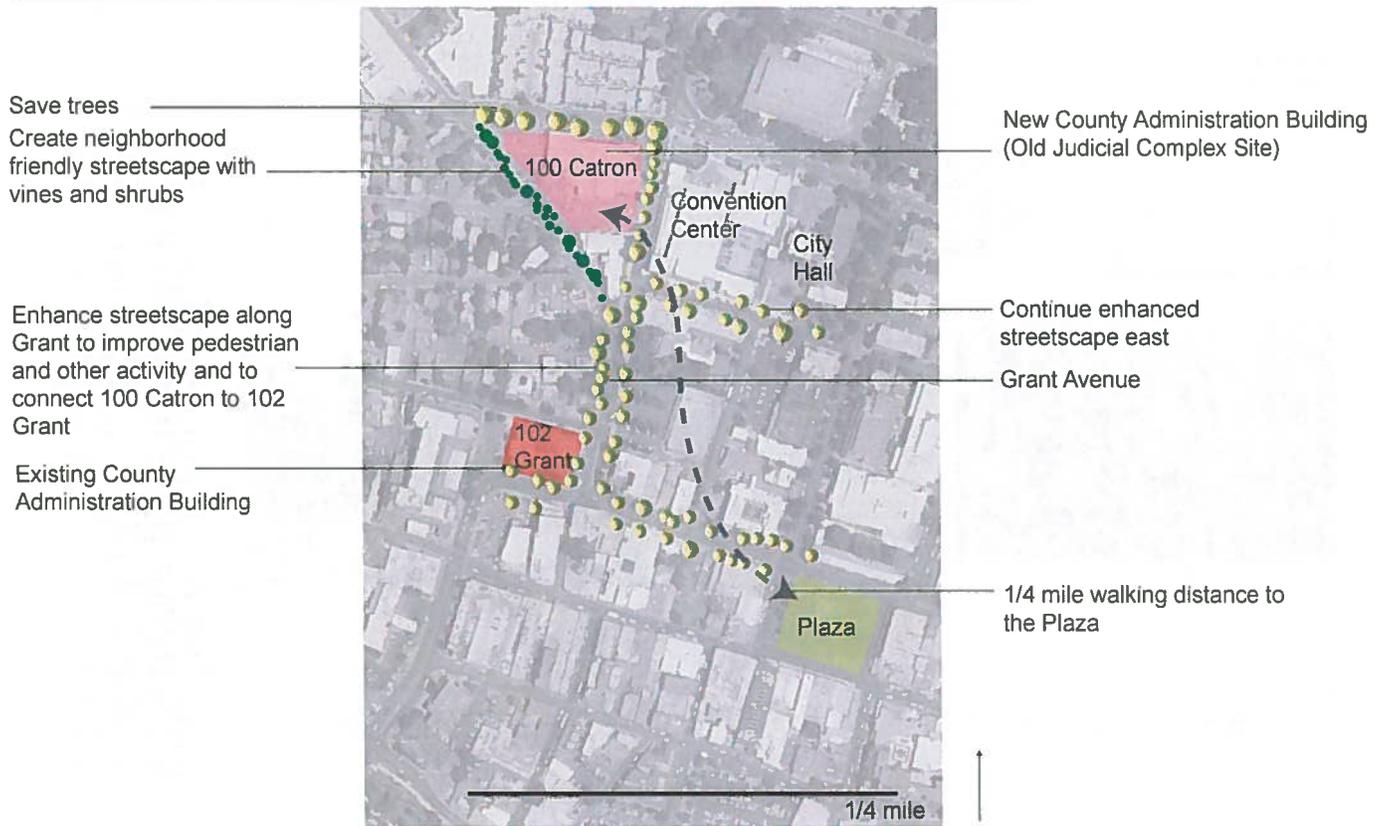


DESIGN OBJECTIVES

(Ordinance Section 14-26.76)

- maintain street trees and stands of trees as dominant elements
- maintain avenue features such as broad streets, planting strips, street trees and wide sidewalks
- maintain a sense of openness to provide occasional views of the mountains
- separate pedestrians from vehicles using planting strips and street trees while simultaneously providing enclosed pedestrian spaces
- maintain the relationship between the height and mass of trees and the height and scale of buildings

Downtown Santa Fe County Administration Campus Urban Design Concept



Potential Impacts of Judicial Complex Renovation on Downtown

Downtown Santa Fe has historically been the center of government for the County, the City of Santa Fe, and the State of New Mexico. The county's presence in downtown contributes to its identity as the state's most prominent government center.

The county benefits from proximity to the city and state government operations as well as related organizations like the New Mexico Association of Counties and NMFA. By being in the downtown, county staff can walk to joint meetings and easily coordinate with other government agencies in person. At the same time, other agencies are able to easily coordinate with the county.

The public accesses government services by coming downtown. The county's presence in downtown Santa Fe makes county functions accessible to the public, enables the public to accomplish multiple tasks in a single trip, and helps keep downtown Santa Fe relevant to the needs of Santa Fe residents.

Downtown is the primary location for firms that do business with local government. By remaining in downtown, the county is accessible to these firms for routine business with the county. Some of these businesses may make their location decisions based on proximity to county offices. Most Santa Fe title companies are located in the downtown area, for example. The location of county offices in the downtown helps maintain the diversity of local service businesses there.

Over 200 county employees work in the downtown. These county employees support downtown businesses, contributing to a healthy downtown business climate. When county employees eat at downtown restaurants for lunch or purchase items from downtown retailers, they are helping to support a vibrant downtown.

The existing building is not historically significant, but it does occupy a prominent location in west downtown, immediately west of the new Santa Fe Convention Center. The design of the building should fit with its surroundings, consistent with the urban design character of downtown Santa Fe as documented in adopted plans and policies.

Sustainability is a high priority for the county and the city. Both renovation and new construction allow for incorporating energy and water conserving features, although new construction can be more efficient. Demolition is generally not as sustainable as reuse, although in this case, the structural condition of the existing building is not ideal.

From an administrative perspective, consolidation of county functions advances county goals for quality of services, providing incentives for economic development, and reducing long term operating costs. The options on the downtown site contribute to downtown economic development and other downtown goals as described above. The options that consolidate certain functions on one site are the best options for efficient provision of services. The new construction options that consolidate functions provide the best opportunity for reducing operating costs over the long term.

The potential impacts on downtown were evaluated based on the stated goals and policies in adopted plans of Santa Fe County and the City of Santa Fe. The evaluation information includes summaries of these policies and information about how well the proposed renovation options meet the policies.

Summary of Applicable Goals and Policies

Santa Fe County

Santa Fe County Sustainable Growth Management Plan (SGMP), 2010

In the SGMP, Santa Fe County sets out a vision for sustainability and sustainable development in the county. In the context of the SGMP, these terms broadly define a vision for preserving and protecting land, history, culture, natural resources and communities while maintaining or enhancing economic opportunity and community well-being. The three core principles of sustainable communities are environmental responsibility, economic strength and diversity, and community livability.

Goals and policies generally support rational and compact development patterns, land use compatibility, location of development where facilities and services are adequate, resource conservation, green building and development techniques, protection and documentation of historical sites and cultural resources, energy efficiency, and a range of housing options for all income levels.

The county goals for administration and public facilities were reviewed. Most of the goals relate to infrastructure and services that are provided throughout the county, such as public safety, parks, trails, open space, water and sewer and transportation. However some conclusions can be drawn regarding the need for efficient, cost effective administrative facilities and contributing to fiscal responsibility, accessible services, and economic development. The applicable issues and recommendations from relevant elements of the plan are summarized below:

Adequate Public Facilities and Financing Element

The plan proposes a Capital Improvements Program to guide the development of facilities and services in a sustainable, planned manner. Criteria to be considered in prioritizing capital improvements do not all apply to administrative facilities, but those that do apply are:

- Improves the quality/corrects deficiency of existing services;
- Provides incentive for economic development;
- Reduces long-term operating costs;
- Furthers the goals of the SGMP.

What does this mean for the Old Judicial Complex?

These criteria suggest that the approach to redevelopment of the Judicial Complex should contribute to economic development opportunities, improve the quality of service delivery to County residents, reduce long-term operating costs to the County, and further other goals of the SGMP.

City of Santa Fe

Sustainable Santa Fe Plan, October 2008

- Create compact, walkable urban communities.
- Make energy efficiency a priority through building code improvements.
- Promote sustainable building practices using the US Green Building Council's LEED program or similar system.
- Greater variety of compatible uses which reduce the number and length of vehicle trips.

- Affordable energy efficient housing.
- Water conservation.

What does this mean for the Old Judicial Complex?

Maintaining county services in the downtown helps support the goal of a compact, walkable downtown. By maintaining county services in downtown, the project will maintain the diversity of uses in downtown and have the potential to reduce vehicle trips. Because the building will be renovated or replaced, energy efficiency and water conserving measures can be incorporated into the design, thus improving the sustainability of the building and site.

City of Santa Fe General Plan, 1999

Community-Oriented Downtown

- Provide incentives, such as a density bonus or fee in lieu of, or create parking assessment districts for parking developments where all parking is structured below grade.
- Permit residential uses on second and upper floors for all downtown development.
- Provide incentives for residential development in downtown and surrounding areas, such as density/intensity bonuses and parking exemptions.
- Ensure that in all new development, including parking structures on municipal property, and spaces fronting streets, the street front is occupied by active uses, such as retail – new single use parking structures will not be permitted in the Downtown.

What does this mean for the Old Judicial Complex?

The proposed redevelopment or replacement of the Judicial Complex may expand the parking available on site, providing a portion of the additional parking below grade. Building renovation allows only for structured parking around the periphery of the site. Replacement would allow for below grade parking throughout.

This project would not be a single-use parking structure in any of the options where ownership is retained by the County. Active uses are anticipated to be maintained on two of the three sides that front streets.

Retaining county offices in the downtown contributes to a community-oriented downtown. Other potential community-oriented aspects that were considered in this study include additions to the south to allow expanded daycare services in the downtown and the potential for arts-related incubator space on the first floor.

Downtown Urban Design Plan, Santa Fe, New Mexico, 1993

The Urban Design Plan addresses streetscapes, street furnishings, circulation and public parking in the Downtown. The site is located within the Marcy Subdistrict. All proposed changes will be within the County property. No changes are proposed within the public right of way. The guidelines that are applicable to the redevelopment project include Pedestrian Paths and Urban Trails, Street Trees and Proposed Parks, and Vehicular Circulation and Public Parking.

Pedestrian Paths and Urban Trails

Griffin Street is identified as a secondary pedestrian path, so the edge of the project along Griffin

should keep walkability and pedestrian amenities in mind. Under the renovation option, this edge of the property will be devoted to a parking structure, so the design of the structure should enhance the pedestrian environment of the right of way.

Street Trees and Proposed Parks

Preserve street trees and provides landscaping along Grant Avenue and Catron Street, with furnishings and hardscape materials similar to those on surrounding blocks. A few additional trees are recommended by the Design Plan and will be provided if possible.

Vehicular Circulation and Public Parking

In all options that retain county ownership except 1A, the number of off-street parking spaces is increased above existing surface parking through a low-rise structure with additional spaces below grade. The visual impact of the structure will be limited to the south property edge, which abuts the First Presbyterian Church property and along Griffin Street.

Santa Fe Downtown Vision Plan, March 2007 (Steering Committee Approved Draft)

Santa Fe Downtown Vision Plan Goals

1. Preserve Santa Fe's Character
 - a. Protect and enhance the historic fabric of the downtown
 - b. Maintain the downtown's urban design, scale and massing

What does this mean for the Old Judicial Complex?

- New construction is limited to a 3-floor height (42 feet max).
- The building is not historically significant and is located away from the historic core of downtown. It is surrounded by newly constructed buildings. Either renovation or new construction could maintain the urban design, scale and massing typical of downtown and protect the character of downtown's historic fabric.

2. Foster Local-serving Retail
 - a. Provide opportunities for retail expansion

What does this mean for the Old Judicial Complex?

- Retail mix – the complex is outside of the primary and secondary retail and mixed use areas. It is surrounded by office and institutional uses, although there is an opportunity for a small retail business to serve nearby workers. This is not a good location for visitor retail.

3. Enhance the Public Realm
 - a. Improve sidewalks and amenities, disabled access, and link key destinations
 - b. Improve safety by increasing lighting and opportunities for "eyes on the streets."

What does this mean for the Old Judicial Complex?

- The landscape should include improvements to streetscapes.

4. Increase Public Parking Supply
 - a. Provide new retail parking
 - b. Provide new employment parking
 - c. Provide new visitor parking

What does this mean for the Old Judicial Complex?

- The complex is not a good location for retail parking, but offers enhanced parking potential for employees and visitors.
- Structured parking at the site would expand employment and visitor parking opportunities within ¼ mile of the plaza.

5. Improve Transportation Access

Not applicable.

6. Expand Employment Opportunities

- a. Ensure that the federal, state, county and city governments maintain a presence downtown
- b. Strengthen traditional arts & culture

What does this mean for the Old Judicial Complex?

- Renovation or replacement would allow the county to maintain its presence downtown and consolidate offices for the convenience of county residents.
- Space fronting Grant Avenue could be made available as arts incubator space at a below market lease rate, including limited space for production and retail space on the ground floor. Although the site is not an ideal retail location from the perspective of surrounding uses and proximity to other retail in the downtown, it is adjacent to the convention center and within a ¼ mile of the plaza.
- One option being considered as part of the redevelopment of the site is a possible direct building connection to the First Presbyterian Church Child Development Center. This connection would allow expansion of the Child Development Center, thus supporting downtown workers and reducing their need to travel for daycare.

7. Promote Sustainability

- a. Reduce pollution, water use and dependency on foreign/outside energy
- b. Encourage recycled materials and other sustainable building practices

What does this mean for the Old Judicial Complex?

- Either renovation or replacement will improve the long term sustainability of the County offices through energy efficient design and materials and water conserving elements.
- Demolition and redevelopment would not make use of existing materials, but it might produce a more sustainable building for the long term.

8. Clarify Development Process

- a. Simplify codes and guidelines
- b. Ensure public participation

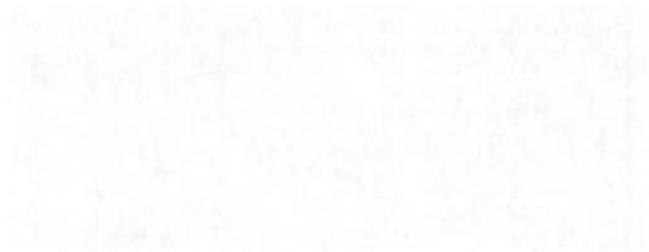
- c. Ensure enforcement of city codes
- d. Coordinate intergovernmental agreements and compliance with plans from city, county, state and federal governments

Impact of Proposed Redevelopment Options

The project team considered the following options for redevelopment of the Judicial Complex as described below. The renovation and replacement options include an increase in parking through new structured parking on site.

1. Sale of the property "as is."
2. Reuse for county needs, no expansion. County office would relocate to the renovated building, filling existing space through a consolidation of offices now located throughout downtown.
3. Expand and reuse to meet county space needs. This option would provide space for additional county offices.
4. Demolition and new construction for county use, which could include retail and office as components of the project.
5. Expansion and reuse for a mixed-use project that includes office, non-profit or other services, and retail. Housing was eliminated as part of the mix because of the constraints present in the existing building and site.
6. Demolition and new construction for a mixed use project.
7. New county building on a new site.

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II. COUNTY SPACE NEEDS

- A. Facility Needs for Elected Officials and County Departments Identified to Occupy the Old Judicial Complex**

- B. Facility Needs for Elected Officials and County Departments Identified to Remain or Backfill Vacated Space at 102 Grant Avenue**

The team developed space needs for, and held interviews with, the Treasurer, Assessor, County Clerk, Growth Management, IT, Projects, and Community Services to review and determine space needs, fleet parking requirements, and growth potential. Based on the goals of taking county offices out of leased spaces and consolidating county administrative functions, these elected offices and county departments were identified by county staff as the most likely candidates to move to a renovated OJC. The interviews identified some organizational groupings that are desired by the users, including combining GIS, Planning, Land Use as "Growth Management," and including Teen Court with the rest of Community Services. Additionally, county staff identified elected offices and county departments most likely to remain at or backfill vacated space at 102 Grant. County staff gathered staffing and special space requirements from the proposed occupants of 102 Grant, and the planning team developed preliminary space needs for those organizations based on data provided.

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Occupy Old Courthouse
 Elected Officials and other High Traffic Departments
 Final

	NASF	DGSF	GSF	NASF % total	Existing Staff	Conf Rooms	County Vehicles
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

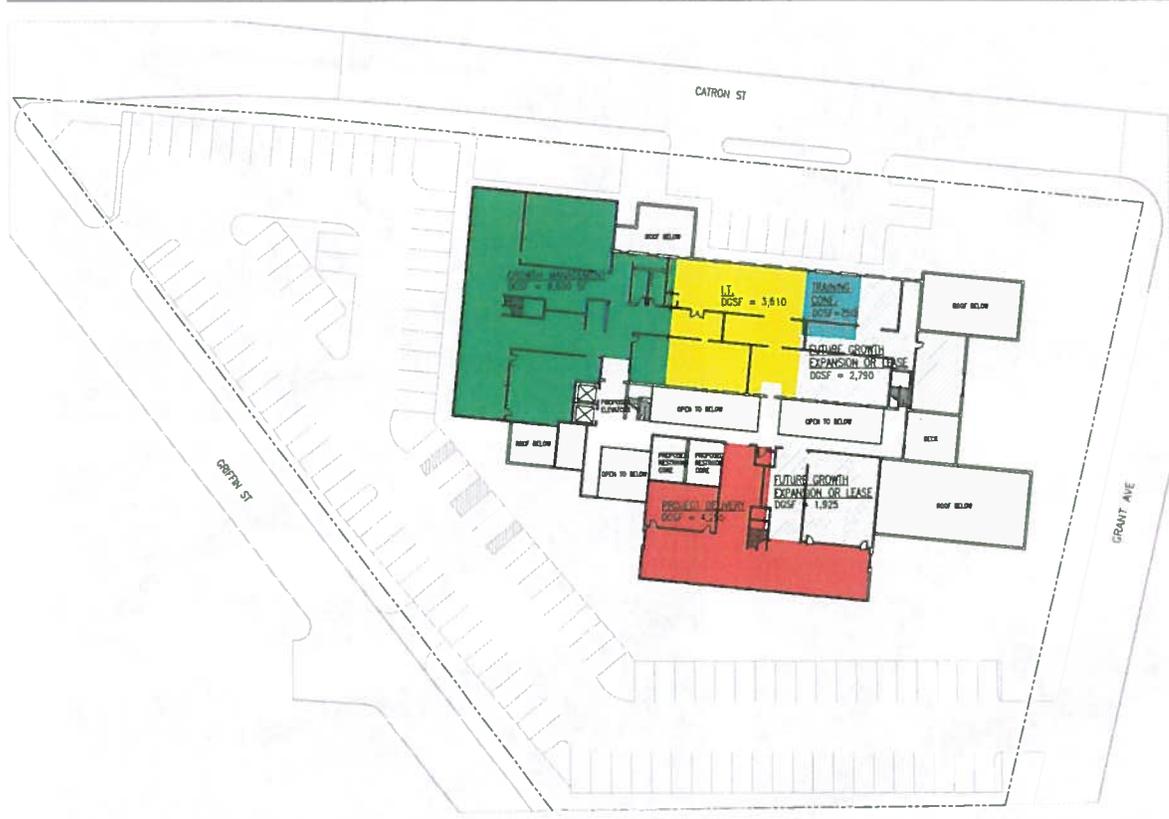
D. Landscape Concepts

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

- LT.
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT
(Training, Conference, Reception, Planning, and Land Use)
- FUTURE GROWTH/EXPANSION/
LEASE SPACE

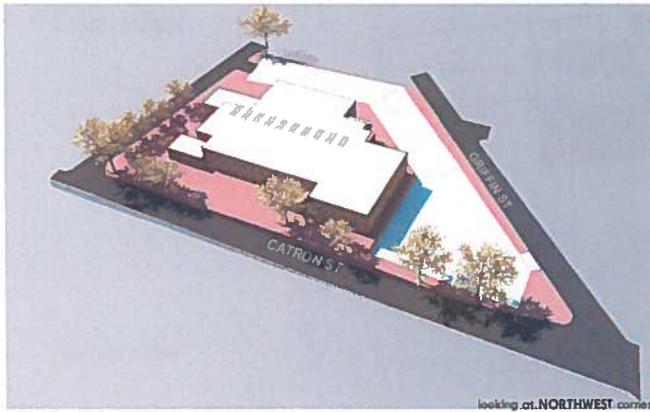
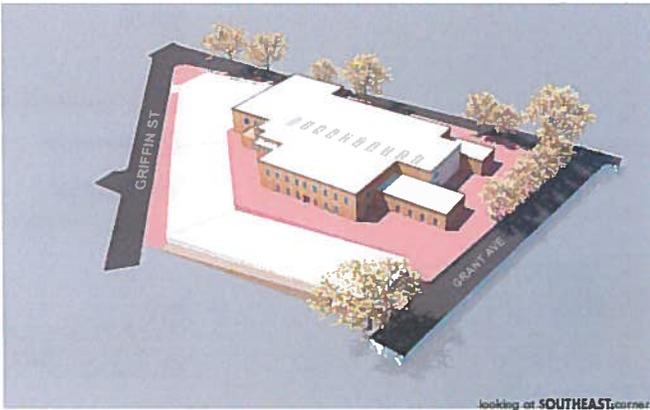
NOTE

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

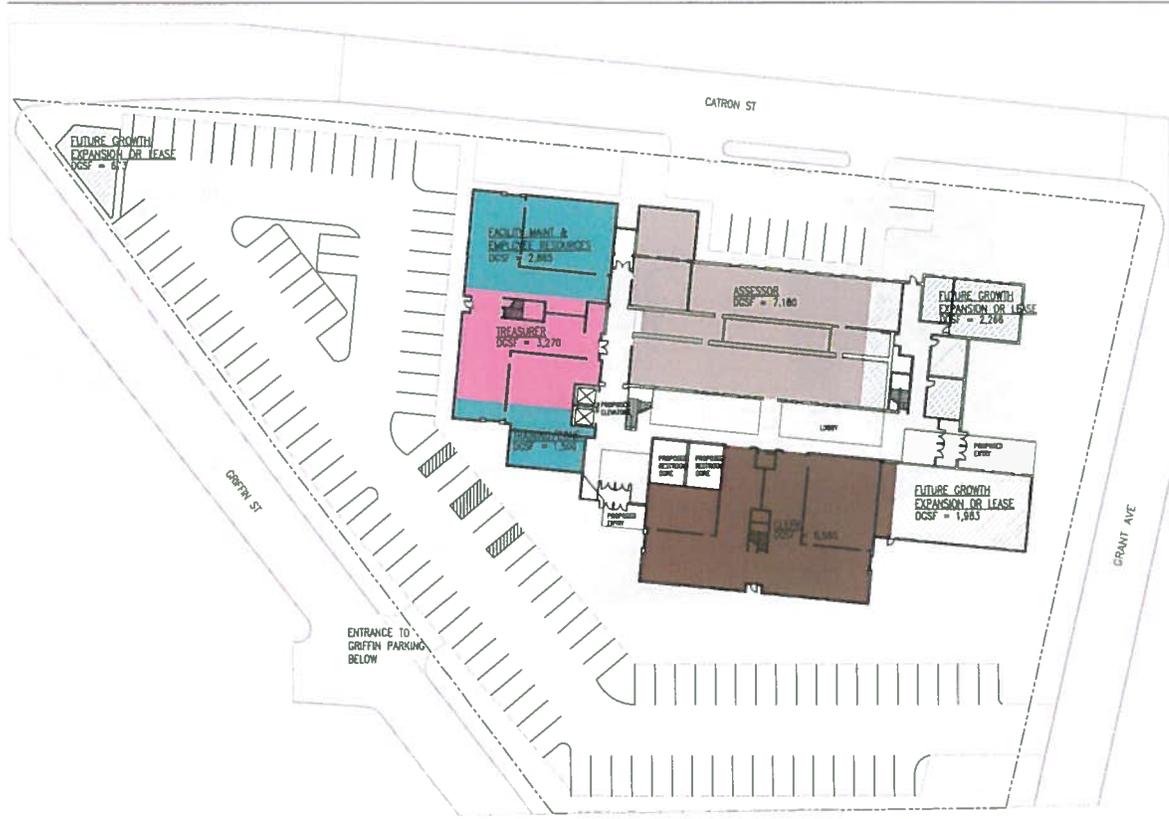
FUTURE GROWTH/LEASE
SECOND FLOOR = 4,715 SQ FT

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 = 4,822 SQ FT
 SECOND FLOOR = 4,715 SQ FT
 TOTAL = 9,637 SQ FT

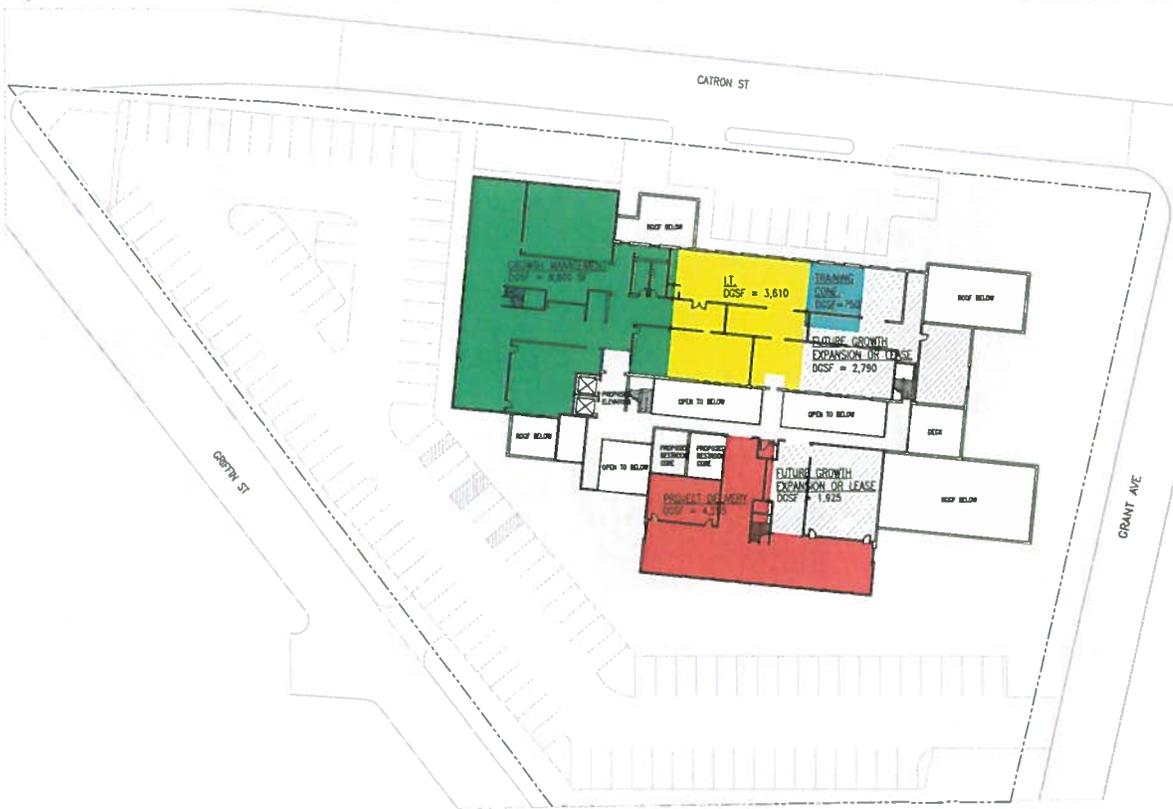
PARKING

TOTAL = 243 spaces



FIRST FLOOR PLAN - OPTION 1B

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



- LEGEND**
- LT
 - PROJECT DEVELOPMENT/DELIVERY
 - TRAINING/CONFERENCE
 - GROWTH MANAGEMENT
Includes: 8,425 Square Feet, 100% FUTURE GROWTH AND LEASE SPACE
 - FUTURE GROWTH/EXPANSION/LEASE SPACE

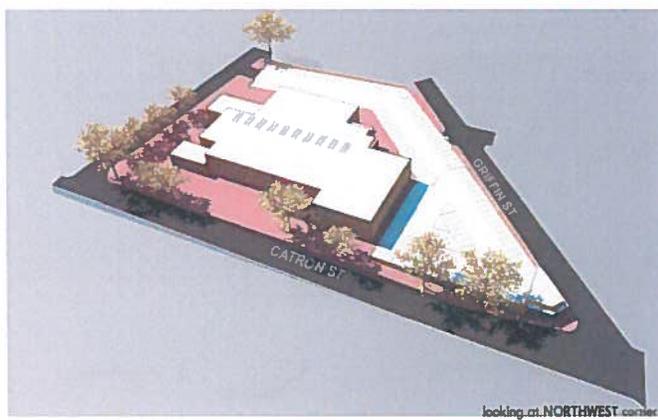
NOTE
 COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

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

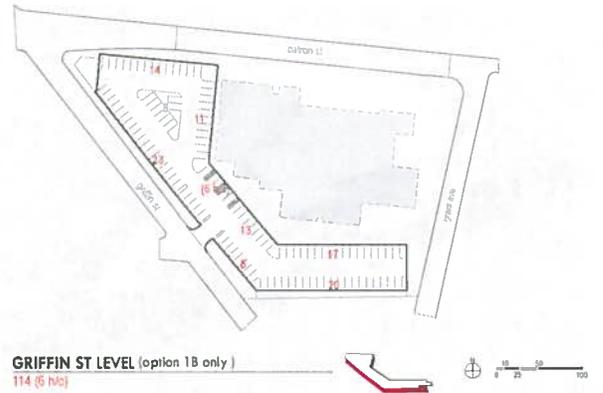


SECOND FLOOR PLAN - OPTION 1B

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

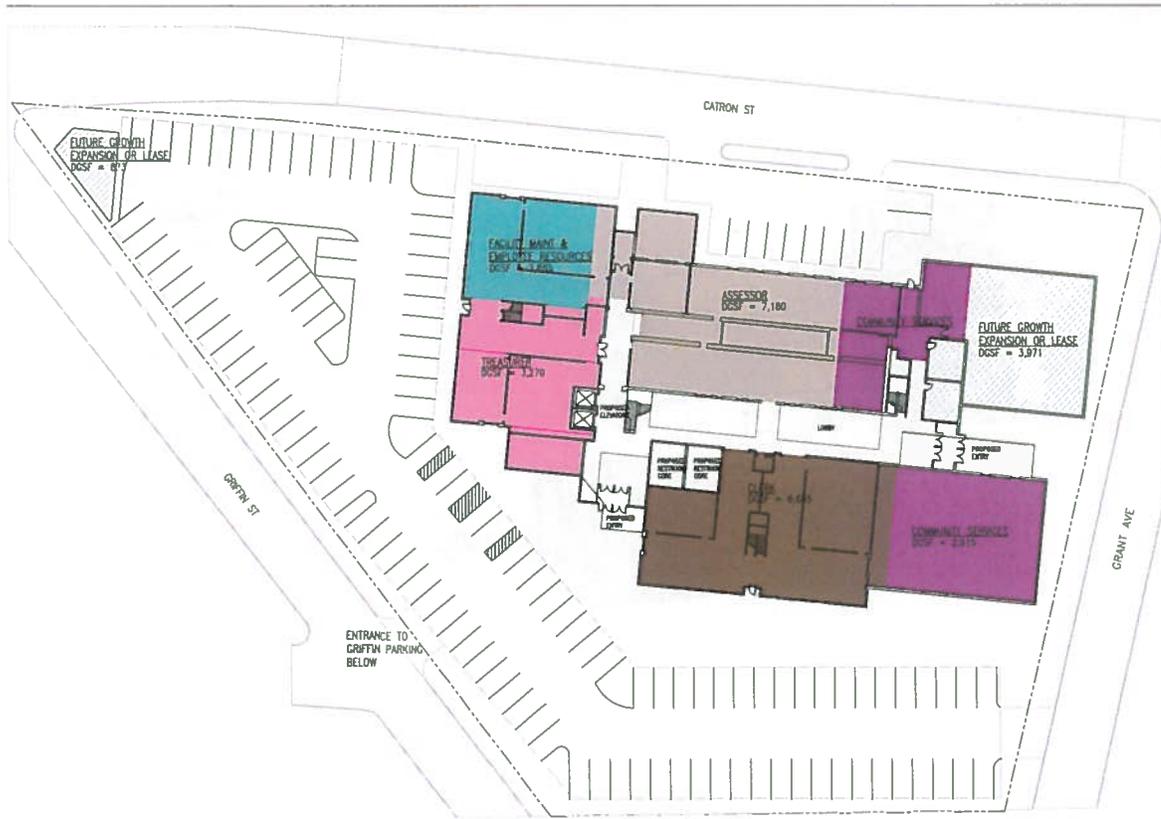


PERSPECTIVE VIEWS - PLAN OPTION 1B



PARKING FOR PLAN OPTIONS 1A & 1B

option 1A total = 126 (8 h/c) option 1B total = 243 (12 h/c)



LEGEND

- ASSESSOR
- CLERK
- COMMUNITY SERVICES
- TREASURER
- FACILITY MAINT./EMPLOYEE RESOURCES
- FUTURE GROWTH/EXPANSION/LEASE SPACE

NOTE

COLOR SHARED 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 = 4,844 SQ FT
 SECOND FLOOR = 5,707 SQ FT
 TOTAL = 10,351 SQ FT

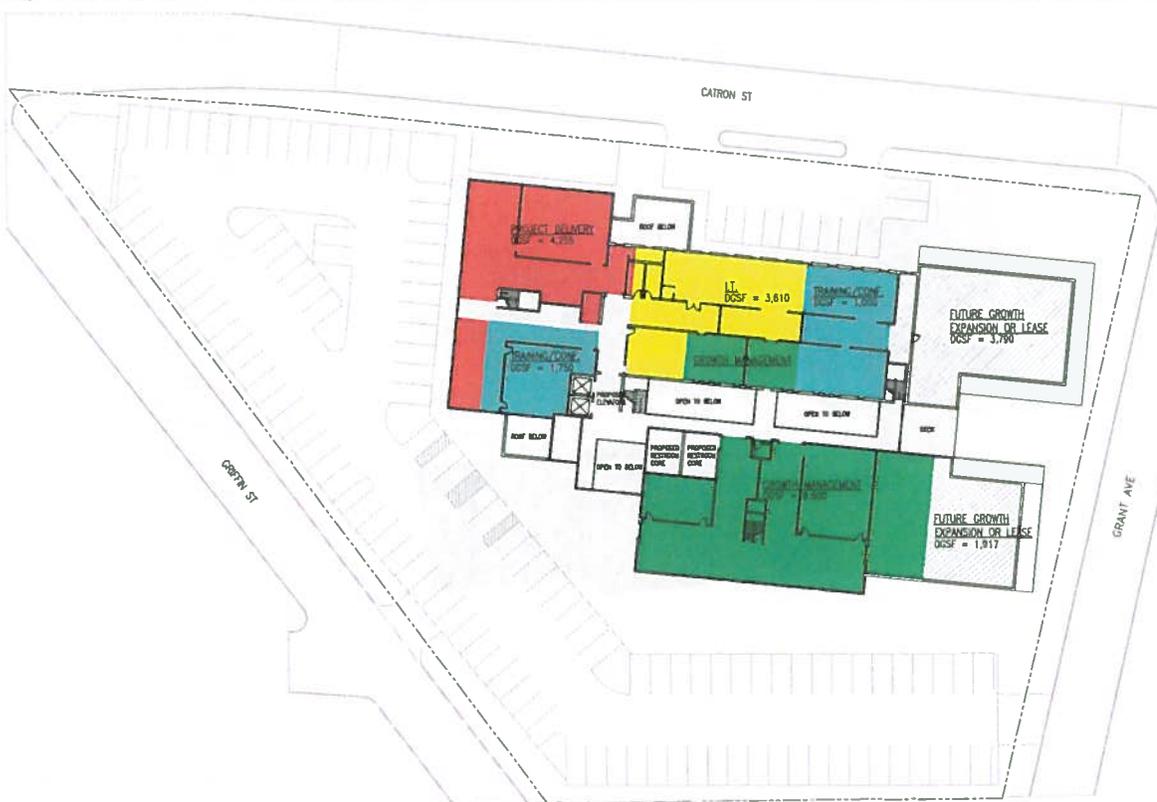
PARKING

TOTAL = 317 spaces



FIRST FLOOR PLAN - OPTION 2A

EXPAND EXISTING BUILDING - MINIMUM ADDITIONS - COMMUNITY SERVICES INCLUDED - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT PARKING DECK



LEGEND

- IT
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT
(Includes 415/1000, 400/1000, 1000/1000, and 1000/1000)
- FUTURE GROWTH/EXPANSION/LEASE SPACE

NOTE

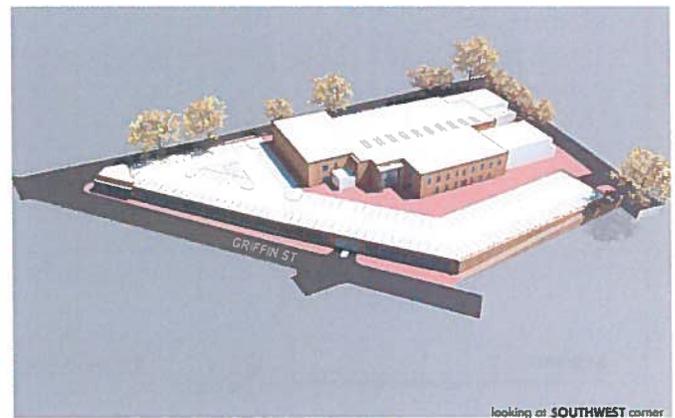
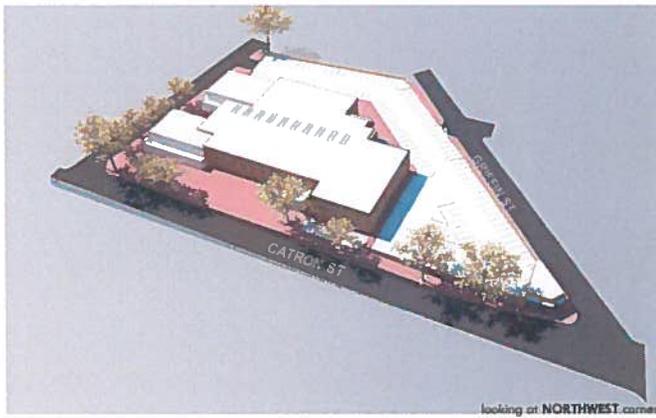
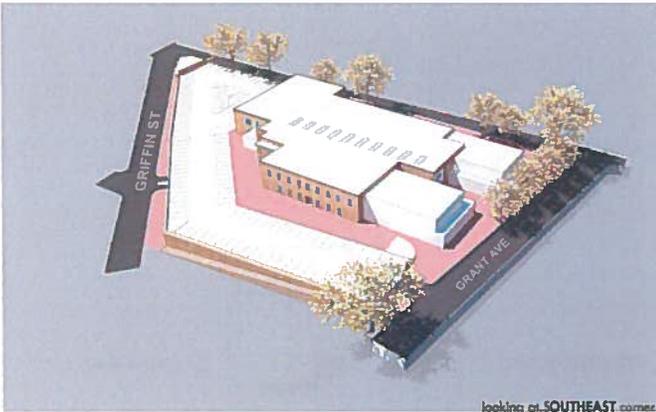
COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST.

FUTURE GROWTH/LEASE
SECOND FLOOR = 5,707 SQ FT

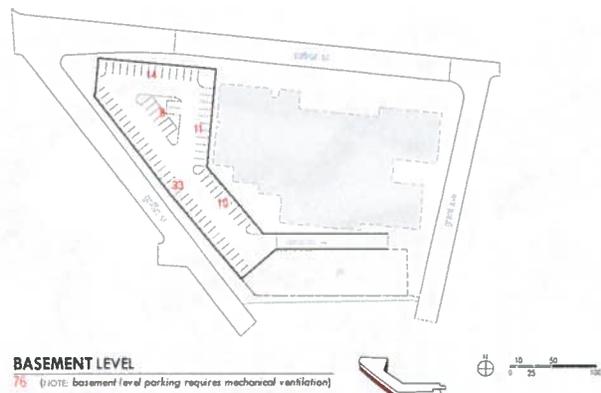
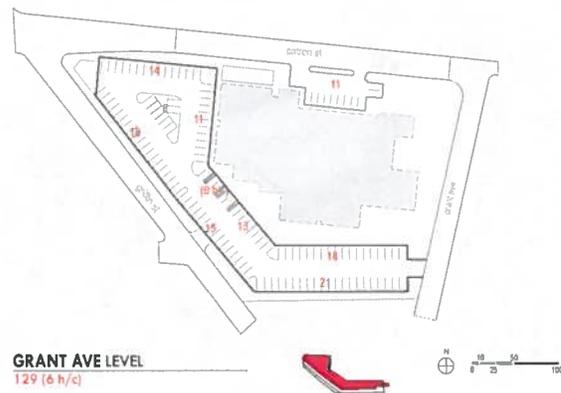


SECOND FLOOR PLAN - OPTION 2A

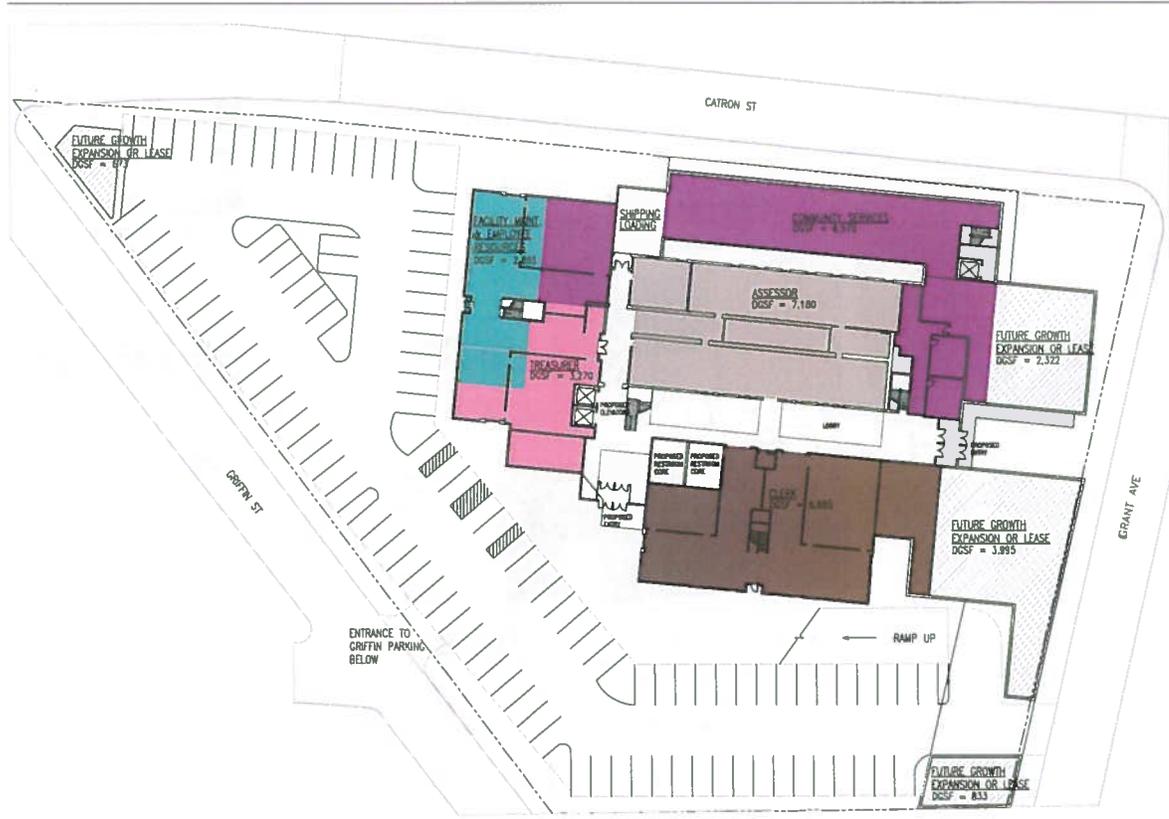
EXPAND EXISTING BUILDING - MINIMUM ADDITIONS - COMMUNITY SERVICES INCLUDED - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT PARKING DECK



PERSPECTIVE VIEWS - **PLAN OPTION 2A**



PARKING FOR PLAN OPTION 2A
total = 317 (12 h/c)



LEGEND

-  ASSESSOR
-  CLERK
-  COMMUNITY SERVICES
-  TREASURER
-  FACILITY MAINT/EMPLOYEE RESOURCES
-  FUTURE GROWTH/EXPANSION/LEASE SPACE

NOTE

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

FUTURE GROWTH/LEASE

FIRST FLOOR = 7,823 SQ FT
 SECOND FLOOR = 13,186 SQ FT
 TOTAL = 21,009 SQ FT

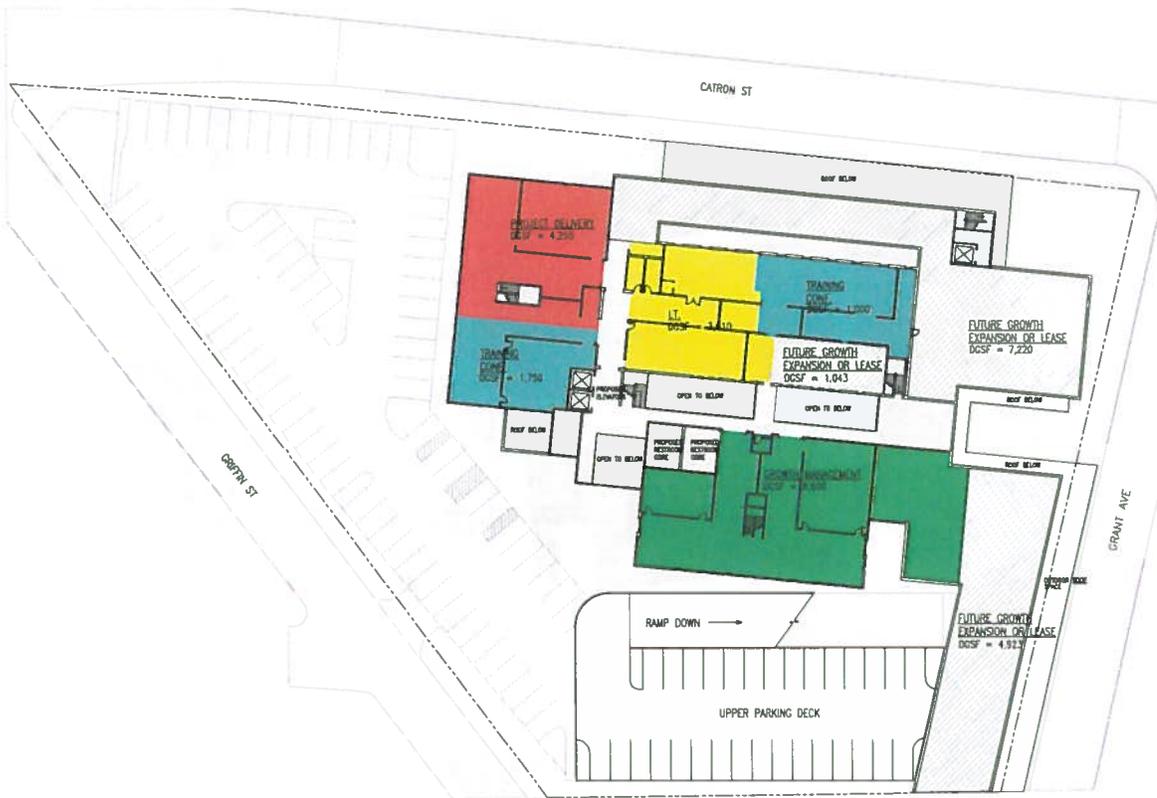
PARKING

TOTAL = 330 spaces



FIRST FLOOR PLAN - OPTION 2B

EXPAND EXISTING BUILDING - MAXIMUM ADDITIONS - COMMUNITY SERVICES INCLUDED - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT AND PARTIAL UPPER PARKING DECK



LEGEND

- I.T.
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT
Includes ALL PUBLIC, OPERATIONAL, PLANNING, AND LEASE USES
- FUTURE GROWTH/EXPANSION/LEASE SPACE

NOTE

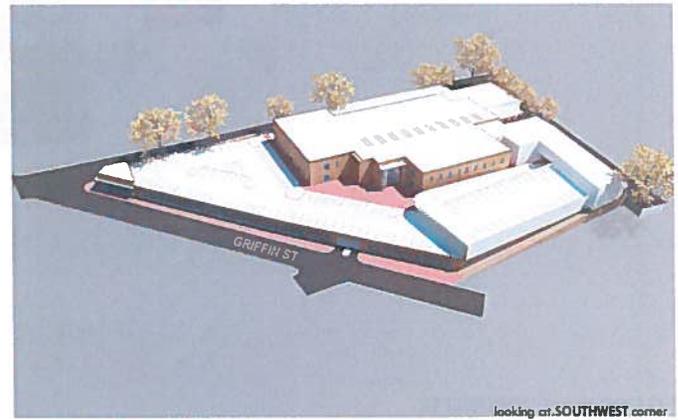
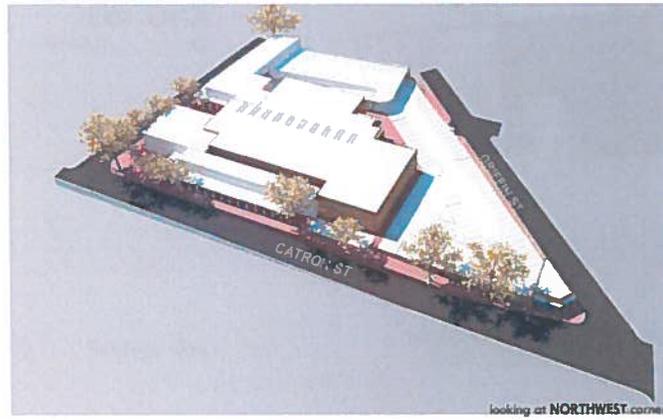
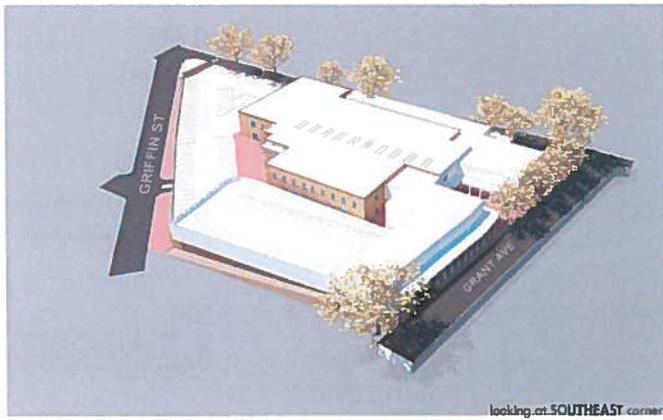
COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

FUTURE GROWTH/LEASE
SECOND FLOOR = 13,186 SQ FT

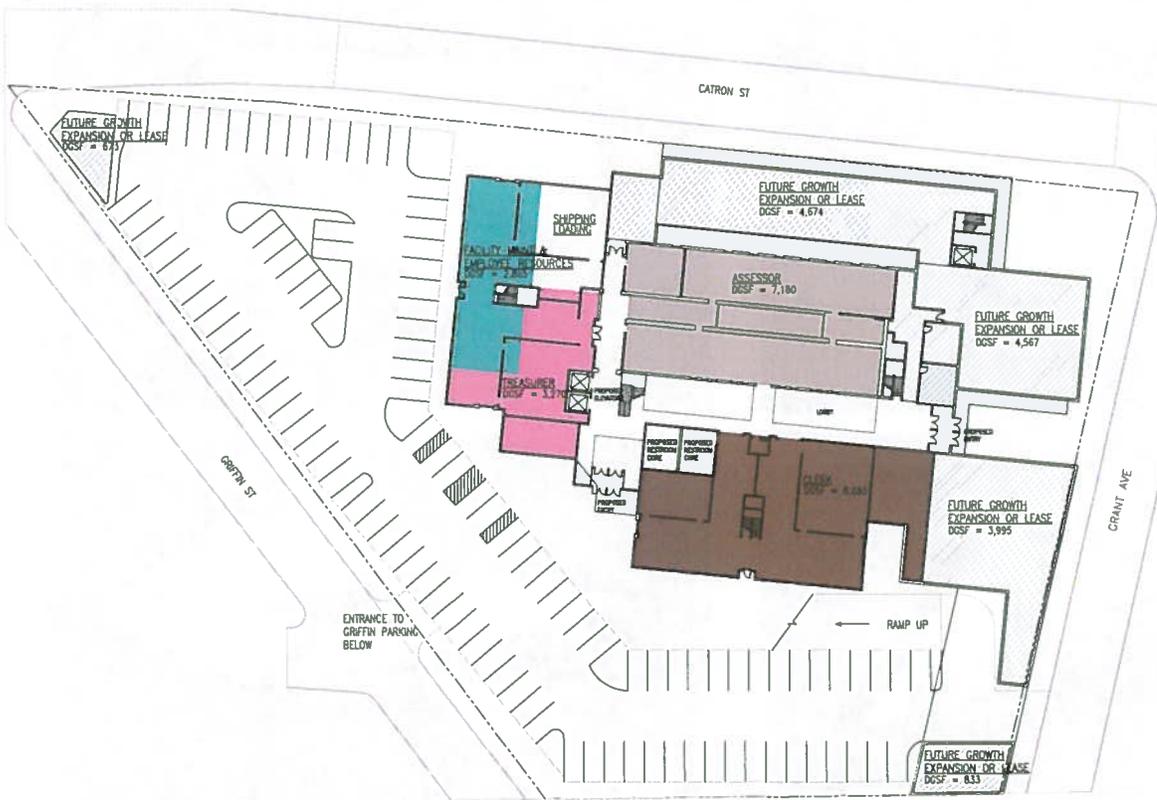


SECOND FLOOR PLAN - OPTION 2B

EXPAND EXISTING BUILDING - MAXIMUM ADDITIONS - COMMUNITY SERVICES INCLUDED - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT AND PARTIAL UPPER PARKING DECK



PERSPECTIVE VIEWS - PLAN OPTIONS 2B
Santa Fe County Old Judicial Complex III-1.5



LEGEND

- ASSESSOR
- CLERK
- TREASURER
- FACILITY MAINT/EMPLOYEE RESOURCES
- FUTURE GROWTH/EXPANSION/LEASE SPACE

NOTE

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

FUTURE GROWTH/LEASE

FIRST FLOOR = 14,742 SQ FT
 SECOND FLOOR = 13,188 SQ FT
 TOTAL = 27,928 SQ FT

PARKING

TOTAL = 330 spaces



FIRST FLOOR PLAN - OPTION 2C

EXPAND EXISTING BUILDING - MAXIMUM ADDITIONS - NO COMMUNITY SERVICES - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT AND PARTIAL UPPER PARKING DECK



LEGEND

- LT.
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT
Includes: IT, HR, Public, Regulatory, Planning, and Land Use
- FUTURE GROWTH/EXPANSION/LEASE SPACE

NOTE

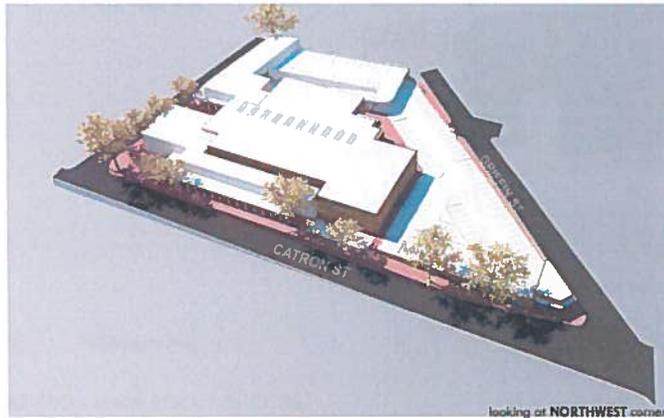
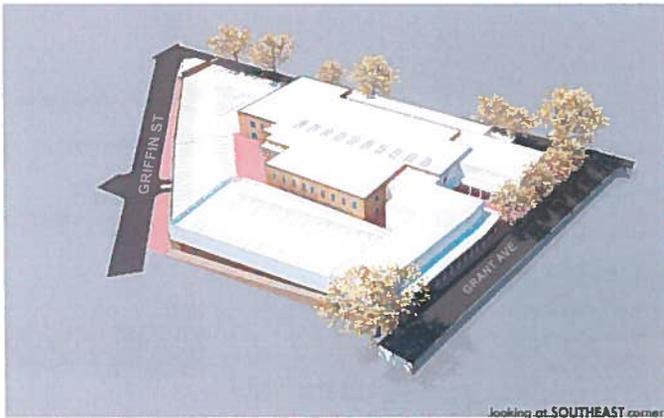
COLOR SHADDED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET (DCSF) 100% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

FUTURE GROWTH/LEASE
SECOND FLOOR = 13,186 SQ FT



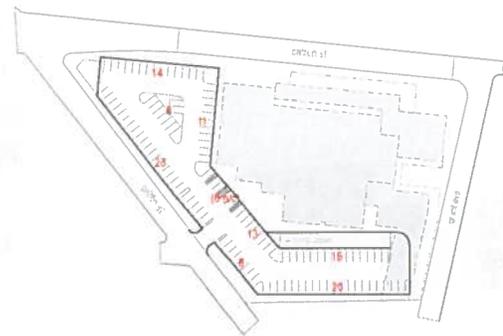
SECOND FLOOR PLAN - OPTION 2C

EXPAND EXISTING BUILDING - MAXIMUM ADDITIONS - NO COMMUNITY SERVICES - TWO FULL LEVELS OF PARKING + PARTIAL BASEMENT AND PARTIAL UPPER PARKING DECK



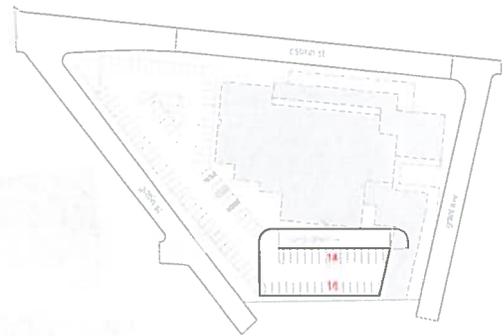
PERSPECTIVE VIEWS - PLAN OPTIONS 2C

Option 2B and 2C provide public parking accessed from Grant Avenue and staff and fleet parking accessed from Griffin Street. Both options include underground parking accessed from the Griffin Street level down that will require mechanical ventilation and an upper deck accessed from the Grant Avenue level up.

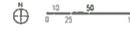
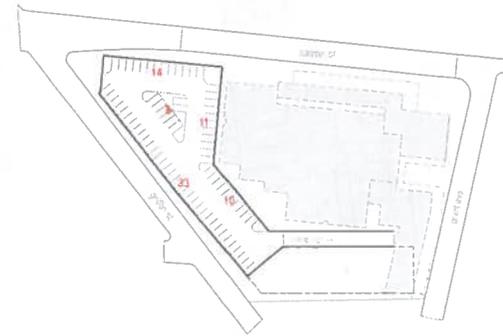


GRIFFIN ST LEVEL
112 (6 h/c)



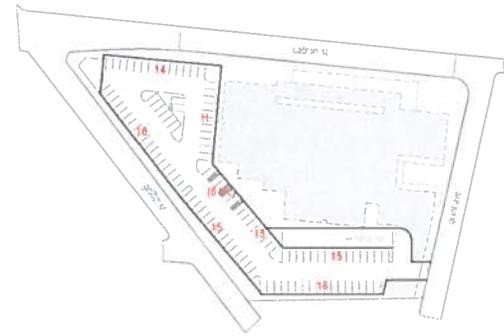


UPPER DECK LEVEL
30

BASEMENT LEVEL
76

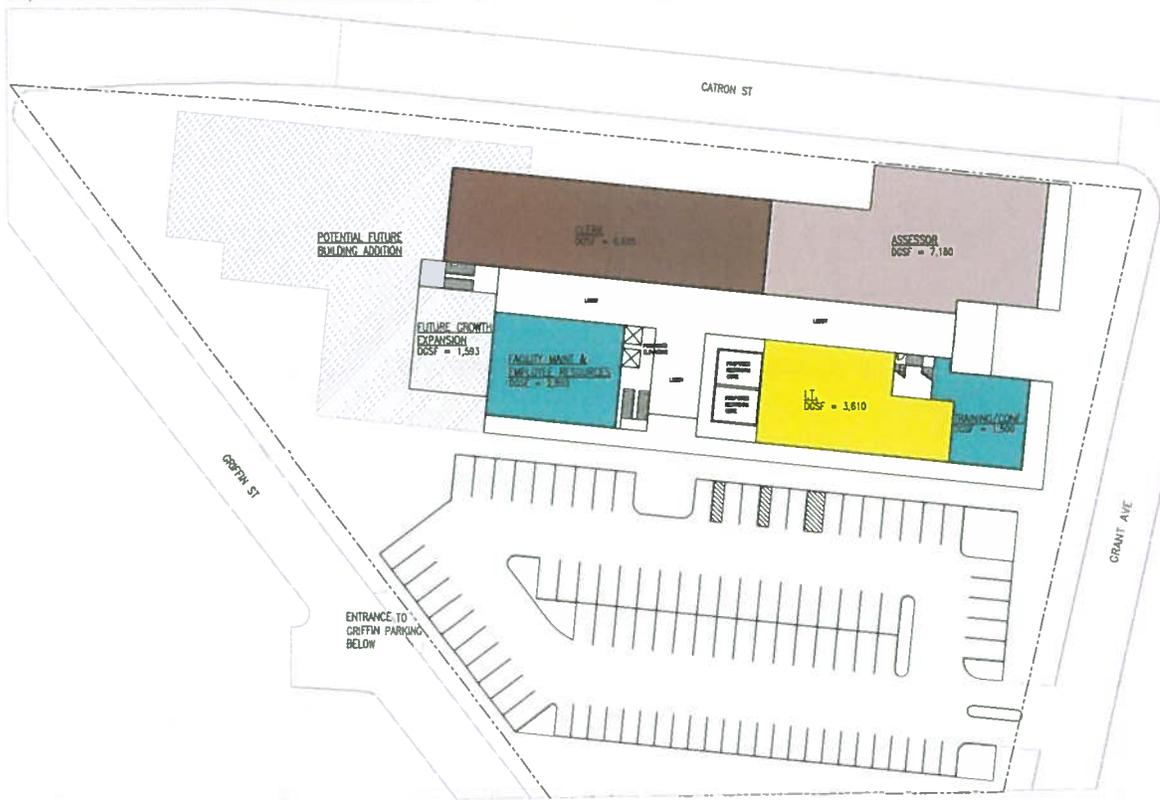




GRANT AVE LEVEL
112 (6 h/c)




PARKING FOR PLAN OPTIONS 2B & 2C
 option 2B total = 330 (12 h/c) option 2C total = 330 (12 h/c)
 Santa Fe County Old Judicial Complex III-19



LEGEND

- ASSESSOR
- CLERK
- COMMUNITY SERVICES
- I.T.
- FACILITY MAINT/EMPLOYEE RESOURCES/
TRAINING/CONFERENCE
- FUTURE GROWTH/EXPANSION

NOTE

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

FUTURE GROWTH/LEASE

FIRST FLOOR = 1,593 SQ FT
 SECOND FLOOR = 1,593 SQ FT
 TOTAL = 3,187 SQ FT

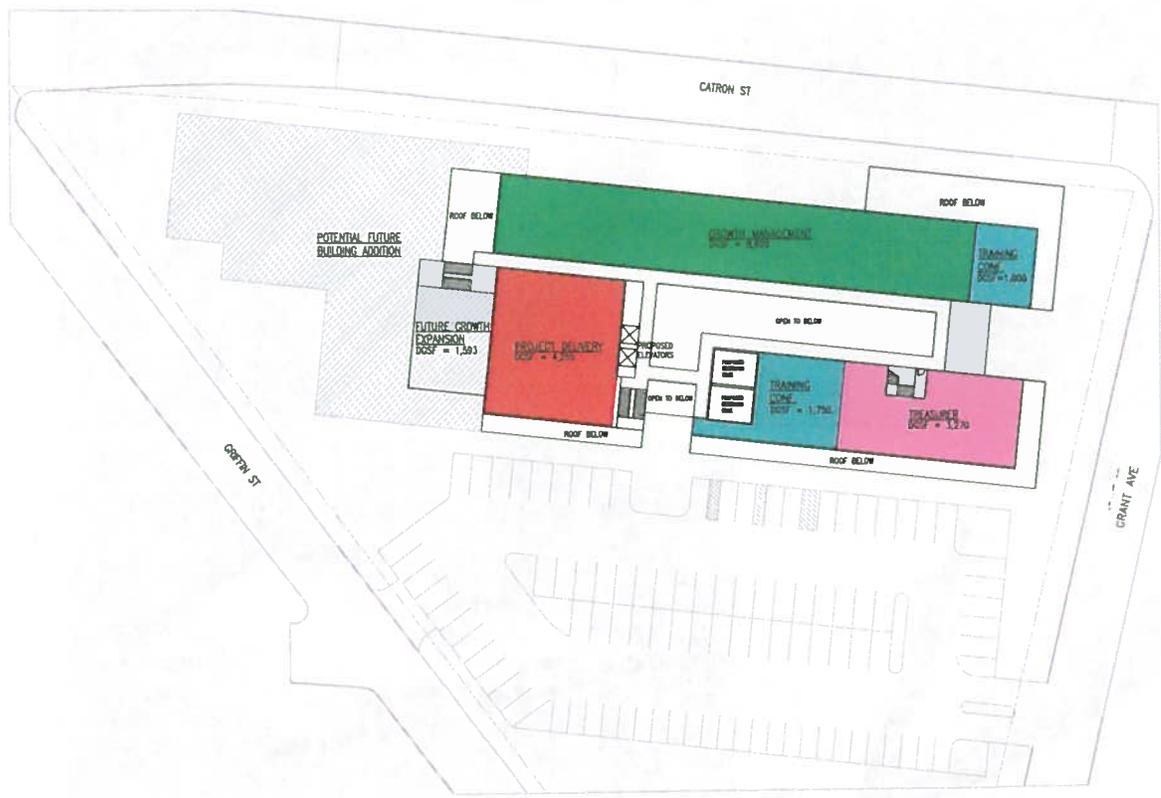
PARKING

TOTAL = 329 spaces



FIRST FLOOR PLAN - OPTION 3A

DEMOLISH EXISTING BUILDING - NEW BUILDING ON SITE - NO COMMUNITY SERVICES - TWO LEVELS OF PARKING



LEGEND

- TREASURER
- PROJECT DEVELOPMENT/DELIVERY
- TRAINING/CONFERENCE
- GROWTH MANAGEMENT
(Includes ELS/PLS, OPERATIONAL, PLANNING, and LEASE USES)
- FUTURE GROWTH/EXPANSION

NOTE

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

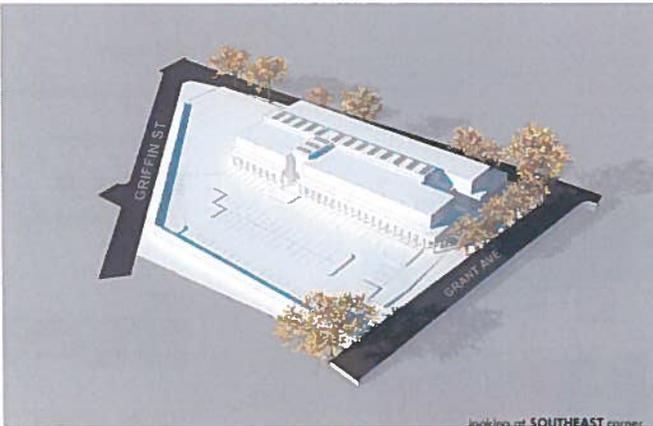
FUTURE GROWTH

SECOND FLOOR = 1,593 SQ FT

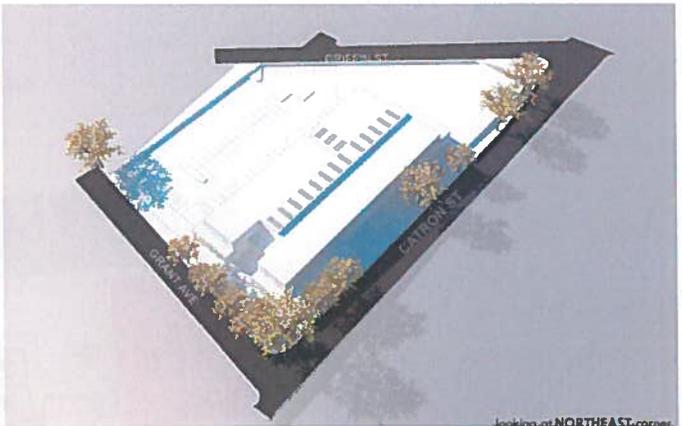


SECOND FLOOR PLAN - OPTION 3A

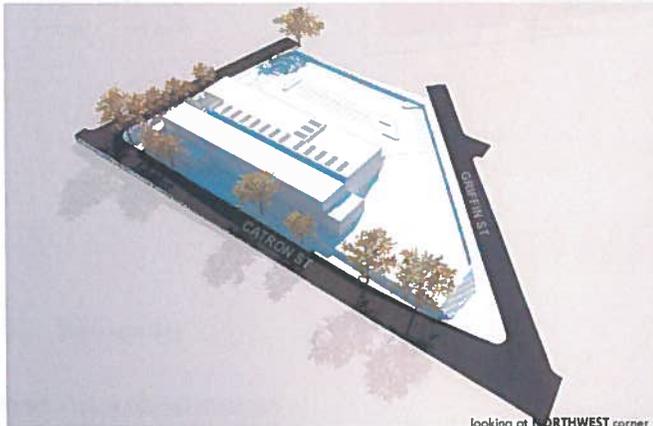
DEMOLISH EXISTING BUILDING - NEW BUILDING ON SITE - NO COMMUNITY SERVICES - TWO LEVELS OF PARKING
Santa Fe County Old Judicial Complex III-21



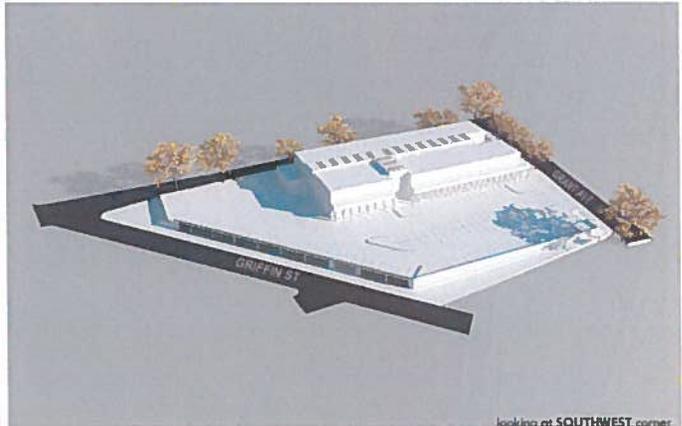
looking at SOUTHEAST corner



looking at NORTHEAST corner



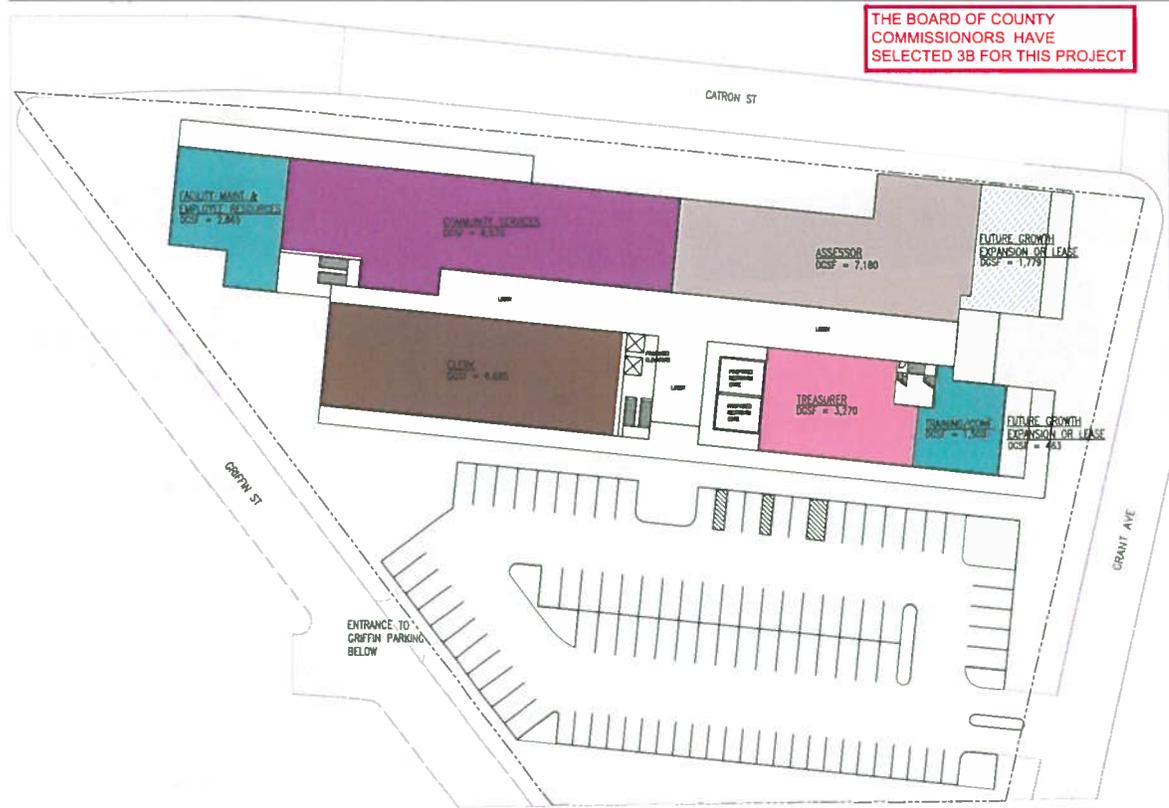
looking at NORTHWEST corner



looking at SOUTHWEST corner

PLAN OPTION 3A - PERSPECTIVE VIEWS

THE BOARD OF COUNTY COMMISSIONERS HAVE SELECTED 3B FOR THIS PROJECT



LEGEND

- ASSESSOR
- CLERK
- COMMUNITY SERVICES
- TREASURER
- FACILITY MAINT/EMPLOYEE RESOURCES/ TRAINING/CONFERENCE
- FUTURE GROWTH/EXPANSION/ LEASE SPACE

NOTE

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

FUTURE GROWTH/LEASE

FIRST FLOOR = 2,242 SQ FT
 SECOND FLOOR = 7,218 SQ FT
 POTENTIAL DAYCARE = 5,000 SQ FT
TOTAL = 14,558 SQ FT

PARKING

TOTAL = 329 spaces



FIRST FLOOR PLAN - OPTION 3B

DEMOLISH EXISTING BUILDING - NEW BUILDING ON SITE - COMMUNITY SERVICES INCLUDED - TWO LEVELS OF PARKING
 Santa Fe County Old Judicial Complex III-23



- LEGEND**
- IT
 - PROJECT DEVELOPMENT/DELIVERY
 - TRAINING/CONFERENCE
 - GROWTH MANAGEMENT
(Includes ALL Public Assessment, Planning, and Loan 602)
 - FUTURE GROWTH/EXPANSION/LEASE SPACE

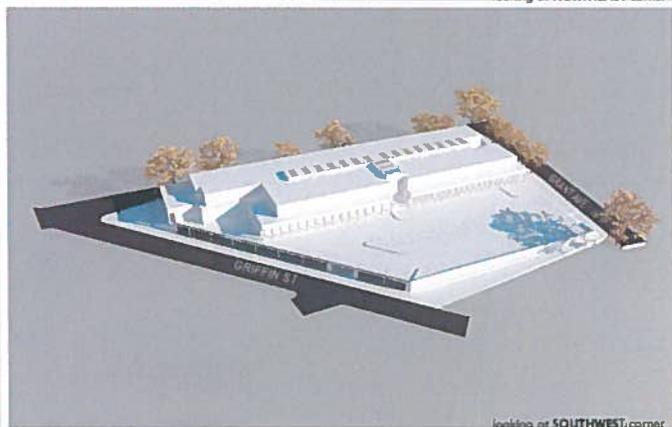
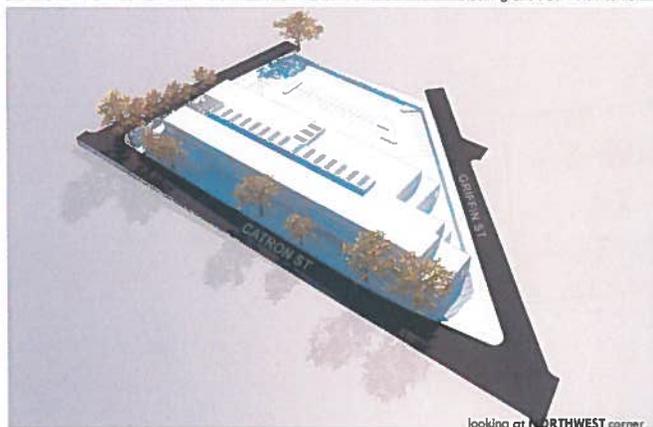
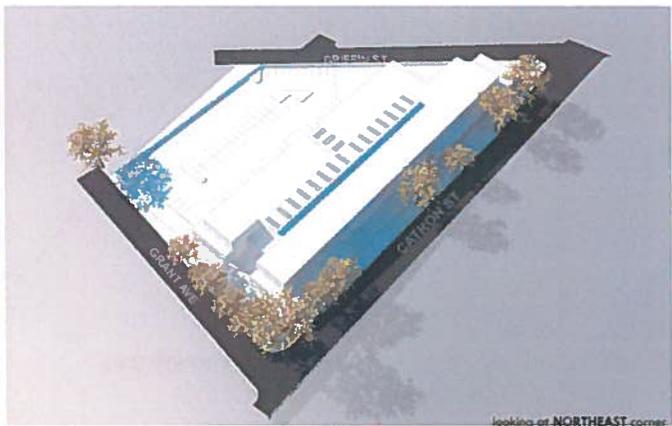
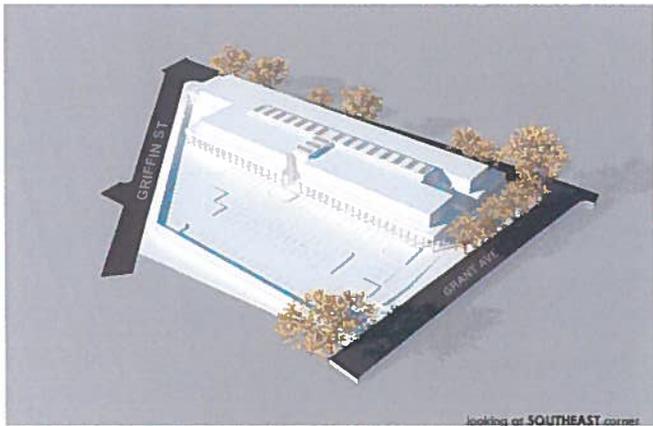
NOTE
 COLOR SHADED AREAS AND INDICATED SQUARE FOOTAGES DENOTE DEPARTMENTAL GROSS SQUARE FEET MINUS 10% FUTURE GROWTH AREA. ALL FUTURE GROWTH AND LEASE SPACE, DENOTED BY HATCHED AREAS, IS CONSOLIDATED TO EAST

FUTURE GROWTH/LEASE
 SECOND FLOOR = 7,316 SQ FT
 POTENTIAL DAYCARE = 3,000 SQ FT

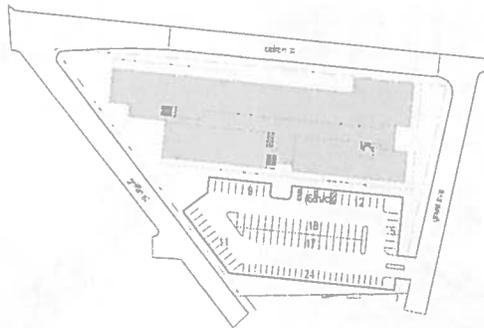


SECOND FLOOR PLAN - OPTION 3B

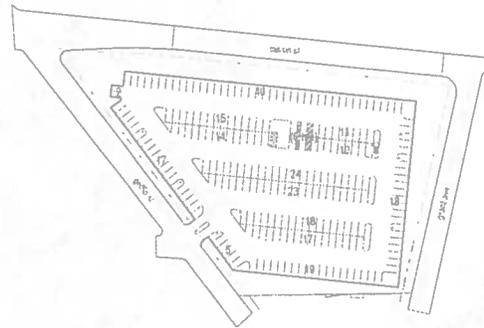
DEMOLISH EXISTING BUILDING - NEW BUILDING ON SITE - COMMUNITY SERVICES INCLUDED - TWO LEVELS OF PARKING



PERSPECTIVE VIEWS - **PLAN OPTION 3B**

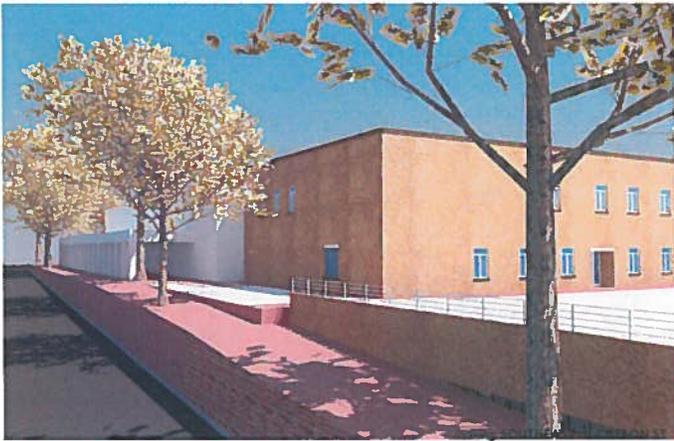


GRANT AVE LEVEL
96 (6 h/c)



GRIFFIN ST LEVEL
233 (6 h/c)

PARKING FOR PLAN OPTION 3A & 3B
option 3A total = 329 (12 h/c) option 3B total = 329 (12 h/c)

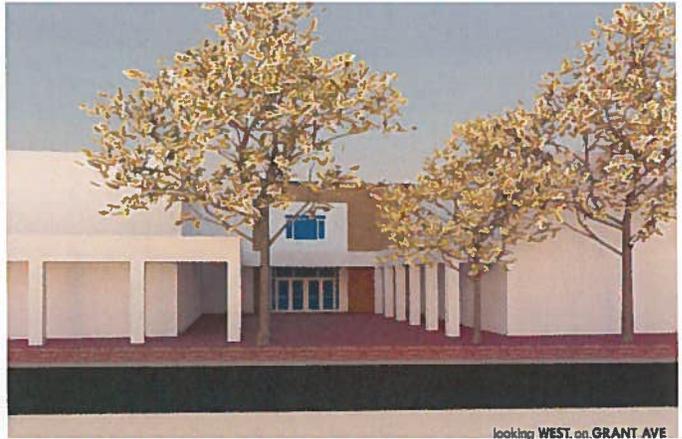


looking **NORTHEAST** on **GRIFIN ST**

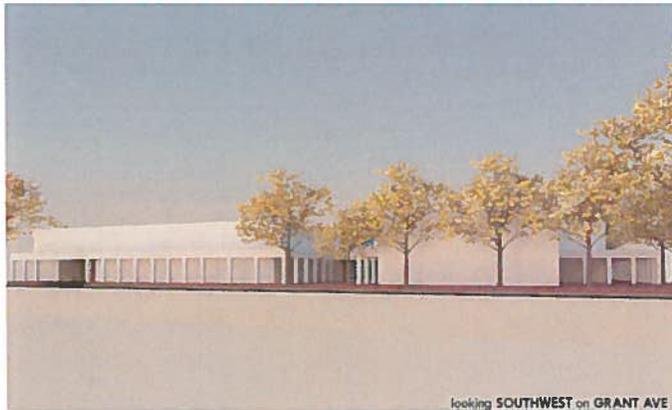
PLAN OPTION 2B - 2C STREET VIEWS



looking **NORTHWEST** on **GRIFIN ST**



looking WEST on GRANT AVE



looking SOUTHWEST on GRANT AVE



looking SOUTHWEST at GRANT AVE-CATRON ST Intersection

STREET VIEWS - PLAN OPTIONS 2B & 2C

Landscape Concepts

Keep existing trees, add new trees and make planter boxes at grade, walkable and larger for tree health. Cut curbs to let water in from street during storm events.

Change in paving indicates entrance to building

Green roof on mixed-use location uses water harvested from parking structure. Cistern located in parking structure.

Green vines on wall creates a neighborhood friendly streetscape

Tree grove with planters creates a welcoming entry and areas for sitting outside. Water harvested from parking garage.

Structured area

Catron Street

Griffin Street

Grant Avenue

New County Administration Building

Structured parking

Additional space

Additional space

Structured parking

Retain visibility to flagpole field on Northeast corner

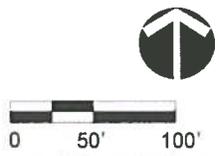
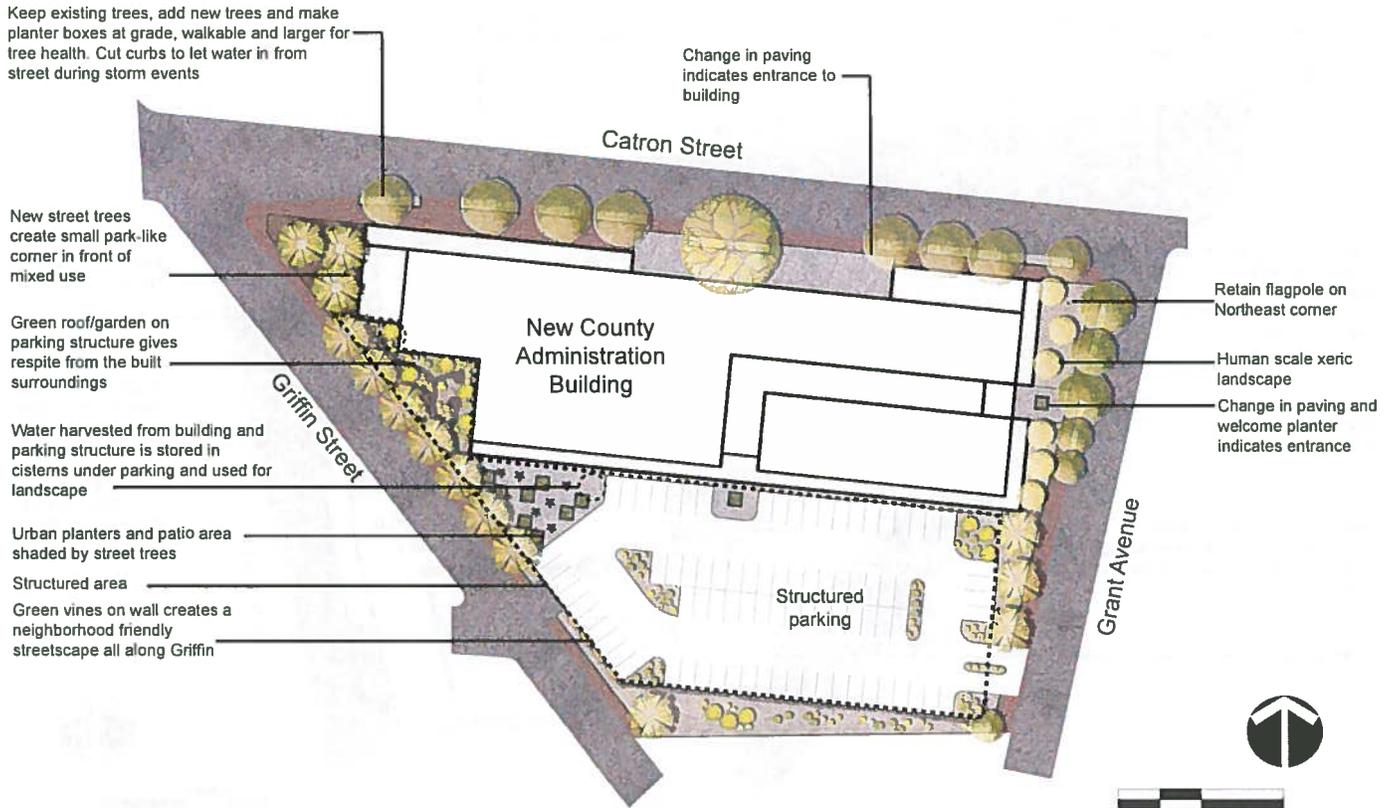
Light well

Tall thin trees, water feature and unique paving create a more intimate entry patio

Vegetated wall separates entry patio from streetscape



Existing Building with Additions on Old Santa Fe Judicial Complex- Landscape Concept



New Building on Old Santa Fe Judicial Site - Landscape Concept

The following is a summary (pros, cons, and cost) of the six options:

Option 1A: Renovate existing building, no additions, no community services department, and construct 126 surface parking spaces (pages III-2 to -4 and -8 for conceptual graphic details).

Pros

- The county can consolidate space and eliminate the need for any currently leased space.
- Re-use of existing building is sustainable from a resource utilization perspective.
- A full renovation will result in all new MEP systems, a new roof and finishes, and extend the life of the existing structure.
- Less time is needed for a renovation than to demolish/reconstruct.
- Renovation will include a more energy efficient building envelope coupled with new mechanical systems which will decrease long-term operating costs.
- Renovated skylights and windows will improve daylighting for improved quality of life in the building.
- A renovated building would include all new toilet rooms, new elevators, new stairs, and bring the entire facility up to current building code requirements and accessibility requirements.
- Keeping the county administrative functions downtown which will help maintain the viability of the city/downtown for the citizens of Santa Fe.
- This approach results in the lowest cost to reuse the building and site.

Cons

- This approach results in a parking lot of 126 spaces, below the 239-space target which would need to be leased from the city or others.
- Portions of the building were constructed in 1937 utilizing wood floor joists over a crawl space and wood frame construction. This makes part of the building 75 years old.
- The 1979 court additions were designed and constructed with load-bearing masonry walls on all four walls of the two-story stacked courtrooms. While openings can be cut to accommodate circulation, a good portion of these walls need to remain intact, which limits floor plan flexibility for the renovation and subsequent modifications.
- The existing building alone, without expansion, cannot accommodate Community Services. Future expansion on the site would be needed to accommodate future growth.
- Some existing county-owned or leased space and the associated costs would continue into the future.

Option 1B: Renovate existing building, no additions, no community services department, and construct 243 parking spaces (pages III-5 to -8 for conceptual graphic details).

Pros

- The county can consolidate space and eliminate the need for any currently leased space.
- Re-use of existing building is sustainable from a resource utilization perspective.
- A full renovation will result in all new MEP systems, a new roof and finishes, and extend the life of the existing structure.
- Less time is needed for a renovation than to demolish/reconstruct.
- Renovation will include a more energy efficient building envelope coupled with new mechanical systems which will decrease long-term operating costs.
- Renovated skylights and windows will improve daylighting for improved quality of life in the building.
- A renovated building would include all new toilet rooms, new elevators, new stairs, and bring the entire facility up to current building code requirements and accessibility requirements.
- Keeping the county administrative functions downtown which will help maintain the viability of the city/downtown for the citizens of Santa Fe while creating the required parking for the county and public needs.

Cons

- Portions of the building were constructed in 1937 utilizing wood floor joists over a crawl space and wood frame construction. This makes part of the building 75 years old.
- The 1979 court additions were designed and constructed with load-bearing masonry walls on all four walls of the two-story stacked courtrooms. While openings can be cut to accommodate circulation, a good portion of these walls need to remain intact, which limits floor plan flexibility for the renovation and subsequent modifications.
- Constructing the parking deck while working around the existing building creates logistical challenges and increase in cost of parking construction. The irregular-shaped parking area provides a less efficient parking garage layout. The parking structure would need to wrap around two sides of the site.
- The existing building alone, without expansion, cannot accommodate Community Services. Future expansion on the site would be needed to accommodate future growth.

Options 2A (Includes Community Services Department with 317 parking spaces), 2B (Includes Community Services Department with 330 parking spaces), and 2C (No Community Services Department with 330 parking spaces): Renovate existing building, construct parking spaces, and build additions to accommodate mixed use and future growth space (pages III-9 to -19 for conceptual graphic details).

Pros

- Possible revenue stream by leasing excess space (future growth space) for an undetermined amount of time.
- The county can consolidate space and eliminate the need for a portion of currently leased space.
- Additions could accommodate additional county agencies (including Community Services), resulting in more convenience for constituents.
- Future growth can be accommodated in additions to the building.
- Expanded daycare facilities in the downtown area could be a positive feature of the project for county employees.
- Additions could accommodate other socially and culturally advantageous tenants – i.e. "artist incubator space" – until the county needs the space.
- Keeping the county administrative functions downtown will maintain the viability of the city/downtown for the citizens of Santa Fe while creating the required parking for the county and public.

Cons

- Portions of the building were constructed in 1937 utilizing wood floor joists over a crawl space and wood frame construction. This makes part of the building 75 years old.
- Since the current building is centrally located on the site, additions would be to several different locations of the building, likely resulting in higher per-square-foot construction costs.
- The 1979 court additions were designed and constructed with load-bearing masonry walls on all four walls of the two-story stacked courtrooms. While openings can be cut to accommodate circulation, a good portion of these walls need to remain intact, which limits floor plan flexibility for the renovation and subsequent modifications.
- Constructing the parking deck while working around the existing building creates some logistical challenges and increased cost of construction.
- Because of the configuration of the existing parking lot and building, fitting the 313 or 330 spaces identified as a target for the site requires ramps and extra levels of parking, reducing the efficiency of the structure. To accommodate the ramps, the parking gets very close to the building and impacts views and daylighting on the south side. The odd-shaped parking area does not lend itself to an efficient parking garage layout. The parking structure would need to wrap around two sides of the site.
- There is no compelling historic or architectural significance to the existing building.

Option 3A: Demolish the existing building, construct new building on site designed specifically for the County's use, with no community services department, and construct a two-level parking deck with 329 spaces (pages III-20 to -22 for conceptual graphic details).

Pros

- An all "new" building with state-of-the-art mechanical/electrical/plumbing systems, special systems, structure, durable finish materials.
- Building can be located on site to accommodate future building expansion.
- A fully code compliant, ADA accessible, energy efficient, daylighted, contemporary work environment.
- No inherited limitations of the existing building in regards to layout, structure, mechanical, electrical, and plumbing systems or limitations of a building that has exceeded its life span and has structural limitations.
- There is no compelling historic or architectural significance regarding demolition of the existing building.
- A more efficient layout for county agencies, including Community Services.
- A simplified, efficient parking deck solution with secure and covered employee and fleet parking on the lower deck entered from Griffin Street and a public parking level on Grant Street upper deck. Not having to work around an existing building results in a lower cost-per-space for parking.
- An opportunity for the county to construct an expression of efficient service delivery in an edifice which conveys the county's commitment to excellence. The street level presence will be a building and associated site development and landscaping that fits into the existing context of a new large scale development instead of a site dominated by a parking structure on two sides.
- Keeping the county administrative functions downtown will maintain the viability of the city/downtown for the citizens of Santa Fe.

Cons

- May have a more rigorous review process by the City of Santa Fe for Historic Design (height and massing).
- May have some community push back for not re-using an existing building.
- An all new building will include the demolition of the existing building which is less sustainable than renovation of the existing building, but will provide a building of longer life (see also LEED analysis).

Option 3B: Demolish the existing building, construct new building on site designed specifically for the County's use, includes community services department, and construct a two-level parking deck with 329 spaces (pages III-23 to -26 for conceptual graphic details).

Pros

- An all "new" building with state-of-the-art mechanical/electrical/plumbing systems, special systems, structure, durable finish materials.
- A fully code compliant, ADA accessible, energy efficient, daylighted, contemporary work environment.
- No inherited limitations of the existing building in regards to layout, structure, mechanical, electrical, and plumbing systems or limitations of a building that has exceeded its life span and has structural limitations.
- There is no compelling historic or architectural significance regarding demolition of the existing building.
- A more efficient layout for county agencies, including Community Services.
- A simplified, efficient parking deck solution with secure and covered employee and fleet parking on the lower deck entered from Griffin Street and a public parking level on Grant Street upper deck. Not having to work around an existing building results in a lower cost-per-space for parking.
- An opportunity for the county to construct an expression of efficient service delivery in an edifice which conveys the county's commitment to excellence. The street level presence will be a building and associated site development and landscaping that fits into the existing context of a new large scale development instead of a site dominated by a parking structure on two sides.
- Vertical circulation can be better accommodated in new construction than a renovation.
- Excess space could accommodate office, retail, or other socially and culturally advantageous tenants – i.e. "artist incubator space" – until the county needs the space.
- New construction would better accommodate retail or other leased space.
- Keeping the county administrative functions downtown will maintain the viability of the city/downtown for the citizens of Santa Fe.

Cons

- May have a more rigorous review process by the City of Santa Fe for Historic Design (height and massing).
- May have some community push back for not re-using an existing building.
- An all new building will include the demolition of the existing building, which is less sustainable than renovation of the existing building, but will provide a building of longer life (see also LEED analysis).

Option 4: Sell the existing building, construct new building on a remote site that includes consolidated County Administration and County Commission, and construct 425 surface parking spaces.

Pros

- Provides a one-stop shop for all county administrative and commission activities.
- All parking can be accommodated on a surface parking lot, significantly reducing the cost per space.
- Provides an all "new" building with state-of-the-art mechanical/electrical/plumbing systems, special systems, structure, durable finish materials.
- A fully code compliant, ADA accessible, energy efficient, daylighted, contemporary work environment.

Cons

- A new building on a remote site will abandon the current county administration and relocate commission functions from the downtown. This may raise potential community concern due to county functions leaving downtown.
- A site will have to be purchased.
- County will vacate four buildings in Santa Fe that will need to be sold.

Recommendation

Studio Southwest Architects and our consulting team have evaluated many options to accommodate the Santa Fe County administrative space/parking/and functional needs. Our recommendation is for **Option 3A** - to demolish the existing building and create a downtown campus consisting of a new County Administrative Complex on the site of the Old Judicial Complex and subsequently renovate the 102 Grant county building as part of this project.

This recommendation is based on the pros and cons as stated in the options analysis. The primary factors leading to this recommendation include the following:

- While the existing OJC is a viable candidate for renovation, there are many issues which result in a compromised facility for long term county use.
- A new building on the OJC site will provide the most efficient design for county functional needs.
- A new building on the OJC site will provide the most efficient parking option.
- A new county administration building on the site will maintain Santa Fe County's presence downtown and help ensure the economic vitality of Santa Fe.

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IV. SUSTAINABILITY

- A. Pros and Cons of Reuse Existing Building
- B. Sustainability Targets and Methodologies
- C. LEED Costs

The team evaluated the pros and cons of reuse/refurbishing the existing building versus a new building on the site. Sustainability targets and methodologies for the existing or new building were evaluated.

All options will require new mechanical and electrical renovations using the available space for these systems. Santa Fe, New Mexico's climate conditions are such that "free cooling" utilizing economizers can be used in lieu of mechanical cooling for most of the year. This building will be in the cooling mode the entire year.

Option 3A and 3B present the most functional and efficient layout of space and departments resulting in the most cost-effective approach for a healthy energy efficient building.

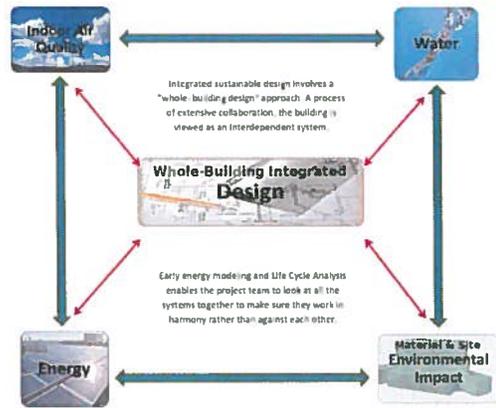
Halcom Consulting LLC

Santa Fe Old Judicial Complex Sustainability			
Reuse/Refurbish Existing Structure		New Complex on existing or new site	
PRO'S	CON'S	PRO'S	CON'S
The greenest building is one that is already built, you don't have to use environmental resources in constructing its replacement		It can take between 10 and 80 years for a new, energy-efficient building to overcome, through more efficient operations, the negative energy and climate change impacts caused in the construction process	
Embodied energy is significantly less for a re-used building			
LEED gives up to 3 points for reusing the existing facility			
	Some areas will have a very difficult time achieving the code required indoor air quality with outside air alone.	Indoor Air Quality requirements will be easy to meet. e.g. outside air.	
Bypassing the wasteful process of demolition is a MAJOR environmental benefit, not only for cost but materials sent to landfills.		New construction materials are using advanced sustainable technology.	
	Existing finishes could have possible outgassing problems that are not known.	Paints and coating will be low VOC, increases the likelihood of not having problems with chemical sensitive employees	
	Water saving will depend on the existing system being able to use low flow fixtures.	Energy savings will be maximized due to the new envelope and systems	
	Mechanical systems will be limited to structural and space available	New electrical and mechanical systems tailor made for the facility	
Best PR Value			Worst PR Value

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Sustainability Consulting



Sustainability/LEED Recommendations

LEED (Leadership in Energy Efficient Design) is a national building design program with the goal of achieving energy efficiency in the design and construction of buildings. There are different targets for efficiency and there are costs associated with the mechanical/electrical systems and building envelope construction required to attain higher degrees of energy efficiency.

The renovation of an existing structure is one of the most "sustainable" options in building construction due to the "recycling" of existing building elements, construction materials, and reduced manpower required compared to constructing a new building.

While renovation of the Old Santa Fe Judicial Complex is an attractive option from the "sustainability" standpoint, there is a point of diminishing returns when the existing building is limited due to structural conditions/materials, flexibility, and building envelope constraints. Further, renovations that can improve sustainability are inherently limited when daylighting and new mechanical systems are incorporated in existing buildings. Also, it will be difficult to achieve optimal efficiency and functionality for the County of Santa Fe administrative functions due to the structural limitations associated with renovating a building comprised of both a 75-year-old school and 34-year-old courthouse. Conversely, new construction offers the maximum in opportunities to incorporate high-return sustainable building design and mechanical, electrical, plumbing, and lighting components.

Therefore, the recommendation to build a new County Administration Complex (Option 3A or 3B) on the existing site will result in a higher level of energy efficiency than could be achieved in a renovation and a more functional and efficient layout of space and departments. (See LEED analysis on page IV-6.)

Sustainability Targets and Methodologies

The following is an approach to energy targets for new and existing buildings on the Santa Fe County Old Judicial Complex.

No dynamic thermal modeling has been conducted as part of this plan and all proposed options are based on good engineering practice rules of thumb. Further analysis and modeling will be required to fully analyze the proposed passive and MEP advised solutions to accurately determine energy savings.

The feasibility report for the Santa Fe County Old Judicial Complex identifies and evaluates sustainable opportunities for four major areas of design:

1. Passive design
2. Primary energy sources
3. Active mechanical systems
4. Water use systems

1. PASSIVE DESIGN

Passive building design encompasses the architectural, structural and envelope features that affect a building's response to the local microclimate. Though these features fall under architectural and structural disciplines, the envelope components affect the demands on the mechanical system and as such perform as elements of it.

Building envelopes designed for optimum energy performance reduce a building's peak heating and cooling loads, and annual energy requirements. This effect reduces the size, capital cost, and ongoing operating cost of the mechanical system. At the same time, high performance envelopes and other passive elements work with active mechanical systems to provide comfortable indoor environments. The intent is to reduce the energy demand in the building even before active systems are applied.

Energy-efficient buildings are best achieved in the early stages of design through an integrated, interdisciplinary approach. Advanced building energy modeling can aid passive feature design. Applicable features can be identified and then tested using annual building simulations that draw on local climate data and project parameters.

PASSIVE DESIGN ELEMENTS

BUILDING SHAPE AND MASSING

Building shape and massing affects energy performance and occupant comfort because the envelope surface area affects the amount of heat lost or gained through the envelope. The ratio of the envelope area to the useable floor space or volume is the compactness of the building. In climates with extreme hot and cold conditions, a more compact building will have lower rates of heat loss and gain in winter and summer, respectively, than a building which is less compact. The result is lower annual energy consumption for heating and cooling.

PROGRAMMING

Every building has various spaces with differing occupancy patterns, uses and temperature control requirements. The placement and location of these spaces

with respect to the building orientation is referred to as programming, and can greatly impact the building's overall energy consumption.

GLAZING-TO-WALL-AREA RATIO

The glazing-to-wall ratio is the proportion of transparent glazing to the total wall area of the envelope.

THERMAL MASS

All matter has thermal mass, however, when referring to a building; thermal "mass" generally means materials capable of absorbing, holding and gradually releasing heat (i.e. thermal energy).

SOLAR SHADING

External solar shading includes overhangs, blinds, louvers, trellises, or anything that blocks the sun's rays from heating the building envelope and entering the building through glazing. Interior solar shading features, typically internal blinds, are any material inside the building that is used to block the sun's rays at the perimeter. Internal shading is significantly less effective at reducing solar heat gain and thus cooling energy requirements inside the building.

GLAZING ASSEMBLY PARAMETERS

Glazing assemblies consist of glass, and with more than one pane of glass a void, mounted in a frame. The thermal properties of glazing assemblies vary based on the number of glass panes, as well as the properties of the void, surface coatings and frame.

THERMAL INSULATION

Effective thermal insulation is the most critical design parameter of the building envelope. It reduces the rate of heat loss and gain to and from the outside, expressed in terms of R-value and U-value. Minimum R-values and maximum U-values are prescribed by the ASHRAE 90.1 energy standard for buildings.

ROOF DESIGN FOR SOLAR COLLECTION

Solar energy collectors (thermal to generate heated water or photovoltaic to generate electricity) have optimal orientation and angles of inclination for maximum solar energy capture over the year. The optimum orientation in the northern hemisphere is south to southwest facing.

INTEGRATED PASSIVE DESIGN STRATEGIES

Integrated passive design strategies combine the elements above to maximize the effectiveness of passive design in offsetting the energy requirements of heating and cooling systems by reducing energy losses and taking advantage of the naturally occurring thermal processes of the building structure and its surroundings.

PASSIVE HEATING STRATEGIES

The consistent availability of solar energy in Santa Fe provides an opportunity for integrating passive solar heating strategies in buildings there. The passive strategies take advantage of the combined effect of several passive elements. If applied properly, passive heating strategies could significantly reduce the heating energy requirements.

The elements affecting passive solar performance were discussed in the preceding sections and have been studied with energy simulations, as discussed in the following sections. The strategies for this project include the optimization of the following passive design elements in various integrated combinations:

1. Programming and orientation
2. Solar control with external shading
3. Glazing-to-wall-area ratio
4. Thermal mass
5. Glazing assembly parameters

Thermally massive construction stores thermal energy from solar gain as well as thermal energy generated by mechanical systems, resulting in more stable internal temperatures and reduced heating energy consumption. The mass will be most effective with optimized building orientation and without the opposing radiant effect of large areas of cold glazing surface, which requires high performance glazing to provide adequate insulation. The glazing-to-wall-area ratio must balance between the benefit of allowing solar gain to enter the space while limiting the amount of heat loss through this weak link of the assembly. The combination of these features will enhance the comfort and heating performance of the buildings.

PASSIVE COOLING STRATEGIES

Passive cooling strategies reduce the amount of solar energy entering the space during summer and the amount of heat entering the space through ventilation air. These strategies remove heat from the building without using mechanical energy.

Passive cooling strategies include:

1. Passive evaporative cooling
2. Nocturnal cooling by natural ventilation
3. Thermal mass
4. Solar control with external shades and/or blinds

PASSIVE EVAPORATIVE COOLING

In the building, evaporative cooling uses heat from the spaces to convert water from a liquid to a vapor which converts the air in the space from warm and dry to cool and moist.

To cool a space by evaporative cooling, moisture must be added to an airstream. This can be achieved by drawing air across or through existing water (e.g., a water feature located within the building, a natural exterior body of water, a hydroponic living wall, etc.), providing a cooling effect to the space.

NOCTURNAL COOLING BY NATURAL VENTILATION

Natural ventilation overnight is encouraged to remove heat accumulated in the building mass during the day. Cooler night-time air flushes and cools the warm building structure/mass.

PASSIVE VENTILATION STRATEGIES / EARTH-TEMPERED VENTILATION

The relatively constant temperature of the ground at depths exceeding 5' can be harnessed to temper building ventilation air. This strategy requires burying an air intake path, also called an earth tube.

2. PRIMARY ENERGY SOURCES

OVERVIEW OF ENERGY TYPES

For building system energy sources, provide either electrical power to perform mechanical work, such as running chillers, fans, or pumps, or thermal energy to provide heating. All forms of energy, with the exception of nuclear, are derived directly or indirectly from solar energy.

The important distinction between resources is the time frame of renewal. Sustainable resource use requires energy use at a rate equal to or less than the rate at which the resource can be renewed, and only those which renew within this time frame qualify as renewable.

The following are primary energy resources:

1. Fossil fuels – fossilized biomass, hydrocarbons such as oil, gas, and coal
 - Renewal time = millions of years
2. Biomass – organic matter which developed with solar radiation
 - Renewal time = 10s to 100s of years
3. Hydro – gravitational potential energy of water evaporated by the sun and precipitated at elevations higher than sea level
 - Renewal time = months to years
4. Earth source – solar radiation absorbed and stored in the earth; quick renewal time
 - Renewal time = days to months
5. Wind – air masses in motion due to convection, air heated by warm earth and water; quick renewal time, though intermittently available
 - Renewal time = intermittently available

Sustainable building designs should consider the primary energy resource that is impacted by the building operation, and not end these considerations at the property line. For example, electric resistance heating is often considered to be a 100% efficient conversion of electricity to heat. However, when a fossil fuel thermal power plant generates this electricity at a remote site, the overall fuel-to-heat conversion efficiency is much lower, and can be less than 30%.

Sustainability designs must reduce dependence on fossil fuels for obvious reasons, and can do so by using renewable energy sources either on site or through the local utility.

3. ACTIVE MECHANICAL SYSTEMS

Buildings use energy to operate systems which provide space heating and cooling, ventilation air tempering, domestic hot water heating and lighting, as well as to run various types of electrical equipment from computers to refrigerators. The

best way to reduce the overall amount of energy consumed is to first reduce the demand and amount of energy required before installing energy-efficient equipment.

Low energy-use building designs are best achieved by these design steps.

1. First, reduce the building's energy demand by applying passive energy saving features to the building, such as solar heating and shading strategies
2. Second, assess the available renewable energy sources and target prudent use of fossil fuel and electricity
3. Third, apply appropriate energy-efficient heating and cooling systems that are well matched with the identified renewable energy sources
4. Finally, design controls for the system and other primary energy uses to operate efficiently

Reducing energy demand with passive measures is the first and most important step because once the energy demand is reduced passively, active system components can be smaller and more efficient. High efficiency systems and plant equipment yield the lowest ongoing operating costs in a building with low energy demand.

4. WATER USE SYSTEMS

In an integrated water strategy, elements that are the most cost-effective, low maintenance, and easy to incorporate are high performance, low-flow fixtures. These fixtures include dual-flush toilets, low-flow faucets and high-performance, low-flow shower heads. High efficiency HVAC designs will also be assessed.

Once water conservation features are fully optimized, the next step is to identify nonpotable water sources to serve end-uses such as toilets, HVAC systems, etc. The availability and suitability of nonpotable sources will be evaluated.

In addition to the passive and active scenarios listed above it should be noted that re-using the existing structure is the most sustainable option. Energy used to produce new materials is not used when reusing an existing structure, meaning the embodied energy is significantly less in a reused building. The challenges faced in using high efficient mechanical and electrical systems are greater in an existing building due to space and budget constraints. What would be a simple system becomes more complex when adapting new technologies to existing structures. Maintenance costs can be higher using adaptive technologies. This leads to an overall higher Life Cycle costs for systems that have to be adapted and not "off the shelf." Noted in the checklists provided, the 3 points are awarded for building reuse; those additional points are offset by the reduction in energy saving over the lifetime of a project. With all things being equal, Option 1A, 1B, 2A, 2B, and 2C mechanical/electrical systems will be above code in energy efficiency. Looking at only dollars spent for energy, it's our opinion that Option 3A and 3B will ensure lower utility bills for the county over the lifetime of the project.

Two checklists have been provided showing the expected LEED credits available for all options. Options 1A, 1B, 2A, 2B, and 2C are expected to earn 55 points at this early juncture which is 5 points over Silver rating. Option 3A and 3B are expected to earn 63 points which is a Gold rating. Both are best case

point totals. We expect all options to lose points both in the design phase, value engineering phase, and construction phase. Experience has shown that Options 1A, 1B, 2A, 2B, and 2C will require the purchase of green power to achieve the Silver level mandated.

Water savings are achieved by using climate-adapted vegetation for all Options with no potable water being used for landscaping. In options 1A, 1B, 2A, 2B, and 2C, the potable water reduction of 30% is used; the existing plumbing system does not allow for ultra-low flow fixtures without extensive renovation at a significant cost factor. Option 3A and 3B new building should achieve over 40% potable water use reduction.

Option 2B and 2C parking garages that are underground and need mechanical ventilation do not fall under the sustainability umbrella. The ventilation is mandated by current code to remove CO. However, the use of variable frequency drives and high efficiency motors can help with overall energy usage reduction in both of these options.

By expanding the amount of natural light within a building, atrium designs also contribute significantly to sustainable design. Daylighting strategies reduce operating costs and have been documented to deliver energy savings through improved life cycle costs and reduced emissions. These reductions are due to the reduced amount of lighting power that can be achieved with an atrium. Moreover, daylight vitalizes interior spaces and has been shown to increase user satisfaction and visual comfort leading to improved performance. Our daylighting simulation program shows that the actual amount of daylight that can be modeled is restricted to the second level offices. Level one does not achieve the required foot candle level. Skylights introduce daylight at no more than a 45-degree angle; while significant, this does not allow enough foot candle levels in the first floor offices.

Summary LEED Costs

Soft cost impacts were defined for LEED-related tasks that are above and beyond standard code requirements. Tasks are defined in two categories:

- LEED Design Costs: Those tasks that increase the design team's scope of work during the design and construction stages of a project.
- LEED Documentation Costs: Those tasks associated with documenting and submitting a LEED application to the U.S. Green Building Council.

Soft costs for Silver, Gold, or Platinum are approximately the same.

Addressing LEED Cost Variables:

There is an inherent degree of variability to LEED construction cost impacts. The primary factors creating this variability include the following:

1. There is no correlation between the point value of a LEED credit and its cost. There are many "no cost" and "low cost" LEED credits (such as development density, proximity to public transportation, no water use irrigation systems) that can earn 5-6 points each. At the other extreme, some credits (renewable energy, for example) can cost hundreds of thousands of dollars each—and can earn 7-15 points. The selection of credits used to achieve a LEED rating can therefore result in a wide range of resultant costs.
2. A range of different strategies can often be used to earn the same individual LEED credit. Many of the LEED credit criteria are performance-based rather than prescriptive. This allows design teams flexibility in defining an approach to credit compliance. Different strategies can also result in significantly different cost impacts. An example is credit SS-6.1: Stormwater Management (Rate and Quantity) is a "low cost" scenario; the credit is earned by increasing the amount of site plantings and reducing the amount of site paving. This approach actually reduced construction costs. In one of the "high cost" Gold rating scenarios, a vegetated roof system was installed. The premium for the vegetated roof system was approximately \$250,000. While the vegetated roof has additional benefits and was used to earn an additional LEED credit (SS-7.2, Heat Island Reduction), it still represented a significantly more expensive approach to credit SS-6.1.

LEED Silver rating usually is a 1-2% cost of the maximum allowable construction costs (MAC). Based on better quality glazing and more efficient mechanical systems, payback is within 7 to 8 years if the building is operated as intended.

LEED Gold rating is 3-4% cost increase over the MAC. This entails not only the most efficient mechanical systems but other tangibles such as LED lighting or concrete parking in lieu of asphalt.

LEED Platinum rating is 5-15% cost of the MAC. Photovoltaic systems and all of the scenarios required for a Gold rating must be included in the costs. It should be noted that a Gold rating can be achieved without the additional cost impacts if the design and construction team are well-versed LEED architects and builders.

LEED-NC v3.0 Preliminary Project Checklist

<<Project Name>>
<<Project Location>>

Renovation of Old Judicial Complex - Options 1A, 1B, 2A, 2B, and 2C

Prerequisite	Requirement	Points	Notes
11	1	8	Sustainable Sites
Prereq 1	Construction Activity Pollution Prevention	Required	
Cr1.1	Site Selection	1	
Cr1.2	Development Density & Community Connectivity	1	
Cr1.3	Brownfield Redevelopment	1	
Cr1.4	Alternative Transportation: Public Transportation Access	1	
Cr1.5	Alternative Transportation: Bicycle Storage & Changing Rooms	1	
Cr1.6	Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	3	
Cr1.7	Alternative Transportation: Parking Capacity	1	
Cr1.8	Site Development, Protect or Restore Habitat	1	
Cr1.9	Site Development, Maximize Open Space	1	
Cr1.10	Stormwater Design, Quality Control	1	
Cr1.11	Stormwater Design, Quantity Control	1	
Cr1.12	Heat Island Effect, Non-Roof	1	
Cr1.13	Heat Island Effect, Roof	1	
Cr1.14	Light Pollution Reduction	1	
7	2	16	Water Efficiency
Prereq 1	Water Use Reduction, 20% Reduction	Required	
Cr2.1	Water Efficient Landscaping	2	
Cr2.2	Innovative Wastewater Technologies	2	
Cr2.3	Water Use Reduction	2	
11	22	16	Energy & Atmosphere
Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required	
Prereq 2	Minimum Energy Performance	Required	
Prereq 3	Fundamental Refrigerant Management	Required	
Cr3.1	Optimize Energy Performance	1	
Cr3.2	On-Site Renewable Energy	1	
Cr3.3	Enhanced Commissioning	2	
Cr3.4	Enhanced Refrigerant Management	2	
Cr3.5	Measurement & Verification	2	
Cr3.6	Green Power	2	
11	8	14	Materials & Resources
Prereq 1	Storage & Collection of Recyclables	Required	
Cr4.1	Building Reuse: Maintain Existing Walls, Floors & Roof	1	
Cr4.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1	
Cr4.3	Construction Waste Management	1	
Cr4.4	Materials Reuse	1	
Cr4.5	Recycled Content	1	
Cr4.6	Regional Materials	1	
Cr4.7	Rapidly Renewable Materials	1	
Cr4.8	Certified Wood	1	
9	6	13	Indoor Environmental Quality
Prereq 1	Minimum IAQ Performance	Required	
Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	
Cr5.1	Outdoor Air Delivery Monitoring	1	
Cr5.2	Increased Ventilation	1	
Cr5.3	Construction IAQ Management Plan During Construction	1	
Cr5.4	Construction IAQ Management Plan Before Occupancy	1	
Cr5.5	Low-Emitting Materials: Adhesives & Sealants	1	
Cr5.6	Low-Emitting Materials: Paints & Coatings	1	
Cr5.7	Low-Emitting Materials: Flooring Systems	1	
Cr5.8	Low-Emitting Materials: Composite Wood & Agrifiber Products	1	
Cr5.9	Indoor Chemical & Pollutant Source Control	1	
Cr5.10	Controllability of Systems: Lighting	1	
Cr5.11	Controllability of Systems: Thermal Comfort	1	
Cr5.12	Thermal Comfort: Design	1	
Cr5.13	Thermal Comfort: Verification	1	
Cr5.14	Daylight & Views: Daylight 75% of Spaces	1	
Cr5.15	Daylight & Views: Views for 80% of Spaces	1	
4	6	6	Innovation & Design Process
Cr6.1	Innovation in Design: Green Cleaning	1	
Cr6.2	Innovation in Design: Education Case Study	1	
Cr6.3	Innovation in Design: One GC Credit	1	
Cr6.4	Innovation in Design: Provide Specific Title	1	
Cr6.5	Innovation in Design: Provide Specific Title	1	
Cr6.6	LEED® Accredited Professional	1	
3	1	4	Regional Priority
Cr7.1	Regional Priority: Development Density	1	
Cr7.2	Regional Priority: Alternative Transportation	1	
Cr7.3	Regional Priority: Heat Island Effect Non-Roof	1	
Cr7.4	Regional Priority: Water Efficient Landscaping	1	
64	7	110	Project Totals (pre-certification estimates)

LEED-NC v3.0 Preliminary Project Checklist

<<Project Name>>
<<Project Location>>

New Building - Options 3A and 3B

Prerequisite	Requirement	Points	Notes
11	1	8	Sustainable Sites
Prereq 1	Construction Activity Pollution Prevention	Required	
Cr1.1	Site Selection	1	
Cr1.2	Development Density & Community Connectivity	1	
Cr1.3	Brownfield Redevelopment	1	
Cr1.4	Alternative Transportation: Public Transportation Access	1	
Cr1.5	Alternative Transportation: Bicycle Storage & Changing Rooms	1	
Cr1.6	Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	3	
Cr1.7	Alternative Transportation: Parking Capacity	1	
Cr1.8	Site Development, Protect or Restore Habitat	1	
Cr1.9	Site Development, Maximize Open Space	1	
Cr1.10	Stormwater Design, Quality Control	1	
Cr1.11	Stormwater Design, Quantity Control	1	
Cr1.12	Heat Island Effect, Non-Roof	1	
Cr1.13	Heat Island Effect, Roof	1	
Cr1.14	Light Pollution Reduction	1	
7	2	16	Water Efficiency
Prereq 1	Water Use Reduction, 20% Reduction	Required	
Cr2.1	Water Efficient Landscaping	2	
Cr2.2	Innovative Wastewater Technologies	2	
Cr2.3	Water Use Reduction	2	
11	16	16	Energy & Atmosphere
Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required	
Prereq 2	Minimum Energy Performance	Required	
Prereq 3	Fundamental Refrigerant Management	Required	
Cr3.1	Optimize Energy Performance	1	
Cr3.2	On-Site Renewable Energy	1	
Cr3.3	Enhanced Commissioning	2	
Cr3.4	Enhanced Refrigerant Management	2	
Cr3.5	Measurement & Verification	2	
Cr3.6	Green Power	2	
11	8	14	Materials & Resources
Prereq 1	Storage & Collection of Recyclables	Required	
Cr4.1	Building Reuse: Maintain Existing Walls, Floors & Roof	1	
Cr4.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1	
Cr4.3	Construction Waste Management	1	
Cr4.4	Materials Reuse	1	
Cr4.5	Recycled Content	1	
Cr4.6	Regional Materials	1	
Cr4.7	Rapidly Renewable Materials	1	
Cr4.8	Certified Wood	1	
12	2	13	Indoor Environmental Quality
Prereq 1	Minimum IAQ Performance	Required	
Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	
Cr5.1	Outdoor Air Delivery Monitoring	1	
Cr5.2	Increased Ventilation	1	
Cr5.3	Construction IAQ Management Plan During Construction	1	
Cr5.4	Construction IAQ Management Plan Before Occupancy	1	
Cr5.5	Low-Emitting Materials: Adhesives & Sealants	1	
Cr5.6	Low-Emitting Materials: Paints & Coatings	1	
Cr5.7	Low-Emitting Materials: Flooring Systems	1	
Cr5.8	Low-Emitting Materials: Composite Wood & Agrifiber Products	1	
Cr5.9	Indoor Chemical & Pollutant Source Control	1	
Cr5.10	Controllability of Systems: Lighting	1	
Cr5.11	Controllability of Systems: Thermal Comfort	1	
Cr5.12	Thermal Comfort: Design	1	
Cr5.13	Thermal Comfort: Verification	1	
Cr5.14	Daylight & Views: Daylight 75% of Spaces	1	
Cr5.15	Daylight & Views: Views for 80% of Spaces	1	
4	6	6	Innovation & Design Process
Cr6.1	Innovation in Design: Green Cleaning	1	
Cr6.2	Innovation in Design: Education Case Study	1	
Cr6.3	Innovation in Design: One GC Credit	1	
Cr6.4	Innovation in Design: Provide Specific Title	1	
Cr6.5	Innovation in Design: Provide Specific Title	1	
Cr6.6	LEED® Accredited Professional	1	
3	1	4	Regional Priority
Cr7.1	Regional Priority: Development Density	1	
Cr7.2	Regional Priority: Alternative Transportation	1	
Cr7.3	Regional Priority: Heat Island Effect Non-Roof	1	
Cr7.4	Regional Priority: Water Efficient Landscaping	1	
65	24	110	Project Totals (pre-certification estimates)

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V. MARKET ANALYSIS & FINANCE OPTIONS

- A. Downtown Santa Fe Office/Retail/
Housing Market Conditions
- B. Assumptions Used in Calculating Project
Costs
- C. Public-Private Partnership Models and
Finance Options
- D. Financial Summary
- E. Parking Considerations
- F. Detailed Financial Information
- G. Conceptual Cost Estimates
- H. Construction Cost Comparison and
Parking Comparison

The team analyzed the possibilities for mixed-use functions on the site in the existing and expanded building. Assumptions used in calculating project costs and public-private partnership models and finance options were considered. Conceptual costs estimates were prepared for each development option. Redevelopment options are summarized for net annual cost of each option, including detailed redevelopment cost assumptions. Construction cost comparison, projected 15-year operation costs, and parking comparison of each option is included in this section.

Downtown Santa Fe Market Conditions

The revenue assumptions used in the financial analysis of the redevelopment options are based on current market conditions in downtown Santa Fe. Background information was compiled from multiple sources and integrated into the financial summary and detail sheet contained in the Executive Summary.

Current Market Rents

Several of the redevelopment options assumes that a portion of the building will be leased to non-county tenants. These users will occupy space built especially for that purpose and space that is intended to accommodate future growth needs of the county. The types of potential tenants that are anticipated include offices, retail, and space for non-profit or other tenants that advance goals for the downtown retail (community based non-profits, artist, or commercial incubator space, for example).

The studies recognize that if the county retains ownership of the site, renovating the existing building or constructing a new building for county administrative use would work well on the site. Offering space identified in the development options for future county expansion for leased office or retail use would be marginal in regards to revenue generated for the county, so schemes with surplus space did not perform well financially (although it would benefit downtown in terms of jobs and potential for business that orient their goods and services to local residents).

Other community-based non-profit, artist, or commercial incubator space (possibly daycare) would not generate substantial revenue to the county, but would provide needed space for business start-ups or services beneficial to the community (non-profits, daycare).

Leon A. Mellow of Colliers International performed an assessment of the current downtown Santa Fe market conditions for office and retail space leases. Mr. Mellow has extensive experience as a broker and as a representative of building owners in the sale and leasing of downtown Santa Fe commercial properties. Mr. Mellow's data was used to estimate the return from leases of office and retail space to private individuals in portions of the renovated and/or expanded complex.

A property Valuation Report was prepared by Branden T. White of CBRE – Valuation & Advisory Services. While the purpose of the Valuation Report was to assess the value of the property if sold, the report contains additional information on the downtown market for office and retail space.

The following is a summary of the findings relative to lease rates in downtown:

- The existing building, given its location in the downtown, is not ideally suited for commercial retail or office use.
- Lease rates for retail vary widely in the downtown with rates the highest along the plaza, along San Francisco Street, and Palace Avenue. These areas have the highest walk-by retail traffic.
- Lease rates for offices are \$22 to \$28 per square foot (triple net) in the downtown. Landlords have to offer many concessions in regards to rent and tenant improvements.
- Retail lease rates are lower than office rates, especially in properties located away from the plaza.

Based on the findings of the market and valuation reports, the following lease rates are used in the analysis of the redevelopment options.

- Market rate office space - \$22 per square foot.
- Market rate retail space - \$14 per square foot (plus utilities).
- Below market leases - \$9 per square foot.

Tenant Improvement costs have not been established as they would vary widely based on potential tenant needs.

Analysis of Potential Occupancy of Leased Space

The site is not considered by either Mr. Mellow or Mr. White to be a prime location for office and retail space. The two real estate experts noted that high vacancies are likely for the market rate space, while discounted space for economic development purposes will be virtually fully leased. Based on the findings of their research, the following occupancy rates are assumed for leased space in the financial analysis.

- Leased space for market rate office and retail space - 60% occupancy on a yearly basis.
- Below market rate space - 95%.

Letters from Mr. Mellow and Mr. White are contained in the Appendix.

Assumptions Used in Calculating Project Costs

Costs

Construction costs were taken directly from the cost data for each of the redevelopment options. These include the redevelopment of 102 Grant, which is consistent in all of the downtown options, and the costs of site preparation, renovation, additions, and new construction (building and parking) at the existing judicial complex site. The costs of Option 4, relocation to a new site, include the cost of land as well as site preparation, new construction, and surface parking.

Annual operating cost, including utilities, janitorial, maintenance, insurance, and administration. The following table shows a comparison of selected operating costs in 2012 for downtown and suburban office buildings in Region 6, which is the Southwestern US. Costs are also shown for older and new downtown buildings and new suburban buildings. The costs for all but new suburban buildings range from \$9.22 to \$10.22 per square foot, with new suburban office space at \$8.32. Costs will vary by building materials, interior finishes, and other building details, and the county will have the same costs for janitorial, administration, and related services regardless of location. Note that the table includes selected costs, but because it does not include all costs, the totals are not the sum of the components listed.

For the purpose of the financial analysis, a cost of \$10 per square foot was assumed for all options.

Summary of Selected Operating Expenses

Line Item	Region 6 (SW) Median		National Median		
	Downtown	Suburban	Downtown		Suburban
			Pre-1965	New	New
Utilities	\$ 1.96	\$ 2.12	\$ 2.32	\$ 2.41	\$ 1.82
Janitorial/Maint.	\$ 2.36	\$ 2.24	\$ 2.60	\$ 2.45	\$ 1.87
Admin	\$ 1.27	\$ 1.29	\$ 1.11	\$ 1.14	\$ 1.17
Net Operating Costs*	\$ 6.56	\$ 6.61	\$ 6.77	\$ 6.93	\$ 5.89
Insurance/Services	\$ 1.29	\$ 1.14	\$ 1.27	\$ 1.32	\$ 0.93
Total Operating Costs	\$ 9.22	\$ 9.26	\$ 9.59	\$ 10.22	\$ 8.32

*Insurance not included in Net Operating Costs

Source: IREM Office Building Survey, 2012

These estimates assume that the county pays no RE or other property taxes.

Financial Resources

Several sources of revenue were identified as part of the analysis. These include both one-time infusions of cash and ongoing operating revenues from the project or savings that could be redirected to the project.

The one time infusions of cash include the sale of county properties that would not be needed if county functions are consolidated in the new structure. In addition, the options at the existing site include a private contribution to the construction of a parking structure for 50 spaces. The estimates of value were provided by the CBRE Estimate of Fair Market Value for the existing site. Values for the sale of existing county buildings are rough estimates based on insurance values and Mr. Mellow's knowledge of downtown building sales. All properties would need to be appraised prior to any sale, and these estimates do not represent an appraised value.

The contributions to the project's annual operations include the estimated possible rents received from leased space as described above and annual savings that would result from moving county offices from space that the county is currently leasing, with the savings redirected to the project. These amounts help defray the annual operating costs to the county. There is no guarantee of rental income.

Financing Assumptions

The financial analysis assumes that the one-time cash infusions will provide the county's contribution to the building cost, reducing the loan amount required. The estimated debt service assumes that the county will finance the project through a Public Project Revolving Loan Fund loan from the New Mexico Finance Authority at the October 2013 pricing of a 15-year loan at 3.049% interest.

Public-Private Partnership Models

Local governments that are strapped for funds to pay for new or improved public facilities have in recent years begun to consider creative financing options for these facilities. One option is public-private partnerships. Public-Private Partnership (or P3) contracts can take many different forms. Below are a few of the most common models.

Long-Term Lease Agreement. This is an agreement where a private company (or consortium of companies) receives the right to collect revenues associated with an existing asset in exchange for an upfront fee to the governmental entity.

Sale/Leaseback. A sale-leaseback is a transaction in which the government sells public property and then leases it back from the private buyer.

Design-Build-Finance-Operate-Maintain. Variations of this model involve different combinations of services provided by a private entity and include Design-Build, Design-Build-Operate, etc. In this model, a private entity is involved in varying aspects of the financing, design, building, and operation and maintenance of the asset, and is compensated for its investment by receiving the right to collect future revenues associated with asset, such as user fees.

Availability Payment. In this model, the governmental entity provides regular payments, based on criteria such as project milestones or performance standards, to private investors, developers, and operators that design, build, finance, operate, and maintain an asset (or perform a subset of these activities). This project is similar to the design, build, finance, operate, and maintain-type contract described above, but uses an availability payment scheme to compensate the private companies.

The suitability of a P3 approach to redevelopment will hinge on the selected option. Renovation and reuse may be more of a challenge for this approach than new construction.

Recent research indicates that governments should be cautious about using P3s. While a package of private investment may relieve a short term cash shortfall, the long term commitments made in exchange can have the following disadvantages:

- Sale of property at a low price that is not advantageous to the public. The government entity may be too anxious to make a deal, losing revenue from an asset for a long period of time or obligating the government to long term lease payments that are higher than the cost of government financing in exchange for a short term infusion of revenue. The sale of Arizona's state capitol is an example of a sale/leaseback that, although it financed a short term budget shortfall, may not have been advantageous to the public in the long term. The state sold several office buildings on the Capitol Complex in 2009 for \$81 million and will pay out \$106 million over the life of the lease. In 2012, with the state's financial standing much improved, Arizona began exploring the possibility of buying back the buildings
- Long term commitment that ties up an asset for decades. This approach is inflexible and does not allow the government entity to adapt over time in response to change.
- Contract clauses, such as compensation and non-compete requirements, which may not serve the public interest. For example, the county may determine that below-market office space for new small businesses or non-profits offers benefits to the public. Such discounted rates may not be built into a public-private agreement, requiring the county to make up the difference thus increasing costs above what they would have been without private sector involvement. In a similar way, the county could turn over management of the on-site parking to a private entity to operate and maintain it in exchange for parking fees. If the county decided that free parking for certain users was advantageous, it could be obligated to make up the difference in lost revenue to the operator.

- Loss of control is also an issue. A private contractor is not accountable to the public and could make decisions that are counter to the values of the county government.

If the county elects to solicit proposals for a public-private venture, the RFP process is the county's opportunity to clearly define the goals of the county regarding financing, acceptable terms, public goals to be accomplished by the project, and other criteria that are important to the county and to downtown Santa Fe. The criteria will depend on the structure of the partnership, but examples of recommended criteria include:

- Length of the term and options for early buy-back by the county.
- Allowable beginning lease rates for county office space and leases to third parties.
- Maximum escalation of lease rates for both the county and third party tenants.
- Maximum escalation of staff, tenant and public parking rates.
- Desired mix of office, retail, and non-profit tenants, if any.
- Desired floor area to be devoted to economic development related businesses and housing, if any.
- Control to be exerted by the county over third-party tenants.
- Desired subsidies for public space or services (i.e. free parking or reduced rents) and clarification of county's responsibility for making up the difference in lost revenue.
- Desired and minimum acceptable standard of maintenance.

Financial Summary

Old Judicial Complex Redevelopment Options

Proposed Project	Option 1A		Option 1B		Option 2A		Option 2B		Option 3C		Option 3A		Option 3B		Option 4	
	Leased	Owned														
PROJECT DESCRIPTION																
Existing Head (GSF)	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000
Existing Head - Ltr	100,968	100,968	100,968	100,968	100,968	100,968	100,968	100,968	100,968	100,968	100,968	100,968	100,968	100,968	100,968	100,968
Total Provided in this Option - All Facilities	184,768	184,768	184,768	184,768	184,768	184,768	184,768	184,768	184,768	184,768	184,768	184,768	184,768	184,768	184,768	184,768
- GSJ for County Staff	99,212	100,943	99,212	100,217	99,212	100,217	99,212	100,217	99,212	100,217	99,212	100,217	99,212	100,217	99,212	100,217
- GSJ for Growth/Lease	8,964	9,817	10,211	11,000	10,211	11,000	10,211	11,000	10,211	11,000	10,211	11,000	10,211	11,000	10,211	11,000
Spaces Provided	37,741	37,741	37,741	37,741	37,741	37,741	37,741	37,741	37,741	37,741	37,741	37,741	37,741	37,741	37,741	37,741
102 Grant (adj)	28,345	28,345	28,345	28,345	28,345	28,345	28,345	28,345	28,345	28,345	28,345	28,345	28,345	28,345	28,345	28,345
CS Galileo Building (adj)	11,340	11,340	-	-	-	-	-	-	11,340	11,340	-	-	-	-	-	-
Redevelopment of DDC Site																
Grant Source Fee Waiver Assumptions																
Grant Waiver Square Footage	59,647	60,544	71,184	87,411	87,411	87,411	87,411	87,411	87,411	87,411	87,411	87,411	87,411	87,411	87,411	87,411
Grant Waiver Square Footage	0	0	2,050	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900
Parking Assumptions																
Target Parking Spaces	245	246	259	279	279	279	279	279	279	279	279	279	279	279	279	279
Spaces Provided	128	241	117	110	110	110	110	110	110	110	110	110	110	110	110	110
Parking Surplus/Deficit	-119	-3	-42	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68	-68
REVENUE ASSUMPTIONS																
Leased Spaces, New/Renovated Admin Building	50,843	50,967	61,231	64,446	64,446	64,446	64,446	64,446	64,446	64,446	64,446	64,446	64,446	64,446	64,446	64,446
- Space for County Use	8,964	9,817	10,211	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
- Future Growth / Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Potential Day Care	7,619	8,191	8,790	17,611	17,611	17,611	17,611	17,611	17,611	17,611	17,611	17,611	17,611	17,611	17,611	17,611
- Not Available to Third Party Tenants																
DEVELOPMENT FINANCIAL SUMMARY																
Land Cost	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Renovated/New County Building	18,274,543	18,448,891	24,759,779	29,896,205	29,896,205	29,896,205	29,896,205	29,896,205	29,896,205	29,896,205	29,896,205	29,896,205	29,896,205	29,896,205	29,896,205	29,896,205
Renovated/102 Grant	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859	3,422,859
Sanit Centers (Integr) Microwave Equipment, Information Technology, County Admin and Professional Fees)	3,217,211	3,217,211	4,618,212	5,504,575	5,504,575	5,504,575	5,504,575	5,504,575	5,504,575	5,504,575	5,504,575	5,504,575	5,504,575	5,504,575	5,504,575	5,504,575
Total, including land, remov of 102 Grant and soft costs	24,944,667	25,448,113	32,818,666	39,221,719	39,221,719	39,221,719	39,221,719	39,221,719	39,221,719	39,221,719	39,221,719	39,221,719	39,221,719	39,221,719	39,221,719	39,221,719
Less One-Time Payments	7,500,000	7,500,000	10,217,127	15,975,621	15,975,621	15,975,621	15,975,621	15,975,621	15,975,621	15,975,621	15,975,621	15,975,621	15,975,621	15,975,621	15,975,621	15,975,621
Loan Amount	18,844,667	18,348,113	22,601,539	23,246,098	23,246,098	23,246,098	23,246,098	23,246,098	23,246,098	23,246,098	23,246,098	23,246,098	23,246,098	23,246,098	23,246,098	23,246,098
Operating Revenues																
Leased Space	86,975	87,095	91,564	100,782	100,782	100,782	100,782	100,782	100,782	100,782	100,782	100,782	100,782	100,782	100,782	100,782
Savings on Current Operations (Net Building)	59,400	59,400	59,400	59,400	59,400	59,400	59,400	59,400	59,400	59,400	59,400	59,400	59,400	59,400	59,400	59,400
Savings on County Leases	299,183	299,183	299,183	299,183	299,183	299,183	299,183	299,183	299,183	299,183	299,183	299,183	299,183	299,183	299,183	299,183
Total Revenue / Savings	435,558	445,678	450,147	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365
NET COST CALCULATION																
- Operating Revenue (Positive/negative)	435,558	445,678	450,147	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365	560,365
- Operating Expenses - 102 Grant	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)	(174,621)
- Operating Expenses - CS Galileo Bldg	(112,464)	(112,464)	-	-	-	-	-	-	(112,464)	(112,464)	-	-	-	-	-	-
- Operating Expenses - New/Renovated Admin Building	(190,325)	(199,388)	(714,621)	(943,825)	(943,825)	(943,825)	(943,825)	(943,825)	(943,825)	(943,825)	(943,825)	(943,825)	(943,825)	(943,825)	(943,825)	(943,825)
- Operating Expenses - Parking	(104,770)	(113,213)	(147,721)	(151,789)	(151,789)	(151,789)	(151,789)	(151,789)	(151,789)	(151,789)	(151,789)	(151,789)	(151,789)	(151,789)	(151,789)	(151,789)
- Landlord Parking	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)	(15,253)
Net Operating Expense	(791,345)	(794,614)	(1,114,848)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)	(1,484,021)
- Debt Service	(1,211,297)	(1,478,814)	(2,129,494)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)	(2,684,914)
Net Annual Cost	(1,999,442)	(2,238,826)	(2,834,342)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)	(3,511,340)

Parking Considerations

Santa Fe County's parking requirements are a major driver in this study, significantly impacting development options and overall project costs.

The planning team, with the assistance of county staff, identified a preliminary parking demand based on the following assumptions:

- Parking is provided for all staff (208 with Community Services/170 without Community Services).
- The staff parking is discounted to 80% of total to account for staff that may be on sick leave, on vacation, or on travel, and assuming some staff use alternative transportation (reduces staff demand to 166 with Community Services/136 without Community Services).
- Parking is provided for fleet vehicles (84 with Community Services/53 without Community Services).
- Parking is provided for the public (40 spaces).
- Parking is provided for sale to a private customer (50 spaces).
- Parking will be required for tenants of leased spaces (8 to 50 spaces).

In any option (1 through 3), the county should scrutinize the preliminary parking demand and examine potential options to reduce the number of required parking spaces. Specifically, the county may elect to consider the following parking requirement reduction options:

- *Examine the total number of required fleet vehicles*
Once staff is collocated downtown, there may be opportunities to reduce vehicles currently needed because administrative staff must travel to meetings downtown. There may also be more opportunities to share vehicles once all administrative staff are collocated in one or two locations.
- *Examine opportunities to incentivize staff to reduce parking*
Providing stipends in lieu of parking to encourage walking, carpooling, bicycling, or use of public transportation may reduce the parking demand. Paying for bus passes is another opportunity that could be explored.

PARKING REQUIREMENTS

	with Comm Svcs	w/o Comm Svcs
Full Staff	208	170
Staff @ 80%	166	136
Fleet	84	53
Public	40	40
Private (Option)	50	50
TOTAL	340	279
*NOTE: Parking quantities do not include spaces for tenant leases.		

Detailed Financial Information

Old Judicial Complex Redevelopment Options

Project Description	Old Judicial Complex Redevelopment Options							
	Option 1A	Option 1B	Option 2A	Option 2B	Option 2C	Option 3A	Option 3B	Option 4
Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking
Initial Project Cost								
PROJECT DESCRIPTION								
Remain Space Renovation, All County MAT								
Existing Need (GSI)	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000
Existing Need - Tax	102,900	102,900	102,900	102,900	102,900	102,900	102,900	102,900
Total Provided in this Option - All Facilities	196,900	196,900	196,900	196,900	196,900	196,900	196,900	196,900
- GSI for County Staff	99,824	100,940	99,824	104,217	108,648	98,478	93,511	93,000
- GSI for County/Lease Space Provided	9,964	4,437	18,315	21,029	17,818	9,187	14,558	14,500
102 Grant								
102 Grant (GFI)	37,761	37,761	37,761	37,761	37,761	37,761	37,761	0
102 Grant (removal of CI Coliseum Building)	28,345	28,345	28,345	28,345	28,345	28,345	28,345	0
102 Grant (removal of CI Coliseum Building)	11,360	11,360	0	0	11,360	11,360	0	0
Redevelopment of CIC 3/8s								
Grand Square Footage, Assumptions								
Grand Interior Square Footage	58,847	60,544	71,184	87,415	87,415	52,524	71,791	108,500
Partial	0	0	2,680	3,900	3,900	2,933	2,933	0
Parking Assumptions								
Leasable SF (Parking Space (Leased Space))	475	475	475	475	475	475	475	250
Parking Spaces Provided	170	170	208	208	170	170	208	170
- County Staff	136	136	166	166	136	136	166	132
- Fleet	53	53	84	84	53	84	84	91
- Terminals	11	17	19	18	50	6	18	0
- Public parking	9	0	50	50	50	50	50	0
Target parking spaces	245	246	339	378	329	318	368	394
Spaces Provided	128	242	317	330	330	329	329	423
Parking surplus/deficit	-119	-3	-42	-48	1	13	-39	31
DEVELOPMENT COST ASSUMPTIONS								
Land Cost/GSI/7	NA	\$7.90						
Construction Cost								
REVENUE ASSUMPTIONS								
Leased Space, Non/Remodeled Admin Building								
- Space for County Use	50,643	50,907	61,833	66,446	56,537	48,337	57,734	93,000
- Future Growth / Lease	9,964	9,937	10,315	11,009	9,718	3,187	9,558	14,500
- Potential Use Case	0	0	0	0	0	0	0	0
- Not leasable to third party tenants (1)	7,619	8,191	6,796	17,818	21,739	2,708	13,124	0
- Market rate office	45%	45%	45%	45%	45%	45%	45%	45%
- Market rate retail	10%	10%	10%	10%	10%	10%	10%	10%
- Below market community/ret dev	45%	45%	45%	45%	45%	45%	45%	45%
Average vacancy rate, leased space	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	NA
- Leased office	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	NA
- Leased retail	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	NA
- Leased community/ret dev	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	NA
Average vacancy rate, leased space	24.3%	24.3%	24.3%	24.3%	24.3%	24.3%	24.3%	NA
Leased rates per sf								
- Market rate office	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22
- Market rate retail	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14	\$ 14
- Below market community/ret dev	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9	\$ 9
OPERATING COST ASSUMPTIONS								
Operating Cost/Space - Office Space (2)	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.90	\$ 9.90
Operating Cost/Space - Parking (3)	\$ 740.00	\$ 448.00	\$ 448.00	\$ 448.00	\$ 448.00	\$ 448.00	\$ 448.00	\$ 448.00
Leased parking per space (4)	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00	\$ 780.00
FINANCING ASSUMPTIONS								
Maximum Loan-to-Value Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Debt Service per Month A, October 25, 2013 Pricing (1)								
And Annual Debt Service as % of Project Cost (see spreadsheet)	9.564%	9.564%	9.564%	9.564%	9.564%	9.564%	9.564%	9.564%

Old Judicial Complex Redevelopment Options

Project Description	Old Judicial Complex Redevelopment Options							
	Option 1A	Option 1B	Option 2A	Option 2B	Option 2C	Option 3A	Option 3B	Option 4
Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking	Revenue earning building, no additional no revenue, surface parking
Initial Project Cost	Initial Project Cost	Initial Project Cost	Initial Project Cost	Initial Project Cost	Initial Project Cost	Initial Project Cost	Initial Project Cost	Initial Project Cost
DEVELOPMENT FINANCIAL SUMMARY								
Development Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,841,000
Assessment/Net County Building								
- Site Construction	\$ 1,042,789	\$ 1,042,789	\$ 1,137,845	\$ 1,137,845	\$ 1,137,845	\$ 1,137,845	\$ 1,058,200	\$ 1,137,845
- Construction Cost	\$ 2,908,838	\$ 2,908,838	\$ 2,979,770	\$ 2,979,770	\$ 2,979,770	\$ 2,979,770	\$ 2,979,770	\$ 2,979,770
- Parking Construction Cost	\$ 378,108	\$ 378,108	\$ 412,878	\$ 412,878	\$ 412,878	\$ 412,878	\$ 412,878	\$ 412,878
- Contingency	\$ 1,391,856	\$ 1,391,856	\$ 1,391,856	\$ 1,391,856	\$ 1,391,856	\$ 1,391,856	\$ 1,391,856	\$ 1,391,856
Total Development Cost (\$ Value)	\$ 10,714,563	\$ 10,714,563	\$ 11,425,359	\$ 11,425,359	\$ 11,425,359	\$ 11,425,359	\$ 10,992,929	\$ 11,425,359
Additional Costs								
Provision of 102 Grant	\$ 1,974,235	\$ 1,974,235	\$ 1,974,235	\$ 1,974,235	\$ 1,974,235	\$ 1,974,235	\$ 1,974,235	\$ 1,974,235
Retention cost	\$ 486,434	\$ 486,434	\$ 486,434	\$ 486,434	\$ 486,434	\$ 486,434	\$ 486,434	\$ 486,434
Contingency @ 15%	\$ 4,421,938	\$ 4,421,938	\$ 4,421,938	\$ 4,421,938	\$ 4,421,938	\$ 4,421,938	\$ 4,421,938	\$ 4,421,938
Total	\$ 16,421,938	\$ 16,421,938	\$ 17,823,506	\$ 17,823,506	\$ 17,823,506	\$ 17,823,506	\$ 17,823,506	\$ 17,823,506
Soft Costs (Integral Allowable Equipment, Information Technology, County Admin and Professional Fees)	\$ 2,337,343	\$ 2,337,343	\$ 2,337,343	\$ 2,337,343	\$ 2,337,343	\$ 2,337,343	\$ 2,337,343	\$ 2,337,343
Total, including land, removal of 102 Grant and soft costs	\$ 18,484,607	\$ 18,484,607	\$ 19,823,192	\$ 19,823,192	\$ 19,823,192	\$ 19,823,192	\$ 19,823,192	\$ 19,823,192
Land-Related Payments	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000
Land Assesment	\$ 16,844,607	\$ 16,844,607	\$ 18,213,192	\$ 18,213,192	\$ 18,213,192	\$ 18,213,192	\$ 18,213,192	\$ 18,213,192
One-time payment								
- County Budgeted for CIC	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000
- Sale of CIC (as vacant, 2.9 ac.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
- Sale of 102 Grant (42,332 sq ft)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
- Sale of CI Coliseum Building (11,360 sq ft)	\$ -	\$ -	\$ 1,518,800	\$ 1,518,800	\$ -	\$ -	\$ -	\$ 1,518,800
- Sale of 102 Grant (42,332 sq ft)	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000
- Private contribution for parking structure	\$ -	\$ -	\$ 1,518,800	\$ 1,518,800	\$ -	\$ -	\$ -	\$ 1,518,800
Total one-time payments	\$ 7,800,000	\$ 7,800,000	\$ 10,821,600	\$ 10,821,600	\$ 7,800,000	\$ 7,800,000	\$ 7,800,000	\$ 10,821,600
Operating Revenue								
Leased Space								
- Market rate office	\$ 4,512,819	\$ 4,512,819	\$ 5,212,115	\$ 5,212,115	\$ 4,512,819	\$ 4,512,819	\$ 5,212,115	\$ 7,718,519
- Market rate retail	\$ 6,400	\$ 6,400	\$ 8,811	\$ 8,811	\$ 6,400	\$ 6,400	\$ 8,811	\$ 11,024
- Below market community/ret dev	\$ 28,324	\$ 28,324	\$ 31,572	\$ 31,572	\$ 28,324	\$ 28,324	\$ 31,572	\$ 36,096
Total lease revenue	\$ 4,547,543	\$ 4,547,543	\$ 5,252,508	\$ 5,252,508	\$ 4,547,543	\$ 4,547,543	\$ 5,252,508	\$ 7,765,639
Savings on Current Operations (HR Building)	\$ 99,400	\$ 99,400	\$ 99,400	\$ 99,400	\$ 99,400	\$ 99,400	\$ 99,400	\$ 99,400
Savings on County Leases								
- Garage Plaza	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814	\$ 23,814
- Bureau Building	\$ 215,889	\$ 215,889	\$ 215,889	\$ 215,889	\$ 215,889	\$ 215,889	\$ 215,889	\$ 215,889
- Leased Parking	\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500
Total savings on current leases	\$ 255,203	\$ 255,203	\$ 255,203	\$ 255,203	\$ 255,203	\$ 255,203	\$ 255,203	\$ 255,203
Total Revenue / Savings	\$ 4,897,346	\$ 4,897,346	\$ 5,507,215	\$ 5,507,215	\$ 4,802,746	\$ 4,802,746	\$ 5,507,215	\$ 7,980,442
NET COST CALCULATION								
Operating Revenue (Revenue/Savings)	\$ 4,897,346	\$ 4,897,346	\$ 5,507,215	\$ 5,507,215	\$ 4,802,746	\$ 4,802,746	\$ 5,507,215	\$ 7,980,442
Operating Expenses - 102 Grant	\$ (174,021)	\$ (174,021)	\$ (174,021)	\$ (174,021)	\$ (174,021)	\$ (174,021)	\$ (174,021)	\$ (174,021)
Operating Expenses - CI Coliseum Bldg	\$ (112,464)	\$ (112,464)	\$ -	\$ -	\$ (112,464)	\$ -	\$ -	\$ -
Operating Expenses - New/Remodeled Admin Building	\$ (980,305)	\$ (980,305)	\$ (714,621)	\$ (714,621)	\$ (980,305)	\$ (980,305)	\$ (980,305)	\$ (980,305)
Operating Expenses - Parking	\$ (158,700)	\$ (158,700)	\$ (147,721)	\$ (147,721)	\$ (158,700)	\$ (158,700)	\$ (158,700)	\$ (158,700)
Leased Parking	\$ (75,832)	\$ (75,832)	\$ (75,832)	\$ (75,832)	\$ (75,832)	\$ (75,832)	\$ (75,832)	\$ (75,832)
Net Operating Expense	\$ (751,323)	\$ (751,323)	\$ (867,459)	\$ (867,459)	\$ (1,176,282)	\$ (1,176,282)	\$ (867,459)	\$ (1,176,282)
NET SERVICE								
Net Annual Cost	\$ (273,977)	\$ (273,977)	\$ (311,244)	\$ (311,244)	\$ (923,536)	\$ (923,536)	\$ (311,244)	\$ (923,536)
Current Net Operating Expense (Estimate)	\$ (841,071)	\$ (841,071)	\$ (841,071)	\$ (841,071)	\$ (841,071)	\$ (841,071)	\$ (841,071)	\$ (841,071)

(1) Lowest sales price for future replacement of county office. Not less than 12% of future growth rate and they are equal.
 (2) Operating cost of \$9.90 per sq foot of leased space for 102 Grant. Assumes 15% savings for net operating cost in a substructure, 3% in revenues.
 (3) Parking structure cost assumptions are described in the exhibit summary.
 (4) Cost of County parking lease per space is based on current (2013) parking lease rates.
 (5) Debt service cost assumes average annual debt service based on a 15-year bond and WAF rates and terms as of October 25, 2013. See Appendix for sample calculations.

The contingency for schemes 1A, 1B, 2A, 2B, and 2C are set at 1.5% due to the renovation of the existing building and the irregular shape of the parking deck. The contingency for schemes 3A, 3B, and 4 are set at 10% due to these schemes being new construction which is more accurately estimated.

PLAN OPTION 1A COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX					Estimate: Conceptual	
Location: Santa Fe, New Mexico					Date: 11/5/2013	
DIVISION 2 SITE CONSTRUCTION						
		Quantity	Unit	Unit Price	Extension	
2050	Asbestos Abatement	1	LS	50000	\$50,000	
2070	Selective Demolition	57153	SF	8.75	\$500,089	
2230	Site Clearing/Demolition	1	LS	57500	\$57,500	
2240	Site Development	1	LS	250000	\$250,000	
2300	Earthwork	1	LS	50000	\$50,000	
2500	Relocate Transformers	1	LS	50000	\$50,000	
2553	Relocate Gas Distribution	1	LS	10000	\$10,000	
2560	Relocate COSF Sewer Line	240	LF	55	\$13,200	
2813	Irrigation System	1	LS	30000	\$30,000	
2900	Landscaping	1	LS	30000	\$30,000	
					DIVISION TOTAL	\$1,040,789
DIVISION 3 CONCRETE/ASPHALT PAVING						
		Quantity	Unit	Unit Price	Extension	
3300	Concrete/Asphalt Parking					
	126 space surface parking	42294	SF	8.94	\$378,108	
					DIVISION TOTAL	\$378,108
DIVISION 5 RENOVATIONS						
		Quantity	Unit	Unit Price	Extension	
	Existing Building Renovation					
5130	renovate existing space	57153	SF	130	\$7,429,890	
					DIVISION TOTAL	\$7,429,890
DIVISION 6 ADDITIONS						
		Quantity	Unit	Unit Price	Extension	
5511	new south two story lobby	1794	SF	180	\$322,920	
5521	west one story retail	700	SF	220	\$154,000	
					DIVISION TOTAL	\$476,920
					TOTAL COST	\$9,325,707
					15% Estimating/Time Contingency	\$1,398,856
					TOTAL BASE COST INCLUDING ESTIMATING/TIME CONTINGENCY	\$10,724,563
ADDITIONAL COSTS						
1	Renovate 102 Grant	28345	SF	105	\$2,976,225	
					15% Estimating/Time Contingency	\$446,434
2	Integral Moveable Equipment			8.5% of \$12,301,932	\$1,045,664	
3	Information Technology			2% of \$12,301,932	\$246,039	
4	County Administration			1.5% of \$12,301,932	\$184,529	
5	Professional Fees			7% of \$12,301,932	\$861,135	
					TOTAL ADDITIONAL COSTS INCLUDING ESTIMATING/TIME CONTINGENCY	\$16,484,589

PLAN OPTION 1B COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX					Estimate: Conceptual	
Remodel						
Option #1B – 235 + 8 HC = 243 Total Parking Spaces						
Location: Santa Fe, New Mexico				Date:	11/5/2013	
DIVISION 2 SITE CONSTRUCTION						
		Quantity	Unit	Unit Price	Extension	
2050	Asbestos Abatement	1	LS	50000	\$50,000	
2070	Selective Demolition	57153	SF	8.75	\$500,089	
2230	Site Clearing/Demolition	1	LS	57500	\$57,500	
2240	Site Development	1	LS	250000	\$250,000	
2300	Earthwork	1	LS	50000	\$50,000	
2500	Relocate Transformers	1	LS	50000	\$50,000	
2553	Relocate Gas Distribution	1	LS	10000	\$10,000	
2560	Relocate COSF Sewer Line	240	LF	55	\$13,200	
2813	Irrigation System	1	LS	30000	\$30,000	
2900	Landscaping	1	LS	30000	\$30,000	
					DIVISION TOTAL	\$1,040,789
DIVISION 3 CONCRETE						
		Quantity	Unit	Unit Price	Extension	
3300	Cast-in-Place Concrete					
	243 space parking garage	79803	SF	65	\$5,187,195	
					DIVISION TOTAL	\$5,187,195
DIVISION 5 RENOVATIONS						
		Quantity	Unit	Unit Price	Extension	
5130	Existing Building Renovation renovate existing space	57153	SF	130	\$7,429,890	
					DIVISION TOTAL	\$7,429,890
DIVISION 6 ADDITIONS						
		Quantity	Unit	Unit Price	Extension	
5511	new south three story lobby	2591	SF	180	\$484,380	
5521	west one story retail	700	SF	220	\$154,000	
					DIVISION TOTAL	\$638,380
					TOTAL COST	\$14,296,254
					15% Estimating/Time Contingency	\$2,144,438
					TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGR	\$16,440,692
ADDITIONAL COSTS						
1	Renovate 102 Grant	28345	SF	105	\$2,976,225	
					15% Estimating/Time Contingency	\$446,434
2	Integral Moveable Equipment				8.5% of \$17,272,479	\$1,468,161
3	Information Technology				2% of \$17,272,479	\$345,450
4	County Administration				1.5% of \$17,272,479	\$259,087
5	Professional Fees				7% of \$17,272,479	\$1,209,074
					TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGR	\$23,145,123

PLAN OPTION 2A COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX		Estimate: Conceptual			
Remodel & Additions		Option #2A - 306 + 12 HC = 317 Total Parking Spaces			
Location: Santa Fe, New Mexico	Date: 11/8/2013				
DIVISION 2	SITE CONSTRUCTION	Quantity	Unit	Unit Price	Extension
2050	Asbestos Abatement	1	LS	50000	\$50,000
2060	Partial Building Demolition	1	LS	132250	\$132,250
2070	Selective Demolition	53108	SF	8.75	\$464,695
2230	Site Clearing/Demolition	1	LS	57500	\$57,500
2240	Site Development	1	LS	250000	\$250,000
2300	Earthwork	1	LS	50000	\$50,000
2500	Relocate Transformers	1	LS	50000	\$50,000
2553	Relocate Gas Distribution	1	LS	10000	\$10,000
2560	Relocate COSF Sewer Line	240	LF	55	\$13,200
2813	Irrigation System	1	LS	30000	\$30,000
2900	Landscaping	1	LS	30000	\$30,000
DIVISION TOTAL					\$1,137,645
DIVISION 3	CONCRETE	Quantity	Unit	Unit Price	Extension
3300	Cast-in-Place Concrete				
	317 space parking garage	103923	SF	92.5	\$9,612,878
DIVISION TOTAL					\$9,612,878
DIVISION 5	RENOVATIONS	Quantity	Unit	Unit Price	Extension
5130	Existing Building Renovation renovate existing space	53108	SF	130	\$6,904,040
DIVISION TOTAL					\$6,904,040
DIVISION 6	ADDITIONS	Quantity	Unit	Unit Price	Extension
New Building Additions					
5210	NE/SE 1st floor	8444	SF	220	\$1,857,680
5310	NE/SE 2nd floor	7155	SF	180	\$1,287,900
5511	new south three story lobby	2691	SF	180	\$484,380
5521	west one story retail	786	SF	220	\$172,920
5530	portals	2080	SF	35	\$72,800
DIVISION TOTAL					\$3,875,680
TOTAL COST					\$21,530,243
15% Estimating/Time Contingency					\$3,229,536
TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGR					\$24,759,779
ADDITIONAL COSTS					
1	Renovate 102 Grant	28345	SF	105	\$2,976,225
15% Estimating/Time Contingency					\$446,434
2	Integral Moveable Equipment				\$2,083,060
8.5% of \$24,506,468					
3	Information Technology				\$490,129
2% of \$24,506,468					
4	County Administration				\$367,687
1.5% of \$24,506,468					
5	Professional Fees				\$1,715,452
7% of \$24,506,468					
TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGR					\$32,838,666

PLAN OPTION 2B COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX		Estimate: Conceptual			
Remodel & Additions		Option #2B - 318 + 12 HC = 330 Total Parking Spaces			
Location: Santa Fe, New Mexico		Date: 11/5/2013			
DIVISION 2	SITE CONSTRUCTION	Quantity	Unit	Unit Price	Extension
	2050 Asbestos Abatement	1	LS	50000	\$50,000
	2060 Partial Building Demolition	1	LS	132250	\$132,250
	2070 Selective Demolition	53108	SF	8.75	\$464,695
	2230 Site Clearing/Demolition	1	LS	57500	\$57,500
	2240 Site Development	1	LS	250000	\$250,000
	2300 Earthwork	1	LS	50000	\$50,000
	2500 Relocate Transformers	1	LS	50000	\$50,000
	2553 Relocate Gas Distribution	1	LS	10000	\$10,000
	2560 Relocate COSF Sewer Line	240	LF	55	\$13,200
	2813 Irrigation System	1	LS	30000	\$30,000
	2900 Landscaping	1	LS	30000	\$30,000
				DIVISION TOTAL	\$1,137,645
DIVISION 3	CONCRETE	Quantity	Unit	Unit Price	Extension
	3300 Cast-in-Place Concrete				
	330 space parking garage	118782	SF	92.5	\$10,987,335
				DIVISION TOTAL	\$10,987,335
DIVISION 5	RENOVATIONS	Quantity	Unit	Unit Price	Extension
	Existing Building Renovation				
	renovate existing space	53108	SF	130	\$6,904,040
				DIVISION TOTAL	\$6,904,040
DIVISION 6	ADDITIONS	Quantity	Unit	Unit Price	Extension
	New Building Additions				
	5210 NE/SE 1st floor	15395	SF	220	\$3,386,900
	5310 NE/SE 2nd floor	14578	SF	180	\$2,624,040
	5511 new south four story lobby	3588	SF	180	\$645,840
	5521 west one story retail	786	SF	220	\$172,920
	5530 portals	3900	SF	35	\$136,500
				DIVISION TOTAL	\$6,966,200
				TOTAL COST	\$25,995,220
				15% Estimating/Time Contingency	\$3,899,283
				TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGRY	\$29,894,503
	ADDITIONAL COSTS				
	1 Renovate 102 Grant	28345	SF	105	\$2,976,225
				15% Estimating/Time Contingency	\$446,434
	2 Integral Moveable Equipment			8.5% of \$28,971,445	\$2,462,573
	3 Information Technology			2% of \$28,971,445	\$579,429
	4 County Administration			1.5% of \$28,971,445	\$434,572
	5 Professional Fees			7% of \$28,971,445	\$2,028,001
				TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGRY	\$38,821,737

PLAN OPTION 2C COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX					Estimate: Conceptual
Remodel & Additions					
Option #2C - 318 + 12 HC = 330 Total Parking Spaces					
Location: Santa Fe, New Mexico			Date: 11/5/2013		
DIVISION 2 SITE CONSTRUCTION					
		Quantity	Unit	Unit Price	Extension
2050	Asbestos Abatement	1	LS	50000	\$50,000
2060	Partial Building Demolition	1	LS	132250	\$132,250
2070	Selective Demolition	53108	SF	8.75	\$464,695
2230	Site Clearing/Demolition	1	LS	57500	\$57,500
2240	Site Development	1	LS	250000	\$250,000
2300	Earthwork	1	LS	50000	\$50,000
2500	Relocate Transformers	1	LS	50000	\$50,000
2553	Relocate Gas Distribution	1	LS	10000	\$10,000
2560	Relocate COSF Sewer Line	240	LF	55	\$13,200
2813	Irrigation System	1	LS	30000	\$30,000
2900	Landscaping	1	LS	30000	\$30,000
				DIVISION TOTAL	\$1,137,645
DIVISION 3 CONCRETE					
		Quantity	Unit	Unit Price	Extension
3300	Cast-in-Place Concrete				
	330 space parking garage	118782	SF	92.5	\$10,987,335
				DIVISION TOTAL	\$10,987,335
DIVISION 5 RENOVATIONS					
		Quantity	Unit	Unit Price	Extension
Existing Building Renovation					
5130	renovate existing space	53108	SF	130	\$6,904,040
				DIVISION TOTAL	\$6,904,040
DIVISION 6 ADDITIONS					
		Quantity	Unit	Unit Price	Extension
New Building Additions					
5210	NE/SE 1st floor	15395	SF	220	\$3,386,900
5310	NE/SE 2nd floor	14578	SF	180	\$2,624,040
5511	new south four story lobby	3588	SF	180	\$645,840
5521	west one story retail	786	SF	220	\$172,920
5530	portals	3900	SF	35	\$136,500
				DIVISION TOTAL	\$6,966,200
TOTAL COST					\$25,995,220
15% Estimating/Time Contingency					\$3,859,283
TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGR					\$29,894,503
ADDITIONAL COSTS					
1	Renovate 102 Grant	28345	SF	105	\$2,976,225
					\$2,976,225
15% Estimating/Time Contingency					\$446,434
2	Integral Moveable Equipment	8.5% of \$28,971,445			\$2,462,573
3	Information Technology	2% of \$28,971,445			\$579,429
4	County Administration	1.5% of \$28,971,445			\$434,572
5	Professional Fees	7% of \$28,971,445			\$2,028,001
TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGR					\$38,821,737

PLAN OPTION 3A COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX					
New Building					
Option #3A-- 317 + 12 HC = 329 Total Parking Spaces					
Location: Santa Fe, New Mexico				Estimate: Conceptual	
Date:				11/5/2013	
DIVISION 2	SITE CONSTRUCTION				
		Quantity	Unit	Unit Price	
				Extension	
2050	Asbestos Abatement	1	LS	50000	\$50,000
2060	Total Building Demolition	1	LS	517500	\$517,500
2230	Site Clearing/Demolition	1	LS	57500	\$57,500
2240	Site Development	1	LS	250000	\$250,000
2300	Earthwork	1	LS	50000	\$50,000
2500	Relocate Transformers	1	LS	50000	\$50,000
2553	Relocate Gas Distribution	1	LS	10900	\$10,900
2560	Relocate COSF Sewer Line	240	LS	55	\$13,200
2813	Irrigation System	1	LS	30000	\$30,000
2900	Landscaping	1	LS	30000	\$30,000
				DIVISION TOTAL	\$1,058,200
DIVISION 3	CONCRETE				
		Quantity	Unit	Unit Price	Extension
3300	Cast-in-Place Concrete				
	329 space parking garage	107080	SF	61.45	\$6,580,068
				DIVISION TOTAL	\$6,580,068
DIVISION 6	NEW BUILDING				
		Quantity	Unit	Unit Price	Extension
5210	New Building	52524	SF	190	\$9,979,560
5530	Portals	2933	SF	35	\$102,655
				DIVISION TOTAL	\$10,082,215
				TOTAL COST	\$17,720,481
				10% ESTIMATING/TIME CONTINGENCY	\$1,772,048
				TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGRY	\$19,492,529
				ADDITIONAL COSTS	
1	Renovate 102 Grant	28345	SF	105	\$2,976,225
				15% Estimating/Time Contingency	\$446,434
2	Integral Moveable Equipment			8.5% of \$20,696,706	\$1,759,220
3	Information Technology			2% of \$20,696,706	\$413,934
4	County Administration			1.5% of \$20,696,706	\$310,451
5	Professional Fees			7% of \$20,696,706	\$1,448,769
				TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGRY	\$26,847,562

PLAN OPTION 3B COST ESTIMATE

Project: SANTA FE COUNTY OLD JUDICIAL COMPLEX		Estimate: Conceptual				
New Building		Option #3B- 317 + 12 HC = 329 Total Parking Spaces				
Location: Santa Fe, New Mexico		Date: 11/5/2013				
DIVISION 2	SITE CONSTRUCTION	Quantity	Unit	Unit Price	Extension	
2050	Asbestos Abatement	1	LS	50000	\$50,000	
2060	Total Building Demolition	1	LS	517500	\$517,500	
2230	Site Clearing/Demolition	1	LS	57500	\$57,500	
2240	Site Development	1	LS	250000	\$250,000	
2300	Earthwork	1	LS	50000	\$50,000	
2500	Relocate Transformers	1	LS	50000	\$50,000	
2553	Relocate Gas Distribution	1	LS	10000	\$10,000	
2560	Relocate COSF Sewer Line	240	LS	55	\$13,200	
2813	Irrigation System	1	LS	30000	\$30,000	
2900	Landscaping	1	LS	30000	\$30,000	
					DIVISION TOTAL	\$1,058,200
DIVISION 3	CONCRETE	Quantity	Unit	Unit Price	Extension	
3300	Cast-in-Place Concrete					
	329 space parking garage	107080	SF	61.45	\$6,580,066	
					DIVISION TOTAL	\$6,580,066
DIVISION 6	NEW BUILDING	Quantity	Unit	Unit Price	Extension	
5210	New Building	72292	SF	190	\$13,735,480	
5530	Portals	2933	SF	35	\$102,655	
					DIVISION TOTAL	\$13,838,135
					TOTAL COST	\$21,476,401
					10% ESTIMATING/TIME CONTINGENCY	\$2,147,640
					TOTAL BASE CONSTRUCTION ESTIMATE INCLUDING NMGR	\$23,624,041
ADDITIONAL COSTS						
1	Renovate 102 Grant	28345	SF	105	\$2,976,225	
					15% Estimating/Time Contingency	\$446,434
2	Integral Moveable Equipment				8.5% of \$24,452,626	\$2,078,473
3	Information Technology				2% of \$24,452,626	\$489,053
4	County Administration				1.5% of \$24,452,626	\$366,789
5	Professional Fees				7% of \$24,452,626	\$1,711,684
					TOTAL DEVELOPMENT COST ESTIMATE INCLUDING NMGR	\$31,692,699

LAS SOLERAS

A 500+/- acre master planned community in Santa Fe, NM

September 11, 2013

VIA EMAIL... david.dekker @ studio.southwest.architects

Santa Fe County
Care of Mr. David Dekker
Architect - Principal
Studio Southwest Architects

Re: 7-10 Acre Parcel off of Interstate 25 & Cerrillos & Beckner Road - Santa Fe, New Mexico (Las Soleras Master Planned Community)

Dear Mr. Dekker:

Beckner Road Equities, Inc. agrees to sell to Santa Fe County on the following terms:

PROPERTY: 7 to 10 Acres "Fully Finished" Parcel, Beckner Road (north of Interstate 25 and east of Cerrillos Road), Santa Fe, New Mexico, within the master planned community referred to as Las Soleras www.lasoleras.com

PROPERTY CONDITION: The Sale Property is "rough graded" with all utilities available in the Beckner Road adjacent to the Sale Property at capacities required to construct a County administration building (Santa Fe County Assessor's Office, etc.)

WATER RIGHTS: The Seller represents that there are sufficient water rights available to be acquired for the development of the County Administration Building

PARKING: This Sale Property will not require a parking structure (all surface parking)

CITY OF SF: The Seller will ensure that the County Administration Building complies with all of the City of Santa Fe ordinances, including the "setbacks" required from Interstate 25.

ZONING: The Property was recently annexed and has City of Santa Fe CC-1 Zoning which allows for multi-levels office buildings as a permissive use. There will be no zone change required for the Purchaser's proposed office building

PURCHASE PRICE: The Purchase Price shall be \$7.90 per square foot in whatever amount of acreage needed by Purchaser
7.5 Acres = \$2.581 Million

PLAN OPTION 4 COST ESTIMATE

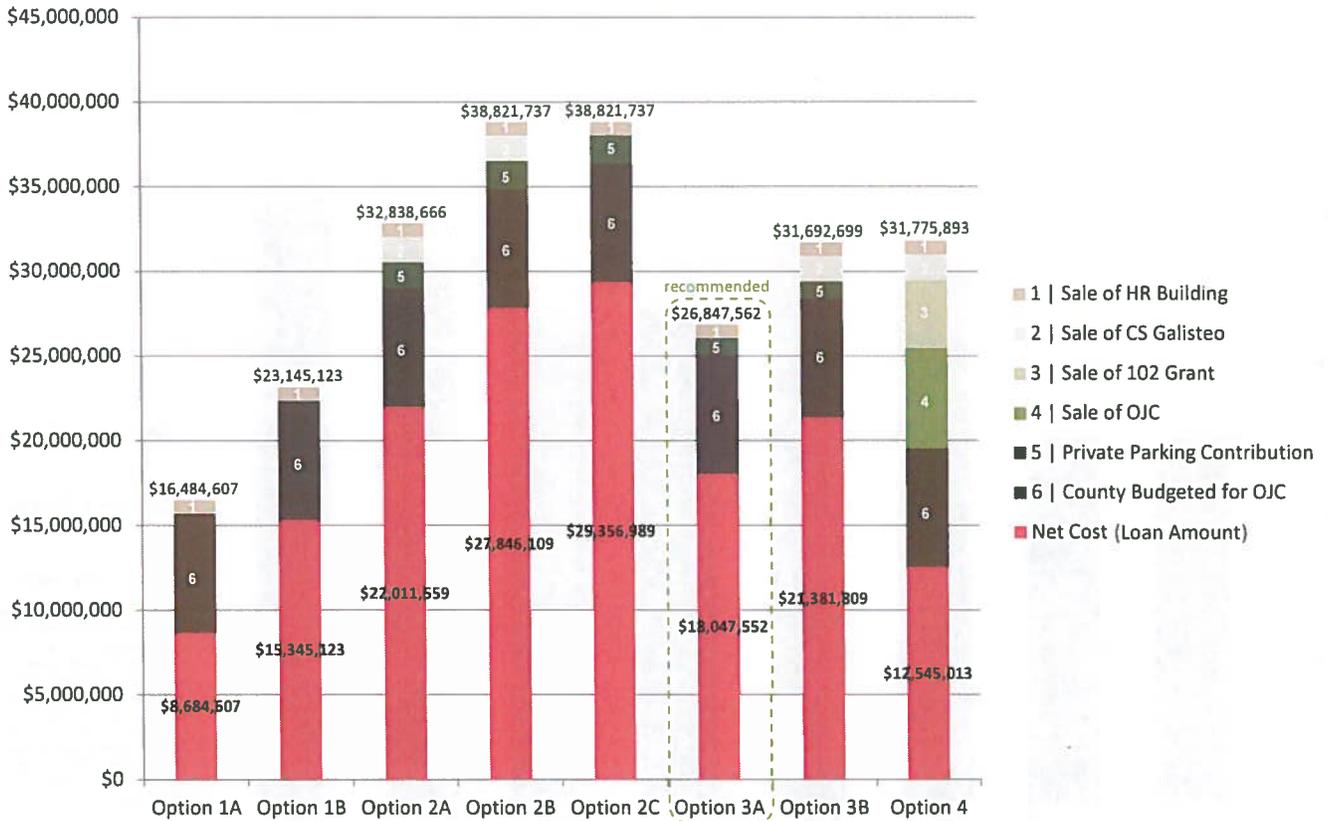
Option 4 identifies a remote site (see proposal at left) for a new consolidated county administration and county commission building with the required parking on a surface parking lot. This option assumes all county administrative and commission functions are to move from the downtown to this site or another site. Included in this new building are the following elements and cost:

ELEMENT	COST
95,000sf building	\$200/sf = \$19,000,000
14,500sf space for future growth	\$140/sf = \$2,030,000
Parking 425 spaces @ \$3,000/space	= \$1,275,000
Site Improvements	= \$326,700
Subtotal	= \$22,631,700
Contingency @ 10%	= \$2,263,170
Total Base Construction Estimate including NMGRT	= \$24,894,870
Additional Costs	
Integral moveable Equipment 8.5% of \$22,631,700	= \$1,923,694
Information Technology 2% of \$22,691,700	= \$452,634
County Administration 1.5% of \$22,631,700	= \$339,476
Professional Fees 7% of \$22,631,700	= \$1,584,219
Land Cost	\$2,581,000
Total Development Cost Estimate including NMGRT	= \$31,775,893

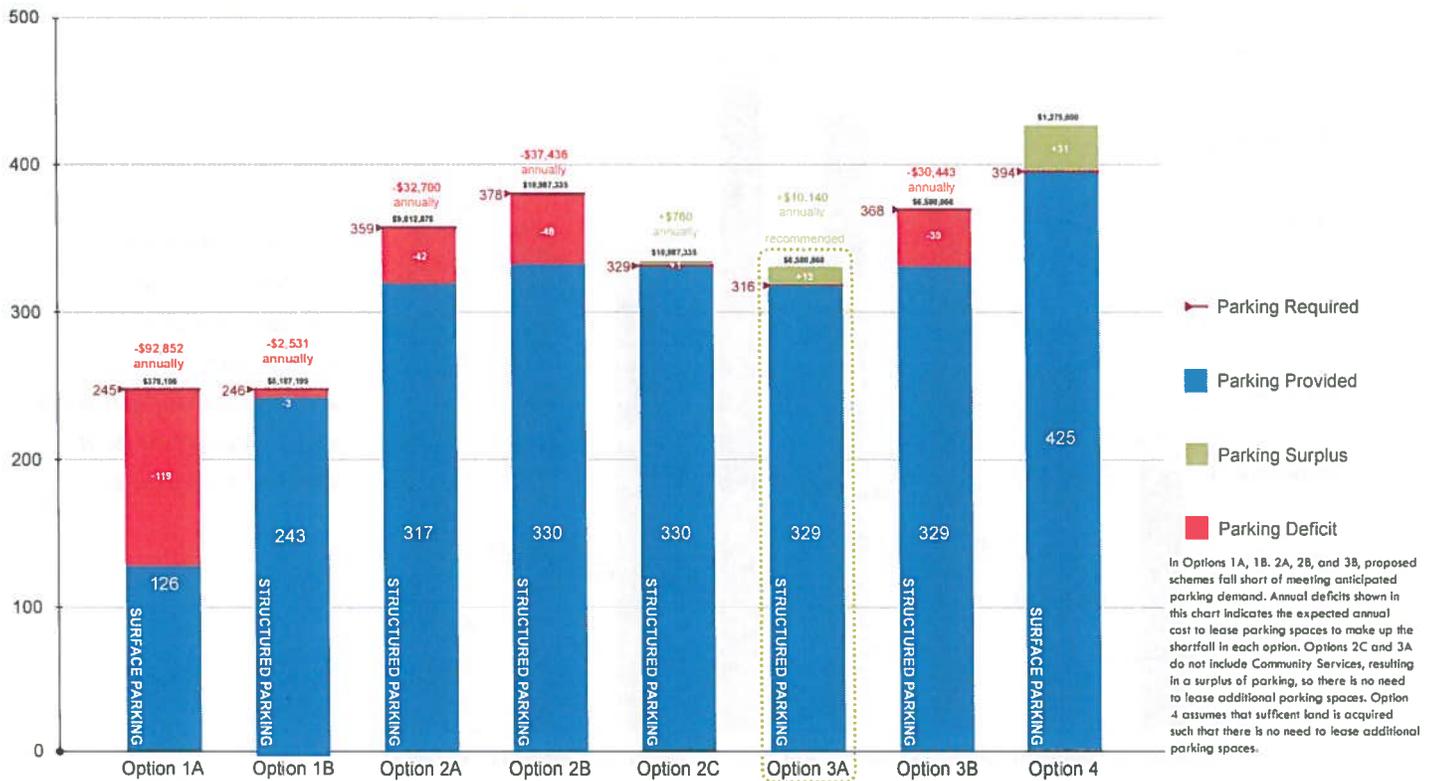
This option would include revenue from the sale of three existing county-owned buildings:

1. Old judicial complex -	\$5,920,000
2. Human resources building -	\$800,000
3. 102 Grant Street -	\$4,000,000
4. Comm. Serv. Galisteo building -	\$1,510,800
Total revenue from sales =	\$12,230,800

CONSTRUCTION COST COMPARISON



PARKING COMPARISON



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VI. APPENDIX

- A. Downtown Santa Fe Office/Retail/
Housing Market Conditions Letter from
Leon Mellow
- B. Appraisal of Old Santa Fe Judicial
Complex and Site Summary. See
separate document for complete report.
- C. Breakdown of Facility Needs for Elected
Officials and County Departments
Identified to Occupy the Old Judicial
Complex.
- D. Breakdown of Facility Needs for Elected
Officials and County Departments
Identified to Remain or Backfill Vacated
Space at 102 Grant Avenue.
- E. Preliminary Geotechnical Investigation
- Summary. See separate document for
complete report.
- F. Examples of Studio SW Government and
Judicial Work Experience.

Downtown Santa Fe Office/Retail/Housing Market Conditions Letter from Leon Mellow

Leon A. Mellow, CCIM
 Managing Director
 Colliers International | Santa Fe



11 September 2013

Jeff Seres
 Dave Dekker
 Studio Southwest Architects
 PO Box 9308
 Santa Fe, NM 87504

Dear Jeff and Dave:

I have been engaged to analyze the possibilities available to Santa Fe County for the repurposing of the Old Judicial Complex on Grant Street and the following summarizes my conclusions regarding this assignment:

The current building is approximately 56,000 SF with a floor plan that does not lend itself to any use other than its previous use as courtrooms with administrative offices. Due to its location in proximity to downtown Santa Fe, the building could be perceived as valuable for general office or retail use but, unfortunately, this is not the case.

If the building was to be converted to general office use for multiple tenants, it would be a major expense and currently there would be no demand for a large quantity of new office space in Santa Fe (especially in the downtown area). When Thornburg Mortgage closed and vacated downtown office spaces, it deserted over 50,000 SF of space. Much of this space has yet to be rented and the tenants who have moved into part of the Thornburg space have done so at the expense of creating corresponding vacancies in other office buildings. While a lot of this vacant space is being marketed at \$22 to \$28 per SF lease rates on an NNN basis, these offering rates are not indicative of the true leasing market since landlords are offering large rent and build-out concessions to credit-worthy tenants.

The building will not work as a retail complex even if it was dramatically reconfigured as there is practically no walk-by retail traffic in this area and there is no existing or planned retail development on the north or western sides of the building that would create retail traffic in the area. In downtown Santa Fe, the stores directly on the Plaza or on San Francisco Street or Palace Avenue are considered to be prime retail locations. Stores on Marry Street and Water Street

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 Repurposing Recommendations
 09/11/13

are considered to be in interior retail locations but their locations are greatly superior to the Grant Street Complex.

As with office lease rates in the downtown area, one cannot establish retail market rent rates because many landlords are giving existing tenants major rent concessions and also entering into lease with new tenants at rates well below the asking amount.

In theory, with no consideration for the cost of converting the existing building or removing it and constructing a new building, the site would work well for residential use. This could be affordable housing, upscale condos or a mixture of both. My concern with this scenario is that when costs are considered and if there is an Affordable Housing component, residential use will not be practical unless the structures are subsidized on an on-going basis.

If the County can vacate office spaces it leases around Santa Fe and move these office functions into the judicial complex building after it is renovated, it appears that this will be the highest and best use of the property. This would save the county lease expenses from the vacated buildings and efficiently consolidate more county functions into one location. If the judicial complex could absorb all of the county's office functions not located at Grant Street and Palace Avenue, then the repurposing of the Grant/Palace building could provide the County with considerable funds from the lease or sale of this prime downtown location.

In meetings with Jeff Seres and his team I have been made aware of some other scenarios for the judicial complex to which I make the following comments:

1. Renovating the existing building for county use and constructing a new retail space on the northern perimeter of the existing building. For reasons expressed above regarding retail use, I would strongly advise against this proposal.
2. Renovating the existing building for county use and constructing new affordable housing units on the north side of the existing building. I also

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strongly advise against this because there is not enough room to build enough units to make it cost effective and to have enough units to develop a sense of community amongst the residents. Making a large amount of intense office use with a small number of adjacent residential use will create a lose/lose situation for both groups.

3. Renovating the existing building for county use and building a new structure that connects to the Presbyterian Church next door. This new structure would be used by the church to expand its day care program on a non-denominational basis. Without knowing the financial arrangement between the County and the church for such a plan, this could be a win/win situation. The County will have a repurposed part of the property for a much needed social program which county employees and residents can use. The church can expand its outreach to locals by providing additional day care service and, hopefully, as part of this program, would have use of the complex's parking areas.

Please review this report and then call me if you require any further information.

Sincerely,

 Leon A. Mellow, CCIM

Appraisal of Old Santa Fe Judicial Complex and Site Summary

VALUATION & ADVISORY SERVICES



2900 N. Swan Road, Suite 201
Tucson, AZ 85712
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September 28, 2013

Jeffrey Seres
Sr. Architect
STUDIO SOUTHWEST ARCHITECTS, INC.
P.O. Box 9308
Santa Fe, New Mexico 87504

RE: Appraisal of Old Judicial Complex
100 Catron Street
Santa Fe, Santa Fe County, New Mexico
CBRE, Inc. File No 13-271PH-0920

Dear Mr. Seres

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Restricted Use Appraisal Report. The reader is hereby advised that the opinions and conclusions contained herein may not be properly understood without additional information contained in the appraiser's work file.

The subject site is currently improved with a 57,987-square-foot, two-story office building, located at 100 Catron Street, in Downtown Santa Fe, NM. It represents the former Santa Fe County Judicial Complex, which was vacated by the County once the newly-built courthouse (several blocks south of the subject) was completed. Roughly half of the improvements were constructed in 1939, with the remaining portions added in 1978 when Santa Fe County began occupying the building. The improvements are situated on a 2.3425-acre site, situated roughly three blocks northwest of the Historic Santa Fe Plaza, and adjacent to the Santa Fe Convention Center. The improvements are in fair overall condition, and are suffering from deferred maintenance. The building is also in need of electrical upgrades, plumbing and HVAC upgrades, as well as roof replacement, and some structural reinforcement throughout portions of the original structure that were built in 1939. The building is not a registered historic structure, and is not considered historically significant. The site is situated in a prime location in close proximity to the Historic Plaza, a popular tourist destination, in an area with very high land values. The subject is more fully described, legally and physically, within the enclosed report.

As detailed in the Highest and Best Use section of this report, the concluded highest and best use of the subject, as improved, is to raze the existing improvements for future residential or hospitality-related development. Therefore, the Market Value - As Is estimate included in this report represents the land value, less demolition cost.

Jeffrey Seres
September 28, 2013
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Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	September 13, 2013	\$5,920,000

Compiled by CBRE

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and CBRE will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE, Inc. can be of further service, please contact us.

Respectfully submitted,

CBRE, Inc. - VALUATION & ADVISORY SERVICES


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Senior Appraiser
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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 DGFS	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			
Customer Service Counter Workstations	4	1				40	40			
Forms Storage	1					30	30			
Public Research Area	1					40	40			
Public Computer Kiosk (near counter)	4					15	15			
Public Map Area (flat files and hanging files)	1					100	100			
Public Copier/Plotter Area	1					60	60			
1.1.2.2 Staff Support Areas								1,480	1,850	
Workroom (Copy/Print/Fax/Shred)	1					150	150			
Copy Alcove	1					60	60			
Supply Storage	1					80	80			
GIS Support Area										
Large Format Scanner Area	1					50	50			
Large Format Plotters and Flat File Storage	1					160	160			
Active Records Storage - Clerks	1					200	200			
Active Records Storage - Assessors	1					200	200			
Inactive Records Storage (offsite)	1					0	0			
General Equipment Storage	1					150	150			
Small Conference Room	1					150	150			
Medium Conference Room	1					250	250			
<i>consider 5 small meeting rooms at 80 sf each near front counter in lieu of above two conference rooms (same total location)</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			
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
							Efficiency at	65%	Existing Staff:	42
							Ten	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 liaison	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			
Customer Service Counter Workstations	5	1				40	200			
Forms Storage	1					30	30			
1.2.1.2 Support Areas - Records								1,625	2,035	
Public Research Area	1					300	300			
Public Computer Kiosks	5					35	175			
Public Copy Machine Area	1					50	50			
Active Records Storage (controlled public access)	1					400	400			
Microfiche viewers and Microfiche Storage	1					150	150			
Archival Records Storage (no public access)	1					250	250			
Secure Records Storage (Confidential Records)	1					200	200			
Scanning Station	2					50	100			
1.2.1.3 Support Areas - Bureau of Elections								660	825	
Voter Registration Card Storage	1					40	40			
Ballot Storage	1					100	100			
Secure Ballot Counting room (absentee)	1					120	120			
Secure Ballot Counting Workstation	1					60	60			
Election Supplies Storage	1					200	200			
Sequestered Voter Registration Scan & Tally Room	1					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			
Workroom (Copy/Print/Fax/Share)	1					150	150			
Supply Storage	1					80	80			
Small Conference Room	1					150	150			
Medium Conference Room	1					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 conferencing 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 DGFSF	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%			
						Tare	1,410			
						Gross Square Feet	4,022			
						NASF Remote	150			
									Existing Staff: 14	
									Growth Staff: 0	
									Total: 14	

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			
Medium Conference Room (shared with others - see building common)							0			
Large Conference Room (shared with others - see building common)							0			
Training Room (shared with others - see building common)							0			
Server Room	1					400	400			
Copy Alcove	1					60	60			
Supply Storage	1					80	80			
Coffee Bar	1					30	30			
Secure Storage - Admin	1					60	60			
Support Storage (for both groups)	1					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
							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 eSF
2.0 County Departments								6,877	8,600	10,550
2.1 Growth Management								1,834	2,285	2,820
2.1.1 Growth Management Administration										
2.2.1.1 Office Areas										
Department Director	1	1	PO	224		224	224			
Chief	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/Share - 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	1,730	2,100
2.2.2.1 Office Areas										
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		
2.2.3 Planning								1,482	1,856	2,280
2.2.3.1 Office Areas										
Division Director	1	1	PO	180		180	180			
Professional - Privates	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			
2.2.3.2 Support Areas - Planning									140	175
General Storage	1					80	80	80		
Secure Storage	1					60	60	60		
2.2.3 Land Use								2,193	2,748	3,370
2.2.3.1 Office Areas										
Division Director	2	1	PO	180		180	360			
Professional - Open Area	11	1	OA	100		100	1,100			
Chief	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										
2 Small conference rooms for this suite										
5 Meeting rooms near front counter										
See building common for shared conferencing space										
							Net Assignable SF	6,877	8,600	10,540
							Efficiency at	65%	Existing Staff	43
							Tax	1,700	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 storage)	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 DGFF	Sub totals GSF	
1.0 102 Grant Avenue Occupants											
1.1 Managers Office & Commission Offices								3,505	4,385	5,398	
1.1.1 Managers Office & Commission Offices											
County Manager	1	1	PO	224		224	224				
Deputy County Manager	1	1	PO	180		180	180				
County Commissioner	5	1	PO	180		900	900				
Office Manager	1	1	PO	150		150	150				
Staff Offices - Private	8	1	PO	120		960	960				
Reception	1	1	GA	38		38	38				
Future Growth @ 10% of Office Areas	1	1	GA	245		245	245				
1.1.2 Support Areas								610	1,015	1,250	
1.1.2.1 Public Areas											
Visitors Waiting Area - County Manager	1					80	80	200	250		
Visitors Waiting Area - County Commissioners	1					120	120				
1.1.2.2 Staff Support Areas											
Workroom (Copy/Print/Fax/Shred)	1					150	150	610	765		
Supply Storage	1					80	80				
General Storage	1					100	100				
Medium Conference Room	1					250	250				
Large Conference Room (shared with others - see building common)	1					0	0				
Training Room (shared with others - see building common)	1					0	0				
Server Room (shared with others - see building common)	1					0	0				
Coffee Bar	1	1				30	30				
1 Meeting Spaces							Net Assignable SF	2,899	3,505	4,385	
Medium conference room for five suite See building common for shared conferencing space							Efficiency at 65%				Existing Staff 17
							Tare	1,496			Growth Staff 0
							Gross Square Feet	4,145			Total 17
							NASF Remain	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 DGFF	Sub totals GSF	
1.0 102 Grant Avenue Occupants											
1.2 Legal Department								1,636	2,045	2,520	
1.2.1 Legal Department											
1.2.1.1 Office Areas											
Director	1	1	PO	180		180	180	920	1,160		
Deputy Director	1	1	PO	150		150	150				
Staff Offices - Private	3	1	PO	120		360	360				
Staff Offices - Small Private	2	1	PO	100		200	200				
Reception	1	1	GA	38		38	38				
Future Growth @ 10% of Office Areas	0	1	GA	93		93	0				
1.2.1.2 Public Areas											
Visitors Waiting Area	1					40	40	40	80		
1.2.1.3 Staff Support Areas											
Coffee Bar	1					30	30	670	840		
Copy Room (Copy/Print/Fax/Shred)	1					80	80				
Supply Storage	1					80	80				
General Storage	1					100	100				
Secure File Storage	1					150	150				
Medium Conference Room	1					250	250				
Large Conference Room (shared with others - see building common)	1					0	0				
Training Room (shared with others - see building common)	1					0	0				
Server Room (shared with others - see building common)	1					0	0				
1 Meeting Spaces							Net Assignable SF	1,636	1,636	2,045	
Medium conference room for five suite See building common for shared conferencing space							Efficiency at 65%				Existing Staff 8
							Tare	888			Growth Staff 0
							Gross Square Feet	2,516			Total 8
							NASF Remain	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	133		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				
1.3.2 Shared Support Areas								950	890	850	
Workroom (Copy / Fax / Shred)	1					150	150				
Mail Sort/Distribution Area	1					60	60				
Supply Storage	1					80	80				
Coffee Bar	1					30	30				
Secure Storage (investigation materials / tropical climate)	1					80	80				
Small Conference Room	1					150	150				
Large Conference Room (shared with others - see building common)							0				
Training Room (shared with others - see building common)							0				
Server Room (shared with others - see building common)							0				
1 Meeting Spaces								1,399	1,750	2,150	
Small conference room for this suite											
See building common for shared conf/training space											
							Net Assignable SF	1,399	1,750	2,150	
							Efficiency at	65%			
							Tare	750			
							Gross Square Feet	2,149			
							NASF Remote	0			
									Existing Staff: 7		
									Growth Staff: 0		
									Total: 7		

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	3,710	
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		133	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		153	160				
1.4.1.2 Support Areas								1,070	1,340		
Reception Area	1	1				60	60				
Small Conference Room	1					150	150				
Large Conference Room	1					400	400				
Training Room (shared with others - see building common)							0				
Workroom (Copy / Fax / Shred)	1					150	150				
Supply Storage	1					80	80				
Coffee Bar	1					30	30				
Secure Storage	1					200	200				
2 Meeting Spaces								2,830	3,540	4,350	
1 Large and 1 Small conference room for this suite											
See building common for shared conf/training space											
							Net Assignable SF	2,830	3,540	4,350	
							Efficiency at	65%			
							Tare	1,520			
							Gross Square Feet	4,350			
									Existing Staff: 19		
									Growth Staff: 0		
									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		400	400			
Semi-private	2	1	OA	48		96	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			
Training Room (shared with others - see building common)						0	0			
Server Room (shared with others - see building common)						0	0			
Workroom (Copy/Print/Fax/Share - 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	0		
1 Meeting Spaces								1,200	1,505	1,850
1 Medium conference rooms for this suite See building common for shared conf/training space							Efficiency at 55%	780	Existing Staff: 8	Growth Staff: 0
										Total: 8
										Gross Square Feet: 1,850

Santa Fe County - Facility Needs for Elected Officials and County Departments Identified to Remain at 102 Grant Avenue

Room Description	# of Spaces	Persons per Space	Private Office / Open Area	Area / Person	Space Criteria	Total Area	TOTAL NASF	Sub totals NASF	Sub totals DGSF	Sub totals GSF
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								2,415	1,770	
Director	1	1	PO	180		180	180			
Manager	1	1	PO	150		150	150			
Staff Offices - Private	2	1	PO	120		240	240			
Staff Offices - Small Private	6	1	PO	100		600	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	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/Share)	1					150	150			
Supply Storage	1					80	80			
Coffee Bar	1					30	30			
Secure File Storage	1					200	200			
1 Meeting Spaces								2,136	2,670	3,290
1 Small conference room for this suite See building common for shared conf/training space							Efficiency at 55%	1,150	Existing Staff: 12	Growth Staff: 0
										Total: 12
										Gross Square Feet: 3,290

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 coordinators)	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 Counter	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%			
						Tare	3,690			
						Gross Square Feet	10,545			
									Existing Staff: 38	
									Growth Staff: 0	
									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	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	1,520
Muster Room / Meeting Space	1	5		25		25	150			
Facility Ops Director Workstation (in Muster Room)	1					50	50			
Staff Lockers (in Muster Room)	1					50	50			
Support Space (Maintenance Supply Storage)	1					300	300			
Tool Storage							0			
Flammable Storage							0			
Flat File Storage							0			
Open Shelving for Equipment							0			
Loose Parts Bins							0			
Eyewash / Emergency Shower Station	1					20	20			
Delivery / Bulk Storage	1					300	300			
Loading Deck (Exterior)							0			
Mail Room	1					120	120			
3.1.4 Employee Resources								1,300	1,625	2,000
Staff Breakroom (one per floor)	2					250	250			
Exercise Facility	1					400	400			
Showers / Lockers	2					200	200			
Bicycle Storage Area - exterior space							0			
Outdoor Lunch Area - exterior space							0			
7 Meeting Spaces								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	11,090	13,650
							Efficiency at	65%	Existing Staff: 4	
							Tare	4,780	Growth Staff: 0	
							Gross Square Feet	13,650	Total: 4	

Preliminary Geotechnical Investigation - Summary

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SUMMARY

The information presented in this section is a partial summary intended for reference use only. This information is intended for use only in conjunction with the complete geotechnical investigation report. Significant information contained in the complete geotechnical report may not be present here.

ON-SITE SOILS

The test holes encountered a variable soil profile consisting of silty sand with some interbedded layers of clean to slightly silty sands, clayey sand, and sandy clay. The sandy soils were generally loose in the upper 10 feet and medium dense to dense at greater depths. Test hole 3 encountered a significant clay pocket at presumed foundation bearing depth (13 feet bgs). The clay was stiff and medium moist to moist.

Groundwater was not encountered in the test holes to the maximum depth of exploration, approximately 32 feet.

FOUNDATIONS

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

We anticipate the parking garage will have a full below-grade level, and foundations for the entire building will be embedded around 15 feet below existing site grades. The base of all foundations should be embedded a minimum of 24 inches below lowest adjacent grade/finished floor elevation. The following allowable bearing capacities may be utilized for different foundation widths:

<u>12 inches</u>	<u>24 inches</u>	<u>36 inches</u>	<u>48 inches</u>	<u>60 inches</u>
2000 psf	2500 psf	3000 psf	3500 psf	4000 psf

If encountered during construction, the clay pocket discovered in test hole 3 should be removed from under foundations and slabs to a minimum depth of 5 feet and replaced with engineered fill. If the entire building footprint is over-excavated to a minimum depth of 5 feet below foundation/slab bearing elevation, the above allowable bearing capacity values may be increased by 1000 psf.

JUDICIAL COMPLEX PARKING GARAGE, SANTA FE, NM
EEG PROJECT: A13 921

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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

JUDICIAL COMPLEX PARKING GARAGE, SANTA FE, NM
EEG PROJECT: A13 921

EXAMPLES OF STUDIO SOUTHWEST ARCHITECTS' GOVERNMENT AND JUDICIAL WORK EXPERIENCE



SIZE 68,400 sf
FINAL CONST COST \$20.6M
COMPLETED April 2013

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 23,000 sf office
7,400 sf warehouse
FINAL CONST COST \$6.5M
ADJUSTED FOR 2013 \$6.8M
COMPLETED March 2011

LEA COUNTY LAW ENFORCEMENT FACILITIES
LOVINGTON, NM

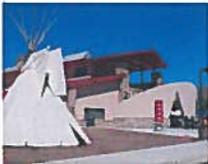
The Lea County Law Enforcement Facilities project consists of a 23,500 sf office building that provides space for the sheriff and senior staff, the sheriff's department deputies, and administrative staff. The program also includes training and fitness areas, records storage, evidence processing and storage, 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 120,000 sf
FINAL CONST COST \$33.6M
ADJUSTED FOR 2013 \$37.2M
COMPLETED 2009

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 70,000 sf
CONST BUDGET \$19M
ADJUSTED FOR 2013 \$21M
COMPLETED July 2009

JICARILLA APACHE NATION TRIBAL CAPITOL BUILDING
DULCE, NM

This 70,000 sf tribal administrative center serves as a "one stop shop" and community gathering center for all Jicarilla Tribal Government activities. The design for this building was a result of numerous work sessions with members of the Jicarilla Tribe. It has state-of-the-art audio/visual equipment in the 75-seat Tribal Council Chambers and an Archival Storage basement incorporated in the design.



SIZE 50,000 sf
FINAL CONST COST \$11M
ADJUSTED FOR 2013 \$12.4M
COMPLETED 2008

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 40,000 sf
FINAL CONST COST \$6.8M
ADJUSTED FOR 2013 \$8.1M
COMPLETED 2005

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 150,000 sf
FINAL CONST COST \$20.3M
ADJUSTED FOR 2013 \$24.6M
COMPLETED August 2006

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 41,800 sf renovation
59,900 sf addition
FINAL CONST COST \$14.5M
ADJUSTED FOR 2013 \$18.2M
COMPLETED 2005

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 70,000 sf
FINAL CONST COST \$7M
ADJUSTED FOR 2013 \$9.1M
COMPLETED 2002

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.

