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SANTA FE

BOARD OF COUNTY COMMISSIONERS

SPECIAL MEETING

January 19, 2005

Michael D. Anaya, Chairman
Harry B. Montoya
Jack Sullivan
Paul Campos
Virginia Vigil

SFC CLERK RECORDED 04/07/2005

SANTA FE BOARD OF COUNTY COMMISSIONERS

COMMISSION CHAMBER COUNTY ADMINISTRATION BUILDING

**Special Meeting
January 19, 2005, 4:00 pm**

**Notice of Special
Meeting**

Notice is hereby given that the Board of County Commissioners of Santa Fe County, Santa Fe, New Mexico, will hold a Special Meeting on Wednesday January 19, 2005 at 4:00 pm in the Commission Chambers at the County Administration Building, 102 Grant Avenue, Santa Fe, New Mexico.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Discussion and Request for Direction on the First Judicial Courthouse and the County Administration Complex
- V. Adjournment

The County of Santa Fe makes every practical effort to assure that its meetings and programs are accessible to the physically challenged. Physically challenged individuals should contact Santa Fe County at 986-6200 in advance to discuss any special needs (e.g., interpreters for the hearing impaired for the sight impaired).

SFC CLERK RECORDED 04/07/2005

SANTA FE COUNTY
SPECIAL MEETING
BOARD OF COUNTY COMMISSIONERS

January 19, 2005

This special meeting of the Santa Fe Board of County Commissioners was called to order at approximately 4:00 p.m. by Chairman Mike Anaya, in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Following the Pledge of Allegiance, roll was called and indicated the presence of a quorum as follows:

Members Present:

Commissioner Mike Anaya, Chairman
Commissioner Harry Montoya, Vice Chairman
Commissioner Paul Campos
Commissioner Jack Sullivan
Commissioner Virginia Vigil

Members Absent:

[None]

III. Approval of the Agenda

COMMISSIONER CAMPOS: Mr. Chair.

CHAIRMAN ANAYA: Commissioner Campos.

COMMISSIONER CAMPOS: Item V, Discussion and Possible Action Concerning Additional Constituent – I think that should be deferred to our next regular session. That was the way it was planned. I think today was a one-item agenda and I think we need to focus on the courthouse. That's my suggestion.

CHAIRMAN ANAYA: Is that a motion to take it off?

COMMISSIONER CAMPOS: I would so move.

CHAIRMAN ANAYA: Is there a second?

COMMISSIONER MONTOYA: Second.

The motion to table item V to the next regular meeting passed by unanimous [5-0] voice vote.

SFC CLERK RECORDED 04/07/2005

IV. Discussion and Request for Direction on the First Judicial Courthouse and County Administration Complex [Exhibit 1: Informational Packet]

TONY FLORES (PFMD Director): Thank you, Mr. Chair, Commissioners. As you recall, for a little over 18 months we've been undertaking a process to develop a space analysis and long-range facility plan looking at various facilities, County Administration Complex, First Judicial Courthouse and primarily the administrative offices of the County.

In November we brought forward with the assistance of our consultant the final presentation to the Board on the findings of that recommendation. I've provided all of you copies of that in the back of your packet. Those findings outlined a listing of square footage requirements, size requirements, program and document, which is the initial phase of an architectural agreement, and it laid the foundations of how the County looks at providing adequate space not only for its employees but also the state agencies that we are required to house. Based upon our discussions on the 16th of November, staff has gone back and re-evaluated the project, looked at it to see if there were any efficiencies that we could build in and also looked at a prioritization of the project so that we don't try to tackle financially more than we can commit ourselves to.

When we brought forward the recommendation or the final plan the price tag was approximately \$50 million and as Commissioner Sullivan has brought up, with the addition of the furniture and fixtures and site acquisition that price has a potential tag of \$60+ million. We looked back based upon one of the comments that was made by the Commission, I believe it was Commissioner Sullivan, to look at the possibility of establishing in development a new First Judicial Courthouse and utilizing the existing courthouse and our main base of operations, so that we would maintain a presence, as many of the Board had indicated in their minutes, in the downtown area.

During our discussions at that point and also through community townhall meetings with Commissioner Montoya we have heard a recurring theme over and over that the public wants these uses in the downtown area and not on the outskirts. So I had to take a step back from my thinking of development of a campus environment at this time. I felt based upon the issues with the district courthouse as a priority in my opinion as PFMD Director that we need to focus on the courthouse, find a location for it that's suitable, that can allow it to be developed at a reasonable price, and then allow us the opportunity to redevelop or renovate the existing courthouse of approximately 56,000 square feet for our new administration complex and still maintain a presence in downtown Santa Fe.

The memo that I've provided to you has various items included in it including the statute that requires or deals specifically with district court facilities. I'd like to ask Chief Justice Hall and Judge [Barbara] Vigil to come forward since this is their baby.

COMMISSIONER MONTOYA: Sir.

CHAIRMAN ANAYA: Commissioner Montoya.

COMMISSIONER MONTOYA: Are we just going to talk about the courthouse today?

MR. FLORES: Mr. Chair, Commissioner Montoya, the courthouse is the primary focus and I will explain how we would address the County Administration Complex from there.

COMMISSIONER MONTOYA: What about Public Works?

MR. FLORES: No, Mr. Chair, Commissioner Montoya. That is not on the discussion today. We are still working through the issues with the State Land Office, either at the existing site or an alternative site and it's my opinion that we're ready to move forward baring any complications with that lease.

COMMISSIONER MONTOYA: We are ready?

MR. FLORES: Yes. We've already met with the architect and indicated that we would be coming forward to ensure that we have adequate professional service arrangements made so that we can proceed forward.

CHAIRMAN ANAYA: With which one?

MR. FLORES: The Public Works.

CHAIRMAN ANAYA: Okay.

COMMISSIONER MONTOYA: Okay. So do we know when we're going to sell those bonds or what's going to happen with those?

MR. FLORES: Mr. Chair, Commissioner Montoya, I don't want to speak for the Finance Department. I have my own schedule of sales of the bonds. I feel that we could sell the bonds by June of this year and we would still be in line with the time that our construction documents are being finalized and that we would be ready for bid. So if we were to sell the road bonds, which included up to a maximum of \$4 million for the Public Works facility we would be ready for that at that time. Currently we have \$3.8 million in the bank so to speak off the bonds that were sold in 2001, so there is enough in adequate financing to be able to start the project.

COMMISSIONER VIGIL: Mr. Chair.

CHAIRMAN ANAYA: Commissioner Vigil.

COMMISSIONER VIGIL: Tony, could you just give us a briefing with regards to the options available for the judicial complex?

MR. FLORES: Mr. Chair, Commissioner Vigil, the analysis that was presented has a bunch of different options. One of the first options was that we would renovate through expansion and construction of their existing site, adding square footage and probably doubling the size, 2 1/2 times the size of the existing building. Based upon that option it would require the County, since we are by law required to house them, we would have to look at an alternative site for them to be housed in until the construction was done. Based upon the availability of existing buildings that size, we have calculated a cost for 2 1/2 years of \$2.8 million in expenses for us to house them temporarily at another location. That option, in my opinion, although it seems practical for timeliness in developing and renovating that site, if I look at the total picture, another \$3 million on top of renovation costs, parking structures, etc. would exceed my request from the Board for financing.

The other option for the judicial courthouse was to build them a new building, to relocate them to another location. We did a preliminary request for information, not a formal one, to find out if there are potential properties out there that may come forward. And it was more of us looking than actually having a property owner come forward. Through that process we identified five sites, one of which was, the Elk Lodge, really wasn't in play and there were some other issues with some of the other sites.

CHAIRMAN ANAYA: Are we talking about judicial?

MR. FLORES: Yes. The judicial courthouse. We looked at donated property outside the city limits. We looked at property from the Indian School that we would have to go in and renovate and raze existing buildings to be able to accomplish for traffic consideration, etc. It was determined that at that time, although there were two sites that were in play, we needed to do a full-flown evaluation and process to be able to select a site. So right now, in my opinion, Mr. Chair, Commissioner Vigil, we have two options. One of them to me has price tag of \$3 million on top of that and that would be to renovate the existing site. That alternative A would be a site that's suitable for their courthouse and build them a new complex.

COMMISSIONER VIGIL: Thank you, Tony. Thank you, Mr. Chair.

CHAIRMAN ANAYA: I'd like to welcome Judge Hall and Judge Vigil here today along with Steve Pacheco. Thanks for being here. Tony, I guess I've got one question. Well, I'm going to have more, but you said that you met with people in Commissioner Montoya's district and they said that they didn't like the campus-like County building that we were proposing.

MR. FLORES: What they didn't like, Mr. Chair, is they didn't want to lose the identity of the courthouse for the County building in the downtown area. Not that the campus wasn't an option. It was more that the identity of the County and the courthouse is within the city limits of Santa Fe. That was the opposition. And that's also done from the Bar Association from Rio Arriba County.

CHAIRMAN ANAYA: So what about the rest of the county did you talk with them?

MR. FLORES: No.

CHAIRMAN ANAYA: Okay, so this is just –

MR. FLORES: I prefaced it by saying we've also heard from community meetings that this is a problem.

CHAIRMAN ANAYA: Okay. So today, you're going to tell us your proposal on how we can get the judges a new judicial complex.

MR. FLORES: And, Mr. Chair, provide us the ability to enlarge the County Administration Complex and make it more accessible to the public.

CHAIRMAN ANAYA: Okay. So who wants to start?

MR. FLORES: And I promise, Mr. Chair, Commissioner Sullivan, I'll breathe every now and then.

CHAIRMAN ANAYA: Yes, don't talk so fast.

MR. FLORES: We're done with committee hearings this afternoon so my time is yours. Based upon the direction in the discussions – I won't even call it direction – that the Board provided on November 16th, and I've pulled the minutes and looked at it.

CHAIRMAN ANAYA: What was the direction?

MR. FLORES: We go out and look at funding options, to be able to secure this – Commissioner Sullivan. Commissioner Campos and Commissioner Montoya was let's try to at all costs, and I'm paraphrasing, keep the facility in the downtown area with the courthouse, per Commissioner Campos, as the priority. Commissioner Anaya, you indicated that you agree that the courthouse is a priority. However, you still want to look at the big picture, which was a campus environment. And Commissioner-elect Vigil at the time indicated that Hey, Tony, why don't we renovate the existing building. Did we take any environmental concerns into

consideration. So that was – I'm not even addressing some of Commissioner Duran's. So with that direction we looked at a prioritization process.

CHAIRMAN ANAYA: So you can't count to three. You know your direction.

MR. FLORES: No, no, no.

CHAIRMAN ANAYA: So the direction that you're going is to keep the building downtown. To keep the County building downtown and try to use the judicial complex for additional services for the County and let's try to find a place for the judges. Correct?

MR. FLORES: Yes. And that would be accomplished by doing a formal request for proposals. Now, I need to qualify this. As you all know, acquisition of real property or disposal of real property, the procurement code is not applicable. The procurement code does not apply to real property. It deals with tangible personal property, services and goods. What I'm proposing to do is something similar to what Dona Ana County completed, was a full-blown request for proposals where we actually had property owners coming and providing a proposal that outlined various issues of their site, including cost. So we would develop together, very similar to the way we developed this RFP process with the Commission's input, is developing the site selection criteria with the judiciary, to be able to put out an RFP.

That would provide a formal process of site selection. It may come out at that site selection, Mr. Chair, that the downtown properties are not in play at that time because of costs, ownership issues, other things, and we would look at that. So we would not limit this formal process to just looking at the downtown, although that would be one of the evaluation factors or a point of emphasis.

With that RFP process, we would look at a site selection. If the Board directs we would be able to have the selection of an architect going on at the same time with the site selection a longer term and I've included a very rough estimate in here of time. A longer term for site selection to allow us to hire an architect under contract, because I think they are key to site selection after all of you have developed your criteria. The architect needs to be coming on board right at the third of the time frame before they're due back to make sure that their input, whoever that firm is is valuable and that we are headed down the right path of selecting a site.

CHAIRMAN ANAYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: If we're going to look at the sites, you're talking about downtown, so the general feeling is to continue to be downtown in this historic building insofar as possible. So it seems like if we're going to do that, that it's the courts that are going to move.

MR. FLORES: Mr. Chair, Commissioner Sullivan, yes.

COMMISSIONER SULLIVAN: Okay. So we may use that building for an expansion of the County facilities, which is fairly convenient to our other County facilities here. Still limited on parking and the parking issues don't go away but at least now the judges don't have the parking issues; we have the parking issues. I'm sure they'll be happy about that. So when you say, looking for downtown sites on this RFP, why would we be looking for downtown sites? We'd want to open it up to the whole general area, right?

MR. FLORES: Mr. Chair, Commissioner Sullivan, yes. That's why I indicated that we would have a preference for a downtown site but we would look at every site that would come out. I'm sure there are potential properties owners out there that if we move forward on a formal process would come out. So it would be every site. However, we would

look as a priority at the downtown.

COMMISSIONER SULLIVAN: I'd be careful about saying a preference.

MR. FLORES: I agree. I would just state in the opening overview of the RFP we can structure it in a way that indicates that our preference is to remain downtown, not in the criteria. However, we want to look at sites that meet these criteria.

COMMISSIONER SULLIVAN: Certain acreage, and so forth.

MR. FLORES: Acreage, utilities, infrastructure –

COMMISSIONER SULLIVAN: How much acreage do they need?

MR. FLORES: We've looked at about six acres of property. Six to eight acres if we can build up. Up to 15 acres if we go out.

COMMISSIONER SULLIVAN: If we go out. Okay. What is the definition of the county seat?

MR. FLORES: Mr. Chair, Commissioner Sullivan, I'll speak for Steve since I always do, the county seat has to stay within the incorporated limits of the municipality.

STEVE ROSS (County Attorney): The county seat is the City of Santa Fe.

COMMISSIONER SULLIVAN: See, now that causes some interesting problems in the mix here. Because if the judicial complex has to be provided in the county seat, then we have to provide it within the boundaries of the City of Santa Fe.

MR. ROSS: I don't believe that is correct, actually. The County offices, which I see as the elected offices, essentially, the Sheriff, the Clerk, the Assessor, all have to be within the county seat which is Santa Fe. It's silent on where the courts have to be located.

COMMISSIONER SULLIVAN: What am I reading that says, "In each county the district court shall be held at the county seat"?

COMMISSIONER CAMPOS: The district court shall be held at the county seat. Yes, that's in the statute.

COMMISSIONER SULLIVAN: Maybe they could be out somewhere and come in to hold court and go back out again. Provide a rapid transit or something. But this issue has come up before and we never have specifically addressed it. It's the third page of the memo that Mr. Flores prepared.

MR. FLORES: Mr. Chair, Commissioner Sullivan, we would look at that. I know Steve and I have looked at the administration offices here and that became an issue if we went outside the city limits for basically this room, of holding offices –

COMMISSIONER SULLIVAN: No, I understand there's another statute about that because we ran into that when we were trying to hold our meetings, hold our work sessions.

MR. FLORES: Right. So we will make sure we take a look at this statute and see what the definition is.

COMMISSIONER SULLIVAN: I think we need to look at it right now because if we're looking at directions as to where we're going to go and where the RFP is going to go and how we're going to swap buildings here, we need to know if the district court has to be within the municipal boundaries.

MR. ROSS: Mr. Chair, Commissioner Sullivan, it's coming back to me now. We had this problem in San Juan County when I was there. We determined we couldn't get around the statute so what we did is we had one satellite court facility in the county seat and

other facilities in another city that was not the county seat. But at the time I recall us having a lot of concerns about this particular statute.

COMMISSIONER SULLIVAN: We could change the statute too. How about that?

MR. FLORES: We've looked at that as an option. Actually, Mr. Chair, Commissioner Sullivan, I think we can look at that through the RFP and put some language in there that would not prohibit us taking property proposals outside the city limits. And I think if we use the Dona Ana County model they did something similar because the original location of the property that they went to was outside the incorporated limits. But it was adjacent. You're right. It was adjacent to the city limits.

COMMISSIONER SULLIVAN: So it could be annexed.

MR. FLORES: Yes.

CHAIRMAN ANAYA: Commissioner, so are you proposing that maybe - how would we change the county seat?

COMMISSIONER SULLIVAN: We can't.

CHAIRMAN ANAYA: Would it be the Commissioners that change it?

COMMISSIONER SULLIVAN: No, it's state statute.

CHAIRMAN ANAYA: So we could go to the state legislature and get that taken care of?

COMMISSIONER SULLIVAN: If we wanted, but we would only have to do that if we decided that the best location for the judicial complex was outside the boundaries of the City of Santa Fe. And I'm thinking that that's a fairly good possibility because just of cost, and availability. It's going to be hard to find land. We've already looked in this study. There's the old hospital building, and what was the other one?

MR. FLORES: The cathedral site.

COMMISSIONER SULLIVAN: Yes, the old hospital.

MR. FLORES: Well, the old hospital is Marian Hall, and then right next to it is St. Francis Cathedral.

COMMISSIONER SULLIVAN: Well, we also had a nibble from the -

MR. FLORES: Santa Fe Indian School, and St. Kate's. And we've also had nibbles from the Elk's Lodge, which doesn't meet the size criteria.

COMMISSIONER SULLIVAN: I'm just saying, Mr. Chair, that I think it's a good possibility that we'll be looking strongly at alternatives outside the city boundary.

CHAIRMAN ANAYA: It could same the County money.

COMMISSIONER SULLIVAN: It could save a lot of money.

CHAIRMAN ANAYA: Commissioner Campos.

COMMISSIONER CAMPOS: Question for Mr. Flores if that's appropriate.

Mr. Flores, you've just finished - did you finish your presentation? I was just curious if there was time to comment, if you wanted the judges to comment after you and then have Commissioner comment.

MR. FLORES: I would like to be able to just go through quickly.

COMMISSIONER CAMPOS: You have a little more?

MR. FLORES: Just a little bit. Because I think the most important part that Commissioner Sullivan has reminded me over and over about is cost. We went through the

analysis that was provided to you in November and we've developed a very rough estimate of cost. Based upon our numbers that I believe, we can accomplish two things. One, we can set a budget or a cap of the revenue bond and with a good number based upon our estimation, which is a very simple flow chart. It's not our normal budgeting chart but it's simple so that we can go through it.

Based upon a construction budget, professional services budget, site acquisition budget, a contingency in furnishings and equipment budget, we've estimated that the total amount of funds that would be necessary to accomplish this will be \$35 million. That number is based on those criteria or those components that I just talked to you about. I've gone through the research of the statute of how this could be funded. General obligation bond, in my opinion is not the route to go. As Commissioner Sullivan knows, we just voted a \$71 million bond. We do have a potential within the county to dedicate existing GRT tax to pay for the debt service on this type of project. It's estimated that that cost on an annual basis will be between \$1.3 and \$1.6 million, from my calculations.

Again, this is our calculations of the cost and those can be firmed up, but we do have a potential in our existing GRT structure to retool and we talked about this in July when we came forward with our study session. We can retool the GRT to be able to afford our debt payment for this facility. The statutes are very broad on the applicability and the use and I do believe that if we can develop some efficiencies in the building there would be a balance left in this that would allow the County to renovate the existing judicial complex for admin space. The alternative to that is if we spent the entire budget on developing a courthouse we could move into the existing judicial complex using in-house staff to be able to do some minor renovations to have it ready for occupancy by County staff. I'll close and turn it over to Judge Hall.

CHAIRMAN ANAYA: Thank you, Tony.

JUDGE JIM HALL: Mr. Chair, members of the Commission, thank you very much. I met with Tony before this and as I understand his recommendation, I agree with it. I understand he is requesting that the Commission grant him authority to go forward with an RFP related to site selection and an RFP as to an architect. I believe those are the next steps in the process and I'd like to see that happen. I like the idea of an RFP as to site selection because it's a very public process and I think that's probably both in the court's interest and the Commission's interest as well. I also understand that he is seeking to have you approve, I guess in principle, this idea of using the GRT revenues to fund this project. I am very much in favor of that as well.

I would like to see those steps taken. As far as the location, I agree with Mr. Ross. I think the present statute does require that at least one of the court offices be within the City of Santa Fe. That's the way the law is presently. We actually looked at this in connection with Rio Arriba because we set up a facility in Española, but it's a satellite facility. We have a facility in T.A. So I think the present law does require it to be within the city limits. I'm not sure that's an issue that necessarily needs to be resolved right now; I think there's ways around it. Annexation, perhaps even changing the statute. So I would urge you to go forward with the RFP, including, I guess some sort of language regarding this issue and see what comes back.

In my discussions I think you may very well get some viable options in downtown for a courthouse that you don't know about yet. And that's the real benefit of an RFP process. Maybe you won't. Maybe the best options for the County will be somewhere away from

downtown, in the city or even outside of the city and then you can do the site selection process and make the decision that's best. I've said before the judges would prefer to be downtown but if you determine the best option is somewhere out of downtown, what we want is to proceed with that facility. That's what we need.

I think Tony's plan here, as I've said before, keeps the process moving forward. So I would ask that you approve or grant him direction to proceed with the RFP as to both the architect and as to the site acquisition and that you approve, I guess the general financing idea that he has presented to you. So that's my request and I'll be happy to answer any questions.

CHAIRMAN ANAYA: Thank you, Judge, for being here. Appreciate that. Any comments to the judge or to Tony? Commissioner Campos.

COMMISSIONER CAMPOS: If you're ready for general comments, I'm ready.

CHAIRMAN ANAYA: Sure.

COMMISSIONER CAMPOS: I believe in what Mr. Flores is saying generally. I think we need to be downtown. The courts need to be downtown, has always been my position. The general financing ideas I think are sound. The GRT. But I do think that the current location of the court should become part of our administration. That way we could keep that area connected to this building. We would have additional space that we also could stay downtown. It's a good space. Perhaps we could work around those two properties.

I think there may be a good site for a courthouse where the DA is. That is close to the Supreme Court and Court of Appeals and the District Court wouldn't be too far away. We have property there. How many acres do we own?

MR. FLORES: Is this our existing law enforcement complex?

COMMISSIONER CAMPOS: The one on Sandoval Street?

MR. FLORES: That's part of our administrative offices.

COMMISSIONER CAMPOS: We own two properties out there at least.

MR. FLORES: Mr. Chair, Commissioner Campos, we own the Anacon Building, which is right next door, which used to be the State Employees Credit Union, and we also own the law enforcement complex. I would say just really quickly on that comment. As part of my temporary schedule I have put in a time frame for an RFP that we would put out that would identify best and highest use for the properties that we would be looking at consolidating or disposing. We did that when I was in the Purchasing Division in 2000 to try to get the judges a building at that time with the existing County Manager. I would request that the Board at that time we look at a best and highest use for property that we would be consolidating so that we could offset potentially some of the costs for construction. I just throw that out as a comment. The size of the - it's an acre of property where the DA's office is right now.

COMMISSIONER CAMPOS: Only an acre. And the Anacon is a smaller piece of property.

MR. FLORES: The Anacon, yes, it is.

COMMISSIONER CAMPOS: So it would require purchasing four to six acres out there.

MR. FLORES: The Anacon is a little under half an acre.

COMMISSIONER CAMPOS: So it would require substantial purchasing.

CHAIRMAN ANAYA: Commissioner, you're suggesting purchasing property

that's right next to the old-

COMMISSIONER CAMPOS: Where the district attorney is there on Sandoval Street.

CHAIRMAN ANAYA: Is there property for sale there?

MR. FLORES: Well, we own one building. We own the Anacon Building.

COMMISSIONER CAMPOS: We own two buildings.

MR. FLORES: We own two buildings that are contiguous to each other.

CHAIRMAN ANAYA: So we own an acre and a half.

MR. FLORES: An acre and a half is all we own right there. Now, that's an interesting scenario.

CHAIRMAN ANAYA: He's saying to purchase more property around there.

COMMISSIONER CAMPOS: You'd have to purchase more property around there.

CHAIRMAN ANAYA: But if they're not selling.

COMMISSIONER CAMPOS: You have the power of condemnation. Of course that's an expensive option. But certainly it's worth looking into I think. It's a great location. It's already close to other courts. It keeps us downtown. We already have property. We already own 1.5 acres there.

MR. FLORES: For clarification, Mr. Chair, Commissioner Campos, is that for an admin complex or a courthouse?

COMMISSIONER CAMPOS: No, the courthouse. What I suggested is that where we have the courthouse currently, that would be part of the administration.

MR. FLORES: Mr. Chair, Commissioner Campos, I think that's an interesting scenario but part of the issue though is the DA's office is set up for administrative purposes, administrative offices. There's not large conference space or courtrooms there. It's only 20,000 square feet of building area. It's a fifth of what we would need for a courthouse. Now, we could go in and look at additional properties but my concern is that we keep band-aiding buildings and we keep adding to - we're not able to build in any efficiencies up front.

COMMISSIONER CAMPOS: I'm not suggesting that you renovate that building. You would probably raze it and put a new structure there. Consolidate various lots and with adequate parking, and that's one thing that I think would work. I want your assessment eventually.

My last comment is your estimation of \$35 million. I kind of think that's a little bit low, You talk about construction costs but we need to factor in parking. We may have to create parking structures and those are very expensive and they're not factored into you evaluation and that could be another five million. Those pay off slowly too. This wouldn't pay off at all; it would be exclusively used for the courts, for the jurors, for the employees and for people who go to and from. So I think your \$35 million is low. Those are my comments. Thank you, Mr. Chair.

CHAIRMAN ANAYA: Thank you, Commissioner. Commissioner Vigil.

COMMISSIONER VIGIL: Thank you, Mr. Chair. Tony, if I'm understanding correctly, your recommendation to go out for the RFP to find out the highest and best use, would incorporate some of the suggestions. It's quite possible that they'd be looking at the property we own also for an evaluation. So the RFP would be far more comprehensive than us

trying to create a position. They'd give us more information with regard to what we would need to do and be able to assess this alternative.

MR. FLORES: Mr. Chair, Commissioner Vigil, there would be two RFPs. The first RFP would be purely for a formal process to identify sites, to a great detail, right down to the nuts and bolts. The second RFP that I'm proposing is that after the Board decides with all the options, and we pick site B of six, then we need to look at - or I would come back to the Board to look at a scope of work for an RFP for best and highest use of the buildings that we would be disposing of. So it's two separate RFPs. I would like to do that at that point because then we have a site identified. We'd be able to know with some certainty what the infrastructure costs are, development costs, etc. And then we could look at the RFP for best and highest use to be able to offset some of the costs, which to me is two separate processes.

COMMISSIONER VIGIL: Okay. I think I agree with Commissioner Campos with regard to this being somewhat of a conservative figure but I don't know that we can make that assessment without knowing what is available and what specific costs would be available once we are able to identify a site. So I guess the next question I would have, Judge Hall or Judge Vigil, or Tony - and I'm sort of coming in to the process right now so getting a learning curve much more. Does the judiciary get assistance from the Administrative Office of the Courts for these kinds of projects? Or does the judiciary lobby the state legislature? Because I know on the federal government side there are courthouses that are built through federal funds, but if this has already been addressed I apologize. It's just not to my knowledge at this point.

JUDGE HALL: Mr. Chair, Commissioner Vigil, the law says that the County must provide the facility. Essentially the furniture is paid for by the state. So whenever we go through this process, there's some state funds that come in. But beyond that, we can seek some state funding and actually it's included in this year's request from the County for \$1 million, which we would target towards the planning and design side of it. Some of the architectural numbers that we're talking about here. Since I was here last and you had your gathering with the legislators we've met with the legislators and I think there's an interest in the Santa Fe delegation to provide some capital funding for that purpose. Whether it will be a million dollars or not, I don't know, but Tony and I are working together on sort of lobbying in that direction, and it's our priority too, in terms of capital.

So I think some of this money can come in for planning and design out of this session, and then later, when we get down to the point of actually furnishing the building, the state does have some obligations to pay in that regard as well. And so we'll be going back and seeking that. For example, they just completed a courthouse in Roswell which the county constructed and I think the state is going to contribute \$300,000 or \$400,000 in connection with the furniture that's going to go into that courthouse. So we'd be going through that same process.

Could I comment on one other thing, and that was the building where the district attorney is? This has been a very long process for us and about four years ago we were looking at various sites and we had an architect on a committee that told us that he thought if you took the bar/restaurant on the corner there, the A Bar and took that piece of property along with the two buildings owned by the County it was conceivable to construct a courthouse on that lot. There would not be space for public parking. You could go down and do some parking for the staff. But you'd have to look somewhere else for parking.

So just so you know this process has gone on for many years. We did take a look at

that. The present County property is not big enough. But if you took that corner and found somewhere else for parking it might be possible.

The other think I'd like to say is I hope we can go for a request for proposal. I think if we individually explore sites we could do this for quite a long time. Thank you, Mr. Chair.

CHAIRMAN ANAYA: Thank you, Judge. Any other comments?

COMMISSIONER MONTOYA: Mr. Chair.

CHAIRMAN ANAYA: Commissioner Montoya.

COMMISSIONER MONTOYA: I'm comfortable going with the recommendation that staff has given us here. I think I would rather start out on the conservative side and if we need to move up beyond that at some point well then I think we'll know once we get the RFPs back where we're sitting or standing. So I'm comfortable with moving forward on this.

CHAIRMAN ANAYA: Commissioner, do you feel that with the – I know there's the issue of the county seat. So are we going to accept proposals from out of the county seat, and then in the meantime Steve will look into the situation to see how we could solve that issue if it comes up?

COMMISSIONER MONTOYA: Mr. Chair, I think we should.

CHAIRMAN ANAYA: Okay.

COMMISSIONER MONTOYA: I think we should not limit our options but leave them open.

CHAIRMAN ANAYA: Does that include – we're not making a motion or anything, but does that include giving them direction to go forward with the architect at the same time?

COMMISSIONER MONTOYA: That would be my suggestion.

CHAIRMAN ANAYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: You always get into these RFPs and I'm a little confused as to what it's going to include. Everyone has their vision of it but it seems to me, number one, that it might be a little premature to hire the architect until we have some sites. Judge Hall, some day we're going to have to talk about sites.

JUDGE HALL: Oh, I know. Just trying to get to the information.

COMMISSIONER SULLIVAN: It is the bottom line that we have to think about where you can fit. Now, if you can take the Paramount Building there, you're right. Exactly right. You'd fit the building on there but the parking would have to go somewhere else and then the question is Where else? I don't know if we have ever looked at the railyard site. Can we fit in the railyard?

MR. FLORES: Mr. Chair, Commissioner Sullivan, actually we had the discussion, Rudy and myself, about three and a half hours ago at the session. We had actually thought of looking at the option of acquiring some property from the City as part of this process, or have them put in an application. It's something that we've discussed. I know years ago when I was at the City, when I started out in land use, that was the site that had been selected for an administrative complex for the City and the County and a little bit for the courts. So that was the discussion in 1989. So we would ask that the City propose also. If we had that option.

COMMISSIONER SULLIVAN: So in this RFP then, anyone who has some

property who wants to make a proposal –

MR. FLORES: That meets these criteria.

COMMISSIONER SULLIVAN: But then you mentioned also something about evaluating sites that we've brought forward. Like the one that Commissioner Campos just mentioned. Is that going to be part of the RFP?

MR. FLORES: Mr. Chair, Commissioner Sullivan, we would – I guess my concern on that is – well, two issues. I think we need to do that, but we run into the same problem that we do with Community Development Block Grant applications where the County is actually bringing their applications forward. I think that puts us in an interesting situation when it's a public process. So I'm not quite sure how we would do that. I think we do need to evaluate some of the sites and some of the options, but I would want it to remain in the public process. I'd have to work with Steve and see how we can ensure that.

COMMISSIONER SULLIVAN: Maybe then, getting back to the architect, maybe it would be good to go ahead and put the architects RFP out and state that the first phase would be working with the staff –

MR. FLORES: For site evaluation.

COMMISSIONER SULLIVAN: For site evaluation, and that's the end of the first phase. With an option to continue in design. I would want that option to not move forward with the architect, because there are some architects who are very good at building one-story buildings and parking, and there's other architects that are much more experienced at doing multi-storied buildings in more urban environments. And depending on where we end up, we might not want to go with that architect throughout the balance of the process. Plus just working with the architect, if he or she couldn't get along with the courts, and sometimes that happens. There's just issues.

MR. FLORES: I like that idea, actually.

COMMISSIONER SULLIVAN: So that would seem to work. The last question was did we even look at the County Health Building. How big is that side?

MR. FLORES: The one on Letrado?

COMMISSIONER SULLIVAN: Yes. Next to the Salvador Perez pool.

MR. FLORES: We have .977 acres, about 11,000 square feet of building.

COMMISSIONER SULLIVAN: Okay, so that's only an acre and there's no place –

MR. FLORES: And that's 100 percent occupied by the District 2 Health. And that's one of the issues getting back to the law enforcement complex. If we move the DAs we have to house them somewhere. That's one of the statutes also. So displacement of a state agency to accommodate one state agency puts us back in the same situation we're in today. So we would have to look at that as well because the DA's office, the health office, the courts, and juvenile probation and parole are all wards of the County so to speak.

COMMISSIONER SULLIVAN: We also have some that are hanging on there that we're not supposed to be housing and we are, right?

MR. FLORES: No.

COMMISSIONER SULLIVAN: Are you sure?

MR. FLORES: We are required by law to house JPPO, which actually left on their own, district courts, district health and the DA. Those are the four that we're required by

law.

COMMISSIONER SULLIVAN: Oh, I know what it was. They're not paying us. That's what.

MR. FLORES: None of them are paying. No offense, Judge.

JUDGE HALL: And we're not going to.

COMMISSIONER SULLIVAN: That will be part of the statute change. They need to pay rent. Okay, so then this RFP would be for people to submit sites and the architectural RFP would be to evaluate the submitted sites and make recommendations to the Commission, and also to evaluate staff-generated sites, including those – we've already paid for one study here and maybe more. Including that plus others that people have brought forward and to compare them with those that are being brought forward.

MR. FLORES: My timing was to let both RFPs at that same time, but leave the site selection out longer than the architectural RFP so that we could hire the architect and not have the site back in place so that they could provide that expertise to us. So my schedule indicated a longer process for the site selection RFP and a normal process for the A&E services. What we could do is instead of having our normal programming schematic, design development, all the way done, we could do the phase one or step one, would be that evaluation. And only upon written notice, just as we do with our other architectural agreements, they can proceed to the next stage, but it has to be approved by the Board. I welcome that idea.

COMMISSIONER SULLIVAN: Thank you, Mr. Chair.

CHAIRMAN ANAYA: Commissioner Montoya, the rest of the Commissioners, do you agree with what Commissioner Sullivan is saying on the phasing part?

COMMISSIONER MONTOYA: That's fine with me.

COMMISSIONER CAMPOS: I'm comfortable with it, Mr. Chair.

CHAIRMAN ANAYA: Judge.

JUDGE HALL: A mild dissent here. An architect for a courthouse is a pretty specialized thing and I honestly don't think there's much to be gained from phasing that in. From saying, okay, we're going to have one architect that's going to advise you on what's the appropriate site and then the inevitable delay of going through a request for proposal for a second architect. I just don't see – because we're talking about someone who has specialized knowledge regarding court building and this is slower than I would like but it's moving forward. I would hate to see that additional delay put in. I don't see a real problem with getting an architect on board that's going to carry us through the process. So I guess I'd ask you to consider that.

CHAIRMAN ANAYA: Tony.

MR. FLORES: Mr. Chair, Judge Hall, as a point of clarification, I don't think it's the intent that we would have a second solicitation.

JUDGE HALL: Unless we hated the guy.

MR. FLORES: Yes. We would go through a normal RFP process, use the evaluation criteria, so I don't see the necessity for two RFPs, it would just be the first component of the RFP, much like a programming phase.

COMMISSIONER SULLIVAN: It would be the first phase but we would have the option to not commit the County to a future phase if we found the architect was unqualified.

JUDGE HALL: And if the architect was good we could simply go forward.

COMMISSIONER SULLIVAN: Absolutely. There would not need to be another RFP.

JUDGE HALL: Then I misunderstood. That's fine.

COMMISSIONER SULLIVAN: We could write it that way, but we have that clear delineation so you don't commit beyond that first phase. And it's also a carrot and stick thing too. They do a good job on the first phase –

MR. FLORES: It's a standard agreement for them right now that they can't complete the next phase until we give them notice. So it's part of the A&E service already. We would just add that component as the first part of it.

COMMISSIONER SULLIVAN: But then there's no commitment beyond that phase. At the option of the County we could go out. I think you're exactly right. It would be a drastic move. Hopefully, they would do their process right the first time.

CHAIRMAN ANAYA: Commissioner Campos.

COMMISSIONER CAMPOS: Mr. Flores, I'm assuming we're going to get an architect that's a specialist in the design of courthouses up front.

MR. FLORES: Mr. Chair, that would be the intent of the RFP. As you all know there are six criteria that are required by statute that deal with that. One is specialized design technical competence. Now, we have to take those at a minimum but nothing precludes us from adding to those evaluation criteria of what we'd be looking for. So yes, I would say that we need to hire an architect that is not a residential home designer or commercial developer that is specialized or has the experience in this area. So yes. We would add evaluation criteria that would broaden the existing requirements by statute for a specialized firm.

COMMISSIONER CAMPOS: Okay. Thank you.

COMMISSIONER SULLIVAN: Mr. Chair.

CHAIRMAN ANAYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: I think it's good, Tony, that you brought that up because I think we need to modify the criteria that we normally have. It's pretty generic and I know it's the General Services Department criteria, but for example – and you could work out those criteria with the courts to have some specific issues. And one criterion I'd like to see have at least five points out of 100 is a local architect. Someone from Santa Fe County. We are consistently using architects in Albuquerque, who although they're good architects, I just feel that sometimes we overlook the expertise that we have locally. That doesn't mean that we're going to hire them because they're from Santa Fe County, but if you put a few points of credit in there, what I've seen happen over the last four years, we've been hiring in the City, more so I think than the County, we've been hiring architects and engineers from Albuquerque and the Santa Fe ones are not submitting anymore. They're just totally unable to submit. They don't feel that the competitive environment is there for them and if we give them at least an indication that we really do want somebody local, if we can find the right qualifications. And five points isn't going to tip the scales if we really have a super-qualified architect from Dallas or Albuquerque that we just really feel is the cat's meow. But if we have someone in Santa Fe that really does their homework and really puts this box together, they might really surprise us. That's just my thoughts on some the criteria. Thank you, Mr. Chair.

COMMISSIONER VIGIL: Mr. Chair.

CHAIRMAN ANAYA: Commissioner Vigil.

COMMISSIONER VIGIL: I'm theoretically in agreement with Commissioner Sullivan's statement that preference should be given to local architects, however, the specialized area that we're looking at may require us to look outside. And I think there's also some difficulty when you're going out on RFP and trying to create preferences. I'm not too sure if that creates an isolated issue and whether or not it brings forth any legal problems. I know that that can happen when you're giving preference to a particular sector of an industry on some occasions. So while I agree in theory with Commissioner Sullivan, what I would just suggest is that staff look into the option and find out if we can actually do that, because I think there's a practical argument here and that is there may not be architects available here in Santa Fe with that specialized area, particularly as we're talking about issues with purchasing the district attorneys' office. One of the things that the previous assessment told us is that there has been separate parking for the judges. You can't create an underground parking for everyone. Those kinds of issues need to be addressed and I wouldn't want to limit our options.

CHAIRMAN ANAYA: Good comment. Any other comments? Well, I'd like to say that I'd like to move forward as quickly as we can. I know the judges have been patient and they're running out of patience and I'd hate to see them coming in here screaming. Right now they're talking to us in a civil way. But I'd like to see us move forward. I know the Commission would like to see this move forward and get them a new building. Whatever it takes. We need to get this done. I do have issues with it being downtown and remodeling and some of that doesn't make sense to me but I'd like to see the properties that are out there; let them come forward. And then we can look at those properties and make our evaluations with those properties. I know we're talking about - I agree with the Commission when they talk about the site selection. I think that's the way we ought to go and I think the phasing in as Commissioner Sullivan brought up. We need to look at - I think it's good to keep the business here in Santa Fe County but if it's going to create a legal issue we don't want to go down that. So do you have clear direction from the Commission?

MR. FLORES: Yes.

CHAIRMAN ANAYA: Commissioner Montoya.

COMMISSIONER MONTOYA: At this time I'd like to make a motion that we go with staff's recommendation for a new judicial complex at a minimum cost of \$35 million in accordance with the processes and steps as outlined.

CHAIRMAN ANAYA: There's been a motion. Is there a second?

COMMISSIONER VIGIL: Second.

COMMISSIONER CAMPOS: Mr. Chair, let me ask a question if that's okay, of the movant. Just for clarification.

CHAIRMAN ANAYA: Go ahead.

COMMISSIONER CAMPOS: You're talking about the acquisition, the architecture and the funding, right, Commissioner Montoya?

COMMISSIONER MONTOYA: Yes, sir.

COMMISSIONER CAMPOS: And the downtown preference, which is what Mr. Flores had indicated?

COMMISSIONER MONTOYA: That, I believe -

MR. FLORES: Mr. Chair, for a point of clarification. That at a minimum would be the direction. However, as I indicated earlier, if the site selection process comes

through and there is that best site somewhere else then we need to look at that as part of that process.

COMMISSIONER CAMPOS: I agree, but you said that there was a consensus in the Commission that it should be downtown, if you would recommend a preference to tell people, Look, we'd like to have something downtown. That is our first choice.

MR. FLORES: Yes. That is my recommendation.

COMMISSIONER CAMPOS: Is that your motion?

COMMISSIONER MONTOYA: If that's his recommendation, yes, sir.

COMMISSIONER CAMPOS: Okay.

CHAIRMAN ANAYA: Any more discussion?

The motion to direct staff to proceed with the judicial complex as outlined above passed by unanimous [5-0] voice vote.

CHAIRMAN ANAYA: Thank you, Judge.

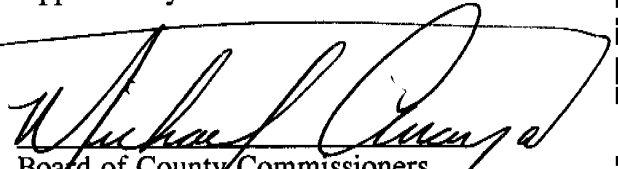
JUDGE HALL: Thank you.

MR. GONZALEZ: Mr. Chair, members of the Commission, since we moved that one other item to the next BCC meeting, that concludes the agenda.

V. ADJOURNMENT

Chairman Anaya declared this meeting adjourned at approximately 4:50 p.m.


Approved by:


Board of County Commissioners
Mike Anaya, Chairman

Respectfully submitted:


Karen Farrell, Commission Reporter

ATTEST TO:


VALERIE ESPINOZA
SANTA FE COUNTY CLERK



SFC CLERK RECORDED 04/07/2005

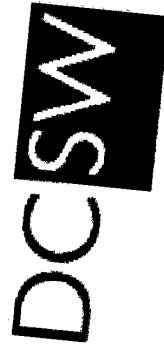
Briefing to the
**Santa Fe Board of
County Commissioners**

November 16, 2004

**Space Needs Assessment
Santa Fe County**



www.santafecounty.org



Design Collaborative Southwest
Architectural Research Consultants, Incorporated
Dan Wiley Associates



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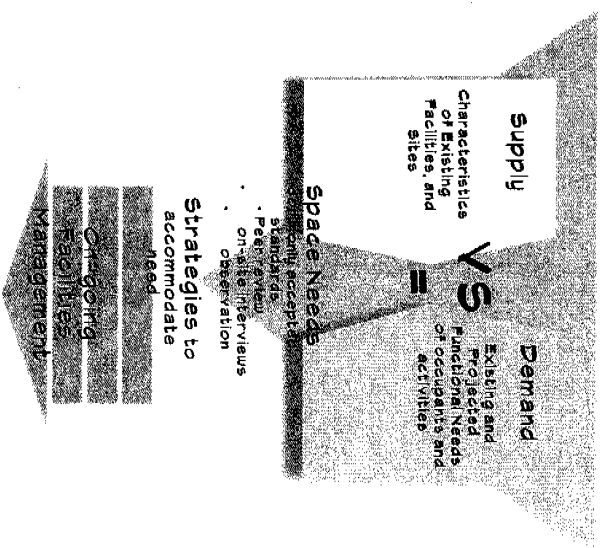
Agenda

- **Introduction / Goals**
 - ✓ *Introduction - Study Scope*
 - ✓ *Goals / Process /Purpose*
- **Supply Factors**
- **Demand Factors**
- **Space Needs**
 - ✓ *Organizing Concepts*
 - ✓ *Space Needs*
 - ✓ *Conceptual Relationships*
 - ✓ *Cost Impacts*
- **Site Alternatives**

Introduction

Project Overview

- To prepare a comprehensive assessment of present and projected administrative and judicial space needs. This information will be used to assess the potential alternatives for consolidation of County administration offices and develop a master plan of county administrative facilities. There are two phases:
 - ✓ Phase I: Space Assessment identifies the existing and projected space requirements, assesses the condition of existing facilities, and identifies site alternatives and options for meeting the space needs.
 - ✓ Phase II: Long-Range Facilities Master Plan will document facility needs and recommended strategies for meeting these needs and a facility program for Phase 1 improvements.



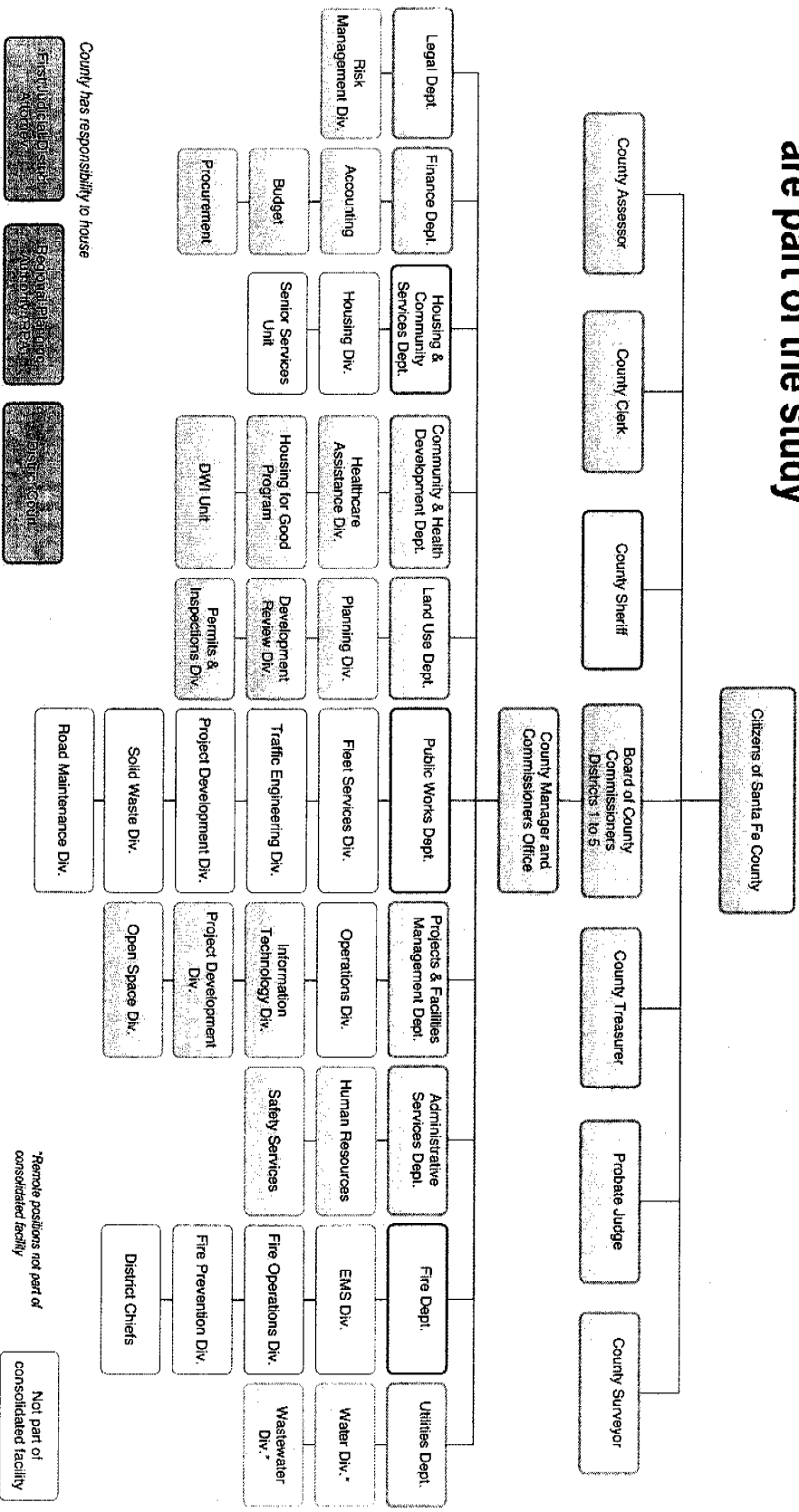
Purpose of Briefing

- **Present/discuss Phase 1 Findings**
 - ✓ ***Space Needs (supply and demand for space)***
 - ✓ ***Organizational concepts and space needs***
 - ✓ ***Site alternatives***
 - ✓ ***Questions / issues***

- **Objective: Obtain direction from BOCC to move forward with detailed site selection and Phase II (Long-Range Master Plan and facility program for initial construction)**

Project Scope

- All departments indicated in yellow and agencies indicated in blue are part of the study



Types of Space

■ Scope of study encompasses two general types of space:

✓ *Administrative*

- *All Santa Fe County departments within the project scope and RPA*
- *District Attorney*

✓ *Judicial*

- *First Judicial District Court*

■ Not included in the study are Field (operations)

✓ *Generally specialized (shops, warehouse)*

Space Supply Factors

Existing Facilities and Sites

Supply - County Facilities

	DGSF	GSF
Administration Building	29,230	36,766
Enacon Building	6,955	9,285
2052 Galisteo	9,810	11,280
Law Enforcement Center	15,720	20,130
Judicial Complex*	40992	58,560
Total	102,707	136,021

*DGSF estimated

Space Definitions

- NASF - Net assignable square feet (square footage you use)
- DGSF - Department Gross Square Feet (NASF plus internal circulation)
- GSF - Gross Square Footage (square footage you pay for)
- Efficiency - Ratio of NASF/GSF
- Tare = GSF - NASF (what is left over ... corridors, walls, stairs /elevators, mechanical spaces, janitorial)

Santa Fe County Existing Space Utilization (DGSF)

	Admin Building	Enacon Building	2052 Galisteo	Law Enforcement Center
County Manager	2,345			
Financial Services	1,990			
Administrative Services Department		1,443		
Legal / Probate Judge	2,395			
Treasurer	2,635			
Assessor	3,245			
County Clerk	5,215			
Land Use Department	3,940			
Project & Facilities Management Department	1,960	1,945		1,085
Regional Planning Authority	*			
Surveyors Office				
Utilities Department		1,168		
Health & Human Services			3,975	
District Attorney				14,635
BCC Chambers	2,205			
Area to be Renovated	1,509			
General Storage	1,791			
Shared area		292		
Unassigned area		2,107		
Vacant Space Planned for Health & Human Services Use			3,075	
Other Vacant Unrenovated Space			2,760	

*Part of P&M

**Includes proportionate share (based on number of employees) of cluster common space

*** The existing Judicial Complex has ~ 58,560 GSF

Source: ARC take-offs

Space Demand Factors

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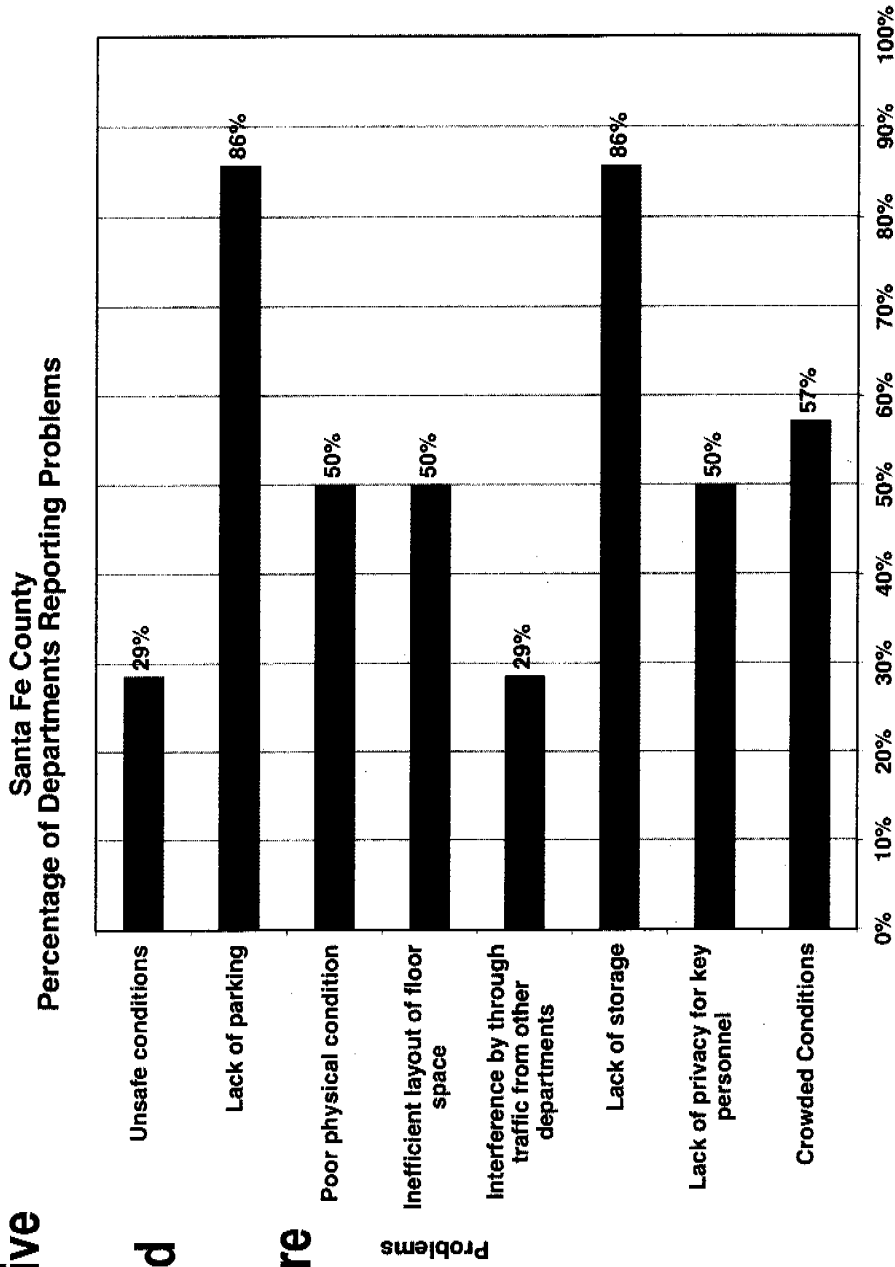
Functional Issues

- **General administrative functional issues**
 - ✓ **Functions are separated into multiple sites and facilities creating:**
 - *Operational inefficiencies (travel time, face-to-face contact)*
 - *Potential public confusion*
 - ✓ **Inefficient / Inequitable distribution of space**
 - ✓ **Poor quality space**
 - ✓ **Poor accessibility**
 - *Lack of public parking*
 - *Lack of staff parking*

- **A description of each department and associated functional issues is available (included in the Appendix of 8.04.04 BOC briefing package)**

Functional Issues

■ Administrative
 functional
 issues based
 on
 questionnaire
 response



Functional Issues

■ Judicial / Courts

✓ Space shortages - there are several areas of general concern:

- Queuing and waiting spaces for Clerk counters and program waiting are too small
- Many program workstations and offices are seriously sub-standard (i.e. Drug Court, etc.)
- There are not enough attorney/client conference rooms
- There is not enough prisoner holding space
- Jury accommodations are too small
- Records storage is overcrowded
- Insufficient seating in some courtrooms
- Lack of sufficient public toilets on each floor

Functional Issues

■ Judicial / Courts (continued)

✓ Security Concerns ~ *The safety of public, staff and judges is jeopardized by several conditions:*

- *Lack of separate staff and judicial circulation*
- *Lack of secure prisoner circulation from holding to courtrooms and back*
 - Prisoners sometimes moved in public circulation
 - Lack of wet cells (prisoners have to be moved to separate toilets)
 - Lack of holding cells adjacent courtrooms
 - Limited number and overcrowded holding cells
- *Lack of secure vehicular sally port*
- *Too many accessible back doors*
- *Open access from public circulation into judicial offices (especially if TCAA is away from desk)*
- *Lack of adequate, separate and secure victim/witness waiting space*

Functional Issues

■ Judicial / Courts (continued)

✓ Courtroom Limitations ~ *Though still functional, the courtrooms present several problems:*

- Round shape limits flexibility
- Round shape of the wall creates echo
- Inadequate support spaces for courtrooms including entry vestibules and attorney/client conference rooms
- Lack of integrated courtroom technology (sound, environment, presentation, etc.)

✓ Functional fragmentation

- Clerk functions are divided
- Support spaces are scattered throughout the building rather than being located with the department using them.
- Evidence storage is remotely (in the building) located rather than being inside the Clerk's offices
- Adult and juvenile holding areas are widely separate from one another, complicating staffing and control

Functional Issues

- **Judicial / Courts (continued)**
- ✓ **ADA Compliance ~ As with most aging buildings, the courthouse was not designed to accommodate modern provisions for persons with disabilities:**
 - *Inadequate provision for witness stands and jury boxes*
 - *Inadequate access to judge's benches*
 - *Absence of compliant public counters*
 - *Inadequate circulation widths within many office areas*

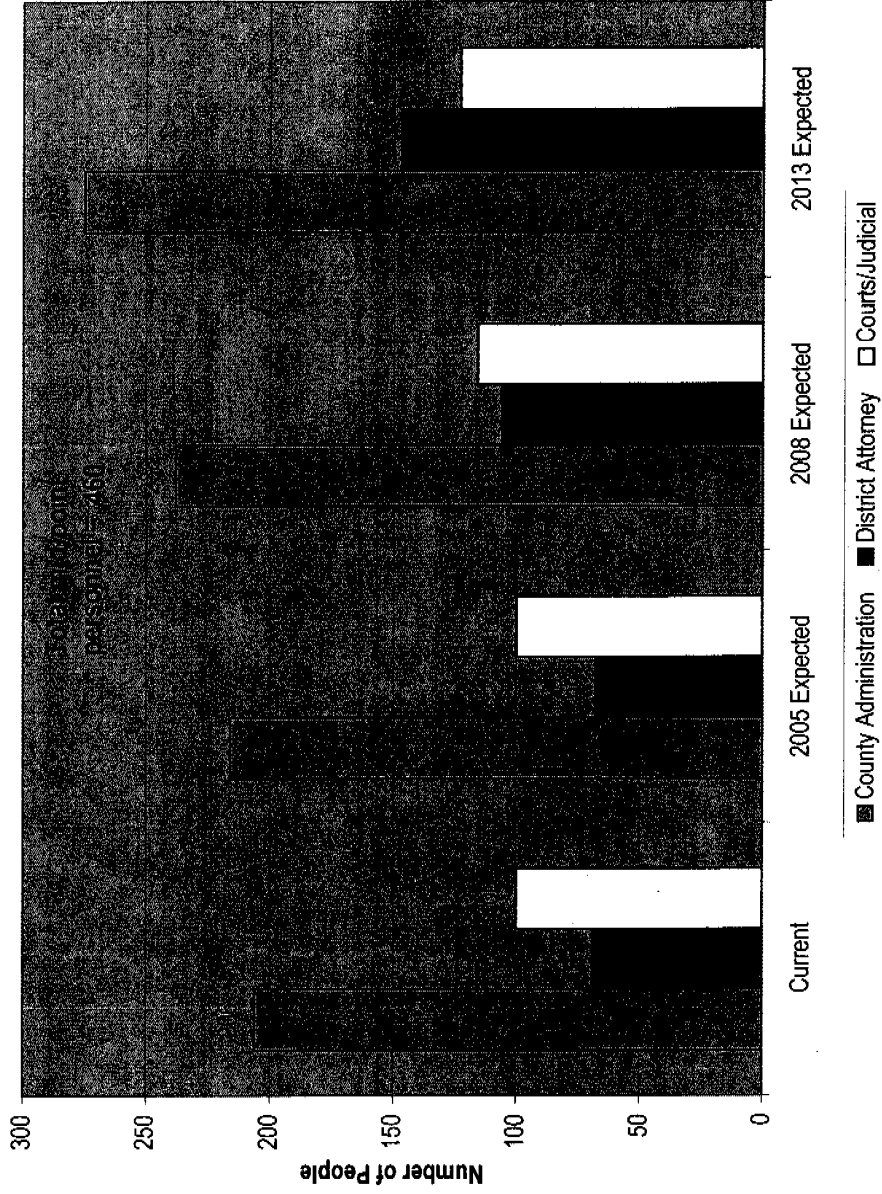
Space Demand Factors

Personnel Projections

Existing / Projected Personnel

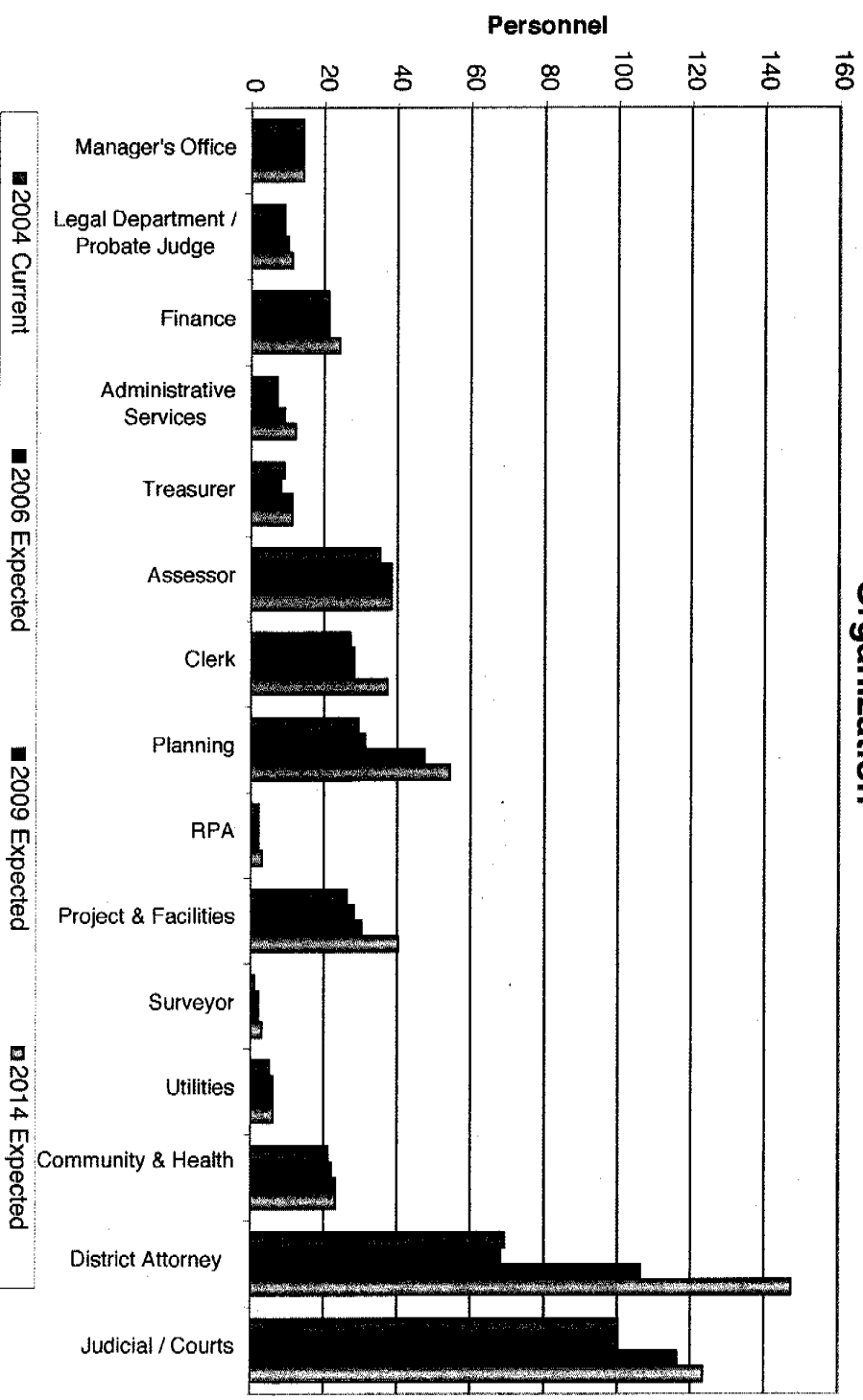
- Administrative projections are based upon departmental questionnaires / interviews with conservative, optimistic and expected scenarios**
- Courts/Judicial Personnel Projections are based on analysis of ratio of court filings to existing and projected Santa Fe County population**

Santa Fe County Personnel Projections by Type (Expected Scenario)



Existing / Projected Personnel

Santa Fe County Personnel Projections by Department / Organization



Existing / Projected Personnel

Santa Fe County Personnel Self-Projections
 Consolidated Administrative Personnel
 7/19/04

Personnel type (complete for each organization or subunit as appropriate)	Expected			Optimistic			Conservative			Expected Scenario			Mid-Term Growth Rate
	Number of People	Expected	Optimistic	Conservative	Expected	Optimistic	Conservative	Expected	Short-term	Mid-term	Long-Term		
County Manager	14	14	15	14	14	15	14	14	14	14	14	0.0%	
Administrative Services	7	7	11	7	7	13	7	7	7	9	12	28.6%	
Legal / Probate Judge	9	9	10	10	11	16	11	12	9	10	11	11.1%	
Finance	21	21	21	21	19	19	24	19	21	21	24	0.0%	
Treasurer	9	8	9	10	11	11	11	11	8	11	11	22.2%	
Assessor	35	38	38	38	38	38	38	38	38	38	38	8.6%	
Clerk	27	28	28	28	28	28	37	37	28	28	37	3.7%	
Land Use	29	31	29	48	47	44	54	51	31	47	54	62.1%	
Projects and Facilities Management	26	28	29	30	30	40	40	40	28	30	40	15.4%	
RPA	2	2	3	2	2	3	3	3	2	2	3	0.0%	
Surveyor	1	2	2	2	2	2	3	3	2	2	3	100.0%	
Utilities	5	6	6	6	6	6	6	6	6	6	6	20.0%	
Community Health	21	22	20	22	23	17	23	17	22	20	22	-4.8%	
DA	69	68	67	87	106	92	134	147	68	106	147	53.6%	
Total	275	284	280	330	347	321	402	423	275	344	422	25.1%	

% growth (Expected Scenario) 3.27% 26.18% 53.82%

% yearly growth (Expected Scenario) 1.64% 5.24% 5.38%

Total without DA and RPA 204 214 211 240 239 227 265 273 255 299 204 214 236 272 15.7%

% growth (Expected Scenario) 4.90% 17.16% 33.82%

% yearly growth (Expected Scenario) 2.45% 3.43% 3.38%

Source: ARC Questionnaire Response

Existing / Projected Personnel

Courts/Judicial Personnel Projections

Santa Fe County, New Mexico

Dept./Div.	Position	2006/Existing			2008			2013			2018			2023		
		Full Time	Contract	Total	Full Time	Contract	Total	Full Time	Contract	Total	Full Time	Contract	Total	Full Time	Contract	Total
JUDICIAL	Judicial Subtotal	20.00	11.00	31.00	21.00	12.00	33.00	23.00	13.00	36.00	26.00	15.00	41.00	28.00	16.00	44.00
CT. ADMIN.	Ct. Admin. Subtotal	9.00	1.00	10.00	9.00	3.00	12.00	10.00	3.00	13.00	11.00	2.00	13.00	13.00	1.00	14.00
CLERK	Clerk Subtotal	23.75	4.00	27.75	28.75	4.00	32.75	28.75	4.00	32.75	32.75	4.00	36.75	34.75	4.00	38.75
SPECIAL PROGRAMS/FAMILY COURT SERVICES	FCS Subtotal	16.25	5.50	21.75	18.25	8.00	26.25	18.25	9.00	27.25	23.50	9.00	32.50	23.50	10.00	33.50
SPECIAL PROGRAMS DRUG COURT	Drug Ct. Subtotal	8.00	0.00	8.00	9.00	0.00	9.00	11.00	0.00	11.00	12.00	0.00	12.00	12.00	0.00	12.00
SPECIAL PROGRAM - ADR	Spec Prog Subtotal	25.25	5.50	30.75	28.25	8.00	36.25	31.25	9.00	40.25	37.50	9.00	46.50	37.50	10.00	47.50
TOTAL JUDICIAL SYSTEM STAFF		78.00	21.50	99.50	87.00	27.00	114.00	93.00	29.00	122.00	107.25	30.00	137.25	113.25	31.00	144.25

Average yearly growth rate

2.91%

1.40%

2.50%

1.02%

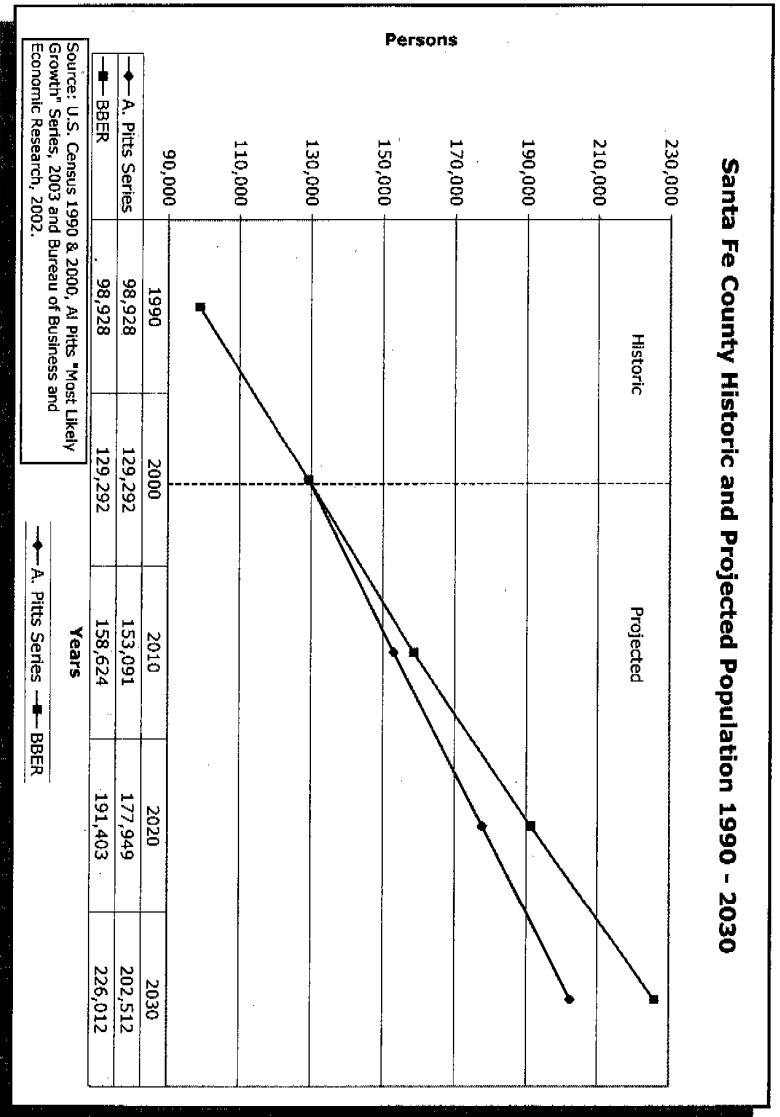
County Demographics

- A detailed discussion of Santa Fe County demographics is available (included in the Appendix of 8.04.04 BOC briefing package)

- Santa Fe County is projected to continue to grow during the next two decades, but at a slower rate than in the 1990s
 - ✓ *Santa Fe County grew by an average of 2.7% per year during 1990 - 2000, a strong moderate rate of growth.*
 - ✓ *The county is projected to grow by a range of 23,800 to 29,332 persons in the decade of 2000-2010 (a range of 1.7% to 2.1% per year)*
 - ✓ *During the decade of 2010-2020 Santa Fe County is projected to grow by a range of 24,858 to 32,779 persons (a range of 1.3% to 1.9% per year)*

County Demographics

Population Growth



County Demographics

■ Peer Counties

✓ Five peer counties were selected to evaluate administrative staff sizes compared to Santa Fe County for purposes of projecting future levels of employment. Criteria for peer counties were:

- location in New Mexico and adjacent states
- similar county total and unincorporated population
- similar population of largest city, and
- similar rate of growth.

✓ Planners from Santa Fe County Land Use Department helped select the counties.

County Demographics

Peer Counties

Santa Fe County and Peer Counties Basic Characteristics										
	Population 1990	Population 2000	Estimated Population 2002	Growth 1990- 2000	Percent Change 1990 to 2000	Major City in County	2000 Population of Major City	County Size (Square Miles)	2000 Unincorporated County Population	Unincorporated Portion of County Population
New Mexico										
Santa Fe	98,928	129,292	134,525	30,364	30.7%	Santa Fe	62,203	1,909	62,613	48.4%
Doña Ana	135,510	174,682	178,664	39,172	28.9%	Las Cruces	73,539	3,804	83,253	47.7%
San Juan	91,605	113,801	120,367	22,196	24.2%	Farmington	37,844	5,538	69,579	61.1%
Colorado										
Larimer	186,136	251,494	264,605	65,358	35.1%	Fort Collins	118,652	2,640	69,310	27.6%
Mesa	93,145	116,255	121,419	28,110	24.8%	Grand Junction	41,986	3,346	64,373	55.4%
Arizona										
Coconino	96,591	116,320	128,925	19,729	20.4%	Flagstaff	52,894	18,608	56,188	48.3%

Source: U.S. Census and Counties.

County Demographics

- **Peer Counties (continued)**
 - ✓ **Compared to peer counties, Santa Fe County has a lower number of county office employees in relation to county population.**
 - *Among the six counties evaluated, Santa Fe had the second lowest employees/1,000 total population.*
 - *Santa Fe County also had the second lowest employees/1,000 unincorporated population.*

County Demographics

Peer Counties (continued)

✓ Among the six counties evaluated, Santa Fe had the second lowest employees /1,000 total population.

Santa Fe County and Peer Counties Administrative Employees Comparison

Counties	Numbers of Full Time County Employees		Proportional Relationships	
	Total Employees*	Total Administrative Employees**	Full Time Admin. Employees/ 1,000 Population	Full Time Admin. Employees/ Square Mile of County Area
New Mexico				
Santa Fe	635	204	1.52	0.11
Doña Ana	730	198	1.11	0.05
San Juan	824	338	2.81	0.06
Colorado				
Larimer	1,048	624	2.36	0.24
Mesa	848	454	3.74	0.14
Arizona				
Cocconino	754	350	2.71	0.02
		Median	2.54	0.08
		Average	2.37	0.10

Sources: Respective County Human Resources Departments contacted by ARC.

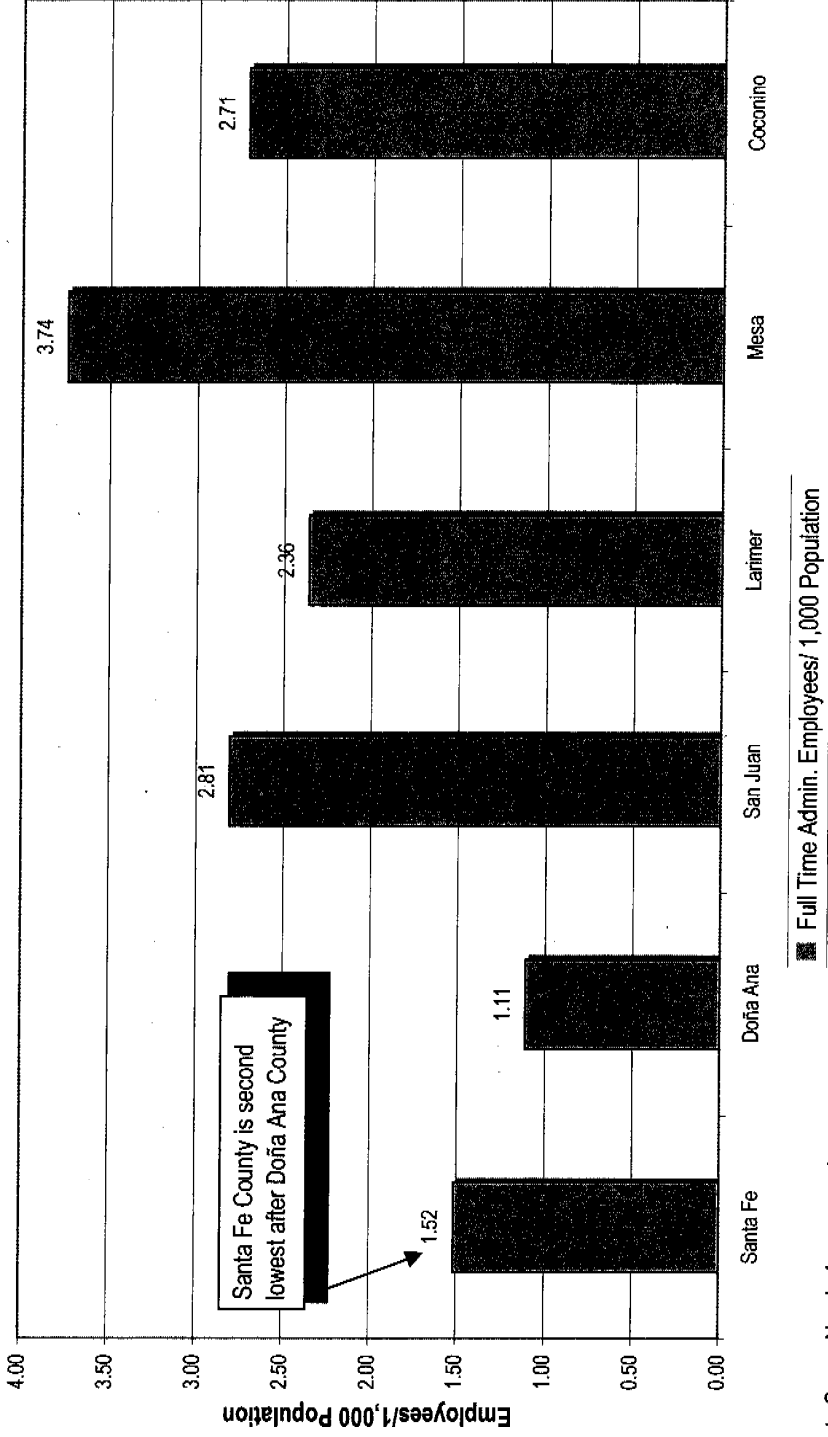
*Not Including Courts, District Attorney Office or RPA

** Excluding: Public Works, Sheriff's Department, Fire Marshal, Courts, District Attorney and Detention

County Demographics

Peer Counties (continued)

Santa Fe County and Peer Counties Office Employees/1,000 Population



Demand - Peer Comparison

Santa Fe County and Peer Counties Administrative Employees Comparison

Counties	Numbers of Full Time County Employees		Proportional Relationships	
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		Average	2.37	0.10

Sources: Respective County Human Resources Departments contacted by ARC.

*Not Including Courts, District Attorney Office or RPA

** Excluding: Public Works, Sheriff's Department, Fire Marshal, Courts, District Attorney and Detention

- The “expected” staffing scenario for administrative personnel is consistent with an assumption that personnel / 1000 population will remain relatively constant

- The number of county administrative employees would increase if the personnel / 1000 population ratio is closer to peers

Projected Administrative Employees

Santa Fe County Population Projection***

Year	2004	2006	2009	2014
Total employees/1000 (constant)	1.52	1.52	1.52	1.52
Employees*	210	217	229	256
Self Projection	204	214	239	273
% Difference	3%	1%	-4%	-6%

Employees/1000 (increase)	1.52	1.75	2.00	2.25
Employees*	210	250	302	379
Self Projection	204	214	239	273
% Difference	3%	17%	26%	39%

***Assumes BBER projection series

SFC CLERK RECORDED 04/07/2005

Space Needs

Preliminary Facility Goals

■ Form

- ✓ *Provide access to public (e.g., visibility, accessibility)*
- ✓ *Provide quality environment (e.g., attract and retain personnel)*

■ Function/Time

- ✓ *Improve service delivery and access to information*
- ✓ *Provide adequate space (enough space for functions)*
- ✓ *Provide equity (in space)*
- ✓ *Provide efficient/effective space organization (e.g., maximize required adjacencies)*
- ✓ *Provide flexibility to meet future needs*
- ✓ *Provide appropriate security for function*

■ Economy

- ✓ *Reduce operational expenses*
- ✓ *Provide long-term asset value*

Organizing Concepts

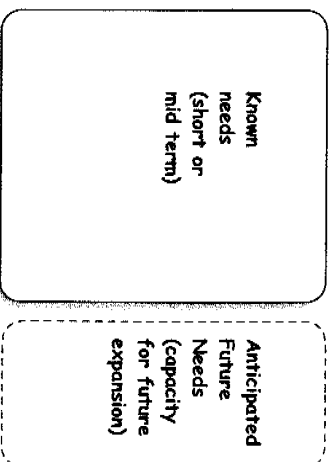
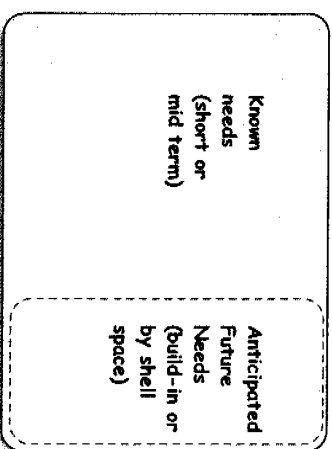
- **Consolidated Administration**
 - ✓ **Consolidate organizations to optimize work flow and required adjacencies**
 - *Proposed Functional Clusters*
 - Cluster 1 County
 - Administration, services to other County divisions/departments (as well as the public)
 - County Manager, Finance, Legal (Probate Judge), Administrative Services,
 - Cluster 2
 - Direct services, high public interaction, vault use
 - Clerk, Assessor, Treasurer
 - Cluster 3
 - Community development, permitting - high public interaction
 - Land Use, Projects & Facilities Management, Utilities, Surveyor, RPA
 - Cluster 4
 - Health/Housing Related
 - Community and Health Development
 - Cluster 5
 - District Attorney
 - Courts/Judicial

Organizing Concepts

■ Consolidated Administration (continued)

✓ Growth/Change

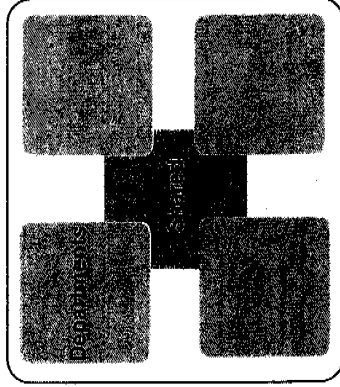
- Assume organizational structures will change - but basic functions will remain similar
- Anticipate change - plan for growth (plan for long-term)
 - Plan for mid-term personnel (minimum) and allow expansion capability for the future
 - By addition
 - Grow into (shell space or lease in interim?)
 - The County should build on a site with reasonable expansion potential (accommodate at least 50% more facility than long-term forecast if possible).



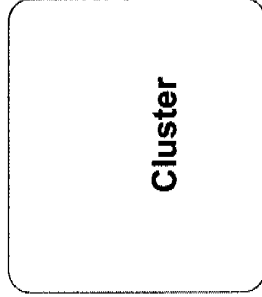
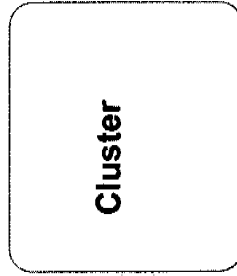
Organizing Concepts

- Consolidated Administration (continued)
 - ✓ Share common functions in a manner that anticipates future growth

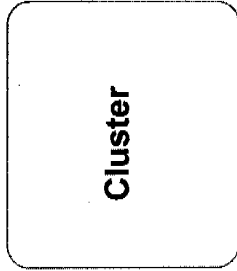
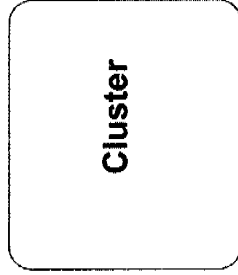
Cluster



At the Cluster Level:
 Departments share common spaces (e.g., conference rooms, workrooms and storage) based on the number of people (80 to 100 people)



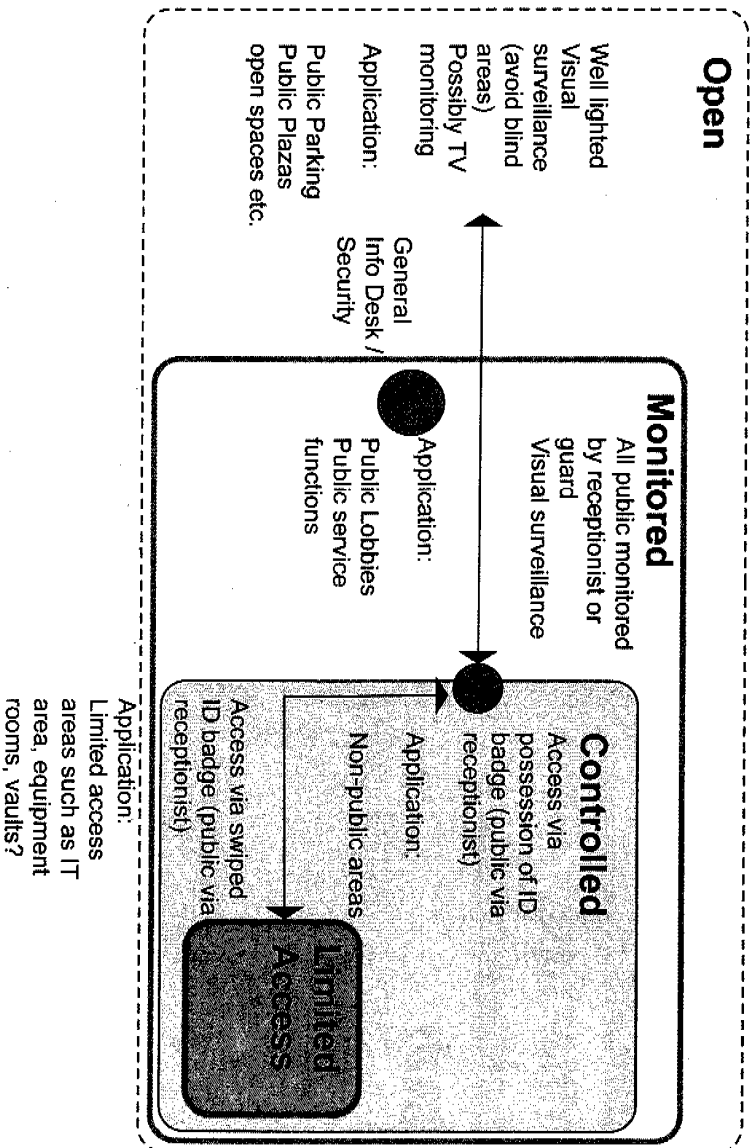
Shared



At the Building Level:
 Clusters share common spaces (e.g., commission chamber, large conference rooms, break rooms, reception/security and bulk storage)

Organizing Concepts

- Consolidated Administration
- ✓ Plan for Security



Organizing Concepts

■ Consolidated Administration (continued)

✓ Provide equitable distribution of space

- *Allocate space in a consistent manner*
 - according to what people do -- rather than who they are
 - develop a consistent and clear method to manage and allocate space

✓ Promote positive working environment

- *Natural light, required workspace support*
- *Meeting areas (public and staff)*

Organizing Concepts

■ Judicial / Courts

- ✓ Zoning ~ Provide separate public, prisoner and judicial zones
- ✓ Paired court sets ~ Plan courtrooms in pairs to facilitate direct secure prisoner access (shared holding areas)
- ✓ Paired judicial office sets ~ Pair judicial office sets to permit sharing of support spaces and to facilitate staff interaction and mutual assistance
- ✓ Separate secure prisoner delivery direct to courtrooms ~ Never move prisoners through public spaces but always deliver by means of secure elevators and corridors directly to dedicated and secure courtroom entries
- ✓ Judicial offices grouped with Courtrooms ~ Distribute judicial offices on the floors with courtrooms rather than grouped on a separate office floor.
- ✓ High volume functions low in building ~ Locate the highest volume public functions as low in the building as possible. Court programs and clerk functions are best suited to this location.

Organizing Concepts

- **Judicial / Courts (continued)**
 - ✓ Clerk and court collocation ~ **Locate the courts and the clerk functions in the same structure and on common public circulation**
 - ✓ Court administration ~ **Locate court Administration with either the Clerk functions or with the Courts**
 - ✓ Division specific courtrooms ~ **Share courtrooms based on seating capacity. The expectation is that courtrooms will be routinely assigned to a specific division of court and used by the division on a consistent basis.**
 - ✓ Public access to TCAA ~ **TCAA positions provide important public information and contact for the court. Provide a security barrier that allows TCAA's interaction with the public but controls access to the judicial offices and circulation beyond.**

Space Needs

■ Methods

✓ Calculated

- Space allocated for personnel by consistent standards (NM Space Standards, Court planning standards)
- Workspace support allocated by number of persons
- Specialized space itemized and estimated

✓ General Office Standards

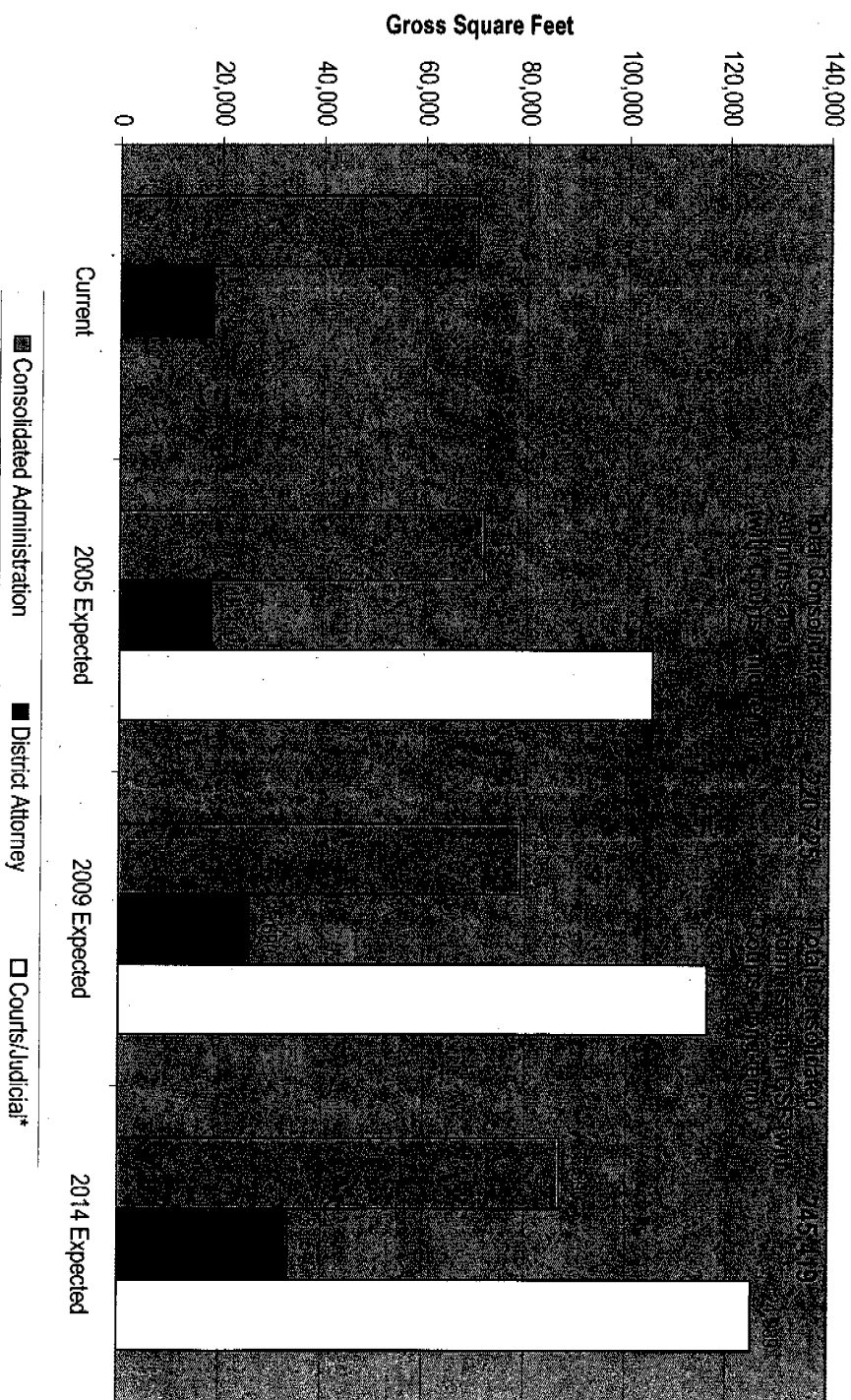
- GSA - 160 nasf / person (includes workspace support)

Space Needs

- **Variables**
 - ✓ ***Functions to be included***
 - ✓ ***Space standards adopted***
 - Personnel
 - Workspace support (conference rooms, workroom, storage etc.)
 - ✓ ***Degree of flexibility***
 - ✓ ***Amount of sharing of functions***
 - ✓ ***Time frame (what point of time to plan for)***
 - ✓ ***Building efficiency (NASF/GSF)***
 - ✓ ***Storage***
 - On-site vs. off-site
 - Compact storage systems

Space Needs

Santa Fe County Space Projections by Type (Expected Scenario)



*Courts/Judicial projected to 2008 and 2013

MASF - Net assignable square feet (square footage you use)
 DGSF - Department Gross Square Feet (MASF plus internal circulation)
 GSF - Gross Square Footage (square footage you pay for)
 Efficiency - Ratio of MASF/GSF
 Tare = GSF - MASF (what is left over ... corridors, walls, stairs/elevators, mechanical spaces, janitorial)

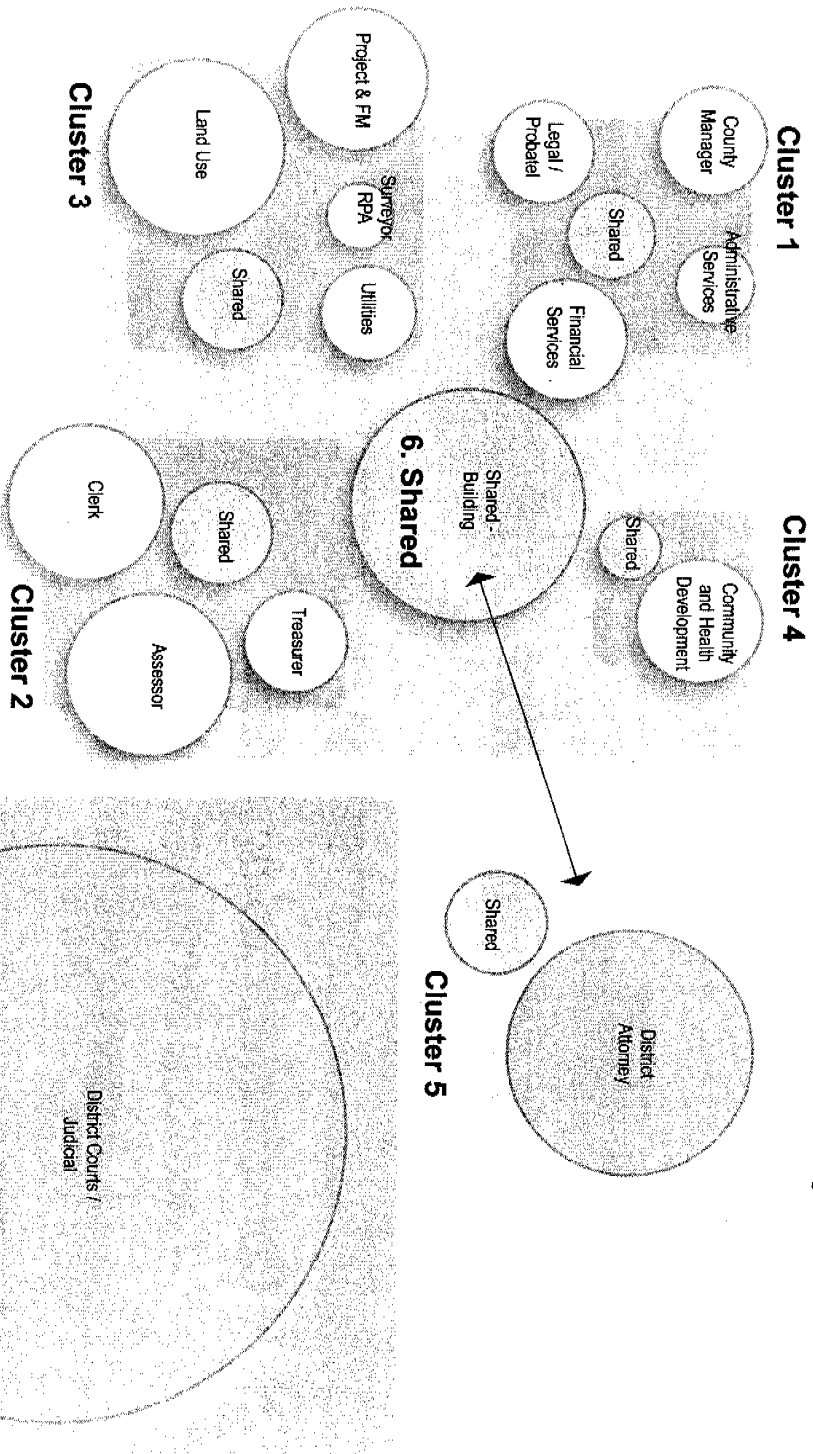
Space Needs

■ Growth to 2023

✓ Anticipate adding at least 40,000 gsf

- *Courts / Judicial*
 - Additional 20,000 GSF (140,430 total GSF)
- *Consolidated / Administration*
 - Additional 20,000 GSF (140,000 total GSF)
 - Suggested by continuing County growth)

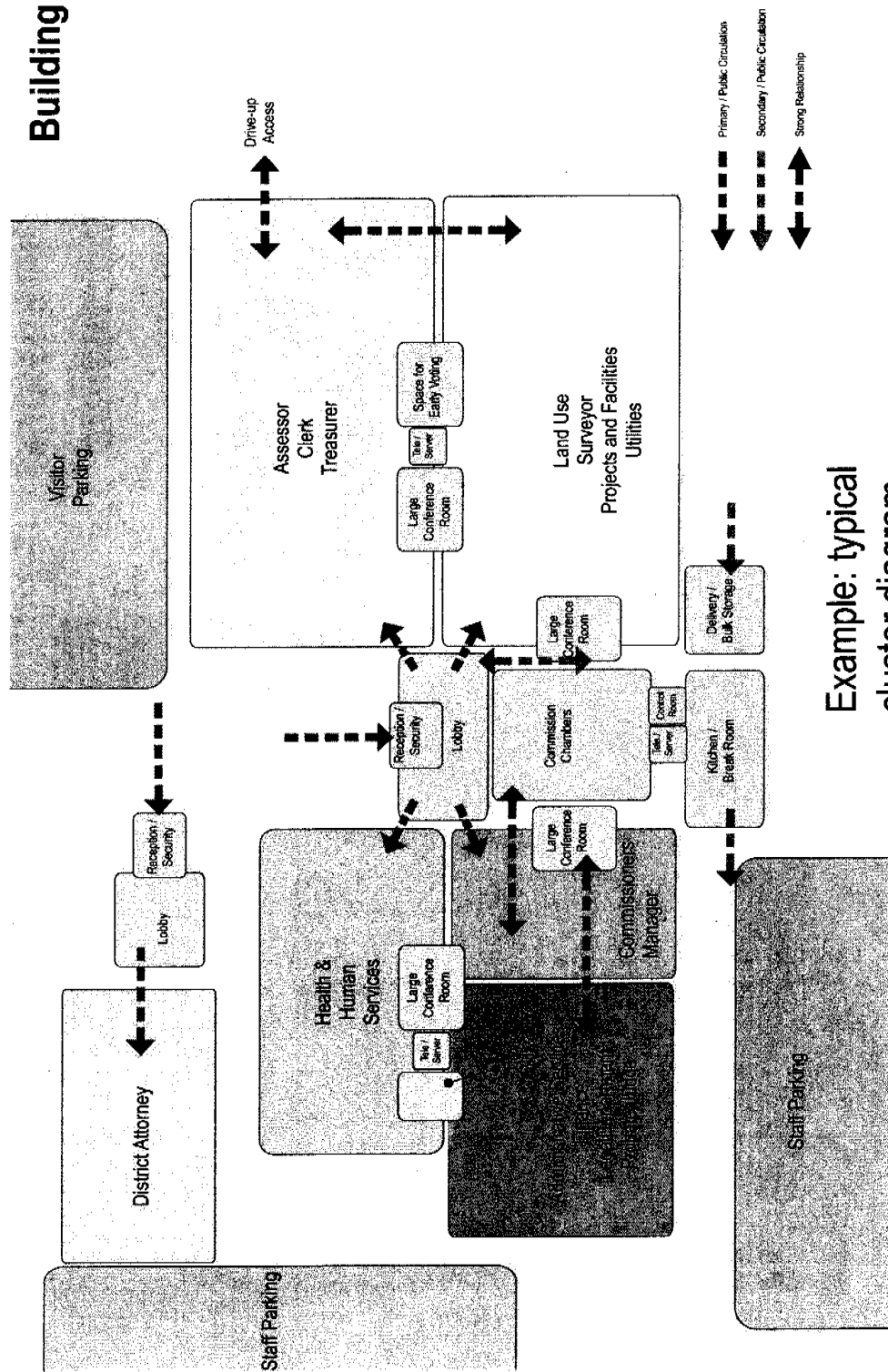
Conceptual Relationships



Santa Fe County Consolidated Facilities
Conceptual Relationships
 ARC-5-28-04

- ✓ **“Bubbles” are scaled to reflect space needs**
- ✓ **Diagrams of each cluster are available (not included in BOC briefing package)**

Cluster Diagrams

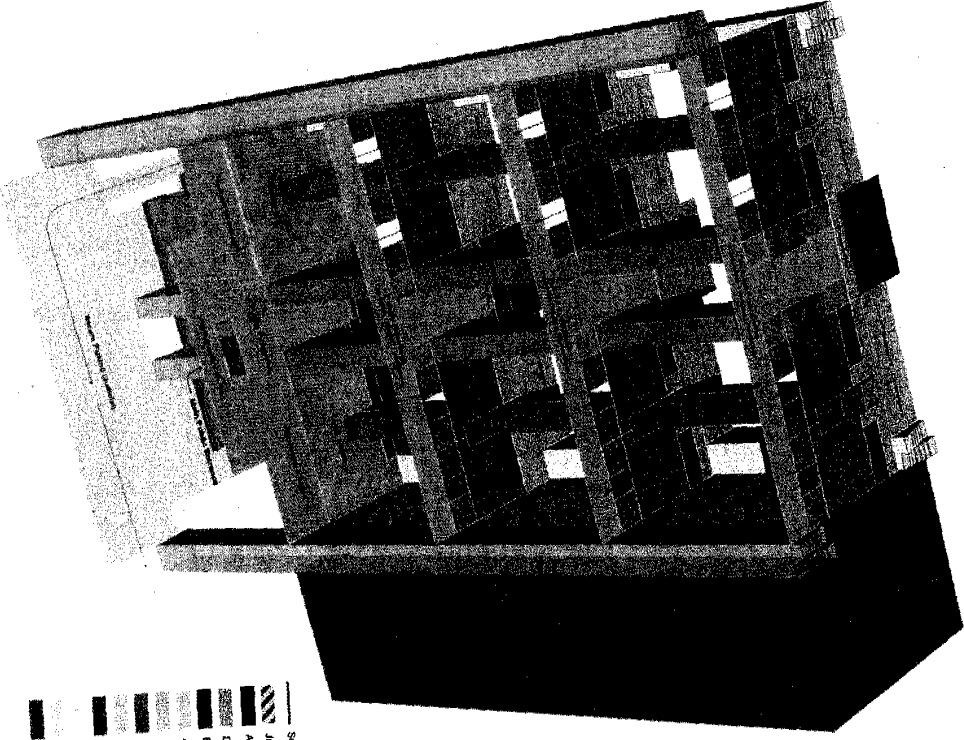


Example: typical cluster diagram

Conceptual Relationships

■ Judicial Complex

- ✓ 3 Dimensional relationships showing separation of circulation paths for public, judges and detainees



- Secure Barrier
- Judicial (Reduced Security)
- Administrative
- Drug Court
- Exposition
- Attorney / Conference Room
- Courtsroom
- In-Custody
- Judicial
- Jury
- Public
- Restroom / Utility Room
- ADP

to illustrate

Space Needs - Site (Long-term)

**Note: Assumes 1-story construction,
surface parking + 50% for long-
term growth potential**

Consolidated Administration and Courts			
	Outputs	GSF	Acres
A.	Building Footprint	245,419	5.63
B.	Employee / Visitor Parking GSF	224,000	5.14
C.	County Vehicles	6,720	0.15
D.	Subtotal	476,139	10.93
E.	Site Tare	256,382	5.89
F.	Total Site Required (C+D)	732,521	16.82
50% Increase for long-term growth potential			25.22 *

**Note: Assumes 3-story construction,
surface parking + 50% for long-
term growth potential**

Consolidated Administration and Courts			
	Outputs	GSF	Acres
A.	Building Footprint	81,806	1.88
B.	Employee / Visitor Parking GSF	224,000	5.14
C.	County Vehicles	6,720	0.15
D.	Subtotal	312,526	7.17
E.	Site Tare	168,283	3.86
F.	Total Site Required (C+D)	480,810	11.04
50% Increase for long-term growth potential			16.56 *

**Note: Assumes 3-story construction, 3
Story parking structure + 50% for
long-term growth potential**

Consolidated Administration and Courts			
	Outputs	GSF	Acres
A.	Building Footprint	81,806	1.88
B.	Employee / Visitor Parking GSF	74,667	1.71
C.	County Vehicles	6,720	0.15
D.	Subtotal	163,193	3.75
E.	Site Tare	87,873	2.02
F.	Total Site Required (C+D)	251,066	5.76
50% Increase for long-term growth potential			8.65 *

Cost Impacts

■ Cost Impacts

- ✓ Quantity of space**
- ✓ Quality of space**
- ✓ When constructed (inflation assumption)**
- ✓ Type of parking (surface vs. structured)**

Cost Impacts

■ Pre-conceptual estimates of probable construction cost

✓ Total needs (mid-term): ~\$42.8 - 49.9 million*

- Consolidated Administration
 - ~\$16.7-20.9 million*
- Courts
 - ~\$26.1 - 29.0 million*

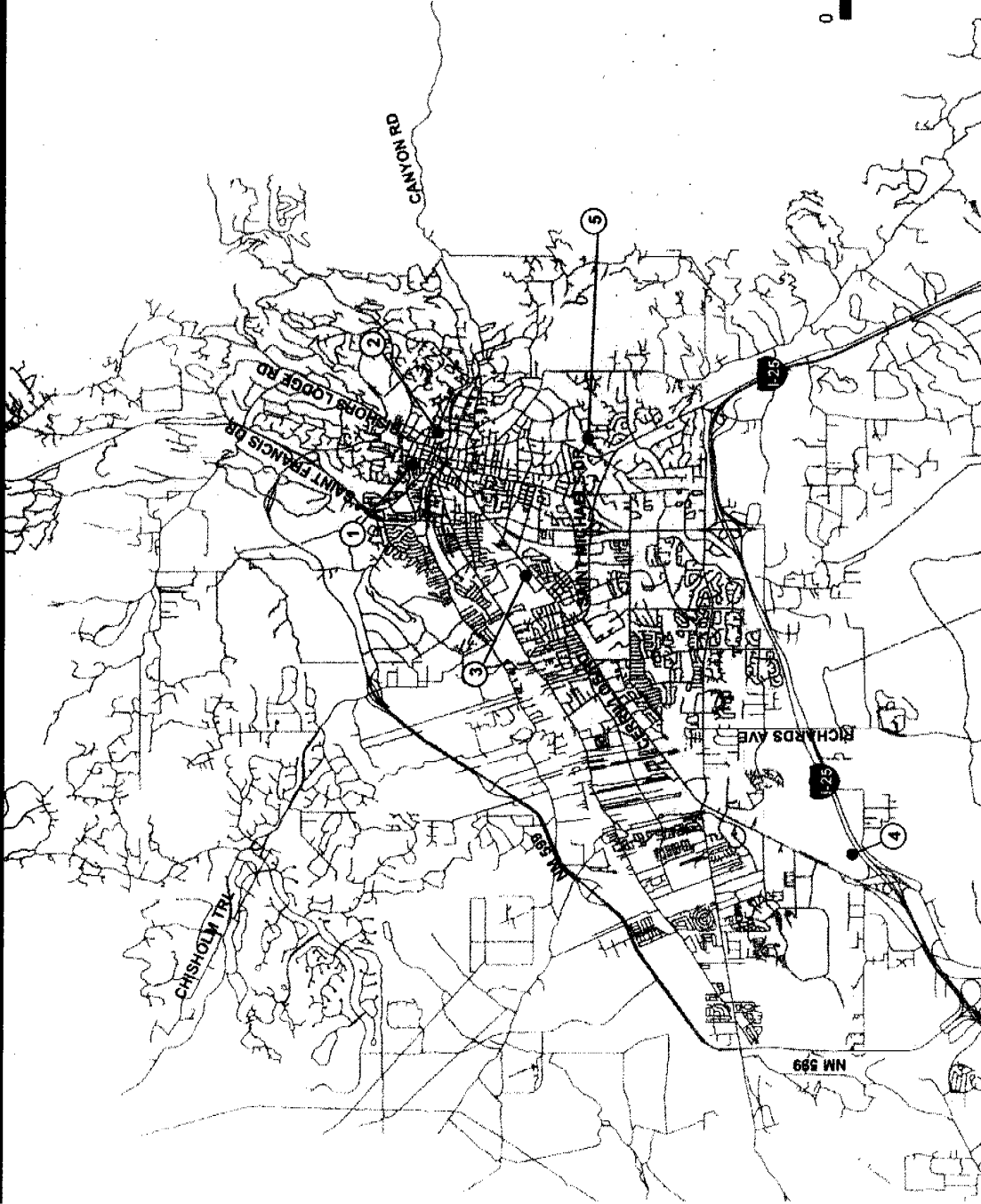
* Notes

- Will vary based on final site selection
- MACC (Maximum Allowable Construction Cost, cost to contractor) includes typical site development (may not include major roads and off-site infrastructure), 2006 costs
- Does not include land acquisition or parking structures
- Does not include owner's overhead (fees, moveable equipment administration, contingencies - typically an additional 20-25%)
- Assumes mid-point construction 2006 and inflation at 3%/year

(4.5M) 60
④ 4 M site.

Site Alternatives

Site Locations



Legend

- Santa Fe City Limits
- ① Existing County Court Site
- ② Cathedral Site
- ③ Santa Fe Indian School Site
- ④ Las Soleras Site
- ⑤ Elks Lodge Site

Potential Development Sites



NORTH



Site Alternatives

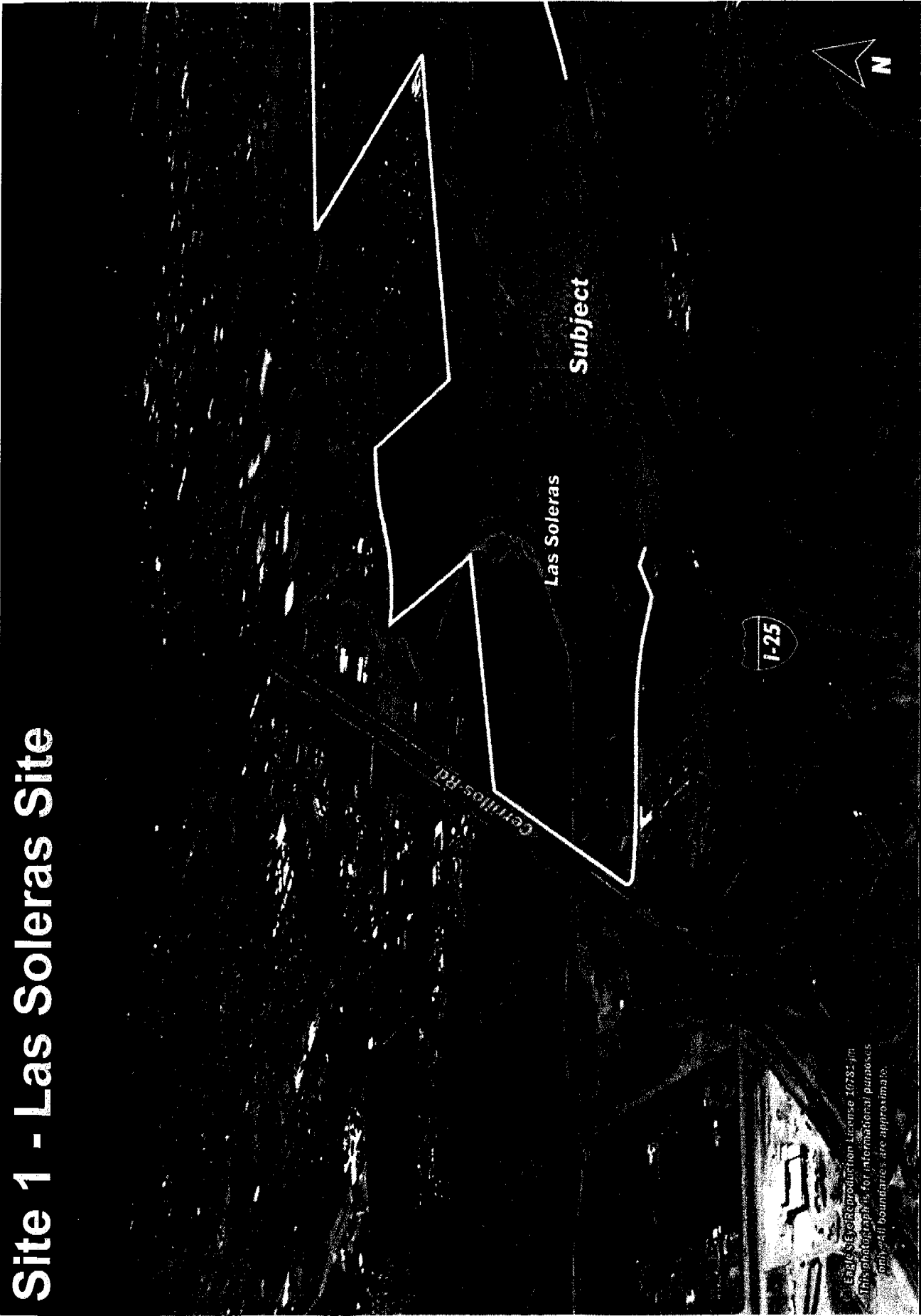
■ Preliminary Site Evaluation Matrix

Site #	Site Name	Location	Size (Acres)	Expansion Potential	Zoning	Potential to Accommodate Long-Range Santa Fe County Needs	Site Context / Character	Utility Availability			Access and Parking				Cost		Notes	
								Water	Sewer	Power	Vehicular Access	Pedestrian Access + amenities	Safety Parking in Surface Lots?	Public Parking Available?	Acquisition Cost	Prelim. Site Dev. Cost (\$/sq)		
1.	Los Solera	I-25 and Cerrillos	~75	■	ETZ Institutional	New construction	Developing area, In County	<input type="checkbox"/>	■	■	■	■	<input type="checkbox"/>	■	■	Devalued	\$5.16 of 20 ac. Site development and utility extension	Part of master planned site.
2	Indian School	Cerrillos and Navajo	~15 (usable) Total site 35	<input type="checkbox"/>	Not Applicable	New or New + Reuse of existing	Semi-urban	■	■	■	<input type="checkbox"/>	<input type="checkbox"/>	■	■	Lease (no proposal yet)	\$3.6 - 4.9 of 15 ac. site development and parking	Potentially historic buildings on-site. Master plan being developed	
3.	Judge Steve Herrera Judicial Complex	Canon/ Griffin/ Grant	2.25	<input type="checkbox"/>	BCD - Mary Subdistrict, Historic District	Courts only	Urban	■	■	■	<input type="checkbox"/>	<input type="checkbox"/>	■	■	County-owned	\$5.50 + cost of temporary facilities	Development will require temporary relocation of courts	
4.	Cathedral/Marian Hall/ St. Vincent Site	SW corner of Mary Street and Paseo de Perla	5 (usable) Total site 12	<input type="checkbox"/>	BCD - Alameda and East Mary/East Palace Subdistricts, Eastside Historic District	Various options available	Urban	■	■	■	<input type="checkbox"/>	■	■	■	Lease (no proposal yet)	\$9.00 Site development, utility upgrade and parking structure	Master plan in development	
5.	Elks Lodge Site	Old Pecos Trail and St Michaels Drive	~8	<input type="checkbox"/>	R-1 zoning district	Admin. needs only	Suburban	■	■	■	■	■	■	■	\$4.15	\$2.6-4.2 Site development		

<input checked="" type="checkbox"/>	Yes (Excellent)
<input type="checkbox"/>	Partial
<input type="checkbox"/>	No (Poor)

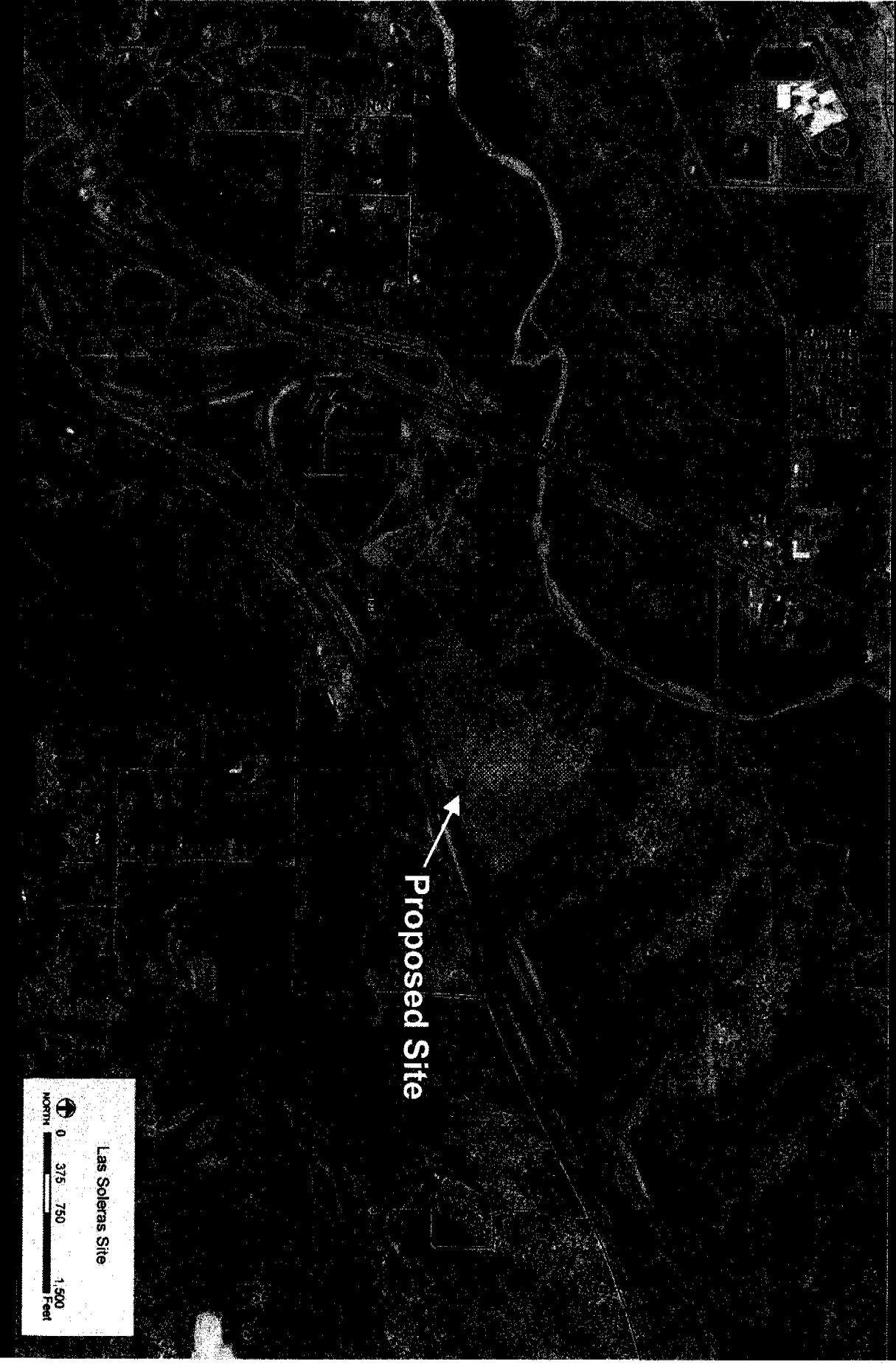
- Notes:
- (1) This site has current and future office / support space which could serve as expansion
 - (2) This site has strong potential for public transportation service to offset parking requirements
 - (3) A new courthouse structure would have underground parking for judicial employees only
 - (4) Parking structure cost would be shared with private development

Site 1 - Las Soleras Site



Esri/GeoInformation License 10781-jin
This photograph is for informational purposes
only. All boundaries are approximate.

Site 1 - Las Soleras Site



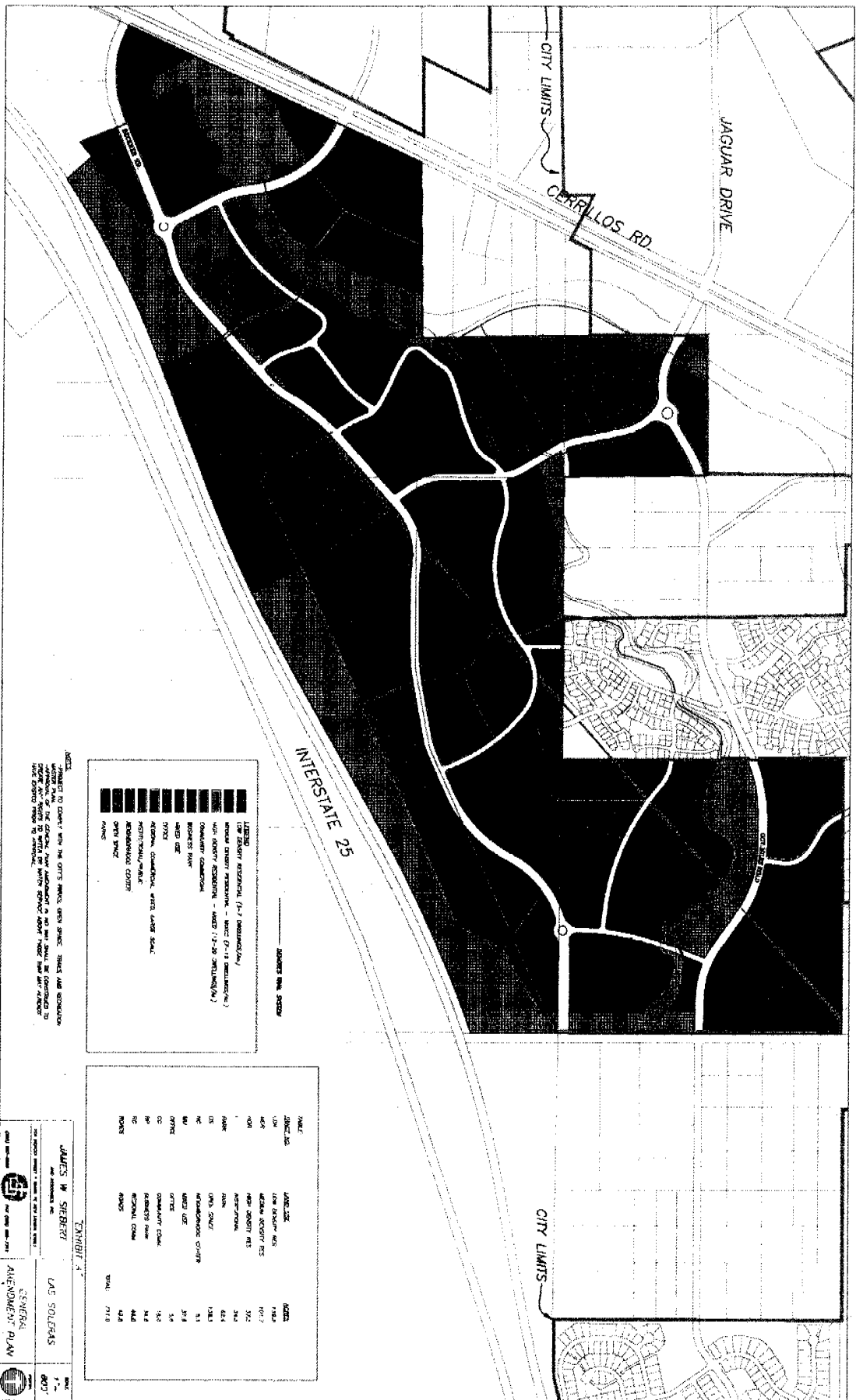
Proposed Site

Las Soleras Site

0 375 750 1,500 Feet

NORTH

Site 1 - Las Soleras Site



Site 1 - Las Soleras Site



SITE# 1 - LAS SOLERAS (APPROX. 25 ACRES)

2 5/8/05

Site 2 - Santa Fe Indian School Site



1 2 3 4 5 6 7 8 9 10
SCALE 1" = 150'

SITE# 2 - INDIAN SCHOOL (OPTION 1)

Site 2 - Santa Fe Indian School Site



" 3 stories "

SITE# 2 - INDIAN SCHOOL (OPTION 2)



0 25 50 75 100
SCALE 1" = 150'

Site 3 - Existing County Court Site



Site 3 - Existing County Court Site

3-4 STAIRS

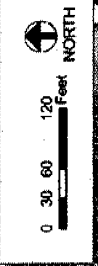
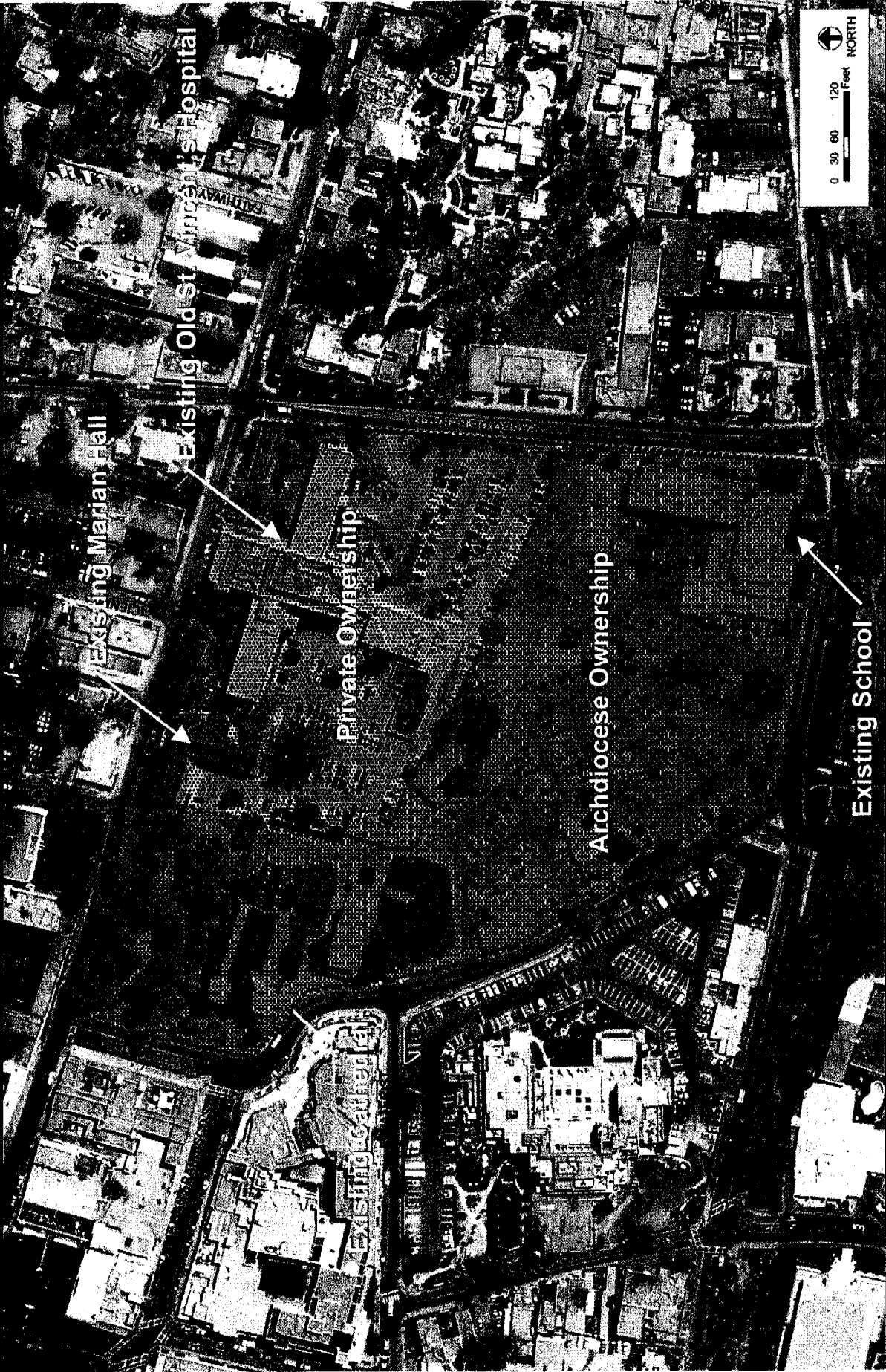


0 25 50 100
SCALE 1" = 150'



SITE# 3 - DISTRICT COURT

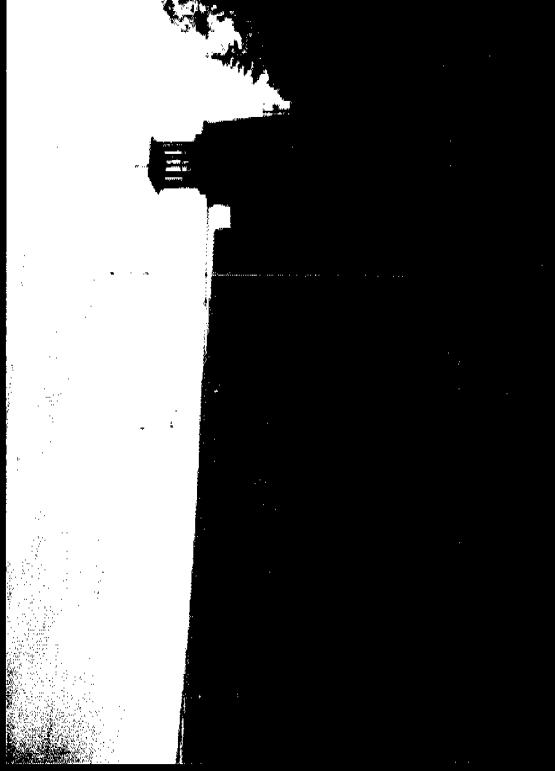
Site 4 - Cathedral Site



Site 4 - Cathedral Site Photos



Site 4 - Cathedral Site Photos



Site 4 - Cathedral Site



MIXED USE / HOUSING

OFFICE / MIXED USE
PROJECT ABOVE
PARKING

UNDERGROUND
PARKING

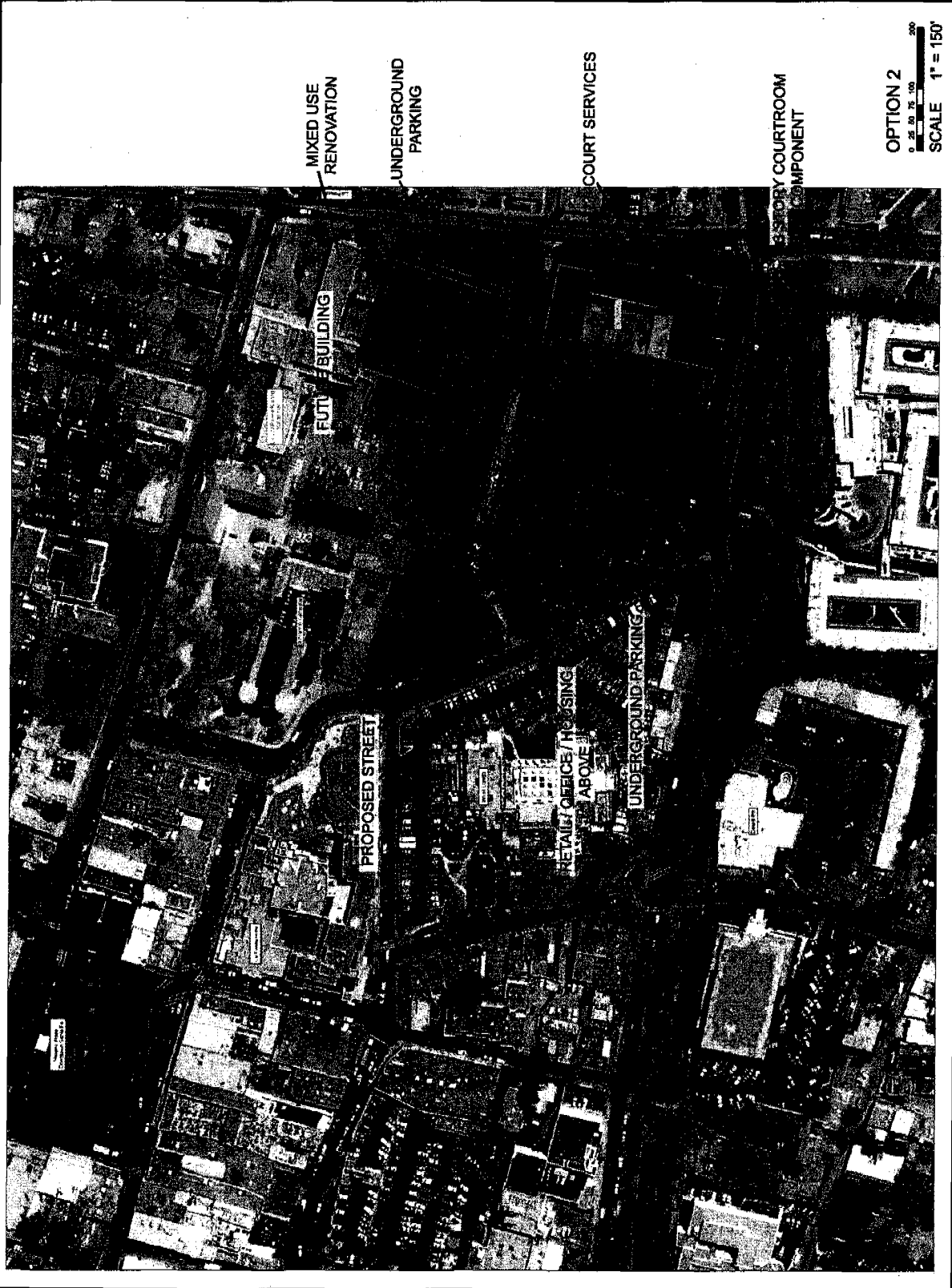
3-STORY
COURT COMPONENT

ATRIUM

SERVICES

OPTION 1
0 25 50 75 100 200'
SCALE 1" = 150'

Site 4 - Cathedral Site



Site 4 - Cathedral Site



MIXED USE
RENOVATION

UNDERGROUND
PARKING

OPTION 3
0 25 50 75 100
SCALE 1" = 150'

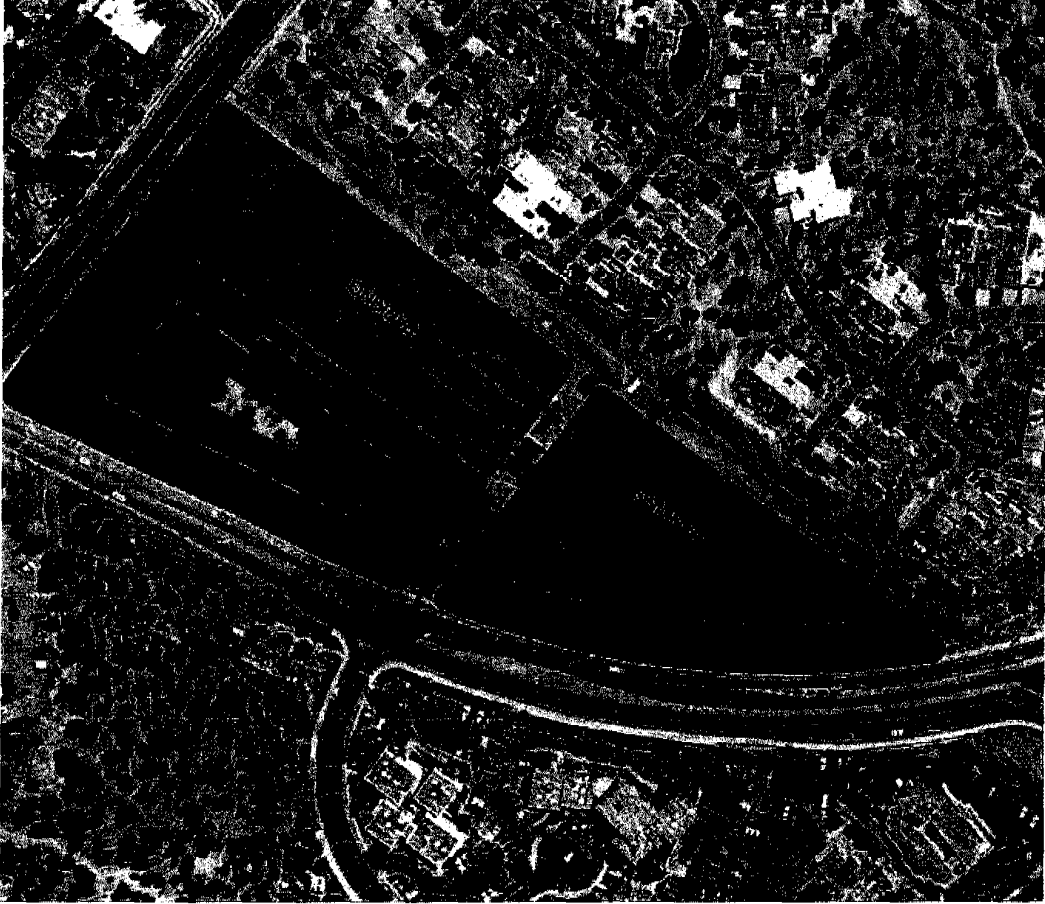
Site 4 - Cathedral Site



Site 5 - Elks Lodge



Site 5 - Elks Lodge



1" = 150'
SCALE

SITE# 5 - ELKS LODGE



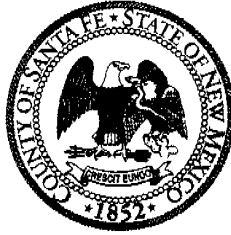
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Gerald T.E. González
County Manager

MEMORANDUM

Date: January 19, 2005

To: Board of County Commission

From: Tony Flores, Project & Facilities Management Department Director 

RE: Santa Fe County Space Analysis and Long Range Facility Plan

Background and Summary

On June 23, 2003, the Board of County Commission approved a scope of work for a Long Range Facilities Needs Assessment. The assessment was broken into two (2) distinct phases: (1) a needs assessment for county administrative offices over a twenty year (20) period and; (2) the development of a long range facilities plan that addressed county facilities current physical state as well as potential future uses.

Subsequently, on February 10, 2004, the Board approved a professional service agreement with the firm of Design Collaborative Southwest/ARC Incorporated to develop the assessment. On August 31, 2004, the consulting team presented a brief presentation and update on the plan with the recommendation that the board conduct a special study session to allow for a full presentation on the analysis.

During the special board meeting of November 16, 2004, the board provided various points on the development of a County Administration Complex and/or 1st Judicial Courthouse. The points included maintaining a presence of the County Administration functions in the downtown area, developing a campus environment for functions on a large vacant piece of property, to building a new courthouse and renovate the existing courthouse into County administration space.

Based upon these discussions, staff, 1st Judicial Court staff, and Design Collaborative Southwest have prepared different scenarios including processes (steps) for project development, implementation schedules and funding options.

SFC CLERK RECORDED 04/07/2005

Recommended Action

Staff has developed a project-working budget (attached) that provides for each item of project development. It is important to note that the estimates are on the high end to insure that the 1st Judicial Courthouse is completed in line with court standards as well as presents/future infrastructure demands.

It is also the position of the Project & Facility Management Department that the County will realize cost efficiencies and savings as the project is developed, and these savings would allow the County capital outlay dollars for the renovation of the existing court complex (as permitted by statute) as part of the development of a new administration building.

At this time, staff is recommending the development of a new 1st Judicial Courthouse/County Administration Complex at a maximum cost of \$35 million dollars in accordance with the processes (steps) as outlined.

SFC CLERK RECORDED 04/07/2005

State Statute Regarding District Court Facilities

*11882 N.M. Stat. § 34-6-24

WEST'S NEW MEXICO STATUTES
CHAPTER 34. COURT STRUCTURE
AND ADMINISTRATION
ARTICLE 6. DISTRICT COURTS

*Current through the First Regular Session of the
Forty-Third Legislature (1997)*

§ 34-6-24. Operation; location of court;
facilities

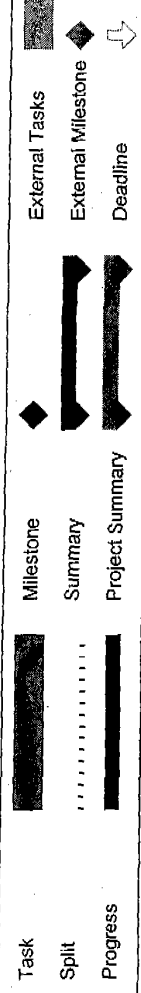
In each county, the district court shall be held at the county seat. Each board of county commissioners shall provide adequate quarters for the operation of the district court, including juvenile probation services, and provide necessary utilities and maintenance service for the operation and upkeep of district court facilities. From the funds of each judicial district, furniture, equipment, books and supplies shall be provided for the operation of each district court within the judicial district.

Search this disc for cases citing this section.

First Judicial Court Complex

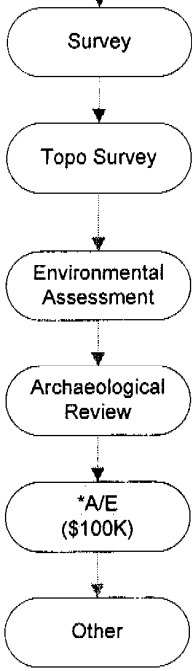
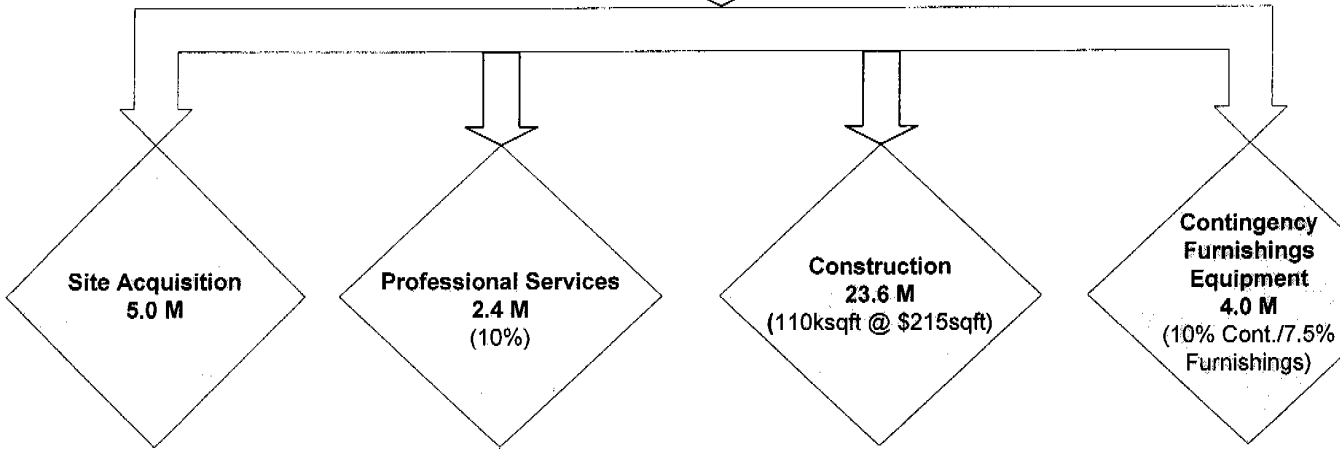
ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	13. '05							
							M	T	W	T	F	S	S	
1	1st Judicial District Court	1075 days?	Tue 2/15/05	Fri 1/25/08										
2	Site Select RFP	90 days?	Tue 2/15/05	Sun 5/15/05										
3	A/E RFP	90 days	Tue 2/15/05	Sun 5/15/05	2SS									
4	Review RFP	30 days?	Mon 5/16/05	Tue 6/14/05	3									
5	Prep. Of Construction Doc.	365 days?	Wed 6/15/05	Wed 6/14/06	4									
6	After Review	30 days?	Thu 6/15/06	Fri 7/14/06										
7	Highest Best use RFP	90 days?	Wed 6/15/05	Mon 9/12/05	5SS									
8	Construction IFB	60 days?	Fri 7/14/06	Mon 9/11/06										
9	After Bid	30 days?	Tue 9/12/06	Wed 10/11/06	8									
10	Construction	425 days?	Thu 10/12/06	Mon 12/10/07	9									
11	Job Site Completion	45 days?	Tue 12/11/07	Thu 1/24/08	10									
12	Occupancy	1 day?	Fri 1/25/08	Fri 1/25/08	11									

Project: 1st Judicial Court Complex
 Date: Wed 1/19/05



SFC CLERK RECORDED 04/07/2005

**1st Judicial Court House
35.0 M**



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