

# Update of the Albuquerque Area Master Plan – Option Analysis to Consolidate the Human Services and Children, Youth, and Families Departments

Architectural Research Consultants, Incorporated (ARC) serves as the planning consultant to the New Mexico Capitol Buildings Planning Commission (CBPC). The CBPC is an intergovernmental agency established to study and plan for the long-range facility needs of state government. The overall intent of the 2002 Albuquerque Area Master Plan, also developed by ARC, is to move state agencies located in the Albuquerque area from leased space and into state-owned facilities when feasible, and to collocate state agencies to facilitate access to services and promote economies of scale.

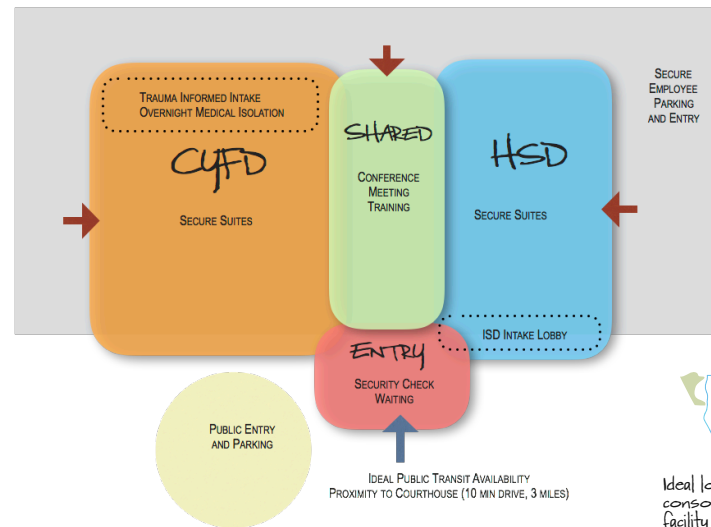
ARC updated the plan with a specific focus to develop a strategic plan to collocate the Children, Youth and Families Department (CYFD) and the Human Services Department (HSD) in state-owned facilities in Albuquerque in a manner that reflects the long-range strategic plans for those agencies. The study addressed two main questions: (1) what are the characteristics of a consolidated CYFD and HSD facility (size and location), and (2) what are the benefits and costs of various available consolidation alternatives?

ARC's study process analyzed the supply and demand characteristics of the Albuquerque area office marketplace and operations of CYFD and HSD. ARC considered three possible alternatives to implement a consolidated CYFD / HSD facility: continue to lease, maintaining the current lease arrangements, or locate in optimized space with better market rates.

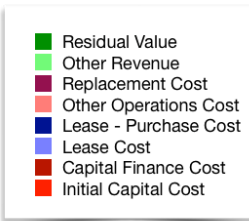
The study found that all alternatives (other than to continue leasing at current rates) will provide long-term cost savings to the State. Acquiring a suitable existing building (purchase or lease-purchase) will provide the greatest long-term savings potential. Purchasing an existing facility is particularly attractive at this point in time. Relatively low purchase prices along with additional revenue-producing opportunities offset the need for renovations for cyclical renewal and tenant improvements.

**Client:** Capitol Buildings Planning Commission

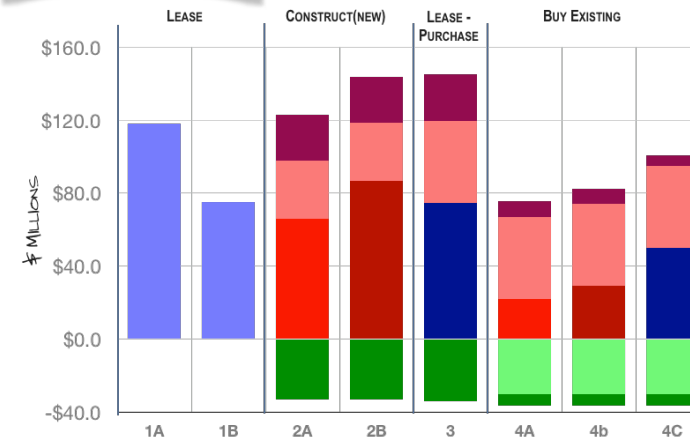
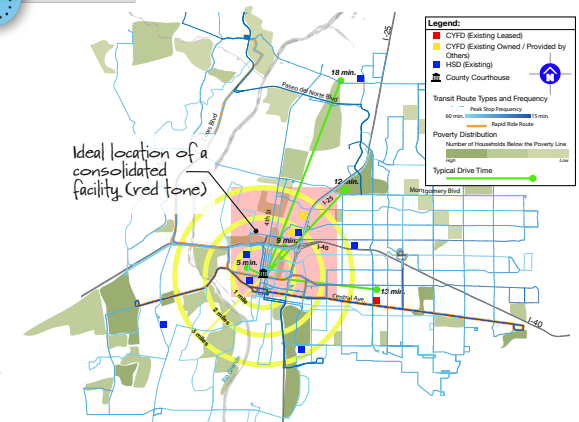
**Completion:** July 2017



*Left : Relationship diagram of a consolidated facility. A combined facility requires about 183,000 rentable square feet (228,800 gross square feet).*



*Right: The ideal location of a consolidated facility is within a 10-minute drive from the County Courthouse*



*Left : 50-year life cycle cost analysis - constant dollars of alternatives*

- 1A Continue Existing Lease(s)
- 1B Continue to Lease (new rate / amount)
- 2A Buy (construct with cash, public sector)
- 2B Buy (construct, debt finance, public sector)
- 3 Lease Purchase (Private Sector Build to Suit)
- 4A Purchase (cash) and Renovate Existing Building
- 4b Purchase and Renovate Existing Building (Debt Finance - Public Sector)
- 4C Lease Purchase Existing Building (Private Sector)