

Condition Assessment of the Pinetree Complex for the State of New Mexico General Services Department, Albuquerque, NM

The State of New Mexico was considering the purchase of the Pinetree Complex in Albuquerque, New Mexico in order to consolidate the New Mexico Children, Youth and Families Department into a centralized location with enough space for future growth.

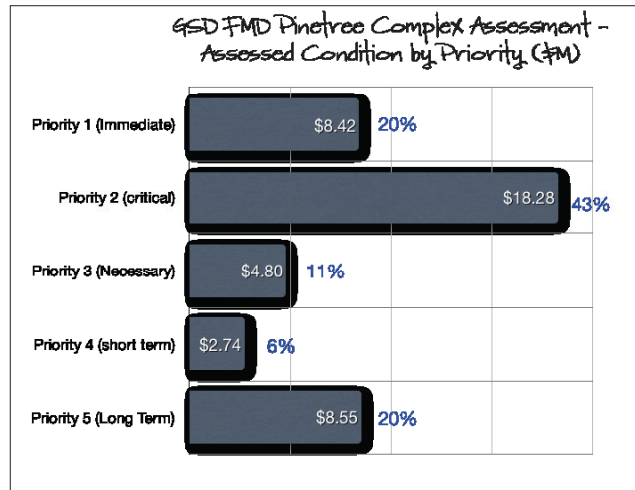
As part of an ongoing contract to assess the physical condition of state facilities, the State of New Mexico commissioned ARC to conduct a visual facilities condition assessment for the five buildings on site (~203,000 gross square feet) and the major building systems at the Complex. The assessment included the surrounding site, and provided building data about HVAC, roofs, Americans with Disabilities Act compliance, and general building condition.

Architectural Research Consultants, Incorporated (ARC) identified about \$42.9 million of capital improvements to address observed deficiencies. Summary reports encompass photographs and narratives that document on-site assessments including site, facility, and departmental program requirements. Each summary provides a description of the building and/or site and identifies the condition of those components.

ARC scored each facility using its own weighted scoring method that takes into account the physical condition and the functional adequacy of the site and facility. Facility condition index (FCI) scores were also provided based on a national scoring system that applies only to building condition.

Schedule: 2018

Client: State of New Mexico General Services



Left: Capital Improvement Projects by priority

Below: Various views of the complex

