

District / Regional Office Study for the New Mexico Legislative Council Service

The State of New Mexico Legislative Council Service (LCS) contracted Architectural Research Consultants, Incorporated (ARC) to identify potential opportunities for legislative offices (individual or combined) in public facilities and private leased space in New Mexico. The collected data served as a resource pertaining to a larger LCS study about the logistics and resources needed for legislative district or regional staff offices and operations.

ARC's task included an analysis of the current inventory of office space available and associated costs for legislative district or regional staff offices through state government. The scope also included space that may be available and associated costs for legislative district or regional staff offices through counties, municipalities, public higher education institutions, and private sector lease.

ARC used a system called the *New Mexico State Inventory of Facilities and Properties* (which ARC developed and maintains) as the principal data source for state-owned and state-leased facilities. ARC also worked in loose consultation with the NM General Services Department and Facilities Management Division representatives. For NM higher education institutions and county and municipal facilities office opportunities, ARC coordinated with the statewide organizations that served each group to identify contacts and then collected data through a short telephone or email questionnaire. ARC used data published by a statewide commercial realtors website and by a national commercial property company to identify private lease opportunities.

ARC analyzed the data and prepared a report that summarized available opportunities to locate state legislative offices within spaces categorized as state-owned, state-leased, public facilities, or those leased privately. This ranking of office space opportunity ranged from "Poor," (no opportunity) to "Excellent," (strong opportunity).

Schedule: 2023

Client: New Mexico Legislative Council Service

County	Santa Fe
Senate Districts	5, 6, 19, 24, 25, 39
House Districts	41, 43, 45, 46, 47, 48, 50
County Seat (Other Major Community)	Santa Fe

State Owned Office Facilities	Total Office SF Occupied	Total FTE	SF/FTE	Notes (Data Source, Contact Information)
Space Opportunity (Poor (No))	45	1,081,413	3,292	State Inventory (GSD/FM) - no space available

State Leased Office Facilities	Total Office LSF Occupied	Total FTE	SF/FTE	Annual Cost Range: Low	Annual Cost Range: High	Notes (Data Source, Contact Information)
Space Opportunity (Good (Yes))	Square Feet	475,359	1,247	\$7.6	\$11.24	\$55.80 (GSD/FM, State Inventory)

Higher Education Institutions	Institution	What	Where	Space available?	Associated Cost?	Contact	Notes (Data Source, Contact Information)
No Response (No)	Institute of American Indian Arts						
No Response (No)	New Mexico School for the Deaf						
No Response (No)	Santa Fe Community College						

County Facilities	Location	What	Where	Space available?	Associated Cost?	Contact	Notes (Data Source, Contact Information)
No Response (No)	Santa Fe County						

Municipal Facilities	Location	What	Where	Space available?	Associated Cost?	Contact	Notes (Data Source, Contact Information)
No Response (No)	Santa Fe						

Private Lease Market Opportunities	Type	Number Available	Annual Cost Range: Low	Annual Cost Range: High	Notes (Data Source, Contact Information)
Excellent (Yes)	Private Class A	3	\$17.50	\$27.59	Square feet available ranges from 614 to 20,000 for A Class.
	Private Class B	6	\$18.00	\$27.59	310 to 6,200 for B Class, 2,400 to 3,419 for C Class and 179 to 15,388 for unspaced spaces in Santa Fe. Source: CANN/realtor
	Private Class C	3	\$18.00	\$19.00	
	Private Not Specified	16	\$15.00	\$43.82	
Fair (Yes)	Private Class A	0	\$0.00	\$0.00	There is 6,000 square feet of B Class office space available in Edgewood to 15,388 for unspaced spaces in Santa Fe. Source: CANN/realtor
	Private Class B	0	\$0.00	\$0.00	
	Private Class C	1	\$12.00	\$13.00	
	Private Not Specified	0	\$0.00	\$0.00	
Fair (Yes)	Location: Santa Fe				CBRE Collier Report: "The Santa Fe office market is nearly at capacity, with just 1.6% of inventory being vacant. There is 2.7 million SF of 3 Star space and 170,000 SF of 4 & 5 Star space. Rents are around \$23.00/SF"

Left: Example of a NM County data summary sheet

Below: Summary Map identifying potential to locate legislative staff in each New Mexico County

