

1 CITY OF SANTA FE, NEW MEXICO

2 RESOLUTION NO. 2008-81

3 INTRODUCED BY:

4 David Coss  
5  
6  
7 Chris Albert  
8 Rosemary Powers  
9 Miguel Chavez  
10 A RESOLUTION

11 AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS TO PREPARE A  
12 MASTER PLAN FOR CITY FACILITIES AT THE SILER ROAD PROPERTY AND  
13 THE DOWNTOWN CITY HALL AREA.

14  
15 WHEREAS, on November 28, 2007, the Governing Body approved the "City of Santa  
16 Fe Facilities Master Plan" that determined current deficiencies as well as the long term (2027)  
17 space needs for various city departments and divisions currently located downtown and at the  
18 City's Siler Road and Siringo Road facilities; and

19 WHEREAS, the 40.27 acre Siler Road property currently houses various city divisions  
20 as well as the Food Depot, a facility occupied by three non-profit groups; and

21 WHEREAS, the City recently purchased a 13.98 acre parcel adjacent to the Siler Road  
22 property resulting in a total of 54.25 acres available for redevelopment; and

23 WHEREAS, redevelopment of the site for a city facility in the near term, could  
24 accommodate increased levels of public service for the City's increased population, eliminate or  
25 greatly minimize the City's current downtown leasing costs, consolidate City offices and

1 services; and

2 **WHEREAS**, the consolidation of city offices and services includes relocating existing  
3 city offices located at the Siringo property into a new facility at the Siler property, thus making  
4 the Siringo property available for consideration of sale or rent in order to reduce the debt on a  
5 new facility; and

6 **WHEREAS**, the Facilities Master Plan quantifies the need to also develop additional  
7 office space immediately adjacent to City Hall in order to meet the long term needs for adequate  
8 city office space in order to realize a savings from having to rent office space; and

9 **WHEREAS**, the Facilities Master Plan outlines a life-cycle cost analysis which indicates  
10 that it is significantly more economical for the city to develop and own it's office facilities than it  
11 is to lease them; and the estimated thirty-year savings through new construction and City  
12 ownership will be in the range of \$12,900,000 to \$22,600,000 depending on the length of  
13 financing selected by the City;

14 **WHEREAS**, various studies, plans and committees have expressed the need to provide  
15 space for non-profit functions such as services to the homeless; and

16 **WHEREAS**, the redevelopment of the Siler Road property might also provide an  
17 opportunity for additional economic development in the community.

18 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**  
19 **CITY OF SANTA FE that:**

20 1. Staff is directed to issue a request for proposals to prepare a master plan for city  
21 facilities at the Siler Road property and downtown. The master plan shall include a conceptual  
22 site plan for the each property, a phasing plan and a financial feasibility analysis based upon the  
23 information provided below regarding the location of various city functions as well as further  
24 information provided in the "City of Santa Fe Facilities Master Plan". Consideration shall be  
25 given to the need to coordinate the master plan for the Siler Road project with the current and

1 future needs for city hall/downtown facilities. Prior to advertising for the request for proposals  
2 for the master plan, Governing Body approval is required.

3 2. **Siler Road.** The following functions will be located within the Siler Road project:

4 Current Location

5 ***Administrative Services***

6 Property Control Siringo

7 Fleet Maintenance Siler

8 ITT (all) Siringo, City Hall, Montezuma

9 Risk Management Siringo

10 ***City Clerk***

11 Graphics Siringo

12 Archives Siringo

13 ***Finance***

14 Purchasing Siringo

15 Utility Customer Service San Mateo

16 ***Fire Department***

17 Fire Station #5 Siler

18 ***Land Use***

19 Building Permit Division City Hall

20 Inspections & Enforcement Division City Hall

21 ***Public Utilities***

22 Solid Waste Mgt. Siler

23 ***Public Works***

24 Administration Federal Building

25 Engineering Federal Building

1 Parks, Trails & Watershed Siler

2 Streets & Drainage Maintenance Siler

3 Transit Siler

4 3. **City Hall/Downtown.** The following functions will be located within city

5 hall/downtown area:

6 Current Location

7 ***Community Services***

8 Administration First Interstate

9 Arts & Culture First Interstate

10 Youth & Family City Hall

11 ***Finance***

12 Administration City Hall

13 Budget City Hall

14 Financial Management City Hall

15 ***General Government***

16 Mayor and Council City Hall

17 City Manager City Hall

18 City Attorney City Hall

19 City Clerk City Hall

20 ***Housing & Community Dev.***

21 Affordable Housing Federal Building

22 Economic Development Federal Building

23 Long-Range Planning Federal Building

24 ***Human Resources*** City Hall

25 ***Land Use***

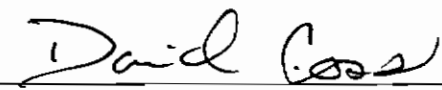
- 1 Administration City Hall
- 2 Current Planning City Hall
- 3 Technical Review City Hall
- 4 Historic Preservation City Hall

5 **Public Works**

6 Parking Federal Building

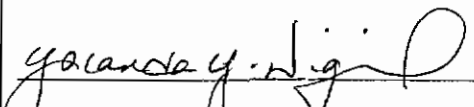
- 7 4. Further evaluation of the above location assignments may be needed.
- 8 5. The master plan shall include two different alternatives:
  - 9 a. Only city functions (and including the long term lease to the Food
  - 10 Depot); and
  - 11 b. A mixed use public/private campus type development that includes
  - 12 additional non-profit users such as a homeless shelter as well as economic development
  - 13 opportunities.
- 14 6. Preparation of the master plan and the future design of the building shall include
- 15 input from the AFSCME bargaining unit.
- 16 7. The master plan shall accommodate a LEED certified final project.
- 17 8. Staff shall bring the master plan back to the Governing Body prior to issuance of
- 18 a request for proposals for architectural design services.

19 PASSED, APPROVED, and ADOPTED this 24<sup>th</sup> day of September, 2008.

20   
\_\_\_\_\_

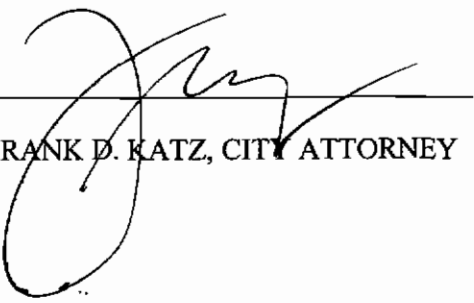
22 ATTEST:

DAVID COSS, MAYOR

23   
24 \_\_\_\_\_  
25 YOLANDA Y. VIGIL, CITY CLERK

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

APPROVED AS TO FORM:



FRANK D. KATZ, CITY ATTORNEY