

Task Assignments

- 3. Research space for Kinesiology and Dance (KinD) growth, space and facility needs (Neuro-Biomechanics Center) in the College of Education.**
- 4. Overall space needs with recommendations for a combined new College of Education, Health and Social Sciences space “swap.”**



Summary / Overview

Purpose of Assignment



To identify and explore space options to functionally combine the College of Education and College of Health and Social Services to form a new college: the College of Health, Education and Social Transformation (HES)

Current Proposal

To administratively merge the College of Education, the College of Health and Social Services, and the Department of Sociology, to create a new college to be named the *College of Health, Education and Social Transformation*, effective July 1, 2021.



ARC's work built upon the information collected and report prepared for the 2017/2018 College of Education Space Study, and the overall instructional utilization and facility condition assessments currently being undertaken

ARC also extensively used the NMSU space data contained within NMSU's AIM facilities management system

ARC had a number of discussions and interactions with College and Department representatives

ARC assumed further, more detailed discussions would take place with affected departments when, or if, a preferred option (or variation of an option) is chosen

Planning Goals



The study assumed the following planning goals:

- **Capitalize on synergy of health-related departments in the two existing colleges by colocation**
- **Provide required space to meet existing programmatic requirements**
- **Provide capability for proposed growth (i.e., nursing and kinesiology)**
- **Consolidate departments in multiple locations**
- **Colocate departments within each new school to degree possible**
- **Make most efficient use of existing resources**
 - Reuse (renovate) existing
 - Minimize adding square footage
 - Balance with demolition or decommissioning existing square footage
 - Any new square footage should be flexible in function and less costly to operate
 - Seek lowest net capital cost impact
- **Identify a potential implementation roadmap considering an initial \$15 million budget, and remaining necessary resources to complete**

Affected College Programs*




SCIENCE HALL




Sociology³


HEALTH AND SOCIAL SERVICES




Nursing²



Public Health Sciences (PHS)²



Social Work (SW)²






Dean (vacated)

COMMUNICATIONS SCIENCES BUILDING



Department of Communication Disorders (CD)¹

-  **HEALTH RELATED**
-  **SOCIAL SCIENCE RELATED**
-  **TEACHING RELATED**

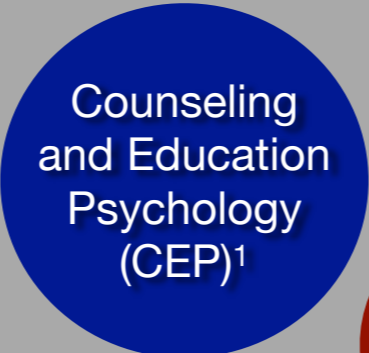
¹ College of Education

² College of Health and Social Services

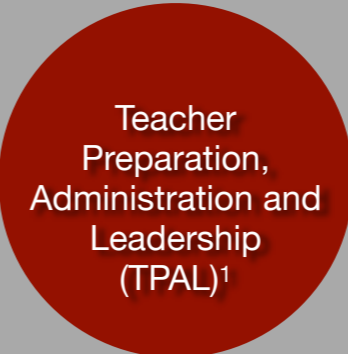
³ College of Arts and Sciences

*See the "Resources" section for a profile of the colleges and departments


O'DONNELL HALL



Counseling and Education Psychology (CEP)¹




Teacher Preparation, Administration and Leadership (TPAL)¹



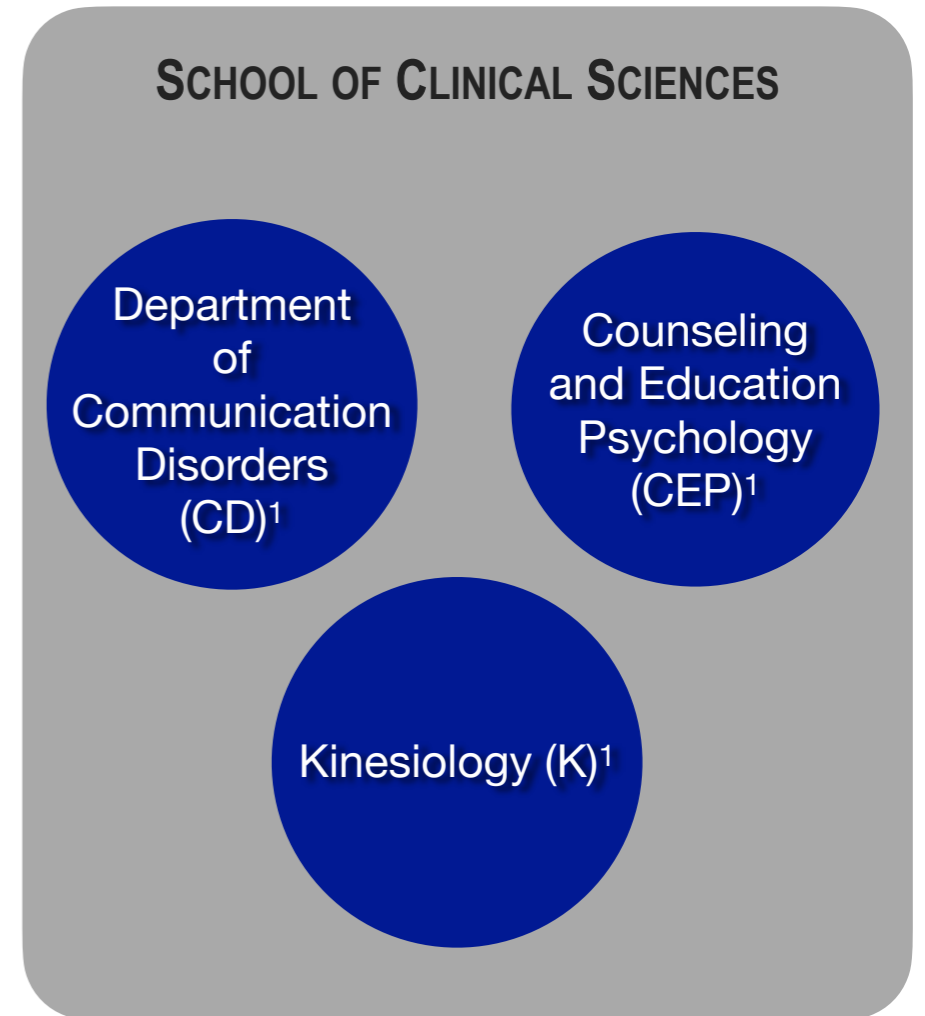
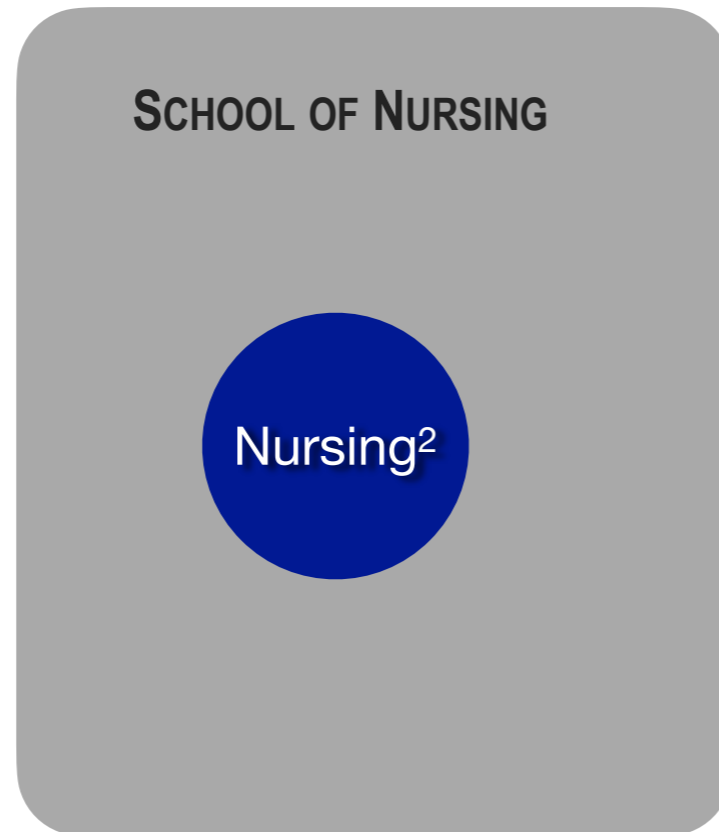
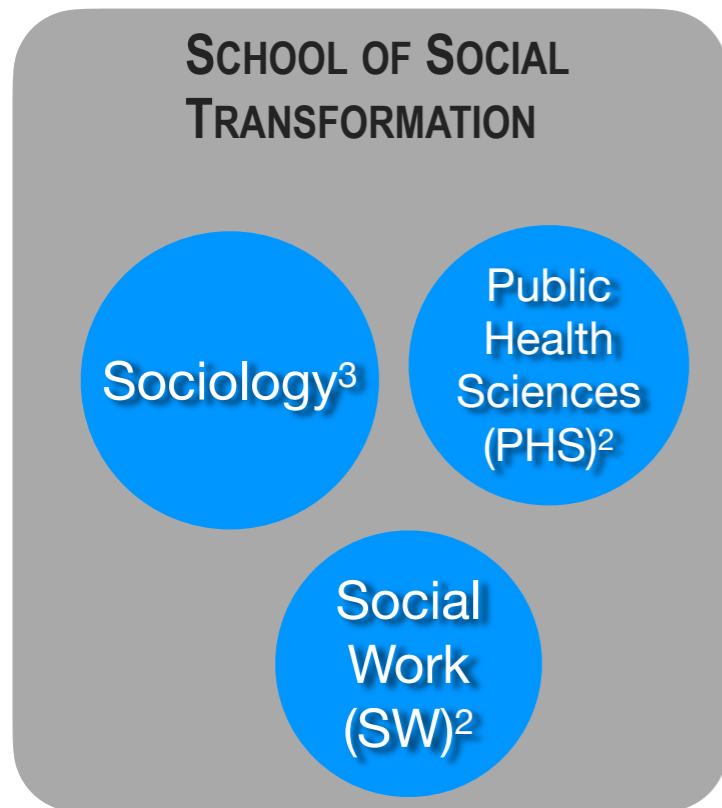
Dean's Office¹

RENTFROW, ACTIVITY CENTER, FULTON

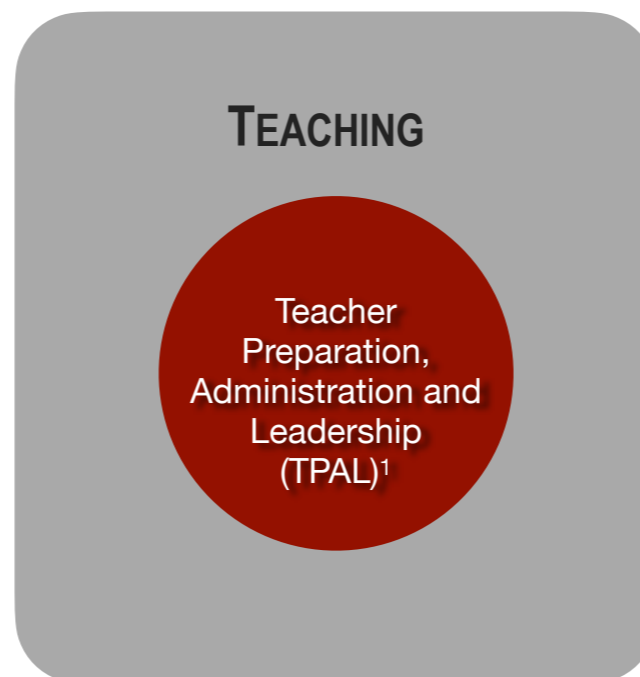


Kinesiology (and Dance)¹

Potential HES Schools



- HEALTH RELATED
- SOCIAL SCIENCE RELATED
- TEACHING RELATED



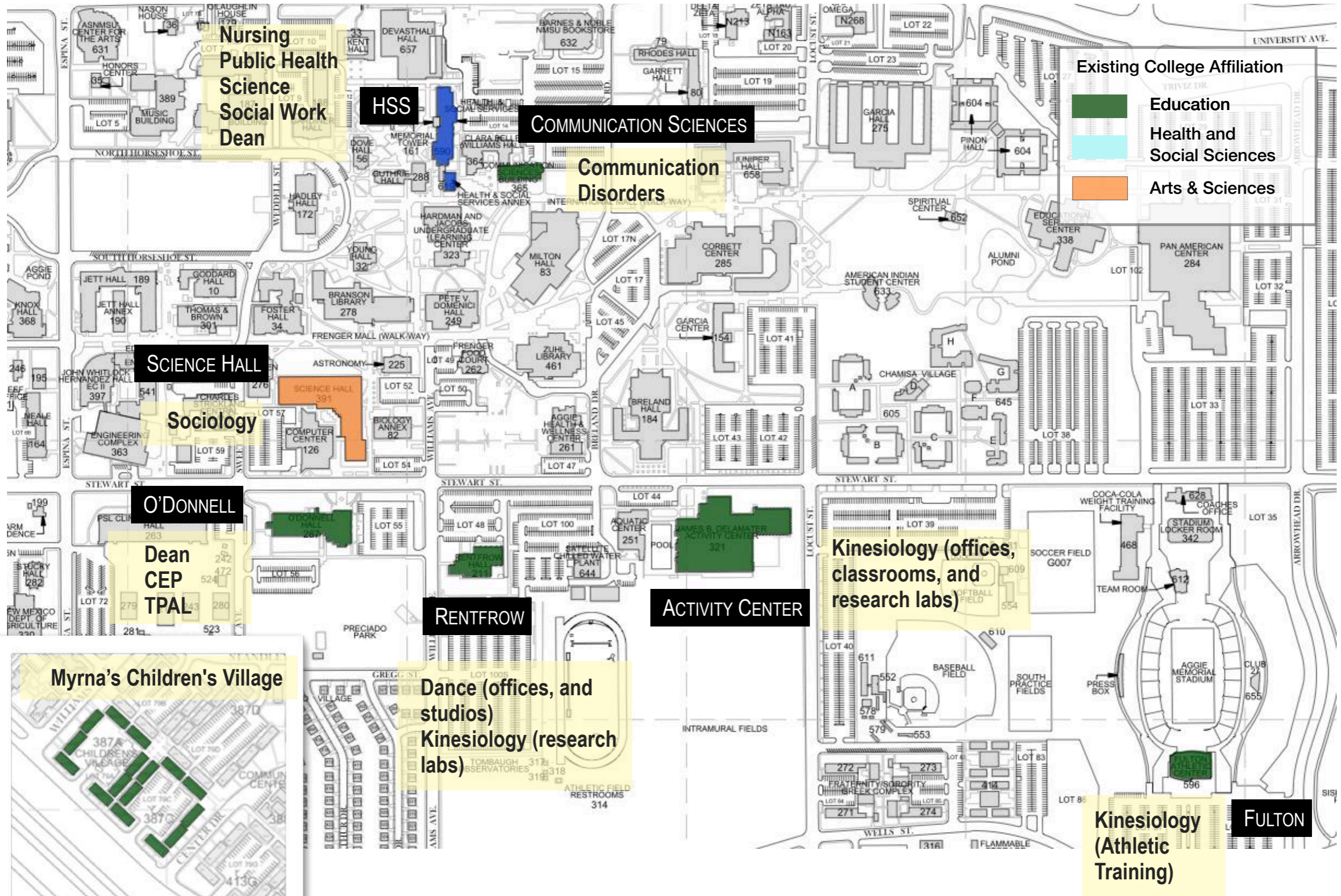
Existing College Affiliation

¹ College of Education

² College of Health and Social Services

³ College of Arts and Sciences

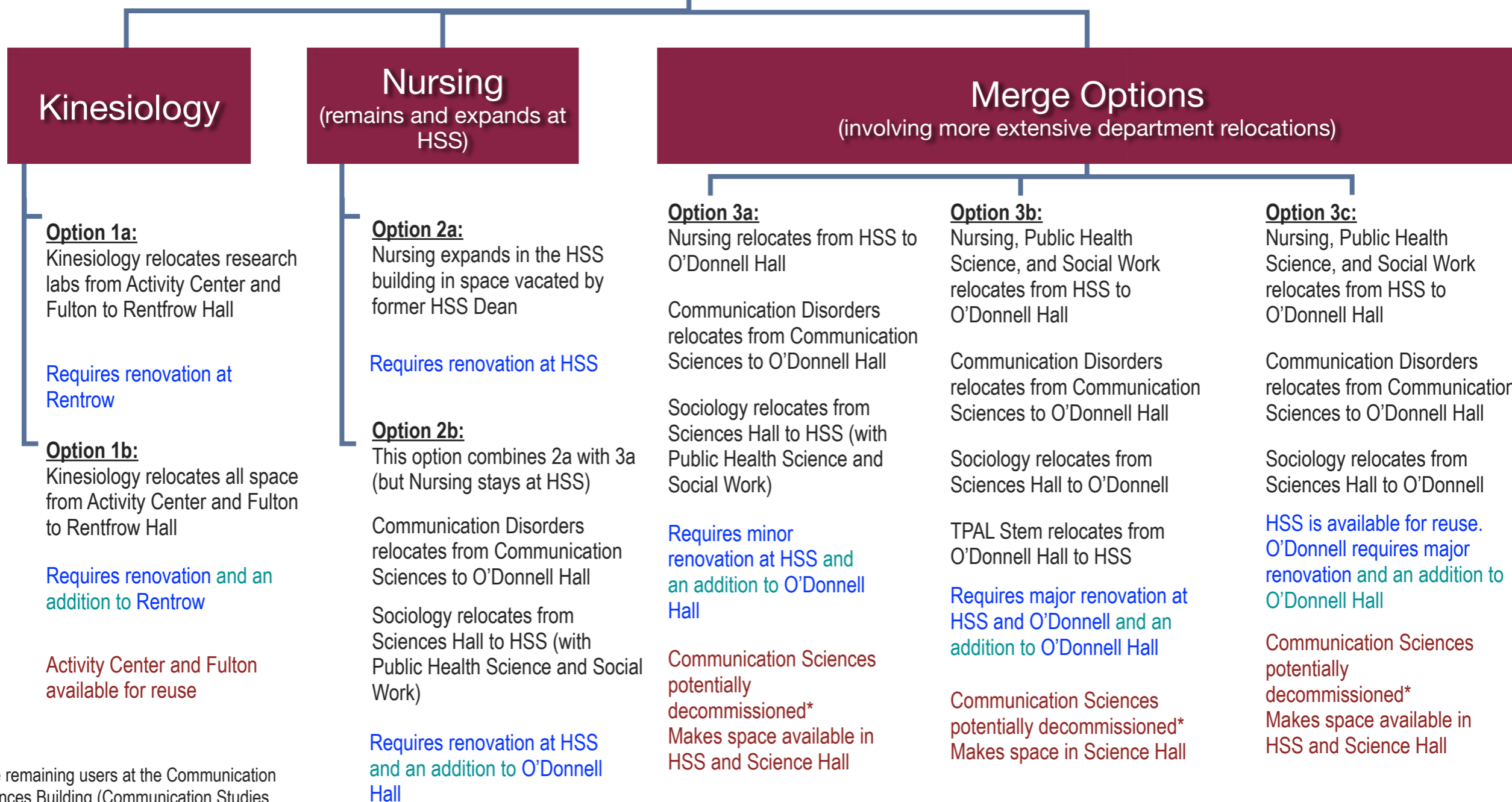
Affected Buildings Departments



Options Considered



Options Considered



*The remaining users at the Communication Sciences Building (Communication Studies, English, and Student Records office) can use space vacated by Public Health and Social Work, or be used for some other function (about 10,800 usf available)

Communication Sciences potentially decommissioned*
Makes space available in HSS and Science Hall

Recommendations



ARC recommends further exploration of two HES space consolidation scenarios:

Scenario	What	Why
Scenario 1	Combination of Option 1 (Kinesiology) and Option 2b (Expand Nursing at HSS, and an addition at O'Donnell Hall for Public Health, Social Work, Sociology, and Communication Disorders)	<ul style="list-style-type: none"> • Consolidates Kinesiology at Rentfrow. Makes space available at Activity Center for other purposes • Provides a relatively low cost expansion of Nursing at HSS • Consolidates remaining Health Departments (Communication Disorders, Counseling and Education Psychology), and Teaching at O'Donnell. • Makes spaces available at Activity Center, Fulton, HSS, and Science Hall for other purposes • Provides an initial \$15m implementation pathway
Scenario 2:	Combination of Option 1 (Kinesiology) and Option 3a (An addition at O'Donnell for Nursing and Communication Disorders) and relocate Sociology to HSS	<ul style="list-style-type: none"> • Consolidates Kinesiology at Rentfrow. • Consolidates School of Social Transformation at HSS • Consolidates Health Departments (Nursing, Communication Disorders, Counseling and Education Psychology), and Teaching at O'Donnell. • Promotes potential decommissioning of Communication Sciences Building. • Makes spaces available at Activity Center, Fulton, and Science Hall for other purposes • Provides an initial \$15m implementation pathway

Scenario 1 Implementation Roadmap



Scenario 1

Step	What	Renovation USF	New Construction GSF	ROM Total Project Cost Range* (\$ M)			Cumulative Total Project Cost Range* (\$ M)		
				Low	-	High	Low	-	High
Step 1	<ul style="list-style-type: none"> Expand Nursing at HSS (Option 2a) <ul style="list-style-type: none"> Renovate first floor into Skills and Simulation Labs and advising Expand into vacated Dean's suite 	9,700		\$1.92	-	\$2.6	\$1.92	-	\$2.60
Step 2	<ul style="list-style-type: none"> Construct addition to O'Donnell Hall (Option 2b addition) <ul style="list-style-type: none"> Relocate Public Health Sciences, and Social work from HSS to O'Donnell Relocate Sociology from Science Hall to O'Donnell Relocate Communication Disorders from Communication Building to O'Donnell 		37,000	\$11.50	-	\$15.56	\$15.34	-	\$20.76
Step 3	<ul style="list-style-type: none"> Renovate vacated HSS space for new users (Option 2b) <ul style="list-style-type: none"> (Possibly remaining users in Communication Sciences building: English, Communication Studies, Student Records) 	10,000		\$3.70	-	\$5.01	\$19.04	-	\$25.77
Step 4	Demolish Communication Sciences and relocate occupants								
Step 5	<ul style="list-style-type: none"> Consolidate Kinesiology Research Labs (Option 1a) <ul style="list-style-type: none"> Relocate Labs from Activity Center to Rentfrow Relocate space from Fulton to Rentfrow 	7,800		\$1.54	-	\$2.09	\$20.58	-	\$27.86
Step 6	<ul style="list-style-type: none"> Consolidate Kinesiology at Rentfrow (Option 1b) 		5,500	\$1.71	-	\$2.31	\$22.29	-	\$30.17

*Rough Order of Magnitude, Total Project Cost, Pre-conceptual Cost Estimate (2021 dollars). New Construction Maximum Allowable Construction Cost (MACC), Low=\$233.75, Mid=\$275.00, High=\$316.25. Renovation MACC, Low=\$148.75, Mid=\$175.00, High=\$201.25. MACC to Total Project Cost (TPC) Multiplier = 1.33

Scenario 1 Implementation Roadmap

Step 1

Renovate HSS for Nursing Skills/ Sim Lab and expansion to space vacated by Dean

HSS

Step 3

Renovate vacated space in HSS for new use

COMMUNICATION SCIENCES

Step 4

Relocate remaining occupants, decommission Communication Sciences

Communication Disorders

Public Health, Social Work

Sociology

SCIENCE HALL

Step 2

Construct an Addition to O'Donnell for Public Health, Social Work, Sociology, and Communication Disorders

O'DONNELL

Kinesiology

Steps 5 & 6

Kinesiology relocates from Activity Center and Fulton to Rentfrow

RENTFROW

ACTIVITY CENTER

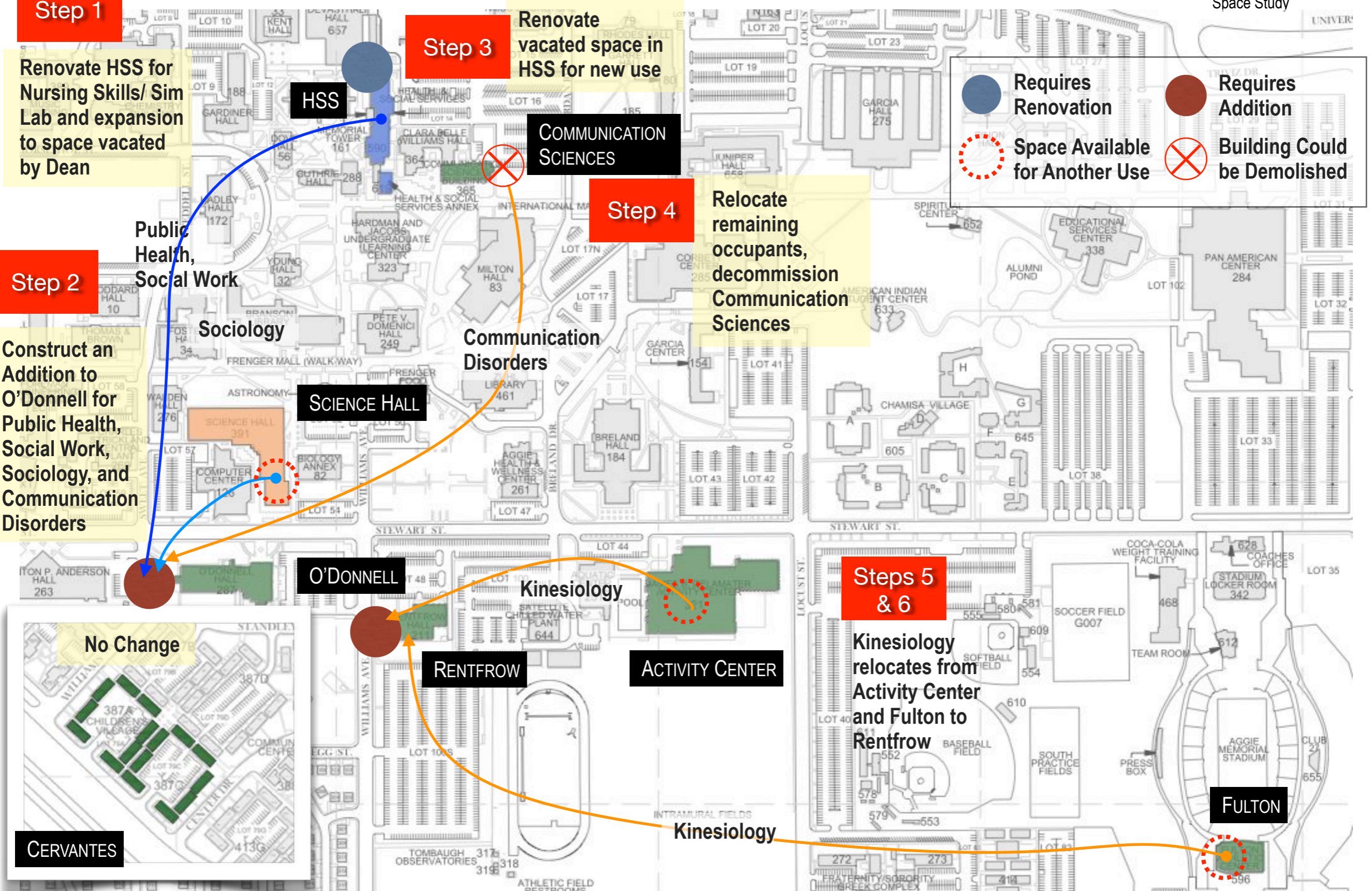
Kinesiology

FULTON

● Requires Renovation
● Requires Addition
○ Space Available for Another Use
⊗ Building Could be Demolished

No Change

CERVANTES



Scenario 2 Implementation Roadmap



Scenario 2

Step	What	Renovation USF	New Construction GSF	ROM Total Project Cost Range* (\$ M)			Cumulative Total Project Cost Range* (\$ M)		
				Low	Mid	High	Low	Mid	High
Step 1	<ul style="list-style-type: none"> Construct addition to O'Donnell Hall - Relocate Nursing - Relocate Communication Disorders from Communication Building to O'Donnell 		38,000	\$11.81	-	\$15.98	\$11.81	-	\$15.98
Step 2	<ul style="list-style-type: none"> Relocate Sociology from Communication Sciences to space vacated by Nursing (additional space is available for another use) 	5,000		\$0.99	-	\$1.34	\$12.80	-	\$17.32
Step 3	Demolish Communication Sciences and relocate occupants								
Step 4	<ul style="list-style-type: none"> Consolidate Kinesiology Research Labs (Option 1a) - Relocate Labs from Activity Center to Rentfrow - Relocate space from Fulton to Rentfrow 	7,800		\$1.54	-	\$2.09	\$14.34	-	\$19.41
Step 5	<ul style="list-style-type: none"> Consolidate Kinesiology at Rentfrow (Option 1b) 		5,500	\$1.71	-	\$2.31	\$16.05	-	\$21.72

*Rough Order of Magnitude, Total Project Cost, Pre-conceptual Cost Estimate (2021 dollars). New Construction Maximum Allowable Construction Cost (MACC), Low=\$233.75, Mid=\$275.00, High=316.25. Renovation MACC, Low=\$148.75, Mid=\$175.00, High=\$201.25. MACC to Total Project Cost (TPC) Multiplier = 1.33

Scenario 2 Implementation Roadmap





Step 1
Construct an Addition to O'Donnell for Nursing and Communication Sciences

HSS

COMMUNICATION SCIENCES

Step 3

Relocate remaining occupants, decommission Communication Sciences

	Requires Renovation		Requires Addition
	Space Available for Another Use		Building Could be Demolished

Step 2

Relocate Sociology to HSS

Nursing

Sociology

Communication Disorders

SCIENCE HALL

O'DONNELL

Kinesiology

Steps 4 & 5

Kinesiology relocates from Activity Center and Fulton to Rentfrow

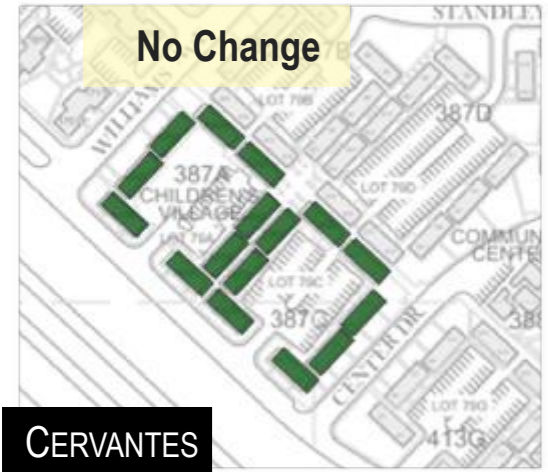
RENTFROW

ACTIVITY CENTER

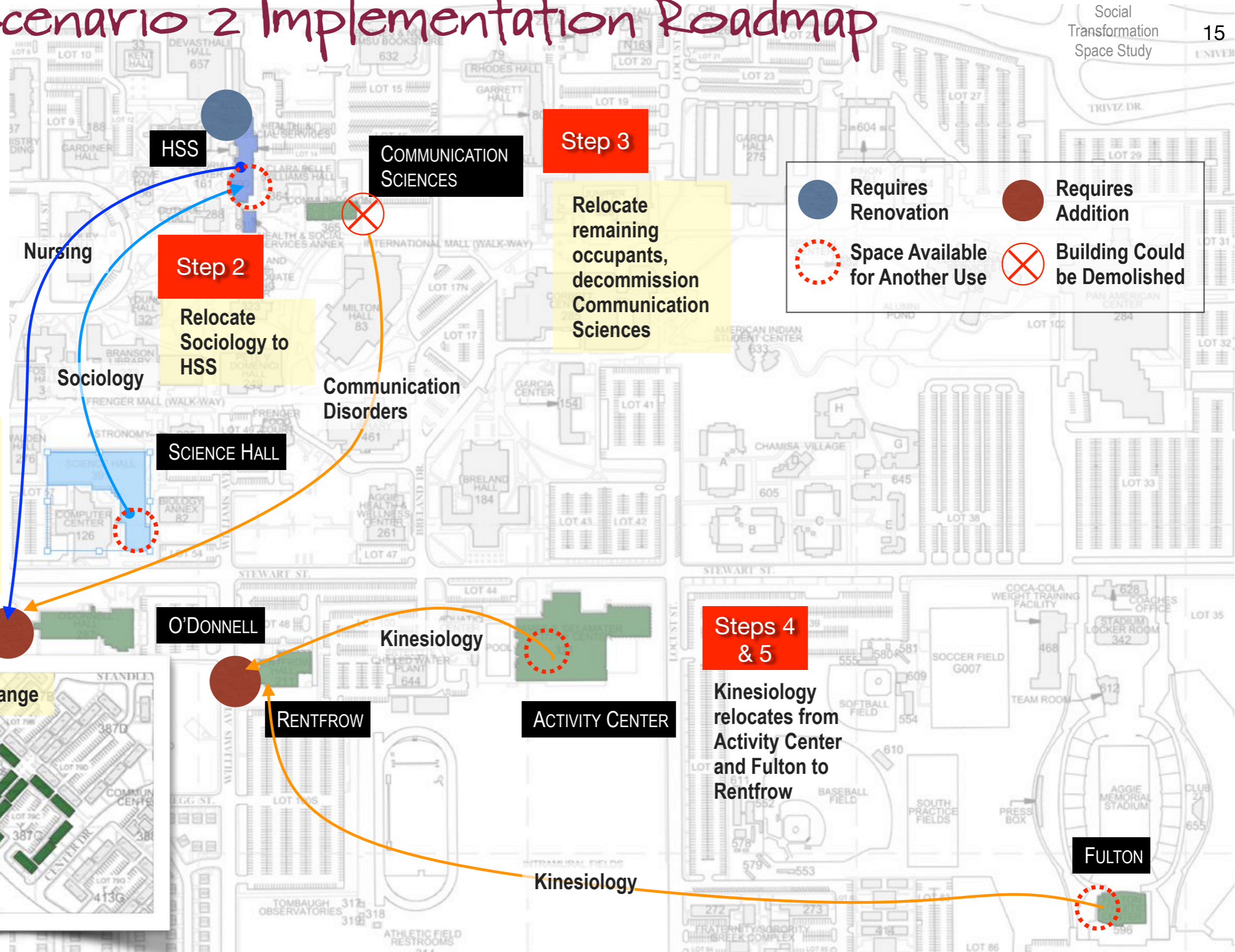
FULTON

Kinesiology

No Change



CERVANTES



Space Allocation



There are opportunities to decrease space allocations in options (and thereby decrease implementation costs) by using more conservative space allocation guidelines:

Variables

- Long-term impact of pandemic behavior?
 - Decreased need for office space due to increase of Alternative Work Arrangements and telecommuting?
- Adjunct and part-time faculty and staff office needs
 - Hot seat desk and lockers when on-site?

Space Planning Guideline Summary

Group	Employee Type	Office type	Recommended Sq ft
Dean	Dean/VP	Office	240
Faculty	Tenure track, full time	Office	160
	Tenure track, part time	Shared office or cube	80
	Second offices*	Small office, shared office or cube	80 to 160
Emeriti	Active	Office	160
	Non-active	Shared office or cube	80
Other teaching	Lecturers Sr. Lecturers Consulting Faculty Visiting Faculty	Shared office or cube	80
Others	Affiliates Visiting Scholars Fellows Research Associates	Shared office or cube	80
Staff	Program Directors	Office	140
	Full Time	Small office, shared office or cube	64 to 100
	Casual & Temp (full time)	Shared office or cube	64 to 100
	Part Time	Shared office or cube	64 to 80
	Research Associates	Small office, shared office or cube	64 to 100
	Student workers	Cube	36 to 64
Students	RAs	Cube	30-64
	TAs	Cube	30-64
	Grad Students	Cube	30-48

* Second offices

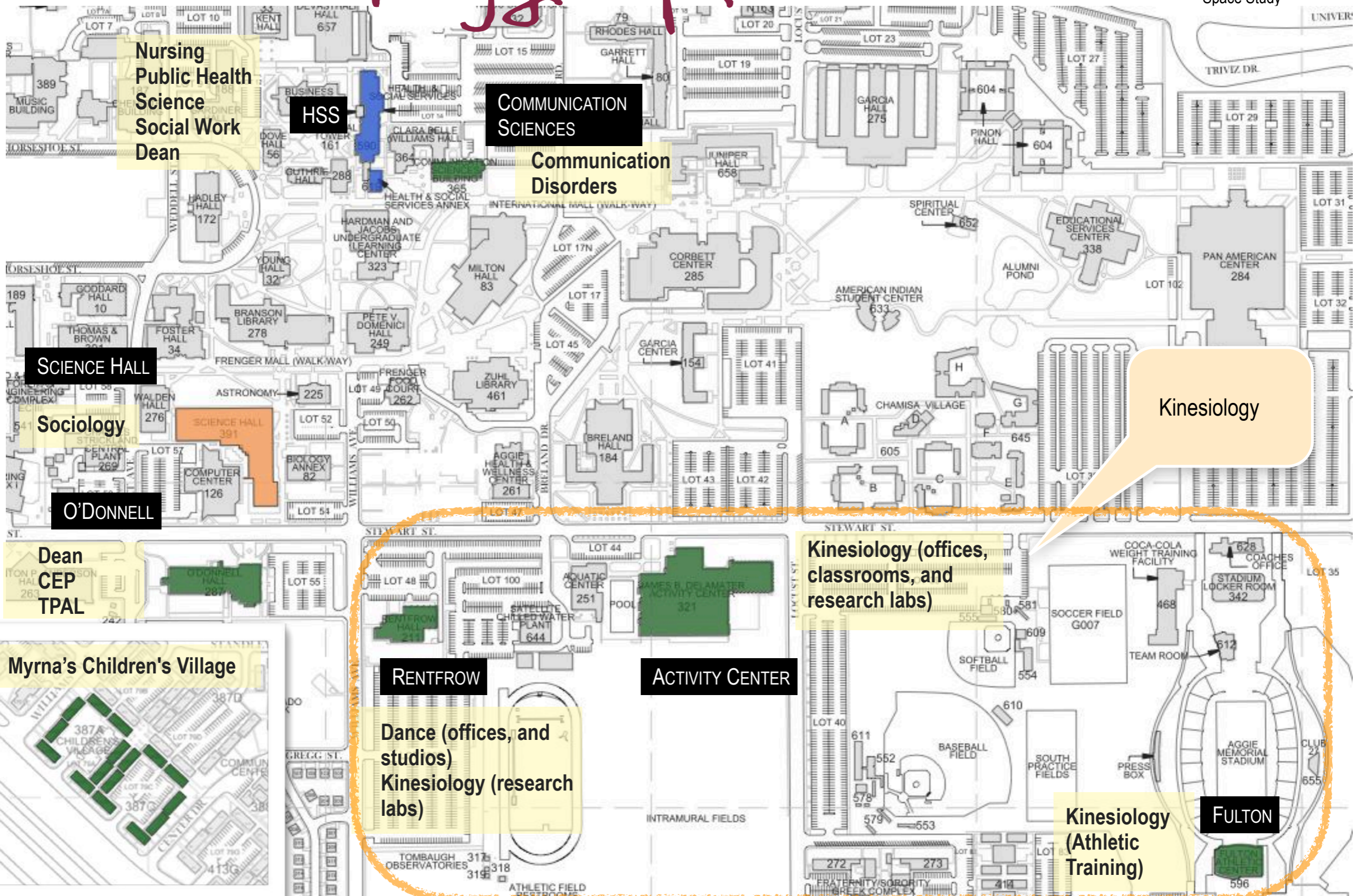
Cube = cubicle

Casual & Temp Staff = Occasional & Temporary Staff (full time)



1. Kinesiology Options

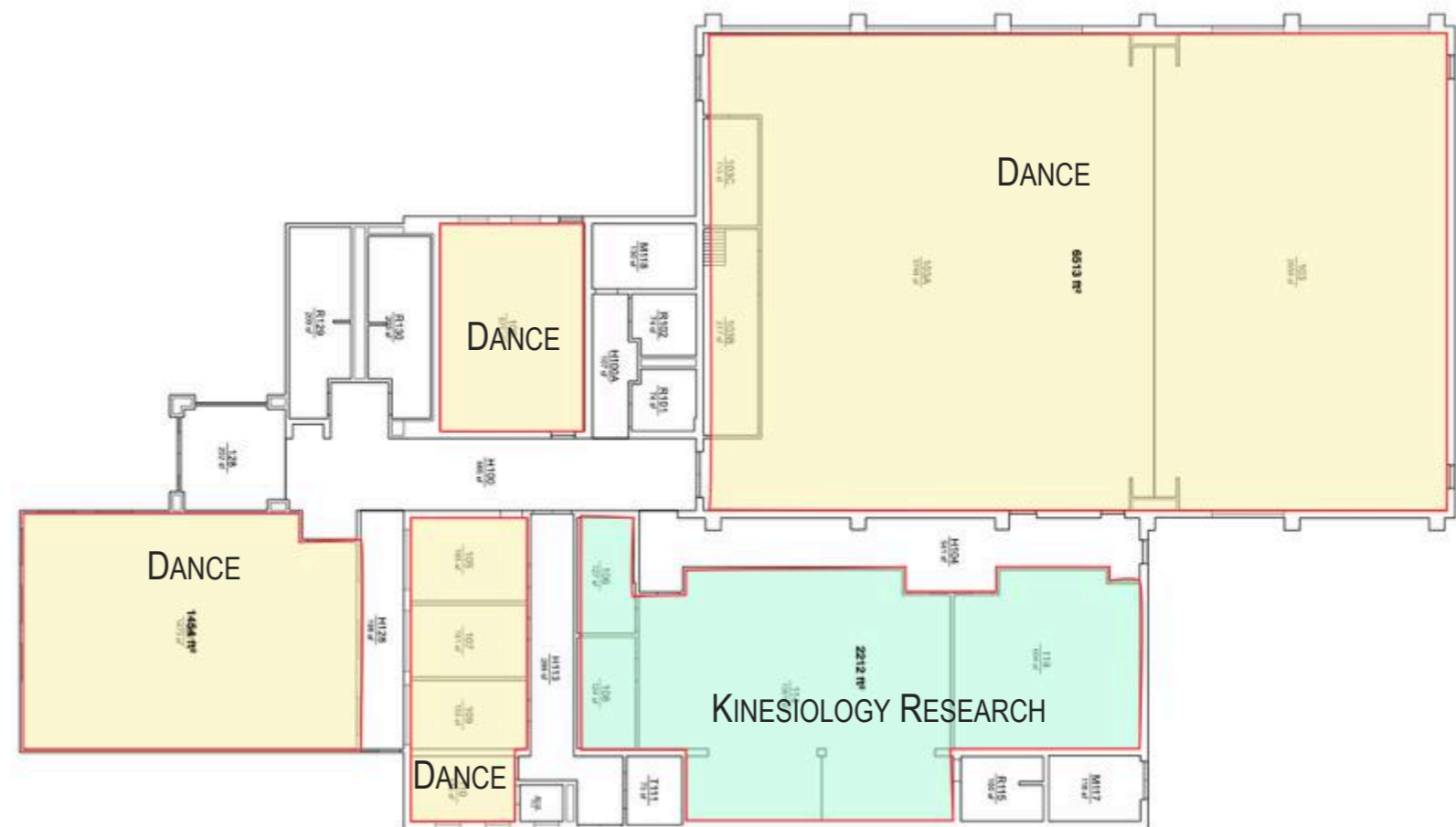
Kinesiology options



Immediate Space Opportunities

Dance Program is repositioned

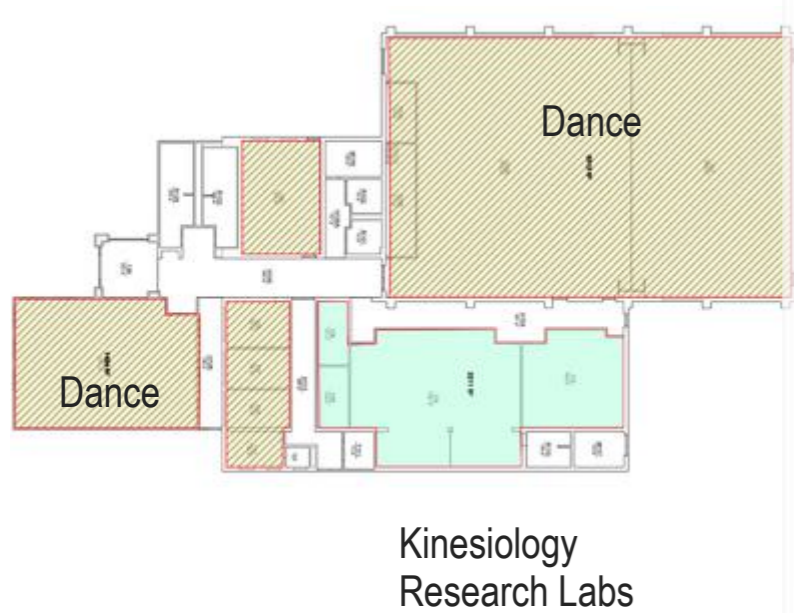
- Makes available 9,415 asf in Rentfrow



Kinesiology - Existing



RENTFROW



ACTIVITY CENTER



Kinesiology 1a

Option 1a: Relocate Kinesiology Research Labs from Activity Center and Fulton

ACTIVITY CENTER

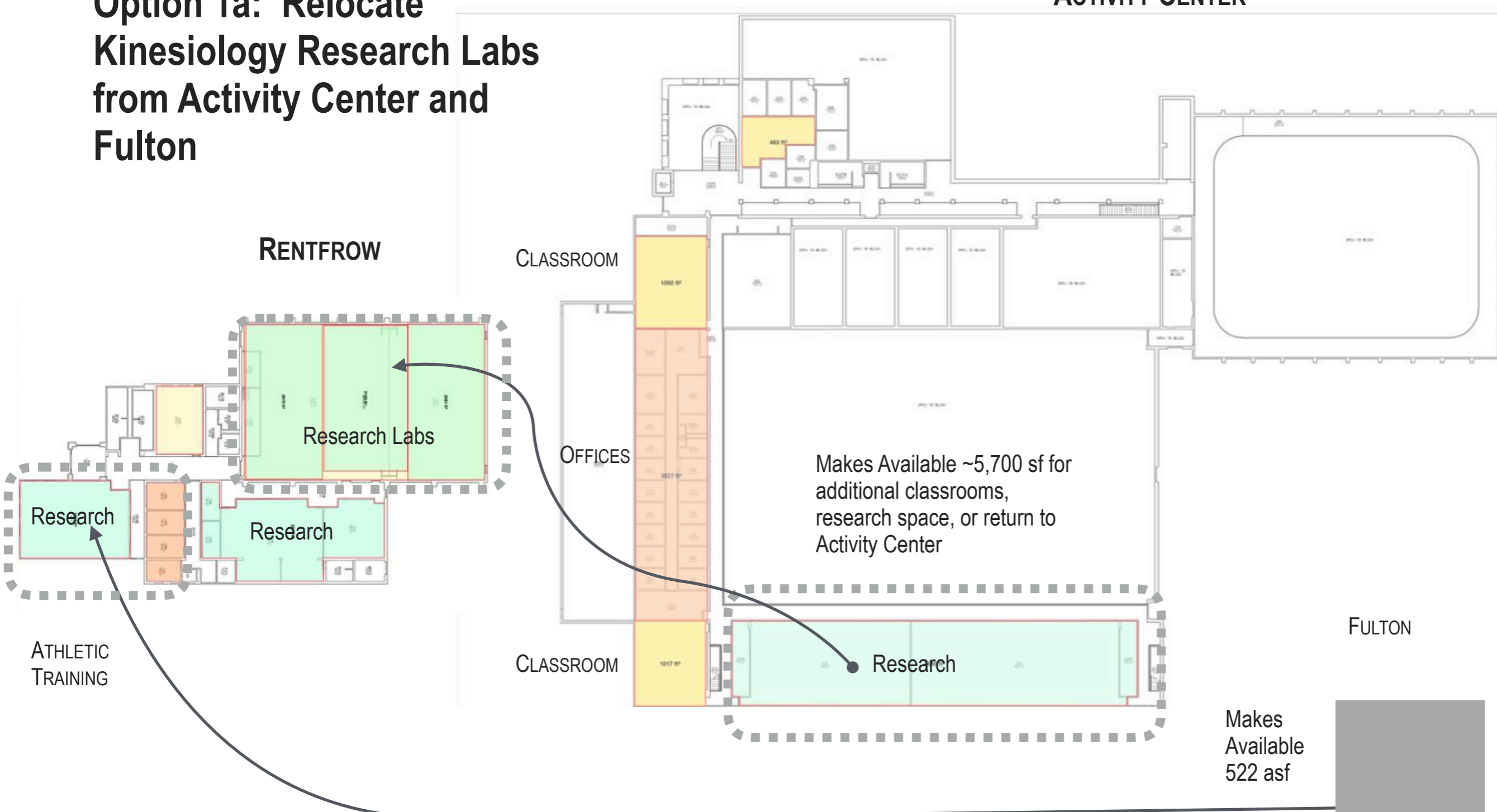
RENTFROW

CLASSROOM

OFFICES

CLASSROOM

FULTON



Makes Available
522 asf

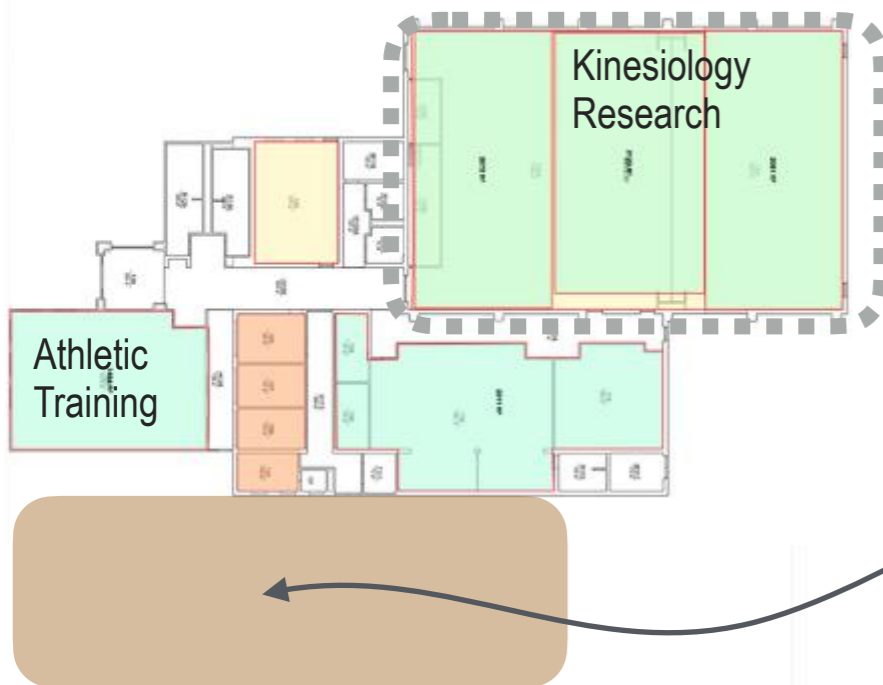


Kinesiology 1b

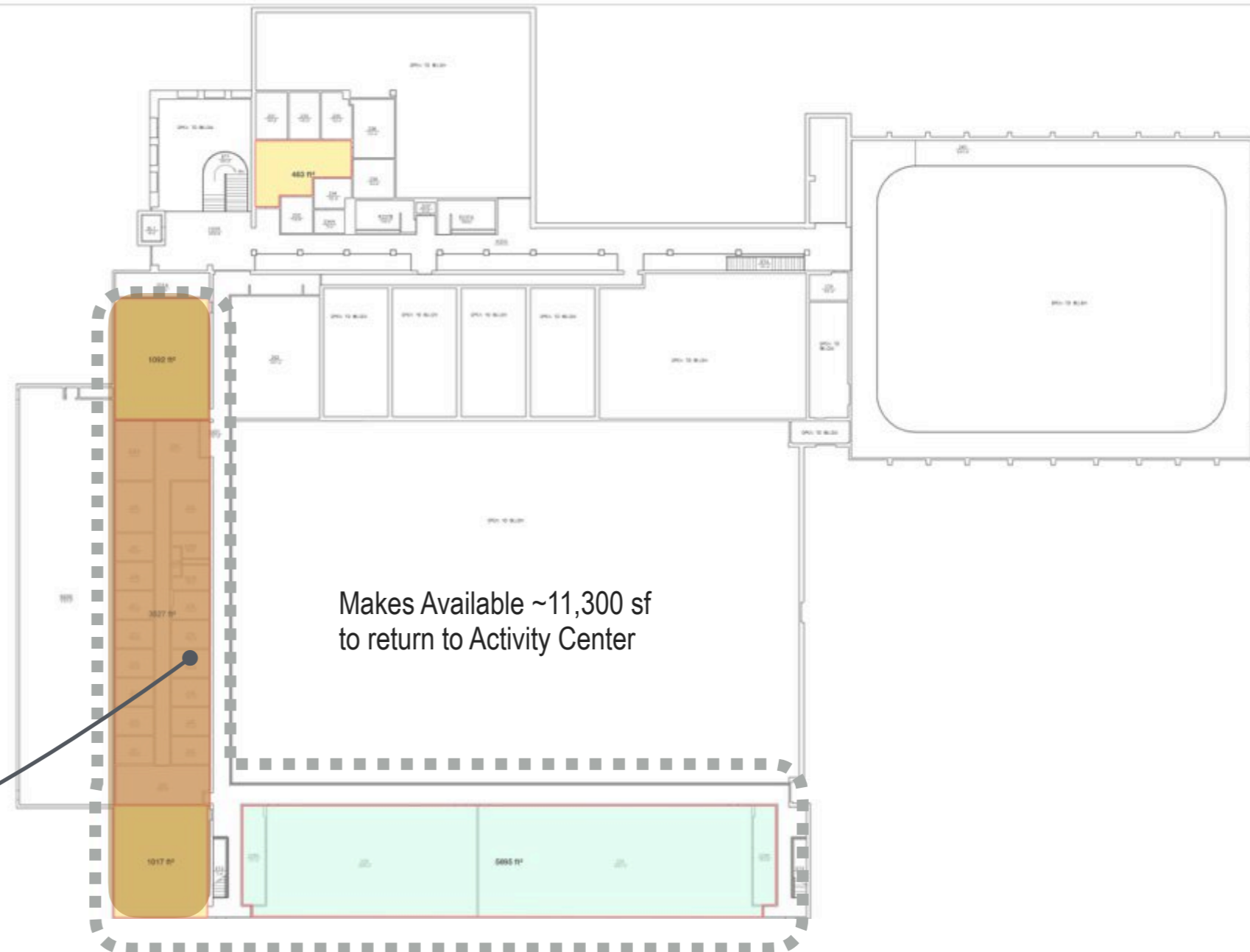
ACTIVITY CENTER

**Option 1b: Relocates
remainder of offices and
classrooms to Rentfrow**

RENTFROW



New Addition ~ 5,500 gsf
for Offices and Classrooms



Makes Available ~11,300 sf
to return to Activity Center

Kinesiology Options Analysis



Option	What	Make Efficient use of existing resources				ROM Total Project Cost Impact* Range* (\$Millions)
		Renovate / Reuse	Adds Square Footage	Decommisions Square Footage	Make Space available for another use	
Kinesiology 1A	Relocate research labs into vacated Dance space in Rentfrow. Vacate research space in Activity Center and Fulton	Yes 7,800 sf			Yes	(Renovation) \$1.54-\$2.09
Kinesiology 1B	Option 1a plus an addition for offices and classrooms. Vacate Activity Center	Yes 7,800 sf	Yes 5,500 gsf		Yes	(Renovation + Addition) \$3.25 -\$4.40

Excellent 1 2 3 4 5 Poor

Not impacted ■ Stays and Expands ■ Relocated ◆ New ◆ Renovate ◆ Vacate (makes space available) □ Decommission *

Option	College Consolidation	School Consolidation (Growth)				Departments Impacted								Buildings Impacted								
		Nursing	Clinical Science (CEP, K, CD)	Social Transformation (PHS, SW, Sociology)	Teaching (TPAL / STEM)	Sociology	PHS	SW	Nursing	CEP	CD	Kinesiology	TPAL / Stem	O'Donnell				Rentfrow				
Existing	5	3	5	3	1	Science Hall	HSS	HSS	HSS	ODH	Comm	Activity Center Rentrow Fulton	ODH	Addition	Renovation	HSS	Communications	Science Hall	Addition	Renovation	Activity Center	Fulton
1a	4	3	4	3	1							◆ Research moves to Rentrow								◆	□	□
1b	3	3	3	3	1							◆ Relocates to Rentrow							◆	◆	□	□

*Rough Order of Magnitude, Total Project Cost, Pre-conceptual Cost Estimate (2021 dollars). New Construction Maximum Allowable Construction Cost (MACC), Low=\$233.75, Mid=\$275.00, High=316.25. Renovation MACC, Low=\$148.75, Mid=\$175.00, High=\$201.25. MACC to Total Project Cost (TPC) Multiplier = 1.33

Kinesiology Options Analysis



Option Kinesiology 1a (assumes repositioning of Dance program)	
Pros	Cons
Can be implemented independently or combined from other options considered	Addresses just Kinesiology needs
Provides opportunity for future growth	Separated from other School of Clinical Sciences departments (but still relatively close)
Makes available space in the Activity Center and Fulton for use by others	
Relatively low cost for renovation of Rentfrow dance space into independent research labs	
Option Kinesiology 1b	
1b consolidates all of Kinesiology within a short walk from O'Donnell	Higher cost due to need for an addition to Rentfrow Adds square footage
Makes available space in the Activity Center and Fulton for use by others	

2. Nursing remains at HSS

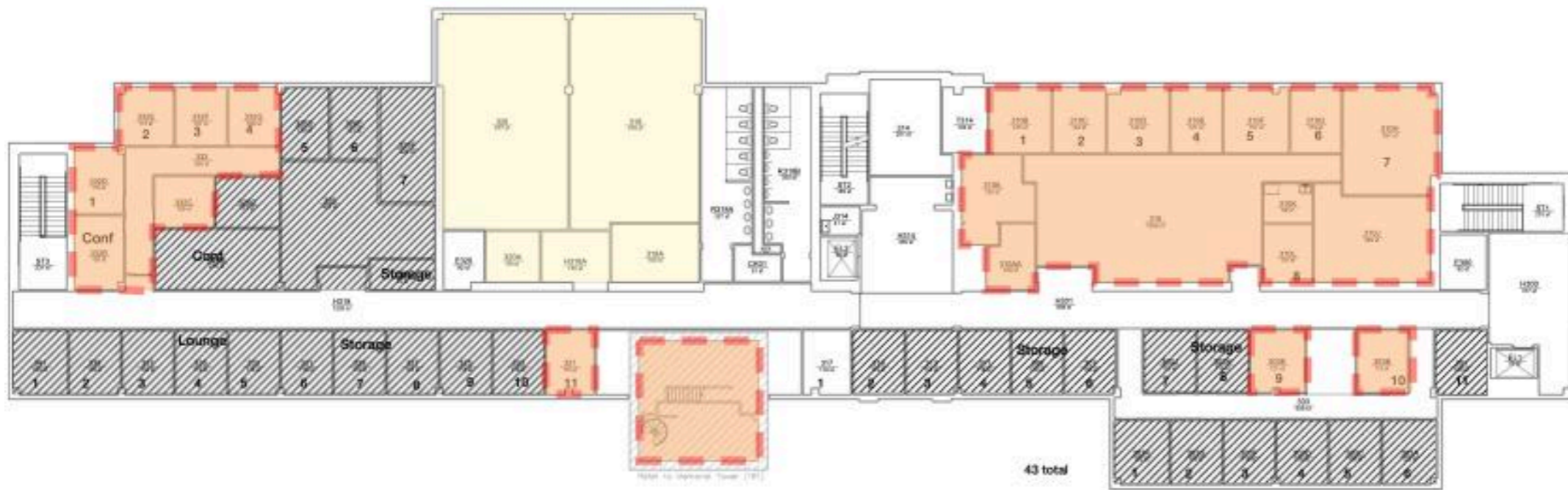
Options

HSS Dean relocates from the HSS building to O'Donnell Hall

- Makes available 7,100 asf
 - HSS (& tower), 5,400 asf on the third floor
 - HSS Annex, 1,705 on the second floor
- No space impact on O'Donnell Hall
 - Assumes a new Associate Dean
 - Space is available at O'Donnell Dean's Suite
- Provides an opportunity to expand Nursing into vacated HSS Dean's space

Immediate Space Opportunities

HSS COLLEGE SPACE THIRD FLOOR HSS



2ND FLOOR HSS ANNEX



 HSS DEAN VACATED

Nursing Option 2a



Nursing to remain in HSS building and expands into space vacated by Dean

- Create new Simulation / Skills Laboratories
- Create Nursing Advising Center
- Minor second floor classroom renovation
- Provide sufficient offices faculty and staff
 - Offices displaced by Simulation / Skills Lab
 - Future growth

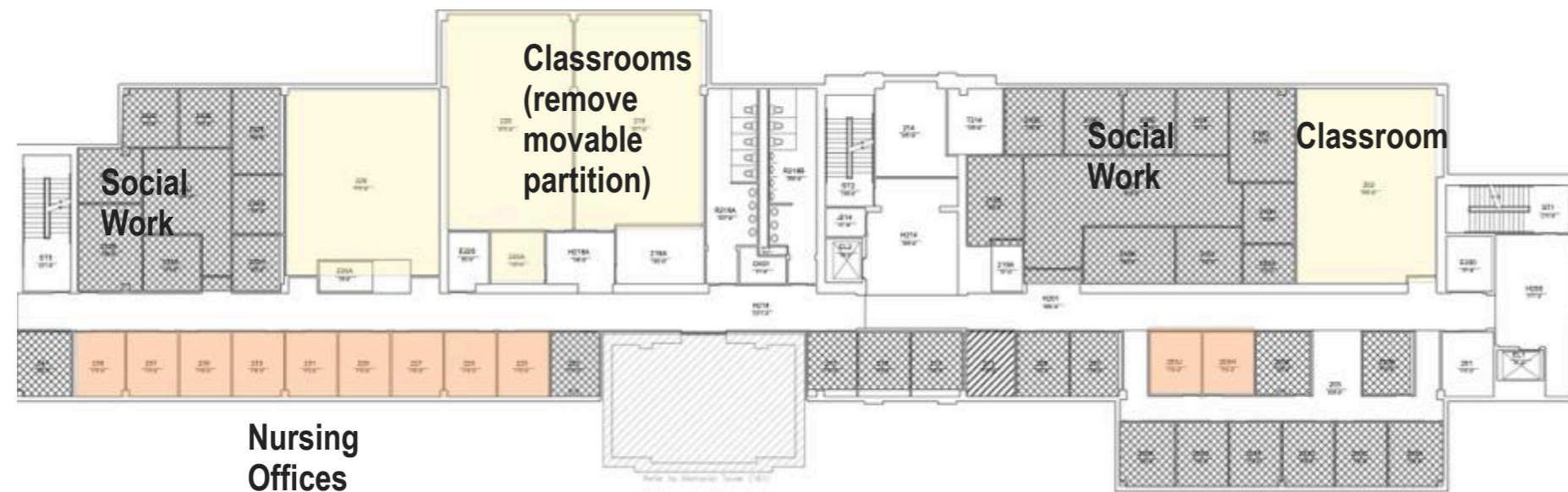
	Nursing		
	Existing	Future	Total
Administration	6	3	9
Faculty	24	11	35
Staff	4	4	8
Totals	34	18	52

Offices Available for Nursing	
First Floor	15
Second Floor	11
Third Floor	15
Annex	15
Total	56

**Social Work and Public Health
Science Departments remain at HSS**

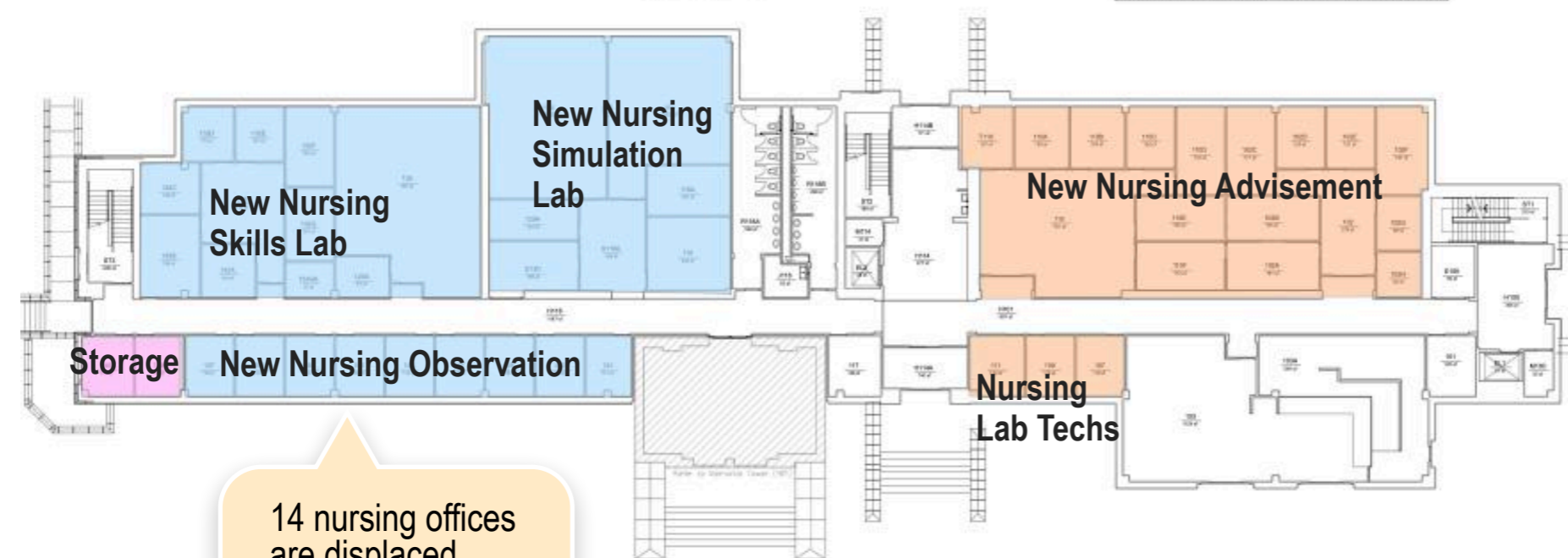


HSS Third Floor



2nd Floor
Annex

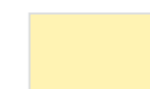
HSS 2nd Floor



HSS First Floor



Space vacated by
HSS Dean and
occupied by Nursing



Existing
Classroom

14 nursing offices
are displaced

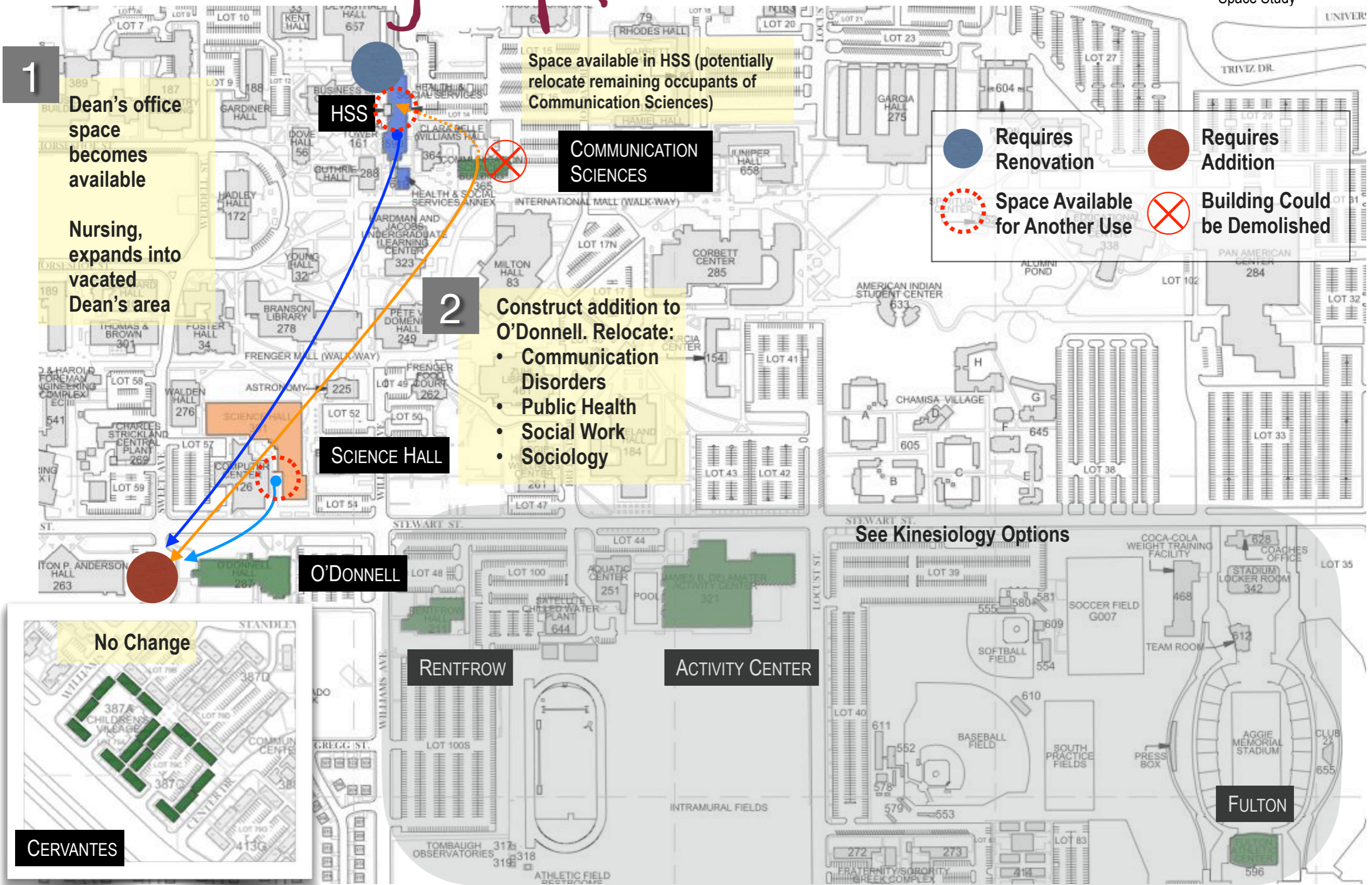
Nursing Option 2b



This option includes:

- Option 2a (Nursing remains at HSS and expands)
Plus
- An addition at O'Donnell Hall that includes:
 - Public Health and Social work that relocates from HSS
 - Sociology that relocates from Science Hall
 - Communication Disorders that relocates from Communication Sciences

Nursing Option 2b



1

Dean's office space becomes available

Nursing, expands into vacated Dean's area

HSS

Space available in HSS (potentially relocate remaining occupants of Communication Sciences)

COMMUNICATION SCIENCES

● Requires Renovation ● Requires Addition
○ Space Available for Another Use ✗ Building Could be Demolished

2

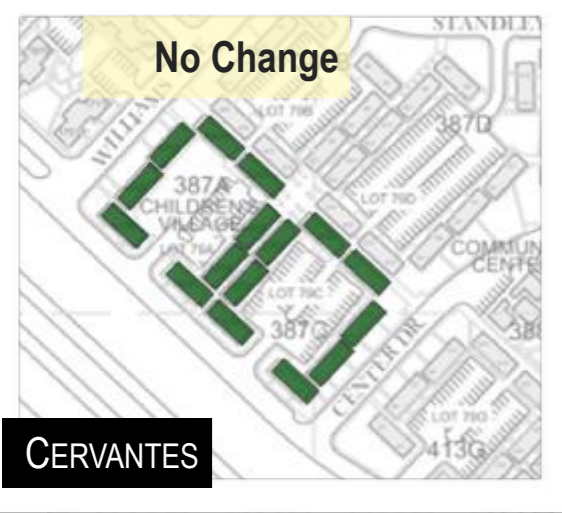
Construct addition to O'Donnell. Relocate:

- Communication Disorders
- Public Health
- Social Work
- Sociology

SCIENCE HALL

O'DONNELL

See Kinesiology Options

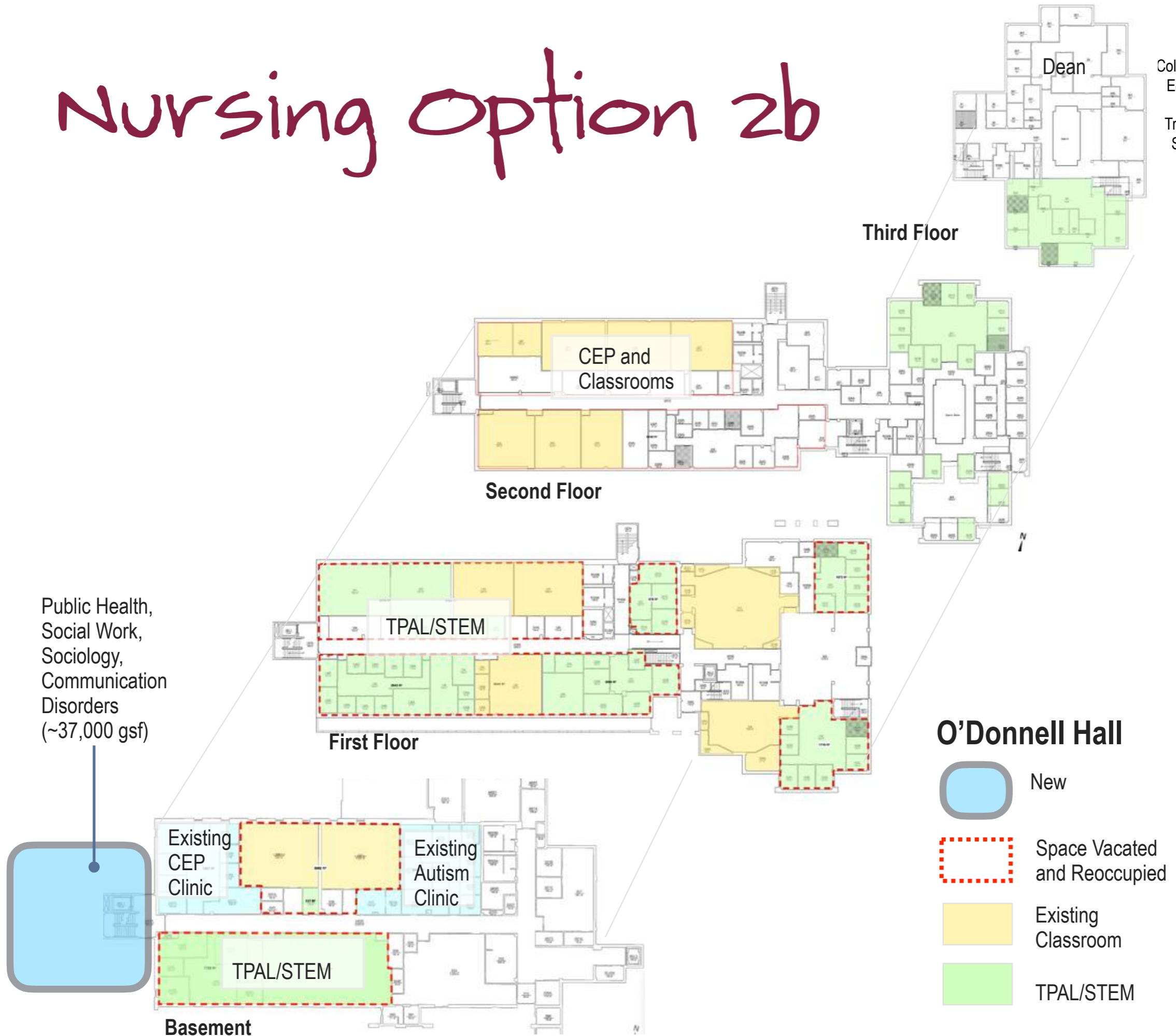


RENTFROW

ACTIVITY CENTER

FULTON

Nursing Option 2b



Nursing Options Analysis



Option	What	Make Efficient use of existing resources				ROM Total Project Cost Impact Range* (\$Millions)
		Renovate / Reuse	Adds Square Footage	Decommisions Square Footage	Make Space available for another use	
Nursing Option 2a	Nursing expands Skills/Simulation labs in HSS and occupies space vacated by former HSS Dean	Yes 9,700 sf				\$1.9-\$2.0
Nursing Option 2b	Option 2a is combined with relocating Communication Disorders from Communication Sciences building.	Yes 7,00 sf	Yes 37,000 sf	Yes Yes		(Renovation + Addition) \$5.0 -\$6.8

Excellent 1 2 3 4 5 Poor

Not impacted Stays and Expands ■ Relocated ◆ New ◆ Renovate ◆ Vacate (makes space available) □ Decommission *

Option	College Consolidation	School Consolidation (Growth)				Departments Impacted								Buildings Impacted									
		Nursing	Clinical Science (CEP, K, CD)	Social Transformation (PHS, SW, Sociology)	Teaching (TPAL / STEM)	Sociology	PHS	SW	Nursing	CEP	CD	Kinesiology	TPAL / Stem	O'Donnell				Rentfrow					
Existing	5	3	5	3	1	Science Hall	HSS	HSS	HSS	ODH	Comm	Activity Center Rentrow Fulton	ODH	Addition	Renovation	HSS	Communications	Science Hall	Additon	Renovation	Activity Center	Fulton	
2a	5	1	5	3	1				■ Stays / Expands at HSS							◆ Renovates							
2b	4	2	4	3	1				■ Stays / Expands at HSS		◆ Relocates to ODH			◆ New			*						

*Rough Order of Magnitude, Total Project Cost, Pre-conceptual Cost Estimate (2021 dollars). New Construction Maximum Allowable Construction Cost (MACC), Low=\$233.75, Mid=\$275.00, High=316.25. Renovation MACC, Low=\$148.75, Mid=\$175.00, High=\$201.25. MACC to Total Project Cost (TPC) Multiplier = 1.33

Nursing Options Analysis



Option Nursing 2a	
Pros	Cons
Provides for Nursing programmatic and growth needs	Does not address any other college needs. Does not consolidate any programs or proposed schools
Relatively low cost	Most likely locks Nursing into a HSS location for the long term limiting other potential occupancies
Can be implemented independently from other consolidation activities	
Option Nursing 2b	
Option 2a pros	Option 2a cons
Consolidates Social Work, Public Health, and Sociology at one location Makes available space for reuse at HSS and Communication Sciences	Adds square footage Relatively high cost
Provides opportunity to decommission Communication Sciences building (other building occupants will need to be relocated if building is decommissioned - potentially to HSS)	

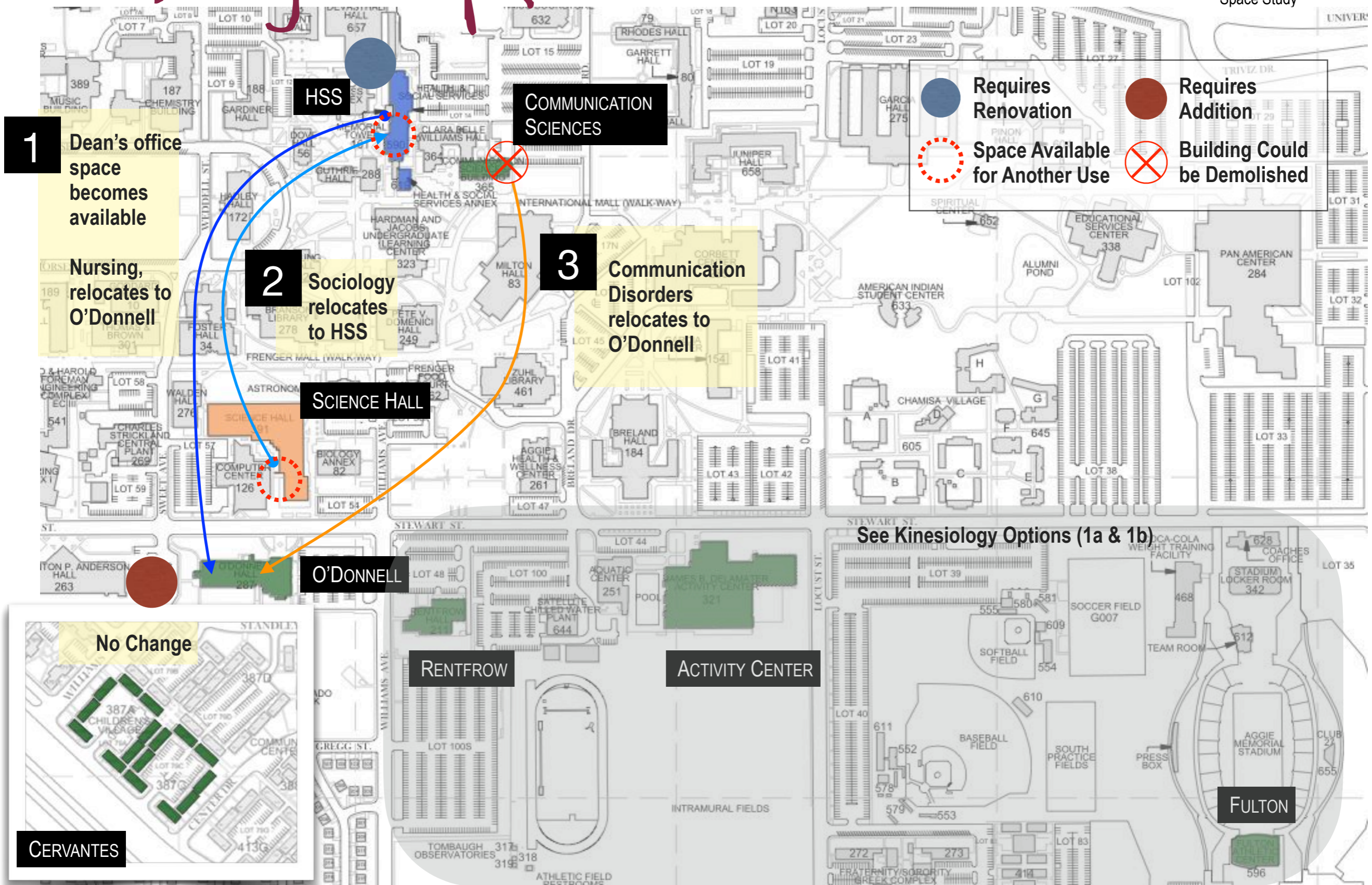
“Merge” Options (Involves more extensive departmental relocations)

Merge 3a Option

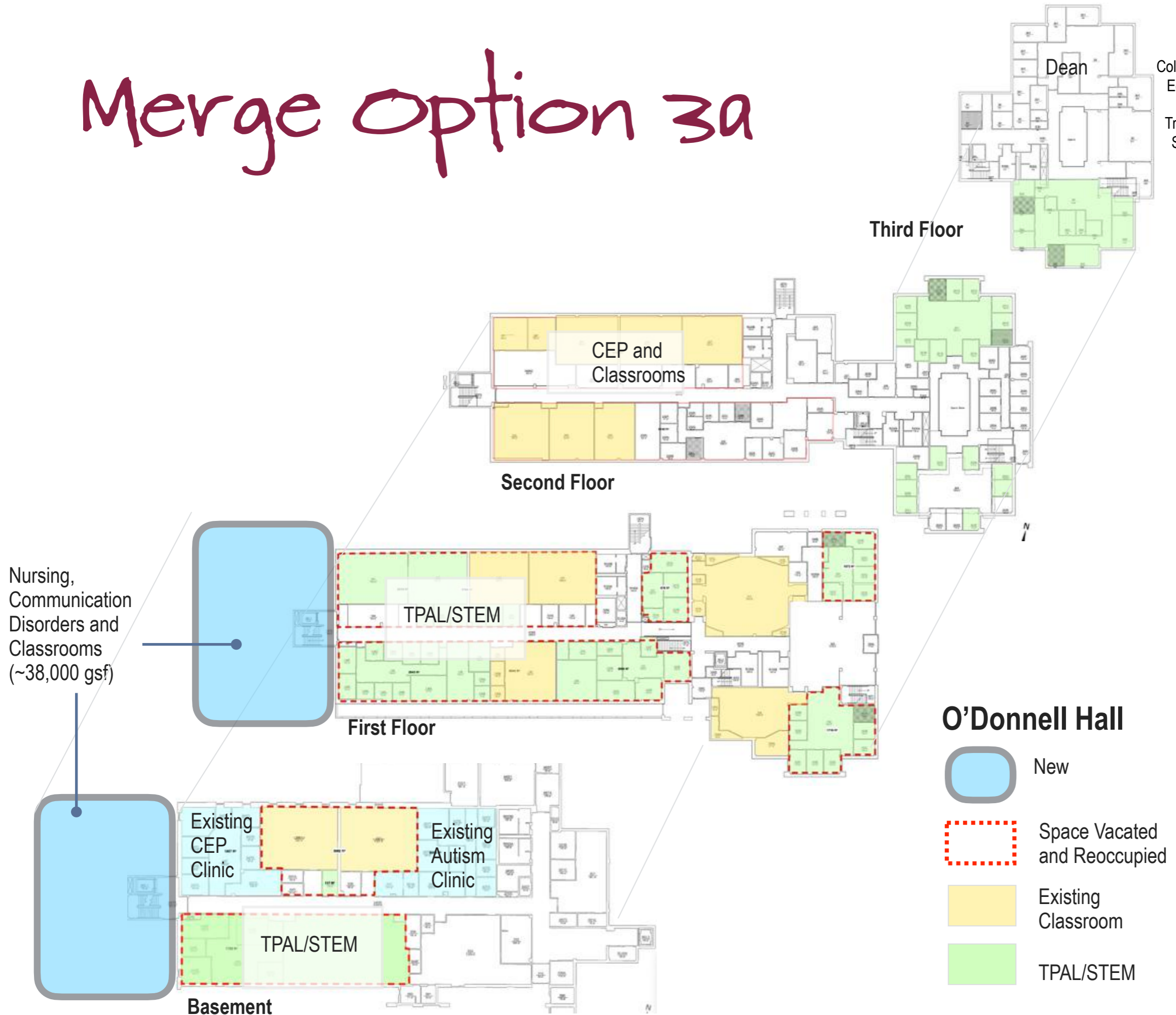


- Nursing relocates to O'Donnell
- Sociology relocates to HSS to vacated Nursing space (colocating with Public Health and Social Work)
- Communication Disorders relocates to O'Donnell (collocating with Nursing, and Communication Disorders)

Merge Option 3a




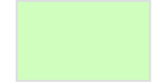


Merge Option 3a



Nursing,
Communication
Disorders and
Classrooms
(~38,000 gsf)

O'Donnell Hall

-  New
-  Space Vacated and Reoccupied
-  Existing Classroom
-  TPAL/STEM

Merge 3a Option Analysis



Option	What	Make Efficient use of existing resources				ROM Total Project Cost Impact Range* (\$Millions)
		Renovate / Reuse	Adds Square Footage	Decommisions Square Footage	Make Space available for another use	
Merge 3a	<ul style="list-style-type: none"> Nursing relocates from HSS to O'Donnell Hall Communication Disorders relocates from Communication Sciences to O'Donnell Hall Sociology relocates from Sciences Hall to HSS (with Public Health Science and Social Work) 	<p>Yes</p> <p>5,000 sf</p>	<p>Yes</p> <p>38,000 sf</p>	<p>Yes</p>	<p>Yes</p>	<p>Moderate</p> <p>\$11.81 - \$15.98</p>

Excellent 1 2 3 4 5 Poor

Not impacted
 Stays and Expands ■
 Relocated ◆
 New ◆
 Renovate ◆
 Vacate (makes space available) □
 Decommission *

Option	College Consolidation	School Consolidation (Growth)				Departments Impacted								Buildings Impacted									
		Nursing	Clinical Science (CEP, K, CD)	Social Transformation (PHS, SW, Sociology)	Teaching (TPAL / STEM)	Sociology	PHS	SW	Nursing	CEP	CD	Kine-siology	TPAL / Stem	O'Donnell		Rentfrow							
Existing	5	3	5	3	1	Science Hall	HSS	HSS	HSS	ODH	Comm	Activity Center Rentrow Fulton	ODH	Addition	Renovation	HSS	Communica-tions	Science Hall	Additon	Renova-tion	Activity Center	Fulton	
3a	3	1	3	1	1	◆ Relocates to HSS			◆ Relocates to ODH		◆ Relocates to ODH			◆		◆	*	□					

*Rough Order of Magnitude, Total Project Cost, Pre-conceptual Cost Estimate (2021 dollars). New Construction Maximum Allowable Construction Cost (MACC), Low=\$233.75, Mid=\$275.00, High=316.25. Renovation MACC, Low=\$148.75, Mid=\$175.00, High=\$201.25. MACC to Total Project Cost (TPC) Multiplier = 1.33

Merge 3a Option Analysis



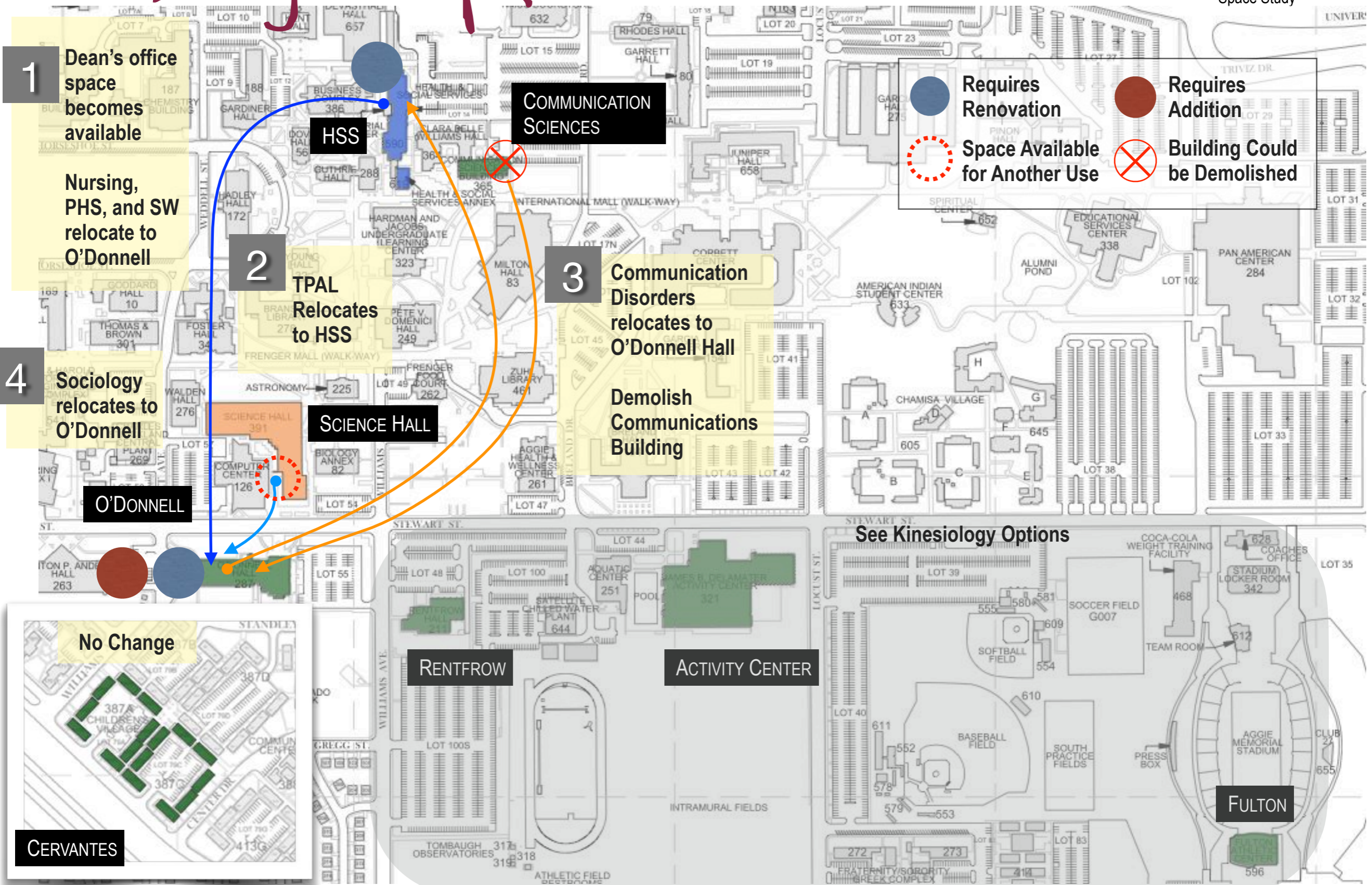
Option Merge 3a	
Pros	Cons
Addresses needs of multiple departments	All college departments are not colocated
Colocates School Social Transformation at HSS (Sociology, Public Health Sciences, Social Work)	Moderate cost involved in constructing new facility (assumes low cost to relocate Sociology)
Provides new space for Nursing (a growing program)	
Provides transition space for other potential uses in HSS (since Sociology will not require all the space available from relocating Nursing and the former HSS Dean (~ 13,400 asf available), and Science Hall	
Colocates School of Clinical Sciences (Communication Disorders, Counseling and Education Psychology, Kinesiology (adjacent at Rentfrow if Kinesiology options are implemented)	
Provides opportunity to decommission Communication Sciences building (other building occupants will need to be relocated if building is decommissioned)	

Merge 3b Option



- Nursing, Public Health Sciences and Social Work relocate from HSS to O'Donnell
- Department of Sociology relocates to O'Donnell from Science Hall
- Communication Disorders relocates from Communication Sciences Building (building can be decommissioned, 28,208 gsf)
- School of Teacher Preparation, Administration and Leadership (TPAL) and associated STEM Outreach relocates to HSS Building

Merge Option 3b



1 Dean's office space becomes available

Nursing, PHS, and SW relocate to O'Donnell

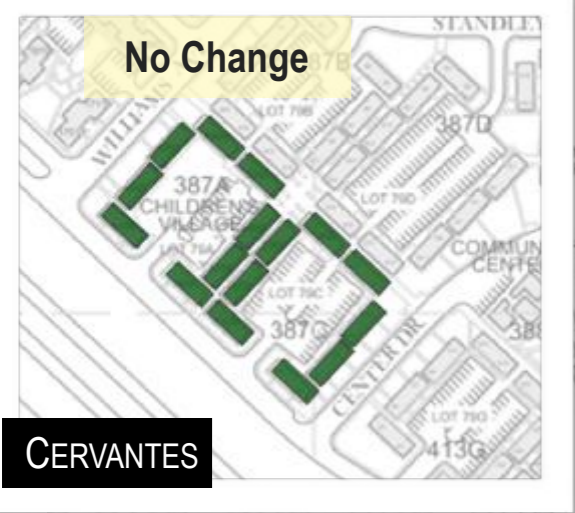
4 Sociology relocates to O'Donnell

2 TPAL Relocates to HSS

3 Communication Disorders relocates to O'Donnell Hall

Demolish Communications Building

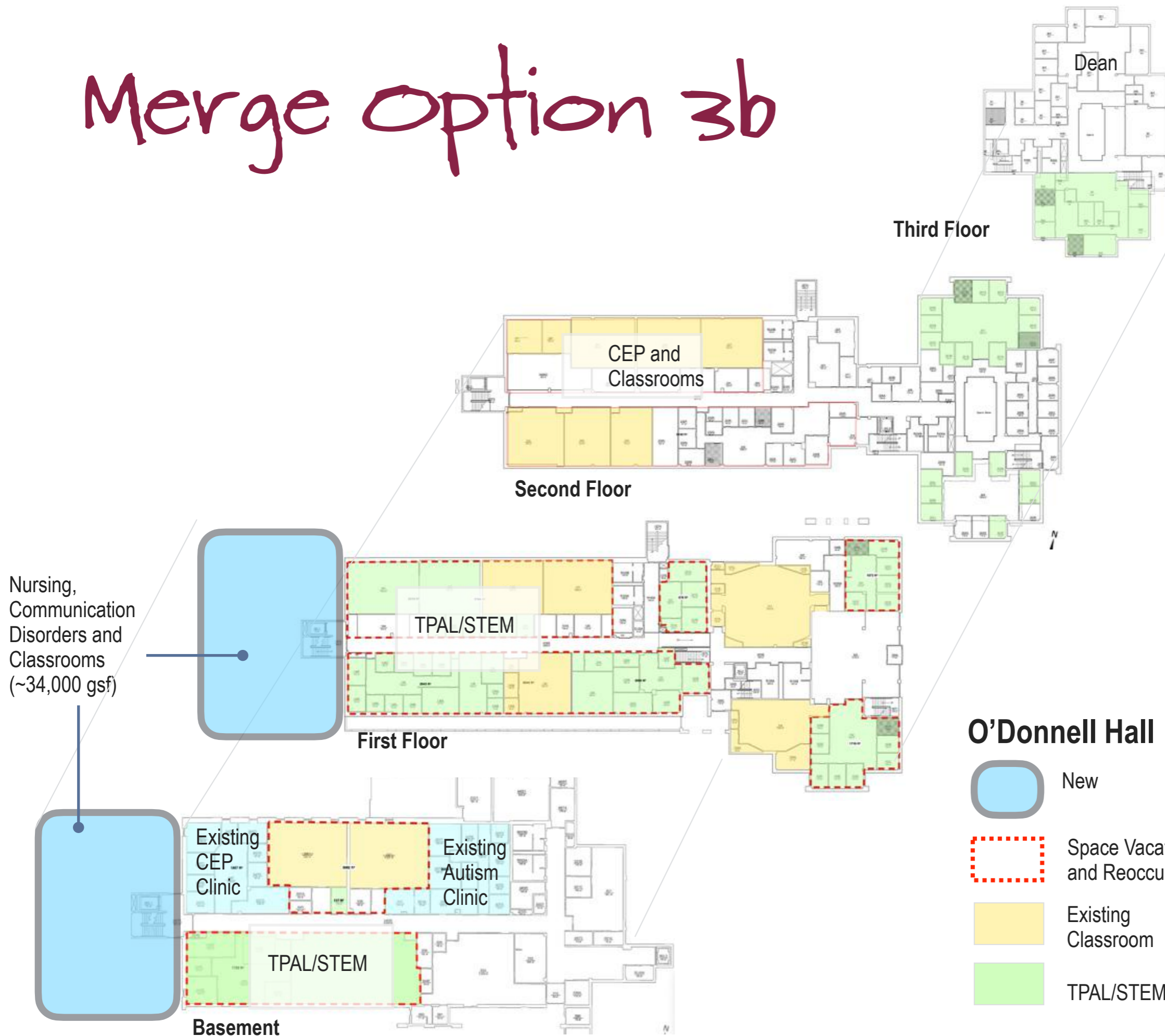
	Requires Renovation		Requires Addition
	Space Available for Another Use		Building Could be Demolished



See Kinesiology Options

FULTON

Merge Option 3b



Merge 3b Option Analysis



Option	What	Make Efficient use of existing resources				ROM Total Project Cost Impact* (\$Millions)
		Renovate / Reuse	Adds Square Footage	Decommisions Square Footage	Make Space available for another use	
Merge 3b	<ul style="list-style-type: none"> Relocate Nursing, Public Health Sciences, and Social work from HSS to O'Donnell Relocate Communication Disorders from Communication to O'Donnell; Relocate Sociology from Science Hall to O'Donnell; relocate TPAL to HSS. Requires an addition to O'Donnell 	<p>Yes</p> <p>58,850 sf</p>	<p>Yes</p> <p>34,000 gsf</p>	<p>Yes</p> <p>Communi-cations Building (28,208 gsf)</p>	<p>Yes</p> <p>4,600 USF (Science Hall)</p>	<p>(Renovation + Addition) \$22.1 - \$30.05</p>

Excellent 1 2 3 4 5 Poor

Not impacted ■ Stays and Expands ■ Relocated ◆ New ◆ Renovate ◆ Vacate (makes space available) Decommission *

Option	College Consolidation	School Consolidation (Growth)				Departments Impacted								Buildings Impacted									
		Nursing	Clinical Science (CEP, K, CD)	Social Transformation (PHS, SW, Sociology)	Teaching (TPAL / STEM)	Sociology	PHS	SW	Nursing	CEP	CD	Kine-siology	TPAL / Stem	O'Donnell		Rentfrow							
Existing	5	3	5	3	1	Science Hall	HSS	HSS	HSS	ODH	Comm	Activity Center Rentrow Fulton	ODH	Addition	Renovation	HSS	Communi-cations	Science Hall	Additon	Renovation	Activity Center	Fulton	
3b	1	1	1	1	1	◆ Relocates to ODH	◆ Relocates to ODH	◆ Relocates to ODH	◆ Relocates to ODH		◆ Relocates to ODH		◆ Relocates to HSS	◆	◆	◆	*						

*Rough Order of Magnitude, Total Project Cost, Pre-conceptual Cost Estimate (2021 dollars). New Construction Maximum Allowable Construction Cost (MACC), Low=\$233.75, Mid=\$275.00, High=316.25. Renovation MACC, Low=\$148.75, Mid=\$175.00, High=\$201.25. MACC to Total Project Cost (TPC) Multiplier = 1.33

Merge 3b Option Analysis



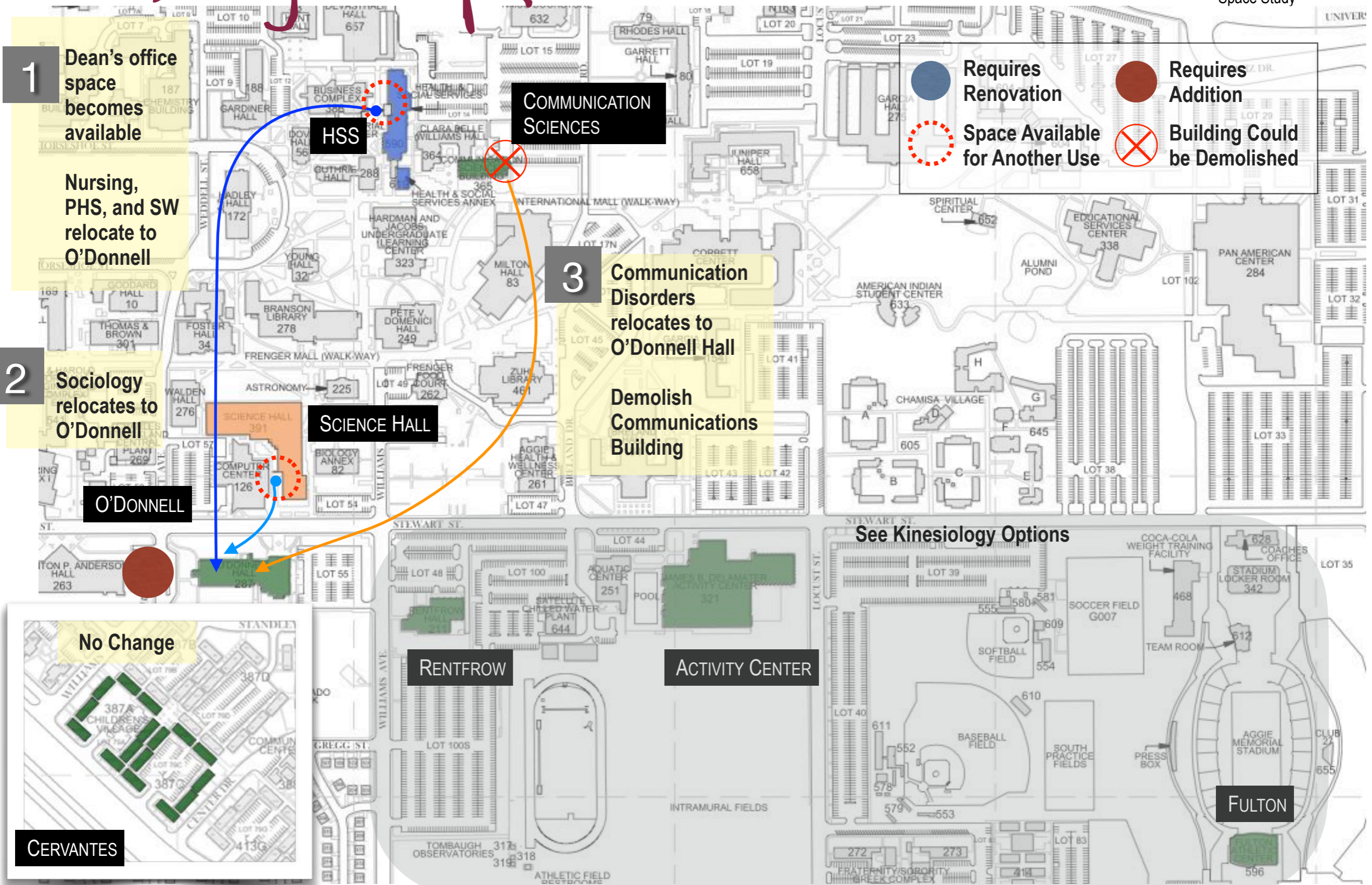
Option Merge 3b	
Pros	Cons
Address needs of multiple departments. Colocates all health related departments	All college departments are not colocated (TPAL/ STEM is located at HSS. Other Departments are located at O'Donnell. Kinesiology is directly adjacent if Kinesiology options are implemented))
Colocates School Social Transformation at O'Donnell (Sociology, Public Health Sciences, Social Work)	High cost involved in constructing new facility and extensive renovation to HSS and O'Donnell to accommodate new programs
Provides new space for Nursing (a growing program)	Construction work will be difficult to stage
Provides transition space for other potential uses in HSS (since Sociology will not require all the space available from relocating Nursing and the former HSS Dean (~ 13,400 asf available), and Science Hall	
Colocates School of Clinical Sciences (Communication Disorders, Counseling and Education Psychology, Kinesiology (adjacent at Rentfrow if Kinesiology options are implemented)	
Provides opportunity to decommission Communication Sciences building (other building occupants will need to be relocated if building is decommissioned)	

Merge 3c Option

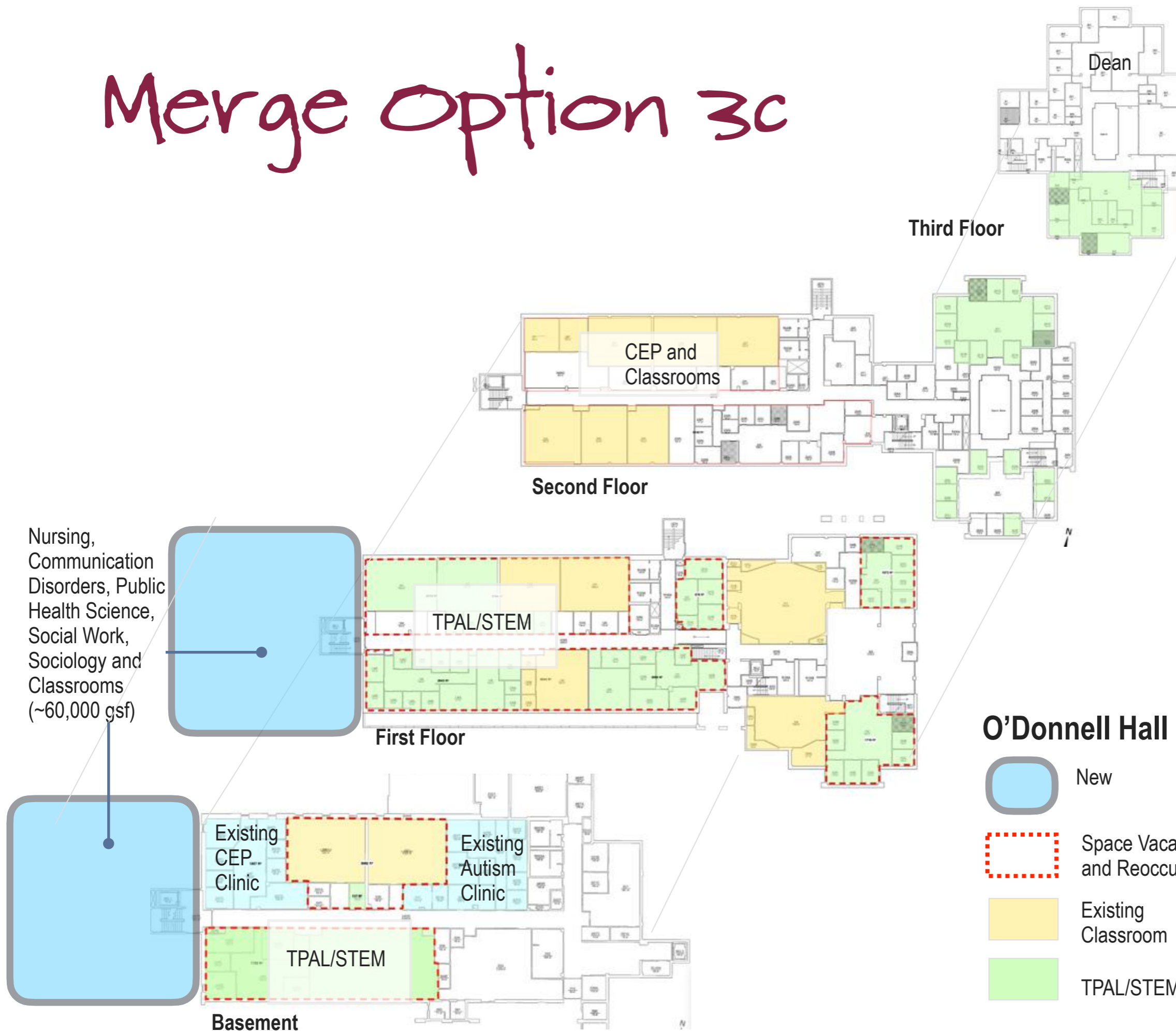


- This option relocates all College departments (except Kinesiology) to O'Donnell
 - Nursing, Public Health Sciences and Social Work relocate from HSS to O'Donnell
 - Department of Sociology relocates to O'Donnell from Science Hall
 - Communication Disorders relocates from Communication Sciences Building (building can be decommissioned, 28,208 gsf)
- HSS is vacated and made available for alternative uses

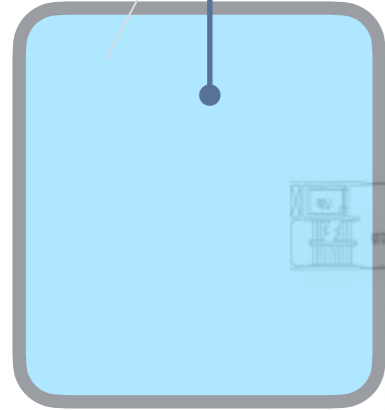
Merge Option 3c






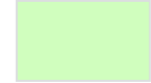
Merge Option 3c



Nursing,
Communication
Disorders, Public
Health Science,
Social Work,
Sociology and
Classrooms
(~60,000 gsf)



O'Donnell Hall

-  New
-  Space Vacated and Reoccupied
-  Existing Classroom
-  TPAL/STEM

Merge 3c Option Analysis



Option	What	Make Efficient use of existing resources				ROM Total Project Cost Impact Range* (\$Millions)
		Renovate / Reuse	Adds Square Footage	Decommissions Square Footage	Make Space available for another use	
Merge 3c	<ul style="list-style-type: none"> Relocate Nursing, Public Health Sciences, and Social work from HSS to O'Donnell Relocate Communication Disorders from Communication to O'Donnell; Relocate Sociology from Science Hall to O'Donnell 		Yes 60,000 gsf	Yes Communi- cations Building (28,208 gsf)	Yes 26,000 ASF (O'Donnell) 4,600 USF (Science Hall)	High (Renovation + Addition) \$18.65 - \$25.24

Excellent 1 2 3 4 5 Poor
Not impacted Stays and Expands Relocated New Renovate Vacate (makes space available) Decommission

Option	College Consolidation	School Consolidation (Growth)				Departments Impacted								Buildings Impacted								
		Nursing	Clinical Science (CEP, K, CD)	Social Transformation (PHS, SW, Sociology)	Teaching (TPAL / STEM)	Sociology	PHS	SW	Nursing	CEP	CD	Kine-siology	TPAL / Stem	O'Donnell		Rentfrow						
Existing	5	3	5	3	1	Science Hall	HSS	HSS	HSS	ODH	Comm	Activity Center Rentrow Fulton	ODH	Addition	Renovation	HSS	Communi-cations	Science Hall	Additon	Renovation	Activity Center	Fulton
3c	1	1	1	1	1	Relocates to ODH	Relocates to ODH	Relocates to ODH	Relocates to ODH		Relocates to ODH			◆		□	*	□				

*Rough Order of Magnitude, Total Project Cost, Pre-conceptual Cost Estimate (2021 dollars). New Construction Maximum Allowable Construction Cost (MACC), Low=\$233.75, Mid=\$275.00, High=316.25. Renovation MACC, Low=\$148.75, Mid=\$175.00, High=\$201.25. MACC to Total Project Cost (TPC) Multiplier = 1.33

Option Analysis



Option Merge 3c	
Pros	Cons
Address needs of multiple departments. Colocates all college departments (Kinesiology is directly adjacent if Kinesiology options are implemented))	High cost involved in constructing new facility. HSS is vacated (Note: ROM cost of renovating HSS for a new purpose is not included)
Colocates School Social Transformation at O'Donnell (Sociology, Public Health Sciences, Social Work)	
Provides new space for Nursing (a growing program)	
Provides space for other potential uses in HSS (~26,000 ASF)	
Colocates School of Clinical Sciences (Communication Disorders, Counseling and Education Psychology, Kinesiology (adjacent at Rentfrow if Kinesiology options are implemented)	
Provides opportunity to decommission Communication Sciences building (other building occupants will need to be relocated if building is decommissioned)	
Implementing this option would be easier to stage from construction standpoint	



Resource Material

Chronology of Meetings / Interactions



3/11/21 John Petronis and Dolores Anderson had an in-person meeting at the HSS building with the interim Dean Dr. Sonya Cooper and School of Nursing (SON) Director, Dr. Alexis Doig

Discussed:

Combining COE with HSS

COE Dean wants Social Services and Public Health to move to O'Donnell Hall

School of Nursing program expansion

Original thought was to do a real 'swap'

Dr Hannan - want to bring Kinesiology closer to O'Donnell

Dr Post - need academic and research spaces for Kinesiology

Dr Post - How can O'Donnell accommodate PH & SS when education doesn't have enough space for their programs?

3/16/21 Zoom meeting with Heather Watenpaugh, Luis Campos, Robert Herrera, Robert Estrada, John Petronis, and Dolores Anderson

Discussed:

ARC's in-person meetings the previous week

Clarified the HSS and COE swap since the 2 organizations have vastly different square footages (this is when we learned that NMSU did not mean the entire COE , that only parts of it were expecting to swap)

3/30/21 Zoom meeting with Dr. Sonya Cooper, Dr. Hector Diaz, John Petronis, Amy Smith (I cannot remember if Amy participated in this meeting) and Dolores Anderson

Discussed:

Do not have labs for PH and SS

Have pods of offices

Put clinical program together

Nursing students take kinesiology classes, but moving Kinesiology to HSS would not allow them enough space.

Dr Diaz - PH & SS have more in common than people realize; would love to have both departments in one building.

3/18/21 Zoom meeting with Dr Doig, John Petronis and Dolores Anderson

Discussed:

Dean's office moving to O'Donnell

SON would move to the 3rd floor of HSS

3/31/21 Dr. Diaz provided via email space requirements for Departments of Public Health and Social Work

4/6/21 John Petronis and Dolores Anderson had in-person meeting with Dr Joseph Berning at Rentfrow and Activities Center.

3/23/21 Zoom meeting with Dr. Henrietta Pichon, Dr. Phillip Post, Dr. Juanita Hannan, John Petronis, Amy Smith, and Dolores Anderson

Discussed:

Combining HSS and COE

TPAL is large

4/6/21 John Petronis and Dolores Anderson had in-person meeting with Amanda Romero at O'Donnell Hall. My notes for both of these meetings are on the floor plans.

Meetings



4/28/21 Zoom meeting with Heather Watenpaugh, Luis Campos, Robert Herrera, Robert Estrada, John Petronis, Amy Smith, and Dolores Anderson

Discussed:

ARC's presentation about swaps and stay in place and additions for combined college of Ed and HSS.

Moving Kinesiology from activities center to Rentfrow

5/20/21 Heather Watenpaugh email asking to include Department of Sociology in study and exploring whether the department should remain at Science Hall or relocate to O'Donnell Hall

5/25/21 Zoom meeting with Heather Watenpaugh, Luis Campos, Robert Herrera, Robert Estrada, John Petronis, and Dolores Anderson

Discussed:

ARC's presentation that brought up Merge 3.

6/8/21 Zoom meeting with Provost Carole Parker, Heather Watenpaugh, Luis Campos, Robert Herrera, Robert Estrada, John Petronis, and Dolores Anderson

Discussed:

ARC's presentation about swaps and merge and additions for both Rentfrow and O'Donell.

Learned about School of Clinical Sciences and School of Social Transformation

Space Definitions



- Assignable Square Footage (ASF) – is the usable square footage assigned to a specific use or department excluding the building's common area (e.g., lobbies, restrooms, major hallways, etc.).
- Usable Square Feet (USF) – the actual space occupied from wall to wall including interior corridors and walls. USF is generally about 15% more than ASF. An estimate of renovation cost is generally based on this number.
- Gross Square Feet (GSF) – the total amount of square footage in a building measured from the outside walls. The construction cost of a new building will be based on this number.

Space/People Profile



Health and Social Services

		Personnel		Square Footage		Building ASF
		Total Building	Total College	Total Building	Total College	
590	HEALTH AND SOCIAL SERVICES BUILDING	193	193	51,318	25,812	33,741
619	HSS ANNEX	10	10	5,067	1,812	4,067
161	MEMORIAL TOWER	0	0	2,135	1,824	1,824
Totals		203	203	58,520	29,448	39,632

Education

		Personnel		Square Footage		Building ASF
		Total Building	Total College	Total Building	Total College	
287	O'DONNELL HALL	249	249	78,093	44,374	56,381
365	COMMUNICATION SCIENCES BUILDING	54	19	24,735	7,768	18,117
321	JAMES B. DELAMATER ACTIVITY CENTER	42	30	105,144	10,989	83,996
596	FULTON ATHLETIC CENTER (STADIUM ANNEX)	34	4	34,404	577	24,273
211	RENTFROW HALL	5	5	14,662	11,652	11,652
206	SUTHERLAND VILLAGE	1	0	121,788	612	121,788
355	WELLS HALL	14	0	18,047	1,086	12,232
387A	CERVANTES VILLAGE, BLDG A (CHILDREN'S VILLAGE)	5	5	14,741	13,616	13,616
387C	CERVANTES VILLAGE, BLDG C (CHILDREN'S VILLAGE)	10	10	14,563	8,457	13,857
Totals		414	322	426,177	99,131	355,912

Sociology (Arts and Sciences)

		Personnel		Square Footage		Building ASF
		Total Building	Total Sociology	Total Building	Total Sociology	
391	SCIENCE HALL	253	20	95,773	3,740	64,347

Space/People Profile



SQUARE FEET

		SQUARE FEET													
			O'DONNELL HALL	COMMUNICATION SCIENCES BUILDING	JAMES B. DELAMATER ACTIVITY CENTER	FULTON ATHLETIC CENTER (STADIUM ANNEX)	RENTFROW HALL	SUTHERLAND VILLAGE	WELLS HALL	CERVANTES VILLAGE, BLDG A (CHILDREN'S VILLAGE)	CERVANTES VILLAGE, BLDG C (CHILDREN'S VILLAGE)	HEALTH AND SOCIAL SERVICES BUILDING	HSS ANNEX	MEMORIAL TOWER	
		People	287	365	321	596	211	206	355	387A	387C	590	619	161	
		Square Feet													
F00189	COMMUNICATION DISORDERS	21	7,875	107	7,768	0	0	0	0	0	0	0	0	0	
F00178	COUNSELING AND EDUCATIONAL PSY	39	5,073	5,073	0	0	0	0	0	0	0	0	0	0	
F00179	CURRICULUM AND INSTRUCTION	101	7,736	7,332	0	0	0	0	0	404	0	0	0	0	
F00184	DONA ANA HEADSTART PGM	1	1,637	0	0	0	0	0	0	1,637	0	0	0	0	
F00177	EDUCATION COLLEGE	81	43,512	23,358	0	0	0	0	0	11,575	8,457	0	0	0	
F00182	EDUCATIONAL LEADERSHIP AND ADMIN	14	1,233	1,233	0	0	0	0	0	0	0	0	0	0	
F00181	EDUCATIONAL LEARNING RESOURCE CTR	0	132	132	0	0	0	0	0	0	0	0	0	0	
F00691	INST FOR EXCEL IN MATH & SCIENCE ED	18	6,481	4,946	0	0	0	612	923	0	0	0	0	0	
F00186	KINESIOLOGY AND DANCE	39	23,381	0	0	10,989	577	11,652	163	0	0	0	0	0	
F00881	SCH OF TCHR ADMIN & LDSHP	11	2,193	2,193	0	0	0	0	0	0	0	0	0	0	
			0	0	0	0	0	0	0	0	0	0	0	0	
F00207	HEALTH AND SOCIAL SERVICES COLLEGE	32	7,874	0	0	0	0	0	0	0	0	5,115	1,705	1,054	
F00209	NURSING	86	10,752	0	0	0	0	0	0	0	0	10,752	0	0	
F00208	PUBLIC HEALTH SCIENCES	41	4,382	0	0	0	0	0	0	0	0	4,275	107	0	
F00210	SOCIAL WORK	44	6,440	0	0	0	0	0	0	0	0	5,670	0	770	
		528	128,701	44,374	7,768	10,989	577	11,652	612	1,086	13,616	8,457	25,812	1,812	1,824

Space/People Profile



PEOPLE

			O'DONNELL HALL	COMMUNICATION SCIENCES BUILDING	JAMES B. DELAMATER ACTIVITY CENTER	FULTON ATHLETIC CENTER (STADIUM ANNEX)	RENTFROW HALL	SUTHERLAND VILLAGE	WELLS HALL	CERVANTES VILLAGE, BLDG A (CHILDREN'S VILLAGE)	CERVANTES VILLAGE, BLDG C (CHILDREN'S VILLAGE)	HEALTH AND SOCIAL SERVICES BUILDING	HSS ANNEX	MEMORIAL TOWER
			287	365	321	596	211	206	355	387A	387C	590	619	161
		People	Square Feet											
F00189	COMMUNICATION DISORDERS	21	7,875	2	19	0	0	0	0	0	0	0	0	0
F00178	COUNSELING AND EDUCATIONAL PSY	39	5,073	39	0	0	0	0	0	0	0	0	0	0
F00179	CURRICULUM AND INSTRUCTION	101	7,736	99	0	0	0	0	0	2	0	0	0	0
F00184	DONA ANA HEADSTART PGM	1	1,637	0	0	0	0	0	0	1	0	0	0	0
F00177	EDUCATION COLLEGE	81	43,512	66	0	0	0	0	0	2	10	0	0	0
F00182	EDUCATIONAL LEADERSHIP AND ADMIN	14	1,233	14	0	0	0	0	0	0	0	0	0	0
F00181	EDUCATIONAL LEARNING RESOURCE CTR	0	132	0	0	0	0	0	0	0	0	0	0	0
F00691	INST FOR EXCEL IN MATH & SCIENCE ED	18	6,481	18	0	0	0	0	0	0	0	0	0	0
F00186	KINESIOLOGY AND DANCE	39	23,381	0	0	30	4	5	0	0	0	0	0	0
F00881	SCH OF TCHR ADMIN & LDSHP	11	2,193	11	0	0	0	0	0	0	0	0	0	0
				0	0	0	0	0	0	0	0	0	0	0
F00207	HEALTH AND SOCIAL SERVICES COLLEGE	32	7,874	0	0	0	0	0	0	0	0	24	8	0
F00209	NURSING	86	10,752	0	0	0	0	0	0	0	0	86	0	0
F00208	PUBLIC HEALTH SCIENCES	41	4,382	0	0	0	0	0	0	0	0	39	2	0
F00210	SOCIAL WORK	44	6,440	0	0	0	0	0	0	0	0	44	0	0
		528	128,701	249	19	30	4	5	0	5	10	193	10	0

Enrollments



	2012	2013	2014	2015	2016	2017	2018	2019	
Education Headcount	2,287	2,232	2,236	2,134	1,896	1,836	1,850	1,849	-19%
Education FTE	1,471	1,477	1,407	1,368	1,280	1,238	1,223	1,232	-16%
HSS Headcount	1,502	1,397	1,388	1,488	1,451	1,324	1,328	1,419	-6%
HSS FTE	1,128	1,026	917	836	791	788	785	856	-24%
	2012	2013	2014	2015	2016	2017	2018	2019	
Sociology Headcount	205	204	192	177	181	175	145	152	-26%
Sociology FTE	186	210	210	224	208	219	90	176	-5%

Enrollments

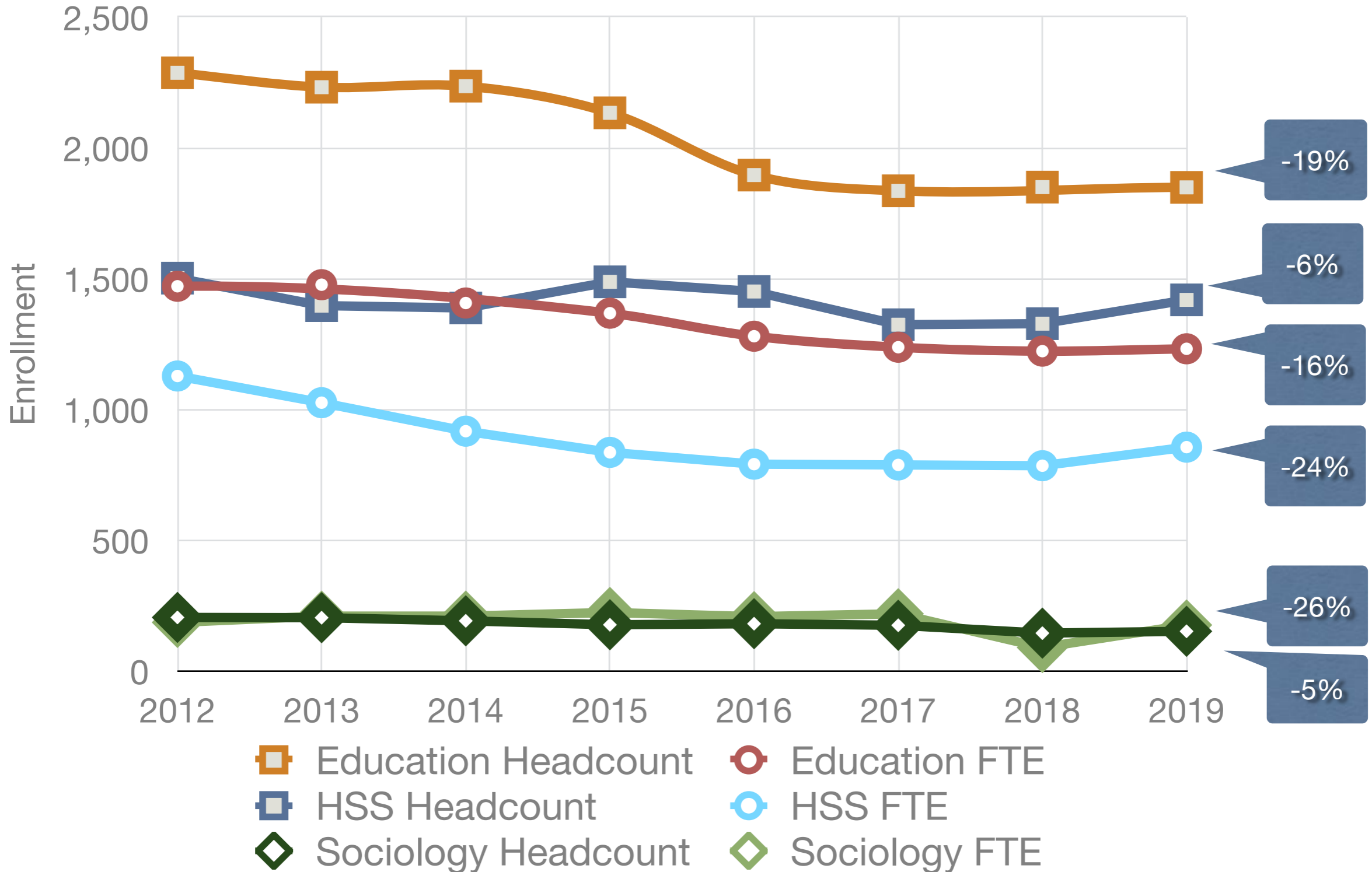


Headcounts

	2012	2013	2014	2015	2016	2017	2018	2019	
Education	2,287	2,232	2,236	2,134	1,896	1,836	1,850	1,849	-19%
Health and Social Servic	1,502	1,397	1,388	1,488	1,451	1,324	1,328	1,419	-6%
	2012	2013	2014	2015	2016	2017	2018	2019	
Counseling and Educational Psychology	0	9	130	143	166	184	195	217	NA
Curriculum and Instruction	1216	1112	812	723	866	800	792	792	-35%
Educational Leadership and Administration	156	163	132	118	5	6	8	7	-96%
Kinesiology and Dance	519	530	509	492	498	529	544	496	-4%
Special Education and Communication Undergraduate Disorders	370	389	650	649	361	317	307	333	-10%
Unclassified	26	29	3	9			4	4	-85%
	2,287	2,232	2,236	2,134	1,896	1,836	1,850	1,849	-19%
Public Health Science	183	166	185	202	154	148	142	175	-4%
Nursing	966	855	836	925	932	851	870	909	-6%
Social Work	349	353	357	361	346	301	288	309	-11%
Unclassified	4	23	10	0	19	24	28	26	550%
	1,502	1,397	1,388	1,488	1,451	1,324	1,328	1,419	-6%
Sociology	205	204	192	177	181	175	145	152	-26%

Enrollment

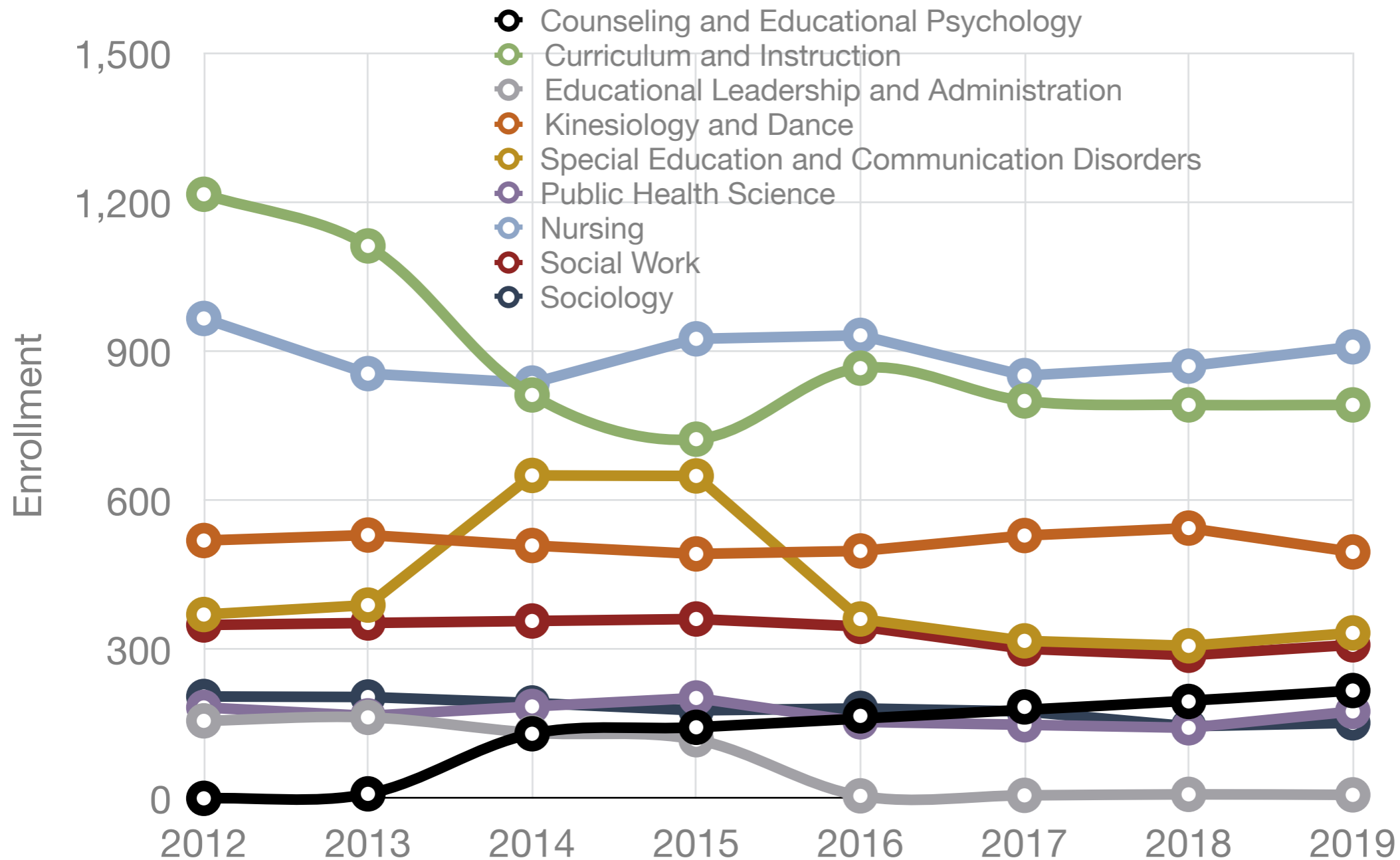
Colleges of Education and Health, and Social Service Enrollment Trend: Fall 2011-2016



Enrollment

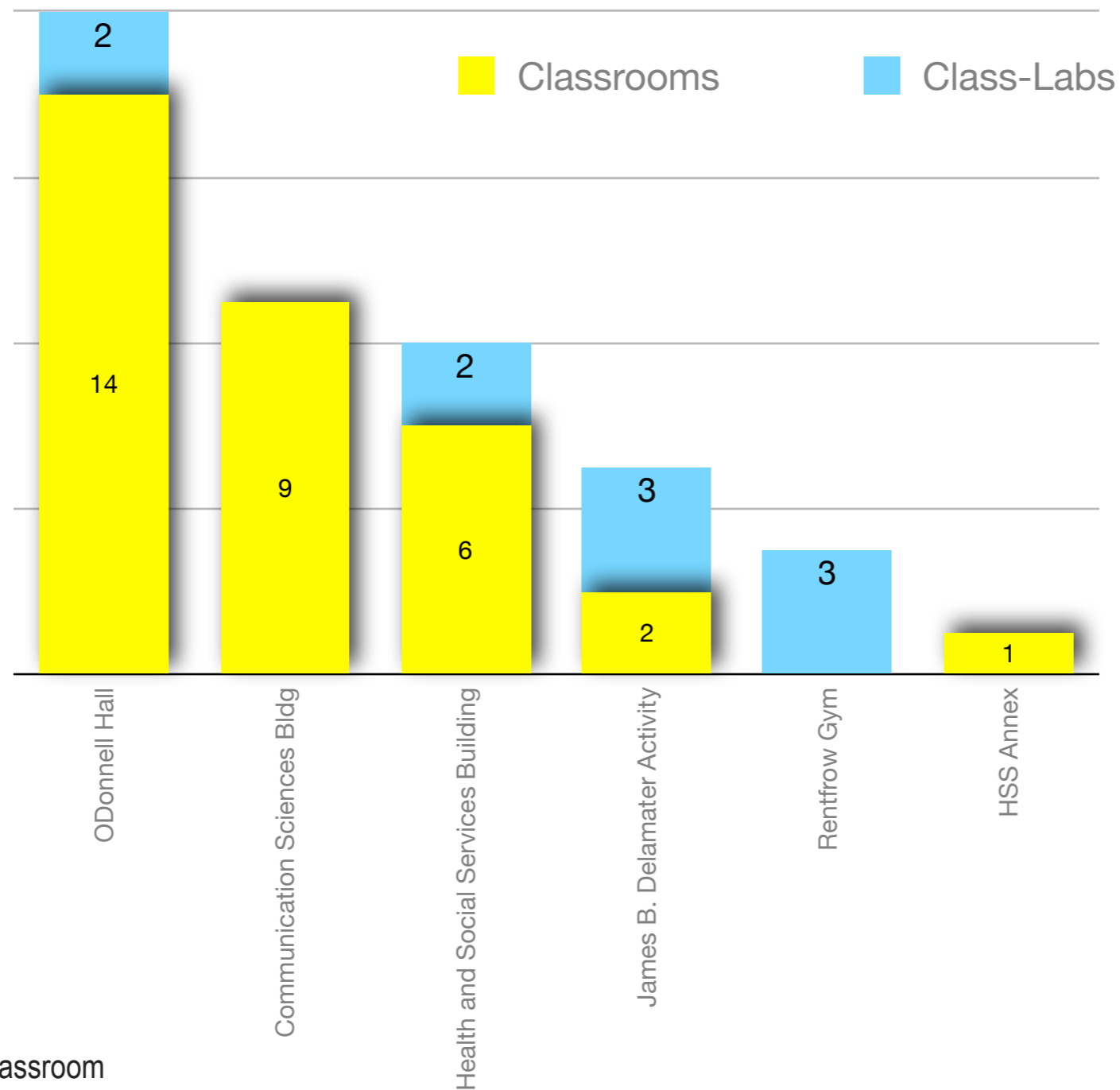


Colleges of Education and Health, and Social Service Enrollment Trend: Fall 2011-2016



Classrooms (FICM 110, 210)

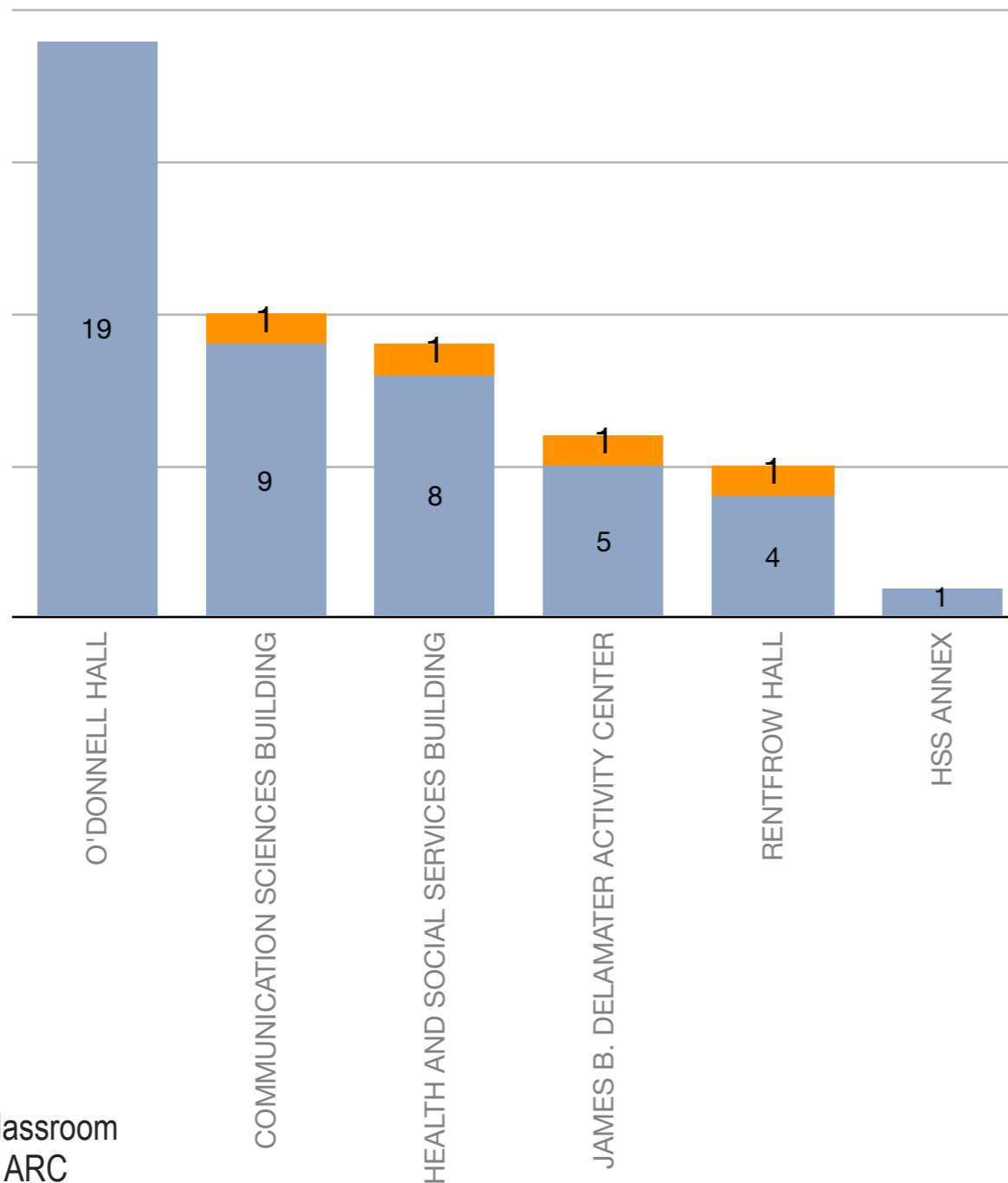
Health and Education Buildings Instructional Spaces



Source: Fall 2019 classroom scheduling data and ARC

Classrooms (FICM 110, 210)

**Buildings with a Difference Between
the Number of Classrooms/Class-Labs and
the Classrooms/Class-Labs Scheduled Through the Registrar**



The classrooms and labs in the buildings used by the colleges are generally scheduled (used) for some portion of the day/week

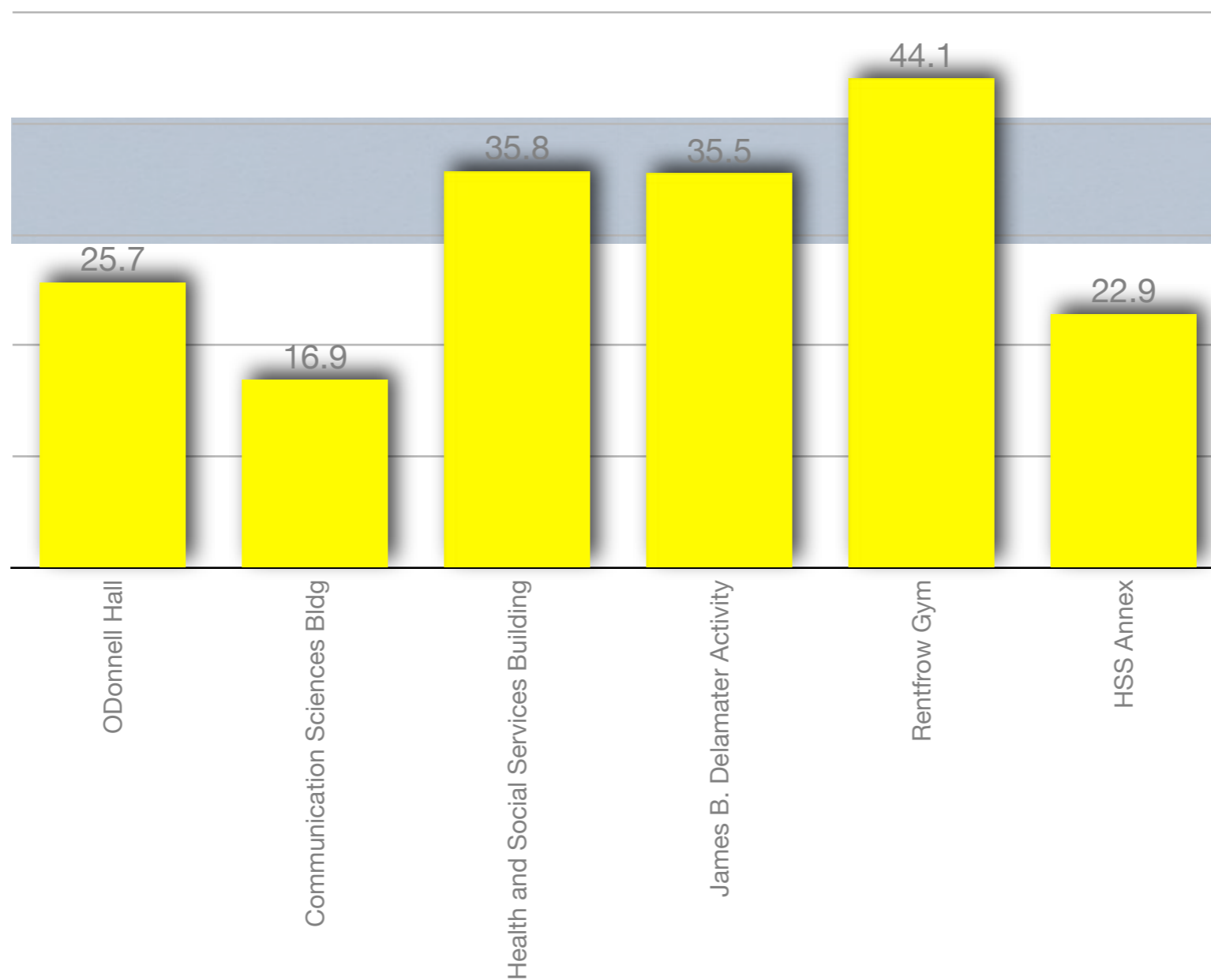
The Activity Center also schedules 5 additional gym spaces

Unscheduled Classrooms
Scheduled Classrooms

Instructional Spaces Scheduled



CLASSROOMS ROOM HOUR INSTRUCTION (RUR), FALL 2019



COMPARISON METRIC

Class	30-40 hrs
Lab	15-24 hrs

Standard
30-40 hours

Average number
of hours per week
a group of rooms
is scheduled

Source: Fall 2019 classroom scheduling data and ARC

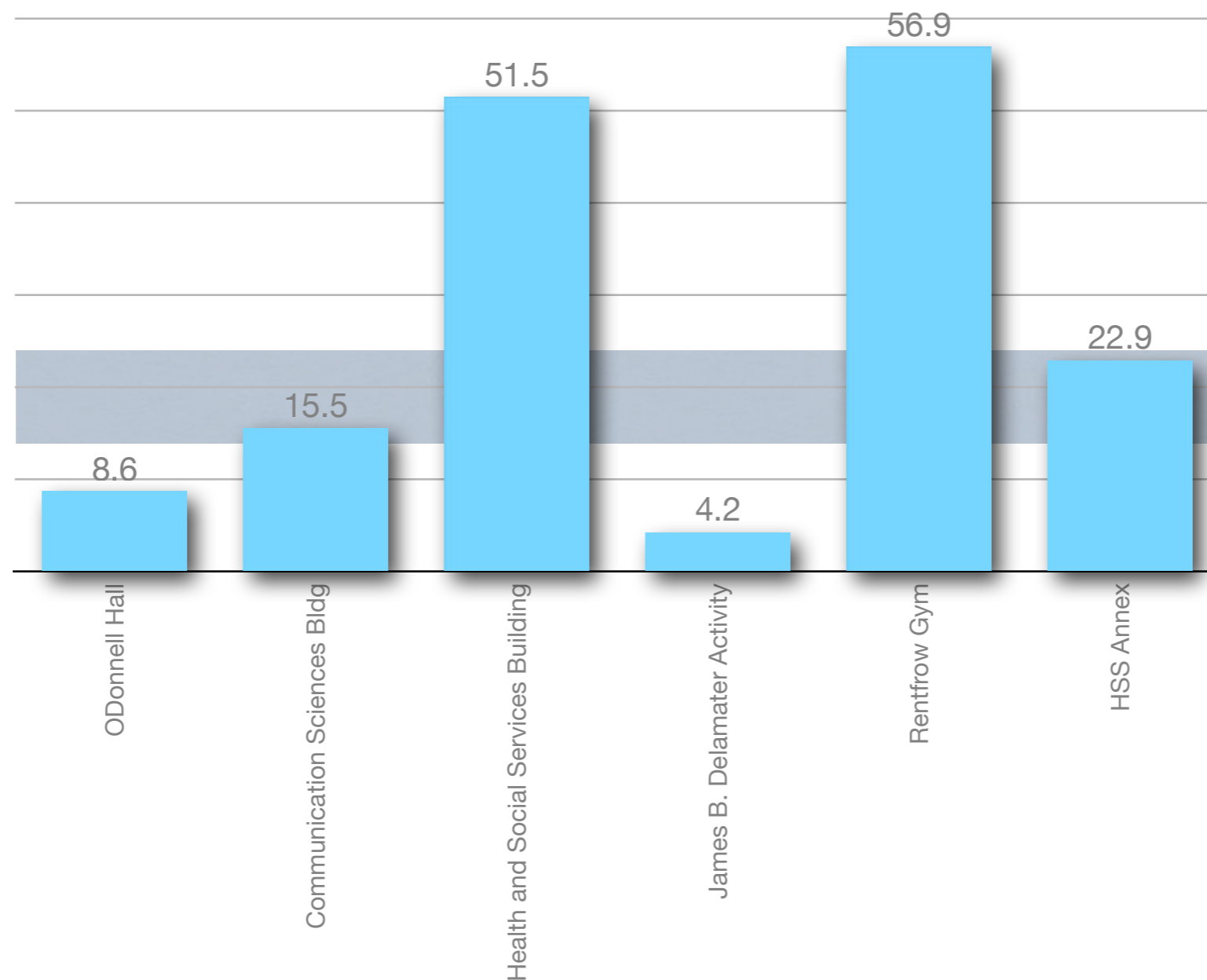
Instructional Spaces Scheduled



COMPARISON METRIC

Class	30-40 hrs
Lab	15-24 hrs

CLASS-LABS HOUR INSTRUCTION (RUR), FALL 2019



Standard
15-24 hours

Average number of hours per
week a group of rooms is
scheduled

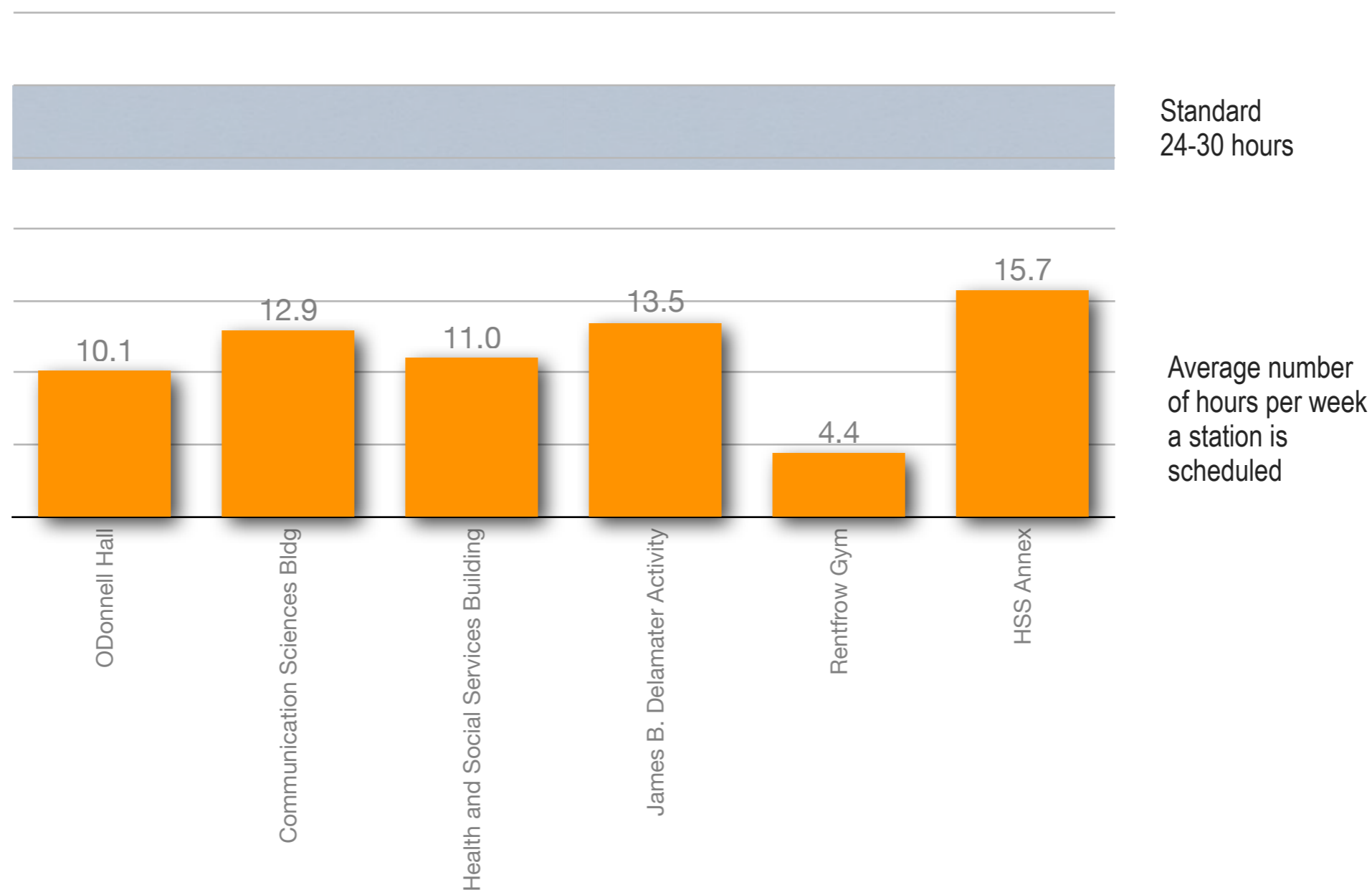
Instructional Spaces Scheduled



CLASSROOM STATION UTILIZATION RATE (SUR), FALL 2019

COMPARISON METRIC

Class	30-40 hrs
Lab	15-24 hrs



Source: Fall 2019 classroom scheduling data and ARC

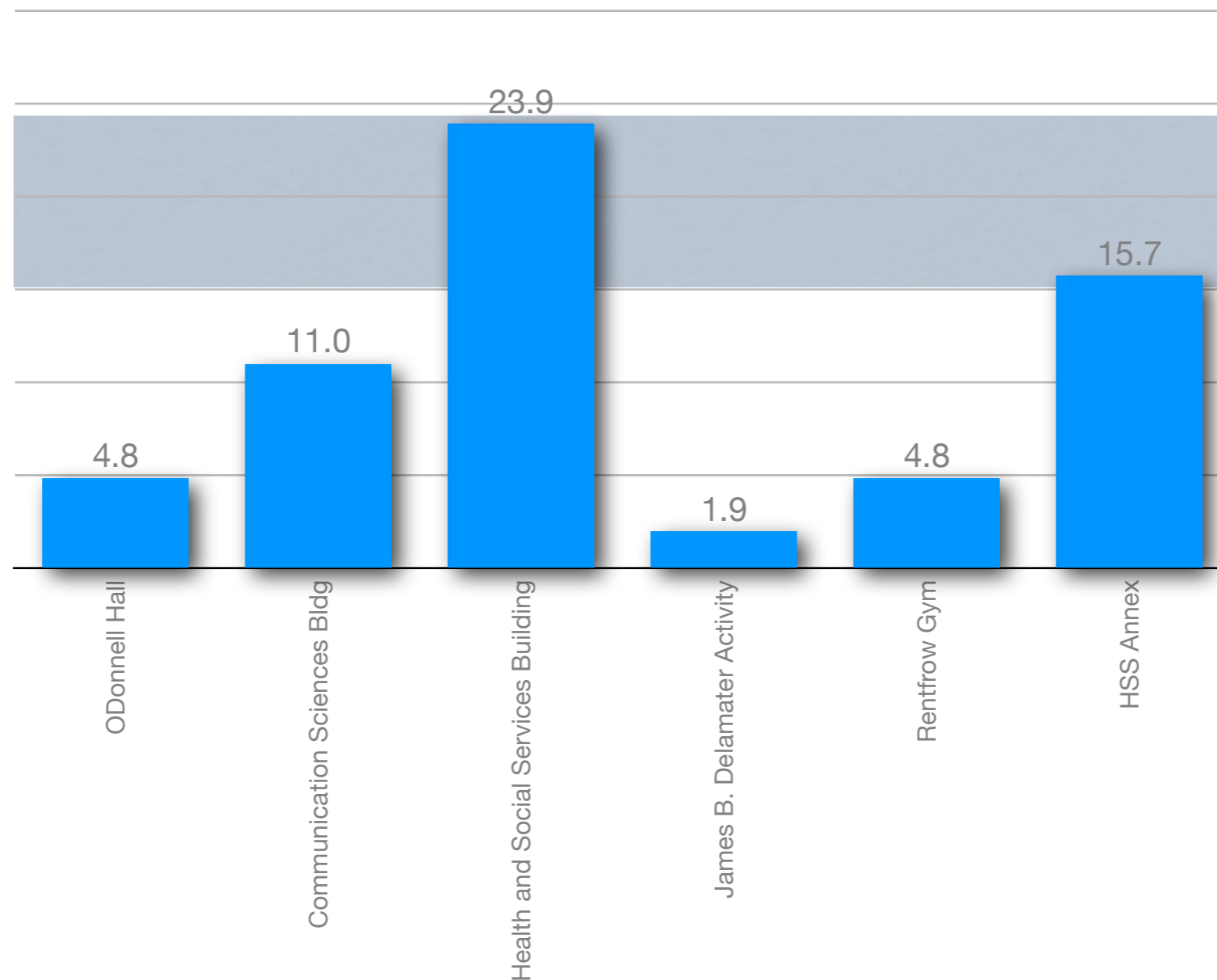
Instructional Spaces Scheduled



CLASS-LABS STATION UTILIZATION RATE (SUR), FALL 2019

COMPARISON METRIC

Class	30-40 hrs
Lab	15-24 hrs



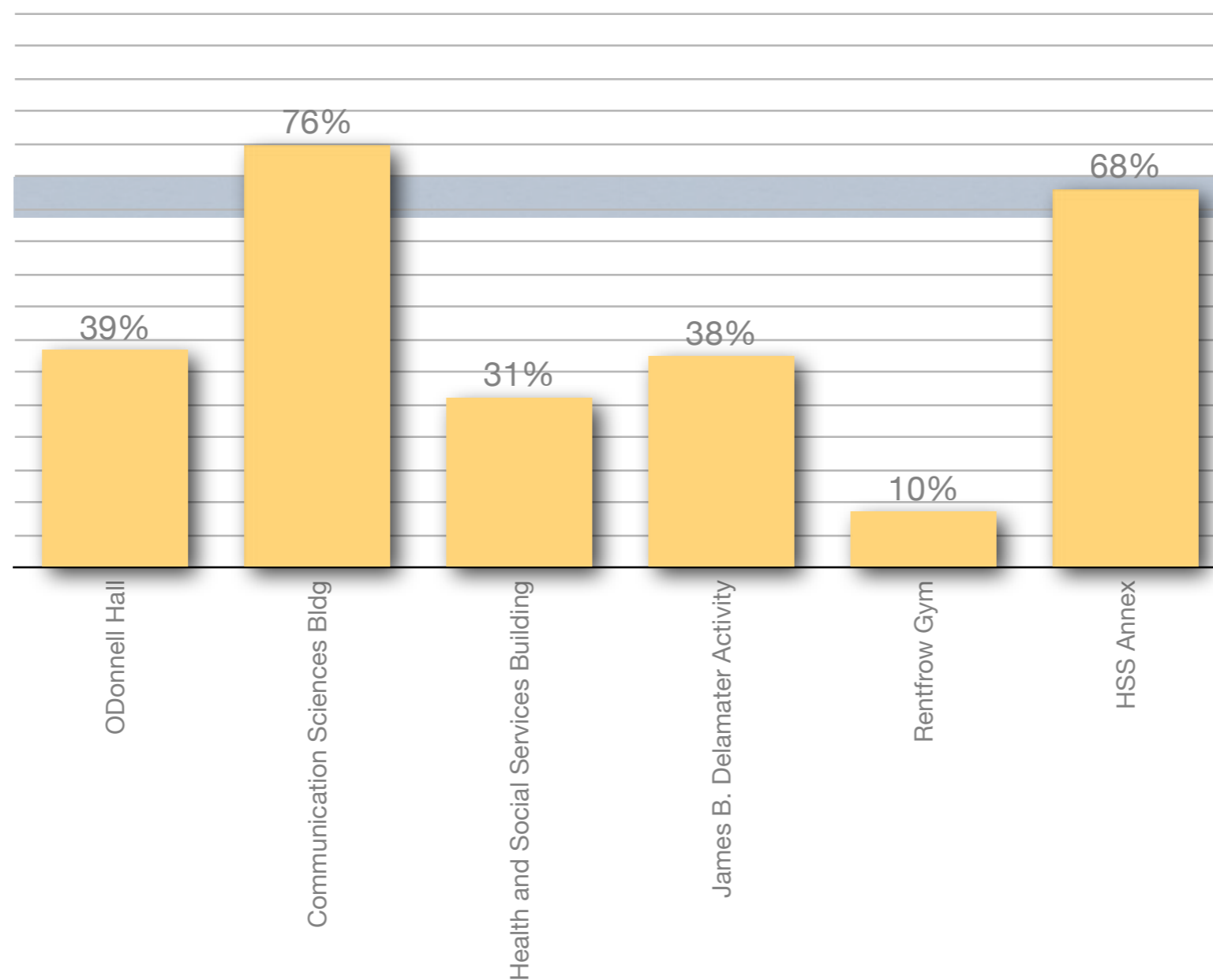
Standard
15-24 hours

Average number
of hours per week
a station is
scheduled

Instructional Spaces Scheduled



CLASSROOM STATION OCCUPANCY RATIO (SOR), FALL 2019



COMPARISON METRIC

Class	65-70%
Lab	80%

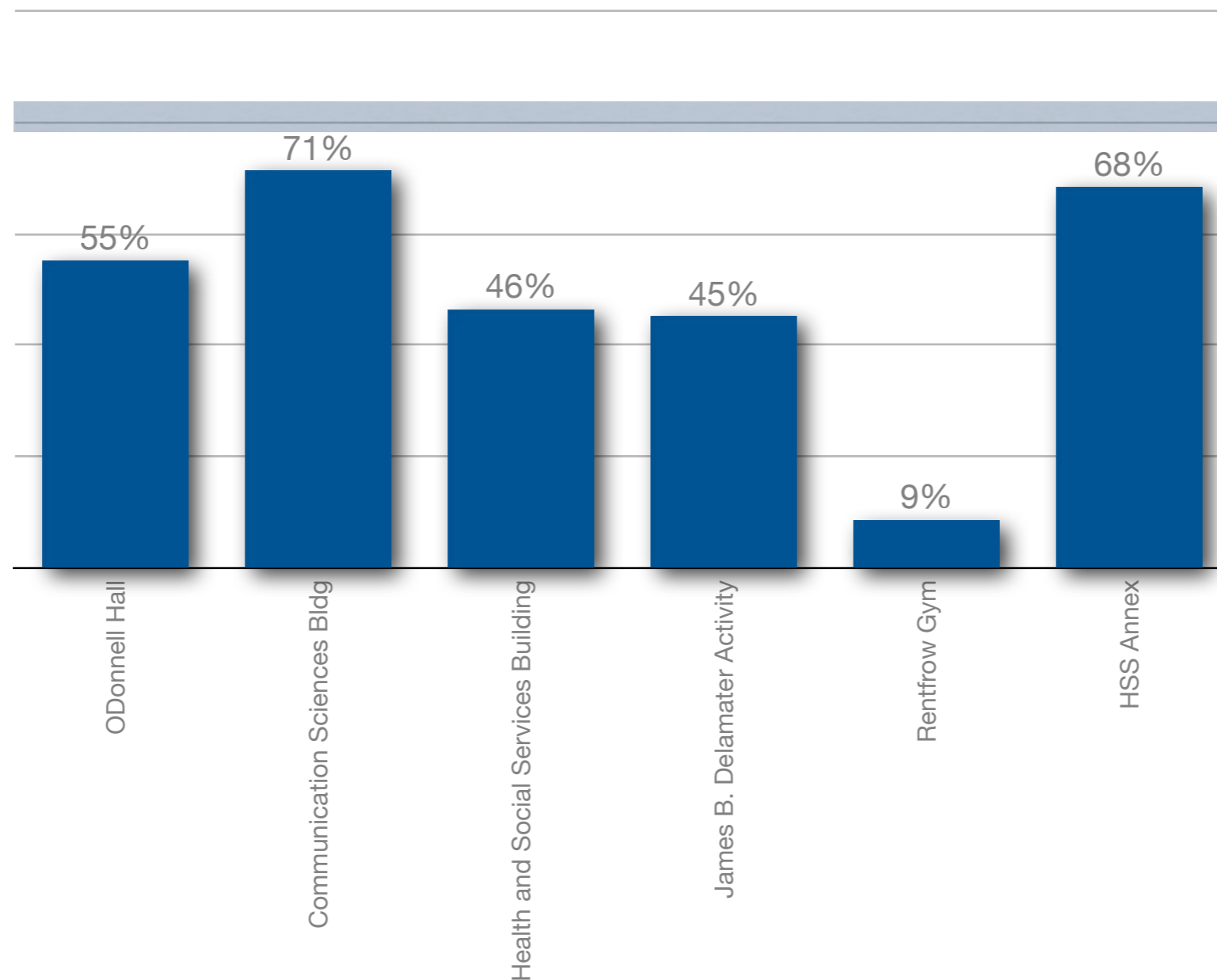
Standard
65-70%

Proportion of stations
scheduled for use
when the room is
scheduled.

Instructional Spaces Scheduled



CLASS-LABS STATION OCCUPANCY RATIO (SOR), FALL 2019



COMPARISON METRIC

Class	65-70%
Lab	80%

Standard 80%

Proportion of stations scheduled for use when the room is scheduled.



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