

ARC Task:

4. **Consolidated storage needs.** The intent of this task is to study the potential to consolidate campus storage into a facility like the Housing Bookstore Warehouse, avoiding the need to open buildings already removed from the space inventory, or relegating academic facilities for these inefficient storage purposes.

NOVEMBER 19, 2021 (UPDATED FEBRUARY 2022)

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- STEM Outreach Center short-term relocation study

Identify characteristics of NMSU central storage supply and demand

- Demand side
 - Types of existing storage flows
 - Survey response regarding storage needs
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Identify potential storage supply gaps

Provide recommendations to address gaps

Characteristics of Current Central Storage

Storage Flows

Central Storage Supply (Facilities)

Observations

Storage Characteristics



Demand

Characteristics of What Needs to Be Stored

- Type of Storage
 - General
 - Supplies
 - Parts
 - Records
 - Specialized
 - Conditioned
 - Oversized
 - Proximity Requirement
 - Hazardous
- Duration / Turn Over of storage item
 - Short-Term
 - Mid-Term
 - Long-Term

Supply

Characteristics of the Storage Location

- Permanent Building
 - Dedicated (Consolidated)
 - High Bay (warehouse)
 - Medium / Low Bay (unit storage)
 - Distributed: Ancillary room / space in a building not dedicated to storage
 - Combination (significant dedicated storage within a larger facility)
- Temporary Building
- Site (exterior)
 - Covered
 - Non-covered

Storage Flows

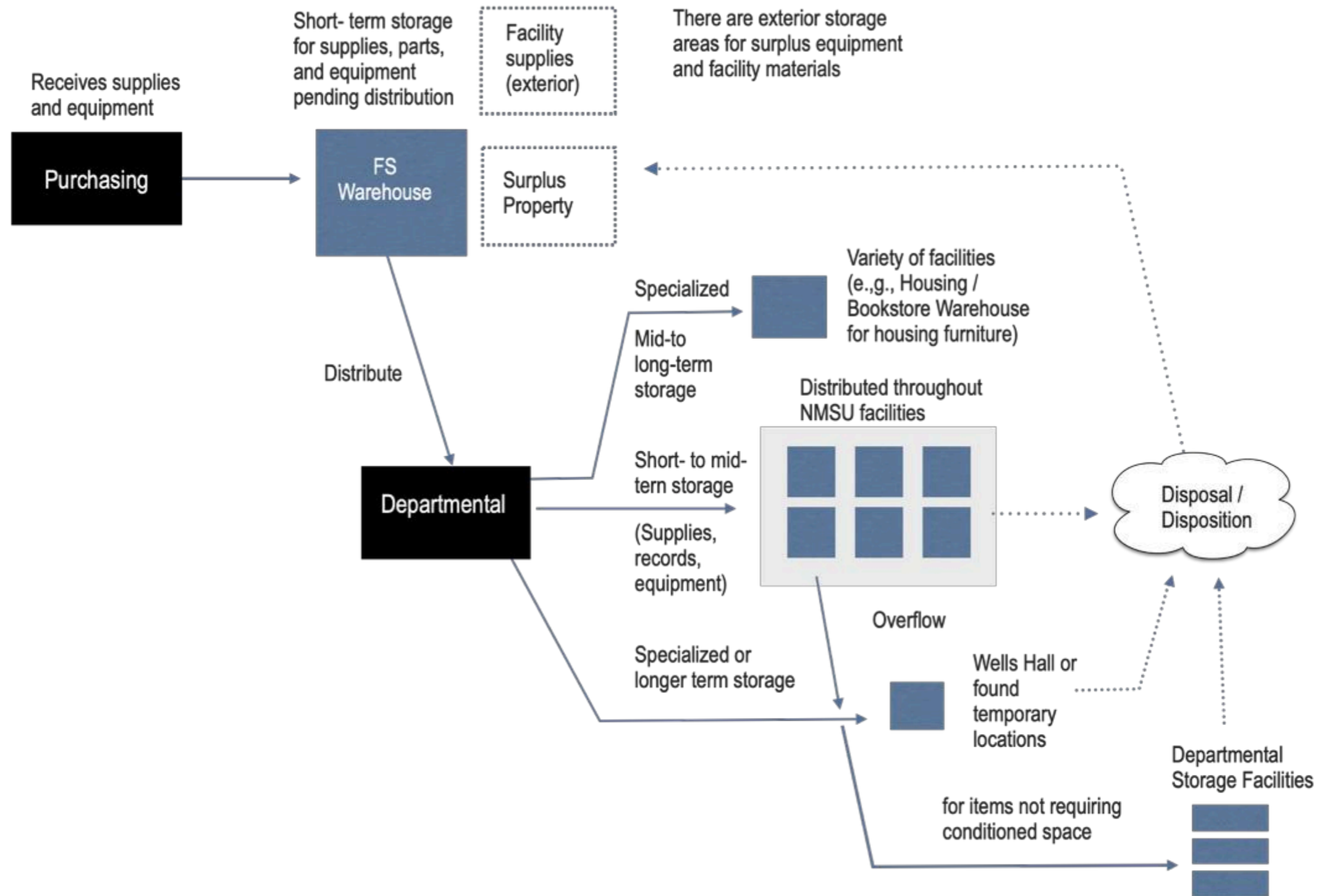


In general ...

- Supplies and equipment are received centrally and temporarily stored in the FS Warehouse and then distributed to departments (Facilities also has a portion of the warehouse and associated exterior yards for their supplies, parts, and materials storage). The FS Warehouse and nearby site area also serves as the location to collect and auction surplus items received from the departments.
- Departmental Storage
 - Short-term storage for supplies and equipment are stored in various campus buildings*
 - Record storage is distributed in a number of locations. Record storage follows state retention requirements. Many records are gradually being digitized thus decreasing overall central storage space demand
 - Hazardous materials have special storage requirements. There are a number of dedicated facilities as well as separate storage areas within the buildings where hazardous materials are used
 - Departments requiring longer term storage can:
 - Lease space for items not requiring conditioned space in the Departmental Storage facilities
 - Request additional space, as available, through the Campus Space Planning Office (e.g., Wells Hall, or some other temporary location)
 - There are some storage facilities and areas that support specialized departmental storage (e.g., the Housing / Bookstore Warehouse, Branson Library, Theater Scene Shop)

*Most of this storage reflected in the FICM Code 315 - Office Service accounting for 115,300 sf, or about 3% of the Main Campus assignable square footage

Storage Flows



Storage Flows



Demand				Supply	
Who	What	Type	Duration	Storage Type	Where
Business Affairs > Procurement	Shipping / Receiving	General	Short-term	Dedicated: Warehouse	FS WAREHOUSE (222)
	Surplus Property	General and Specialized	Short- and mid -term	Building and Site	FS Warehouse and Exterior Yard
Business Affairs >Facilities > Operations	Facilities Operations / Supplies	General	Short-term	Dedicated: Warehouse	FS WAREHOUSE (222) and grounds
	Equipment and supplies	General and Specialized	Short- and mid -term	Building and Site	FS Warehouse and Exterior Yards
Auxiliary Services > Housing	Housing replacement furniture	Specialized	Mid-Term	Dedicated: Warehouse	HOUSING & BOOKSTORE WAREHOUSE (467)
Departments	Academic	General and Specialized	Short- to Mid Term	Dedicated: Unit	Wells Hall (355), Others
				Dedicated: Unit	Departmental Storage (381, 382, 384)
				Distributed: Room/Space	Various
	Academic and departmental records	Records	Short- to Mid Term	Distributed: Room/Space	Hadley, Garcia, AG Service Storage, others
	Hazardous	Specialized	Short- to Mid Term	Dedicated and Distributed	Various

Existing Storage Supply



NMSU Central Storage Square Footage* (Main Campus)

Warehouse (High-Bay)	Dedicated Storage Facilities	Distributed Specialized	Distributed Departmental	Distributed Records	Hazardous	Considered for Demolition	Building #	Building Name	ASF			Total			
									FICM	730&735	780		770&775		
									Storage SF	Unit Storage	Haz Storage				
	x						384	Departmental Storage**		18,228		18,228			
	x						381	Departmental Storage**		13,104		13,104			
	x						382	Departmental Storage**		13,104		13,104			
x							222	FS WAREHOUSE	7,555	733	0	8,288			
			x		x		34	FOSTER HALL	5,212	0	208	5,420			
x							467	HOUSING & BOOKSTORE WAREHOUSE	5,340	0	0	5,340			
		x				x	166	LIVESTOCK OFFICE	4,516	0	0	4,516			
		x					263	PSL, CLINTON P. ANDERSON HALL	4,253	0	0	4,253			
			x			x	355	WELLS HALL	3,877	0	0	3,877			
	x				x	x	316	AG SERVICE STORAGE	1,733	0	1,734	3,467			
		x					631	CENTER FOR THE ARTS	3,363	0	0	3,363			
					x		371	WIND TUNNEL/RESEARCH BUILDING	0	0	3,270	3,270			
		x					279	PSL GARAGE/CARPENTRY/PAINT SHOP	2,916	0	0	2,916			
		x					329	CROPPING SYSTEMS RESEARCH	2,844	0	0	2,844			
		x					278	BRANSON LIBRARY	748	1,891	0	2,639			
			x			x		Cole Village (3501)	2,000			2,000			
				x			172	HADLEY HALL	1,300	0	0	1,300			
			x				244	GERALD THOMAS HALL	1,198	0	0	1,198			
			x				590	HEALTH AND SOCIAL SERVICES BUILDING	283	911	0	1,194			
				x			154	GARCIA CENTER	1,155	0	0	1,155			
		x					385	THEATRE SCENE SHOP	1,067	0	0	1,067			
			x				126	COMPUTER CENTER	985	0	0	985			
				x			56	DOVE HALL	941	0	0	941			
				x			44	ALUMNI & VISITORS CENTER	923	0	0	923			
			x			x	191	NASON HOUSE GARAGE	834	0	0	834			
					x	x	320	FLAMMABLE STORAGE	0	0	794	794			
					x		397	JOHN WHITLOCK HERNANDEZ HALL	229	0	516	745			
		x					284	PAN AMERICAN CENTER	658	0	0	658			
			x				245	TEJADA BUILDING, EXTENSION ANNEX	625	0	0	625			
			x				83	MILTON HALL	535	68	0	603			
			x				285	CORBETT CENTER	555	0	0	555			
					x		187	CHEMISTRY BUILDING	0	37	470	507			
									55,645	48,076	6,992	110,713			
									12%	42%	20%	14%	4%	6%	15,488

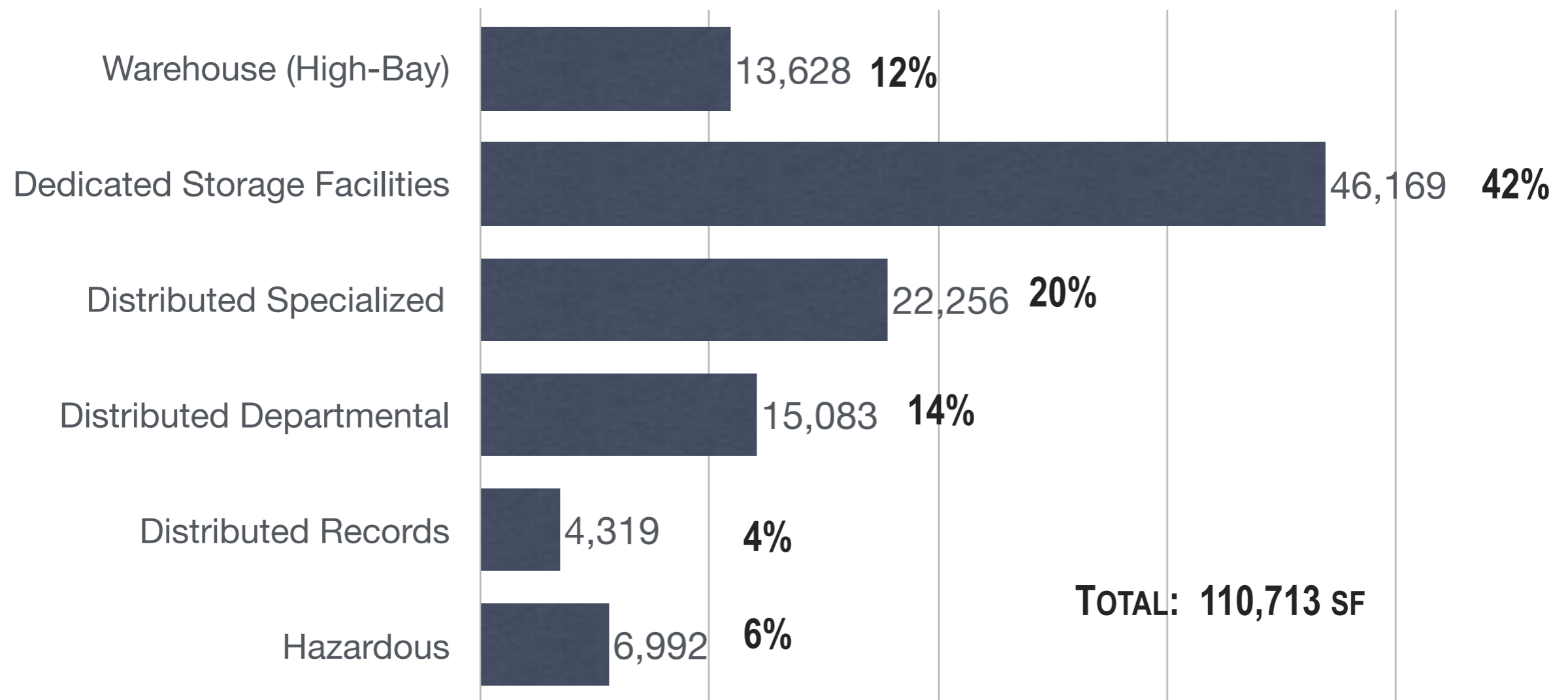
*Main Campus with total central storage (FICM 730/35- Central Storage, 780 - Unit Storage, 770/75 - Hazardous Storage) above 500 sf. Does include short-term office supply storage generally reflected in FICM 315). Not included in the table is ~5,100 asf of space classified as central storage below 500 sf distributed in 27 buildings throughout the main campus. There is also ~5,100 sf of space classified as central storage off-campus (Golf Course area)

**Based on google earth measurement

Existing Storage Supply

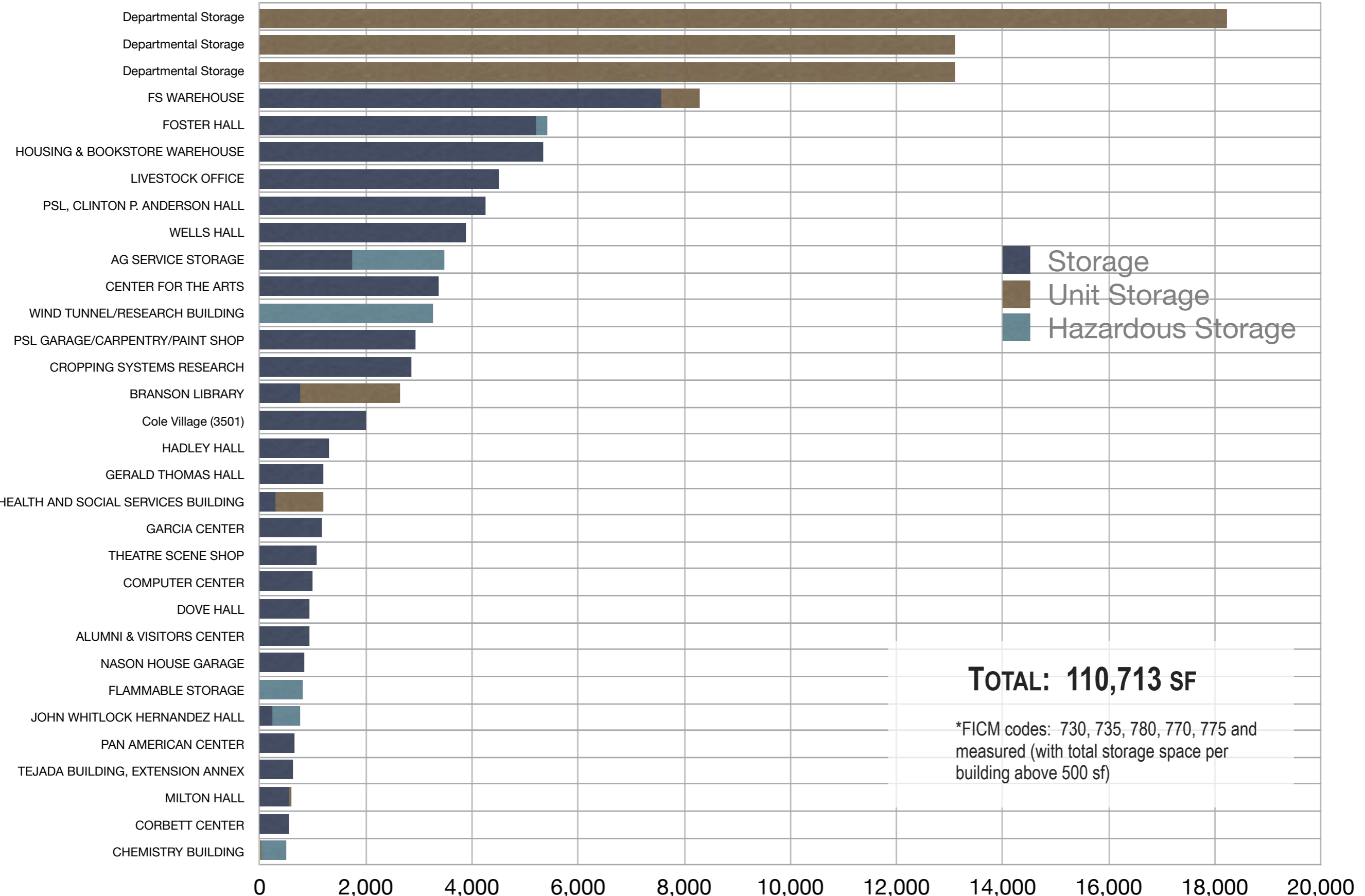


NMSU CENTRAL STORAGE SQUARE FOOTAGE* (MAIN CAMPUS)



**Main Campus with total central storage (FICM 730/35- Central Storage, 780 - Unit Storage, 770/75 - Hazardous Storage) above 500 sf. Does include short-term office supply storage generally reflected in FICM 315)

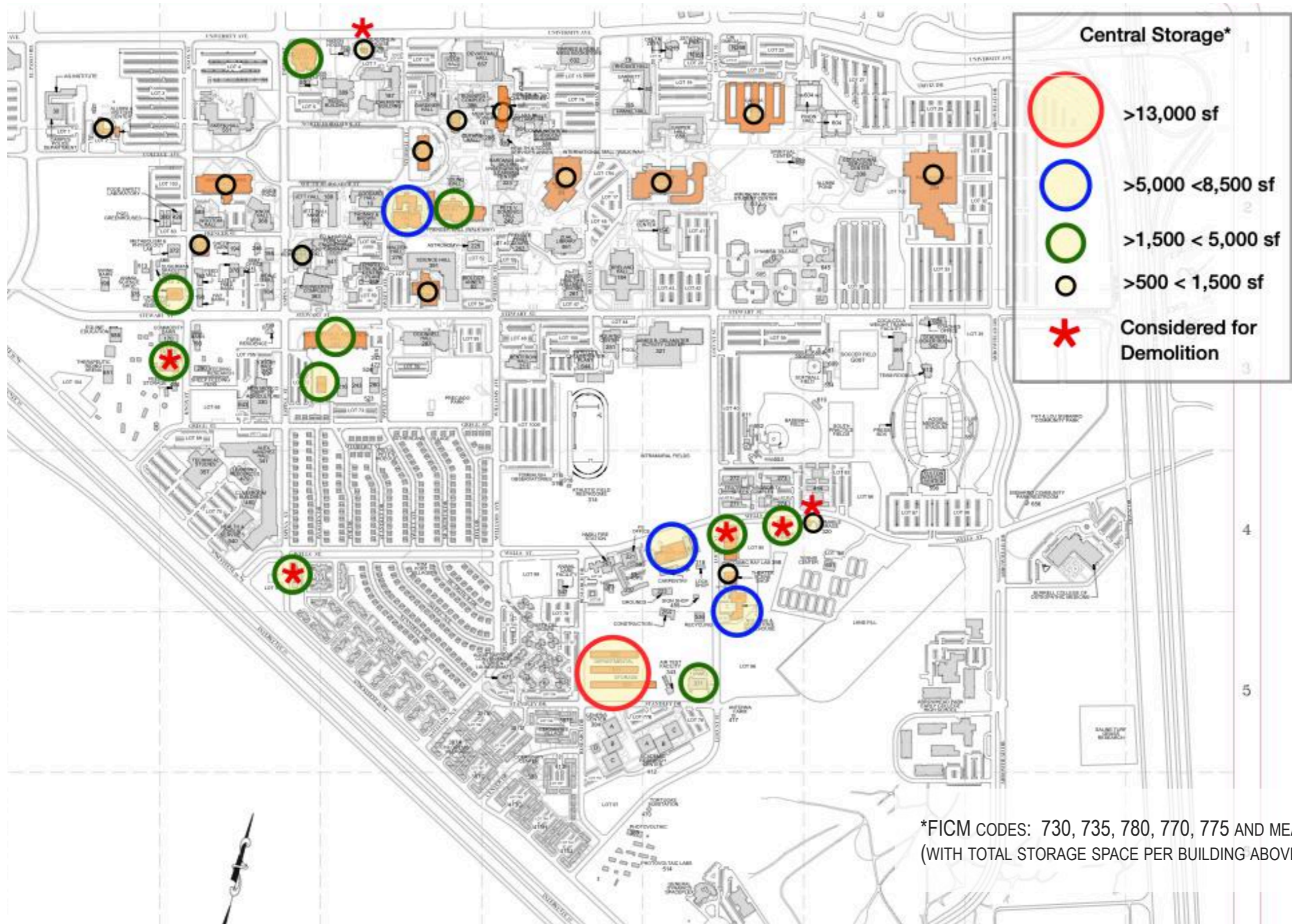
NMSU CENTRAL STORAGE SQUARE FOOTAGE* (MAIN CAMPUS)



TOTAL: 110,713 SF

*FICM codes: 730, 735, 780, 770, 775 and measured (with total storage space per building above 500 sf)

Existing Storage Supply



Existing Storage Supply



Observations

- There are a limited number of dedicated central storage facilities
 - Two warehouse-type facilities:
 - FS Warehouse (222): Provides short-term storage for Purchasing and Facility Services.
 - Housing / Bookstore Warehouse (437): Provides mid-term storage for replacement housing furniture. The building also houses other Auxiliary Service functions (Post Office, Parking, Auxiliary Services). The warehouse portion of this building is in poor condition and is does not efficiently make use of the storage volume available.
 - Three unit storage buildings: Departmental Storage Facilities (381, 382, 384)
 - These buildings have 220 unit storage rooms (10' x 10', 10' x 20', 14' x 40') for rent by Auxiliary Services providing short to long-term storage for material not requiring
 - A supplemental storage facility: Wells Hall (355) provides departmental program office, lab, and storage space managed by the NMSU Space Planning office. About 1/3 of the assignable space (3,877 sf) is currently classified as central storage.
- The remaining central storage space is distributed for departmental use across the main campus within buildings whose primary function is not storage or within associated ancillary structures.

Existing Storage Supply



Observations (continued)

- A number of buildings containing central storage are considered for demolition. Demolition of these structures will decrease available central storage capacity by 14% (15,488 asf / 35,820 gsf)

Considered for Demolition	Building #	Building Name	FICM	Assignable SF			Total	Gross SF
				730&735 Storage SF	780 Unit Storage	770&775 Haz Storage		
x	166	LIVESTOCK OFFICE		4,516	0	0	4,516	7,713
x	355	WELLS HALL		3,877	0	0	3,877	20,049
x	316	AG SERVICE STORAGE		1,733	0	1,734	3,467	3,697
x		Cole Village (3501)		2,000			2,000	2,500
x	191	NASON HOUSE GARAGE		834	0	0	834	999
x	320	FLAMMABLE STORAGE		0	0	794	794	862
		Subtotal		12,960	0	2,528	15,488	35,820

Storage Demand Characteristics

Storage Survey
STEM Outreach Center

Demand: Survey



A survey regarding storage use and needs was distributed to NMSU Colleges and Administrative departments

There were 14 Responses

(some responses were not complete)

1. Real Estate Department
2. New Mexico Department of Agriculture
3. University Records Office
4. University Advisement
5. College of Health, Education, and Social Transformation
6. College of Health, Education, and Social Transformation
7. College of Health, Education, and Social Transformation
8. Health, Education and Social Transformation
9. FS Administration
10. FS Warehouse
11. Athletic administration
12. College of Business
13. ICT
14. Engineering (Mechanical & Aerospace Engineering Department)

Demand: Survey



Questions asked ...

1. Are you aware of any departmental storage issues within your college?

If Yes:

1a: Indicate the nature of the items that require storage:

- Academic files
- Academic materials (e.g. books, instructional material)
- Equipment
- Surplus material awaiting disposition
- Other (Please describe below):

1b: Indicate the entity associated with this storage:

- Federal
- State
- Private grant
- Other (Please describe):

No, I am not aware of any departmental storage issues at my college.

2. Do you know of any opportunities within your college to reclaim academic or office space currently use for departmental storage?

(Indicate the department, building(s), and a potential contact to discuss, if applicable)

3. Would you be in favor of increasing departmental storage opportunities by constructing additional centralized storage?

- Yes, I would be in favor of new centralized storage. (Please describe why.)
- No. (Please describe why not.)

Please add any other thoughts regarding storage that these questions have not addressed:

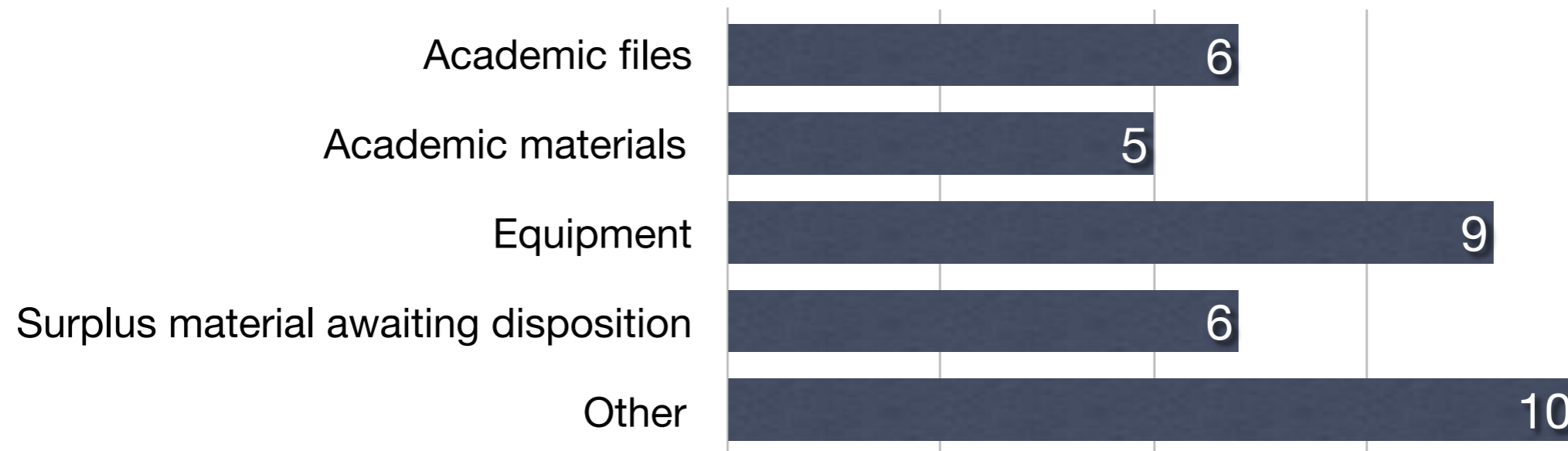
Demand: Survey

1. Are you aware of any departmental storage issues within your college?



Demand: Survey

1a. If yes, Indicate the nature of the items that require storage



Demand: Survey

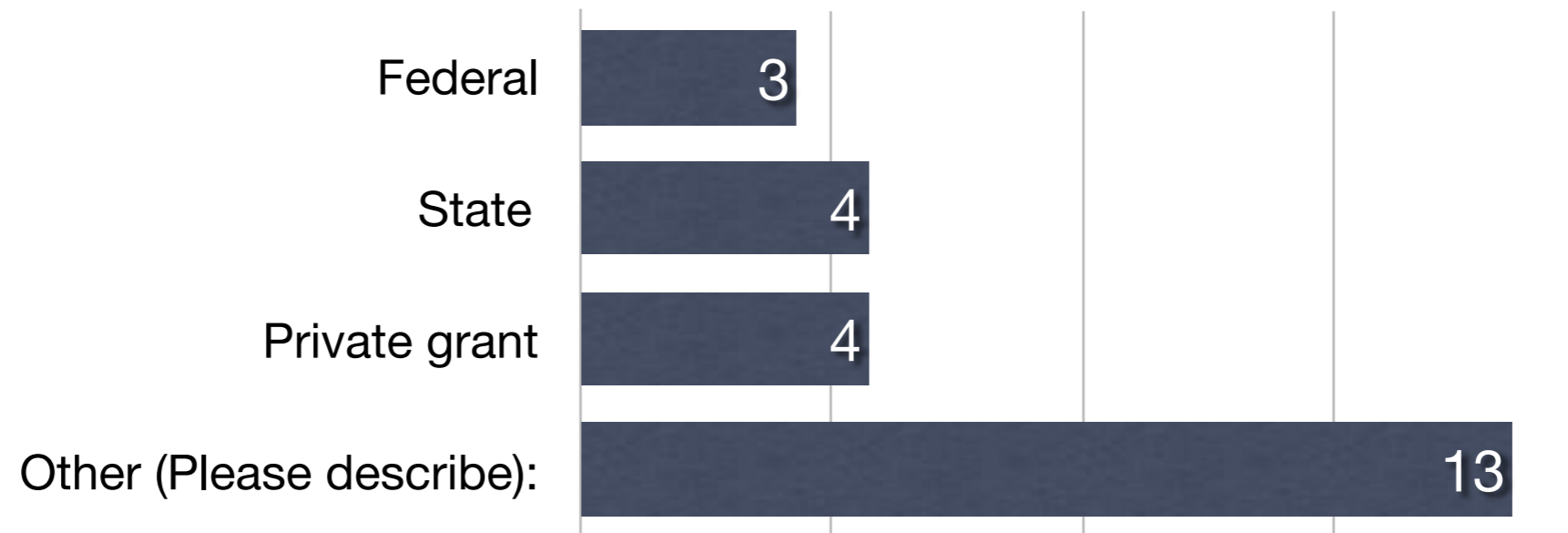


“Other” Storage 1a. If yes, Indicate the nature of the items that require storage

Real Estate Department	Real estate documents
New Mexico Department of Agriculture	Records include pesticides, nursery and weigh masters licensing. Records also include feed, seed, pesticide registrations as well as a magnitude of different record types
Health, Education and Social Transformation	Office supplies, furniture.
FS Administration	Departmental file storage (POs, invoice copies, project files).
FS Warehouse	Stock and Non stock product for infrastructure repair

Demand: Survey

1b. Indicate the entity associated with this storage



Demand: Survey



Yes 1. Are you aware of any departmental storage issues within your college?

New Mexico Department of Agriculture	NMDA, as a constitutional state agency responsible for regulatory and policy activities, maintains an exuberant amount of data. A majority of the records and data is subject to New Mexico's Records retention statutes. Records include pesticides, nursery and weigh masters licensing. Records also include feed, seed, pesticide registrations as well as a magnitude of different record types all subject to different retention schedule. NMDA is working toward electronic storage however legacy records and some process will continue in paper form requiring continued storage.
College of Health, Education, and Social Transformation	<p>Due to increased data growth TPAL needs space to store RMR student and employee files. The space requires security measures due to information it has and requires space to be located nearby the Administration Office in case a file is needed immediately.</p> <p>TPAL requires space to store equipment and materials such as computer, monitors, printers, AV equipment, and book orders.</p>
College of Health, Education, and Social Transformation	Generations of administration and faculty (for at least 20 years) have left behind boxes of paperwork, old computer equipment, old textbooks, furniture and parts of furniture, and many kinds of miscellaneous material in the offices on the third floor of the HSS building. Offices and rooms that were designated specifically for storage are haphazardly crammed with these things. Offices that were not assigned to specific individuals also were opportunistically used to store these materials. Ownership of these materials is not indicated. We need office space for faculty and staff but we have offices filled with things put in the offices (perhaps for temporary storage) and then left there

Demand: Survey



Yes 1. Are you aware of any departmental storage issues within your college?

<p>College of Health, Education, and Social Transformation</p>	<p>Most of our storage issues are either related to lab equipment, surplus items awaiting disposition, and academic files.</p> <p>Lab Equipment: The SON Skills and Simulation lab already rents two storage buildings from NMSU to store equipment we are unable to use due to the pandemic and social distancing restrictions. This equipment is either not frequently used or items we are holding onto until after the lab remodel before a decision is made about disposing. We also use several office spaces on the first floor of the HHS building to store other large pieces of medical equipment and overflow supplies that are used on a daily basis that no longer fit within our current lab space. We also have a Sleep Pod that would benefit from a separate office space within the HHS building for all faculty and staff to use.</p> <p>Items awaiting disposition: We have an entire area in our Advising office that contains items that need to be disposed. The pandemic has slowed down the entire University's process of using RePete and being able to send equipment to the warehouse resulting in a large stockpile. A central location for all items that need to maneuver through this 4-6 week process would be beneficial.</p> <p>Academic files: The SON Academic Files are in the process of being scanned. All current students have electronic files, its the older ones that we need to complete. However, we are in the process of scanning those records too. There are 3 or 4 large rolling filing cabinets that contain old records that have not met their disposition deadline that could be stored in a central location.</p>
<p>Health, Education and Social Transformation</p>	<p>There is only one storage room for SSW and that one is completely filled. It's difficult to open the door.</p>
<p>FS Warehouse</p>	<p>Material Services runs out of space when product is not picked up in a timely manner (72hrs).</p>
<p>Athletic administration</p>	<p>We manage and administer 14 sports for about 350 student-athletes. We have very limited space for storage.</p>
<p>Engineering (Mechanical & Aerospace Engineering Department)</p>	<p>Some loss of storage space to Facilities use during renovation. Some storage available; but inconvenient because access is through a classroom</p> <p>Some storage needed for student organization use</p> <p>Some research storage needed that provides large entry and same level access to outside (movement of large equipment in and out for research use)</p>

Demand: Survey

2. Do you know of any opportunities within your college to reclaim academic or office space currently use for departmental storage?



Demand: Survey



Yes

2. Do you know of any opportunities within your college to reclaim academic or office space currently use for departmental storage?

College of Health, Education, and Social Transformation	<p>Offices on the third floor of the HSS building that are not currently assigned to current faculty, staff, graduate assistants, student organizations and research centers house the materials described above. Most of these offices are believed to be under the jurisdiction of the Department of Public Health Sciences. There are two storage rooms - 320A and 318A, that are full of material under the jurisdiction of the former Dean's Office of the College of Health and Social Services. Some rooms are labeled for the Cancer Outreach Center and we believe that Center is using those rooms. Other rooms are labeled for Graduate Assistants, and it is not documented which graduate assistants are using the rooms. Our program for Peace Corps Alumni has one room assigned for their use. Our Public Health Sciences designated storage rooms are full. Our conference room is full. A number of offices currently full material are needed for the planned growth of our department's programs and centers.</p>
College of Health, Education, and Social Transformation	<p>There are offices and a entire area within the Advising office being used for storage. Central storage for items waiting for surplus would be a benefit to our space needs in the SON. In regards to lab equipment, most of this equipment is used on a daily or weekly basis so moving it to a location outside of HSS would be a burden on Faculty and Staff that would need to use it. The offices that are used for the lab equipment are also slated for the lab remodel, so while they could be reclaimed for a short period they eventually will be used to remodel the entire lab. Additional storage is being considered for the new lab space.</p>

Demand: Survey



No

2. Do you know of any opportunities within your college to reclaim academic or office space currently use for departmental storage?

New Mexico Department of Agriculture	Access to records on a regular basis is needed, including historical records. NMDA process NM Inspection of Public Records requests on a daily basis and quick and easy access allows to meet IPRA requirements. Centralized storage would be good for items not subject to accessibility and retention requirements.
University Advisement	University Advancement - Foundation, Inc is currently digitizing all files in our department. We will be going into a cloud based storage system so there will be no need for a large amount of filing cabinets, bankers boxes, storage, etc. However, this is only within our department. There could exist a need for other departments to have extra storage made available to them. So the answer of "no" to this question is only in regards to this department's needs.
FS Administration	We don't have need for additional departmental storage.
ICT	ICT has adequate storage space
Engineering (Mechanical & Aerospace Engineering Department)	Most storage is accessed on as needed basis, daily or weekly. Offsite storage has associated issues: someone available to access; parking availability on return; appropriate vehicles to transfer items, etc. Additional warehouse storage for items needing surplus might serve us better than additional dept. storage. Student organization & research storage spaces would be helpful, but more helpful if onsite near student org and research lab spaces.

Demand: Survey

3. Would you be in favor of increasing departmental storage opportunities by constructing additional centralized storage?



Demand: Survey



Yes 3. Would you be in favor of increasing departmental storage opportunities by constructing additional centralized storage?

University Records Office	Use of departmental space to store items seems like a poor use of space
HEST	Yes, this sounds like a good idea whereby departments can have more storage space.
College of Health, Education, and Social Transformation	Yes, but I believe that stored materials should be documented and managed. If documentation and management is not done, we will just be duplicating our current storage and space issues in another building. It should not be acceptable for faculty and high level administrators to take no responsibility for the materials they created, particularly confidential materials about faculty, staff, or students. Once materials are left behind, then the handling of those materials is no longer controlled. Future support staff are expected to deal with a backlog of materials and the space and confidentiality issues within those materials which were created and left behind by previous administrations.
College of Health, Education, and Social Transformation	Yes for certain items. Academic files and items that are awaiting disposition would be very conducive to centralized storage.
Health, Education and Social Transformation	It would be very helpful and convenient to be able to put the overflow of items we have since at the moment we have very limited space.
Athletic administration	YES. Would like to have something close to the Fulton Center which would be a central location

Demand: Survey



No 3. Would you be in favor of increasing departmental storage opportunities by constructing additional centralized storage?

New Mexico Department of Agriculture	Access to records on a regular basis is needed, including historical records. NMDA process NM Inspection of Public Records requests on a daily basis and quick and easy access allows to meet IPRA requirements. Centralized storage would be good for items not subject to accessibility and retention requirements.
University Advisement	University Advancement - Foundation, Inc is currently digitizing all files in our department. We will be going into a cloud based storage system so there will be no need for a large amount of filing cabinets, bankers boxes, storage, etc. However, this is only within our department. There could exist a need for other departments to have extra storage made available to them. So the answer of "no" to this question is only in regards to this department's needs.
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Demand: STEM Outreach Center



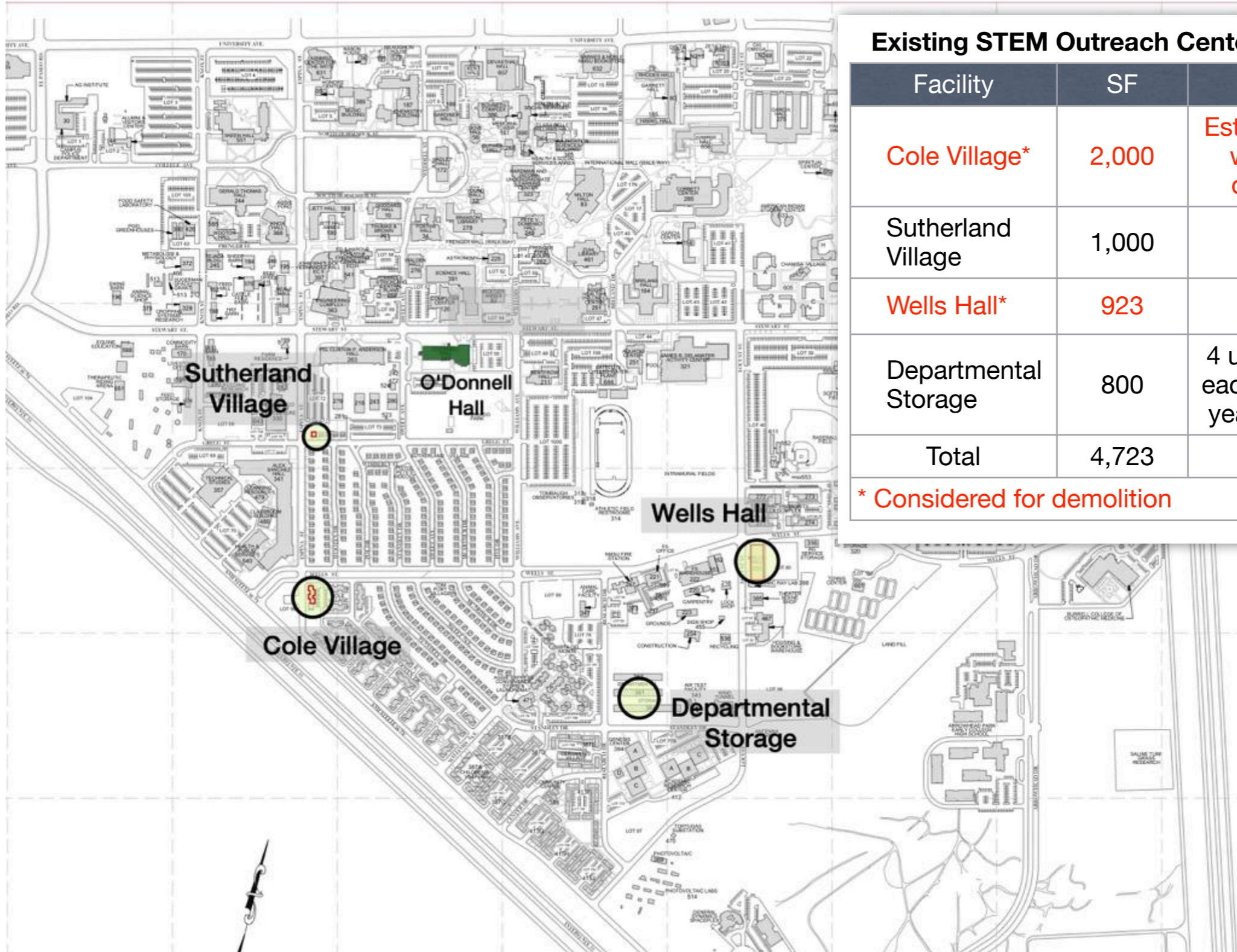
The STEM Outreach Center is a Research and Outreach program in NMSU College of Health, Education and Social Transformation. The Center provides STEM educational material kits to school districts throughout southern New Mexico

- The STEM Outreach Center is currently located in multiple locations on NMSU's main campus.
- The existing locations do not have sufficient amount of storage and processing space to support current operations and have functional issues.
- The grant funding the program has been extended and doubled the school districts served exacerbating the space issues.
- The Center currently occupies 4,800 sf and about 3,000 sf of the existing space is considered for demolition
- The Center is requesting 10,000 sf of storage and processing space to serve mid-, to long-term needs

See Resource Appendix for a separate report discussing various lease options to support short-term space needs

The Center is investigating short-term options to meet space needs, but also seeks a longer term strategy to meet their storage needs

Demand: STEM outreach Center



Existing STEM Outreach Center Locations

Facility	SF	Note
Cole Village*	2,000	Estimate. Space will soon be demolished
Sutherland Village	1,000	Estimate
Wells Hall*	923	6 spaces
Departmental Storage	800	4 units at 200 sf each (\$1,400 per year lease cost)
Total	4,723	

* Considered for demolition

Findings

Central Storage Demand

- Demand for short-term storage at the FS Warehouse will likely remain constant
- The storage survey indicates that most of departments responding have storage issues, and favor the opportunity to use a central storage facility if that option were available
- STEM Outreach Center has a continued mid-, to long-term demand for storage space
- Record storage demand will likely decrease with continued digitizing and mandated retention requirements

Central Storage Supply

- Central storage capacity of the FS Warehouse used by Purchasing and Facilities Services appears to be adequate
- There are limited opportunities for central storage available to departments
 - Housing / Bookstore Warehouse is not available for general departmental use
 - Warehouse dedicated for use by housing for replacement furniture
 - Warehouse is in poor condition and does not optimize use of existing high-bay space (the building also houses other auxiliary services functions)
 - Departmental Storage Facilities offering (unconditioned) unit storage is 90% full
 - About 14% of current central storage space (15,500 nsf in buildings totaling 35,800 gsf) is within buildings planned for demolition
 - Wells Hall, Livestock Office, AG Service Storage, Nason House Garage, Flammable Storage)
 - Some space currently used for temporary storage (i.e., Cole Village facilities)
- Survey results and anecdotal accounts indicate that there are opportunities to reclaim underused space used for storage within academic buildings. There is no clear data regarding how much space can potentially be reclaimed for other use without an independent space audit of each building.

Taking into account existing central storage demand and future supply (after planned demolitions) indicates there is gap in storage capacity to serve general and specialized departmental needs

Central Storage Demand Ranges

Demand	Existing NSF	Existing GSF	Possible NSF Range for a central storage facility			Note
Replace Current Storage Facilities to be demolished	15,500	35,820	9,300	-	12,400	Assumes more efficient space use - 20% (high) to 40% (low) by use of a facility optimized for storage
Other Academic Demand (Repurpose existing space)	7,500	12,000	4,500	-	6,000	A preliminary estimate of current space use (accounting for STEM) and assumes more efficient space use - 20% (high) to 40% (low) by use of a facility optimized for
Contingency @ 15% (rounded)			2,000		3,000	Contingency to account for incomplete data regarding academic demand and possible future growth
Total Net Square feet	23,000		15,800	-	21,400	
Gross Square Feet		47,820	19,800	-	26,800	Adds 20% for support spaces and tare (loading dock, mechanical, administrative office, restrooms, walls)

Characteristics of a possible Centralized Storage Facility

- Structural mid to high bay construction allowing possible mezzanines, and industrial storage systems use
- Open, flexible layout to allow partitioning of space in a variety of ways to meet individual demand and security requirements
- Conditioned space within normal temperature and humidity occupancy ranges
- Truck access with loading dock
- Operation
 - Centrally managed
 - Departments should be charged for space use to discourage long-term storage and encourage disposition of material and equipment when no longer needed

ROM Cost Range*
for a Centralized Storage Facility

	Range	
Gross Square Feet	19,800	- 26,800
Construction Cost	\$7,240,000	- \$9,800,000

*Raw Order of Magnitude (ROM) Cost assuming \$275 / sf construction cost and a 1.33 multiplier to total project cost

Potential Benefits

- Opportunities to decrease overall space and replace with more efficient dedicated storage space
 - With planned demolitions, reduces overall NMSU total square feet (net decrease of ~20,000 gsf)
 - Potentially make available space currently used for storage to be reclaimed for more effective use
- Optimized for better storage space utilization
- Potentially less costly to operate than existing storage facilities due to sustainable construction standards
- Industrial / Warehouse type of construction (relatively) less expensive than institutional level construction

Next Steps

- 1. Develop (or strengthen) university policies to incentivize the decrease of on-site storage of records past their required retention period, excess furniture, and outdated or inoperative equipment**
- 2. Follow up on the potential opportunities to reclaim space currently used for storage noted by the College of Health, Education, and Social Transformation in the survey**
- 3. Conduct a comprehensive audit of NMSU space to identify areas that are underutilized**
- 4. Investigate means and associated costs to replace or improve utilization of the Housing / Bookstore Warehouse (437)**
- 5. Identify potential main campus sites for a consolidated storage facility**

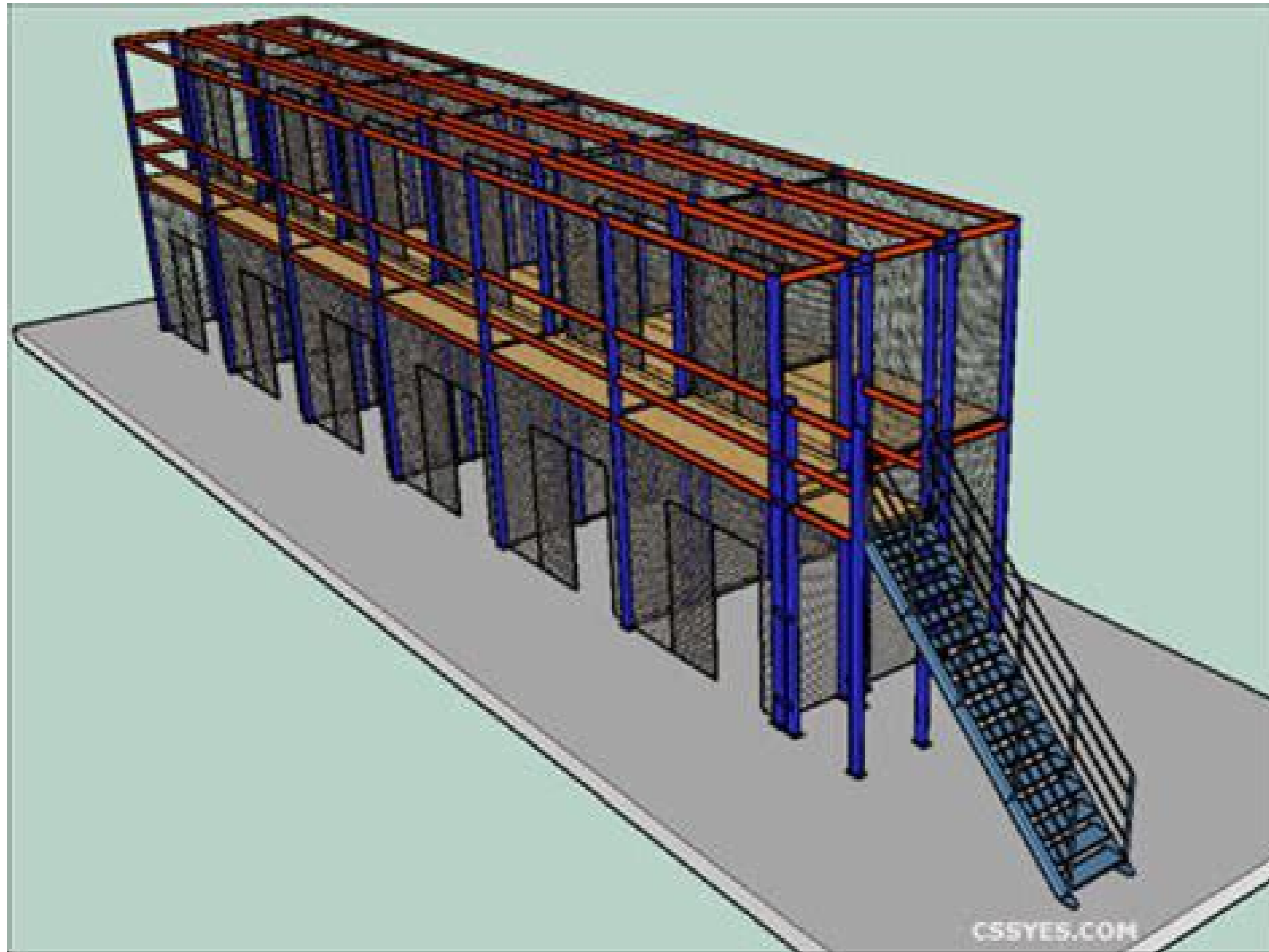
Appendix Resources

Storage System Example

Example Departmental Storage at UNM University Advisement & Enrichment Center



Storage System Example



*SOURCE: DESIGN BUILD STORAGE WAREHOUSE SYSTEMS (CSSYES.COM)

Example: Storage Policy

Example of Departmental Storage Policy at the University of Tennessee Knoxville

[HTTPS://WAREHOUSING.UTK.EDU/STORAGE/](https://warehousing.utk.edu/storage/)



Warehousing Services

Storage

Long Term Storage

Warehousing provides limited storage for university property at 2121 Stephenson Drive, Knoxville, TN 37996.

Charges are 50 cents per square foot, per month, with the minimum square footage being 36 square feet.

Single items that require more than 36 square feet cannot be accepted. Storage space at this facility is extremely limited, and only those items that require frequent access, or removal and return are accepted.

The warehouse is not climate controlled nor alarmed; so sensitive, pilferable, or special handling items are not recommended for storage. Examples of items that may be stored are: forms, publications, brochures, and telephone books.

Items that are hazardous, toxic, or dangerous **will not** be accepted for storage.

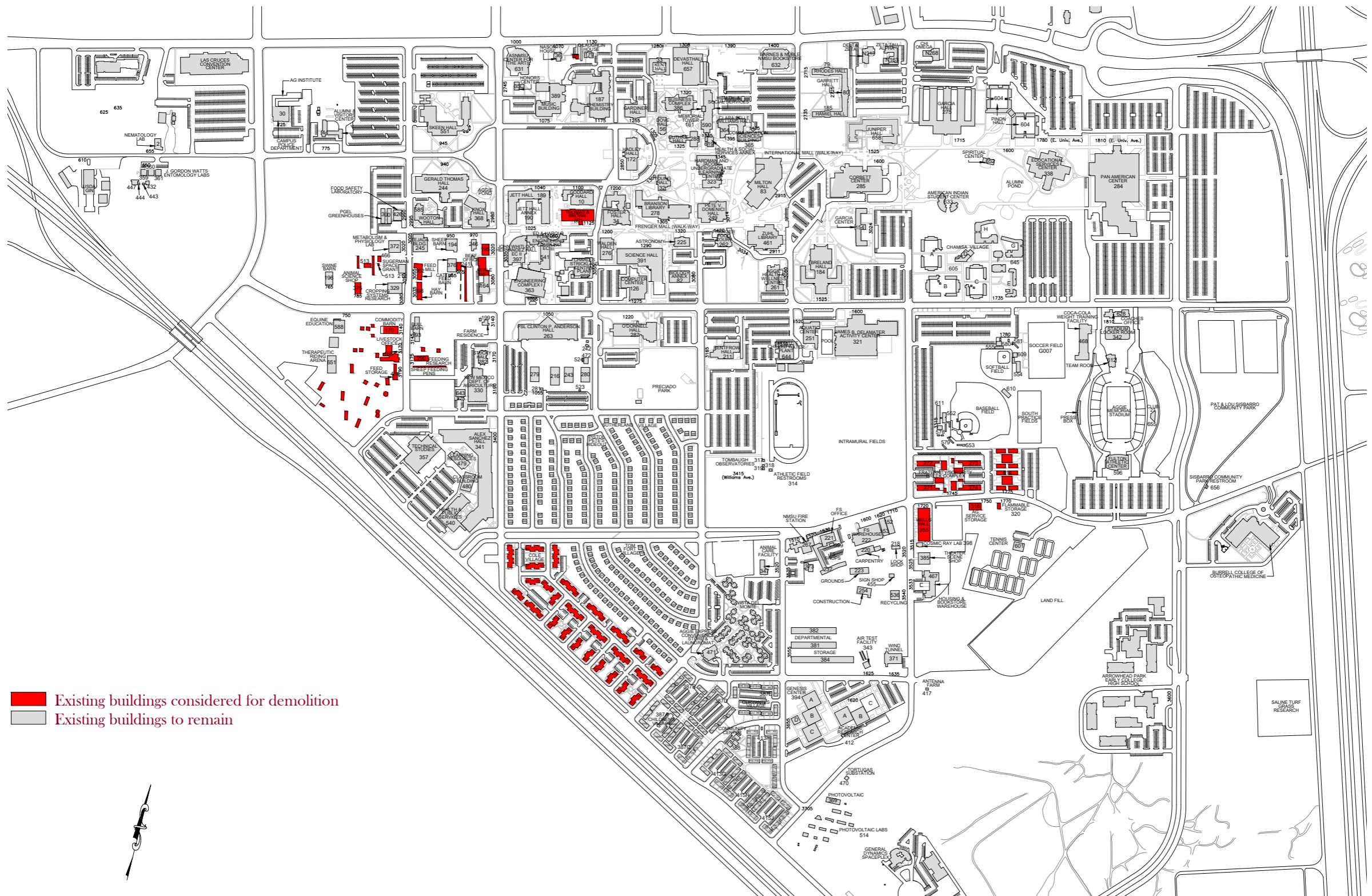
Short Term Storage

This type of storage is for temporary storage of university property not to exceed five business days. In situations where delivery to departments is not possible, or forklift services are required to offload the delivery truck, Warehousing may be able to provide short term storage until the department can make arrangements to have the property moved.

Again, the types of property accepted are strictly limited. The base rate for this service is \$75 per truck including 2 pallets, as long as one person and one forklift are used, plus \$8 per additional pallet. This rate includes loading the vehicle that takes the property to the department. Rates will vary depending upon the resources needed to offload and onload the truck.

It is strongly suggested that Warehousing be contacted before directing a truck to the warehouse. Warehousing reserves the right to refuse to accept certain loads for cause.

Buildings Considered for Demolition



Existing buildings considered for demolition
Existing buildings to remain



Central Storage Facilities

Housing and Bookstore warehouse



VIEW TO THE EAST

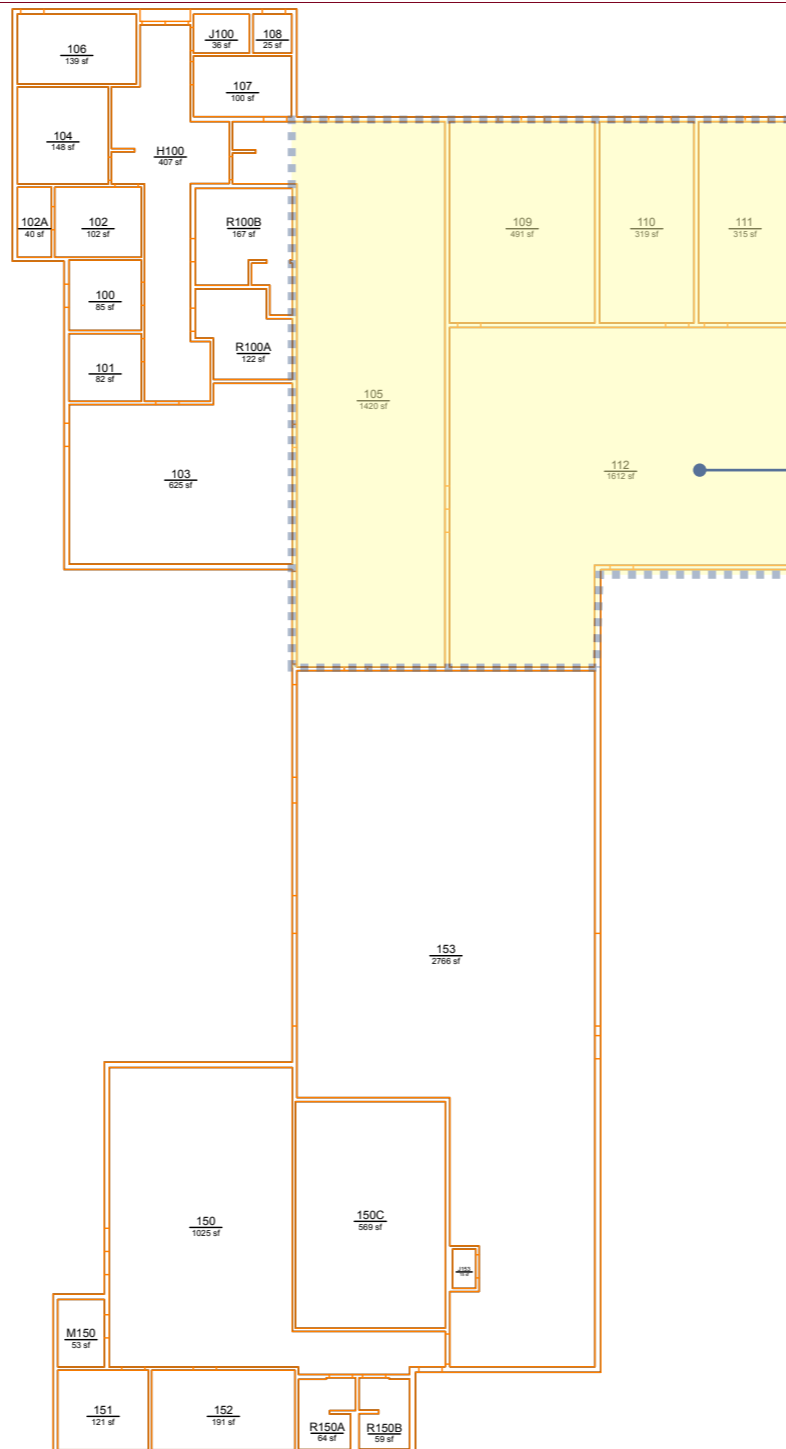
Housing and Bookstore warehouse



VIEW TO THE WEST

Image Landsat / Copernicus

Housing and Bookstore warehouse



WAREHOUSE STORAGE AREA



FACILITIES & SERVICES
UNIVERSITY ARCHITECT & SPACE MANAGEMENT
NEW MEXICO STATE UNIVERSITY
LAS CRUCES, NM 88003
PHONE # 646-7734

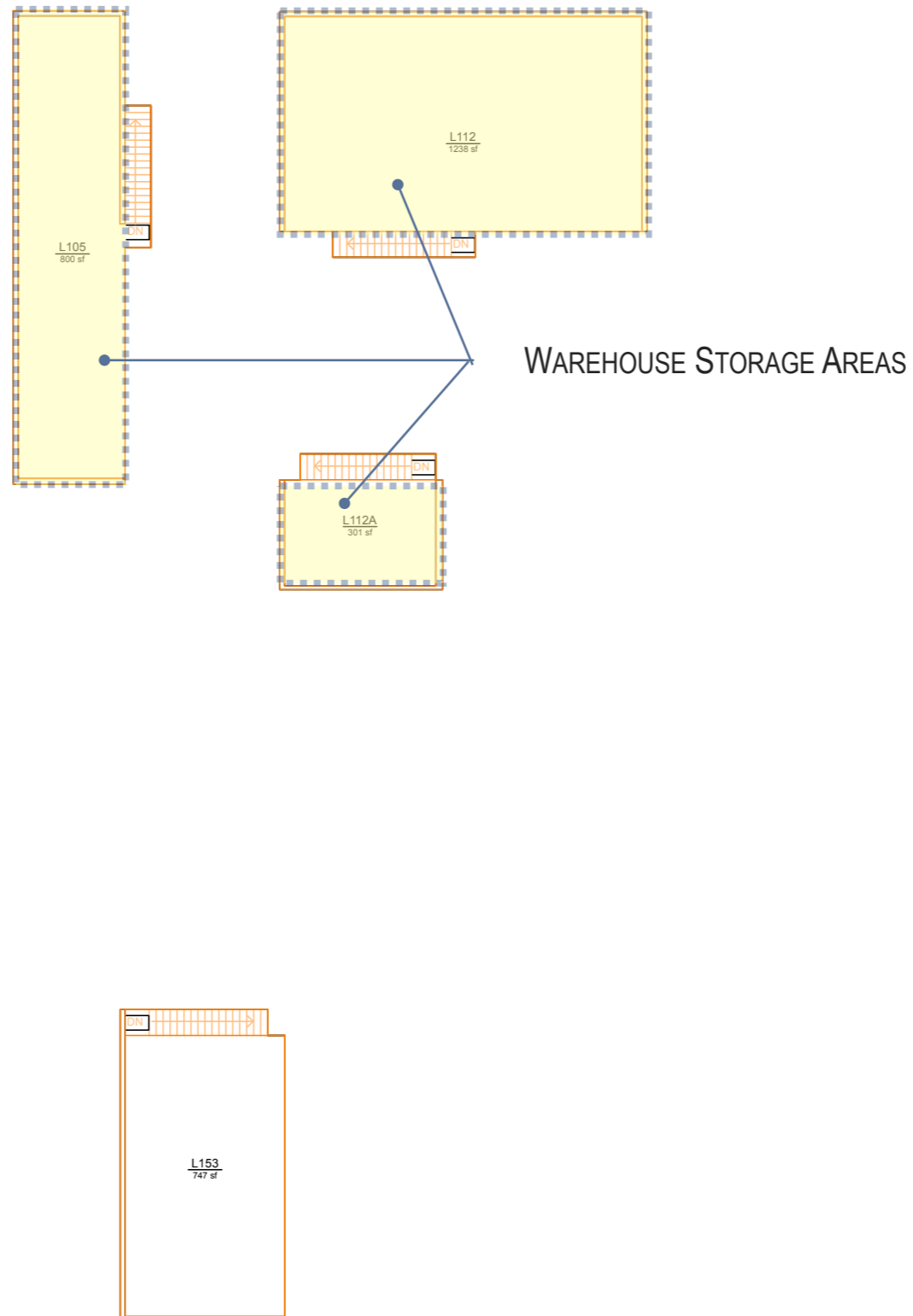
NAME-HOUSING & BOOKSTORE WAREHOUSE	DRAWN BY	DATE	NOTES
NUMBER- 467	JD	05-31-16	MADE UPDATES & UPLOAD TO AIMCAD.
ADDRESS- 3533 LOCUST ST.			
YEAR BUILT- 1/1/1992	RD	10-05-17	UPDATED TITLE BLOCK
BUILDING GSF- 15184			
BUILDING NASF- 14184			
FLOOR GSF- 11901			
FLOOR NASF- 11098			

Room numbers used in this drawing reflect actual room markings where available. Unmarked rooms are assigned a number based upon surrounding room numbers. Please contact this office to coordinate all changes in room numbering.

*Note: This drawing has been prepared for FACILITY AUDIT purposes and is not to architectural drawing specifications. All room dimensions and square footage data are very accurate. Please inform this office of any changes, errors or omissions to maintain accurate drawings and database information.

FLOOR:	1
SHEET:	1-2

Housing and Bookstore warehouse



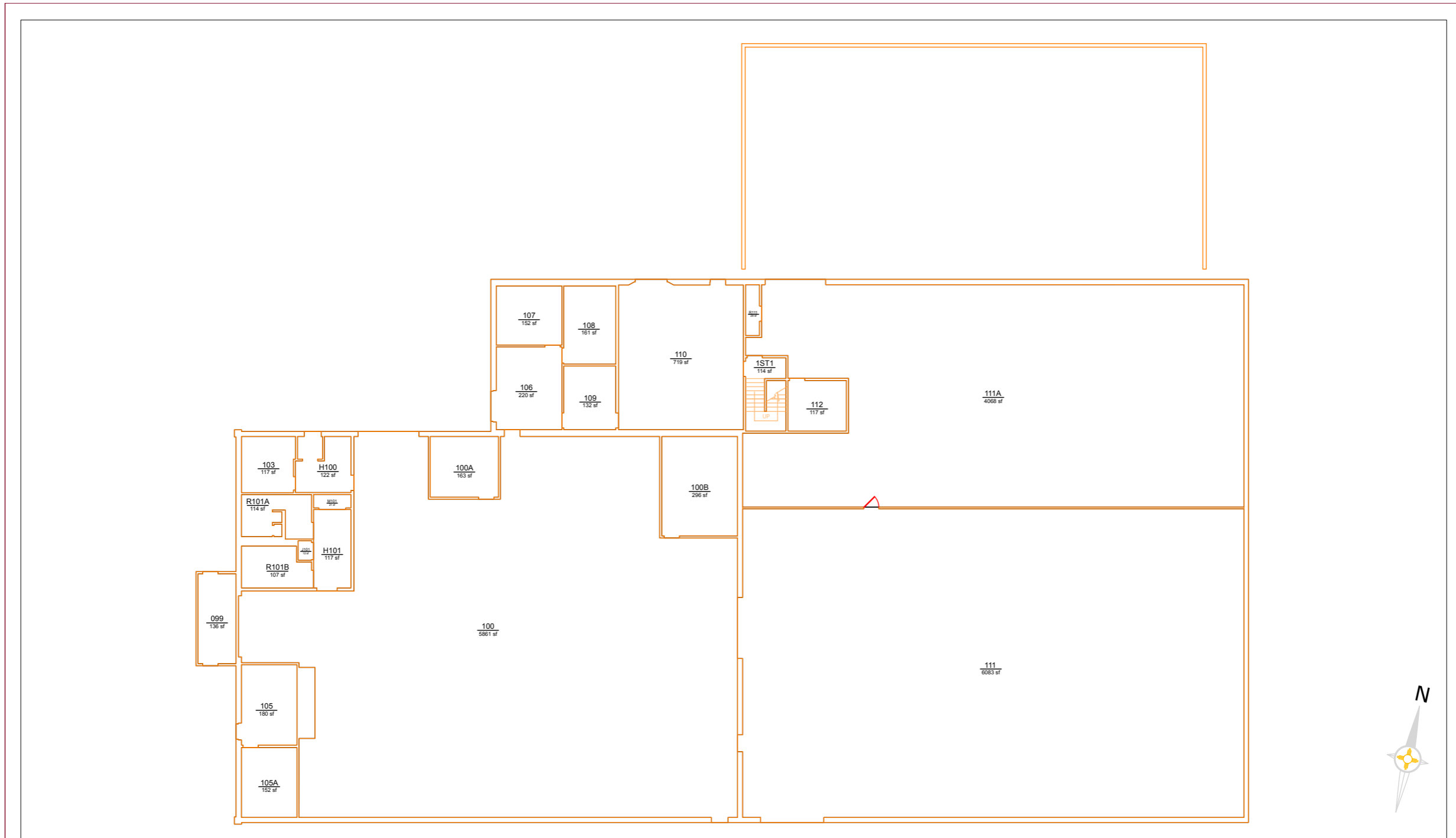
NAME- HOUSING & BOOKSTORE WAREHOUSE	DRAWN BY	DATE	NOTES
NUMBER- 467	JD	05-31-16	MADE UPDATES & UPLOAD TO AIA/CAD.
ADDRESS- 3533 LOCUST ST.			

FS warehouse



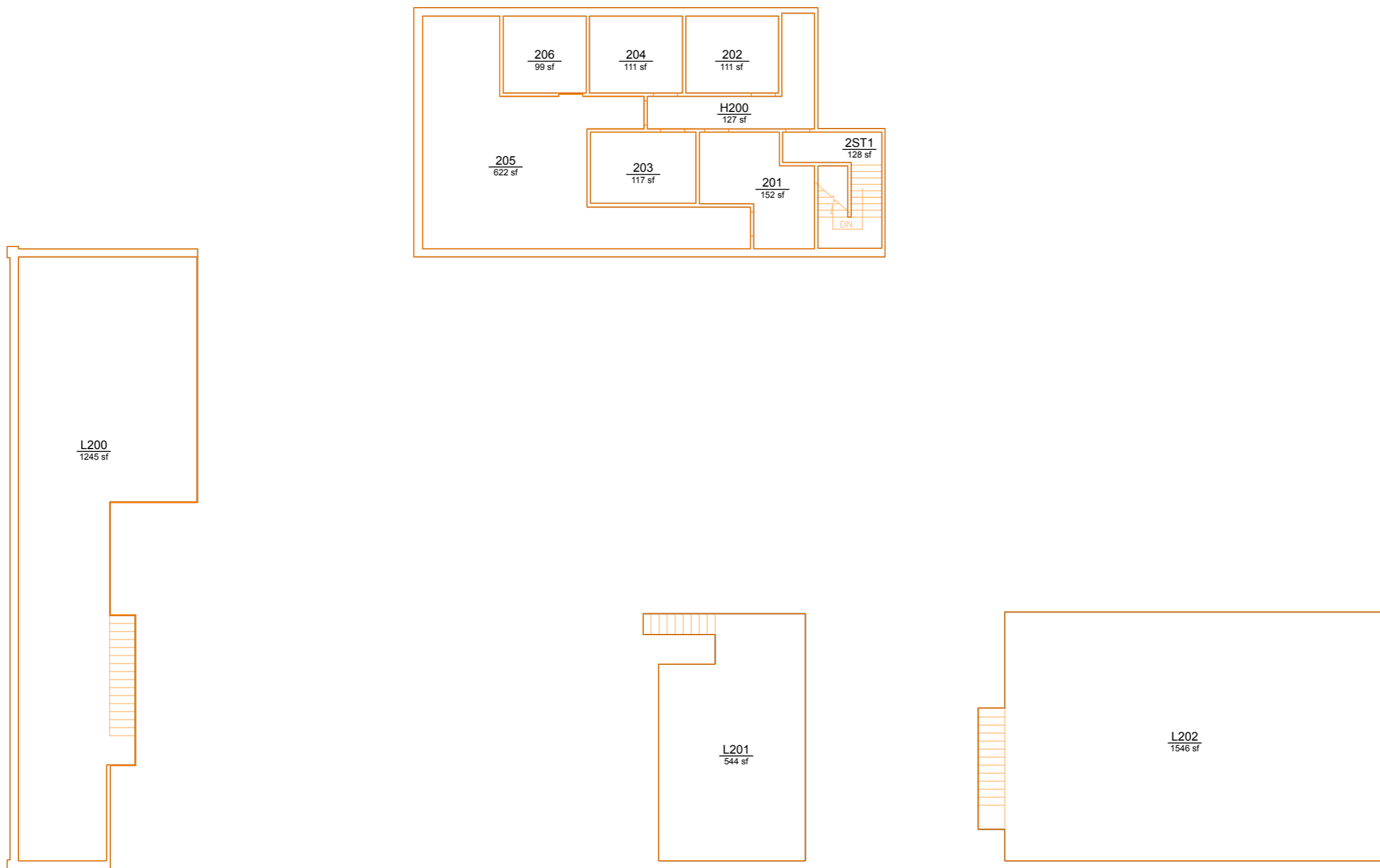
VIEW TO THE SOUTH

FS Warehouse



<p>FACILITIES & SERVICES UNIVERSITY ARCHITECT & SPACE MANAGEMENT NEW MEXICO STATE UNIVERSITY LAS CRUCES, NM 88003 PHONE # 646-7734</p>	NAME- FS WAREHOUSE	DRAWN BY	DATE	NOTES	<p>Room numbers used in this drawing reflect actual room markings where available. Unmarked rooms are assigned a number based upon surrounding room numbers. Please contact this office to coordinate all changes in room numbering.</p> <p>*Note: This drawing has been prepared for FACILITY AUDIT purposes and is not to architectural drawing specifications. All room dimensions and square footage data are very accurate. Please inform this office of any changes, errors or omissions to maintain accurate drawings and database information.</p>	FLOOR:
	NUMBER- 222	JD	05-09-16	AUDITED AND MADE CHANGES		1
	ADDRESS- 1600 WELLS ST.	JD	09-18-17	UPDATE TITLE BLOCK		SHEET:
	YEAR BUILT- 1/1/1960					1-2
	BUILDING GSF- 25306					
	BUILDING NASF- 23995					
FLOOR GSF- 20141						
FLOOR NASF- 19193						

FS Warehouse



NAME-FS WAREHOUSE	DRAWN BY	DATE	NOTES
NUMBER- 222	JD	05-09-16	AUDITED AND MADE CHANGES
ADDRESS- 1600 WELLS ST.			

Wells Hall



VIEW TO THE SOUTHWEST

Wells Hall



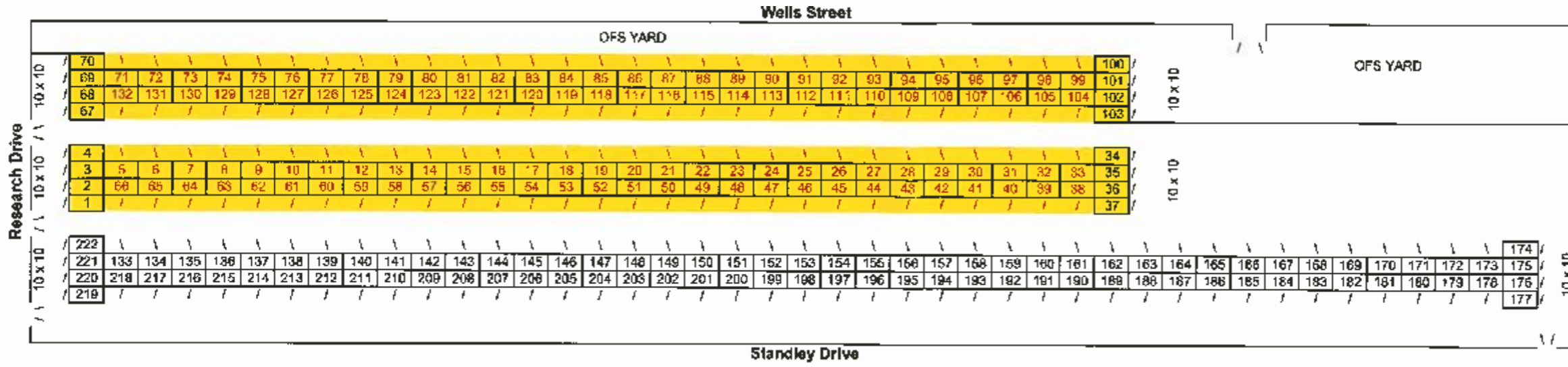
	FACILITIES & SERVICES UNIVERSITY ARCHITECT & SPACE MANAGEMENT NEW MEXICO STATE UNIVERSITY LAS CRUCES, NM 88003 PHONE # 646-7734	NAME- WELLS HALL	DRAWN BY	DATE	NOTES	Room numbers used in this drawing reflect actual room markings where available. Unmarked rooms are assigned a number based upon surrounding room numbers. Please contact this office to coordinate all changes in room numbering. *Note: This drawing has been prepared for FACILITY AUDIT purposes and is not to architectural drawing specifications. All room dimensions and square footage data are very accurate. Please inform this office of any changes, errors or omissions to maintain accurate drawings and database information.	FLOOR:
		NUMBER- 355	JD	05-04-15	AUDITED AND MADE CHANGES		1
		ADDRESS- 1720 WELLS ST.	JD	09-25-17	UPDATE TITLE BLOCK		SHEET:
		YEAR BUILT- 1/1/1978					1-1
		BUILDING GSF- 20049					
BUILDING NASF- 18210							
FLOOR GSF- 20049							
FLOOR NASF- 18210							

Departmental Storage



VIEW TO THE SOUTHWEST

Departmental Storage



bldg 382 Unit A
Completed July 2018

bldg 381 Unit B
Completed 10/4/2020

bldg 384 Unit C

Storage Units FY20

Vacant
Needs Repairs

Fund: 110144

of Available 10x10 Units: 2
of Available 10x20 Units: 3

Comments: Units vacated this FY: #177,185,193,75; V8 1-9 & 11-18

UNIT	COLLEGE	DEPARTMENT	UNIT SIZE	ANNUAL AMT	INDEX#	Fund #	Comments	ADMINISTRATOR	E-MAIL ADDRESS	MSC	PHONE	Last Updated	Rental Agmt Date	Bill From	Notes
Summary:															
10x10 Units			# units	cost/unit	Potential \$		Less Units Not Rented		Total FY Rent (as of 09/10/21)						
	Vacant		1	\$180	\$180		-\$180		\$0						
	No charge - Equip Rooms		3	\$180	\$540		-\$540		\$0						
	No charge - F&S		-	\$180	\$0		\$0		\$0						
	Rented		20	\$180	\$3,600		\$0		\$3,600						
		24		\$4,320		-\$720		\$3,600							
10x20 Units	Vacant		3	\$380	\$1,080		-\$1,080		\$0						
	No charge - F&S		-	\$380	\$0		\$0		\$0						
	Rented		185	\$380	\$70,200		\$0		\$70,200						
			198		\$71,280		-\$1,080		\$70,200						
Grand Total			222		\$78,600		-\$1,200		\$78,600						

NOT IN THE NMSU SPACE INVENTORY:

DEPARTMENTAL STORAGE

381 = 13,104 SF

382 = 13,104 SF

384 = 18,228 SF

TOTAL = 44,436* SF

*BASED ON GOOGLE EARTH MEASUREMENT

Relocation of the STEM Outreach Center

OCTOBER 25, 2021

ANNOTATED BASED ON 11.05.21 TELECONFERENCE

Attending
NMSU

Robert Estrada
Henrietta Williams Pichon
Juanita Hannah
Scott Eschenbrenner
Wanda Tamez / Javier Medina
Amanda Romero
Ophelia Watkins

ARC

John Petronis
Andy Aguilar
Dolores Anderson

Problem Statement

- The STEM Outreach Center is currently located in multiple locations on NMSU's main campus. The existing locations do not have sufficient amount of space to support current operations and have functional issues. The grant funding the program has been extended and doubled the school districts served exacerbating the space issues. One of the existing locations is scheduled for demolition necessitating the need to find additional space.
- NMSU has asked ARC to review the Center's needs and make a recommendation for a path forward

The STEM Outreach Center is a Research and Outreach program in NMSU College of Health, Education and Social Transformation. The Center provides STEM educational material kits to school districts throughout southern New Mexico

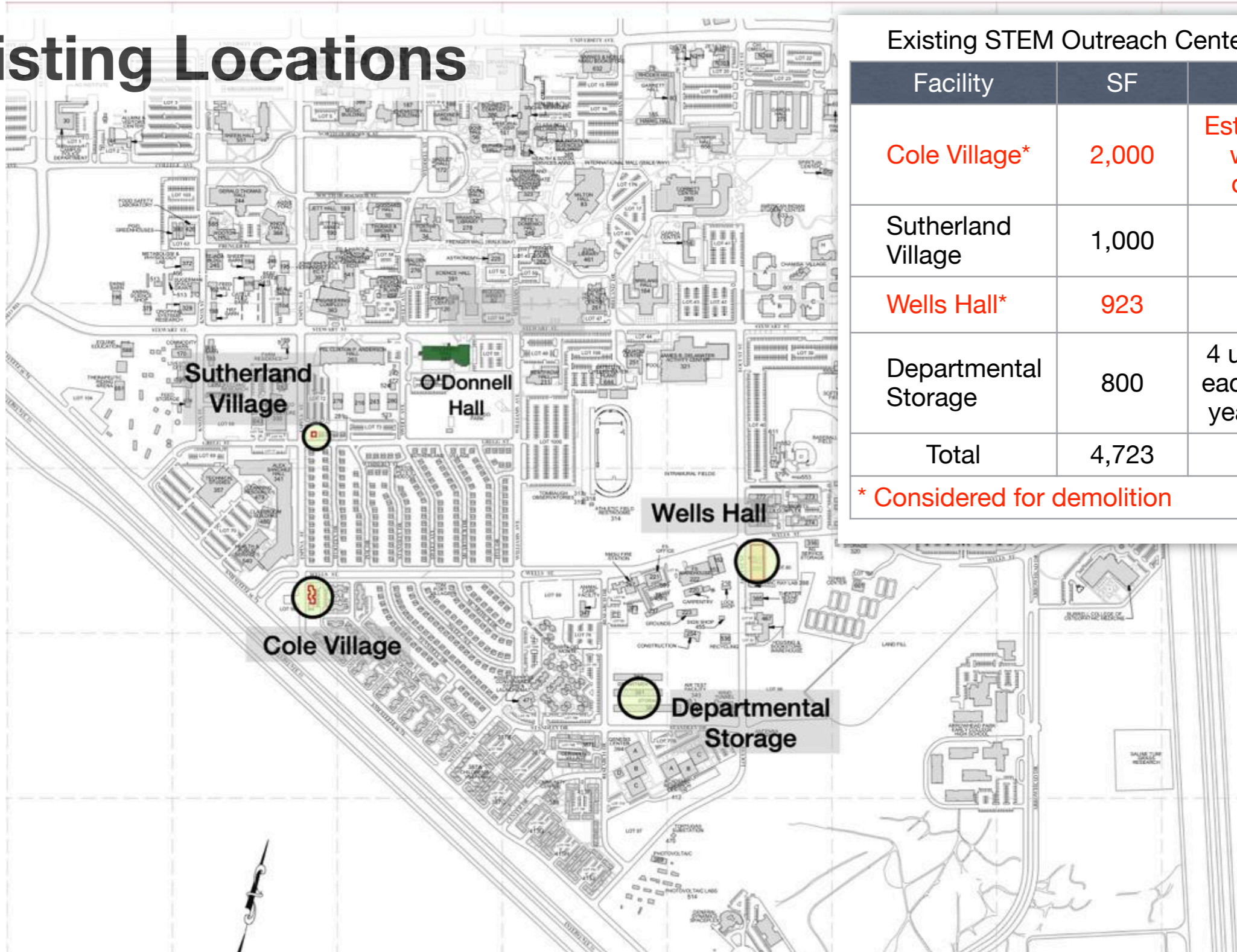
- The program is funded by a grant from NM PED which was recently renewed for another 5 years
 - The program was started in 2010 and NMSU became the fiscal agent in 2015
 - The new grant has the potential to lease space for storage items and activities
- The most recent renewal also expanded the program from 26 to 47 schools (essentially doubling the program)

Existing Space

- Currently, the program occupies approximately 4,500 USF in the the following locations:
 - ~1,000 sf at Wells Hall
 - ~2,000 sf at Cole Village (4 units total, but only about 500 sf in each is useable space)
 - ~1,000 sf at one of the Sutherland Village casitas at Espina and Gregg
 - The program also leases four (4) storage units at NMSU's storage facility for items that are not heat sensitive such as empty plastic tubs and program records.

Demand: STEM outreach Center

Existing Locations



Existing STEM Outreach Center Locations

Facility	SF	Note
Cole Village*	2,000	Estimate. Space will soon be demolished
Sutherland Village	1,000	Estimate
Wells Hall*	923	6 spaces
Departmental Storage	800	4 units at 200 sf each (\$1,400 per year lease cost)
Total	4,723	

* Considered for demolition

STEM Location Center



Work Flow

- The Center assembles STEM kits that are distributed to school districts
- The kits are typically compiled in plastic storage tubs of varying sizes, depending on the program materials (typically 4'x2'x2'). Once full, the tubs are only stacked 2 or 3 high due to their weight.
- The amount of materials and size of a kit can vary depending on the curriculum area (e.g., Science vs. Math). Although not ideal, distributing material, assembly and storage of kits by curriculum area into separate buildings or rooms is a possible solution.
- The work is cyclical, with materials and kits assembled for distribution each semester and for summer sessions. Materials are purchased in bulk, so the storage space must be large enough to accommodate large amounts of materials that may only be warehoused for a short amount of time.

Staffing

- The program is staffed by 10 regular staff, supplemented by another 10 work-study student employees who assist with kit assembly
- Staff and students are not in the space all of the time - staff have permanent office space in O'Donnell Hall and only go to the storage/assembly spaces to address material management (delivery, inventory, etc.), and while assembling and distributing kits
- When kit assembly is occurring, staff can be at the space full-time

Issues with Existing Space

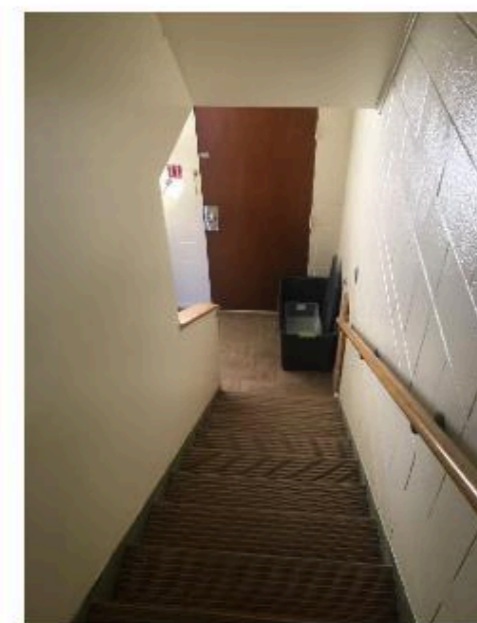
- The space in Cole Village has limited utilities, and only one unit has operable air conditioning, so temperature-sensitive materials such as crayons and clay often spoil. Cole Village is scheduled for demolition.
- None of the spaces is optimally configured to allow for assembly of kits, and the lack of utilities is a challenge for staff doing assembly work during periods of extreme heat or cold.
- Once assembled, kits must be stored until they are picked up by or delivered to the schools.
- The existing spaces do not provide adequate space for both assembly and storage of completed kits.

STEM Storage

Sutherland Village House on Greg Street



Cole Village, 3501 Espina



SOURCE: 2020 REQUEST FOR SPACE BY COLLEGE OF EDUCATION, DEAN'S OFFICE. (SEE RESOURCE MATERIAL)

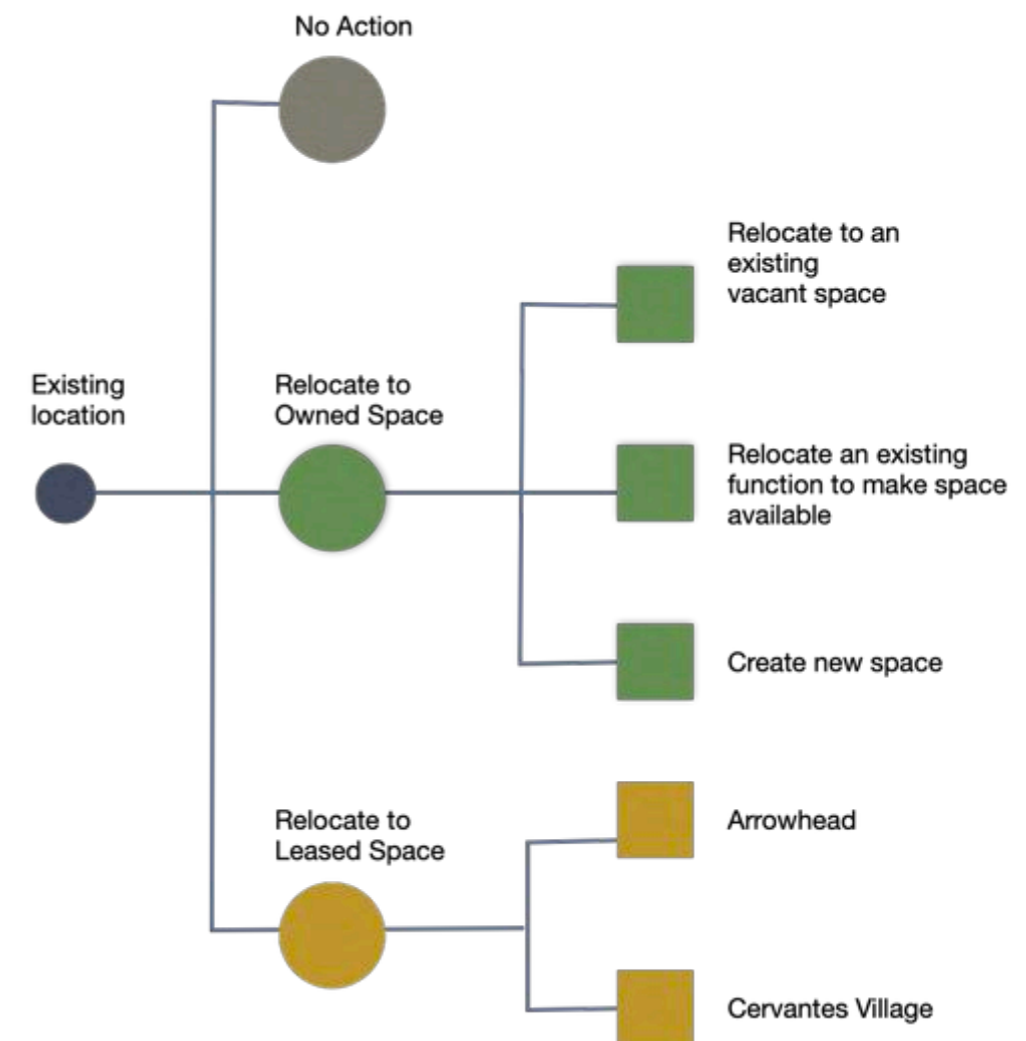
Space Requested

- With the expansion from 26 to 47 schools, the program anticipates a need for roughly double their existing space, and has requested a space of approximately 10,000 USF to accommodate their growing program needs
- The type of space needed includes both kit assembly space and warehouse/storage space for kit materials such as books, crayons and clay; supplies such as empty storage tubs; and completed kits
- Ideally, the program would like a space that can support all aspects of the process including material storage, kit assembly space, and completed kit storage such that items do not have to be moved twice
- The space should be conditioned (heating and cooling) and easily accessed for kit pickup

Relocation options Considered

Relocating to a suitable lease is the most feasible available short-term option

- No action – is not feasible due to the imminent loss of the existing Cole Village site. Action is required
- Relocating to NMSU owned space is not feasible since there are no vacant warehouse spaces of suitable size available to occupy or potentially relocate another use in the short term.* Creating new warehouse space is a mid- to long-term option but will not address the short-term space need.
- Relocating to a lease space is feasible. Space is potentially available and the new grant potentially provides a lease revenue source. The main disadvantage is that new lease space may not be as close to O'Donnell Hall as the existing center space.



*The 467- Housing and Bookstore Warehouse is currently occupied and existing evaporative cooling is not operational. Reuse of this facility may be possible in the future if NMSU constructs a consolidated storage facility (currently under study)

Relocation options Considered



Option	Pros	Cons	Feasible to meet Short-term Needs?
Do Nothing		Not a realistic option. Existing space not adequate. Cole Village Space will not be available	No
Occupy Existing Owned Space on Main Campus		10,000 sf of warehouse space not currently available	No
New Construction	Possible long-term option	Not available on time Capital resources not available	No (in short-term)
Lease	Grant resources available for lease Various lease options available	Annual lease expense	Yes

Lease Options Considered

	Available Space	Cost / SF	Monthly Cost	Yearly Cost	Space Class	Number of Structures composing available Space	Distance to O'Donnell (Miles)	Renovation Required
4600 Research Park Circle (Spaceplex, Arrowhead)	11,645	\$20.00	\$19,408	\$232,900	A	1	1.79	No
4605 Research Circle (Arrowhead)	8,244	\$15.00	\$10,305	\$123,660	A	1	1.79	No
Cervantes Village	11,172	\$5.91	\$5,500	\$66,000	B/C	6*	0.93	Possibly

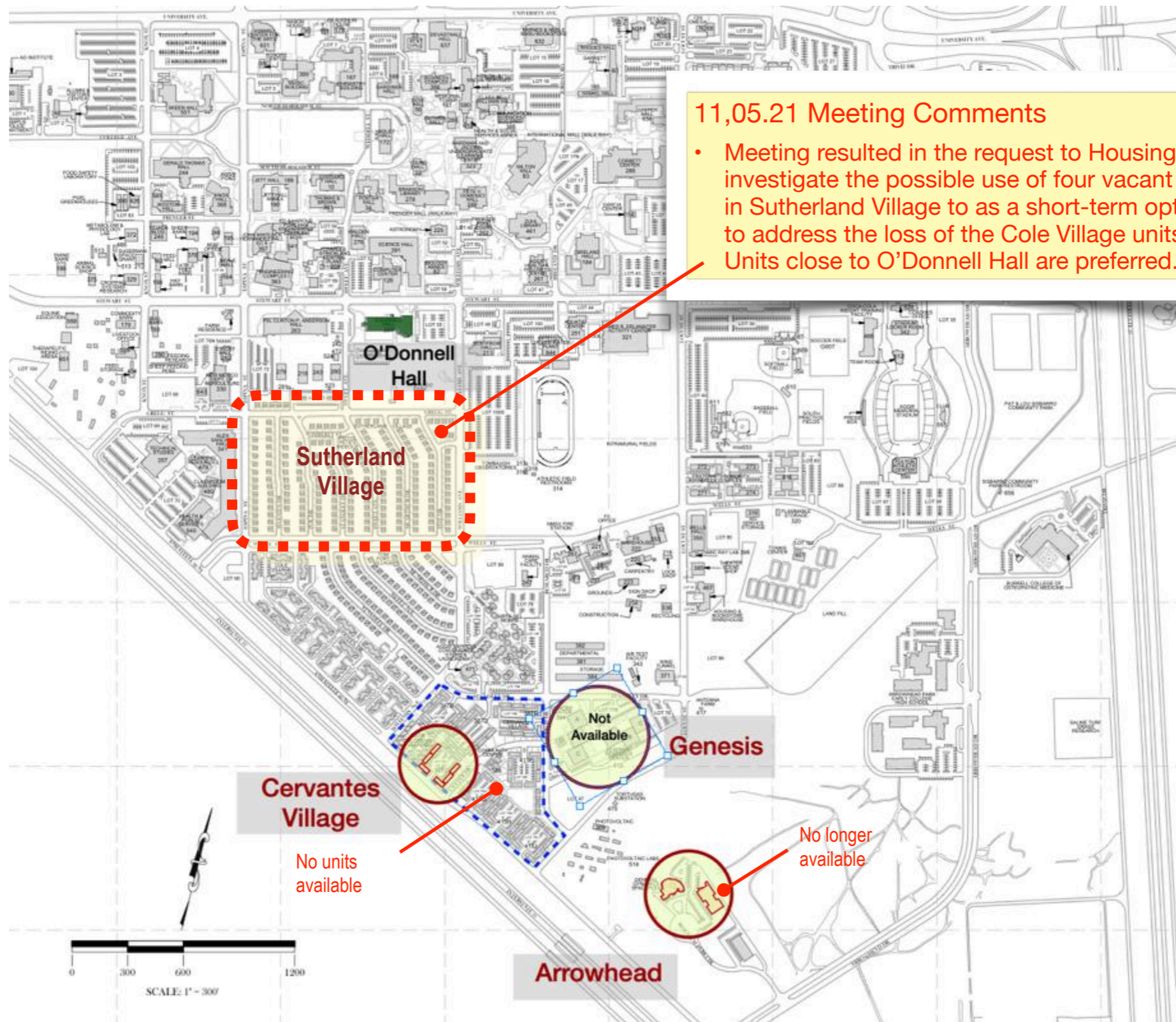
*Cervantes Village option is a composed of up to 6 residential structures of 1,862 sf each with a lease rate of \$11,000 per unit per year

11,05.21 Meeting Comments

- 4605 Research Circle is no longer available
- Cervantes Village is currently full and has a waiting list. Demand for student housing is high due to Covid.
- General agreement that 4600 Research Park Circle (formerly General Dynamics) is not appropriate due to cost and layout.
- Meeting resulted in the request to Housing to investigate the possible use of four vacant units in Sutherland Village to as a short-term option to address the loss of the Cole Village units. Units close to O'Donnell Hall are preferred.

See Resource Material for more information on each Lease Option

Lease options Considered



Recommendation



ARC recommends STEM Outreach relocate to Cervantes Village and to occupy as many available units as needed. The exact location and units selected would need to be negotiated with the NMSU Housing and Residential Life Department.

Rationale

- Closest lease option to O'Donnell Hall
- Least expensive lease option
- Provides sufficient space and opportunity for expansion by leasing additional units (more space potentially available than needed)
- Although functions would need to be distributed in multiple buildings:
 - The buildings are adjacent to each other with a common parking lot
 - The storage can potentially be distributed by curriculum and grade in separate structures
- Not as high quality space as other considered options, but Class A space is not required because:
 - Function is primarily storage
 - Space is not occupied on a full time basis
- The major disadvantages of this option are the need to negotiate a location and number of units, and alteration of the units may be needed.

	Recom- mendation
4600 Research Park Circle (Spaceplex, Arrowhead)	3
4605 Research Circle (Arrowhead)	2
Cervantes Village	1

11,05.21 Meeting Comments

- Cervantes Village is currently full and has a waiting list. Demand for student housing is high due to Covid.
- Housing to investigate the possible use of four vacant units in Sutherland Village to as a short-term option to address the loss of the Cole Village units.

Cervantes Village Location

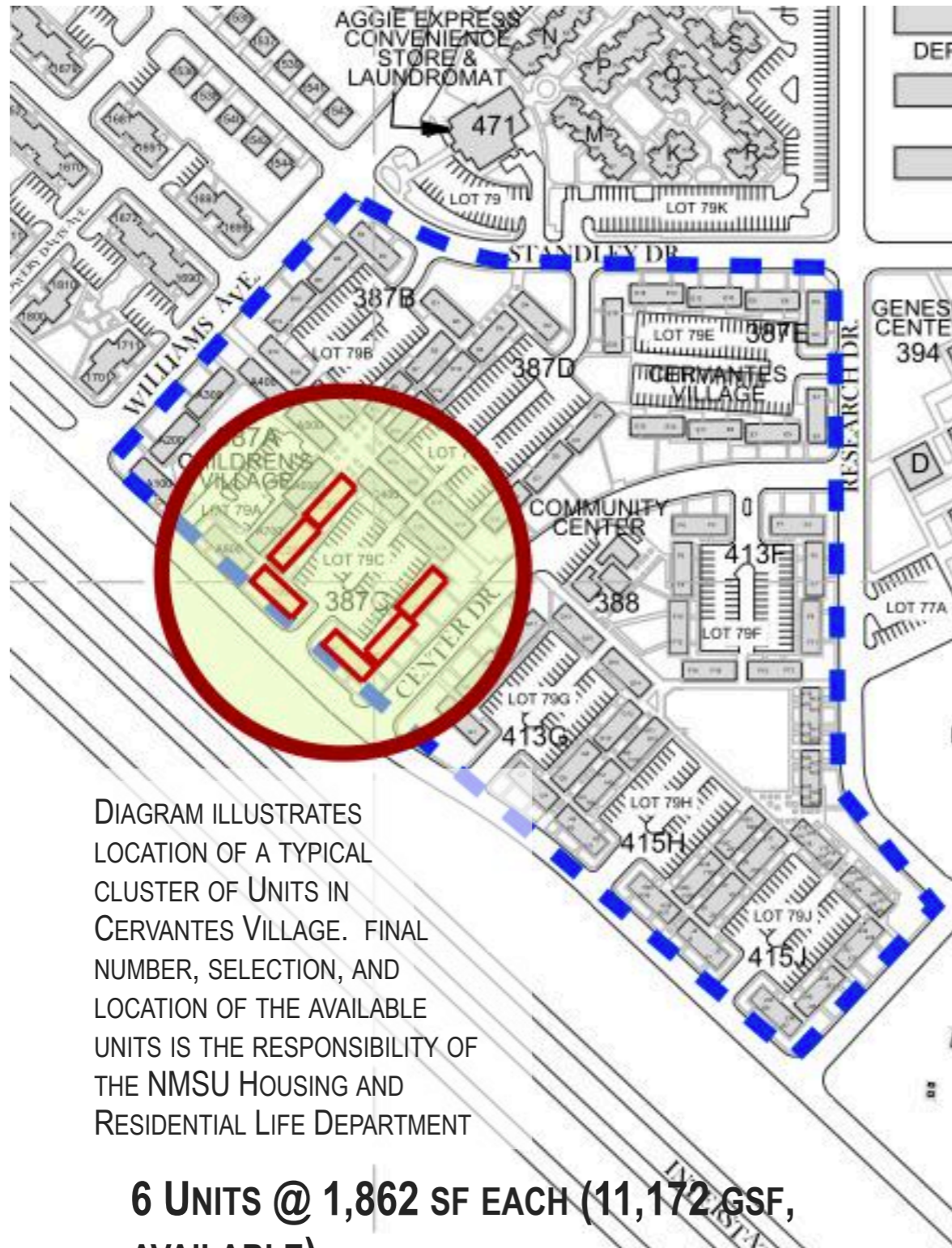
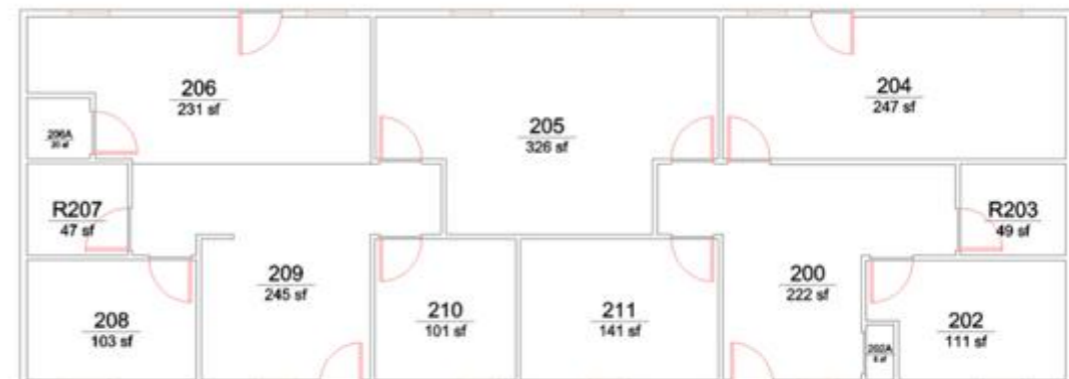
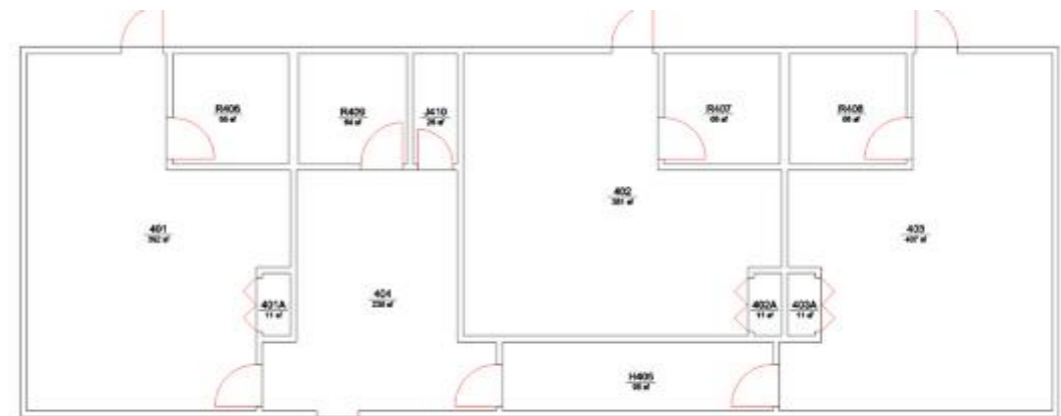
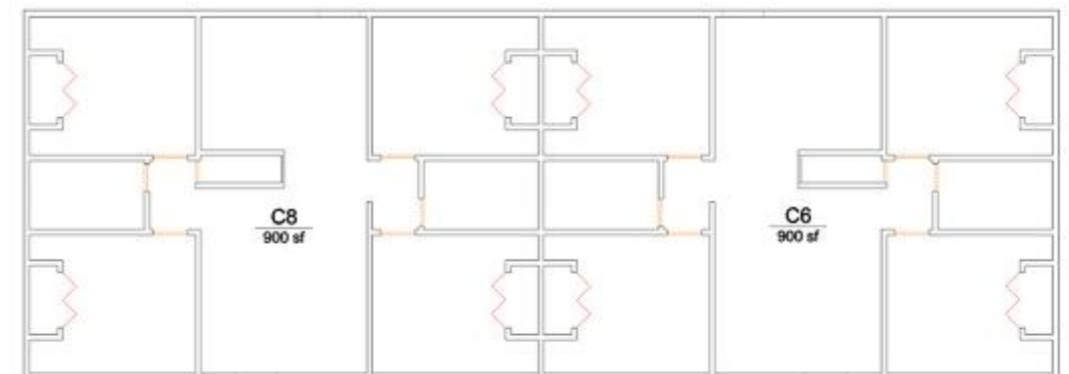


DIAGRAM ILLUSTRATES LOCATION OF A TYPICAL CLUSTER OF UNITS IN CERVANTES VILLAGE. FINAL NUMBER, SELECTION, AND LOCATION OF THE AVAILABLE UNITS IS THE RESPONSIBILITY OF THE NMSU HOUSING AND RESIDENTIAL LIFE DEPARTMENT

6 UNITS @ 1,862 SF EACH (11,172 GSF, AVAILABLE)

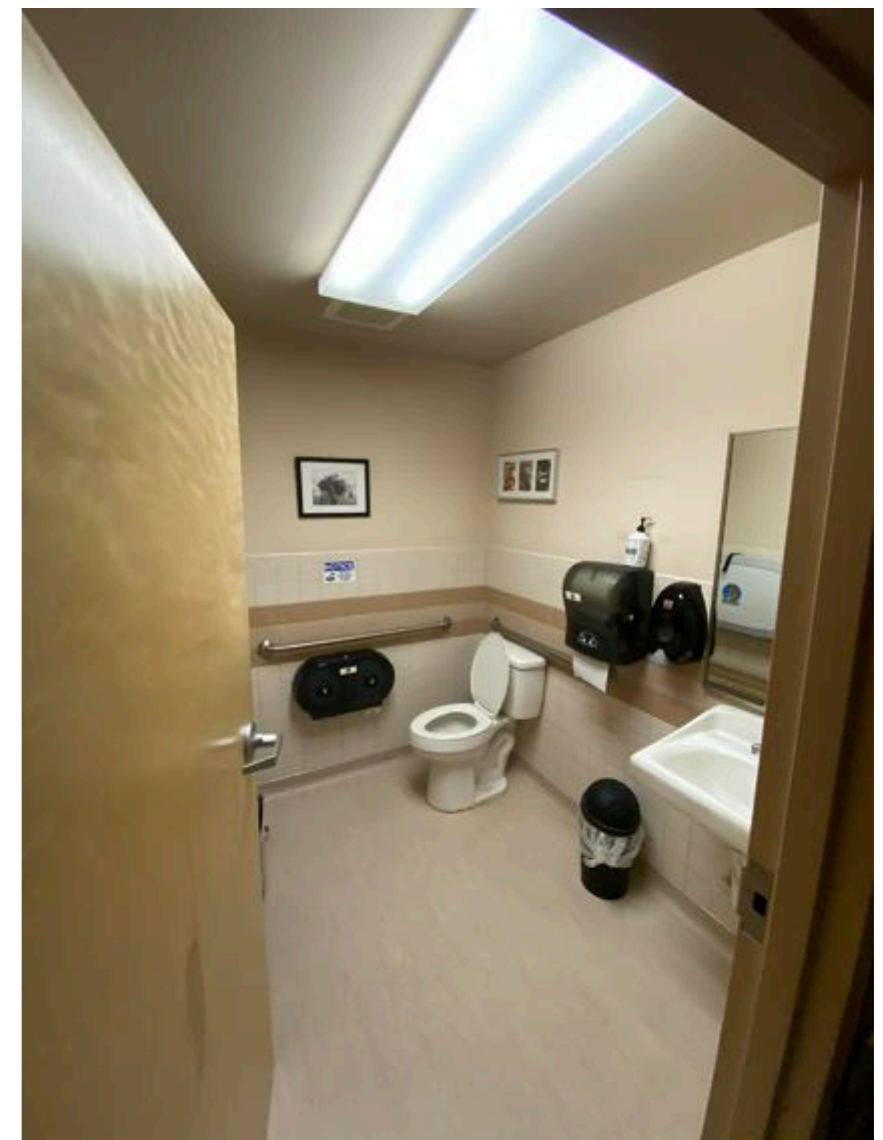
387 C: CLUSTER TYPICAL UNIT - 1,862 SF FLOOR PLAN VARIATIONS

(note floor plans may vary depending on location of the cluster / units selected)



Cervantes Village Unit

PICTURES ILLUSTRATE A 387A 100 UNIT OCCUPIED BY MYRNA'S CHILDREN VILLAGE



Observations About Other Lease Options

- 4605 Research Circle is ARC's second choice. This option is immediately available. It has a large open room of that can be fit with a storage shelving system that can improve overall space use and decrease the need for space. There is also a garage type door that will facilitate receiving and pickup of storage material. However, the main disadvantage is that the annual lease rate is twice expensive as the Cervantes Village option providing Class A type of space.
- 4600 Research Circle (former General Dynamics) is the most expensive option (3.5 times the lease cost of Cervantes Village option) and provides more space than is necessary. Its floor plan configuration is not optimal for functions of STEM Outreach operations.



STEM Outreach Resources

Real Estate Classifications



Class A Properties

This is the top tier in a particular market. Some of the key attributes of Class A properties include high-end construction and interior finishes, modern architectural design, state-of-the-art mechanical systems and technology and a variety of property amenities. For example, Class A office amenities might include valet parking, bike storage, and locker room facilities, an on-site restaurant or coffee bar and the latest in sustainable design. Class A multifamily properties in suburban locations, will almost always offer near resort-like settings complete with fountains, lavish pools, barbeque areas, and fitness centers. Class A properties are best-in-class assets that usually command the highest possible rents in their respective submarkets.

Class B Properties

Class B properties are a step down from Class A in terms of building quality, location, and amenities. While it is possible to have a brand new Class B asset, it is far more common that an asset becomes Class B due to age. Class B buildings are typically at least in good, if not great, condition and may achieve above-average rents, but rents and property values are lower in comparison to their Class A competitors. Also of note, historic assets (even if well maintained) are often rated Class B due to physical aspects that, while charming, are technically outmoded (e.g. single-pane windows, small elevator cabs and lower ceiling heights). More specific to retail shopping centers, the quality of the tenant mix also can influence the class status for the entire property.

Class C Properties

This is the lowest rated tier and least desirable of buildings. Spaces within Class C assets are barely functional and are cheap to rent. Oftentimes, these are older assets that have outdated building systems, design or finishes, or they may be in desperate need of maintenance and renovations. Many Class C properties are in the waning days of their useful life and may be rapidly approaching functional obsolescence. For example, modern warehouse facilities are built with clear ceiling heights of 34 to 36 feet – about twice as high as was the norm back in the 1960s and 1970s. Companies such as Amazon want the biggest, tallest box to accommodate more efficient storage of goods. Some of the older warehouse facilities are simply not adequate for many of today's tenants. Due to these types of constraints, Class C operators are often relegated to minimizing operating costs as a primary strategy since their revenue upside is limited. While a stock of real estate exists below Class C, it is generally not of investable quality and, therefore, does require classification.

2020 Space Request



New Mexico State University
Facilities Space Planning
Request for Space

Routing
Facilities Space
Planning
space-mgt@nmsu.edu

New Mexico State University Facilities Space Planning Policy: All requests for new space or a change in how space is allocated between colleges or other major administrative units (MAU) must be forwarded to Facilities Space Planning for analysis and approval by the University Space Committee. If you need assistance completing this form or requesting space plans please do not hesitate to call Facilities Space Planning at 646-2525, or Email us at space-mgt@nmsu.edu.

SECTION 1: REQUESTOR INFORMATION

Requesting Department: Education College, Dean's Office Date: 10/27/2020
Name: W.Bulger-Tamez/A.Romero Phone: 646-5858 E-mail Address: wguzman@nmsu/amromero@nmsu

SECTION 2: SPACE REQUEST DETAILS

Work Order #: 21-008509 (required)

Space will be used for: Instruction Research Administration Storage Support Other: Curriculum Assembl

Space will be used by: Faculty Exempt Staff Non-Exempt Staff RA/TA Students Other: _____

Have you identified a suitable location for this new space that may be available? Yes No

If Yes, describe location using building/room #'s or attach drawing/space plans/diagrams:

If Yes, have you ever contacted current holder of the space provided? Yes No

Do they support the concept? Yes No

Will there need to be any remodeling or enhancements to accommodate your proposed use? Yes No

If yes, complete a Project Request Form (PRF) for a budgetary estimate. No charge to index.

Do you have funding available to commit the relocation? Yes No

Is PRF required? Yes No Is PRF attached? Yes No

Briefly describe how the space will be used as well as why new/additional space is needed
(You may attach drawings/space plans/diagrams):
Please see attached for the scope of need. This request is part of an agreement from 07-2020 in which the unit was allowed space at Wells (1002/1007) with the agreement that a permanent, consolidated, and safe space be located within 12 months.

Briefly describe any special requirements for this space including the need for proximity to other facilities
(If more space is needed, you may attach additional pages):
No special requirements needed, just more information. Once a permanent location is identified, the group could vacate areas occupied at Cole Village, Sutherland Village, and Wells Hall.

Date needed: By July 2021 Length of time needed: Permanent I&G eligible activity: Yes No

Please provide the Net Assignable Square Feet (NASF) you are requesting in each category below:
Total Requested NASF: 8,500-10,000 Office/Work Room NASF: _____ Research Lab NASF: _____
Teaching Lab NASF: _____ Storage NASF: _____ Other NASF: _____

Please describe other:
The space will be used to assemble 1500 large curriculum kits each year for 5000 students. The assembly includes purchasing, sorting and bagging of materials, kit assembly, and distribution of materials. 20 staff members and student employees will access the space during assembly of materials. The kits are used in K-12 classrooms across the state and serve as part of NMSU outreach efforts.

SECTION 3: REQUESTOR APPROVAL

Printed Name: Henrietta Williams Pichon Date: 10/27/2020
 Dept Head/Director Dean/VP

SECTION 4: OFFICIAL APPROVAL (INTERNAL DEPARTMENT)

Space Committee Approval Date: _____
Fast Track Approval Date: _____
Printed Name: _____ Signature: _____ Date: _____
 Chancellor/Provost

Space Request for the College of Education –
Institute for Excellence in Math and Science Education (IEMSE)

Program Overview

The IEMSE projects, which include STEM Outreach Center programs, Mathematically Connected Communities (MC2) and Math Snacks grants provide outreach efforts for K-12 students and educators throughout New Mexico with an annual operating budget of \$5,000,000. These outreach efforts include:

- Designing professional learning for K-12 educators across New Mexico through remote learning events, face-to-face weekend and summer institutes, and school-based workshops. Approximately 600 educators participate in these learning events each year.
- Designing and offering graduate coursework in mathematics and science education to support teachers in obtaining specialization endorsements from the NM Public Education Department. The Elementary Mathematics and Science Specialization was approved in Spring 2020 and currently has 29 teachers enrolled in the graduate program.
- Developing and distributing curriculum materials for implementation of innovative STEM teaching practices that leads to improved student learning and stronger pathways to higher education opportunities. The STEM Outreach center distributes approximately 1,100 curriculum kits each year.
- Supporting school-based implementation of student-centered STEM curriculum in 52 schools in Doña Ana county and additional schools in Roswell, Farmington, Carlsbad, and Truth or Consequences.

The IEMSE projects address the first three LEADS 2025 goals, (1) Enhancing Student Success, (2) Elevate Research and Creativity, and (3) Amplify Extension and Outreach.

Current Space for Curriculum Design and Development

The STEM Outreach Center and MC2/Math/Snacks projects occupy space for curriculum development and assembly and data storage in Wells Hall, one family housing unit in Sutherland Village at 907 Gregg Street, four apartment units at Cole Village (3501, 3503, 3507, and 3509 Espina Street), and four storage units. The approximate square footage of these combined units is approximately 6,000 sq. ft.

The current space is not ideal for several reasons:

1. The quantity of materials in these units leaves little to no workspace for curriculum assembly.
2. The unit in Cole Village are two-story, making it difficult and potentially dangerous to move materials and supplies for assembly and distribution. These materials are heavy and sometimes fragile, which can easily be damaged if stored incorrectly.
3. The cooling system in Cole Village is not adequate to cool the unit. Two units remain at an average temperature of 90° in the summer. Many of the supplies (e.g., crayons, batteries, clay, paints, plastics, etc.) are sensitive to outside temperatures.
4. We do not have a central location for curriculum the design and development of curriculum materials which stifles collaborative work environments.

Space Request

Under the recommendation of Heather Watenpaugh and Suzanne Montes, our project is seeking a more permanent solution that consolidates the STEM Outreach curriculum development work space and allows us to vacate Cole and Sutherland Villages. The space required for assembly of curriculum kits is 8,000-10,000 sq. ft. in an airconditioned location.

NMSU STEM Outreach Center awarded \$26.5 million grant for school district programs



[HTTPS://NEWS.NMSU.EDU/2021/10/NMSU-STEM-OUTREACH-CENTER-AWARDED-26.5-MILLION-GRANT-FOR-SCHOOL-DISTRICT-PROGRAMS.HTML](https://news.nmsu.edu/2021/10/nmsu-stem-outreach-center-awarded-26.5-million-grant-for-school-district-programs.html)

The STEM Outreach Center at New Mexico State University has been awarded a five-year grant totaling \$26.5 million to continue and extend support for after-school programs in school districts in Doña Ana, Grant and Hidalgo counties.

The Nita M. Lowey 21st Century Community Learning Center grant, offered through the New Mexico Public Education Department, increases the number of learning centers the STEM Outreach Center serves from 26 to 47. As part of the grant, Hobbs Municipal Schools will receive funding from the STEM Outreach Center for their out-of-school-time programs, serving an additional 17 schools.

“This grant speaks to our history of providing good-quality systems and programs,” said Wanda Bulger-Tamez, director of the STEM Outreach Center. “Our team looks forward to expanding after-school programs across southern New Mexico. These programs provide a safe place for students to participate in after-school programs that provide an array of enrichment opportunities.”

“We are so delighted to be able to broaden our outreach and touch so many more students in different parts of the state,” said Henrietta Pichon, interim dean of the NMSU College of Health, Education and Social Transformation, where the STEM Outreach Center is housed. “Programs such as these create life-long learners who see learning as another great adventure.”

The programs offered by the STEM Outreach Center provide academic support and enrichment opportunities to support literacy and science, technology, engineering and math learning designed to reinforce topics introduced during the students’ traditional learning day. Students participate in activities such as robotics, photography, coding, engineering design, dance, cooking, crafts and sports. Each school chooses the after-school programs that match the interests and needs of the school community.

The grant is offered to high-need schools through the New Mexico Public Education Department through the national 21st Century Community Learning Centers Program. The STEM Outreach Center will partner with school districts and organizations such as Ngage New Mexico, Cruces Creatives, STEAMing Ahead for Success and La Semilla Food Center to provide a wide range of community resources.

The STEM Outreach Center is the largest consortium in the state receiving 21st CCLC funding, and is among the largest in the nation to receive a 21st CCLC award. The U.S. Department of Education offers the grant through its national 21st CCLC program by partnering with state education departments.

“Our consortium of schools are in a position to implement aspects of the Community Schools Framework, which includes collaborative leadership and planning,” said Sara Morales, associate director of the STEM Outreach Center.

According to the U.S. Department of Education, the program supports the creation of community learning centers that provide academic enrichment opportunities during non-school hours for children, particularly students who attend high-poverty and low-performing schools. The program helps students meet state and local student standards

Arrowhead (4605)

4605 RESEARCH PARK CIRCLE, SUITES B & C

4605 Research Park Cir, Las Cruces, NM 88001

OFFICE FOR LEASE

Property Subtypes:	Business Park, High-Tech, Institutional, Mixed Use, Flex Space, Office Building, Research & Development, Other
Contiguous Space:	8,244 SF
Gross Building Area:	15,589 SF
Lease Rate:	\$15 PSF (Annual)
Base Monthly Rent:	\$10,305
Lease Types:	NNN, Other
In Opportunity Zone?	Yes
Building Name:	Building 1
Class of Space:	Class A
Usable Size (USF):	15,589 SF
Last Updated:	10/6/2021



Arrowhead (4605)

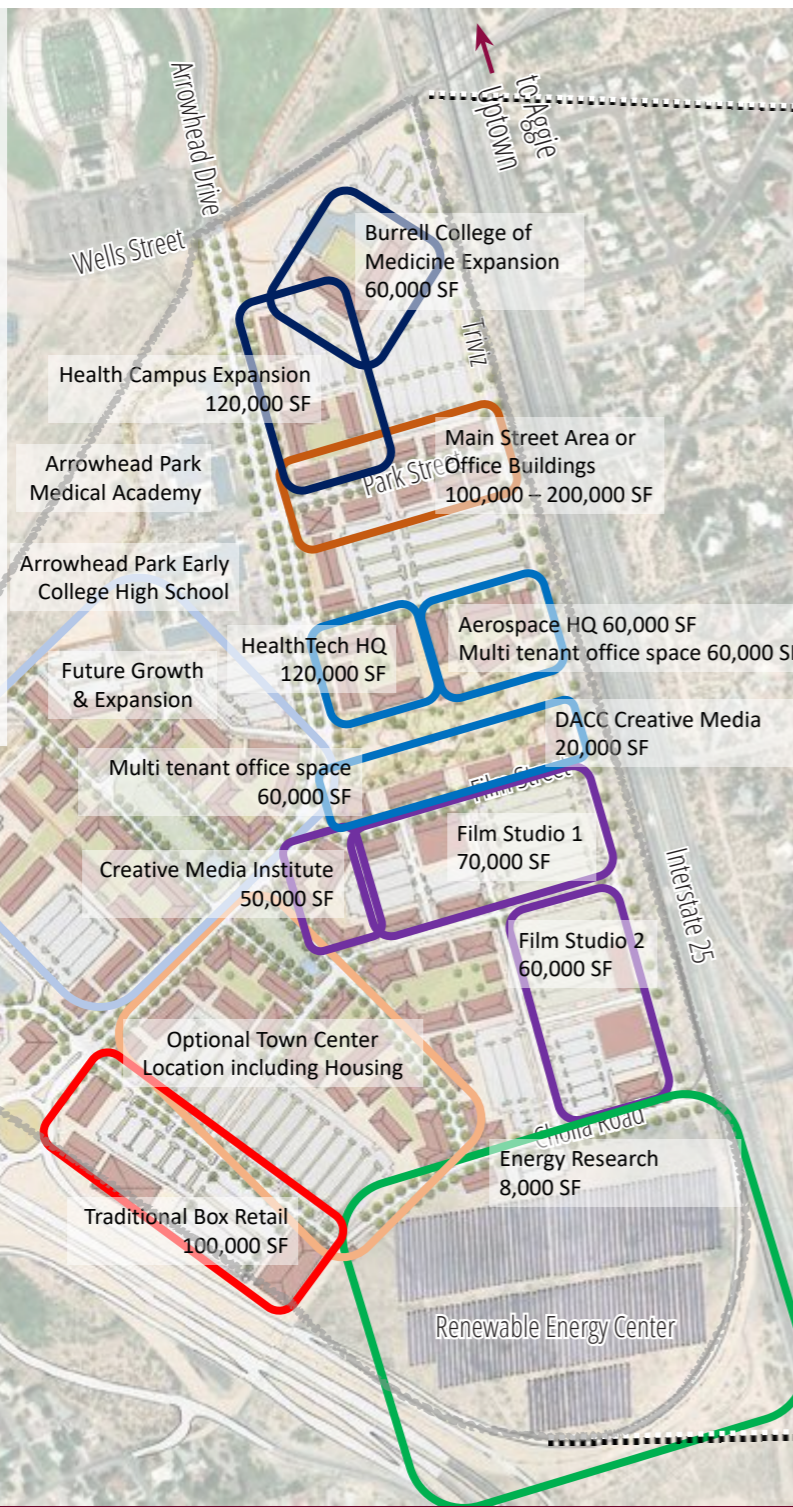


Arrowhead Vicinity

Tentative Program

The plan for Arrowhead Park is built around current and future infrastructure development. Current and near-term phases of development will occur south of the Burrell College of Osteopathic Medicine along the I-25 corridor. A planned Health Campus expansion, the Main Street development, future headquarter buildings, and the Creative Campus will also develop along this corridor.

Once the I-10 interchange is built, campus growth will extend to the north of Arrowhead Drive and further to the west with development of retail and residential facilities in a Town Center area around the new quadrangle, along with additional single and multi-tenant office facilities.



Excerpt from the Arrowhead Park Master Plan

Existing Development

Arrowhead: 4600



Prepared by Kary Bulsterbaum, Steinborn/TCN Commercial Real Estate
Oct 21, 2021 on CARNM CIE

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UNIVERSITY PARTNERSHIPS THAT PAVE THE WAY

4600 Research Park Cir, Las Cruces, NM 88001



Listing ID: 30707595
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Governmental
Contiguous Space: 11,645 SF
Total Available: 11,645 SF
Lease Rate: \$20 PSF (Annual)
Base Monthly Rent: \$19,408
Lease Type: Modified Gross



Overview/Comments

Are you looking for space that breaks the mold is community strong and allows your organization to grow in innovative ways. How about a dynamic commercial real estate platform that can improve your inefficiencies and give you the ultimate in leverage? If you need a research friendly environment and beyond this location is right for you.

Located on the New Mexico State University (NMSU) campus, the Arrowhead Research Park was established to enhance technology transfer and provide private enterprises with immediate access to nationally recognized academic and technical on-site resources. Park is designed for companies specializing in research, development, and light manufacturing, as well as for businesses supporting these activities. The Park lies on a 257-acre parcel of land on the south end of the NMSU campus, at the intersection of interstate routes 25 and 10. Geographically distinctive, the site is bordered by the Organ Mountains, desert mesas, and the fertile Rio Grand Valley.

Prospective tenants have the opportunity to design incubation space specific to their needs, take advantage of early stage development benefits, and be the first movers into a central hub for economic development. The Arrowhead Center desires to create not just a research park, but a community - your community.

It is Arrowhead's commitment to offer Research Park tenants the most valuable resources and state of the art amenities offered in the Southwest. Tenants will enjoy several benefits and amenities at the Arrowhead Research Park, including:

- Direct visual exposure and easy access to Interstates 10 and 25
- Access to over 110 information technology specialists
- Opportunities to collaborate with NMSU faculty and NMSU's 6 research clusters
- Opportunities to partner with the University in pursuit of grants and contracts
- Availability of students as part-time employees or interns
- A highly-skilled workforce of over 23,000 within walking distance to the park
- Availability of customized training courses
- Access to campus and park amenities
- Access to NMSU entities and strategic partners:

More Information Online

<http://steinborn.catylist.com/listing/30707595>

QR Code

Scan this image with your mobile device:



- Physical Science Laboratory
- Los Alamos National Laboratories
- New Mexico Institute of Mining and Technology
- National Aeronautics and Space Administration
- White Sands Missile Range
- Availability of water rights
- I-2 connectivity with access to NASA and White Sands Missile Range
- An on-site world-class telecommunication network:
- Cisco gigabit backbone
- Multi-building fiber optic interconnectivity
- Digital Subscriber Line (DSL)
- Long-Reach Ethernet (LRE)
- IP tunneling
- Wireless Point-to-Point

General Information

Taxing Authority:	Dona Ana County	Class of Space:	Class A
Tax ID/APN:	4009138250072	Gross Building Area:	11,645 SF
Office Type:	Business Park, Governmental, High-Tech, Institutional, Flex Space, Office Building, Research & Development, Other	Building/Unit Size (RSF):	11,645 SF
		Usable Size (USF):	11,645 SF

Available Space

Suite/Unit Number:	1	Date Available:	02/12/2021
Space Available:	11,645 SF	Lease Rate:	\$20 PSF (Annual)
Minimum Divisible:	11,645 SF	Lease Type:	Modified Gross
Maximum Contiguous:	11,645 SF	Parking Spaces:	0
Space Type:	Relet		

Area & Location

Property Located Between:	Arrowhead Research Park NMSU Campus	Highway Access:	I-25 & University, I-10 & University
Property Visibility:	Good	Airports:	ELP & Las Cruces International

Building Related

Total Number of Buildings:	1	Freight Elevators:	0
Number of Stories:	1	Heat Type:	Natural Gas
Year Built:	2001	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Engineered System
Passenger Elevators:	0	Internet Access:	Cable, Other

Land Related

Zoning Description:	Arrowhead Research Park Guidelines	Sewer Type:	Municipal
Water Service:	Municipal	Legal Description:	Dona Ana County Account R0324195

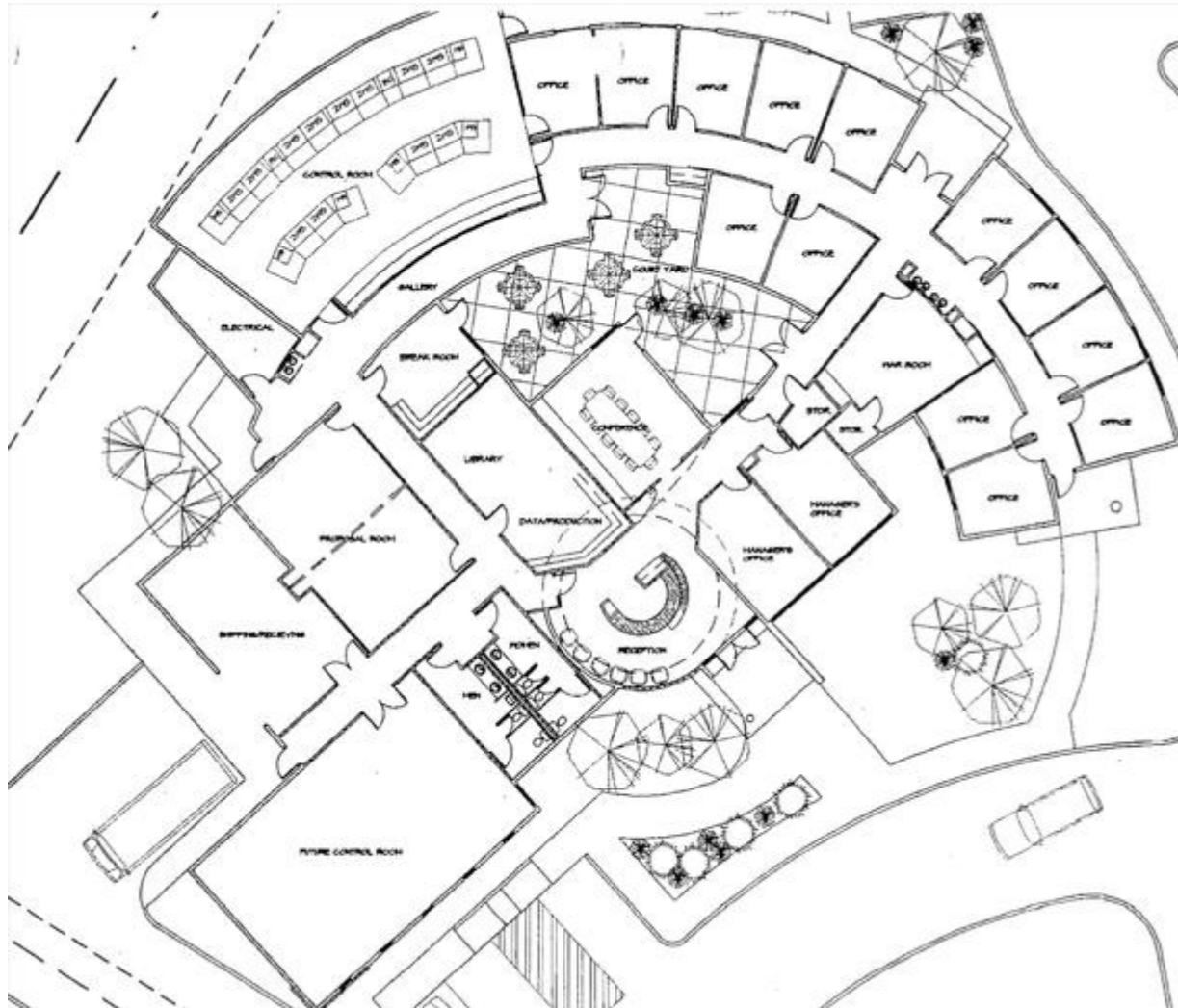
Location

Address:	4600 Research Park Cir, Las Cruces, NM 88001
County:	Dona Ana
MSA:	Las Cruces

Arrowhead: 4600

Prepared by Kary Bulsterbaum, Steinborn/TCN Commercial Real Estate
Oct 21, 2021 on CARNM CIE

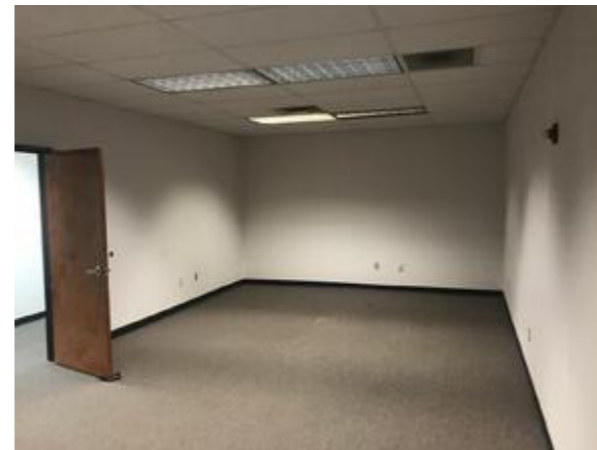
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Property Images



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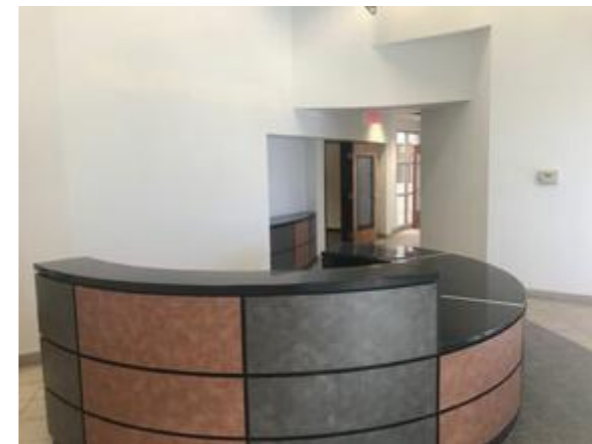
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