



New Mexico Department of Agriculture

Space Needs Assessment and Estimate of Probable Cost

June 17, 2016





New Mexico Department of Agriculture

TABLE OF CONTENTS

Executive Summary	1
Space Needs Assessment	5
Estimate of Probable Cost	17



New Mexico Department of Agriculture Executive Summary

In December 2015, a series of meetings were conducted at the New Mexico Department of Agriculture (NMDA) Las Cruces District Office, located on the New Mexico State University campus in Las Cruces, New Mexico, with the Secretary of NMDA, the Director of NMDA, the Division Directors, and the various NMDA staff. The meetings were held to determine the spatial needs for the Las Cruces main facility, the Albuquerque District Office (ADO), and the Peanut Grading Station (PGS) located in Portales, New Mexico. Information was gathered at that meeting and subsequent communications and meetings. The first priority identified is the laboratories at the Las Cruces Office and the second priority is the Albuquerque District Office. The proposed NMDA addition and renovation to the Las Cruces and Portales facilities and the replacement of the Albuquerque District Office are envisioned to provide the necessary laboratory, technical, and administrative spaces for this economic development and regulatory agency.

The following document contains a Space Needs Assessment for all divisions at each facility as well as an Estimate of Probable Cost for new and renovation options. The Estimate of Probable Cost is the total budget cost. A 2.7% escalation factor has been added for two years from the date of this report. Soft costs (design fees, engineering testing, university fees, and furniture) are included. The Estimate of Probable Cost includes built-in laboratory casework and fume hoods. New specialized laboratory equipment is not included in the Estimate of Probable Costs.

NMDA Las Cruces District Office (Main Facility)

The Las Cruces facility contains the main divisions of NMDA:

- Administration
- Information Technology (IT)
- Marketing Development (MD)
- Agriculture & Environmental Services (AES)
- Agricultural Programs & Resources (APR)
- Standards & Consumer Services (SCS)
- Shared Support
- Shared Building Support

The existing facility does not meet the spatial or technical requirements of the various divisions and administrative spaces. The adjacencies to other divisions do not promote an efficient working relationship. The current building is approximately 28,000 square feet. This study has identified that the current and future needs are 55,923 square feet. There is projected growth with the Federal Food Safety Modernization Act (FSMA) to be put on the individual states for implementation. This has substantially increased the growth of the Agriculture and Environmental Services (AES) and the Marketing Development (MD) Divisions.

The laboratory requirements and safety were identified as the highest priority. The current laboratories are fit into spaces which are undersized. The laboratories are not supplied with the current standards for heating, air conditioning, ventilation, or power requirements. The petroleum laboratory, which does various fuel tests, is located adjacent to offices without the proper fire separation walls. The building is not protected with a fire sprinkler system.

In addition to not meeting the square footage requirements, the building infrastructure (roof, electric, mechanical systems, plumbing systems, and fire alarm) are in need of repair, major upgrades, or replacement. A fire sprinkler system should also be installed in the facility.



New Mexico Department of Agriculture Executive Summary

A partial list of additional items related to insufficient infrastructure and spatial requirements are:

- Lighting is not efficient in laboratory spaces that require natural or true lighting to conduct tests.
- There is a lack of power in a few areas and previous alterations and upgrades have not stayed current with the demand.
- The roof has been repaired and currently shows signs of leakage and major wear. The ceilings show evidence of previous roof leaks.
- The flooring in the laboratories is not up to current health standards.
- There are major structural cracks in some load-bearing walls due to foundation settlement.
- Most interior finishes are from the original construction over 40 years ago and are in need of repair or replacement. They have a dated appearance.
- The basement still contains large water storage tanks which were once used for storage for an active solar panel system. This system has been offline for years.
- The plan of the building as well as the infrastructure does not reflect any type of flexibility or organizational structure used in the design of today's similar buildings.
- Storage is undersized and does not meet environmental conditions or current codes and standards for many of the divisions.
- The conference rooms and office areas are also lacking adequate square footage.
- There is currently sufficient visitor and ADA accessible parking, but the site is not large enough to accommodate the required secure parking or the square footage for an addition.

Recommendation: The existing NMDA building should be renovated for the administration, IT, MD, APR, office support, and building support. The existing building has a better infrastructure system to renovate to support administrative/office functions rather than the laboratory functions. A new addition should be constructed for the laboratory divisions, AES and SCS.

The laboratory functions (AES and SCS) should be separated from the administrative functions of the other divisions. In the case of a severe emergency condition generated from the laboratory functions, the adjacent spaces to the labs could be rendered inoperative and not habitable. Therefore, a remote location for the laboratories and the safety of both operations is preferable.

The AES and SCS laboratories should be located close to the existing facility. The administrative functions of the AES and the SCS divisions should not be physically adjacent to the laboratory functions. These functions could be housed in their own structure or integrated into the existing renovated facility. See page 17 for Estimate of Probable Cost and pages 5 through 13 for Space Needs Assessment.

NMDA Albuquerque District Office (ADO)

The Albuquerque District Office contains the following divisions of NMDA:

- Marketing Division – Organic Inspector/Certifier
- Marketing Division – Organic Advisor



New Mexico Department of Agriculture Executive Summary

- Agriculture & Environmental Services (AES)
- Standards & Consumer Services (SCS)
- Information Technology (IT)
- Dairy
- Field Inspectors
- Administration Support

The existing facility contains 28% of the square footage required for the employees to properly function at their respective jobs. The construction of the existing building is an uninsulated concrete masonry building which lacks power, data, and mechanical infrastructure to support the current technical requirements. The building site is too small to accommodate a building addition. The existing building is 1618 gross square feet and the site is approximately .4 acres. The space needs assessment for this facility identifies 6096 gross square feet required. The building site is far less than an optimum site containing a minimum size of 2/3 acre, or preferably 1 acre, to provide enough space for the building, general parking, ADA accessible parking, secure parking, site walks, site setbacks, and landscaping. Another site item is the requirement for a semi-truck to have access and egress as well as a secure parking space.

Recommendation: NMDA should look for another state-owned facility for ADO which meets the building and the site square-foot requirements. The current site is not large enough to accommodate an expansion to the existing facility as well as the parking site accessibility issues. See page 17 for Estimate of Probable Cost and pages 14 and 15 for Space Needs Assessment. If another state-owned facility is not available, then a new adequate site should be chosen and a new building constructed. This report has used the new construction for estimating purposes.

NMDA Peanut Grading Station (PGS)

The Peanut Grading Station (PGS) is located in Portales, New Mexico. The PGS contains the following divisions of NMDA:

- Marketing Division (MD)
- Agriculture & Environmental Services (AES)
- Standards & Consumer Services (SCS)
- Information Technology (IT)
- Dairy
- Field Inspectors
- Administration Support

The existing facility operations have increased in the past few years and now the existing building square footage is 65% below what is required. The existing building has 2425 gross square feet. The space needs assessment identifies the need for 6839 gross square feet. The increases in the number of full and part time employees, specialized storage areas for quantity of product, equipment storage, production/grading areas, and the number of NMDA Divisions using the facility all contribute to the need for additional square footage. The mechanical system is not able to provide the ventilation/exhaust required, especially for the fine dust particles produced in the grading and processing. The electrical system is not adequate for the loads produced by all the equipment. The site is large enough to accommodate an addition to the building as well as the vehicle, truck, and ADA accessible parking requirements.



New Mexico Department of Agriculture **Executive Summary**

Recommendation: The existing building should be renovated and an addition be constructed to accommodate the PGS operations. The clean operations, predominately office type spaces, should remain in the existing building while the dusty operations and storage should be located in the addition. This will provide the opportunity for new mechanical systems to accommodate the dusty/dirty side of operations and correct temperature-controlled spaces for product processing, testing, and storage. The existing building renovation must include fully weatherproofing as well as mechanical and electrical upgrades. The site is large enough, but will require minor modifications. See page 17 for Estimate of Probable Cost and page 16 for Space Needs Assessment.



New Mexico Department of Agriculture Space Needs Assessment

Las Cruces District Office		
Department	Total NSF	
Administration/Director's Office	3,665	Refer to Page 6
Information Technology	1,596	Refer to Page 7
MD Division: Marketing & Development	2,948	Refer to Page 8
^{4,6} AES Division: Agriculture & Environmental Services	11,016	Refer to Page 9
APR Division: Agricultural Programs & Resources	1,952	Refer to Page 10
^{5,6} SCS Division: Standards & Consumer Services	6,638	Refer to Page 11
Shared Staff Support	5,865	Refer to Page 12
Shared Building Support	2,168	Refer to Page 13
TOTAL NET SQUARE FEET (NSF)	35,848	
20% Departmental Gross-Up ¹	7,170	structure, circulation
TOTAL DEPT GROSS SQUARE FEET (DGSF)	43,018	
30% Building Gross-Up ²	12,905	structure, mechanical, circulation
TOTAL GROSS SQUARE FEET (GSF)	55,923	
Building Efficiency ³	64%	

ADO: Albuquerque District Office		
Total Net Square Feet (NSF)	4,689	Refer to Page 15
30% Building Gross-Up ²	1,407	structure, mechanical, circulation
TOTAL GROSS SQUARE FEET (GSF)	6,096	

PGS: Peanut Grading Station		
Total Net Square Feet (NSF)	5,261	Refer to Page 16
30% Building Gross-Up ²	1,578	structure, mechanical, circulation
TOTAL GROSS SQUARE FEET (GSF)	6,839	

- ¹ Departmental Gross-Up: Wall thickness, structural columns, corridors, and other circulation spaces within the specific department.
- ² Building Gross-Up: Wall thickness, structural columns, corridors, other circulation spaces, mechanical rooms, plumbing rooms, fire riser closets, and electrical rooms for the building not allowed for in the departmental gross-up.
- ³ Building Efficiency: The ratio of net square footage to gross square footage.
- ⁴ Total NSF value of 11,016 represents the total area required for this operation. The final area will be divided into separate buildings to split AES Administration from AES Laboratory functions.
- ⁵ Total NSF value of 6,638 represents the total area required for this operation. The final area will be divided into separate buildings to split SCS Administration from SCS Laboratory functions.
- ⁶ Total NSF value of 17,654 represents the total area required for both AES and SCS operations. As an option for future discussion, Building #279 PSL capentry contains 6,800 square feet and #355 Wells Hall contains 20,049 square feet, for a total of 26,849 square feet. With approval of University Administration and the Office of Space Planning, both facilities have the potential of serving these needs.



New Mexico Department of Agriculture Space Needs Assessment

Administration/Director's Office

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Department Director	1	300	300	private office
O	Executive Admin Assistant	3	80	240	work stations
O	Deputy Director	1	240	240	private office
O	Office Staff	6	100	600	private offices
O	Exempt HR (Future Growth)	2	100	200	private offices
O	Non-Exempt Private Space (HR)	1	100	100	private office
O	Non Exempt	4	64	256	work stations
O	Students	3	48	144	work stations
O	Biosecurity DOC	1	400	400	
O	Biosecurity Staff	4	100	400	private offices
O	Multipurpose Work Area	1	225	225	
OS	General Office Storage	1	100	100	
OS	Safe Room/Fire Proof Storage	1	100	100	
OS	File Room Secure for HR	1	80	80	
OS	Regulatory Training	1	200	200	1 office & 4 student workstations
OS	Administration Restroom	1	80	80	
Admin Subtotal				3,665	

NEW PARKING SPACES REQUIRED

Parking - Secure

Vehicle	Spaces
Trailers	6
Semi	1
Autos	9

Parking - Nonsecure

Vehicle	Spaces
Autos	20

LEGEND

O	Office Functions
OS	Office Support Functions
L	Laboratory Functions
LS	Laboratory Support Functions
BS	Building Support Functions



New Mexico Department of Agriculture Space Needs Assessment

Information Technology

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Director	1	140	140	private office
O	Development Work Area	1	400	400	
O	IT Support Offices	5	100	500	private offices
O	Student/Help	2	48	96	work stations
O	IT Support Area External	1	80	80	system tech area w/workbench
O	Server Room	1	280	280	isolated independent cooling
OS	General Office Storage	1	100	100	
IT Subtotal				1,596	

LEGEND

O	Office Functions
OS	Office Support Functions
L	Laboratory Functions
LS	Laboratory Support Functions
BS	Building Support Functions



New Mexico Department of Agriculture Space Needs Assessment

MD Division: Marketing & Development

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Division Director	1	140	140	private office
O	Specialist	6	100	600	private offices
O	Inspector	1	100	100	private office
O	Admin Assistant	3	64	192	work stations
O	Students	1	48	48	anticipated intern work station
O	Intern	2	64	128	work stations
O	Media Room	1	120	120	w/equipment
L	Test Kitchen	1	200	200	triple-sink, range, fridge, freezer, eat-in area, prep counter, dishwasher
OS	Marketing Storage	1	150	150	
OS	Central Storage	1	450	450	
Subtotal				2,128	

Pecan Marketing Order (Federal Requirements)

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Full time	1	100	100	private office
O	Temp Workers	5	64	320	work stations
LS	Shelling Area	1	200	200	
LS	Fruit Storage	1	200	200	
Subtotal				820	

MD Subtotal

2,948

LEGEND

O	Office Functions
OS	Office Support Functions
L	Laboratory Functions
LS	Laboratory Support Functions
BS	Building Support Functions



New Mexico Department of Agriculture Space Needs Assessment

**AES Division:
Agriculture & Environmental Services**

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Division Director	1	140	140	private office
O	Assistant Director	2	100	200	private offices
O	State Chemist	1	100	100	private office
O	Manager	4	100	400	private offices
O	Specialist & Lab Staff	13	100	1,300	private offices
O	Inspector	3	64	192	work stations
O	Shared Inspector Spaces	4	64	256	work stations
O	Admin Assistant	4	64	256	work stations
O	Students	4	48	192	work stations
OS	High Density Storage (FF&P)	1	200	200	
OS	General Files	1	120	120	
OS	General Equipment & Supplies	1	100	100	
L	Chemistry Lab	1	1320	1,320	
L	Feed/Fertilizer Grinding Lab	1	110	110	
L	Pesticide/Instrument Lab	1	660	660	
L	Entomology General Lab	1	990	990	
L	Seed General Lab	1	660	660	
L	GMO Testing	1	450	450	
L	FSMA Testing	1	800	800	
L	"Clean"	1	200	200	
LS	Shared Sample Prep	1	220	220	
LS	Pure Water Room	1	110	110	
LS	Glassware Washroom	1	110	110	
LS	Feed/Fertilizer Fat Digestions	1	110	110	
LS	Feed/Fertilizer Fume Hood Alcove	2	110	220	
LS	Feed/Fertilizer Oven Alcove	1	110	110	
LS	Feed/Fertilizer Sample Storage	1	110	110	
LS	Feed Storage	1	150	150	
LS	Fertilizer Storage	1	50	50	
LS	Cannabis Storage	1	50	50	
LS	Chemical Storage	1	100	100	
LS	Feed/Fertilizer Flammable Storage	1	220	220	
LS	Pesticide Sample Storage	1	110	110	
LS	Entomology Mud Room	1	110	110	
LS	Seed Equipment Room	1	220	220	
LS	Seed Sample Storage	1	220	220	
LS	Genetically Modified Storage	1	150	150	
AES Subtotal				11,016	

LEGEND	
O	Office Functions
OS	Office Support Functions
L	Laboratory Functions
LS	Laboratory Support Functions
BS	Building Support Functions



New Mexico Department of Agriculture Space Needs Assessment

APR Division:
Agricultural Programs & Resources

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Division Director	1	140	140	private office
O	Policy Analyst/Professional Staff	6	100	600	private offices
O	Program Coordinator	2	100	200	private offices
O	Students	1	48	48	work station
O	Outside Analyst	1	64	64	work station
OS	Equipment & Supplies Storage	1	400	400	
OS	Storage/File Room	1	300	300	
OS	GIS Lab	1	200	200	
APR Subtotal				1,952	

LEGEND

O	Office Functions
OS	Office Support Functions
L	Laboratory Functions
LS	Laboratory Support Functions
BS	Building Support Functions



New Mexico Department of Agriculture Space Needs Assessment

**SCS Division:
Standards & Consumer Services**

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Division Director	1	140	140	private office
O	Assistant Director	2	100	200	private offices
O	Administrative Work Area	1	256	256	
O	Metrologist Assistant	1	100	100	private office
O	Students - Admin	2	48	96	work stations
O	Students - Metrology	1	48	48	work station
O	Students - Fuels	1	48	48	work station
O	Manager - Fuels	1	100	100	private office
O	Chemist - Fuels	1	100	100	private office
O	Storage - Filing	1	300	300	
L	Metrology General Lab	1	2,420	2,420	
L	Metrology Precision Lab	1	220	220	
LS	Metrology Storage	1	110	110	
LS	Metrology Shop	1	220	220	
LS	Metrology Staging Area	1	220	220	
L	Fuels General Lab	1	990	990	
L	Fuels Engine Lab	1	330	330	
LS	Fuels Cool Room	1	110	110	
LS	Fuels Dry Storage	1	110	110	
LS	Fuels Manifolded Drum Storage	1	110	110	
LS	Fuels Cylinder Storage	1	80	80	
LS	Fuels Oil/Antifreeze	1	330	330	
SCS Subtotal				6,638	

LEGEND

O	Office Functions
OS	Office Support Functions
L	Laboratory Functions
LS	Laboratory Support Functions
BS	Building Support Functions



New Mexico Department of Agriculture Space Needs Assessment

Shared Staff Support

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
OS	Shared Workroom / Copy Room	2	220	440	
OS	Small Meeting Room	4	220	880	shared, combine/subdivide
OS	Multipurpose Room	1	220	220	closed shelving
OS	Classroom / Seminar Space	2	440	880	combine/subdivide
OS	Large Conference Room	1	880	880	
OS	Pre-function / Building Lobby	1	440	440	
OS	Breakroom	1	660	660	
OS	General Office Storage	4	110	440	
OS	Multipurpose Work Area	1	225	225	
OS	Staff Locker / Changing / Restrooms	2	400	800	
Shared Staff Subtotal				5,865	

LEGEND

O	Office Functions
OS	Office Support Functions
L	Laboratory Functions
LS	Laboratory Support Functions
BS	Building Support Functions



New Mexico Department of Agriculture Space Needs Assessment

Shared Building Support

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Bulidng Manager	1	100	100	private office
O	Building Support Staff	2	64	128	work stations
BS	Receiving Dock	2	110	220	
BS	Volumetric Vehicle / Truck Bay	1	440	440	metrology
BS	Cylinder Storage	1	110	110	
BS	Waste Management	1	110	110	can be shared
BS	Central Receiving Storage	1	220	220	
BS	Public Restrooms	2	200	400	
BS	Janitorial	2	110	220	
BS	Hazardous Material Storage	1	110	110	
BS	Ice Machine / Common Equipment	1	110	110	
Shared Building Subtotal				2,168	

LEGEND

O	Office Functions
OS	Office Suport Functions
L	Laboratory Functions
LS	Laboratory Support Functions
BS	Building Support Functions



New Mexico Department of Agriculture Space Needs Assessment

ADO:

Albuquerque District Office

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
BS	Large Conference	1	720	720	
BS	Small Meeting Room	1	140	140	
BS	Break Room	1	225	225	
BS	Staff Locker / Changing / Restroom	2	280	560	
BS	Lobby / Reception	1	180	180	
OS	Storage	1	100	100	
Subtotal				1,925	

Information Technology

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
OS	IT Server Room	1	24	24	environmental controls
Subtotal				24	

AES Division

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
O	Supervisor	1	100	100	private office
O	Inspector	7	64	448	work stations
L	Microscope Room	1	64	64	
LS	Sample Prep	1	120	120	ext access
LS	Equipment Storage	1	200	200	
Subtotal				932	

SCS Division

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
O	Field Inspectors	7	64	448	work stations
LS	Sample Prep	1	120	120	
Subtotal				568	

Dairy

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
O	Division Director	1	140	140	private office
O	Admin/Inspector	2	64	128	work stations
OS	Storage	1	64	64	
OS	Filing Area	1	48	48	
Subtotal				380	



New Mexico Department of Agriculture Space Needs Assessment

ADO:

Albuquerque District Office

MD Division - Organic Inspector/Certifier

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Inspector / Certifiers	3	100	300	private offices
O	Program Coordinator	1	64	64	work stations
OS	Filing / Work Room	1	120	120	
OS	Storage	1	140	140	10-year storage
Subtotal				624	

MD Division - Organic Advisor

Use	Room Name	Program		Total NSF	Comments
		Units	NSF		
O	Advisor	1	140	140	private offices
O	Volunteers	2	48	96	work stations
OS	Storage	1	200	200	10-year storage
Subtotal				436	

ADO Subtotal	4,889
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NEW PARKING SPACES REQUIRED

Parking - Secure

DIV	Vehicle	Spaces
SCS	Trailers	6
SCS	Semi	1
SCS	Autos	4
MD	Autos	2
AES	Autos	3

Parking - Public

Vehicle	Spaces
Autos	12

Parking - Staff

Vehicle	Spaces
Autos	8

LEGEND

O	Office Functions
OS	Office Support Functions
L	Laboratory Functions
LS	Laboratory Support Functions
BS	Building Support Functions



New Mexico Department of Agriculture Space Needs Assessment

PGS:

Peanut Grading Station

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
BS	Large Conference	1	600	600	
BS	Break Room	1	225	225	
BS	Staff Locker / Changing / Restroom	2	280	560	
BS	Lobby / Reception	1	100	100	
BS	Small Meeting Room	1	140	140	
Subtotal				1,625	

Information Technology

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
OS	IT Server Room	1	24	24	environmental controls
Subtotal				24	

AES Division

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
O	Shared Inspector Spaces	5	64	320	work stations
L	Clean Room	1	80	80	
LS	Sample Storage	1	24	24	cabinet
Subtotal				424	

SCS Division

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
O	Inspectors	2	64	128	work stations
Subtotal				128	

Dairy

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
O	Inspectors	2	64	128	work stations
Subtotal				128	

MD Division

Use	Room Name	Program		Total	Comments
		Units	NSF	NSF	
O	Program Manager	1	120	120	private office
O	News Reporter	1	120	120	private office
O	Administrative & Inspectors	4	100	400	private office
O	Grading Room Office	3	64	192	work stations
L	Grading / Inspection Room	1	1200	1200	
LS	Storage	1	900	900	
Subtotal				2,932	

PGS Subtotal

5,261



New Mexico Department of Agriculture Estimate of Probable Cost

SUMMARY

OPTION A - Las Cruces Office

New Building Construction for AES and SCS Divisions	\$11,537,987	Refer to Page 18
Renovation of existing building for administration, IT, MD, APR, Office Support, and Building Support	\$8,532,158	Refer to Page 19
Secure Parking	\$839,079	Refer to Page 20
SUBTOTAL	\$20,909,224	
NMGRT @ 6.375%	\$1,332,963	
TOTAL	\$22,242,187	

OPTION B - Las Cruces Office - FOR INFORMATION ONLY

Existing Building Renovation for all divisions and functions currently housed in the building.	\$10,448,687	Refer to Page 21
Secure Parking	\$839,079	Refer to Page 20
SUBTOTAL	\$11,287,766	
NMGRT @ 6.375%	\$719,595	
TOTAL	\$12,007,361	

OPTION C - Albuquerque District Office

New Building Construction	\$1,862,515	Refer to Page 22
Site Costs	\$225,245	Refer to Page 22
SUBTOTAL	\$2,087,760	
NMGRT @ 7.1875%	\$150,058	
TOTAL	\$2,237,818	

OPTION D - Peanut Grading Station

Existing Building Renovation and New Construction Addition	\$1,831,386	Refer to Page 23
NMGRT @ 8.1875%	\$149,945	
TOTAL	\$1,981,331	

\$/SF

Individual Building Components - Building Upgrades Only

REROOF	\$18
HVAC, LAB	\$60
HVAC, OTHER	\$40
ELECTRICAL/DATA, LAB	\$35
ELECTRICAL/DATA, OTHER	\$26
FIRE PROTECTION	\$2.50
FIRE ALARM	\$3.25



New Mexico Department of Agriculture Estimate of Probable Cost

NEW BUILDING CONSTRUCTION FOR LAS CRUCES AES & SCS OPTION A

	GSF	\$/SF	TOTALS
Las Cruces New Construction			
BUILDING SHELL	27,540	\$130	\$3,580,200

	NSF	\$/SF	TOTALS
Agriculture & Environmental Services (AES)			
LAB	5,190	\$260	\$1,349,400
LAB SUPPORT	2,370	\$200	\$474,000
OFFICE	3,036	\$95	\$288,420
OFFICE SUPPORT	420	\$110	\$46,200

Standards & Consumer Services (SCS)			
LAB	3,960	\$260	\$1,029,600
LAB SUPPORT	1,290	\$200	\$258,000
OFFICE	1,388	\$95	\$131,860
OFFICE SUPPORT	0	\$110	\$0

Building Gross-up Factor			
DEPARTMENT & BUILDING	9,886	\$100	\$988,600

CONSTRUCTION COST	\$8,146,280
NMSU SOFT COSTS AT 24% PROJECT COSTS	\$2,793,010
SUBTOTAL	\$10,939,290
ESCALATION FOR YEAR 1 @ 2.7%	\$295,361
SUBTOTAL	\$11,234,651
ESCALATION FOR YEAR 2 @ 2.7%	\$303,336
TOTAL	\$11,537,987



New Mexico Department of Agriculture Estimate of Probable Cost

RENOVATIONS AT LAS CRUCES FOR ADMIN, IT, MD, AND APR OPTION A

	NSF	\$/SF	TOTALS
Administration/Director's Office			
OFFICE	3,105	\$105	\$326,025
OFFICE SUPPORT	560	\$120	\$67,200
Information Technology (IT)			
OFFICE	1,496	\$105	\$157,080
OFFICE SUPPORT	100	\$120	\$12,000
Marketing & Development (MD)			
OFFICE	1,748	\$105	\$183,540
OFFICE SUPPORT	600	\$120	\$72,000
TEST KITCHEN	200	\$300	\$60,000
LAB SUPPORT	400	\$220	\$88,000
Agricultural Programs & Resources (APR)			
OFFICE	1,052	\$105	\$110,460
OFFICE SUPPORT	900	\$120	\$108,000
Shared Staff Support			
OFFICE SUPPORT	5,865	\$120	\$703,800
Shared Building Support			
OFFICE	228	\$105	\$23,940
OFFICE SUPPORT	1,940	\$100	\$194,000
Building Gross-up Factor			
DEPARTMENT & BUILDING	9,850	\$100	\$985,000
Building Upgrades			
REROOF	28,000	\$18	\$504,000
FIRE PROTECTION	28,000	\$2.50	\$70,000
FIRE ALARM	28,000	\$3.25	\$91,000
HVAC	28,000	\$55	\$1,540,000
ELECT/DATA	28,000	\$26	\$728,000
CONSTRUCTION COST			\$6,024,045
NMSU SOFT COSTS AT 24% PROJECT COSTS			\$2,065,387
SUBTOTAL			\$8,089,432
ESCALATION FOR YEAR 1 @ 2.7%			\$218,415
SUBTOTAL			\$8,307,847
ESCALATION FOR YEAR 2 @ 2.7%			\$224,312
TOTAL			\$8,532,158



**New Mexico Department of Agriculture
Estimate of Probable Cost**

**SECURE PARKING AT LAS CRUCES
OPTION A & B**

	UNITS	\$/UNIT	TOTALS
Site Cost Estimates for Secure Parking			
PARKING, ASPHALT (NEW)	23,825 SF	\$5	\$119,125
FENCING, SECURITY, 8' HIGH	834 LF	\$22	\$18,348
WALKWAYS, CONCRETE	1,000 SF	\$350	\$350,000
GATES, AUTOMATIC, 24' WIDE	2 EA	\$3,600	\$7,200
SITE LIGHTING POLES	10 EA	\$4,500	\$45,000
SECURITY CAMERAS	10 EA	\$2,000	\$20,000
LANDSCAPING	5,000 SF	\$4	\$20,000
CURB & GUTTER	850 LF	\$15	\$12,750
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	CONSTRUCTION COST		\$592,423
	NMSU SOFT COSTS AT 24% PROJECT COSTS		\$203,116
	SUBTOTAL		\$795,539
	ESCALATION FOR YEAR 1 @ 2.7%		\$21,480
	SUBTOTAL		\$817,019
	ESCALATION FOR YEAR 2 @ 2.7%		\$22,060
	TOTAL		\$839,079



**New Mexico Department of Agriculture
Estimate of Probable Cost**

**RENOVATIONS TO EXISTING BUILDING IN LAS CRUCES
OPTION B**

	NSF	\$/SF	TOTALS
* Existing Building Renovation - No Change in Building Square Footage			
LABS			
METROLOGY	1,754	\$300	\$526,200
PETROLEUM	825	\$300	\$247,500
AES	3,499	\$300	\$1,049,700
ENTOMOLOGY/SEED	1,471	\$250	\$367,750
OPTION B - Las Cruces Office - FOR INFORMATION ONLY	20,451	\$120	\$2,454,120
REROOF	28,000	\$18	\$504,000
FIRE PROTECTION	28,000	\$2.50	\$70,000
FIRE ALARM	28,000	\$3.25	\$91,000
HVAC, LAB	7,549	\$60	\$452,940
HVAC, OTHER	20,451	\$40	\$818,040
ELECTRICAL, LAB	7,549	\$35	\$264,215
ELECTRICAL, OTHER	20,451	\$26	\$531,726
			CONSTRUCTION COST
			\$7,377,191
			NMSU SOFT COSTS AT 24% PROJECT COSTS
			\$2,529,323
			SUBTOTAL
			\$9,906,514
			ESCALATION FOR YEAR 1 @ 2.7%
			\$267,476
			SUBTOTAL
			\$10,173,989
			ESCALATION FOR YEAR 2 @ 2.7%
			\$274,698
			TOTAL
			\$10,448,687

*** Option B is included for information only. This option is for the renovation of the existing building without any changes in the building square footage, occupant load, or the divisions currently in the building. This option does not meet the spatial or functional requirements.**



**New Mexico Department of Agriculture
Estimate of Probable Cost**

**NEW CONSTRUCTION AT ALBUQUERQUE DISTRICT OFFICE
OPTION C**

	GSF	\$/SF	TOTALS
Albuquerque District Office (ADO)			
BUILDING SHELL	6,096	\$130	\$792,480
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	NSF	\$/SF	TOTALS
OFFICE	1,864	\$95	\$177,080
OFFICE SUPPORT	696	\$110	\$76,560
LAB	64	\$260	\$16,640
LAB SUPPORT	440	\$200	\$88,000
BUILDING SUPPORT	1,825	\$90	\$164,250
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	CONSTRUCTION COST		\$1,315,010
	NMSU SOFT COSTS AT 24% PROJECT COSTS		\$450,861
	SUBTOTAL		\$1,765,871
	ESCALATION FOR YEAR 1 @ 2.7%		\$47,679
	SUBTOTAL		\$1,813,549
	ESCALATION FOR YEAR 2 @ 2.7%		\$48,966
	TOTAL		\$1,862,515

	UNITS	\$/UNIT	COSTS
Site Costs for ADO			
PARKING, ASPHALT (NEW)	15,200 SF	\$5	\$76,000
FENCING, SECURITY, 8' HIGH	200 LF	\$22	\$4,400
GATE, AUTOMATIC, 24' WIDE	2 EA	\$3,600	\$7,200
WALKWAYS, CONCRETE	1,000 SF	\$3.50	\$3,500
SITE LIGHTING POLES	7 EA	\$4,500	\$31,500
SECURITY CAMERAS	5 EA	\$2,000	\$10,000
LANDSCAPING	4,358 SF	\$4	\$17,432
CURB & GUTTER	600 LF	\$15	\$9,000
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	CONSTRUCTION COST		\$159,032
	NMSU SOFT COSTS AT 24% PROJECT COSTS		\$54,525
	SUBTOTAL		\$213,557
	ESCALATION FOR YEAR 1 @ 2.7%		\$5,766
	SUBTOTAL		\$219,323
	ESCALATION FOR YEAR 2 @ 2.7%		\$5,922
	TOTAL		\$225,245

BUILDING & SITE TOTAL: \$2,087,760



**New Mexico Department of Agriculture
Estimate of Probable Cost**

**RENOVATIONS/NEW CONSTRUCTION AT PEANUT GRADING STATION
OPTION D**

	GSF	\$/SF	TOTALS
Peanut Grading Station (PGS)			
EXISTING BUILDING			
RENOVATION COST (MINOR & MEP)	2,425	\$100	\$242,500
NEW CONSTRUCTION	4,414	\$238	\$1,050,532
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	CONSTRUCTION COST		\$1,293,032
	NMSU SOFT COSTS AT 24% PROJECT COSTS		\$443,325
	SUBTOTAL		\$1,736,357
	ESCALATION FOR YEAR 1 @ 2.7%		\$46,882
	SUBTOTAL		\$1,783,239
	ESCALATION FOR YEAR 2 @ 2.7%		\$48,147
	TOTAL		\$1,831,386