

1 missed since she left a few weeks ago. And my  
2 thoughts and prayers are with her family. And we  
3 will miss her.

4 **CHAIRWOMAN HART STEBBINS:** Thank you. I  
5 don't know that I can add much, but just to say I  
6 feel really blessed to have known her. She was  
7 always somebody who was always a pleasure to see.  
8 She was always happy to be in the office. And she  
9 had an amazing work ethic. She was a really  
10 valuable county employee, but also a much loved  
11 friend to many of us.

12 So we will miss her tremendously, and I  
13 think all of us send our thoughts and prayers to  
14 her family during this very difficult time for  
15 them.

16 So thank you, Commissioner O'Malley, for  
17 bringing that up.

18 **All right. Now on to discussion.**

19 **Mr. County Manager. Downtown building**  
20 **consolidation update.**

21 **MR. KINZIE:** Madam Chair, **Kevin Kinzie, risk**  
22 **management director.**

23 On October 14, staff presented to the  
24 commission the results of a formal request for  
25 information for office space to consolidate county

1 operations. At that presentation, based largely  
2 on size and price, comparisons centers on two  
3 properties, really, the AOC, Albuquerque Office  
4 Complex, over near the airport, the Alvarado  
5 Square building, located here downtown.

6 Now, since that time, several changes  
7 have occurred. One is that the AOC site has sold.  
8 It's in the process of closing now, and so that  
9 building is currently off the market. The other  
10 thing that has changed is the price for Alvarado  
11 Square has dropped significantly, nearly in half.

12 So when we first entertained discussions  
13 with the owner of Alvarado Square in late 2013,  
14 the asking price was 11.1 million. At this point  
15 in time, the asking price is 6 million. So it's  
16 half the price, roughly half the price.

17 So if we -- again, if we take a look at  
18 the survey of current downtown buildings,  
19 primarily, 1 Civic Plaza, this building, Union  
20 Square building, 415 Tijeras, and the Rio Grande  
21 building, the county assessor's building, our  
22 facilities department estimates the cost to  
23 renovate those buildings at \$20,500,000. So if  
24 those same buildings, however, were sold, the  
25 estimated revenue from the sale of those buildings

1 is a little over \$11 million.

2 So by comparison -- and that's just the  
3 sale price of Alvarado Square versus the potential  
4 revenue of selling our downtown facilities, and  
5 our concluding our interest in this facility, in  
6 one Civic Plaza.

7 Now, if we were to take and compare the  
8 cost of renovating those downtown buildings, and  
9 that's 20,500,000 with a little better cost of  
10 acquiring Alvarado Square -- now, what you see on  
11 this is that 20 million 500,000 to renovate,  
12 compared to the stacked cost of acquiring Alvarado  
13 Square, renovating Alvarado Square, and acquiring  
14 surface parking for county vehicles within a  
15 three-block radius of Alvarado Square. Now, as  
16 you can see, those costs are fairly comfortable.

17 However, if we net that out and take a  
18 look at, again, the gold representing Alvarado  
19 Square, with the renovations and the parking,  
20 subtracted from that the sale of the buildings we  
21 would then vacate in the downtown core, then we  
22 have a net cost of roughly 10 million, half the  
23 cost of what it would cost to renovate the  
24 buildings we already have.

25 So that's -- that's an update that I

1 wanted to provide to you, we were asked to provide  
2 to you. And at this point, the administration is  
3 seeking direction from the board as to whether or  
4 not further action on the part of management is  
5 desired.

6 I stand for any questions.

7 CHAIRWOMAN HART STEBBINS: Commission, any  
8 questions, comments?

9 Thank you for providing that  
10 information.

11 All right. This is not an action item,  
12 but we can request that the staff continue to  
13 collect information on the relative costs and  
14 present us with a path forward if the commission  
15 were to choose to pursue this purchase of the  
16 Alvarado building.

17 I think it would be helpful to lay out  
18 the steps and then bring it back as an action item  
19 at our next meeting.

20 Commissioner De La Cruz.

21 COMMISSIONER DE LA CRUZ: Thank you, Madam  
22 Chair. I appreciate that direction for staff.

23 I would only like to add that we make  
24 this a priority for staff and that staff move  
25 expeditiously to provide information to this

1 board, so if this board elects to make a decision,  
2 it can do so quickly. And in a fluid market, we  
3 want to take advantage of time. Thank you, Madam  
4 Chair.

5 CHAIRWOMAN HART STEBBINS: Thank you,  
6 Commissioner.

7 I think it would also be important to  
8 have an explanation of how the financing would  
9 come about.

10 Commissioner O'Malley.

11 COMMISSIONER O'MALLEY: Thank you, Madam  
12 Chair.

13 I appreciate the presentation and  
14 looking at the different -- we do have some assets  
15 associated with this. There was a determination  
16 that consolidation to the long run would be more  
17 efficient and therefore I think save us in terms  
18 of either ability to provide services in terms of  
19 efficiencies and also in terms of actual costs.

20 So I also want to echo both the  
21 commissioners comments about this, that, you know,  
22 time is of the essence. So we need to have  
23 something before us sooner than later to consider.  
24 Thank you.

25 CHAIRWOMAN HART STEBBINS: All right. No

1 other questions, comments.

2 We are now on the 911 update.

3 Thank you, Mr. Kinzie.

4 MS. TOMLIN: Good evening, Madam Chair and  
5 Commissioners. I'm Tina Tomlin, the director of  
6 emergency communications. And I'm here just to  
7 give you an update on the grant amendment and  
8 grant from DFA. DFA did approve for us to have an  
9 upgrade in our 911 system for this year.

10 So it's our time. And we were -- DFA  
11 approved it on February 17, and it's at 2.1  
12 million. And we're ready to go on that. So I  
13 just wanted to give you an update on that.

14 CHAIRWOMAN HART STEBBINS: Commissioner  
15 Johnson.

16 COMMISSIONER JOHNSON: Thank you, Madam  
17 Chair.

18 And if you would, just for the benefit  
19 of people watching and our benefit, could you let  
20 us know what the upgrade entails and how it will  
21 benefit -- real, how it will benefit the public.

22 MS. TOMLIN: Absolutely. And that's a great  
23 question. Thank you, Commissioner, Madam Chair,  
24 and Commission Members.

25 What that does is it gets us ready for