

SEPTEMBER 2026 PROJECTS SUMMARY – FMD OPERATIONS & MAINTENANCE

Overview

In September 2026, the Facilities Management Division (FMD) Operations & Maintenance team executed a wide range of projects across Santa Fe facilities, emphasizing safety, building functionality, preventive maintenance, and continued modernization of administrative, mechanical, and security systems.

SMALL PROJECTS TEAM

State Printing

- Roof leak in the chemical room; sealed by Small Projects
- Leak in room 127B
- Leak at the south patio door
- Main Floor, front lobby—the wet white ceiling tile was replaced
- Pest control—the janitorial closet needs mouse traps and other traps need to be baited.
- Repaired the loose/missing support bracket on the ladder/handrail serving the east air handler
- Deteriorated seals/gasket at window near front entrance repair
- Main lobby – patch and paint wall with display case

Surplus

- 1st floor, location 1LV, pest control conducted; additional traps and bait added
- Replace tiles in men's restroom
- Replace tiles throughout admin area
- Pest control, room 104—ant issue

Carruthers

- Fixed cracks on exterior walls by Records warehouse/breezeway
- Set mouse traps on the 2nd floor breakroom

Bardacke Complex

- Removed graffiti on roof drains and Cerrillos roadside and on the gate of Galisteo
- Pest control on the 1st floor (location 1ST1)
- Plate installed over the ceiling hole located outside SFO-004 (Floor B1 location 0-004)
- Offices painting and new plates place on the 3rd floor (3-017)
- Patch and paint multiple offices on the first floor (1-034)

Villagra Building

- Pest control on the first floor
- Door sanded to allow clearance to close on its own (RM #SF-1-CR1, near the elevator ground floor)
- Stained ceiling tile was replaced just outside the women's restroom on the Villagra side.
- Various holes in various offices on the first floor that were patched and painted
- Valve access on 2nd floor men's restroom installed in the men's restroom

Montoya

- Assessment for replacement of carpet—requestor will submit an agency request
- Pest Control on the second floor, location 2147
- Sealing of a wall on the 2nd floor location 2081B to prevent ants from coming in
- Moving a whiteboard from Suite 2147 to Suite 2006.
- Patch/paint room 2147, 2nd floor
- Silicone replaced in various area of the roof
- Install door stopper, 3rd floor, 32114A
- Stucco repairs around the sides of the building

PERA

- N-502/5th floor door was sanded down and repaired for access/security
- 2nd floor, room N-226—hung 4 frames on the wall
- 4th floor, executive conference room—white board replaced
- Installed previously built walls over monument signage

Chino Building

- Patching old mounting holes on the 3rd floor (383,385,388,389,379)
- Hang up white board, 2nd floor (234A).

Runnels

- Patch and paint rooms S3159 and S3160, 3rd Floor
- Hang cork board in room S3159, 3rd Floor
- Pest control—setting traps on the 2nd floor, room S2201
- White boards hung on third floor, multiple rooms (S3400, S3400A, S3401, S3402, S3403, S3404, S3405, S3407, S3408, S3410)
- Remodel room 3050 to include drywall, door jamb and soundproofing
- Torn carpet tripping hazard assessed and remedied on 3rd floor, room S3250
- Base molding not complete issue addressed in room N3300 near room N3302
- Hole in wall next to room S4203 repaired

- Sheetrock patched on 2nd floor, (S2050 Conference room, storage next to N2064 and N2311)
- Drywall patch and handicap ramp ducting seal covered with drywall was completed in the South Atrium Common Area
- Large hole remedied in the wall above the auditorium door A1006 (lobby area).
- Vinyl siding outside of women's restroom re-adhered
- The vestibule restroom brick separation was addressed
- Remove and relocate 1st aid cabinet (N2150) for Solid Waste
- Installed large board in SE corner of Room N2150

T-187

- Leaking connex behind warehouse was repaired.
- Replaced sheetrock on wall so water drinking fountain can be replaced (2 work orders created for this work).
- Filled cracks in parking lot at the NW corner of the building

Governor's Residence

- Supply and assist with installing eye hooks for the tent
- Painted a clearcoat over mural on south side of garage

Anaya

- Office wall repainted on the 3rd floor
- Large potholes filled in NE parking by state bus dropoff

Lamy

- Move 15 boxes from the tourism office to the governor's office

Bataan

- Repaired fencing poles/steel gate stops on the doors by the dumpster recycle area
- Hang up whiteboard and pictures, 1st floor, room 166
- 2 whiteboards installed on 3rd floor (location 320)
- paint the red striped area blue on the north side of the building by the freight elevator
- pest control—1st floor, room 142, ASD4 and ASD7 (ant issue).

Willie Ortiz

- Readjusted and aligned the women's restroom stall to function properly
- Tiles around clean out replaced in the ground level women's restroom
- Ceiling tiles replaced in the lower-level men's restroom
- Caulking situated around the urinal in the lower-level men's restroom

- Missing corner of carpet tile situated by small projects on the lower level

Motor Pool

- pest control—mice in the shop

Simms

- hallway ceiling tiles need to be replaced on 1st floor (1100)

Apodaca

- 2 whiteboards hung on 3rd floor (301)

MVD

- Men's RR mirror replaced in the lobby
- Men's RR toilet dispenser replaced in the lobby

TSD

- Broken window fixed, room 112.

Lujan

- sharp containers in the restroom and health rooms (2nd floor, 2RR2)

Lew Wallace

- painting elevator on 1st floor

5th Street

- pest control — ants in various office areas

DPS Monthly Report

- Landscape pond project is almost done (LEA pond and side to track gate).
- Still waiting on Babcock Construction on washers and dryers for State Police dorms.
- Waiting on SHS for locks for classroom 2,3 (LEA)
- Waiting on Key blanks SHS. This is 5 weeks out.
- Put in quote for State Police dorms. The AC is out. It needs a low-pressure sensor.
- Put in quote for Trane to work on AC unit at secure storage. It is leaking freon.
- Working on all building inspectors work orders that have been submitted recently.

- Working on PMs for all our buildings for the DPS complex and Forensic Lab.

CAMPUS OPERATIONS / REPAIR & REPLACE

Throughout September, the Campus Operations and Repair and Replace teams dedicated most of their efforts to addressing damage caused by repeated rain events. This included patching roofs, walls, and foundations, as well as replacing numerous water-damaged ceilings and repairing affected HVAC units. In addition to storm-related work, the teams also began preparations for cooler weather by servicing and starting boilers and other heating equipment.

ASSET MANAGEMENT

Annual Inspections and Reports

- Reviewed and revised annual inspection reports for facilities including Montoya, Surplus, Carruthers, MVD, Vital Records, Runnels, and DPS D1.
- Cross-referenced report narratives with BIRT inspection results, deficiency line items, photographs, and associated work orders.
- Updated condition summaries, key findings, priority action plans, and capital planning recommendations.
- Identified missing inspection results, documentation gaps, and report inconsistencies for follow-up.

AIM Reporting and Coordination with Ken Doman

- Worked with Facility Force on AIM FCI/FCNI Report 811, including data cleanup, appraisal matching, county filtering, and review of the 20% condition-index threshold.
- Refined spreadsheets and reporting methods to summarize facility deficiencies by county and identify buildings with significant capital needs.
- Flagged missing or zero appraisal values and other data exceptions requiring additional review.

Facility Condition and Capital Planning

- Prepared a preliminary statewide facility condition presentation, including Santa Fe deficiencies, county comparisons, and priority building needs.
- Developed charts and tables highlighting deficiency costs and facilities exceeding the 20% FCI threshold.
- Refined planning scopes and estimates for roofing, stucco, parking lots, and other major building improvements.
- Requested project completion information to help reconcile existing deficiency records with work already performed.

Maintenance Coordination

- Reviewed corrective work-order references and responsible shops within inspection reports to support assignment and follow-up.
 - Communicated the correct use of MAINT REPAIR REPLACE for Electrical, Plumbing, and HVAC work orders, supporting the eventual inactivation of MAINT REPAIR/REPLACE after outstanding transactions are closed.
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FIRE SAFETY

- Annual Fire extinguisher and E-light start through VSC, Santa Fe
 - State Fire Marshals Office and Fire Team commission the new Potter panel at Fleming installed by L.E.M
 - DPS HQ Finalization the last 6 smokes installed by JCI.
 - Monthly Fire pump test at Carruthers by GSD/fire.
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SECURITY OPERATIONS

Status: Active Operations

During September 2026, Security Operations documented **522 security activities** across GSD/FMD-supported facilities. The majority of activity consisted of routine and preventive patrol operations, including:

- **272 Mixed Patrols**
- **159 Mobile Patrols**
- **57 Foot Patrols**
- Additional responses involving areas of concern, standby assignments, alarms, informational/security observations, training, incident-report work, on-call activity, and other operational support.

Security personnel continued providing routine building and property patrols while responding to facility-specific concerns as they arose. September activity included responses involving unsecured doors, access-card issues, suspicious or unauthorized persons, facility security observations, and requests for direct security assistance.

One example was the response at **CYFD 5th Street**, where multiple GSD/FMD Security personnel provided security support during an employee property-removal situation. The matter concluded without further incident.

2. Probation & Parole Unity Integration

Status: In Progress

Security Operations continues working toward integration of the Probation & Parole security environment into the FMD site within the Avigilon Unity system.

Coordination continues regarding the connectivity and technical requirements necessary to complete the connection and incorporate the site into the FMD Unity environment.

3. DOJ Bardacke / Villagra Integration

Status: In Progress

Security Operations continues coordinating the connection and integration of the DOJ Bardacke/Villagra security environment.

The project includes coordination between Security Operations, GSD IT, APIC Solutions, and DOJ to establish the necessary connectivity and system configuration.

APIC Solutions is expected to provide additional information by the end of the week that GSD needs to move forward with completing the connection.

The Villagra access-control system will remain separate from the GSD access-control environment.

4. DPS Headquarters Security Project

Status: In Progress

Security Operations has conducted several walkthroughs of the DPS Headquarters security environment. These walkthroughs identified several areas where existing camera placement may not provide optimal coverage. Based on current observations, these appear to be design or placement issues rather than an APIC or DPS operational issue.

For example, the Secure Storage interior evidence area currently utilizes multi-head cameras; however, portions of the cameras' fields of view are obstructed by evidence storage cabinets. This area may have benefited from different camera types or placement, such as dome cameras or overhead fisheye coverage.

There is a reasonable solution utilizing the existing equipment. Select cameras may be relocated to improve their fields of view and provide more effective coverage. This work could potentially be incorporated into the upcoming interior camera project or addressed as a secondary project. Based on the scope identified thus far, some of this work may also potentially be completed in-house by GSD. This can be discussed further as the project progresses.

As part of the upcoming DPS interior camera project, **a priority will be to ensure that both DPS and GSD have the appropriate level of system visibility necessary to support their respective**

operational and security responsibilities. DPS will maintain visibility of its interior security areas, including Forensic/Secure Storage, while GSD will maintain visibility of the exterior camera environment. System access and administrative responsibilities will be established accordingly as the project moves forward.

5. CYFD 5th Street / Fleming Building Security Projects

Status: In Progress / Priority Projects

Security Operations continues moving forward with security upgrades for the CYFD 5th Street and Fleming Building locations.

Review of the initial project proposals identified several areas requiring clarification, including camera quantities, NVR/storage capacity, video-retention requirements, and differences in proposed system configurations.

For the **CYFD 5th Street project**, the security design and revised project quote have now been completed and are being submitted **October 7, 2026**, moving the project forward to the next phase.

The Fleming Building project continues through the project development process. Security Operations will continue coordinating to ensure both systems are operationally sound, appropriately sized, and compatible with the developing FMD security ecosystem.

6. Access Credential / Card Modernization

Status: Major Phase Completed / Transition In Progress

Security Operations has made significant progress toward establishing a more secure and standardized access credential system.

APIC Solutions, SHS, and Allegion were able to resolve the credential compatibility issue through the addition of a second facility code, allowing the credential transition to continue without disrupting the overall project.

Anna Maria has completed issuance of the new access cards associated with the primary conversion effort.

The next major step is to develop and distribute formal communication to affected agencies establishing a date when the old access cards will be deactivated. This will provide agencies and employees with a final transition period before legacy credentials are disabled.

Following the established cutoff date, Security Operations anticipates a limited number of remaining employees who were either missed during the initial conversion or whose agencies did not respond to previous notifications regarding the security upgrade. Those credentials will be addressed individually as necessary.

This represents a significant milestone in the access-card modernization project and moves the effort into its final transition and cleanup phase.

7. Motorola Orchestrate / RAVE Integration

Status: In Progress / Pending Updated Quote

Security Operations continues moving forward with the Motorola Orchestrate project, which is intended to provide greater interoperability between security technologies, including Avigilon ACC/ACM and RAVE Panic Button capabilities.

APIC Solutions will be submitting an updated quote for the remaining work necessary to complete the Orchestrate project. Once the quote is received and reviewed, Security Operations can move forward with the remaining steps required for completion.

Completion of Orchestrate remains an important component of the developing FMD security ecosystem and will provide additional integration capabilities between security, access control, video, and emergency-response systems.

8. Security and Fire Safety Radio Communications

Status: In Progress / Priority

Security Operations continues working to address radio communication requirements for both the Security Operations and Fire Safety teams.

Radio specifications and technical information have been provided to GSD IT for review. Reliable radio communications remain an important operational requirement as Security and Fire Safety responsibilities and facility coverage continue to expand.

Once GSD IT completes its technical review and confirms the proposed equipment and requirements, Security Operations can move forward with the purchasing process and subsequent implementation.

9. Access Control Manager Recruitment

Status: Interview Phase

Recruitment for the Access Control Manager position has progressed into the interview phase.

Applications have been reviewed, and the interview questions have been finalized and approved.

Candidate interviews are scheduled to begin **October 13, 2026**.

The Access Control Manager position will provide additional leadership and technical oversight as FMD's access-control, surveillance, and integrated security responsibilities continue to expand.

10. Security Operations Training Initiative

Status: In Progress / Program Development

Security Operations is developing a structured training initiative to improve consistency, documentation quality, and system proficiency across the Security Operations team.

The training initiative will focus on several core operational areas, including report writing and documentation standards, proper use of security systems and software, reviewing and locating recorded video footage, and the proper procedures for exporting video evidence.

Additional emphasis will be placed on ensuring exported footage and related documentation are saved to the appropriate established folders and file locations, with consistent file naming and organization practices. This will help ensure that security records and video evidence can be efficiently located and referenced when needed.

The overall objective is to establish consistent procedures across the Security Operations team while increasing officers' proficiency and confidence in utilizing the technology and systems available to them.

Overall Status

Security Operations continues advancing multiple security infrastructure, technology, staffing, training, and operational improvement initiatives while simultaneously maintaining day-to-day security coverage across GSD/FMD-supported facilities.

During September, Security Operations documented **522 operational activities**, with patrol operations accounting for the majority of recorded activity. At the same time, several major security initiatives continued to progress.

Significant milestones include advancement of the **access credential modernization effort**, completion and submission of the revised **CYFD 5th Street security project**, continued development of the **DPS Headquarters security project**, and progress toward multiple security-system integrations.

Current efforts remain focused on improving system integration, standardizing security infrastructure, strengthening access-control security, improving communications, increasing staff proficiency, and

establishing the technical and staffing structure necessary to support FMD's expanding security environment.

Additional milestones are anticipated during October, including the **Access Control Manager interviews, continued Unity site integrations, receipt of the updated Orchestrate quote, completion of pending technical reviews, advancement of proposed security projects, continued access-card transition activities, and further development of the Security Operations training initiative.**

LANDSCAPING

- Ongoing work at DeVargas Park.
 - Rain storm clean up around all campuses
 - Winterization efforts started by reducing the water scheduling, and ordering snow removal supplies.
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CUSTODIAL SERVICES

- Routine custodial operations maintained across all facilities.
- Carpet crew deep-cleaning in Santa Fe buildings; provided rapid flood and emergency response.

Financial Status Report
CBRF (86300)

Month and Year to Dated Ended
For Period Ending 09/30/2026

PART A: Changes in fund balance

	September-26	FY2026 YTD
Beginning Balance	July 1,2026	66,426,360.22
Add Revenue:		
Interest on Investment (441201)	-	201,027.70
Land Income Distributions (442101)	-	-
Land Grant Permanent Fund Distribution (499905)	2,106,377.22	6,444,137.06
Miscellaneous (496901)	-	-
Total revenue	2,106,377.22	6,645,164.76
Subtract Expenditures :		
300's Contractual Category	-	(5,816.15)
400's Other Costs	(1,965,205.20)	(4,023,149.58)
Admin Fees (555100)	-	0.00
Transfer to Capital Program	-	0.00
Transfer out to Capital Asset	-	0.00
Total expense	(1,965,205.20)	(4,028,965.73)
Fund Balance May 2026	141,172.02	69,042,559.25
Subtract Liabilities:		
2% due to Legislative Council Service FY 2026	2%	(132,903.30)
SBOF approved projects - valid encumbrances		(9,332,066.33)
SBOF approved projects - unencumbered balance		(24,088,961.55)
SBOF approved projects - not budgeted		(33,553,931.18)
Uncommitted Fund Balance	For Period Ending 09/30/2026	35,488,628.07

PART B: Fiscal Year To Date Revenue and LCS fee

	FY 2027 YTD For Period Ending 09/30/2026
Interest on Investment (441201)	201,027.70
Miscellaneous (496901)	0.00
Land Income Distributions (442101)	0.00
Land Grant Permanent Fund Distribution (499905)	6,444,137.06
TOTAL	6,645,164.76

2% due to Legislative Council Service FY 2026 \$132,903

CBRF Financial Status Report -September 2026

- * DS - Delayed Start
 * P - Project Planning
 * D - Project Design
 * C - Project Construction
 * W - Project in Closeout

- Delayed Start
 Non Applicable
 On Schedule
 Behind Schedule, 30 days
 Behind Schedule, 60 days

** June 30th of Fiscal Year

	Title	* DS	* P	* D	* C	* W	** Reversion	Award	Committed	Expended	Balance
A21F5006	SF BLDGS PLUMBING						2026	2,193,900.00	-	2,193,280.80	619.20
A21F5007	SF SMALL PROJECTS						2026	4,004,965.00	-	3,995,318.34	9,646.66
A21F5008	SF BLD INTERIOR EXTERIOR						2026	1,096,950.00	-	1,075,870.16	21,079.84
A21F5009	GOVERNORS MANSION						2026	219,390.00	-	219,385.92	4.08
A21F5010	SF BLDGS HVAC						2026	1,096,950.00	-	1,091,712.84	5,237.16
A21F5011	SF BLDGS ROOFS						2026	1,568,638.00	-	1,568,638.00	-
A21F5016	SF BLDGS FIRE PROTECTION/ELECT						2026	1,096,950.00	-	1,077,125.59	19,824.41
	Balance							11,277,743.00	-	11,221,331.65	56,411.35
A22G5003	SF SITE WORK						2026	1,645,425.00	-	1,608,187.12	37,237.88
A22G5004	SF SMALL PROJECTS						2026	3,729,630.00	-	3,714,307.17	15,322.83
A22G5011	SF BUILDINGS INFRASTRUCTURE						2026	1,316,340.00	-	1,316,268.93	71.07
A22G5014	SF BUILDINGS MECHANICAL						2026	2,193,900.00	-	2,193,900.00	-
A22G5015	SF BUILDINGS ENVIRONMENTAL						2026	548,475.00	-	509,590.96	38,884.04
	Balance							9,433,770.00	-	9,342,254.18	91,515.82
A23H5911	SF Energy Efficiency Projects						2027	1,096,950.00	106,160.01	690,789.99	300,000.00
A23H5912	SF SITE WORK						2027	1,096,950.00	-	1,096,881.28	68.72
A23H5913	SF SMALL PROJECTS						2027	4,387,800.00	119,494.45	4,242,240.74	26,064.81
A23H5914	SF BLD INTERIOR EXTERIOR						2027	2,193,900.00	153,920.71	2,039,902.77	76.52
A23H5915	SF Plumbing/HVAC						2027	1,096,950.00	15,837.48	1,057,277.58	23,834.94
A23H5916	SF Building Roof						2027	3,290,850.00	166,767.90	2,495,696.23	628,385.87
	Balance							13,163,400.00	562,180.55	11,622,788.69	978,430.86
A24I5907	SF SITE WORK						2028	1,096,950.00	-	1,096,949.99	0.01
A24I5914	SF Governor's Mansion						2028	1,892,238.75	61,506.45	485,921.09	1,344,811.21
A24I5915	SF Interior Exterior						2028	3,482,816.25	692,767.37	2,709,483.18	80,565.70
A24I5916	SF Site Work						2028	1,096,950.00	957,344.85	139,605.15	0.00
A24I5917	SF Small Projects						2028	2,687,527.50	512,195.02	2,118,425.75	56,906.73
A24I5918	SF Roofing						2028	2,687,527.50	-	31,950.00	2,655,577.50
A24I5922	Santa Fe HVAC						2028	1,590,577.50	-	1,544,250.00	46,327.50
A24I5923	Santa Fe Plumbing						2028	1,590,577.50	-	1,544,218.49	46,359.01
	Balance							16,125,165.00	2,223,813.69	9,670,803.65	4,230,547.66
A25J2006	SF Reality Based Training DFS						2029	8,026,950.00	6,975,625.79	606,834.08	444,490.13
A25J5915	Santa Fe Small Projects						2029	2,413,290.00	441,135.23	1,841,930.93	130,223.84
A25J5916	Santa Fe Exterior Construction						2029	3,323,295.00	336,669.71	1,298,629.55	1,727,995.74
A25J5917	Santa Fe Mechanical						2029	1,316,340.00	327,329.36	172,284.84	816,726.00
A25J5918	Santa Fe Interior Construction						2029	3,477,795.00	-	-	3,477,795.00
A25J5919	Santa Fe Site Work						2029	3,949,020.00	2,937,301.71	858,790.67	152,927.62
	Balance							22,506,690.00	11,018,061.80	4,738,469.87	6,750,158.33
Total Balance										41,857,178.07	12,107,064.02