



City of Las Cruces[®]

PEOPLE HELPING PEOPLE

COUNCIL WORK SESSION SUMMARY ROUTING SLIP

Meeting Date January 25, 2016

TITLE: FILM SOUNDSTAGE SITE ASSESSMENT

- Are there attachments to the Council Work Session Summary? Yes No
- Will there be a Video Presentation for this item? Yes No
- Will there be a PowerPoint Presentation for this item? Yes No
- If "yes", will a copy of the PowerPoint Presentation be included on the Council Work Session Agenda? Yes No

DEPARTMENT / ORGANIZATION	SIGNATURE	PHONE NO.	DATE
Cruz Ramos		541-2140	1/12/16
David Dollahon		528-3060	1/12/16
Other			
Assistant City Manager/CAO (if applicable)			
Assistant City Manager/COO (if applicable)		541-2271	1/12/16
City Manager		541-2076	1/12/16



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Council Work Session Summary

Meeting Date: January 25, 2016

TITLE: FILM SOUNDSTAGE SITE ASSESSMENT

PURPOSE(S) OF DISCUSSION:

- Inform/Update
- Direction/Guidance
- Legislative Development/Policy

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Resolution No. 15-125 was approved on December 15, 2014 supporting the growing Film, Television and Media Industry Cluster in Las Cruces and southern New Mexico. Further, Resolution No. 16-105 was approved on November 2, 2015 adopting a Memorandum of Understanding between the City and Film Las Cruces (FLC) related to growing the film industry and infrastructure in Dona Ana County.

The New Mexico State Legislature provided a capital appropriation of \$402,000.00 (2014 legislative appropriation, accepted on January 19, 2015) and additional legislative funding in the amount of \$555,000.00 (2015 legislative appropriation, contract pending from the State) to develop film infrastructure toward the construction of a soundstage. The construction and ultimate operation of a soundstage will enhance education opportunities and economic development regionally. It will allow for greater collaboration with the film and arts community and generally support film industry in Las Cruces and Dona Ana County.

In anticipation of the state appropriations, the City has identified potential locations for the soundstage on land at the West Mesa Industrial Park (WMIP) and at the New Mexico State University (NMSU) Arrowhead Research Park (ARP) for the construction of a soundstage.

In order to get input from the film community, a Soundstage Committee was formed, including representation from NMSU, FLC, film industry professionals, elected officials and City staff. ASA Architects and Dekker/Perich/Sabatini were contracted by the City to assist with site assessments of the two properties, provide preliminary designs and cost estimates. Committee meetings were held during the months of December 2015 and January 2016. The site assessment issues were compiled, designs discussed, and cost estimates reviewed. The Soundstage Committee recommended the ARP site over the WMIP site. Reasons for the

(Continue on additional sheets as required)

recommendation included developing synergy with NMSU's Creative Campus and future media center, a central location would provide for better access to employees and students, and would be better showcased to promote local pride and tourism.

The Economic Development Committee (EDC) met on January 13, 2016 to formulate a recommendation on the soundstage site location to the City Council. The EDC, while not formally recommending one site over the other, were in majority support of the ARP site. However preliminary cost estimates are approximately 60% over the anticipated budget. The estimated cost information that the architects acquired was based on input from local contractors in New Mexico with experience in building soundstages. The EDC has concerns with cost containment. Without such cost restraints, WMIP and/or other sites may need to be brought into consideration.

Staff will be prepared to provide a detailed overview of the process and all pertinent information regarding the soundstage location and other concerns to date. Staff is requesting consideration and input on any other issues that City Council may have regarding the future soundstage, so as to further analyze the options and work with the two committees further.

SUPPORT INFORMATION:

1. Attachment "A", WMIP and ARP Site Selection Pros and Cons
2. Attachment "B", Las Cruces Film Studios – Preliminary Estimated Costs
3. Attachment "C", WMIP and ARP Preliminary Site Plans: Building Layouts

Las Cruces Film Studios

Site Pros and Cons

1-07-2016

West Mesa Industrial Park

Pros

1. City owns the land. Has option on what/if to charge. No land deal negotiations.
2. No gross receipts tax issues. City collects gross receipts tax for taxable items.
3. Infrastructure in place, with relative ease for extensions. City has WMIP fund for needed infrastructure.
4. Not as much budget needed to commit to aesthetics. Architectural constraints likely afford a less expensive build-out.
5. Convenient to I-10 and airport.
6. Room for expansion. Future growth potential. Back lot potential. Views out over valley (270° unobstructed view).
7. Exterior filming possibilities.
8. Potential for ancillary business growth.
9. Proximity to Corralitos Ranch.
10. Isolated, potential for filming special effects and pyrotechnics.

Cons

1. Location isolated from key partners. NMSU, DACC. LCPS.
2. Limited engagement with NMSU community when sitting idle due to distance.
3. Less potential benefit to local economy.
4. Far from other city amenities. Restaurants, hotels, stores.
5. Limited transportation options for employees.
6. Concern for highways noise interference.
7. Industrial park aesthetics.
8. Potential environmental concerns (odor or air quality).
9. Internet broadband width and access questionable.
10. No potential for creative campus on West Mesa.
11. Proximity to airport (Potential impact to flight schedules or activity).

Arrowhead Park

Pros

1. At I-25 / I-10 Intersection. Gateway to Las Cruces.
2. High visibility for tourist interest and local pride.
3. Convenient to NMSU / DACC academic programs, film schools and student population.
4. Enhanced synergy with Arrowhead Park, commercial endeavors, incubators.
5. Close to amenities. Lodging, restaurants, hotels and services.
6. Better transportation accessibility for employees.
7. "Creative Campus" resonates more adjacent to university. More potential for future media center.
8. Room for expansion of additional studios. NMSU and DACC land available close by for expansion of studios and/or outdoor filming potential.
9. Potentially easier to secure facility.
10. Arrowhead Park/NMSU to provide roadway and utility infrastructure to site at their cost.
11. Highest bandwidth internet connectivity in region.
12. NMSU/Arrowhead pursuing interchange at Arrowhead Drive / I-10.

Cons

1. Cost for LC Film Studio land included in total lease/studio operating cost.
2. Concern for highway noise from I-25 / I-10. Proximity to high traffic area. Potential traffic noise and vibration.
3. Access and egress issues especially during NMSU special events. Special coordination required with NMSU, Campus Police.
4. Access that does exist cannot handle heavy traffic.
5. Limited backlot/exterior filming potential on site. 360 degree obstructed views.
6. Limits on future expansion possibilities at this site.
7. Likely increased construction costs due to Arrowhead design guidelines.
8. Concerns with production restraints from NMSU regarding creative content.

Las Cruces Film Studios
Preliminary Estimated Costs

(Construction cost estimates assume concrete tilt up exterior wall construction at film studios)

Phase 1 Commercial Studio

Building Area 41,700 sq. ft. / 35' clear ht. film stage

Cost of Construction \$ 5,850,000.00
 (on site construction only)

Soft Costs /Contingency \$ 1,100,000.00
 (includes A/E fees, topographic survey and soils tests, acoustic tests, special structural inspections during construction and contingency)

Total \$ 6,950,000.00

Add for 60' clear ht. stage \$ 800,000.00

Add for roadway/utilities \$310,000.00
 (At WMIP only to extend Industrial Park Ave. and water/sewer to site)

Add at Arrowhead \$ 100,000.00
 (for added aesthetics)

Phase 2 Academic Studio

Building Area 14,000 sq. ft. / 25' clear ht. stage

Cost of Construction \$ 2,100,000.00

Soft Costs/Contingency \$ 400,000.00

Total \$ 2,500,000.00

Add for 50' clear ht stage \$ 300,000.00

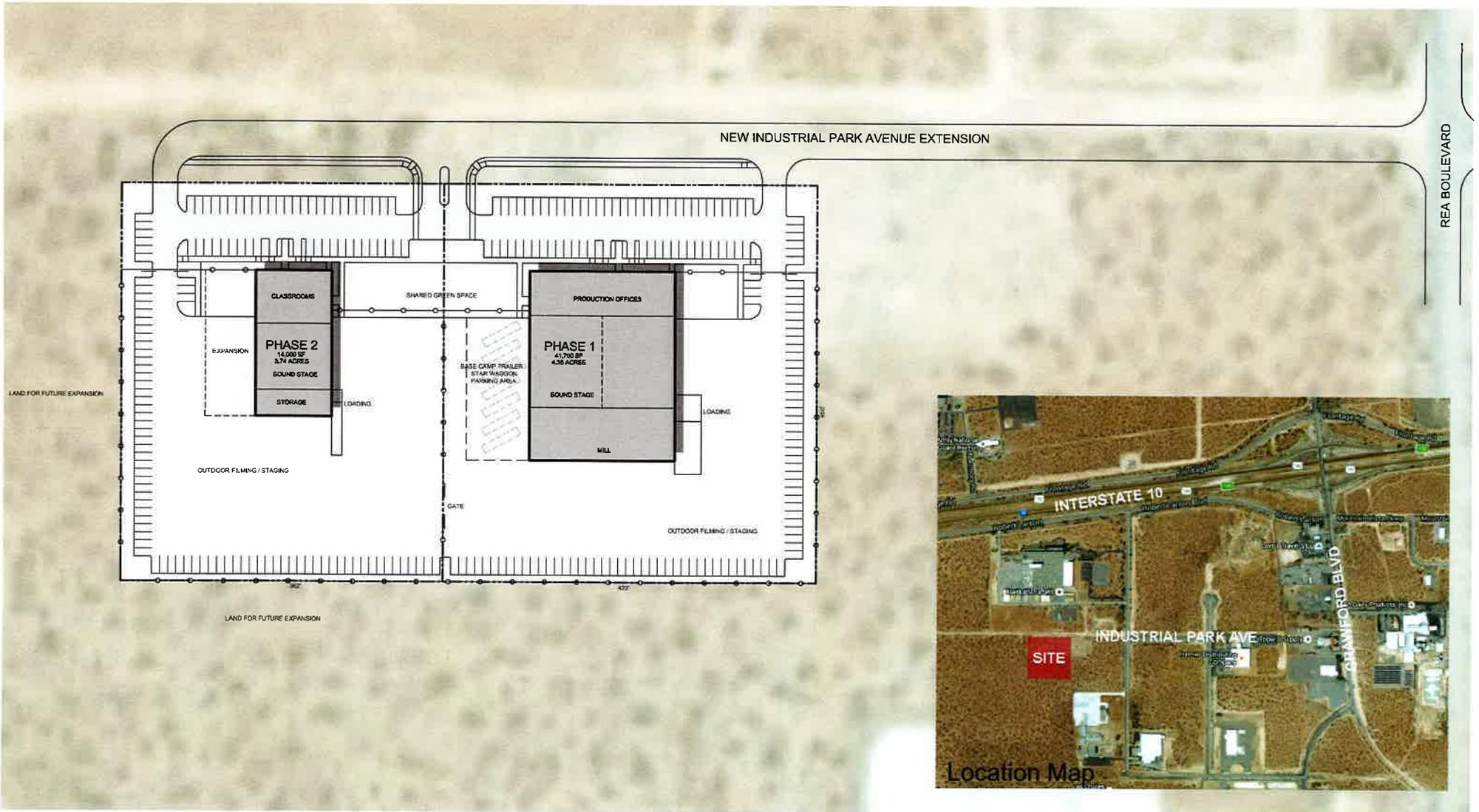
Possible VE Items:

Reduce overall area of offices and film stages

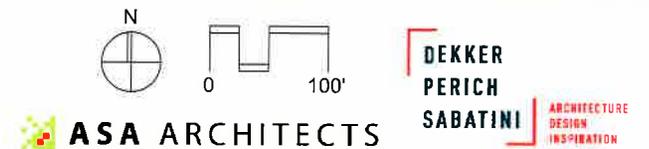
Construct film stages of pre-manufactured metal building with insulated exterior walls.

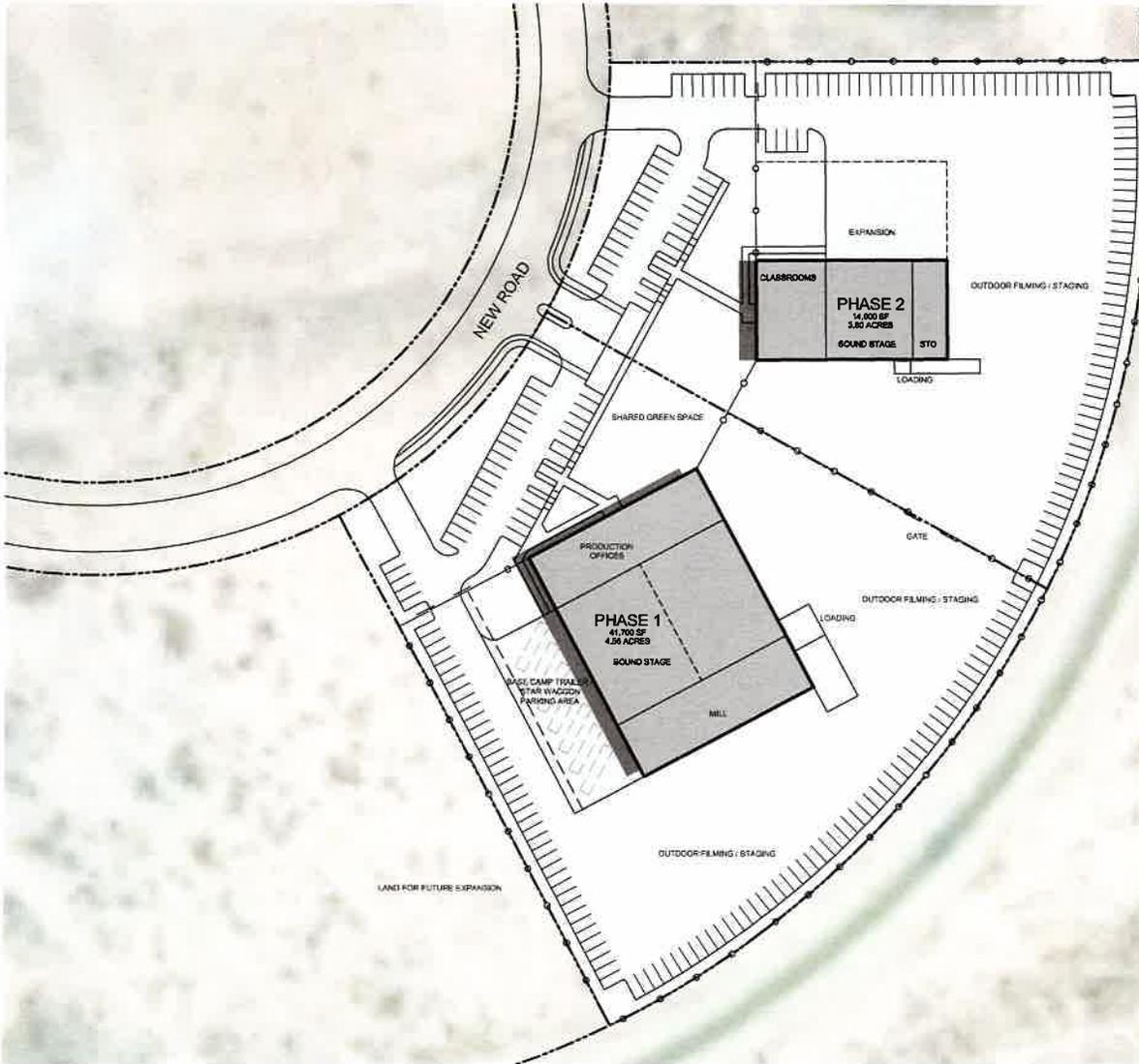
Deduct \$700,000.00 to \$800,000.00

Simplify interior finishes of office portions. Deduct + - \$50,000.00

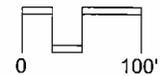


Las Cruces Film Studio - West Mesa Site Concept 3
Las Cruces, New Mexico 15-0611 January 7, 2016



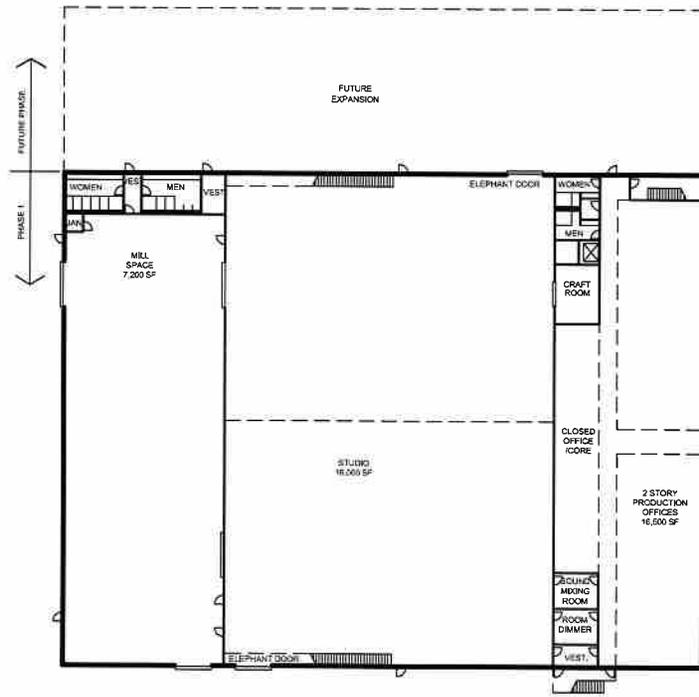


Las Cruces Film Studio - Arrowhead Park Site Concept 3
 Las Cruces, New Mexico 15-0611 January 7, 2016

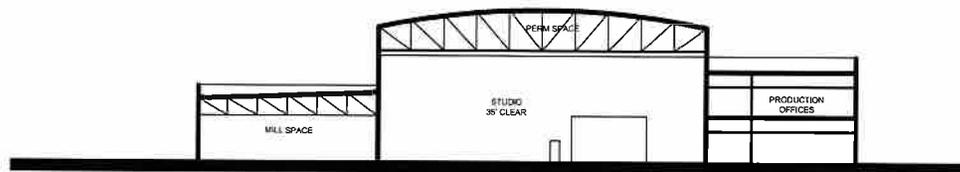


ASA ARCHITECTS

DEKKER PERICH SABATINI
 ARCHITECTURE DESIGN INSPIRATION



CONCEPTUAL FLOOR PLAN



CONCEPTUAL BUILDING SECTION

Las Cruces Film Studio - Commercial Building Concept
Las Cruces, New Mexico 15-0611 January 7, 2016

