



Agenda

DATE 9/20/17 TIME 2:10
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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
COUNCIL CHAMBERS
MONDAY, SEPTEMBER 25, 2017
5:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM SEPTEMBER 11, 2017, PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA

6. CIP #507H – GCCC HVAC EQUIPMENT REPLACEMENT
 - a. REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH WHPACIFIC FOR ADDITIONAL DESIGN SERVICES IN THE AMOUNT OF \$40,869 INCLUSIVE OF NMGR (JASON KLUCK)

COMMITTEE REVIEW

Finance Committee (Scheduled)	10/02/17
Council (Scheduled)	10/11/17

7. SANTA FE TRAILS
 - a. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ANAYA'S WRECKER SERVICE IN THE AMOUNT OF \$5,000 PER YEAR UP TO 4 YEARS FOR A TOTAL AMOUNT OF \$20,000 (LOIS AMADOR)

COMMITTEE REVIEW

Finance Committee (Scheduled)	10/02/17
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8. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES WITH THE LOUIS BERGER GROUP, INC. FOR AN AMOUNT OF \$119,632.76 PLUS APPLICABLE NMGR (LEROY PACHECO)

COMMITTEE REVIEW

Finance Committee (Scheduled)	10/02/17
Council (Scheduled)	10/11/17

9. REQUEST FOR APPROVAL OF A RESOLUTION REQUESTING THAT THE NEW MEXICO ENVIRONMENT DEPARTMENT RESCIND THE REVISED LOS ALAMOS NATIONAL LABS CLEANUP ORDER AND HALT ANY PLANNED EXPANDED PLUTONIUM PIT PRODUCTION UNTIL SAFETY AND CLEANUP ISSUES ARE RESOLVED; REQUESTING THAT THE UNITED STATES DEPARTMENT OF ENERGY IMPROVE SURFACE AND GROUNDWATER MONITORING AND RECONSIDER THE PLUTONIUM PIT PRODUCTION MISSION AT LOS ALAMOS NATIONAL LABORATORY; AND DIRECTING THE CITY CLERK TO TRANSMIT COPIES OF THIS RESOLUTION TO ASSOCIATED PARTIES (**COUNCILORS VILLARREAL AND MAESTAS**) (**JESSE GUILLEN**)

COMMITTEE REVIEW

Finance Committee (Postponed)	08/21/17
Finance Committee (Postponed)	09/18/17
Finance Committee (Scheduled)	10/02/17
Council (Public hearing)	09/27/17

10. REQUEST FOR APPROVAL OF A RESOLUTION DIRECTING THE CITY MANAGER TO UNDERTAKE A FEASIBILITY STUDY TO EXPLORE DEVELOPMENT OF FREE WALLS FOR STREET ARTISTS ON MUNICIPAL PROPERTIES; AND PRESENTING THE STUDY TO THE GOVERNING BODY WITHIN 90 DAYS OF ADOPTION OF THIS RESOLUTION (**COUNCILORS IVES AND LINDELL**) (**DEBRA GARCIA Y GRIEGO / RICHARD THOMPSON**)

COMMITTEE REVIEW

Arts Commission (Approved)	09/11/17
Finance Committee (Approved)	09/18/17
Parks & Recreation Advisory Commission (Scheduled)	09/19/17
Council (Scheduled)	09/27/17

11. REQUEST FOR APPROVAL OF A RESOLUTION ESTABLISHING A MUNICIPAL DRUG STRATEGY TASK FORCE TO DEVELOP NEW APPROACHES TO PROBLEMS RELATED TO BOTH DRUG ADDICTION AND POLICY RESPONSES TO IT BY COLLABORATING, STUDYING, GATHERING INPUT FROM THE SANTA FE COMMUNITY AND ISSUE-EXPERTS, AND PROPOSING RECOMMENDATIONS FOR A COORDINATED DRUG STRATEGY ROOTED IN PUBLIC HEALTH AND SAFETY (**MAYOR GONZALES, COUNCILORS LINDELL, VILLARREAL, MAESTAS, IVES, AND RIVERA**) (**CHRIS SANCHEZ**)

COMMITTEE REVIEW

Public Safety Committee (Scheduled)	09/19/17
Finance Committee (Scheduled)	10/16/17
Council (Public hearing)	10/25/17

DISCUSSION AGENDA

12. UPDATE TO PUBLIC WORKS PROJECT STATUS REPORTS (**NICK SCHIAVO / PW PROJECT MANAGERS**)
13. MATTERS FROM STAFF
14. MATTERS FROM THE COMMITTEE
15. MATTERS FROM THE CHAIR

16. NEXT MEETING: **TUESDAY, OCTOBER 10, 2017**

17. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520
five (5) working days prior to meeting date

**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
September 25, 2017**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 5:00 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes - September 11, 2017	Approved as presented	2
 CONSENT AGENDA LISTING	 Listed	 2-3
 CONSENT AGENDA DISCUSSION		
6. GCCC HVAC Replacement	Approved	3-4
 8. Louis Berger PSA Amendment #1	 Approved	 4-6
 DISCUSSION AGENDA		
12. Public Works Projects Status Report	Presentation by Staff members	6-8
13. Matters from Staff	Comments	9
14. Matters from the Committee	Comments	9
15. Matters from the Chair	Comments	9
16. Next Meeting:	October 10, 2017	9
17. Adjournment	Adjourned at 5:56 p.m.	9

MINUTES OF THE
CITY OF SANTA FÉ
PUBLIC WORKS/CIP & LAND USE COMMITTEE
Tuesday, September 25, 2017

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Councilor Ron Trujillo, Vice-Chair at approximately 5:00 p.m. in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Ronald S. Trujillo, Vice Chair
Councilor Joseph M. Maestas
Councilor Christopher M. Rivera
Councilor Renee D. Villarreal

MEMBERS EXCUSED:

Councilor Peter N. Ives, Chair

STAFF PRESENT:

Nick Schiavo, Acting Public Works Director
Bobbi Huseman, Public Works Staff

OTHERS PRESENT:

Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items were incorporated herewith by reference. The original Committee packet is on file in the Public Works Department.

3. APPROVAL OF AGENDA

Mr. Schiavo said the caption for #7 is incorrect and should read "Professional Services Agreement for a total of \$5,000."

MOTION: Councilor Maestas moved to approve the agenda as amended. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Maestas requested discussion on item #6.

Councilor Villarreal requested discussion on item #8.

MOTION: Councilor Maestas moved to approve the consent agenda as amended with items 6 and 8 pulled for discussion. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM SEPTEMBER 11, 2017 PUBLIC WORKS COMMITTEE MEETING

MOTION: Councilor Rivera moved to approve the September 11, 2017 minutes as presented. Councilor Maestas seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

7. SANTA FE TRAILS

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Councilor Maestas told Mr. Kluck he was really concerned about condensation problems in the gym and didn't know if it is a problem in the basketball courts. He read the memo but wanted to talk about it. He asked if this is going to fix it in the center, outside of the pool.

Mr. Kluck said he had invited Tom Miller but saw he was not present. In his absence, there are two separate components that can solve it. The first has been done by Mechanical Engineering, Inc. to reorient the vents more toward the ceiling. They found a large volume of air at the top was not ventilated and caused a cloud and that with the new unit should solve the problem. They have already fixed the pool condensation issue.

Councilor Maestas asked if the facility has to maintain a clean separation between the natatorium from the rest of the facility and if there was anything else that can be done.

Mr. Kluck said the natatorium definitely has to have negative pressure and that means closed doors. From his own work on those two environments, he thought that is a separate problem. Those two areas are not affecting each other. The gym suffers from the two challenges, and once resolved, the atmosphere in it will function better. The building has four separate atmospheres and presents its own challenge.

Councilor Maestas saw some corrosion in the ceiling and some of it falling on the floor and causing corrosion. He presumed it is just aesthetic and didn't need removal. It is laudable to be fixing condensation. But people who go there also see that corrosion.

Mr. Kluck was aware of a small project now to fix the skylights and with that repair, it should address the corrosion and power wash or sandblast them and repaint them. He said he would look into the floor issue he mentioned.

Councilor Maestas hoped it works. It is a long-standing problem. It is hard when water is on the track and it must be closed. He was glad to see they are trying to do something to fix it.

Vice-Chair Trujillo agreed this has been a fight for years. Unfortunately, we don't have a handle on it yet. He hoped this will fix it. It was an issue more than five years ago and has cost the City.

Councilor Rivera asked if this is just replacement of equipment.

Mr. Kluck said no. This will be direct A/C cooling to replace the evaporative coolers which actually added moisture to the air.

Councilor Maestas asked if Ameresco recommended this.

Mr. Kluck didn't know. Neither did Mr. Schiavo.

Mr. Schiavo commented that the building will always be a challenge.

Councilor Maestas believed since they bought into Ameresco, it should be run through their model regarding humidity. The City should apply their methodology wherever possible.

Mr. Schiavo agreed. We can see how viable the Ameresco methodology will work here and also at Fort Marcy.

Councilor Maestas moved to approve the request. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

8. REQUEST FOR APPROVAL OF AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES WITH THE LOUIS BERGER GROUP, INC. FOR AN AMOUNT OF \$119,632.76 PLUS APPLICABLE NMGR (LEROY PACHECO)

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Councilor Villarreal said she didn't want this to be a pattern of amendments (referring to a handout), and asked how the miscalculation happened. She read it and was not sure where the trouble was.

Mr. Pacheco clarified that there was no miscalculation. As construction projects go, we do our best at beginning to estimate the amount of time needed but always there is uncertainty, especially for underground construction. This project was scoped to be finished before Memorial Day. As the boring commenced and at City's request, the boring was suspended for safety to not do any work during the winter. So it is a public safety matter. There were complications with boring that were resolved. The team was very competent but that is the main reason why it took longer. The most recent change order, (8 and 9), like all of them, have to go through the federal process and be approved by NMDOT.

Councilor Villarreal surmised the federal process probably ties it up. She asked if that was the difference

Mr. Pacheco agreed. It is very complicated because we have to follow City ordinance and also federal regulations which NMDOT administers. Fortunately, the earlier changes were under \$50,000 and #8 was the City's decision to go ahead and landscape. The project is over \$2 million and with only \$50,000 worth of change orders, is remarkable in construction.

This is a continuation of excellent management and time is a reflection that their clock has continued throughout. He was hopeful of a resolution of a potential claim regarding the boring that took place. The 91 columns were bored before work was suspended.

Although this is complicated and expensive, it is actually dollars well spent. It is a really good job.

Councilor Villarreal said it seems like what you need to do. She hoped this is just a formality in the letter to document why we are going over the time period and will cost us more.

Mr. Pacheco said he asked the same questions. There is always the unexpected but he believed it will be complete by December 1 and maybe earlier.

At month end, another payment is due. The pouring of the tunnel from the west side will be complete so the rest should not add any extra time and won't need more money for Berger to finish the work.

Councilor Maestas said the change order was an additional part. The landscaping was in the original plan but there was no budget for it. So, it was priced out of the core contract. He asked for a description of that landscaping option.

Councilor Villarreal didn't think this was the landscaping piece.

Mr. Pacheco explained they have two contracts going at the same time: Construction and Professional Construction Management. The Management contract is engineering with inspection and testing in the field. It is complicated because of the federal detail required. To get reimbursed for the \$4.2 million in federal funds, they need the database and monthly audits by DOT. The price was set at the award in December 2015. The suspension period due to weather went from November 2015 for 125 into 2016. But Berger was still working. Issues arose with the driller that we hope are all resolved without a claim. This amount requested is to keep up that contract. Staff cannot manage the contract without help. The landscape planting is separate and was approved. Those are connected in time because Berger must be there for construction management.

Councilor Maestas moved to approve the request. Councilor Villarreal seconded the motion and it passed by unanimous voice vote.

DISCUSSION AGENDA

12. UPDATE TO PUBLIC WORKS PROJECT STATUS REPORTS (NICK SCHIAVO / PW PROJECT MANAGERS)

Dave Catanach updated the Committee. He said they are just starting repaving on Zia Road. It is a little slower than they hoped because of a problem at the paving plant. Weather permitting, that should be finished in two weeks. The first phase is St. Francis to the High School; the second is to the intersection and the third is the intersection. That will take another couple of weeks and from there move to Siringo for a total of about three weeks. At Zia, they will go back and work on the dip there.

The should be on preservation maintenance in a week, and in the meantime, are prepping to clean those streets so the material will stick properly.

There was \$300,000 to work on various little projects and the contractor is working on them in various locations throughout the City.

Councilor Maestas said they discussed Upper Canyon Road recently. Some residents were against repaving but he has been hearing more from those who were for the paving. He cautioned people about turning away any resources because he had heard we called it off.

Mr. Catanach said Upper Canyon is part of the \$11 million project list. More people were for that project than were against. He has the quotes ready to go if the bonds are sold.

Mr. Schiavo said he discussed it with the new Canyon Road Association President. Jim Garner said the concern was traffic calming. People are driving too fast and they hoped for a rumble strip. Mr. Schiavo said the City would do something to slow down the traffic. The majority do want it paved.

Councilor Maestas recalled when he first got on Council, that he was told Canyon Road was an emergency route.

Mr. Schiavo said that meant calming without speed humps.

Councilor Maestas didn't realize the project was dependent on the bonding.

Mr. Catanach said his staff is ready when it gets funding approval.

Mr. Keith Wilson updated the Committee for transit and the CNG facility. The RFP is now closed and they will choose a preferred candidate and come back for approval, hopefully on October 23rd, to start the project. They hope to have the new facility by July 2018.

The Downtown Traffic Center is in a holding pattern until the EA is okayed. There were concerns about the historic nature of the location. So the EA is still being scoped. They are approaching final designs for the southside facility. They have a couple of issues with FTA to work out on funding and have a couple of months to get that done.

Councilor Maestas said the City took out a loan for buses and have been refinancing to save money. He understood the debt payments were coming out of the operations budget. He asked Mr. Wilson to investigate a payoff and how much that would be.

Mr. Wilson said about \$260,000 is the balance owed.

Councilor Maestas wanted to work with Mr. Wilson and Mr. Johnson to pay them off and maybe use a one-time allocation from Lodgers Tax, since they are flush with money right now and that fund can be used for transit. The loan period exceeds the design life of the buses purchased. Perhaps we could pay those off, if we could do so with staff direction.

Councilor Rivera asked about the Airport. There are large holes in the runway and he wanted to understand the plan to take care of that.

Mr. Schiavo said there are three runways and the City received federal funding for one. There is one closed right now and the State is contemplating giving some money to repave that. That update will be given at the next Airport Advisory Committee meeting.

Councilor Rivera understood the main runway has some areas that need adjusting.

Mr. Schiavo agreed. The whole runway does need some funding from FAA.

Councilor Rivera asked if the patchwork will get us through to next year.

Mr. Schiavo said it would.

Mr. Schiavo reported that the HVAC unit at Fort Marcy will be replaced. The City Manager and Mr. Johnson are working to see if we can get the money to replace all three. The Salvador Perez boiler is in dire shape. Some mini grant money has been identified to get us through with repairs. He will push for it to be through Ameresco.

He noted there are many buildings needing changes in HVAC. We hired a building engineer to do the analysis of all of them and will know where we stand.

Another project to consider is public restrooms and at some cost at the Sheraton bus stop.

Councilor Villarreal commented that Mr. Randall wanted to put up temporary restrooms but they are the ugliest things she had ever seen and they were not cheap.

Mr. Schiavo said they are definitely temporary. They are hoping to get grant funds to pay for the permanent bathrooms.

He mentioned a small project out of the San Mateo Building for water conservation and making upgrades there. There is work on the floors at GCCC. They are also working on a pigeon problem and trying to keep things clean. The last one is working with the Fire Department for a station off 599 and putting together a plan.

Councilor Maestas said he is sponsoring an amendment for solar at the airport. There is now a solar field on the northern fringe. He would like Staff to look at expanding it. We don't provide any energy to the National Guard. And asked if they are using our solar energy generation.

Mr. Schiavo said he could approach them and seek an answer.

Councilor Maestas understood it is not city building but it is on city land. He thought the City should extend that since the solar array is right there. He didn't know if the Master Plan has any alternative purposes for that tract other than the solar array. It might be in our best interests to expand that and offer it to the National Guard.

Mr. Schiavo said that is a 20-year lease and in at 6-7 years right now. He will look into it and report back to the Committee?

Councilor Maestas said they just finished the Master Plan at Salvador Perez and had no idea the Staff would jump on it that quickly. He asked Mr. Schiavo to thank them for that.

13. MATTERS FROM STAFF

There were no matters from the Staff.

14. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

15. MATTERS FROM THE CHAIR

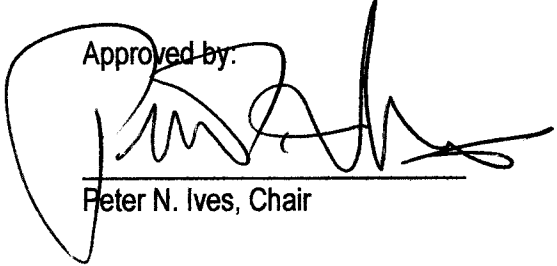
There were no matters from the Chair.

16. NEXT MEETING: TUESDAY, OCTOBER 10, 2017

17. ADJOURNMENT

The meeting was adjourned at 5:56 p. m.

Approved by:


Peter N. Ives, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.