



# Agenda

STUDY SESSION OF  
THE GOVERNING BODY  
OCTOBER 23, 2019  
CITY COUNCIL CHAMBERS  
5:00 PM

1. CALL TO ORDER
2. ROLL CALL
3. PRESENTATIONS:
  - a) Status of FY20 Capital Budget Projects, Including 2018 GRT Bond Projects. (Regina Wheeler, Public Works Department Director, [rawheeler@santafenm.gov](mailto:rawheeler@santafenm.gov), 955-6622)
  - b) 2017 Gas Tax Road Rehabilitation Projects. (Javier Martinez, Streets and Drainage Division Director, [jamartinez2@santafenm.gov](mailto:jamartinez2@santafenm.gov), 955-2402)
  - c) Southside Teen Center Project. (Anson Rane, Project Administrator, [aerane@santafenm.gov](mailto:aerane@santafenm.gov), 955-5935)
  - d) Airport Terminal Expansion Project. (Mark Baca, Airport Manager, [mdbaca@santafenm.gov](mailto:mdbaca@santafenm.gov), 955-2901)
  - e) Fire Station 2 Project. (Jason Kluck, Project Administrator, [jmkluck@santafenm.gov](mailto:jmkluck@santafenm.gov), 955-5937)
  - f) CNG Refueling Facility Project. (Keith Wilson, Transit Division Director of Administration and Grants, [kpwilson@santafenm.gov](mailto:kpwilson@santafenm.gov), 955-2223)
4. UPCOMING STUDY SESSION DATES
  - Monday, November 18, 2019
  - Monday, December 16, 2019
5. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

<p>RECEIVED AT THE CITY CLERK'S OFFICE DATE: <u>October 18, 2019</u> TIME: <u>3:30 PM</u></p>
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**MINUTES OF THE  
STUDY SESSION OF THE  
GOVERNING BODY  
Santa Fe, New Mexico  
October 23, 2019**

**1. CALL TO ORDER**

A Study Session of the Governing Body of the City of Santa Fe, New Mexico, was called to order by Mayor Alan Webber, on Wednesday, October 23, 2019, at approximately 5:00 p.m., in Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

**2. ROLL CALL**

Roll call indicated the presence of a quorum, as follows:

**Members Present**

Mayor Alan Webber  
Councilor Signe I. Lindell, Mayor Pro-Tem  
Councilor Roman "Tiger" Abeyta  
Councilor Mike Harris  
Councilor Peter N. Ives  
Councilor Christopher M. Rivera  
Councilor Carol Romero-Wirth  
Councilor JoAnne Vigil Coppler  
Councilor Renee D. Villarreal

**Members Excused**

None

**Others Attending**

Jarel LaPan Hill, Interim City Manager  
Marcos Martinez, Assistant City Attorney  
Yolanda Y. Vigil, City Clerk  
Carl Boaz, Council Stenographer

**3. PRESENTATIONS**

Mayor Webber explained this is a study session of the Governing Body and not for public testimony but for education and exchange of information, today focusing on a series of capital projects. He asked the Interim City Manager to brief the order of business for this session.

Ms. LaPan Hill welcomed everyone to the first study session. This is a way to bring the Governing Body together in a less formal setting, without vote, and provides for more informal dialogue and discussion. This one is on capital projects. The next two will hopefully be in the Tesuque Room at the Convention Center. She invited feedback on the location and format. The intention is an opportunity to delve into the subjects more deeply with Staff present in a way to move the City forward. We will have a hard stop at 7:00 pm if not finished with the agenda.

**a) Status of FY20 Capital Budget Projects, Including 2018 GRT Bond Projects  
(Regina Wheeler, Public Works Department Director)**

Director Wheeler thanked the Governing Body for the time to present the update on capital projects. There is a lot of information in the packet for this presentation. It was requested by the Governing Body for the report to provide a project scope and time frame for each project and a request to see a higher level of professionalism for management of them. In the packet is project status report for every project on the FY20 capital budget. And she separated out those projects from the 2018 GRT bond. That provides a roll-up to show where things are on the GRT bond which has to be extended in two years. The packet also shows the project scope, funding sources and key phases. You can see we are leveraging quite a number of sources like gas tax bon, legislative appropriations, impact fees, and 2018 GRT Bonds as well as DOT and FAA funding. So staff is highly engaged in all of those. The result is \$87 million in the capital budget being managed this year.

Not all projects will be completed this year. Our intent was to include everything fully or partially funded for this year. We have a done a few million dollars of work for the first quarter.

We also are reporting the time frame. You will see that on the graph, it is slower on funding and setup and quicker on implementation. It is a city-wide activity and all departments are involved with lots of collaboration. So we are learning what it takes to deliver a project on city-wide basis and to report on a quarterly basis.

The report shows the original value and the project value and allows us to learn what it takes to deliver a project. Once the funding is in place, the Staff is directed to complete it and at that point, we establish a preliminary project plan value. And it is important, beside Governing Body, for the project managers to know it.

Once the projects are developed further, we get clear on the first phase and the blue line (value) changes and as we start to spend money, the red line tracks that value and we explain any variances to the Governing Body.

She noted there are still a few errors in the report since this is the first run-through.

She also acknowledged the partner contractors, who have provided excellent performance, like GM Emulsion, Molzen-Corbin, Yearout, and AOS for facilities; and so many others. So these reports reflect our efforts.

That is the introduction and she invited questions as she went through it.

Mayor Webber asked if there were any questions about the overview or the projects in the GRT Bond part.

Councilor Romero-Wirth noted on the Teen Center project on the south side, there was, on the second page of the memo, the updated costs were included. But on the previous page, it said under background, 3<sup>rd</sup> budget, 2 phase project, including an indoor soccer structure. She asked if we dropped the soccer part.

Director Wheeler said no. We renamed that piece of the project. It will be multi-use for gatherings, gym and soccer. This teen center would prefer not to be taken over by soccer but that has not specifically been taken out.

Councilor Romero-Wirth asked if they have done outreach to get the appropriate use of the facility.

Director Wheeler agreed. That is why Earthcare is involved.

Councilor Harris saw in the first quarter, we expended actual costs of \$2.6 million against a projected \$3.8 million budget and Director Wheeler explained about the roll out of the RFP. He asked where the Department intends to be for the second quarter.

Director Wheeler expected a quantum leap in production. The \$5 million Ameresco project was all contracted and is underway, and that means progress.

Councilor Harris was impressed. This will help us understand our capacity. We all know the difficulty in hiring professionals. We also discussed on-call services, which we may need to supplement the human resources.

Director Wheeler thanked him for that. We have a number of on-call contractors who help greatly on all kinds of things around the City - design services, parking lots, etc. It helps us provide higher level management. There is more money coming in and we want to manage that.

Councilor Harris was glad the City is using on-call services. He asked if all FTEs are filled.

Director Wheeler said they had two vacancies but just filled one of them. During budget, Council approved one more FTE and two current employees took those new positions. One to the airport and Sam Burnett to Stormwater. There are two left. But one will be filled by January.

Councilor Ives recalled at Public Works Committee, we talked about \$87 million in projects with funding. Some will take longer than a year. Looking at current FY, he asked what Director Wheeler anticipated will be spent this year and then in the next few years, discounting new money.

Director Wheeler expected, at June 2020, to have spent \$30 million.

Councilor Ives asked if spending in the years following to be roughly equivalent.

Director Wheeler said they will start projecting out further, but right now, the projection only goes to December 2020. She would like to make it \$25 million. We will be learning, and it is hard to project right now but will get closer to the right information.

Councilor Ives thought more capital money will come in future years. This has been a good year and will continue this coming year, with more excess revenues for the State. How will we read that into the plan?

Director Wheeler said she actually included that after the capital budget was approved. When we get funding from the legislature, David Chapman will map it out and will have on-call resources available. Those are the two key parts. And we can prioritize the projects. We will stay in close communication as it becomes known.

Councilor Ives presumed those priorities will be examined each year, no less than in the budgeting, to know what those expenditures will be. Presumably, there is more flexibility in the system. It could be a significant challenge for the City. Thanks for considering those.

Councilor Lindell very sincerely thanked Director Wheeler for this document. Hopefully as updates are made, it can be modified and added to and not stand from ground zero. It is more detailed of a picture than Council has ever received. He would echo Councilor Harris that his concerns are not project-specific but project management concerns. We have to keep paying attention to that. We have not had an A+ in the past.

Councilor Vigil Coppler thanked her for all of this work. Those of us on Public Works Committee regularly see this so she felt more knowledgeable. It is amazing that City Staff can keep track of it all. she was also concerned with project management. You have a great responsibility on it and seem to be everywhere at all times. She wanted to

know if the manager is a system and not a person.

Director Wheeler said it is the CRM system.

Councilor Vigil Coppler questioned whether we should invest any more money in this building (City Hall). Every time she saw this money being spent here, she considered it a waste. She thought the City, like the County, should build a new building. It is cold all the time and it can stay that way. She went to the 9<sup>th</sup> grade here in this building.

She asked if there will be a pool at the Teen Center.

Director Wheeler said a pool is not part of the plan.

She also pointed out that we are planning for a new City Hall. Director Wheeler thought it has a five-year horizon and we will have to do some things here while we are planning for it.

Councilor Abeyta thought this is a great start and was grateful for how organized Director Wheeler is. The rest of his questions were project specific.

Councilor Rivera pointed to the boxes at the top that indicated how far along the project was and gave a projected completion day. he asked what happens in the time frame that delays completion so much. He mentioned the Agua Fria-Cottonwood intersection as an example.

Ms. Anderson, Supervisor for Roadways and Trails, introduced herself. She explained how part of the delay has to do with acquisition of property and we have to get to 100% construction documents before we start construction.

Councilor Rivera asked if that takes 12 months.

Ms. Anderson said they could accelerate when there is no federal funding involved but with federal funding, it could be six months to two years.

Councilor Rivera noted the next project listed also has significant delays. He asked if they are for the same reason and if the first must be completed before the second.

Ms. Anderson agreed. They are within a mile of each other. The Cottonwood intersection will start in the summer and The South Meadows must wait for that project to complete.

Councilor Rivera commented that the costs may increase.

Ms. Anderson said the design is not going to hit 2020 for South Meadows to approve the final design. That project has a few months of delay but does not affect construction.

Director Wheeler added that most construction bids take that increase over time into account.

Ms. Anderson said if we need additional funding, we will know when to build those added costs into the budget.

Councilor Rivera noticed on page 54 toward the bottom, that some are scheduled to complete by December 2019. He asked if that is correct.

Director Wheeler explained that project is under Public Utilities and Shannon was not here to report on that.

Councilor Villarreal was impressed by this report and felt it was great to have this information. We don't always know what will happen, but it is helpful to know where we are tracking.

She had concerns about coordinating construction which sometimes is piecemeal. How are you anticipating those? Most of these will take place in March. How can you handle it, so it is not done piecemeal?

Director Wheeler said part of the answer is that we work closely with our customers like Parks and Rec Department. We got to this place by many years of deferred maintenance. We were experiencing shutdowns and other ways not meeting customer needs. We are doing professionalization and our software helps project our needs. In Fort Marcy, if we go in, we should do everything needed at that time. There is a trade-off in starting the system, to maintain them and do a better job.

Councilor Villarreal explained that it is not just the inconvenience but the effect on staff. The schedule gives her pause as cold weather passes and we get into spring.

Director Wheeler agreed to look at that.

Mayor Webber highlighted a point Director Wheeler made. The technology platforms that make the reports possible will give tools for moving forward. He encouraged her and her team to highlight those managerial improvements behind the statistics and are invisible but make this all possible. He asked Director Wheeler to please highlight those software improvements whenever possible.

Director Wheeler was sorry to say all these are individual Excel spreadsheets, all done by hand.

She yielded to the next agenda item.

**b) 2017 Gas Tax Road Rehabilitation Projects (Javier Martínez, Streets and Drainage Division Director)**

Director Martínez said originally, there were 14 projects with phase 1, 2, and 3 at \$11 million. In 2018, we did three projects. This summer, we did 10 projects, so out of 14, we are completing all but Rufina which we were not able to pave this summer. We did start the concrete portion.

Camino Entrada has a portion not yet paved because of a pending roundabout capital project near the police center.

He commended his project administrator, Mark Brooks, who managed all of the Gas Tax projects. He not able to be at the study session because he is working 50-60 hours per week during this warm paving season.

After completing these phases, we anticipate \$3.5 million of savings to reallocate. That is shown on page 2 of that spreadsheet. The crews have identified other projects - about \$875,000 each per district that will come forward at a later date. These are preliminary estimates and they will get quotations. Any remaining savings reallocated will be like crack seal projects, etc. All gas tax money must be spent by January 2021.

**Questions:**

Councilor Villarreal said the Staff is very good at replying to us. Thanks for keeping to the schedule. She felt confident about it.

Councilor Rivera asked if, on first page, there are several scheduled for completion at the end of October.

Director Martínez reported that they are completed already, and we are just waiting for the invoice. Siler Road has been repaved already and waiting for the invoice. They will stripe it before winter. On Rufina, the paving will be done in spring when we get paving weather. Zia Road and the other two need to be striped before winter sets in.

Councilor Rivera asked what stretch of Agua Fria will be done with reallocation funds.

Director Martínez said it is at San Felipe to match up with existing paving. He agreed to put beginning and end dates on them when reallocation approval happens.

Councilor Rivera asked, on the last page at the second item for Old Airport Road, the completion date showed October 19 but looks like we are still awaiting a PO. So he assumed it would not be completed in October.



Director Martínez said he got the PO and it is scheduled for tomorrow and Friday but may be delayed until Saturday and Monday. It is two days to compete - one day to mill and one day to pave.

Councilor Abeyta thanked him for the work on Old Airport Road. He heard about it at a neighborhood meeting. Now we are getting it fixed. He asked if the City will repave all of Camino del Sol.

Director Martínez said it is new paving from Capital High to Airport Road.

Councilor Vigil Coppler asked what the boundaries are within Gas Tax funding.

Director Martínez said that fund is for pavement rehabilitation. So we can purchase milling, repaving and crack seal. It cannot be used for potholes.

Councilor Vigil Coppler called attention when restriping is done, to make sure we follow the regulations for bicycle lanes. On Rodeo Road, the bicycle lanes were striped too narrow. Correct striping makes a real difference. Most of the time, that is done correctly.

Director Martínez agreed. They coordinate with the Traffic Engineer and usually go through BTAC to make sure it is planned correctly. The contractor redid the lanes on Rodeo Road because he had measured incorrectly and did not charge the City.

Councilor Vigil Coppler said for the repaving of shoulders at Richards, the bicycle community was very happy so they will not fall off the shoulder there.

Director Martínez clarified that was not part of the Gas Tax projects. That may have been a county project.

Councilor Harris reminded everyone what a tremendous job Director Martínez did. He hit the road running after the flood. You have done a tremendous job.

He asked, in all the work done over last two seasons, what our safety record is. These are all busy roads.

Director Martínez did not recall any major incident and the contractor generally goes through their risk management if they have incidents.

Councilor Harris thought GM Emulsion and Emko also did great work. He asked that Mark Brooks keep track of any incidents that do occur.

Councilor Romero-Wirth thanked him for all the help with constituent requests that she forward to him. He has been quick to respond. Will you be doing a map like this one

for reallocated projects?

Director Martínez said he would revise the map with all Council directives.

Mayor Webber asked what the pothole filling record is for this year.

Director Martínez said they finished about 163 this summer.

Mayor Webber said the City does not have a lot of statistics on miles covered. It would be important to show how many miles were done with the Gas Tax.

Director Martínez agreed to provide that number and include it in future reports.

Councilor Rivera recalled a couple of years ago, the City did a study on green striping at a few intersections. He asked if that will be continued.

John Romero explained that was a pilot project and we thought it was too expensive. We used several types of materials. They are all fairly expensive to do. It would be quite costly to implement.

Councilor Rivera asked if BTAC had looked at it.

Councilor Vigil Coppler said BTAC wants more than that. They want the little stick up poles.

#### **c) Southside Teen Center Project (Anson Rane, Project Administrator)**

Mr. Anson Rane reported and said he would be brief. He explained the team approach to assess teen needs and current approach for programs. They used Earthcare for gathering data with input for needs of the center. Together we will do a conceptual program and conduct outreach.

Miguel Acosta with Earthcare was present. He thanked Council for including this as part of the projects. And for young people being engaged.

He said that initially they set up for a thousand people, including teens and families. Now he is hoping for 2,000 responses. We are almost at 500 now. The information we get back is categorized by age group and location. He displayed the target of responses. The question on indoor soccer leagues was about the cost to participate. We hope this stays open to the public. A forum is scheduled for tomorrow night. It has been shared on Facebook and the internet. We have youth facilitators and adult facilitators.

Mr. James Horn was hired by the City to work on the conceptual project for the Teen Center. A couple of studies from 2010 and 2016 were completed and we are working with those to combine into the current layout. Tomorrow night's meeting should be helpful in completing our work. We will submit the report in November with the conceptual site plan and goals. We want to create a campus so we have reached out to nearby neighbors to find out their needs and how it can work together to create a campus that is safe and sustainable with low maintenance. We are also working on a probable cost estimate. The previous studies are dated.

Director Wheeler noted in the packet, the estimate was about \$4 million earlier, and it has been bumped up to \$5 million. But the architect estimated a cost of \$7 million. We are looking at savings if the Legislature cannot grant the \$5 million.

Councilor Abeyta asked, in case we don't get more than \$2.1 million, if we can build something with that amount.

Director Wheeler did not see that happening. Our smallest estimate is \$3.8 million.

Councilor Villarreal was excited to see it moving forward, especially with public input. There was a lot of great feedback in recent years. One idea was a career center. Make sure there is a correlation with past youth summits. She thought they were available on-line.

Mr. Acosta said they looked at those documents. We need to help people believe that we are actually moving ahead. The population has changed both in demographics and interests. And all the summits results are included in the survey.

Councilor Villarreal was confused about what was in the packet about the new Boys and Girls Club. She thought it was just ideas but curious about it.

Councilor Abeyta clarified that was a project the Boys & Girls Club took on several years ago to get our own cost estimate.

Councilor Villarreal asked if that was important.

Mr. Rane said it was helpful.

Councilor Villarreal reasoned that the cost estimates were helpful.

Mr. Rane said yes and agreed it is a different climate now.

Councilor Vigil Coppler said in the diagram the C Building and asked if that is where the Boys & Girls Club is located now.

Councilor Abeyta said that was the concept in 2010 for Girls Inc. We are still there.

Councilor Vigil Coppler did not see provisions for Staff space. We are not staffed adequately in Parks and Rec as we should be. That is a missing piece here.

Director Wheeler agreed we need to give visibility for all the capital projects and should already be considering that. There will be time soon after the conceptual phase to determine if it will be executed through city staff or contracted out.

Councilor Vigil Coppler wondered if our lease structure will change because it will be our facility.

Director Wheeler said the City is rebooking the Boys & Girls Club lease for their part of the property.

Councilor Harris said Councilor Abeyta opened his eyes about how long this project has been talked about - with 2010 and 2016 reports. We just have to get the money to build it. There is an achievable project here at a little over \$3 million. This facility needs to get started.

Mayor Webber suggested adding SFCC and SFPS to the list of partners. They are looking to find job training. Can we take some of that programming to the teen center? He thought it was more a program element than a space element.

Mr. Acosta commented on the youth response: Career nights; digital learning project; adult learning center and finding ways to get them involved.

#### **d) Airport Terminal Expansion Project (Mark Baca, Airport Manager)**

Mr. Baca reported on the airport terminal improvements. The terminal has 11,000 square feet for passengers. It is one square foot per passenger. So we are expanding to the north as phase 1 to provide more space. Moving to the north and expanding the secure area is the best way to go at present. A complete design will be done with the \$9 million we have and then beginning construction documents.

Councilor Harris thought things are moving along. The parking money came in first and the design is pretty far along, but we have to determine the building expansion first. It needs to happen to make things fit together properly.

Councilor Vigil Coppler said she has always been very interested in the airport. There is a real science to move people through it. He did not understand how far the design has gone. It is important for those who have something to offer for how this will work to get an efficient operation and still represent Santa Fe with architecture, etc. She remembered a meeting with someone who had very nice designs. We want to be sure to emulate the architecture that we have there now. She would like to safeguard this

process. If that has gotten away from us, she would like to pull it back.

Mr. Baca assured her it is very early conceptual. We now have direction and have prioritized secure seating, which is where we are starting and welcome lots of community involvement. We want to get the best design with the current building design and hometown feel of it. There will be multiple community meetings.

Councilor Harris remembered a resolution seven or eight years ago that focused on the look of the terminal. He thought this will be very handsome building.

Mayor Webber agreed. This proposal does not demolish the current structure so it will update but keep the flavor and qualities that make it Santa Fe style.

He asked Mr. Baca to comment on the thought not only for on-site but for roads into the airport. And what it means for enhancing the area. We can leverage land that has lain fallow for a while with housing, mixed-use and off-site airport related activities.

Mr. Baca said we need to get the new Aviation Drive and the business park for that location with some restaurants, a rental area, etc. And bring in some cargo. Amazon is always looking for places to drop their stuff. We are working with Economic Development Division to get their ideas. They are the experts and we can really develop that property.

Mayor Webber applauded Councilor Harris who pioneered the airport as more than just a transportation investment.

#### **e) Fire Station 2 Project (Jason Kluck, Project Administrator)**

Mr. Kluck presented on the transition period at the Fire Station 2 to make sure the project continues on. He understood the Council is fairly familiar with it. The last update was in March. Now, we have advertised for contractors to submit by November 5.

Mr. Shawn Evans handed out copies of the AOS report.

*A copy of the AOS report is incorporated herewith to these minutes as Exhibit 1.*

The budget status had changes at the last second with an error - \$5.7 million pulls out the \$300,000 contingency. So it is \$5 million for the building and \$1.45 million for infrastructure. And \$500,000 was allocated. That is the same number from March. We are looking at the possibility of using facility repair funds.

Mr. Evans said E2 is located on 599 at South Meadows. On page 4 it shows looking at the elevation that faces the roundabout. The large volume at the left is for future installation of solar panels and a deep transom. The training tower is at the right with

exposed sand colored concrete.

The next page is the interior of the fire apparatus bay and innovated cross laminated timber to allow 18' spans and is a technique being done frequently in fire stations across the country. It is also labor efficient with the concrete walls.

The Day Room is where firefighters will spend most of their time when not on a call.

He mentioned the decontamination process to keep fire fighters healthy by decontamination of toxic materials and better protection for expensive vehicles.

The site plan was shown on page 8. Just off the page is the roundabout and 599. This large parcel is leased from the State and we are building new roads with all necessary setbacks. The collector is on the north and a subcollector and he worked with the City on drainage.

Page 13 shows a section of the tower. This is critically important for staff training and observing wildland fires. There are different means of access among floors, a hose drainage area and space to train staff on lowering patients.

The cost estimate is just under \$7.4 million. On the next page is \$1.19 million for infrastructure, roadways, etc. and \$6.1 million for the building. With a 3.5% contingency, the budget goes to \$7.6 million. We worked hard for a cost savings analysis and found \$442,000 in engineering savings. Savings was also achieved by reduced size of the apparatus bay. They plan to continue to look for more potential savings.

Councilor Rivera asked Chief Babcock about savings with the radio system.

Chief Babcock agreed there would be savings. They are starting for a secondary radio site. There is a potential savings for equipment and additional monies should be available also.

Councilor Rivera noted there is not much room for anything else in ambulances.

Chief Babcock shared the minimums for space with sleeping quarters for the staffing level.

Councilor Rivera added that the design would allow for expansion in the future.

Chief Babcock agreed.

Councilor Vigil Coppler asked what was driving the cutting back on staffing. Originally it was eight bunks and now it appears the design is driving this reduction.

Chief Babcock agreed. The design costs have made us relook at total costs and what can be provided in the GRT bond. The reason is the costs that are driving this.

Councilor Vigil Coppler said that is unfortunate. It is harder to get things back after first asking for them. This will serve the annexed area primarily.

Chief Babcock agreed and includes mutual aid with the County. It covers 599 South, secondary for airport emergency and up to Ridgetop on the north.

Councilor Vigil Coppler noted that is quite a few miles of coverage. She asked if it would be more costly to add on later rather than try to fill the void now.

Mr. Kluck said it is generally more expensive to add on later. He suggested it would be better to add it as an alternate for the cost basis.

Councilor Vigil Coppler added that we have another legislative session.

Councilor Harris was trying to reconcile the estimate with the AOS memo. The AOS estimate was from September and the other was not dated. But he would not see much escalation. He asked Staff to please reconcile them. It is a handsome building and does what he was concerned about. The tower will cost a lot but was not suggesting we move the clock back on that. He asked if they are defining the alternates.

Mr. Evans said those are addressed on page 35. The total was \$7,389,169 which he believed was reasonable and hopefully, it would end up costing less.

Councilor Harris agreed. It is a different calculation, but the information is presented differently.

Mr. Kluck explained it was to show what was happening with the infrastructure.

Councilor Harris asked, on the site plan, what the function of the half circle is. It is paved with a low wall.

Mr. Evans clarified it was to allow the trucks to pull around to the side and train with their ladders against the tower.

Councilor Harris asked if there were any other deductible alternates.

Mr. Evans said they sat with the Fire Department and pulled most of them already. There were a variety of alternates in the bid.

**f) CNG Refueling Facility Project (Keith Wilson, Transit Division Director of Administration and Grants)**

Keith Wilson said the Council is familiar with the CNG station. We came back in the spring jointly with Transit and Environment Divisions for a design/build and maintenance proposal. It started back in May and provides also a public fueling station there.

He pointed out the location of the environment facility and described the rest. The first stage is how we can maintain fueling for all vehicles, including- trash trucks, RTD buses and private vehicles. It will have two portable compressors on site, as well as fuel storage, electrical, and foundations in the structure. They had to take the roof off for the new equipment which are two new compressors that are really heavy duty. The two compressors are in a tight space. He showed pictures of the construction progress.

The projected completion date is 12/18/19.

Councilor Vigil Coppler asked where the facility is located exactly.

Mr. Wilson gave the location on Rufina Street.

Mayor Webber was impressed with the schedule.

Mayor Webber thanked everyone for the study session and invited feedback.

Councilor Rivera thanked all the staff who presented and were present. All staff were responsive as he went around.

Director Wheeler thanked the Governing Body for the opportunity to report.

#### **4. UPCOMING STUDY SESSION DATES**

Ms. LaPan Hill reminded Council of these upcoming dates.

- **Monday, November 18, 2019**
- **Monday, December 16, 2019**

#### **5. ADJOURN**

The study session was adjourned at 7:05 p.m.

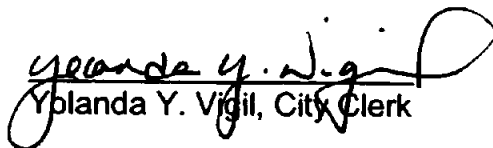


[Signatures on the following page.]

Approved by:

  
Mayor Alan Webber

ATTESTED TO:

  
Yolanda Y. Vigil, City Clerk

Respectfully submitted by:

  
Carl G. Boaz, Council Stenographer

**City of Santa Fe Fire Department**  
**Fire Station #2**  
**Project Schedule**  
**10/23/19**

**Construction Documents**

- 75% complete - 10/25/19
- 100% complete - 11/26/19

**Bidding and Permitting**

- **Bidding**
  - RFQ issued - 10/9/19
  - RFQ due - 11/5/19 - 3 weeks
  - RFQ evaluation - 11/14/19
  - RFB issued - 1/7/20
  - RFB due - 2/6/20 - 4 weeks
- **City Contract Approvals**
  - Bid review and contract negotiation - 3 weeks
  - Contract submitted to Public Works Committee - Fri 2/28/20
  - Public Works Committee - 3/9/20 - 2<sup>nd</sup> Monday
  - Finance Committee - 3/16/20 - 3<sup>rd</sup> Monday
  - City Council - 3/25/20 - 4<sup>th</sup> Wednesday
  - Minutes approved - 4/8/20 - 2<sup>nd</sup> Wednesday
  - Purchase order ready - 4/22/20 - 2 weeks
- **Building Permit**
  - Building Permit application submitted - 2/21/20 (2 weeks after bids in)
  - Building Permit received - 4/17/20 - eight weeks

**Construction**

- Start Monday 4/27/20 (5 days after contract, 10 days after permit)
- Complete 5/27/21 - 13 months