

City of Santa Fe



New Mexico

CITY CLERK'S OFFICE

DATE 8/1/13 TIME 11:40a

SERVED BY Manuel Lopez

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AMENDED
AGENDA

**The City of Santa Fe
And
Santa Fe County**

Buckman Direct Diversion Board Meeting

THURSDAY, AUGUST 8, 2013

4:00 PM

**SANTA FE COUNTY COURTHOUSE
COUNTY COMMISSIONER CHAMBERS
102 Grant Avenue**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM THE JULY 11, 2013 BUCKMAN DIRECT DIVERSION BOARD MEETING
6. MATTERS FROM STAFF

CONSENT AGENDA

7. Update and discussion of BDD operations. (Gary Durrant)
8. Drought, Monsoon and Water Resource Management Update. (Rick Carpenter)

CITY CLERK'S OFFICE
1000 W. GILMAN AVE.
SANTA FE, NM 87501
505/988-3000
FAX 505/988-3001
WWW.SANTAFECLERK.NM.GOV

City of Santa Fe



New Mexico

CITY CLERK'S OFFICE

DATE 7/31/13 TIME 10:00 AM

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AGENDA

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And
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INFORMATIONAL ITEMS

10. Update on BDD Solar PV Project and Recommended Future Change Order for Upgraded Solar Panels and Optimized Site Layout. (Rick Carpenter and Nick Schiavo)

DISCUSSION AND ACTION ITEMS

11. Request for approval of the creation of a Staff Advisory Group to recommend a process for selecting the Buckman Direct Diversion Project Manager. (Shannon Jones)

MATTERS FROM THE PUBLIC

MATTERS FROM THE BOARD

NEXT MEETING: Thursday, September 12, 2013

ADJOURN

PERSONS WITH DISABILITIES IN NEED OF ACCOMODATIONS, CONTACT THE CITY CLERK'S OFFICE AT 505-955-6520, FIVE (5) WORKING DAYS PRIOR TO THE MEETING DATE.

Treatment Plant. (Bids for these chemicals will not be received until August 6, 2013. The specific vendor(s) and cost information will be e-mailed to the BDDDB before the BDDDB meeting.) (Gary Durrant)

INFORMATIONAL ITEMS

None

DISCUSSION AND ACTION ITEMS

10. Request for approval of the creation of a Staff Advisory Group to recommend a process for selecting the Buckman Direct Diversion Project Manager. (Shannon Jones)

MATTERS FROM THE PUBLIC

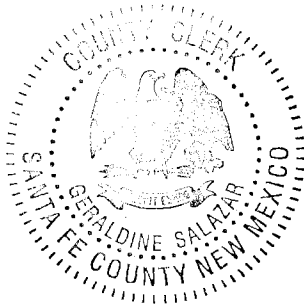
MATTERS FROM THE BOARD

NEXT MEETING: Thursday, September 12, 2013

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PERSONS WITH DISABILITIES IN NEED OF ACCOMODATIONS, CONTACT THE CITY CLERK'S OFFICE AT 505-955-6520, FIVE (5) WORKING DAYS PRIOR TO THE MEETING DATE.

2013/09/10 10:00 AM RECEIVED BY: [illegible]



I Hereby Certify That This Instrument Was Filed for
Record On The 7TH Day Of October, 2013 at 03:38:16 PM
And Was Duly Recorded as Instrument # 1720069
Of The Records Of Santa Fe County

Deputy *Muelle Salazar* Witness My Hand And Seal Of Office
Geraldine Salazar
County Clerk, Santa Fe, NM

**MINUTES OF THE
CITY OF SANTA FE & SANTA FE COUNTY
BUCKMAN DIRECT DIVERSION BOARD MEETING**

August 8, 2013

This meeting of the Santa Fe County/City Buckman Direct Diversion Board meeting was called to order by Commissioner Kathy Holian, Chair, at approximately 4:05 p.m. in the Santa Fe County Commission Chambers, 102 Grant Avenue, Santa Fe, New Mexico.

Roll was called and the following members were present:

BDD Board Members Present:

Commissioner Kathy Holian
Councilor Chris Calvert
Ms. Consuelo Bokum
Commissioner Miguel Chavez
Councilor Carmichael Dominguez [4:20 arrival]

Member(s) Excused:

None.

3. APPROVAL OF AMENDED AGENDA

Upon motion by Councilor Calvert and second by Commissioner Chavez the agenda was unanimously [4-0] approved. [Councilor Dominguez was not present for this action.]

4. APPROVAL OF CONSENT AGENDA

Councilor Calvert moved approval and Commissioner Chavez seconded. The Consent Agenda was unanimously [4-0] approved. [Councilor Dominguez was not present for this action.]

CONSENT AGENDA

7. Update and discussion of BDD operations
8. Drought, Monsoon and Water Resource Management Update
9. Request for approval of the contract for Bid No. 14/04/B to purchase water treatment plant chemicals from various vendors for the Buckman Regional Water Treatment Plant. (Bids for these chemicals will not be received until

RECORDED
10/07/2013

August 5, 2013 The specific vendor(s) and cost information will be emailed to the BDDB before the BDDB meeting)

5. APPROVAL OF MINUTES: July 11, 2013

Chair Holian noted that the movant and seconder were not identified for two separate items (#11 and #12).

BDD Board Counselor Nancy Long recommended that the Board direct staff to revisit the recording and correct the minutes appropriately. [This was accomplished and the corrected minutes were filed.]

Councilor Calvert moved approval with direction to staff to incorporate the missing information. Commissioner Chavez seconded, and the minutes were unanimously [3-0] approved. [Ms. Bokum abstained and Councilor Dominguez was not yet present.]

6. MATTERS FROM STAFF

Shannon Jones, Interim BDD Facility Manager, provided a staffing update highlighting two vacant positions – compliance manager and a mechanic position – the posting closed and candidates are being reviewed. The safety officer and AWT operator positions will close August 15th. The facility manager position remains open. He said he would be meeting with the City HR division to finalize the description of the prevention officer position and proceed with posting.

Mr. Jones introduced Mackie Romero, the new BDD Financial Manager. Ms. Romero provided a summary of her education and work experience which included nine years with the Department of Finance and Administration.

The Board welcomed Ms. Romero.

Mr. Jones said he received a letter of resignation from one of the facility's charge operators and once the position vacates (August 16th), staff will begin evaluations to refill it.

INFORMATIONAL ITEMS

10. Update on BDD Solar PV Project and Recommended Future Change Order for Upgraded Solar Panels and Optimized Site Layout

[Exhibit 1: Staff report, dated 8/1/13, distributed at the meeting]

Rick Carpenter, BDD Project Manager, said the project has been submitted to PNM for review and is now in the queue for PNM's supplemental review which may take up to 12 months.

Mr. Carpenter informed the Board that the Storm Water Pollution Prevention Plan has been completed and staff has been working with the design-build team to evaluate the

efficacy of the potential upgrading of the solar panels, which is the subject of a potential change order that will be presented to the Board in the near future. The change order will result in an improved warranty for the solar panels, an increased certainty of the financial solvency of the supplier, greater efficiency and increased renewable energy credits from PNM. He noted that these more efficient panels will reduce the footprint of the PV project size. It is estimated the change order will cost approximately \$137,800.

Mr. Carpenter verified that the change order is to update the solar panels and may encompass a smaller fence since the footprint is smaller. The solar panels existing at the site will remain until those contracts expire.

DISCUSSION & ACTION ITEMS

11. Request for approval of the creation of a Staff Advisory Group to recommend a process for selecting the Buckman Direct Diversion Project Manager

Staff was directed at the Board's July meeting to create the Staff Advisory Group. Mr. Jones discussed the proposed composition of the Staff Advisory Group to include three members from the City, three from the County and three from the BDD. The County's representatives would include the Public Works Director, Public Utility Director and the Financial Manager. The City's representatives would include the Water Resource and Conservation Manager, Public Utility Director and Financial Manager. Representing the facility would be the Facility Manager, the Financial Manager, and an administrator to coordinate meetings and communications. Designees may be appointed. If the composition of the group is approved, Mr. Jones said the first meeting would commence next week to identify the process.

[Councilor Dominguez joins the meeting.]

Mr. Jones confirmed that staff would provide monthly status reports on the group's progress.

Councilor Calvert moved to approve the creation of the staff advisory group as proposed by staff. His motion was seconded by Commissioner Chavez and passed by unanimous [5-0] voice vote.

MATTERS FROM THE PUBLIC

None were presented.

MATTERS FROM THE BOARD

Ms. Bokum said what is occurring at the Buckman Wellfield is a very important topic and she asked that staff provide a report regarding annual savings and other information highlighting the accomplishments of the diversion projection in terms of

2013 AUG 14 PM 4:03
Buckman Direct Diversion Board
August 8, 2013

protecting the wellfield. It was determined that this information regarding the Buckman Wellfield would be appropriately heard within the water resource management update.

In response to Councilor Dominguez' request, the Board agreed to reschedule Board meeting to commence at 4:15 rather than 4:00 and asked staff to notice it as such.

NEXT MEETING: Thursday, September 12, 2013 - 4:15

ADJOURNMENT

Having completed the agenda, Chair Holian declared this meeting adjourned at approximately 4:25 p.m.

Approved by:

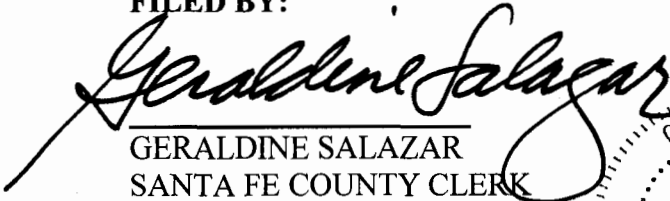

Kathy Holian, Board Chair

Respectfully submitted:


Karen Farrell, Wordswork

FILED BY:

ATTEST TO:


GERALDINE SALAZAR
SANTA FE COUNTY CLERK


YOLANDA VIGIL
SANTA FE CITY CLERK





Buckman Direct Diversion Project



A joint regional project of the City of Santa Fe and Santa Fe County to build a reliable and sustainable water supply

MEMORANDUM

Date: August 01, 2013

To: BDD Board

From: Rick Carpenter, BDD Project Manager
Nick Schiavo, Acting Water Division and PUD Director *RC NSA*

Via: Shannon Jones, Acting BDD Facility Manager

Subject: Status Update on BDD Project Solar Power Facility at Booster Station 2A and Recommendation for Possible Future Change Order

Status Update of BDD Photo Voltaic Project

The focus of the past couple of months has been detailed review of the system design and project process agreement by all project team members including NMED, NMFA and the new project manager for the City, Rick Carpenter. One of the outcomes of this review is a recommendation to upgrade solar PV panel to reduce risk and maintenance costs for the system.

PNM completed initial screening and reserved the RECs for the project. The project is now in the queue for Supplemental Review by PNM which they have stated should take less than 12 months. To reduce risk, the decision has been made not to perform any construction until PNM approves the project. Lastly, the Storm Water Pollution Prevention Plan (SWPPP) has been completed.

Description and Justification for Possible Future Change Order

Over the past several weeks, staff has been working with the design engineering consultants on the design-build team, and the BDD Owners' Agent, to evaluate the efficacy of upgrading the solar panels to be used for the project. In short, the upgrade



REC'D CLERK RECORDED 10/07/2013



Buckman Direct Diversion Project

A joint regional project of the City of Santa Fe and Santa Fe County to build a reliable and sustainable water supply

would result in an improved warranty, increased certainty of the financial solvency of the supplier, improved electrical energy output, increased design life of the panels, possible increase in renewable energy credits (RECs) from PNM, and a smaller footprint of the PV project site. The amount of the change order would be approximately \$137,800. Staff recommends upgrading the solar panels for the Buckman Direct Diversion Booster Station 2A (BDD BS2A) solar array from the Renesola, Chinese-based module to SunPower, a US-based module.

A more detailed explanation of the change order follows: Staff recommends the future change order for the following reasons:

1. The SunPower module has a 25 year product warranty that pays all costs associated with replacing a module. The Chinese module has a 10 year warranty and does not include labor to replace modules. The SunPower warranty will reduce the maintenance cost over the life of the system.
2. The Chinese manufacturer's, Renesola, financial and operational performance indicates that the company is at risk. This raises concern about this company's ability to honor product delivery and warranty responsibilities for the BDD BS2A solar system. SunPower has demonstrated much stronger corporate and operational performance.
3. The SunPower module provides higher output than the Renesola module which means the same amount of clean renewable solar electricity can be generated by an array with a 20% smaller footprint. This leaves room to add additional solar in the future to offset increased pumping costs as demand for water increases. The inverters on the system will be sized to facilitate adding solar panels in the future.
4. The SunPower module output starts out higher and degrades more slowly, meaning that the array will generate more energy later in its life. Renesola guarantees 80% output after 25 years whereas SunPower guarantees 87% output after 25 years. This provides financial benefit since energy will cost more in the future than it does today.
5. PNM has indicated that the REC assigned to this system may increase from \$0.015 to \$0.020. PNM has indicated that the REC payment will probably increase due to the lower wattage of the system. This would result in more REC income to the BDD from the system.

Additionally, PNM's approval is required prior to construction and interconnection, and this project is currently under their review. PNM has indicated that this panel change should be made as soon as possible to avoid re-analysis and delay on their part.



REC CLERK RECORDED 10/27/2013



Buckman Direct Diversion Project

A joint regional project of the City of Santa Fe and Santa Fe County to build a reliable and sustainable water supply.

RECOMMENDATION

Staff believes that the approximate \$137,800 future change order would bring significant value to the project and would be a prudent investment by the BDD Board. The change order would be funded with currently un-expended funds within the existing NMFA grant/loan assigned to the overall project. Therefore, staff recommends that the Board approve the future change order discussed above at the next BDD Board meeting, September 12, 2013

SEC. CLERK RECORDED 10/07/2013



DRAFT**Owner Change Order**Project Name: Buckman Direct Diversion Dam – Booster 2A SolarBuckman Direct Diversion Board P.O. No. RFP 13/08/PCONTRACTOR: Bradbury Stamm ConstructionDate Prepared: 7/30/13Address: 7110 2nd St. NWConsultant: Smith EngineeringCity, State: Albuquerque, NMProject Manager: Art Peterson, P.E.Phone: 505-765-1200 FAX: 505-842-5419

Original Work Authorization Amount	\$	<u>4,420,210.00</u>
Current Work Authorization Amount	\$	<u>4,420,210.00</u>
Adjustment of This Work Order	\$	<u>137,800.00</u>
Revised Work Order Amount Total	\$	<u>4,558,01.00</u>
Original Work Order Time (Calendar Days)	<u>0</u>	Days
Current Time Before Increase	<u>0</u>	Days
Time Requested in this Authorization Adjustment	<u>0</u>	Days
Revised Work Order Time	<u>0</u>	Days
Original Completion Date	<u>11/30/13</u>	
Current Completion Date	<u>11/30/13</u>	
Revised Completion Date	<u>11/30/13</u>	

Reasons for Change(s): ☐ Changed Scope ☐ Field Conditions ☐ Over/Under Runs ☐ Emergency ☒ Design Change
Cost Adjustment Was: ☐ Contact Unit Price Extension ☒ Negotiated ☐ Force Account ☐ Other

Approved:

W. A. Peterson 7/30/2013Bradbury Stamm

Date

Smith Engineering

Date

Buckman Direct Diversion Project

Date

City of Santa Fe

Date

REC'D CLERK RECORDED 10/27/2013

DRAFT