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SANTA FE COUNTY ADMINISTRATIVE OFFICES

MONTHLY REPORT – MAY 2017

OLD ADMINISTRATION REMODEL MILESTONES ACHIEVED

Commissioners Suite has been rearranged to accommodate equal distribution of enclosed offices within the suite. The Old Admin Remodel Schematic Design documents have been submitted to the County for review on May 24th, 2017.

GRANT AVENUE COMPLEX MILESTONES ACHIEVED

The Design Team has had weekly design progress meetings with the County throughout the month of May. County Project Management and the Design Team presented a project update to the Board of County Commissioners on May 9th. That same day the project was presented to the Historic Design Review Board for the first time. The Grant Avenue Complex Schematic Design documents have been submitted to the County for review on May 24th, 2017.

FUTURE MILESTONES (Dates Tentative)

- Schematic Design Approval – TBD
- Design Development Phase Kick-off – TBD
- Site water pressure testing – TBD

1. PROJECT ACTIVITIES:

- May 3/10, 2017 – Weekly Santa Fe County – Design Team meetings.
- May 9, 2017
 - BCC Meeting - Project Update.
 - Historic Design Review Board Hearing.
- May 24, 2017 – Schematic Design Submittal.

2. SCOPE MANAGEMENT:

- There were no project scope changes over the month of May. The current building area provided exceeds the program area. The design team is working on options for bringing the area back in line with the approved scope of work. Additional IT requirements are reported to be driving up building costs. SFC will review final IT requirements for the project before advancing to Design Development.

3. TIME MANAGEMENT:

- Old Admin Remodel and Grant Avenue Complex Schematic Design documents have been submitted for the County's review. County approval of the schematic is pending. The baseline schedule anticipated the schematic design submittal/approval before the end of 2016. A revised schedule will need to be coordinated between the design team and Santa Fe County.

4. COST MANAGEMENT:

- Updated Schematic Design Cost estimates were submitted to the County along with the Schematic Design documents.
- The Schematic Design Construction Cost for the project is estimated to be approximately \$34M (update May 3, 2017) which exceed the current MACC.
- SFC is reviewing the most recent cost estimate and options to address the current budget overrun.
- The design team is working with the County to reduce GAC square footage and to identify opportunities for cost savings in the project.

5. COMMUNICATION MANAGEMENT:

- Multiple schematic design level presentations were conducted during this period. The design team and Santa Fe County met with the Old Santa Fe Association (OSFA), First Presbyterian Church, conducted a peer review with other local architects not involved with the project, presented to the Santa Fe area Chamber of Commerce, the Santa Fe County Board of County Commissioners and the City of Santa Fe Historic Design Review Board (HDRB). Notes, meeting minutes and comments from those meetings will be included in postings on the project web site.
- Archeologists working on the site conducted an educational outreach program with students from Carlos Gilbert Elementary School. This is a continuation of the County's efforts to involve students in the evolution and development of the project.

6. RISK MANAGEMENT PLAN:

- The State Office of Archaeological Studies is currently doing an in-depth archaeological study of Grant Avenue Complex site. Several foundations from structures previously located on the site have been uncovered. Archeologists are documenting all finds and report that no risks to the project have resulted from the finds to date.
- Completing demolition and site excavation prior to bidding the new construction is being considered to reduce risk to potential General Contractors.

7. PROCUREMENT MANAGEMENT:

- The Project Team discussed the project being awarded for construction through an RFP for Construction Services. Procurement of building demolition and site excavation is being considered as a separate contract prior to the bidding of the new construction of the Grant Street Complex

8. STAKEHOLDER MANAGEMENT:

- See communication plan for stakeholder updates.
- Several County Commissioners have expressed an interest in becoming more familiar with the project. Meetings are being scheduled with the design team to answer commissioner questions and receive input.

For any further information about the project please contact:

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