



Date of Issuance: July 29, 2016

SANTA FE COUNTY ADMINISTRATIVE OFFICES MONTHLY REPORT – JULY 2016

Mark Hogan and the design team, headed by the Spears Horn Architects presented the project to the public on July 20th at the First Presbyterian Church in Santa Fe. Some seventy members of the public attended the meeting, and the project appeared to be well received. The presentation consisted of the County and the architect's explanation of the scope of the project, as well an archeologist briefing on the potential historic findings at this particular location. The County indicated that substantial hazardous materials abatement has been completed on the existing Judicial Complex, and that no large scale tenting is anticipated during the demolition phase of the project. Temporary County vehicles parking arrangements will be discussed and appropriately planned for the construction phase. Questions from the public were primarily centered on the building scale, compatibility of the expected design, anticipated construction timeline, and traffic and parking impacts of the change in use. The meeting attendees were in general agreement of the County's commitment to keep the downtown active and vibrant by keeping the County Administration functions in an easily accessible and concentrated location downtown. A neighbor to the site expressed her concern with the number of new employees that this project would be bringing and the amount of traffic that could potentially be generated. The County continued its practice of offering surface parking to the public during evening hours and on weekends and was well received by all in attendance. It was communicated that future public meetings related to the project will be communicated at least thirty days in advance.

An overview of the draft Programming Document of the Santa Fe County Administration Offices project was presented for review on July 26th, 2016 to the Board of County Commissioners. A more detailed Study Session will follow on September 13, 2016. Upon the County's formal approval of the programming document the design team is going to begin the Schematic Design phase of the project. Schematic Design process is typically very interactive. The design team will host an open charrette process that will explore design ideas and options in an open forum where county employees, commissioners, interested parties and general public can look on as ideas are vetted and solutions begin to evolve. The event is expected to take place in the Old Judicial Complex after the Program Document has been formally approved.

MILESTONES ACHIEVED

- Meeting with the County Fire Marshal about the Old Admin exiting – 6/24
- Existing Utilities Survey – 7/18
- Public Meeting – 7/20
- Historic Assessment of the Old Admin Building – 7/25
- Draft Programming Document submitted – 7/26
- Presentation to the Commissioners – 7/26
- BIM Kick-off meeting – 7/28

FUTURE MILESTONES (Dates Tentative)

- Traffic Study initiated - TBD
- Initial Design Charrette – TBD
- Geotechnical Report request – 8/31
- Site water pressure testing request – 8/31

1. PROJECT ACTIVITIES:

- The Design Team submitted a draft Programming Document to the County for review by the BCC on July 26th, 2016.
- Over the past month project status meetings were held on a weekly basis in Santa Fe, with a single meeting being called off on July 15th.
- Additional activities over the past month included: Program and Site Analysis meeting, walk-through of the Old Admin Building, and weekly Design Team meetings.
- Owner's Project Requirements (OPR) has been completed as a two-volume document addressing independently the Grant Avenue Complex and the Old Admin Building. This document is currently under SFC's review.
- Bridgers and Paxton reviewed OPR from CxA and generated MEP questions as needed. An OPR related meeting with owner is to be held at the onset of the Schematic Design phase.
- Bridgers and Paxton met with the County to review and understand Technology scope of work. Following the meeting, the engineers prepared Technology Narrative and Opinion of Probable Cost (OPC) based on their findings. This document is currently under SFC's review.

2. SCOPE MANAGEMENT:

- At this time the project scope remains unchanged. The next formal review of the scope will take place prior to the conclusion of Programming.
- The team received a request to review a proposal to complete a full restoration of the Old Admin building including the removal of the two story construction that in filled the original entrance and Courtyard in the 1970s. The A&E team has put together information on the added cost and other impacts of such a change to the program for consideration. This will be reviewed with Commissioners at the Study Session in September.

- A request was also made to consider Museum Elements and Space be included in the plans for the Old Admin Building treatment. The design team is researching how to program for this request.
- As discussed during the Program and Site Analysis meeting, the County will coordinate any potential improvements of Grant Avenue with the City of Santa Fe.

3. TIME MANAGEMENT:

- A draft Programming Document was delivered to the County for BCC review on July 26th. The original date of submittal was extended from June 22nd to July 30th to allow for the program level study of a full restoration of the Meem Old Admin Building.
- The design team expects to receive the County's preliminary comments by August 9th, 2016.

4. COST MANAGEMENT:

- The design team has collected preliminary estimates for mechanical, electrical, plumbing, and life safety system upgrades at the Old Administration Building.
- The first comprehensive estimate of probable construction cost of the project is included in the Programming Document.

5. COMMUNICATION MANAGEMENT:

- A360, an interactive web based project data repository, remains the main project data repository. Being web based this data bank is equally accessible to all the Internet users.
- The project unveiling event to the public was held at the First Presbyterian Church on the evening of July 20th.
- Board of County Commissioners review took place on July 26th.
- Board of County Commissioners Program Study Session is scheduled for September 13, 2016.
- Public presentation of Schematic Design to be announced with a minimum of 30 days advance notice.
- Recently several press articles appeared in the Santa Fe Reporter and the Santa Fe New Mexican covering the project:

- a. <http://www.sfreporter.com/santafe/article-12043-coming-down.html>
- b. http://www.santafenewmexican.com/news/local_news/construction-plans-at-old-judicial-complex-highlight-parking-troubles/article_dc8bc0c8-e86a-5305-819f-2e47cef06109.html
- c. http://www.santafenewmexican.com/news/local_news/santa-fe-county-tries-to-assuage-parking-concerns-for-new/article_6f986bc7-4d14-55f6-9edf-76cd3488dae9.html
- d. http://www.santafenewmexican.com/opinion/editorials/our-view-parking-access-and-a-new-look-for-downtown/article_017273cd-dfd2-5802-8860-09f9a05a8ba1.html
- e. http://www.santafenewmexican.com/news/local_news/use-of-m-up-to-county-voters-in-november/article_e3f43ac3-1fd3-506c-8e81-98630ad2c21a.html

6. RISK MANAGEMENT PLAN:

- The Risk Assessment document is posted to A360 and is available for viewing to all interested parties.
- No new risk issues have been identified in the last 30 days.

7. PROCUREMENT MANAGEMENT:

- This project is being considered for procurement as a Qualifications Based RFP.

8. STAKEHOLDER MANAGEMENT:

- Design Team is disseminating project information through the County's Project Manager and A360.
- First Public meeting was held on July 20th.
- The County made a presentation to the Board of County Commissioners on July 26th.
- County staff dissemination will follow BCC input.

For any further information about the project please contact:

Brad M. Isaacson, R.A., NCARB

Project Manager

Santa Fe County Public Works/Projects Division

P.O. Box 276

Santa Fe, NM 87504-0276

Phone (505) 992-9878

Cell (505) 490-2691

Fax (505) 992-9869

bisaacson@santafecountynm.gov



Impressions of the Santa Fe County by Gonzales Community School and Carlos Gilbert ES students.





Public Meeting held at the First Presbyterian Church on June 20th, 2016.