



Agenda

CITY CLERK'S OFFICE

DATE 10/4/17 TIME 3:30 p

SERVED BY Bobbi Huseman

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
COUNCIL CHAMBERS
TUESDAY, OCTOBER 10, 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 25, 2017, PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA

6. REQUEST FOR APPROVAL OF THE 2018 PUBLIC WORKS, CIP AND LAND USE COMMITTEE MEETINGS (**NICK SCHIAVO**)
7. REQUEST FOR APPROVAL TO PURCHASE TWO (2) UTILITY VEHICLES FROM BRAD FRANCIS AUTOMOTIVE GROUPS USING STATE PRICE AGREEMENT NO. 70-000-16-0002 IN THE AMOUNT OF \$79,492 (**NECASIO LOVATO**)

COMMITTEE REVIEW

Finance Committee (Scheduled)	10/16/17
Council (Scheduled)	10/25/17

8. SANTA FE MUNICIPAL AIRPORT – RUNWAY 2/20 MIL AND OVERLAY
 - a. REQUEST FOR APPROVAL OF FEDERAL AVIATION ADMINISTRATION (FAA) AIP GRANT AGREEMENT NO. #3-35-0037-47
 - b. REQUEST FOR APPROVAL OF NMDOT GRANT AGREEMENT SAF-18-03
 - c. REQUEST FOR APPROVAL OF BUDGET AMENDMENT RESOLUTIONS (**CAMERON HUMPHRES**)

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9. SANTA FE MUNICIPAL AIRPORT – TAXIWAY DELTA REHABILITATION
- a. REQUEST FOR APPROVAL OF FEDERAL AVIATION ADMINISTRATION (FAA) AIP GRANT AGREEMENT NO. 3-35-0037-048
 - b. REQUEST FOR APPROVAL OF NMDOT GRANT AGREEMENT SAF 18-01
 - c. REQUEST FOR APPROVAL OF BUDGET AMENDMENT RESOLUTION (**CAMERON HUMPHRES**)

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10. REQUEST FOR APPROVAL OF AWARD OF RFB #18/01/B WITH MOUNTAIN STATES CONSTRUCTION IN THE AMOUNT OF \$3,927,025.10 PLUS APPLICABLE NMGRY FOR A TOTAL AMOUNT OF \$4,221,551.98 (**CAMERON HUMPHRES**)

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11. SANTA FE MUNICIPAL AIRPORT - CONSTRUCTION ADMINISTRATION AND OVERSIGHT WITH KSA ENGINEERS, INC
- a. REQUEST FOR APPROVAL OF TASK ORDER NO. 11 IN THE AMOUNT OF \$247,116
 - b. REQUEST FOR APPROVAL OF TASK ORDER NO. 12 IN THE AMOUNT OF \$192,746 (**CAMERON HUMPHRES**)

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12. REQUEST FOR CONCEPT APPROVAL FOR THE SALE OF REAL ESTATE WITHIN THE GONZALES ROAD RIGHT-OF-WAY CONTAINING APPROXIMATELY 1,070 SQUARE FEET ADJOINING THE WESTERLY BOUNDARY OF 657 GONZALES ROAD BY WAYNE S. HYATT, AN INDIVIDUAL, AND MARGARET J. VICK, TRUSTEE OF THE MARGARET J. VICK REVOCABLE TRUST U/T/A DATED JUNE 12, 2007 (**MATTHEW O'REILLY**)

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Council (Request to publish) 10/11/17
Finance Committee (Scheduled) 10/30/17
Council (Scheduled) 11/08/17

14. REQUEST FOR APPROVAL OF A RESOLUTION RESCINDING RESOLUTION 2017-37, AND INCREASING THE OPERATING MILL LEVY PROPERTY TAX WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF SANTA FE TO MAINTAIN THE CURRENT LEVEL OF PROPERTY TAX REVENUE **(COUNCILOR DOMINGUEZ)(BRADLEY FLUETSCH)**

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15. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING THE RENAMING OF THE "SANTA FE MUNICIPAL AIRPORT" TO THE "SANTA FE REGIONAL AIRPORT" **(MAYOR GONZALES, COUNCILORS MAESTAS, LINDELL, IVES, AND HARRIS) (CAMERON HUMPHRES)**

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COMMITTEE REVIEW

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

DISCUSSION AGENDA

17. UPDATE TO AIRPORT CIP NEEDS **(CAMERON HUMPHRES)**
18. PUBLIC WORKS RELATED ISSUES
- a. ADOPTION OF FEE SCHEDULE
 - b. TRACKING OF STAFF TIME ON PROJECTS **(NICK SCHIAVO)**
19. MATTERS FROM STAFF
20. MATTERS FROM THE COMMITTEE
21. MATTERS FROM THE CHAIR
22. NEXT MEETING: **MONDAY, OCTOBER 23, 2017**
23. ADJOURN

**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
October 10, 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	1-2
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes - September 25, 2017	Approved as presented	2
 CONSENT AGENDA LISTING	 Listed	 2-5
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 DISCUSSION AGENDA		
17. Update to Airport CIP Needs	Presentation by Staff members	11-16
18. Public Works Related Issues		
a. Adoption of Fee Schedule		
b. Tracking Staff Time on Projects		
 19. Matters from Staff	 Comments	 16
20. Matters from the Committee	Comments	16
21. Matters from the Chair	Comments	16
22. Next Meeting:	October 23, 2017	16
23. Adjournment	Adjourned at 6:35 p.m.	16

MINUTES OF THE
CITY OF SANTA FÉ
PUBLIC WORKS/CIP & LAND USE COMMITTEE
Tuesday, October 10, 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 Peter Ives, 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 Peter N. Ives, Chair
Councilor Ronald S. Trujillo, Vice Chair
Councilor Christopher M. Rivera
Councilor Renee D. Villarreal

MEMBERS EXCUSED:

Councilor Joseph Maestas, Excused

STAFF PRESENT:

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

OTHERS PRESENT:

Elizabeth Martin, 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

Chairman Ives said a note to the audience. There is no public hearing tonight on Plaza vendors. It is on Wednesday. You are all welcome to stay, but there is no public hearing.

Councilor Trujillo said he just found that out now. Some of the vendors told him that Finance said it was sending it back to Public Works. There is nothing on our agenda. Who sent out this false information that it was coming right back to Public Works.

Chairman Ives said he has no idea. It had been discussed, but it was decided that it would be at Finance.

Councilor Villarreal said at the Finance Committee we talked about the possibility of another public hearing. We decided to schedule it so there is a public hearing on Wednesday. It was already heard in Public Works. It was not remanded back to Public Works.

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

4. APPROVAL OF CONSENT AGENDA

Councilor Rivera requested discussion on # 15 and #16.

MOTION: Councilor Trujillo moved to approve the consent agenda as amended with items 15 and 16 pulled for discussion. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM SEPTEMBER 25, 2017 PUBLIC WORKS COMMITTEE MEETING

MOTION: Councilor Rivera moved to approve the September 25, 2017 minutes as presented. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

6. REQUEST FOR APPROVAL OF THE 2018 PUBLIC WORKS, CIP AND LAND USE COMMITTEE MEETINGS (NICK SCHIAVO)

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Councilor Rivera said he is curious why this needs to happen and were there any other ideas of names beside this.

Mr. Humphres said this grew up organically out of the community. When we first started trying to attract additional air services we recruited Northern New Mexico partners. We worked on trying to create an alliance of partners who would help us financially and with marketing and from that we created the Northern New Mexico Air Alliance. The City of Santa Fe is a member as well as Santa Fe County, Los Alamos County, the Town of Taos, Taos Ski Valley and several businesses. As part of what that organization is doing, in addition to raising money, it will work toward increasing awareness and use of the Airport. It was the recommendation of the Air Alliance to recognize the Airport's current standing and the future of the Airport by changing the name to a Regional Airport. They brought that to the Airport Advisory Board and they reviewed it and voted unanimously to make the change. He reached out to the FAA and they said yes as long as the City Council approves a Resolution stating the change.

Councilor Rivera asked are there any benefits from FAA in naming it Regional.

Mr. Humphres said not really. It is just to recognize the Airport as a regional transportation hub. No extra funding support is available; however, the majority of our aircraft activity is corporate or private aircraft flying in here. The Regional status of the Airport mean something to pilots. When they see regional rather than municipal it invokes more services.

Councilor Rivera said he heard some comments from his District that it means bigger airplanes.

Mr. Humphres said we are not forecasting bigger airplanes in the near future beyond a 90 or perhaps a 150 seat jet. We are at a 75 seat now. Santa Fe is not an Airport that will consistently have 757 or 767s coming in. We don't have the infrastructure or passenger demand to support that.

Councilor Rivera said we had a sticker that said Regional at our last meeting before we approved the request.

Mr. Humphres said that was a marketing campaign by the Northern New Mexico Air Alliance. They believe strongly that it should be regional. They produced the stickers to try to encourage this Body and others to the idea. We have not done anything until this Body acts on it.

Councilor Rivera moved the approval of the Resolution. Councilor Villarreal seconded the motion and it passed by unanimous voice vote.

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10/02/17
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Councilor Rivera asked how did this site come about and what makes it such an appealing site for low income housing.

Mr. O'Rielly said we have been looking for quite a while to identify pieces of City owned property suitable for donation for the low income tax credit for low income housing. There are very few of them. It was the opinion of our office that this parcel was the best suited of the sites available. One reason is that most of the land the City has that is vacant or sparsely developed is small. Often his office brings forward sales of small pieces of property. We have a lot of those. Those are too small to do any serious affordable housing. We do have some small lots on Alto Street that are suitable for one or two units. There are no larger parcels that are relatively undeveloped, are surrounded by developed roads and streets and have access to utilities. As we were thinking through that he was approached by Councilor Ives asking and wondering where some of these parcels were and we told him about this one. That is how the identification of this site came to be.

Councilor Rivera asked how does this fit into what someone would consider a prime site.

Mr. O'Rielly said it is similar to Silar with one difference. We currently are using the entire Silar site. This site would only be used for this project. The small piece of handball courts can relocate to Ragle Park.

Councilor Rivera said the Silar project is over the old sewer plant and that gave it low income tax credits. Is there anything here to make it appealing like Silar.

Mr. O'Rielly said they got an extra point or two on their application for Silar. Apart from that no other points were given to this that were not given to Silar.

Councilor Rivera asked would this be in competition with the Silar project and other low income projects

Mr. O'Rielly said yes it would be depending on when the application went in. We are never sure who will submit an application or when. It could be submitted the same year that someone submits another one.

Councilor Rivera asked do we lose anything by having multiple projects at the same time.

Mr. O'Rielly said in theory no. They are supposed to assign tax credits based on the point score. He is not the expert on the inner workings of MFA.

Ms. Ladd introduced Joseph Montoya, Executive Director of the Santa Fe County Housing Authority. He also spent 10 years working for MFA.

Mr. Montoya said Matt is correct, you are never in competition with yourself. You are in competition with the whole State. The development with the highest points wins. We would often see a County submit four projects. Sometimes they get none, sometimes they got three.

Councilor Rivera asked are there some other possible sites for the handball court.

Mr. O'Rielly said our thought was that there are no services there where it is located currently. When it comes time to donate this property to a developer we will make it a requirement that they pay to move the courts to Ragle park. He has been in contact with Rob Carter and they feel it could fit at Ragle Park.

Councilor Rivera asked would that decision be up to the Council as to if other sites would work. Like down by the Skate Park at GCC or SWAN Park. Would those options come before us.

Mr. O'Rielly said he is not sure they could. If the Council expressed a desire for another location we could find a spot for them. Ragle is very large. There is room for it. It is very close to where it is now and the public is used to using them where they are now.

Councilor Trujillo said when we have donated small parcels of land it seems insignificant. He has gotten a lot of calls from neighbors about this being planned for low income. He has not seen that an ENN is done or happening. Shouldn't we let them know and have those discussions.

Mr. O'Rielly said that is the way the Resolution proposes to do it. Not donate the land now. To prepare the land and get it surveyed and zoned. We have to have an ENN for zoning. We would direct staff to pursue rezoning which includes holding an ENN. We will have to do a survey, traffic study and all the normal things.

Councilor Trujillo said the way it reads is for donation. When people see that wording that is what people think. They think they will not be informed. It looks like a done deal.

Mr. O'Rielly said he sees that now.

Councilor Trujillo said we need to express this to the neighbors. This used to be in his District and he is getting a lot of calls. They want to know exactly what will be put there and what is the plan. This is not transparent. How do we fix that.

Mr. O'Rielly said he admits others might think that. He will defer to the Sponsor to see if he wants to make language changes. He understands Councilor Trujillo's point.

Councilor Ives said he is happy to clarify the language. If you are getting a lot of emails please forward them to him. This site is in his District now. He has received one call so far.

Mr. O'Rielly said we will be able to get this on to the Community Development Commission agenda for next week. We tried to get this on the agenda of the Economic Development Advisory Board for next week; however, the Chair of that Committee declined to put this on the agenda.

Councilor Ives said he is sorry to hear that. Most objections seem to be coming from that point. He will work with Matt to try to get that accomplished.

Councilor Villarreal said she is supportive of this opportunity. She is trying to find ways to explain to folks that we have a plan that states where we want affordable housing in our City but every place in our City could use affordable housing. This is a good instance where we control the land. Does it state anywhere in the documents when there is existing infrastructure or amenities that those sites would be prioritized.

Mr. O'Rielly said he does not believe that the housing code says anything about that. Our general plan may say something about that, but he can't quote that right off the top of his head.

Councilor Villarreal said it should say it somewhere.

Ms. Ladd said the General Plan has explicit policies for infill where infrastructure is already there. The Affordable Housing Policy is widely applied to any new development regardless of where it is. There is no need to prioritize locations.

Councilor Villarreal said she will look at the details more before the next meeting.

Ms. Ladd said she did look at the map and this is not highlighted. The map can be flexible. The model is successful and can be applied to any other corridor. There is not much retail or employment centers so Zia Road is not considered a major site for now.

Councilor Villarreal asked does it help with tax credits.

Ms. Ladd said it helps with the budget. Building affordability.

Mr. Montoya said for the point system you have to get a minimum of 10 points. Infrastructure near by is of more value. He would highly recommended that you not identify sites for affordable housing. Unless you identify sites in every area in equal proportions you can get into problems with fair housing issues.

Councilor Villarreal said that is good to know. We should all pay attention to that piece. She also wants to make sure Parks gets the handball court on their radar. She doesn't want it to disappear.

Mr. O'Rielly said it would be helpful to get a rough sense from the Councilors if they think it would be better to put the handball court in Ragle or if folks would object if we moved to it to SWAN Park or somewhere else.

Councilor Villarreal said there should be some sense of this kind of thing in the Parks Master Plan. It also may come up in the ENN. We don't know where the people using it are coming from.

Councilor Ives said it is in a location people are familiar with. Moving across the street and into Ragle increases the opportunity to access it. Maybe we should look at building an additional hand ball court in another area of the City. Let's ask Parks what the cost might be. That might be a better way to resolve this.

Councilor Rivera said the only reason he brought it up is that the most use of the handball court is in summertime and the most use of Ragle Park is then as well. The increase in parking is his only concern.

Mr. O'Rielly said he is happy to touch base with Parks for suggestions.

Councilor Villarreal said she supports changing the language for clarification. Related to the time line we will not hear this at Council on Wednesday.

Councilor Ives said that is the intent. We will try to delay it to the November 8th meeting. The net effect will be not putting it in the tax credit round in January. Silar road will resubmit.

Councilor Villarreal asked are you saying if this is not heard until the November 8th Council meeting it will not make the low income tax credit submission.

Councilor Ives said yes, that is almost a certainty given the land use process.

Mr. Smith said staff had preliminary discussions with Matt about timing. We indicated a month ago that it might be possible. It is becoming increasingly unlikely. It is not legally impossible, but it is practically not likely. That is based on the requirements and getting amendments drafted in time to get in front of Council and to have staff review of the redevelopment plan. Las Solaris was fast tracked to get it approved for the January cycle for that year. If you act tonight we may be able to do it. If you do not act tonight the chances go down to zero.

Councilor Trujillo asked are we fast tracking this and not doing the ENNs.

Mr. O'Rielly said as previously testified we must do an ENN to comply with City Ordinances.

Councilor Trujillo said we are asking for the survey then we have to have an ENN to let people know this is what we are thinking of doing.

Mr. O'Rielly said right. The Resolution calls for getting the property ready for a possible donation. We are required to do a survey, traffic study, general plan amendment and rezoning which requires an ENN. Those are necessary and called for by the Resolution. They all have to be done prior to being able to donate land. As you heard from Greg the time line to get it all done by January is tight. Because of the need for affordable housing and the fact that this property is well suited is why we should do those things even if we don't get them done by January. The need is dire.

Councilor Trujillo said he does not know if handball courts are in the Master Plan of Parks or if pickle ball courts are included. People are really interested in those. In his opinion there needs to be a handball court there somewhere. People have been playing there for decades.

Mr. O'Rielly said staff agrees. We don't want the handball court to go away, but to move it to where it can easily be used.

Councilor Ives said we will be moving forward with due diligence in a concurrent fashion. We will take all the necessary items that need to be done and do them concurrently in separate contracts with professionals. We are suffering with a significant dearth of affordable housing with a property that is under used and developable and would have amenities available to folks living in affordable homes with Ragle Park across the street. We think we have a plan moving forward that will get this done and have the project capable of coming forward. It is a good project for the City. We will move forward in due course. There are many laudable aspects to this project.

Councilor Villarreal moved the approval of the Resolution. Councilor Rivera seconded the motion with the addition of the recommendation of the language that Councilor Trujillo requested.

Councilor Villarreal agreed to the addition to the motion. It passed with three yes votes and one abstention by Councilor Trujillo.

Councilor Trujillo stated that he abstained until he sees the language changes.

Councilor Ives thanked Mr. Montoya for coming and sharing his expertise.

Mr. Montoya said you have a great staff and he looks forward to working together.

DISCUSSION AGENDA

17. UPDATE TO AIRPORT CIP NEEDS (CAMERON HUMPHRES)

Mr. Humphres said he prepared a 20 year capital plan which is therefore attached herewith to these minutes as Exhibit "1". He said he is excited to report that by Council action tonight this Body approved grants and task orders to handle the first 2 items in the short term program list. Those 2 projects combine to about \$4.6 million, and for the entire project for the City the Cost is around \$150,000 total. We are getting a lot of Federal and State grants to help us.

Councilor Ives said the total here says \$5.7 million.

Mr. Humphres said in the plan the estimates you see here are good ballpark estimates. We put the projects out for competitive bid. The bids came in under what we projected. Now it is close to \$4.6 million.

Councilor Ives said thank you.

Mr. Humphres said one of the things that stands out on this plan and the most important piece of infrastructure that is unfunded is a new terminal building. Our current building is woefully beyond its capacity. It is very difficult to add additional flights to that. That is the most important piece of infrastructure that will help this Airport become a more important economic engine to this community. In addition most of the rest is eligible for Federal grants. It does not mean we will get them. There is a process we have to complete each year that is competitive. We have this plan now to be able to convey to FAA what our future plans are.

Councilor Trujillo said looking at number 3, the State Maintenance Grant, what will that go to.

Mr. Humphres said every year the NMDOT offers every airport in the State a \$10,000 maintenance grant that can be used to buy almost anything for maintenance of an airport. We have blades on mowers and snow plows that need replacement. That is usually what we use that for.

Councilor Trujillo said there is a fund that can be used for paving as part of construction. Check with John Romero . LGRF, Local Government Road Fund. Look into that. You could get \$25,000.

Mr. Humphres said thank you for that. He will reach out to them for that. Side roads and parking lots are more difficult to compete on with FAA. This might be a really good funding source for that.

Councilor Rivera asked what about runway 10/28. There seems to be a bit of a need for immediate attention. He does not see anything on the plan for that until 2020.

Mr. Humphres said we have 3 runways. 15/33 is used 5% to 6% of the time. 2/20 is used otherwise. We had to close 10/28 because the top layer is unraveling. Sometimes when water gets below that subsurface and it freezes it pops through and big chunks come off. It is difficult to repair that. That is what is happening there. Also there is significant cracking and sub surface problems. It was reconstructed partially in 2008. We are seeing failures in the area not reconstructed. Runways are eligible for FAA funding given specific Federal standards. We have been in long discussions with FAA. They told us only 2 runways are eligible in Santa Fe for grant funding. So we turned to NMDOT. They said they would be happy to partner with the City to supply grant funding. We are getting a whole briefing on that runway and types of funding available soon. It is not on list until 2020 because at the time the Airport Master plan was being done the airfield survey of pavement showed it was in reasonable good condition. A year ago it started unraveling and we had to close it. This is a breathing document. Every year we will have to shift things.

Councilor Rivera asked in its highest use time how much traffic did it get.

Mr. Humphres said very little. We don't keep track of each runway, but we can correlate. The use of a runway is determined by wind conditions. That runway is aligned into the wind and use occurs less than 2.2% of the time. 98% of the time will be on one of the other runways.

Councilor Rivera said we recently made a change to allow the City Manager to sign off on grants. Has that approved your ability to get funding quicker.

Mr. Humphres said it has been absolutely critical. For the 2 Federal grants on the agenda tonight our turnaround time was 3 days. The FAA issued the grant offer on Tuesday and they wanted it back in their office on Friday. If it had not been for that Resolution it would not have been possible to make that time line. It was instrumental in allowing us to accept those grants.

Councilor Trujillo asked in your professional opinion would you rather see a runway built with asphalt or concrete.

Mr. Humphres said concrete. The Airport has both. We have spent a lot more time and money on the one that is not concrete.

Councilor Trujillo asked when we rebuild this runway how much will be the maintenance costs be.

Mr. Humphres said the FAA has made the treatment we have used previously on the runways ineligible. The problem is the freezing and popping off. The standard for asphalt now is to groove the runway. He does not see the problem with that. On 1533 that is the treatment on that. There are perpendicular grooves on that runway.

Councilor Trujillo said he would rather spend more and not have to come back every 3 years.

Mr. Humphres said FAA will pay for concrete as long as it is comparable with asphalt. With crude prices so low it is cheaper to do this than it is to use concrete. Every time we do pavement improvement we will take a hard look at concrete.

Councilor Ives said thank you for this. He is glad we are moving forward. You break this down by calendar year. He would love to see us shift this into a fiscal year format.

Mr. Humphres said he is happy to do that. We deal with the Federal fiscal year, the state fiscal year and the City Fiscal year and they do not line up with each other. He is happy to do that for the future.

Councilor Ives said we have had some discussions in connection with information that backs up the numbers and entries. We are working with Nick to try to standardize a form capturing much of the information Councilor Harris is interested in. He is not sure where exactly we are but the objective will be to get each project into that format so we can understand the full cost involved in the various phases. He would like to ask Mr. Humphres to follow up with that as we build the CIP budget. Doing it in a way that is consistent with a real transparent process in terms of what we anticipate in the project and the time frames. Thank you for the good work. He is glad the Airport is moving forward. When do you think we will be adding that new terminal into this.

Mr. Humphres said that is the most vital piece of infrastructure for this Airport to move forward. If we do not do that we will lose air service. If we move forward with the new terminal 1.4 million people every year could be using air service to get between Santa Fe and other cities. Right now 80% of that number are using Albuquerque to do that. We are losing 1480 full time jobs and over \$240 million. The only reason is the schedule and where they can fly. The only way we are able to get into position to offer more flights and destinations is if we have a terminal building that can handle that. The FAA is unwilling to pay for the design. They look to the community to do that. They agree in principal that they will approved \$5 million to \$10 million for construction, but we have to look to the community to fund the design. Right now we do not have a funding source for that. It is important to pursue all funding possibilities for that.

Councilor Ives asked what is the cost for design.

Mr. Humphres said the Master Plan did not go into detail on the terminal building. We did a Terminal Site Selection Study. That study said the cost of the terminal is estimated at \$35 million including the design. We are looking at \$3 million for design and the environmental study.

Councillor Villarreal said the Airport is contributing \$78 million a year to the economy, direct and indirect. That is based on an economic study done statewide. You are saying we would be able to get to \$325 million a year and support over 2200 full time jobs if we got 100% of those people flying out of Santa Fe. How many of those jobs would be City staff.

Mr. Humphres said he imagines Airport staff would be 35 to 50 employees. We have 4 now.

Councilor Ives said thank you for this information. We look forward to hearing more.

18. PUBLIC WORKS RELATED ISSUES

Councilor Ives said these issues were both raised by Councilor Harris in Finance and he asked for them to come to Public Works.

a. ADOPTION OF FEE SCHEDULE

Mr. Schiavo said regarding this fist item Councilor Harris sent a chart to us that is used by the Santa Fe Public Schools outlining the type of project and cost of project. It is pretty straight forward. The more difficult the project is the higher the fees and the more simpler it is the lower fees are. He had one of his project managers look at it. He agrees it makes sense. He has seen the prices go 15% to 20% higher. We could modify it slightly and adjust it to get an idea of what we pay for a design.

Councilor Ives asked are these fees for the design part.

Mr. Schiavo said yes. That is where we are at at this point. We will work on a Resolution to have ready for presentation at the first meeting in November.

Councilor Villarreal asked do we have a fee schedule now for design.

Mr. Schiavo said this is what the city of Santa Fe gets charged for projects. Right now we are seeing about 10% more.

Mr. Schiavo said he is not anxious to implement this. He is concerned about how useful the information would be. He would rather have staff spend time on the different modules of project management. We are looking at a way for them to have additional training. That would be instead of spending time logging into specific projects. He is not sure if he would even have time to look at this information. When he thinks about this it seems it would be of limited value to see how many hours of a particular employee's day were spent on a certain project element. There would be more value in having them receive training on being better project managers.

Councilor Ives said much of this is driven by Councilor Harris' experience in the private sector. We wanted to have this discussion and make sure everyone is aware fo these proposals. These are just

discussion items. We would want Council Harris here for decisions especially if we should move forward on these.

Councilor Villarreal said there should be a fee schedule on both sides. Things that we charge for on projects, are those consistent. On the flip side the private sector charges us for projects and overtime. Does that effect your department.

Mr. Schiavo said those type of fees are charged by Land Use. That is not associated with projects.

Councilor Ives said Councilor Harris wants to know what the projects are costing by knowing how much time each employee is spending on each project and what keeps them on track.

Mr. Schiavo said he has 4 project managers. They have 10 to 15 projects each. That is all they do, project management. It is safe to say 2,000 hours per year is spent on project management. He is what keeps them on track.

Councilor Villarreal said also there is software that tracks progress of their management.

Mr. Schiavo said this came up due to the underpass project. The original project was not an underpass. The contractor told us they would do one type of project then an opportunity came up for Federal grant money. We had the consultant change course and do an environmental assessment and the Federal grant request had more requirements for inspections and reporting. All of that cost us additional money. He reviewed it pretty closely. The amount spent is absolutely worthwhile. It was 12.1 % of the project cost. A sliding scale was proposed by Councilor Harris and is one where we pay for design, but we had changes and Federal dollars. 12% was reasonable.

Councilor Villarreal said that is a unique sample. How do we make sure efficiencies are taken.

Mr. Schiavo said his employees, project managers, routinely receive phone calls and emails regarding the City buildings. There is never a time that they do nothing in a day. In fact, he wants them to slow down a bit so we are not doing half projects. He feels very confident now that he is actively managing them. They are doing as much as they can at a pace that makes sense. On engineering we could have done a better job when we asked for funds for landscaping we should have asked for additional funds for consulting and paperwork. That way Council would know what they are being asked for.

Councilor Rivera said he gets a lot of emails on Chronos but he is not sure what it is other than the time management piece. Is there any way to use that.

Mr. Schiavo said it does a good job, but there is no mechanism for tracking projects.

Councilor Rivera asked are all of your project managers exempt or classified.

Mr. Schiavo said all his employees except Division Directors are classified.

Councilor Rivera said last time we heard a lot about overruns and not getting things done. He hopes this is not an effort to get rid of project managers. With the adoption of a fee schedule without being able to look at something.

Councilor Ives said is this just a preliminary discussion of possibilities so everyone is informed.

Councilor Rivera said he is not interested in tracking staff time unless it can be done simply.

Councilor Ives said no one can convince him of this as a way to get rid of project managers.

Mr. Schiavo said the value we get from project managers and price point would be difficult to beat by any consultant, not to mention that most managers have been around for several years and are familiar with the buildings.

Councilor Rivera said Louis Burger is someone we have done a lot of work with. Do we look at other companies and groups to work with as well.

Mr. Schiavo said absolutely. Any time we are going to hire a consultant above \$50,000 we do an RFP. One of the reasons they are called upon is their experience on working at a Federal level and their ability to complete all the forms. The grant money is in the \$3 million range.

Councilor Rivera asked do those groups get audited by the City auditor as well.

Mr. Schiavo said absolutely. If you do work with the City of Santa Fe the audit would be limited to that project, but they are all open to our auditors.

Councilor Rivera said it seems spending so much money with one company may call for a full audit at some point.

19. MATTERS FROM STAFF

None.

20. MATTERS FROM THE COMMITTEE

None

21. MATTERS FROM THE CHAIR

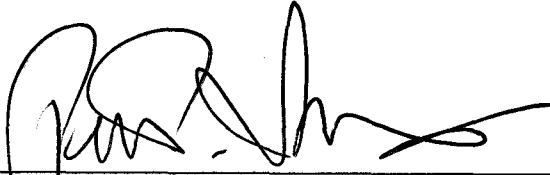
None

22. NEXT MEETING: MONDAY, OCTOBER 23, 2017

23. ADJOURN


There being no further business before the Committee the meeting adjourned at 6:35 pm.

Approved By:



Councilor Peter Ives, Chair

Submitted By:



Elizabeth Martin, Stenographer

Airport Master Plan

Project Description		Development Category	Total Project Cost	FAA Eligible	NMDOT Eligible	Local Share
SHORT TERM PROGRAM (1-5 YEARS)						
2017	1 Construct - Runway 2-20 Resurfacing	NN	\$3,827,400	\$3,588,188	\$1,916,606	\$110,606
	2 Construct - Taxiway D Reconstruction (Phase I)	NN	\$1,920,000	\$1,800,000	\$60,000	\$60,000
	3 State Maintenance Grant	NN	\$1,100	\$0	\$1,100	\$1,100
	2017 Total		\$5,758,500	\$5,388,188	\$1,987,605	\$181,706
2018	4 Terminal Building Expansion/Recreation Study and Preliminary Design	DM/OP	\$500,000	\$468,750	\$15,625	\$15,625
	5 Design - Rental Car QTA/Preparation Facility	DM/EF	\$60,000	\$0	\$30,000	\$30,000
	6 Pavement Rehabilitation - Aircraft Parking Apron (Crack and Surface Seal (East Apron))	NN	\$100,000	\$93,750	\$31,125	\$31,125
	7 Environmental - Taxiway D Construction (Phase II) and Taxiway A Realignment	EN	\$200,000	\$187,500	\$6,250	\$6,250
	8 State Maintenance Grant	NN	\$11,100	\$0	\$10,000	\$1,100
	2018 Total		\$871,100	\$720,000	\$45,000	\$56,100
2019	9 Environmental and Design - Terminal Building Expansion/Recreation	EN/DM	*	*	*	*
	10 Construct - Rental Car QTA/Preparation Facility	DM/EF	\$980,000	\$0	\$490,000	\$490,000
	11 Design and Construct - Relocate Hold Line Markings on Taxiways Associated with Runway 10-28 to 200' Crack and Surface Seal (North Apron)	SS	\$30,000	\$0	\$15,000	\$15,000
	12 Pavement Rehabilitation - Aircraft Parking Apron	NN	\$200,000	\$187,500	\$6,250	\$6,250
	13 State Maintenance Grant	NN	\$11,100	\$0	\$10,000	\$1,100
	2019 Total		\$1,221,100	\$187,500	\$27,250	\$37,250
2020	14 Construct - Terminal Building Expansion/Recreation and Associated Infrastructure (Access and Parking) and Taxiway A Realignment (Phase II)	DM	*	*	*	*
	15 Construct - Taxiway D Construction	EF	\$2,980,000	\$2,793,750	\$93,125	\$93,125
	16 Design - Taxiway G Reconstruction/Realignment at Runway 15 Threshold	SS/MN	\$150,000	\$140,625	\$4,688	\$4,688
	17 Design - Improve RSA and ROFA Beyond Southeast End of Runway 15-33	SS	\$50,000	\$46,875	\$1,563	\$1,563
	18 Design and Construct - Implement PAPI-4 on Runway 15, PAPI-2 on Runway 10-28, and Construct Electrical Vault	SS	\$700,000	\$656,250	\$21,875	\$21,875
	19 State Maintenance Grant	NN	\$11,100	\$0	\$10,000	\$1,100
	2020 Total		\$3,891,100	\$3,637,500	\$131,250	\$122,350
2021	20 Construct - Taxiway G Reconstruction/Realignment at Runway 15 Threshold (Construct New Hold Apron)	SS/MN	\$3,000,000	\$2,812,500	\$93,750	\$93,750
	21 Construct - Improve RSA and ROFA Beyond Southeast End of Runway 15-33	SS	\$500,000	\$468,750	\$15,625	\$15,625
	22 Design and Construct - Implement No-Island Islands at Various Taxiway/Apron Intersections	SS	\$50,000	\$46,875	\$1,563	\$1,563
	23 State Maintenance Grant	NN	\$11,100	\$0	\$10,000	\$1,100
	2021 Total		\$3,561,100	\$3,328,125	\$120,938	\$112,038
	SHORT TERM PROGRAM TOTAL		\$15,402,800	\$13,792,413	\$1,828,645	\$885,545
INTERMEDIATE TERM PROGRAM (6-10 YEARS)						
	1 Reconstruct/Rehabilitate Runway 15-33	NN	\$2,000,000	\$1,875,000	\$62,500	\$62,500
	2 Implement LED Lighting on Runway 15-33 and Taxiway D	EF	\$700,000	\$700,125	\$23,438	\$23,438
	3 Environmental - Runway 2-20 Extension**	EN	\$300,000	\$281,250	\$9,375	\$9,375
	4 Realign Taxiway C at Runway 33 Threshold (Construct New Hold Apron)	SS	\$1,000,000	\$937,500	\$31,250	\$31,250
	5 Realign Taxiway A at Runway 20 Threshold (Construct New Holding Bay)	SS	\$500,000	\$468,750	\$15,625	\$15,625
	6 Construct New Exit Taxiway Serving Runway 2-20 Between Taxiways A and G	EF	\$400,000	\$375,000	\$12,500	\$12,500
	7 Implement MILL on Taxiway J	SS	\$200,000	\$187,500	\$6,250	\$6,250
	8 Improve ROZ and ROFA Adjacent to East End of Runway 10-28 (Relocate Roadway)	SS	\$1,000,000	\$937,500	\$31,250	\$31,250
	9 Purchase New Airt Vehicle	SS	\$1,000,000	\$937,500	\$31,250	\$31,250
	10 Relocate Hold Line Markings on Taxiways Associated with Runways 2-20 and 15-33 to 314'	SS/DM	\$50,000	\$46,875	\$1,563	\$1,563
	11 Enhance Blast Pad on Runway 20	SS/DM	\$150,000	\$140,625	\$4,688	\$4,688
	12 Extend Runway 2-20 634' Southwest and Associated Parallel Taxiway D (Relocate Cleslope Antenna)**	DM	\$3,000,000	\$2,812,500	\$93,750	\$93,750
	13 Construct Blast Pad on Runway 2 and Implement PAPI-4 on Runway 2	SS	\$150,000	\$140,625	\$4,688	\$4,688
	14 Acquire Property Interests Associated with RIZ Serving Runway 2-20 Extension (2.5 acres affecting three parcels)**	SS	\$700,000	\$656,250	\$21,875	\$21,875
	15 Construct Airport Maintenance Facility to Support Equipment Storage (60'x60')	NN	\$1,125,000	\$1,024,688	\$35,156	\$35,156
	16 General Pavement Maintenance Projects	NN	\$300,000	\$281,250	\$9,375	\$9,375
	17 State Maintenance Grants (5 Years)	NN	\$55,500	\$0	\$50,000	\$5,500
	INTERMEDIATE TERM PROGRAM TOTAL		\$12,660,500	\$11,835,932	\$449,531	\$408,031
LONG TERM PROGRAM (11-30 YEARS)						
	1 Construct Roadway Between Aviation Drive and New Airport Entrance Road to Support Landside Development Potential	OP	\$1,500,000	\$0	\$750,000	\$750,000
	2 Implement Enhanced Instrument Approach Minimums on Runway 20	SS/EF	**	**	**	**
	3 Implement BEIS on Runway 2	SS	\$25,000	\$23,438	\$781	\$781
	4 Construct New Holding Bay Serving Runway 2 to Meet Recommended FAA Standards	SS	\$300,000	\$468,750	\$15,625	\$15,625
	5 Implement De-icing Pad Serving Runway 2	SS/DM	\$500,000	\$468,750	\$15,625	\$15,625
	6 Enhance Blast Pads on Each End of Runway 15-33	SS/DM	\$500,000	\$468,750	\$15,625	\$15,625
	7 Reconstruct/Rehabilitate Runway 10-28	NN	\$750,000	\$703,125	\$23,438	\$23,438
	8 Implement BEIS on Runway 28	SS	\$25,000	\$23,438	\$781	\$781
	9 General Pavement Maintenance Projects	NN	\$500,000	\$468,750	\$15,625	\$15,625
	10 State Maintenance Grants (10 Years)	NN	\$111,000	\$0	\$100,000	\$11,000
	LONG TERM PROGRAM TOTAL		\$4,411,000	\$2,625,000	\$397,500	\$848,900
	CAPITAL IMPROVEMENT PROGRAM TOTAL		\$33,294,400	\$27,752,250	\$2,410,075	\$2,232,995

Key:
 AERT - Aircraft Rescue and Firefighting
 LED - Light Emitting Diode
 MTT - Medium Intensity Taxiway Lighting
 PAPI - Precision Approach Path Indicator
 OTA - Quick Turn Around
 REIL - Runway End Identification Light
 ROFA - Runway Object Free Area
 ROZ - Runway Obstacle Free Zone
 RSA - Runway Safety Area
 SS - Safety/Security
 EF - Efficiency
 MN - Maintenance
 EN - Environmental
 DM - Demand
 OP - Opportunity

DRAFT Chapter Six - 3
 CAPITAL IMPROVEMENT PROGRAM

Project cost estimates prepared by Molzen Corbin.

Exhibit 6A