

CENTER FOR NEW MEXICO ARCHAEOLOGY

Status Report – November 4, 2011

Prepared by:

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Construction of the Center for New Mexico Archaeology (CNMA) has been on hiatus since the completion of gas, electric, and communications utilities in early 2011. Completion and occupancy are awaiting water service to be provided by Santa Fe County (SFC) through connection to the Buckman Direct Diversion (BDD) system. LEED commissioning, final finishes, punch list, and occupancy are expected 60 days after construction of the waterline. Actual construction time is expected to be two weeks. Bureaucratic set up is (to paraphrase an advertising tag line) timeless.

Waterline:

Easement: An easement adjustment request was submitted to BLM by Santa Fe County (SFC), adjusting the County Road centerline path and formalizing the waterline presence within the road easement. All environmental reviews for the easement have been concluded, and the completed easement was sent to the BLM Taos Field Office for execution on October 21, 2011. No hard copy has been conveyed to DCA by either SFC or the BLM, but no notice of problems has been conveyed to the BLM State Office in Santa Fe. The BLM Realty Specialist in Santa Fe will investigate the status of the easement document on 11/4/11.

Funding: Funding for waterline construction is being provided by the Property Control Division (PCD) of the General Services Department (GSD) from the Capitol Buildings Repair Fund. The legal basis for this funding and responsibilities of PCD and DCA are set forth in a Memorandum of Agreement (MOA). The draft MOA has been finalized by Marty Perrins-Dallman (PCD) and Eric Blinman (DCA). The MOA has been transmitted to DCA legal counsel for review in draft, corrections will be made (if necessary), and the draft MOA submitted to GSD counsel for final review before signatures.

Engineering: Walker Engineering of Santa Fe is responsible for the design and certification of the water infrastructure. The draft design has passed through three technical reviews each by SFC and by the Buckman Direct Diversion (BDD) staff. Final requested revisions have been executed, and the civil engineer is waiting for two additional pieces of information (standard construction notes that are currently being written by SFC, and approval by BDD for the specific brand and model of meter to be used on the line). The two additional pieces of information from SFC and BDD were due on 11/2/11 but have not been received as of the afternoon of 11/3/11. When these deliverables are received, the engineer will submit the CAD files for final approval by SFC and BDD.

Cost estimation and cost sharing: SFC has committed to share in the cost of the waterline construction for the benefit of future developments in the vicinity of CNMA. A memorandum of agreement has been drafted by Karen Torres (SFC), Eric Blinman (DCA), and Roberta Joe (SFC Attorney). The cost sharing formula will be based on the difference between a hypothetical infrastructure version that would be sized only for CNMA needs and the infrastructure version sized for the SFC community water system needs. The percentage formula will be based on the certified engineering estimates for the two system versions, and the formula will be applied to the actual construction cost of the waterline project, not to exceed \$57,000 for the SFC portion. The final engineering estimate for the waterline awaits the two missing SFC specifications, but the preliminary engineering estimate (10/5/11) was just under \$190,000.

Construction: The waterline design, once approved by SFC and BDD, will be turned over to the CNMA general contractor (Lockwood Construction Company) for bidding as a Modification or Change Request (MCR) to the overall construction contract. Use of the MCR assures that the General Contractor will be responsible for the function and reliability of all water systems, both within and outside the building. As proposed in the draft MOA between DCA and SFC, the Change Order that authorizes the MCR will include a requirement that the Contractor indemnify SFC for the waterline and transfer all warranties to SFC for the waterline.

Long term system maintenance: Upon completion and inspection, the waterline and the pre-existing within-campus water lines will be turned over to SFC along with easements. SFC will assume all responsibility for water system maintenance. This expectation is set forth in the MOA between DCA and SFC.