

Martinez, Michelle

From: Miranda, Annalisa
Sent: 24 April, 2026 3:56 PM
To: Shelton, Philo
Cc: Martinez, Michelle; Martinez, James; Culin, Jeffrey; Rodgers, Derrill; Kephart, Jaime; Engelhardt, Jeff; Patricia Masterson
Subject: Written determination of Chief Purchasing Officer - Emergency Procurement Bayo NP Booster Station Rehab

This is the written determination of the Chief Purchasing Officer. There exists a threat to public health, welfare or safety. The nature of the emergency is described in the email below.

I note this emergency determination is made so that work by TLC Plumbing can continue under contract IFB25-31, because more time is needed to prepare, then seek Board of Public Utilities and County Council approval of, a Change Order #3 to the contract. I also note this matter has been discussed with Michelle Martinez, Engineering Associate and Philo Shelton, Utilities Manager during a phone call earlier this afternoon.

Based on the information presented, I find there was no intention of improper procurement, it is an administrative oversight which will be rectified.

Ref. Sec. 31-105. & Sec. 31-233.

Please contact me if there is anything else needed on this. Thank you.

Annalisa Miranda, CPSM, C.P.M.
Chief Purchasing Officer

Procurement
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From: Shelton, Philo <philo.shelton@losalamosnm.gov>
Sent: Friday, April 24, 2026 3:16 PM
To: Miranda, Annalisa <annalisa.miranda@losalamosnm.gov>
Cc: Martinez, Michelle <michelle.martinez@losalamosnm.gov>; Martinez, James <james.martinez@losalamosnm.gov>
Subject: FW: Bayo Booster Station - Update on NP Water Service Delay

Annalisa,

For our Contract with TLC IFB25-31 Bayo NP Booster Station Rehab, we need an emergency determination to extend the time of the contract from April 2, 2026, to May 21, 2026 until we can receive approvals from BPU (May 6, 2026) and Council (May, 19, 2026) to execute change order #3 that will make the necessary time and cost adjustments. Early in April DPU staff was finalizing the project with pump testing when the gasket to the new Booster Pump blew apart and caused water damage to the NP Bayo booster station. It was an oversight by DPU staff and Contractor to let the contract time lapse while dealing with this event. This was an unanticipated event that occurred at a difficult time as golf course and playing field irrigation demands increase due to hot and dry weather. Below I provided you a copy of our email exchange with Parks to provide you additional information that you may need in making an emergency determination.

Thank you for your consideration.

Philo

From: Moseley, Clay <clay.moseley@losalamosnm.gov>

Sent: Saturday, April 11, 2026 8:50 PM

To: Hudspeth, Katherine <katherine.hudspeth@losalamosnm.gov>; Martinez, Michelle <michelle.martinez@losalamosnm.gov>; Abeyta, Emmanuel <emmanuel.abeyta@losalamosnm.gov>; Parker, Wendy <wendy.parker@losalamosnm.gov>; Tomko, Jason B. <jb.tomko@losalamosnm.gov>; Lippiatt, Mike <mike.lippiatt@losalamosnm.gov>; Styron, Cory <cory.styron@losalamosnm.gov>

Cc: Martinez, James <james.martinez@losalamosnm.gov>; Shelton, Philo <philo.shelton@losalamosnm.gov>; Tanuz, Victor <victor.tanuz@losalamosnm.gov>; Gomez, David <david.gomez@losalamosnm.gov>; Hudspeth, Katherine <katherine.hudspeth@losalamosnm.gov>

Subject: Re: Bayo Booster Station - Update on NP Water Service Delay

At the moment, the tanks are full, it's not hot and windy, and we've been able to supply upwards of ~8 Mgal of water. We're looking into a couple of mechanisms to boost flows from our potable water system.

Putting this into perspective, this is still more water than the golf course and parks used in the past (I've been here going on 26 yrs). The standard daily usage was typically between 250 Kgal and 300 Kgal for the golf course, maximum, and 50-80 Kgal for the ball fields. The golf course and the North Mesa parks both had their own pumping systems that were always limited and challenging to maintain.

When DPU improved the non-potable system in 2015-16, it turbo-charged the water usage across the board. The benefits for the golf course and parks were tremendous, in that those limited pump stations, with all of their complexities and failures, were eliminated. The gc and parks no longer have to maintain those, nor pay large electric bills to run those systems.

We're now in this new normal of much higher water usage, which we are always striving to meet. We're all doing what we can to get through this challenging situation. The Bayo station was installed in 1992, and had been used extremely heavily since then, with a tremendous amount of O&M/repairs to push this date out as much as possible. But here we are.

The system is quite unique and complex because it has to deliver >500 gal/min, at pumping pressures in excess of 400psi, which is a major engineering and operational challenge. Tolerances are much more strict and any little component just slightly out of specification has the potential to be a catastrophic failure. We've experienced that very thing and now we're dealing with the repercussions. We're working with our consulting engineer and the contractor team to get things on track as soon as possible. They're all very responsive and things are moving along.

There's a contractual concept called "standard of care," which basically means that as long as the contractor is performing within a reasonable spectrum of competence and standard, then they're considered compliant with the terms of the contract. This contractor is well within the terms with the exception of immediate damages to the worksite and delays that are ONLY a result of a faulty gasket.

At this point, it's doubtful that they'd be found responsible for costs associated with golf course operations. It would be contested in court, and we'd likely lose that decision because DPU and LAC-Parks/CDD would be considered as one entity (LAC), and we chose to enter this project with all its risks. At this point, our only recourse would be the repairs to the station (replacement of insulation and a laptop computer), etc.

Again, we're pursuing a couple of options to get more water into the North Mesa booster tank. Just bear with us...

Clay

From: Hudspeth, Katherine <katherine.hudspeth@losalamosnm.gov>
Sent: Saturday, April 11, 2026 12:12:57 PM
To: Martinez, Michelle <michelle.martinez@losalamosnm.gov>; Abeyta, Emmanuel <emmanuel.abeyta@losalamosnm.gov>; Parker, Wendy <wendy.parker@losalamosnm.gov>; Tomko, Jason B. <jb.tomko@losalamosnm.gov>; Lippiatt, Mike <mike.lippiatt@losalamosnm.gov>; Styron, Cory <cory.styron@losalamosnm.gov>
Cc: Martinez, James <james.martinez@losalamosnm.gov>; Shelton, Philo <philo.shelton@losalamosnm.gov>; Moseley, Clay <clay.moseley@losalamosnm.gov>; Tanuz, Victor <victor.tanuz@losalamosnm.gov>; Gomez, David <david.gomez@losalamosnm.gov>; Hudspeth, Katherine <katherine.hudspeth@losalamosnm.gov>
Subject: Re: Bayo Booster Station - Update on NP Water Service Delay

Good morning Michelle and all,

We do have some areas of the course that are struggling due to the decrease in water supply to the golf course, and since it looks like it will still be a bit before the booster pump is completed, and with warming temperatures, for us to keep the turf alive and healthy enough until we do have our full regimen of water, we are going to implement our wetting agent plan.

You mentioned that the contractor may have contract consequences; is it possible for them to pay for the wetting agent? The quote is attached. This action is a direct result of having limited water, because the contractor has not completed the pump repairs/replacements as anticipated during the winter closure.

Thank you for the consideration,

Katherine Hudspeth

Recreation Superintendent
Los Alamos County
Community Services Department
Phone: (505) 662-8249
Cell: (505) 709-8641
[CSD Facebook](#) & [Instagram](#)



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where discoveries are made

Please note: my email address changed on Sept. 1, 2025. Please update your records to reflect the new address at Katherine.Hudspeth@losalamosnm.gov. Thank you!

From: Styron, Cory <cory.styron@losalamosnm.gov>
Date: Friday, April 10, 2026 at 1:18 PM
To: Martinez, Michelle <michelle.martinez@losalamosnm.gov>, Abeyta, Emmanuel <emmanuel.abeyta@losalamosnm.gov>, Parker, Wendy <wendy.parker@losalamosnm.gov>, Tomko, Jason B. <jb.tomko@losalamosnm.gov>, Hudspeth, Katherine

<katherine.hudspeth@losalamosnm.gov>, Lippiatt, Mike <mike.lippiatt@losalamosnm.gov>

Cc: Martinez, James <james.martinez@losalamosnm.gov>, Shelton, Philo

<philo.shelton@losalamosnm.gov>, Moseley, Clay <clay.moseley@losalamosnm.gov>, Tanuz, Victor

<victor.tanuz@losalamosnm.gov>, Gomez, David <david.gomez@losalamosnm.gov>

Subject: Re: Bayo Booster Station - Update on NP Water Service Delay

Michelle-

Thanks for the update. Parks and Golf are limping by with the restricted waterflow on our new turf. If the temperature beings to get in the mid 70's with any wind for over 3 days our need with will increase exponentially to keep turf from stressing.

I appreciate your work and your understanding of the critical nature of this pump-

Cory

From: Martinez, Michelle <michelle.martinez@losalamosnm.gov>

Sent: Friday, April 10, 2026 10:05 AM

To: Styron, Cory <cory.styron@losalamosnm.gov>; Abeyta, Emmanuel <emmanuel.abeyta@losalamosnm.gov>; Parker, Wendy <wendy.parker@losalamosnm.gov>; Tomko, Jason B. <jb.tomko@losalamosnm.gov>; Hudspeth, Katherine

<katherine.hudspeth@losalamosnm.gov>; Lippiatt, Mike <mike.lippiatt@losalamosnm.gov>

Cc: Martinez, James <james.martinez@losalamosnm.gov>; Shelton, Philo <philo.shelton@losalamosnm.gov>; Moseley, Clay <clay.moseley@losalamosnm.gov>; Tanuz, Victor <victor.tanuz@losalamosnm.gov>; Gomez, David

<david.gomez@losalamosnm.gov>

Subject: RE: Bayo Booster Station - Update on NP Water Service Delay

Hello All,

Unfortunately, I have more bad news. The vendor let the contractor know that the second unit, which was supposed to ship today, is now delayed and expected to ship in May.

We are putting pressure on the contractor, and they know there may be contract consequences because of the delay.

If anyone is losing hair over this, trust me—I'm right there with you. We understand the impact this has, especially as Victor noted that at times there are limits to how much potable water can be provided. We will keep pushing for updates and any way to speed things up.

I'll share updates as soon as I have them.

Thank you,

Michelle Martinez

Engineering Associate

Los Alamos County Dept. of Public Utilities

michelle.martinez@losalamosnm.gov

O: 505-663-3455 C: 505-709-5085

From: Martinez, Michelle

Sent: 8 April, 2026 2:54 PM

To: Styron, Cory <cory.styron@losalamosnm.gov>; Abeyta, Emmanuel <emmanuel.abeyta@losalamosnm.gov>; Parker, Wendy <wendy.parker@losalamosnm.gov>; Tomko, Jason B. <jb.tomko@losalamosnm.gov>; Hudspeth, Katherine

<katherine.hudspeth@losalamosnm.gov>; Lippiatt, Mike <mike.lippiatt@losalamosnm.gov>

Cc: Martinez, James <james.martinez@losalamosnm.gov>; Shelton, Philo <philo.shelton@losalamosnm.gov>; Moseley, Clay <clay.moseley@losalamosnm.gov>; Tanuz, Victor <victor.tanuz@losalamosnm.gov>; Gomez, David

[<david.gomez@losalamosnm.gov>](mailto:david.gomez@losalamosnm.gov)

Subject: Bayo Booster Station - Update on NP Water Service Delay

Hello,

I want to let you know there will be another delay in getting water to the parks and golf course. During start-up yesterday, we had a gasket fail in an interior waterline within the booster station. This caused water to spray onto new equipment, we were notified this afternoon that it must be sent back to the vendor for testing and repairs. We do have a second unit being shipped out on April 10th, subcontractors are on stand by to begin installation as soon as we receive it that will allow us to provide water.

I do not have an exact date for when water will be back on. If no other issues come up, we expect service to be restored by the end of April.

We're sorry for the delay and understand this is frustrating. The contractor is working to move things along as quickly as possible and knows how important it is to restore water service. For now, Water Production will provide water as they have been during construction.

I will keep you updated as we learn more.

Thank you for your patience.

Michelle Martinez

Engineering Associate

Los Alamos County Dept. of Public Utilities

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