



# County of Los Alamos

## Staff Report

May 25, 2021

Los Alamos, NM 87544  
www.losalamosnm.us

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**Agenda No.:** J.

**Index (Council Goals):** \* 2021 Council Goal - Investing in Infrastructure

**Presenters:** Eric Martinez, County Engineer and Anne Laurent, Public Works Director

**Legislative File:** 14299-21

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### Title

Approval of Services Agreement No. AGR 21-45 with Mullen Heller Architecture, PC in an amount not to exceed \$350,000 plus applicable Gross Receipts Tax for the Women's Army Corps (WAC) Building Design and Historic Registration Services

### Recommended Action

**I move that Council approve Services Agreement No. AGR 21-45 with Mullen Heller Architecture, PC in an amount not to exceed \$350,000 plus applicable Gross Receipts Tax for the Women's Army Corps (WAC) Building Design and Historic Registration Services**

### ...County Manager's Recommendation

The County Manager recommends that Council approve the motion as presented.

### Body

On March 14, 2021, the County advertised a formal competitive solicitation for project design services through Request for Proposal Bid No. 21-45. Three proposals were received on April 13, 2021 and the evaluation committee is recommending award to Mullen Heller Architecture, PC. The contract is attached for reference as Attachment A and the RFP is included as Attachment B.

According to historical records, the Women's Army Corp. or WAC building was constructed in 1943 during the Manhattan Project as a dormitory to house members of the WAC. In 2019, the County was approached by the Christian Science Society about their desire to sell the property. County Council approved the purchase of the property and the sale closed in early 2020. Although specific use of the property has yet to be determined, the fact that the building is one of the few remaining buildings built and used during the Manhattan Project makes it a community asset.

The Mullen Heller Architecture design team consists of an experienced group of architects, engineers and historic preservation consultants that will be tasked to provide design services, obtain public and stakeholder input through a series of public meetings, and present up to three concepts and estimates for the public and County Council to consider before proceeding on a preferred option for final design. The contract scope includes services to assess the existing building and site conditions and the various phases of design development and cost estimates (conceptual, schematic, & final), construction drawings, bid documents and public outreach. Additionally, the design team will work through the design process from operational

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programming through construction administration, as well as undertake the process to register the facility with the Register of Historic Places with the U.S. National Park Service and State of New Mexico Department of Cultural Affairs. A major goal of the project is to assess the building and site, determine a programmed use through community engagement and provide construction documents that will meet the program needs, yet not lose the historic character and significance of the building.

The cost for the above services totals \$302,103.57 plus tax. The contract also includes fixed hourly rates to accommodate additional unanticipated work for a total contract not to exceed value of \$350,000. While the term of the contract may be for a period of up to five (5) years, the building assessment, design process and public outreach effort is expected to occur over the next twelve months. Bidding and construction could occur thereafter pending council approval of the construction budget.

#### **Alternatives**

Council could choose to not approve the agreement, postpone or cancel the project or require staff re-solicit design services.

#### **Fiscal and Staff Impact/Planned Item**

Funding for the project is comprised FY 2021 CIP funds in the amount of \$350,000 for design. A construction funding projected placeholder in the amount \$2,650,000 is currently shown in the Capital Improvement Project Fund Budget Summary for FY 2024 (FY 2021-2022 Biennial Budget, pages 76-77).

#### **Attachments**

A - AGR 21-45 - Mullen Heller Architecture, PC

B - RFP 21-45 WAC Design and Historic Registration Services