



Albuquerque Metropolitan Arroyo Flood Control Authority
Special Meeting Minutes
December 19, 2023
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1. Call to Order and Roll Call

Chair Thomson called the Board Meeting to order at 9:10 a.m., Tuesday, December 19, 2023, at the AMAFCA office in Albuquerque, NM.

Directors present via Zoom and / or in person Chair Bruce M. Thomson – at the AMAFCA building
Director Ronald D. Brown – at the AMAFCA building
Director Tim Eichenberg – at the AMAFCA building
Director Elizabeth Newlin Taylor – at the AMAFCA building
Director Orlando G. Martinez, Jr. – via Zoom

Directors excused: None

Attorney present via Zoom and / or in person: William Zarr, Robles, Rael & Anaya – at the AMAFCA Building

Others present via Zoom and / or in person: Kevin Troutman, Executive Director
Staff
Other attendees on file at AMAFCA

A quorum was present.

2. Approval of Agenda

Director Brown made a motion to approve the December 19, 2023 Agenda. Director Taylor seconded the motion. The motion passed unanimously (5-0), on a roll call vote.

3. Meetings Scheduled

- a. **January 2, 2024, 11:00 a.m. – Special Meeting**
- b. **January 25, 2024, 9:00 a.m. – Regular Meeting**
- c. **February 22, 2024, 9:00 a.m. – Regular Meeting**

4. Items from the Floor / Public Comments

No items from the floor or public comments were received.

5. AMAFCA Projects

- a. **AMAFCA Building Security Modifications and Renovations – Award of Construction Contractor to Lowest Responsible Bidder**

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Mr. Willie West, AMAFCA Real Estate Manager, summarized information provided in the memo and answered questions from the Board. Part of the presentation included a recap of the history of the AMAFCA building renovations; the pre-bid meeting and information on the two bids received; the Boardroom could be considered with the Additive Alternate 3 to include work on the floor, ceiling, lighting, sound, a raised platform for the Board, an emergency exit to comply with ADA; and other improvements; three new offices will be added on the west side; two new offices on the east side; new egress on the northeast side; front lobby will change with the west entry, addition of two offices up front; the public area will include the library moved to the front, two unisex restrooms; and access to the boardroom; site lighting and security enhancements added; the downstairs area will include a heating unit; offices downstairs; fire suppression improvements are needed throughout the building. Mr. West answered questions on how the project will be phased and noted that contractor lead items would be worked out; estimated completion is September 2024; provided information on the contractor selected; penalty clause in contract is \$500.00 per day. Responding to a question on the Cooperative Educational Services (CES) program, Mr. West advised that the CES was considered; there would be an 18 to 25 percent increase to the price; CES is good for small projects; Mr. John Pate with Molzen-Corbin had been introduced, recapped what he knew about the CES program, and advised finishing early is an incentive for the contractor.

Director Brown made a motion that the Board award the construction project to De la Fuente Construction, Inc., in the Base Bid amount of \$2,392,104.00, plus NMGRT, for the AMAFCA Building Security Modifications and Renovations Project. Director Taylor seconded the motion. The motion passed unanimously (5-0), on a roll call vote.

There was a brief discussion on the Staff recommendation for the inclusion of the Additive Alternates (Add Alt) 1, 2, and 3. Add Alt 1 and 2 would improve the efficiency of the facilities; can be done concurrently; Add Alt 3 is the Boardroom; it be more cost efficient to do at the same time with the other projects due to additional costs for rebid, redesign, etc.; the project gives the AMAFCA facilities a much needed facelift for the general public; allows AMAFCA to have a much more efficient way to conduct meetings; fire suppression, emergency egress and emergency enhancements would apply; and responding to a question from the Board, Mr. West pointed out the window (noting the bullet hole would be removed) that would be modified with a door for the emergency egress.

Director Brown noted that he had been uncomfortable, cost wise, from the get-go on this project. This is a very expensive project for a building modification. Based on all the discussions with staff, he is confident staff did a thorough job and the appropriate conclusion was reached. It was also noted by the Board that other alternatives were looked at including building a new building, but AMAFCA was left between a rock and a hard place. Mr. Troutman stated that one of the options staff had discussed, post remodel, was to develop a building facility plan, 10 – 15 years out, to see if AMAFCA is optimizing the location and to avoid being caught off guard if there is a remodel needed years down the line.

There was a brief discussion to clarify boardroom changes; how AMAFCA had looked into building a new building and / or moving to another location entirely; AMAFCA has funds in the budget and are anticipating reimbursements coming in from CNM, Zuni-Penn project, Capital Outlay, and hopefully KAFB; there will be over \$3 million (without KAFB) owed to AMAFCA to be put back into construction; Mr. Pate was asked if he was familiar with De La Fuente (DLF) Construction, Inc., Pate was not aware of DLF before their bid came in but DLF did go out of their

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way to make sure all their and the sub-contractors State Licensing paperwork is in place; Mr. West advised DLF has an on-going project for \$2.9 million with KAFB Ops and recently wrapped up a \$4.4 million project with the Air National Guard; DLF has offices in CA, UT, NM, and TX; and they specialize in government work.

Director Brown made a motion that the Board accept Additive Alternates 1, 2, and 3 for an amount of \$403,019.00, plus NMGRT, for the AMAFCA Building Security Modifications and Renovations Project. Director Eichenberg seconded the motion. The motion passed unanimously (5-0), on a roll call vote.

b. AMAFCA Building Security Modifications and Renovations – Award of Construction Management Services Project to Molzen-Corbin, Inc.

Mr. Willie West, AMAFCA Real Estate Manager, summarized information provided in the memo. There were no questions.

Director Brown made a motion that the Board approve the Construction Manager Services Agreement with Molzen-Corbin & Associates, Inc., for the AMAFCA Building Security Modifications and Renovations Project. Director Eichenberg seconded the motion. The motion passed unanimously (5-0), on a roll call vote.

c. Agency and Area Wide X – Approval of Change Order 19, New Unit Costs

This item was put on the Agenda in hopes of having an action item. There was no action taken. AMAFCA is still in negotiations. The Change Order, for work on the Embudo, is anticipated to be on the January 25, 2024 agenda.

6. Unfinished Business

None.

7. New Business

None.

8. Adjourn

There being no further business to come before the Board, Chair Thomson adjourned the meeting at 9:51 a.m.

Orlando G. Martinez, Jr., Secretary – Treasurer, 1/25/2024

If Draft is noted as a watermark, the minutes are in draft form, are not the official minutes of record, and are subject to approval by the AMAFCA Board of Directors.