



PROJECT REVIEW COMMITTEE REPORT

FINDINGS AND RECOMMENDATIONS

DEDICATION OF PUBLIC INFRASTRUCTURE: ERNIE BLAKE AND THUNDERBIRD RDS.

BACKGROUND:

On Sept. 13th, 2003, the Village of Taos Ski Valley received documents from Taos Ski Valley, Inc. for the third TIDD project completed at the Village, titled:

“Dedication to Village of public Infrastructure and improvements to Ernie Blake and Thunderbird Roads, and their respective River Crossings”.

The following documents were received and are attached to this report:

Bill of Sale

Exhibit A: Schedule of Costs – Ernie Blake & Thunderbird Road

Exhibit B: Engineer Plans/As-Builts: Ernie Blake Road Crossing

Exhibit C: Engineer Plans/As-Builts: Ernie Blake and Thunderbird Roads

Exhibit D: Engineer Plans/As-Builts: Ernie Blake Road water & Sewer

Exhibit E: Engineer’s narrative & utility certification

While communication between the parties was conducted, the village’s processing of the request was delayed and did not proceed to conclusion, exacerbated by the departure of the Village’s Administrator and Planning Director, who were working on the project.

In late November 2024, the Village and TSVI revived discussions on the project and agreed to a timetable for its review and delivery to the Village’s Mayor and Council for consideration.

REVIEW PROCESS:

The Village formed a project review committee comprised of the Village Administrator, Rick Bellis, the Village Public Works Director, Gabe Vasquez, and the Village’s Project manager, Robert Woolridge.

The documents were circulated to the committee members for review, based on their individual experience with the project and individual areas of expertise.



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The project review committee then met to discuss the project any concerns or direct knowledge of the project that they had.

All members of the committee have performed one or more on-site visits to the project to inspect the improvements that are included in the proposal. Mr. Vasquez has, as part of his duties with the Village, performed periodic progress inspections of the work, in particular the utilities installations, as the project was being constructed.

The Committee then held a zoom conference call with TSVI to review the project, the documents submitted, and to answer each other's questions.

Legal review is being performed by the respective attorneys for the entities, though the document types and formatting included in the submission follows those developed between the parties and used for the two earlier projects.

This report is being compiled for submission to the Mayor and Council, with recommendations for action, and will be posted on the Village website for public inspection no later than Monday, December 16th with direction to the public that all questions should be submitted in writing to the Village Administrator prior to the Village Council Meeting on Friday December 20th, so that the Village and TSVI can have answers for the public both prior to and at the Council Meeting.

As the TIDD Master Agreement and all other relevant documents empowering the public improvement projects developed by the District do not provide for financial or project selection oversight by the Village, nor in the selection of contractors and materials other than those code standards required by the state and Village in its capacity as having planning and building jurisdiction, the review committee has restricted its review to whether the standards of construction and code compliance, as well as proper sizing and integration of utilities and roads into the master planning of the Village are complied with and such setbacks, widths, design and materials standards as required by the codes or plans are met.

FINDINGS:

The committee, in reviewing the as-built drawings, as certified by a NM licensed engineer, and in performing the progress and as-built visual inspections of the project, and examining the submitted documents, finds as follows:



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1. The project meets all applicable design, materials and building codes.
2. The project is consistent with all zoning, land-use, floodplain, drainage, fire, emergency evacuation, building code, road construction and utility requirements/standards of the Village.
3. The project is built to be compatible with and to integrate into the water, sewer and road infrastructure of the Village and its collective and individual utility, transportation and land-use master plans.
4. The project is constructed in a manner that should not create undo maintenance or materials failures that would otherwise prove a maintenance and/or financial burden to the Village.
5. The as-built project is consistent with the intended design and purpose that was intended and stated at the outset.
6. While not under the purview of this committee, the developer has provided sufficient documentation of costs and associated work, as identified by each contracted entity, as to provide a reasonable basis of cost for the project and, additionally, has submitted all individual invoices for evaluation by an independent financial reviewer in order to confirm an appropriate accounting, and is willing to make such examination and invoices available for inspection.
7. The project was placed in service prior to the Village accepting ownership and liability and has proven itself to be without defects and of value to the public good and safety.

RECOMMENDATION(S):

The Review Committee, based on its inspection of the project, its review of all submitted materials, and the representations of the licensed engineer responsible for the project and their certified and stamped as-built drawings and specifications, finds the improvements of the project to be of positive economic, public health and safety, and public infrastructure value to the public good and viability of the community as a whole, and that they are without construction or design fault that would lead to undo cost or liability to the Village.



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Therefore, the Review Committee recommends that the Mayor and Council of the Village of Taos Ski Valley vote in the affirmative to accept to dedication of the project from Taos Ski Valley, Inc. and the TIDD, as presented.

Presented this 11th day of December, 2024 by;

Rick Bellis, Village Administrator

Gabriel Vasquez, Public Works Director

Robert Woodridge, Project Manager