

Attachment A
Pueblo of Acoma – Natural Resources Building
Rehabilitation Project
Scope of Work

Name or Tribal Entity / Organization:

Pueblo of Acoma

Project Title:

Natural Resources Building Rehabilitation Project

Grant Agreement Number:

B-22-CP-NM-0623

Background Narrative

In 2018, the Pueblo of Acoma (POA) completed the Pinsbaari Drive Corridor Study, a comprehensive plan to develop a center for community life that incorporates housing, schools/education, government services, recreation and trails, commercial space, and upgraded infrastructure. The corridor plan ensures that all the pieces fit together to create a meaningful whole and is designed so that improvements constructed over time are at a reasonable cost. The proposed Acoma Business Park plan is a mid- and long-term project that will include commercial space, retail spaces, a Network Operations Center, and housing. Economic development is the main objective of the corridor plan and reflects the POA government's initiative-taking approach to the economic health of the Pueblo. Opportunities for job creation and a thriving local economy will come from local resident spending, visitor spending, and tribal government activities. Community outreach initiatives collected data on what the residents want to have as part of the comprehensive plan for development on Pinsbaari Drive. They want convenient shopping and services close to home.

Work Plan:

The current level of funding will allow for completion of the planning and design process and construction. The pre-engineering and construction activities will be phased out as we continue to secure funding for the phases that are not met by the Community Project Funding (CPF) award. The desirable outcome for the entire project includes:

- Roofing upgrades.
- Electrical upgrades.
- Plumbing upgrades (water, sewer, and natural gas).
- Ceiling & Flooring upgrades.
- HVAC upgrades.
- Exterior / Interior restoration.

Project Scope of Work

The scope of work for this current level of funding will include.

1. Finalize SOW and Budget for IGA
2. Competitively Solicit Design and Construction Bids
3. Award contract to the successful respondent.
4. Mobilize construction.
5. Inspect completion.

Budget:

The budget for this restoration and rehabilitation project will be negotiated based on the approved Schedule of Values (SOV), as finalized and approved by CDO, and established through a design-build approach to deliver this project.

Performance Measures:

1. Planning and Design – Deliverables will include a complete set of construction documents.
2. Construction – completed renovation of the natural resources building.
3. Lower Energy bills – due to improvements to the HVAC and electrical systems.

Results Expected (Community Benefits):

More activities for space to engage with the community in a happy, safe environment and more frequent use of building for meetings, fundraisers, and gatherings.

Time Frame / Milestones:

- Planning and design 6 months
- Construction 12 months

Responsible Staff Names & Contact Information:

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