



**Incorporated County of Los Alamos
Public Works Department
Engineering & Project Management Division**

**Public Information and Involvement Plan
(PIIP)**

Women’s Army Corp (WAC) Design and Historic Registration Services

Date: August 26, 2021
PIIP Revision #: Phase 1 - Conceptual
Project Manager: Wayne Kohlrust
County Engineer: Eric Martinez
Department Director: Anne W. Laurent, Public Works Director
PIO Assigned: Louise Romero, Office Manager
PIIP Phase: Conceptual Design Construction

1. History: During the Manhattan Project, a 20-person dormitory was built. The construction drawings are dated April 1943 and the current address of the building is 1725 17th Street. This dormitory was used to house members of the Women’s Army Corp (WAC). In the “Enabling Legislation for Manhattan Project National Historical Park (MPNHP),” the eligible areas are defined for each site. In the MPNHP Foundation Document (January 2017), the Women’s Army Corp Dormitory was identified in the related resources at Los Alamos as “park-eligible in the park legislation but not within the current park boundary.” In 2019 the Christian Science Society approached LAC stating that they wanted to sell the property. LAC agreed to purchase the property and the sale closed in early 2020. Although no specific use of the property has been determined yet, the fact that the building is one of the few remaining buildings that were built and used during the Manhattan Project makes it highly desirable.

Purpose and Scope:

- Mullen Heller shall provide existing building and site evaluation, conceptual design work, and public involvement.
- Evaluation of facilities for future use including but not limited to; gathering space, community space, outdoor neighborhood amenities for families in the area, meeting room, classroom, MPNHP visitors center, room that depicts and interprets what the building would have looked like as a dormitory in the 1940's time period, etc.
- Condition of the building exterior building envelope. Condition and capacity of the electrical system including all sub-panels, capacity of the heating and cooling mechanical units, hot water plumbing systems including filters, fans, controls, coils, furnaces, boilers, etc. Condition of the interior finishes, floors and types of flooring, ceilings, walls, interior doors, and windows, etc.

2. Does this project support any of the Council's Strategic Goals? If so, which goal(s) apply? Yes, Protecting, Maintaining, and Improving our Open Spaces, Recreational, and Cultural Amenities and Investing in Infrastructure.

3. Is this an approved CIP? Yes, \$350,000 for Conceptual and Phase 2 Design.

4. What is the project location? Describe or supply map.





5. **Who is your audience – who are you talking to?** Stakeholders include Residents, Tourism Implementation Taskforce, Historic Preservation Board, Historical Society, Chamber/Main Street, Fire Marshal, National Park Service, Valles Caldera, Bandelier National Monument, Parks and Recreation Board, Community Services Department, Transportation Board, Los Alamos Resiliency Energy and Sustainability Task Force, LAC Economic Development Division and County Council.
6. **Explain the steps for accomplishing the project and provide estimated timeframes for each step.** Conceptual design process and public outreach effort is expected to occur over the next twelve months.
7. **Is the intent to inform , educate , and/or involve ?**
8. **Will you be holding a public meeting/open house to solicit input or inform the public of a project?** Conceptual design work will involve the Consultant to assist and lead meetings with the public and stakeholders (listed above). An open house will be held to gather feedback and general comments as to what the community would like to see at this site. This meeting shall take the form of design charrettes with those to be affected as well as the public to formalize conceptual design solutions for architectural, structural, mechanical, electrical, civil, landscape, interiors and materials research and specifications as they apply to meet the intent of the scope of work and its functions and requirements.

Additional public meetings and presentations will be held with Historic Preservation Advisory Board, Parks and Recreation Board, and selected committees to gather additional comments and feedback.

It is anticipated Conceptual Phase will take approximately six months to achieve.

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9. Is public comment limited to this meeting? Will you allow the public to provide written comments for a period after the meeting? What will you do with the comments? During Phase 1 – Mullen Heller will assist staff with Public Meetings to be held with potential tenants, stakeholders and the public to determine potential uses of the building (this may include design charettes). Presentations to the public and County Council will be presented upon completion of the Schematic Design. Additional public meetings will be held at the end of the Design Development Phase if scope of services change is needed. One or two public meetings will be held during construction if the need arises at the discretion of the County. Public will typically have a period of 15 to 30 days following each public meeting to submit written comments in addition to submitting them verbally or in writing at the Public Meetings. Comments will be reviewed by the Project Management Team, incorporated into the project, or documented why they were not incorporated.


10. Estimated PIIP Budget? \$5,000

- Door hangars will be distributed with information regarding the public meeting to residents within a 300 feet radius of the site.
- Stakeholders will be invited to the open house and public meetings.
- Press releases will be submitted to the media regarding public meetings.
- Ads will be placed with the LA Daily Post for open house and public meetings.
- The Public Works website project page will be updated as needed to keep citizens informed of progress and to share public meeting information.

Please sign below and date:

Submitted by Project Manager: Wayne Kohlrust Date 9/2/2021
Wayne Kohlrust

Approved by County Engineer: Eric Martinez Date 9/2/2021
Eric Martinez

Approved by Department Director:  Date 9/2/2021
Anne W. Laurent

Assigned Public Works PIO: Louise Romero Date 9/1/2021
Louise Romero

*Approved by Acting County PIO: Leslie Bucklin Date 9/3/2021
Leslie Bucklin

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***If the PIO does not approve the PIIP, the PIO must provide justification for the disapproval below. The Department Director can override this decision but must also provide justification below or via an attached memo.**