

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

DATE: September 9, 2025

TO: Brook Bassan, President, City Council
FROM: Timothy M. Keller, Mayor 
SUBJECT: Mayor's Recommendation of City Wide On-Call Architectural Services

The Selection Advisory Committee met via Zoom on August 6, 2025 to consider the following project.

Project: Project No. 0137.02; City Wide On-Call Architectural Services

Agency: Department of Municipal Development

Project Description: The purpose of this RFP is to increase the pool of architectural firms contracted to provide Architectural On-Call Services to the City of Albuquerque. This solicitation requires professional architectural services on a city-wide basis. The scope is to include, but not be limited to: studies, analyses, site planning, pre-design, design, and/or construction phase services.

The Committee was comprised of two licensed architects, in accordance with the SAC Ordinance in addition to three subject matter experts. The Committee made the following recommendation for City Wide On-call Architectural Services:

NCA Architects & Planners	264
SMPC Architects	263
FBT Architects	259

The Cover Analysis, Score-Sheet Compilation and Minutes of the SAC Meeting are attached.

Therefore, in accordance with Section 14-7-2-1 et seq, ROA 1994, the following is my consultant selection recommendation concerning the procurement of professional services for the above listed project:

- NCA Architects & Planners
- SMPC Architects
- FBT Architects

Mayor's Recommendation of NCA Architects & Planners, SMPC Architects, and FBT Architects
Project No: 0137.02; City Wide On-Call Architectural Services

This recommendation is being forwarded for Council consideration and action.

Approved by:

Matthew Whelan
A48F4B1C1344490...

10/14/2025 | 8:47 AM MDT

Approved as to Legal Form:

Lauren Keefe
1A21D96D32C74EE...

9/30/2025 | 10:18 AM MDT

Samantha Senge
Samantha Senge, EdD
Chief Administrative Officer

Date

10/14/25

Lauren Keefe
City Attorney

Date

DocuSigned by:

Recommended:
Jennifer Turner
82203CCDD87B47B...

9/26/2025 | 4:58 PM MDT

Jennifer Turner, Director Date
Department of Municipal Development

Attachments:

- Cover Analysis
- Composite SAC Evaluation Form
- Minutes of the SAC Meeting

Cover Analysis

1. What is it?

This executive communication submits the Mayor's recommendation for three consultants to provide a City-wide on-call Architecture Services.

2. What will this piece of legislation do?

If this recommendation is approved, it will provide City Departments with access to professional architectural services as needed.

3. Why is this project needed?

It will enable City Departments to quickly access professional services for projects.

4. How much will it cost and what is the funding source?

There is no cap on the agreement. Funding sources will be local, state and federal depending on project type.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

N/A

6. What will happen if the project is not approved?

City Departments will not have access to architectural services.

7. Is this service already provided by another entity?

No, this service is not already provided by another entity.

FISCAL IMPACT ANALYSIS

TITLE: 137.02 - City-wide On-Call Architectural Services

R: O:

FUND:

DEPT:

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	Fiscal Years			Total
	2025	2026	2027	
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property				-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> Estimated revenues not affected				
<input type="checkbox"/> Estimated revenue impact				
Revenue from program				0
Amount of Grant		-	-	
City Cash Match				
City Inkind Match				
City IDOH				
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

COMMENTS:

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

PREPARED BY:

DocuSigned by:
Christina Owens 9/26/2025 | 4:38 PM MDT

FISCAL ANALYST

APPROVED:

DocuSigned by:
Jennifer Turano 9/26/2025 | 4:58 PM MDT

DIRECTOR

REVIEWED BY:

DocuSigned by:
Christine Ching 9/29/2025 | 7:26 AM MDT

EXECUTIVE BUDGET ANALYST

Signed by:

Danica Sanderson 9/29/2025 | 8:19 AM MDT

BUDGET OFFICER

Signed by:

Christine Bowman 9/29/2025 | 8:21 AM MDT

CITY ECONOMIST

SAC Meeting scores recorded by Christella Armijo

Project No: 137.02; City Wide On-Call Architectural Services

SAC Meeting date and time: 08/06/2025, 10:00 am

Number of respondents: 13

	Archis Architects	Armstrong Group	NCA Architects & Planners	SMPC Architects	ARIA Studio Consultants	Roma Architecture	RMKM Architecture, P.C.	Vigil & Associates	FBT Architects	Sam Sterling Architectures, LLC	Studio Southwest Architects	Molzen Corbin	Studio Ocher
Member 1	87	81	96	90	87	89	88	93	93	93	84	87	85
Member 2	76	75	90	89	74	77	81	85	86	83	81	75	73
Member 3	80	77	89	87	77	74	69	68	88	67	66	65	59
Member 4	76	83	84	87	83	77	87	86	85	82	80	82	75
Member 5	66	64	83	81	76	79	82	79	83	81	83	83	69
Total after min & max scores removed:	232	233	263	263	236	233	250	250	259	246	244	240	217
<i>add "1" for ties, to respondent having highest score dropped</i>			1										
Total after ties	232	233	264	263	236	233	250	250	259	246	244	240	217
<i>add "1" if still ties, to respondent having lowest score dropped</i>													
Total after ties	232	233	264	263	236	233	250	250	259	246	244	240	217

Minutes of the Meeting
of the
Selection Advisory Committee
August 6, 2025
10:00 – 10:20 am

City Wide On-Call for Architectural Services

Project No: 0137.02

Present:

Jerry Francis, City Architect, DMD
Stacy Herrera, Senior Project Manager, DMD
Anthony Villanueva, Construction Project Manager, DMD
Chris Sanchez, Deputy Director, DMD

Absent:

Mark Eshelman, Project Coordinator, Transit

Staff:

Christella Armijo, Administrator, Selection Advisory Committee

Thirteen proposals were received in response to the Request for Proposals.

Project Description:

To increase the pool of architectural firms contracted to provide city-wide On-Call Services to the City of Albuquerque. This solicitation requires professional Architectural services on a city-wide basis. The scope is to include, but not be limited to: studies, analyses, site planning, pre-design, design, and/or construction phase services. In your proposal, highlight opportunities for innovation which incorporate sustainable design principles and energy efficiency standards.

Estimated Compensation

No cap compensation

The Administrator contacted the SAC Committee and advised them that this meeting would take place via Zoom on August 6, 2025.

The Administrator collected the Committee members' scores and deleted the high score and low score and then totaled the proposal scores. The Committee was comprised of two licensed architects in addition to three subject matter experts. The Committee and respondents were advised of the final scores and the Administrator asked the Committee if there was a motion for interviews; no motion was made.

The Administrator verified the scores prior to submitting the Committee's recommendation to the Mayor.

Final scores reported via the Zoom meeting were as follows:

FBT Architects	259
Archis Architects	232
Armstrong Group	233
NCA Architects & Planners	264
SMPC Architects	263
Aria Studio Consultants	236
Roma Architects	233
PMKM Architects P.C.	250
Vigil & Associates	250
FBT Architects	259
Studio SW Architects	244
Molzen-Corbin	240
Studio Ocher	217

The Administrator informed the Committee of the following ranking of the firms based on their scores and subject to verification of Total Final Points:

NCA Architects & Planners	264
SMPC Architects	263
FBT Architects	259

There being no further business before the Committee, the Administrator adjourned the meeting at 10:20 am on 08/06/2025.

Christella Armijo

Administrator
Selection Advisory Committee

cc: City Clerk



fbt | architects

► City of Albuquerque:
City Wide On-Call Architectural Services
Project #0137.02

JULY 2, 2025

CORPORATE OFFICE:

MAIL 500 Marquette Avenue NW
15th Floor
Albuquerque, NM 87102
PHO 505.883.5200
WEB fbtarch.com

REGIONAL OFFICES:

TEXAS 3500 Maple Avenue, Ste. 1020
Dallas, Texas 75219
PHO 469.998.5542
COLORADO 2 N Nevada Avenue, Ste. 380
Colorado Springs, CO 80903
PHO 719.309.9440

July 2, 2025

RE: Request for Proposal Project #0137.02 - Architectural Consultants for City Wide On-Call Architectural Services

Dear City of Albuquerque Selection Advisory Committee,

This on-call architectural contract offers a powerful opportunity to drive impactful city-wide renovations and upgrades that enhance the daily lives and experiences of Albuquerque's citizens. We understand public spaces have a significant impact on community well-being and strive to design environments that foster connection, inclusivity and a sense of belonging for all. City facilities, in particular, play a vital role in developing civic pride and elevating public perception. As a design firm of 52 years, FBT Architects has the knowledge, talent and resources to develop innovative design solutions that will provide long-term value to the city and its residents.

FBT understands the challenges our clients face in managing projects like yours, and we bring proven expertise in both complex renovations and new, ground-up designs. We are familiar with the City of Albuquerque's design and procurement process through our recent work on the Albuquerque International Sunport Dream of Flight Renovation, the Cibola Loop Master Plan and new multi-generational center currently in construction, the on-call contract for upgrades to the Albuquerque International Sunport and the 2017 City Wide On-Call. Our design experience, familiarity with the City's process and local presence will allow us to provide responsive, quality services on this contract.

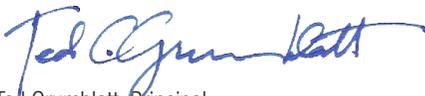
We understand the nature of the services required to ensure we meet your goals. If selected, we will work to achieve your goals through:

- ✓ **Our commitment to service.** FBT is committed to client satisfaction. We are passionate about continuing our successful relationship with the City of Albuquerque and the Department of Municipal Development by delivering results that exceed your expectations.
- ✓ **Knowing what it takes.** We are committed to providing money-saving design options to ensure elements integral to your mission don't get cut. FBT's team leaders will be involved in each task order's value analysis to ensure your needs and priorities are met. We have assembled a team of specialized consultants with extensive experience working with the City and on technical renovation projects. Our team will be there as much as you need us.
- ✓ **An experienced team.** FBT maintains a team of experienced, energetic and talented individuals that produce consistent, high-quality work. Our in-house staff and consultant team has significant relevant experience on many project types, working closely with municipalities and on-call contracts, as well as a history of working together on successful projects.

The FBT team is committed to superior design— focusing on client service throughout the planning, design and construction process. We are dedicated to improving our city and reinforcing Albuquerque's commitment to quality with great architecture, creative design and uncompromising service.

Thank you for the opportunity to present our qualifications.

Sincerely,



Ted Grumblatt, Principal
FBT Architects

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City Wide On-Call Architectural Services

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WOW
FBT VIDEO



WOW
WEBSITE

SECTION

General Information



General Information [1.]

FBT IS ABOUT CREATING SPACES, PLACES AND EXPERIENCES THAT WOW OUR CLIENTS. WE DO THIS THROUGH GENUINE PARTNERSHIPS, GREAT CUSTOMER SERVICE AND CREATIVE SOLUTIONS.

FIRM BACKGROUND

FBT Architects is a multi-disciplinary design firm celebrating its 52nd year in business with an award-winning portfolio in civic, education, healthcare, commercial and sustainable design projects. With our corporate office located in Albuquerque, NM and regional offices in Dallas, TX and Colorado Springs, CO, we offer an experienced and dynamic core staff of 60 people, including 22 licensed architects and engineers and 11 LEED Accredited Professionals. Our team consists of talented designers, architects and planners, along with an in-house interior design studio bringing unmatched expertise in innovative, dynamic interior environments. The FBT umbrella also includes our landscape architecture group, Groundwork Studio; Walla Engineering, our structural engineering subsidiary; and Studio M, our interiors/FF&E group.

While FBT is large enough to take on high-profile projects, we keep our size manageable, maintaining our long-standing reputation for hands-on quality control and outstanding customer service. Our dedication to these values has earned us the reputation as a client-focused firm. The trusting relationships FBT has established with employees, consultants, clients and the communities in which we work enables us to achieve a finished product that works well on every level – environmentally, aesthetically and functionally.

An on-call contract inherently covers a broad range of potential projects, each with a unique scope of work. Whether we are called to work on systems and security improvements, program review, improvements, renovation, addition or new facilities, we draw on our tried and true process and collaborative approach. Our team brings years of experience working with the City of Albuquerque Department of Municipal Development.

We believe collaboration is at the heart of creating new ideas and solutions. Your challenges are why we're here and your dreams become our vision. Working together to make it a reality and carefully considering the everyday needs of the people who will occupy the space, FBT utilizes today's technology to create a livable environment for today— and one that is sustainable in the future.



FBT ARCHITECTS AIA LTD

CORPORATE OFFICE:

500 Marquette Avenue NW
15th Floor
Albuquerque, NM 87102
505.883.5200
www.fbtarch.com

DATE ESTABLISHED: 1/2/1973

NUMBER OF EMPLOYEES: 60

STUDIOS OF PRACTICE:

Civic & Municipal
K-12 Education
Higher Education
Commercial
Healthcare
Interiors
Landscape Architecture
Crime Prevention Through
Environmental Design (CPTED)

PROFESSIONAL STAFF

Architectural	Registration
Art Tatum, President	NM RA 2324
Sanjay Engineer, Vice President	NM RA 3088
Ted Grumblatt, Principal	NM RA 3382
Susan Johnson, Principal	NM RA 3487
Jared Larsen, Principal	NM RA 4581
Jeremy Trumble, Principal	NM RA 4949
Renn Halstead, Principal	NM RA 5742
Kelly Jernigan, Principal	NM RA 5481
Drew Fisher, Associate	NM RA 5641
Antonio Vigil, Associate	NM RA 5564
Marissa Hebert, Associate	NM RA 5249
Justin Milburn	NM RA 6185
Ryan Parks	NM RA 5935
Diana Duran	NM RA 6646
Cheyenne Gurule	NM RA 6765
Meghan Davis	NM RA 6852
Michael Borowski	NM RA 3103
Henry Reitwiesner	CO RA 401723
Jason Kurkowski	CO RA 408905
Jimmy Craig	TX RA 6233
John Nelson	TX RA 14367
Louise Janney	NM LA 477

LOCATION OF SERVICES TO BE PERFORMED

The majority of services will be performed at FBT's Albuquerque office: 500 Marquette Ave NW, 15th Floor, Albuquerque, NM 87102.

Our consultants will perform their work from their Albuquerque offices:

BRIDGERS & PAXTON | MEP ENGINEERING
4600-C, Montgomery Blvd NE, Albuquerque, NM 87109

HIGH MESA CONSULTING GROUP | CIVIL ENGINEERING
6200 Jefferson St NE Suite 110, Albuquerque, NM 87109

WALLA ENGINEERING | STRUCTURAL ENGINEERING
500 Marquette Ave NW, 15th Floor, Albuquerque, NM 87102

GROUNDWORK STUDIO | LANDSCAPE ARCHITECT
500 Marquette Ave NW, 15th Floor, Albuquerque, NM 87102

STUDIO M | INTERIORS & FF/E
500 Marquette Ave NW, 15th Floor, Albuquerque, NM 87102

BALIS & COMPANY | COST ESTIMATING
4600 Montgomery Blvd NE #202, Albuquerque, NM 87109

ARMSTRONG GROUP | BUILDING ENVELOPE
2415 Princeton Dr NE Ste. E, Albuquerque, NM 87107

SECTION

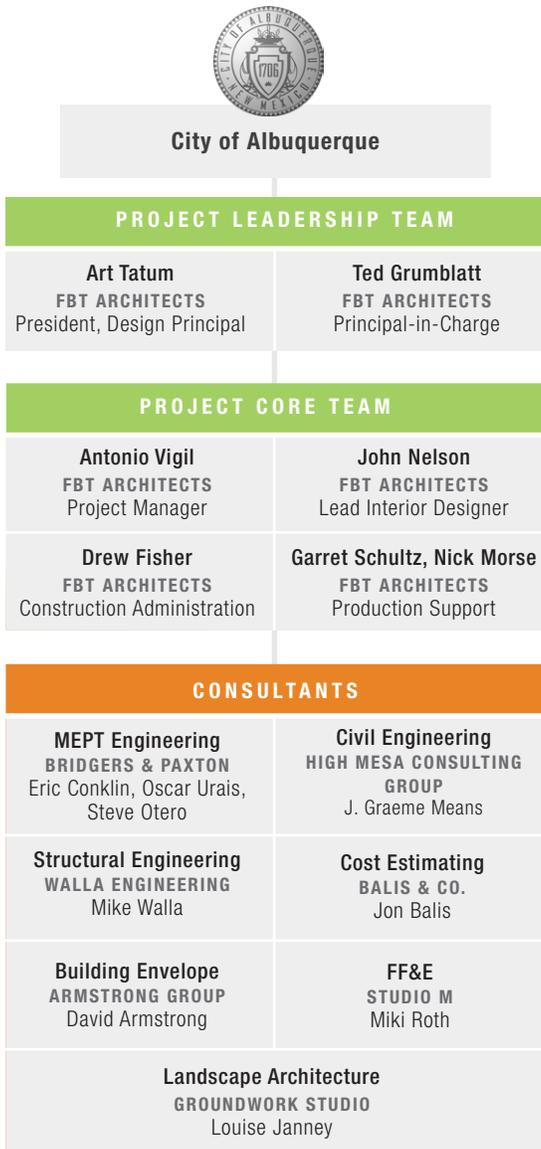
TELLER

Project Team Members



Project Team Members [II.]

ORGANIZATIONAL CHART



UNIQUE KNOWLEDGE

BRIDGERS & PAXTON CONSULTING ENGINEERS | MEP ENGINEERING

B&P is a full-service mechanical, electrical, plumbing and technology (MEPT) consulting engineering firm headquartered in Albuquerque. B&P has been involved in over 200 projects for the City of Albuquerque since 1953, and is fortunate to have provided engineering services for multiple on-call contracts for the City. B&P and FBT have successfully worked together since 1973.

HIGH MESA CONSULTING GROUP | CIVIL ENGINEER

High Mesa is a full-service Civil, Surveying and Subsurface Utility Consultation firm founded in New Mexico in 1977. Their clients include municipalities and county, state and federal agencies, and their projects range from small modifications of existing sites to the complete development of new project sites. High Mesa has worked with FBT for over 32 years.

WALLA ENGINEERING | STRUCTURAL ENGINEER

Formed in 1998, Walla has designed structures of almost every function and construction material type. Co-located within FBT's Albuquerque office, Walla provides the ability for side-by-side development of the building design. Walla and FBT have worked together for over 30 years.

STUDIO M | FF&E

Co-located within FBT's Albuquerque office, FBT and Miki Roth Mahan work side-by-side developing interior finishes and FF&E packages. Miki enriches environments using appropriate colors and themes throughout spaces and makes selections that are sustainable, comfortable and functional.

GROUNDWORK STUDIO | LANDSCAPE ARCHITECTURE / SITE DESIGN

Groundwork Studio is a division of FBT and provides valuable experience in site and landscape design. They have completed many landscape and site design projects on civic and municipal projects.

BALIS & CO. | COST ESTIMATING

With over 35 years experience as an independent cost consultant throughout the southwest, Jon Balis is an expert in providing cost and schedule control for civic and municipal projects including multiple aviation projects. Balis & Co. has been in charge of cost control for more than \$3 billion of public construction since 2000.

ARMSTRONG GROUP | BUILDING ENVELOPE

As a founding partner, David has over 25 years' experience providing Building Envelope asset evaluations and management with extensive experience in the interpretation and resolution of complex roofing and wall problems. In addition, his knowledge of construction documentation, applicable codes and regulations, environmental, state and local agency policies and procedures for handling hazardous materials allow him to direct and lead the company in numerous areas of expertise.

TEAM COORDINATION AND MANAGEMENT

FBT Architects will lead the team as the local Architect of Record.

- **MAIN POINT OF CONTACT:** Ted Grumblatt, Principal, FBT Architects
 Phone: 505.883.5200 x114 | Email: tcg@fbtarch.com

Design Team Qualifications



Art Tatum, AIA, NCARB
President, Director of Design

Role: Design Principal

Experience: 43 years | 40 years with FBT

Education: Bachelor of Architecture, University of Texas at Austin

Registration: NM #2324

Qualification Summary: As Director of Design for FBT, Art is responsible for the firm's overall design quality. His creative process allows each project to evolve into a design solution that is unique to its site and environment while ensuring the project is on budget. Always looking to improve the user experience, he encourages an integrated design approach that merges your vision with function and aesthetics while incorporating the client's vision and goals.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- International Sunport Concessions, Checkpoint and TSA Secure Side Renovations
- Sunport Jetway Refurbishment
- Cibola Loop Campus Master Plan
- Cibola Loop Multigenerational Center
- Reunion Center / Civic North Project

State of New Mexico; Santa Fe, NM

- Executive Office Building (In progress)
- Capitol Building Renovation
- Capitol Building Parking Structure
- Villagra Building Addition
- Capitol Buildings Planning Commission Master Plan & Statewide Inventory Consultant

Taos Pueblo; Taos, NM

- Taos Pueblo Wellness Center
- Taos Pueblo Judicial Complex

University of New Mexico Hospitals;

Albuquerque, NM

- New Hospital (In progress)

Park Square Market Food Hall Renovation;

Albuquerque, NM



Ted Grumblatt, LEED AP
Principal

Role: Principal-in-Charge

Experience: 36 years total | 30 with FBT

Education: Master of Architecture, University of New Mexico

Registration: NM #3382

Qualification Summary: With extensive experience managing large commercial, industrial and hospitality, Ted will manage your entire project including design work sessions, community meetings and project development, ensuring the schedule and your expectations are met. To safeguard continuity in the design process and a smoothly run project, all project communications will go through Ted. He will be involved in all phases of your project from programming through contract administration.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- International Sunport Concessions, Checkpoint and TSA Secure Side Renovations
- Sunport Administrative Suite
- Sunport Jetway Refurbishment
- Sunport and Double Eagle II On-Call Contract
- City-Wide On-Call Contract
- Cibola Loop Campus Master Plan
- Cibola Loop Multigenerational Center
- Reunion Center / Civic North Project

Los Alamos County; Los Alamos, NM

- Aquatics Center Kiddie Pool Addition
- Municipal Office Building Site Selection

State of New Mexico; Santa Fe, NM

- Executive Office Building (In progress)
- Capitol Building Renovation
- Capitol Building Parking Structure
- Villagra Building Addition

Taos Pueblo; Taos, NM

- Taos Pueblo Wellness Center
- Taos Pueblo Judicial Complex



John Nelson, AIA
Principal, Director of Hospitality & Interior Design

Role: Lead Interior Designer

Experience: 37 years total

Education: Bachelor of Science, Texas A&M University

Qualification Summary: With over 37 years' global experience, John leads hospitality and interior design at FBT, bringing unmatched expertise in managing hotel and commercial projects across five continents. His deep knowledge of luxury brand standards—from Ritz-Carlton to Four Seasons—ensures design excellence, brand alignment and client satisfaction. John provides strong design leadership, maintains the creative vision, and fosters collaboration across teams.

RELEVANT EXPERIENCE

Sun Healthcare Corporate Headquarters; Albuquerque, NM

Sandia Resort & Casino; Albuquerque, NM

Chavez Residence; Albuquerque, NM

Hyatt Regency Albuquerque; Albuquerque, NM*

Entergy South Region Offices; Beaumont, TX*

DalTile Corporate Headquarters; Dallas, TX*

Grand Tiara Ichinomiya; Ichinkmiya, Japan*

Grand Tiara Matsumoto; Matsumoto, Japan*

Park Place Lexus Dallas; Dallas, TX*

Omni Hotels Corporate Headquarters; Irving, TX*

Al Halwan Shopping Center; Sharjah, UAE*

University Club Chicago; Chicago, IL*

Butterfield Country Club; Peru, IL*

Carson Woolworth; Chicago, IL*

* Completed with a previous employer

Design Team Qualifications Cont.



Antonio Vigil, AIA

Associate, Architect

Role: Project Manager

Experience: 18 years total | 5 with FBT

Education: Master of Architecture, University of New Mexico

Registration: NM #5564

Qualification Summary: Antonio provides a high level of technical skills in the planning, design, detailing and overall management of your project. He works closely with the entire team to ensure effective communication and oversee the progress and implementation.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- Cibola Loop Multi-Generational Center
- Cibola Loop Master Plan

Park Square Market Food Hall Renovation; Albuquerque, NM

Sarracino Middle School; Socorro, NM (In Progress)

Dzilth-Na O Dith-Hle Community School; Bloomfield, NM

Bluewater Elementary; Bluewater, NM

Los Alamos Smart House; Los Alamos, NM

Española Lucero Center Feasibility Study; Bloomfield, NM

Taos Pueblo Wellness Center and Judicial Complex; Taos, NM

CNM Workforce Training Parking Improvements; Albuquerque NM

Los Alamos County Due Diligence Studies; Los Alamos, NM

White Rock Visitor Center Complex; Los Alamos, NM*

* Completed with a previous employer



Drew Fisher, AIA

Associate, Architect

Role: Construction Administration

Experience: 18 years total | 6 with FBT

Education: Master of Architecture, University of New Mexico

Registration: NM #4581

Qualification Summary: Drew brings over 17 years of diverse design experience with his background with the Department of Defense and National Parks Service; as well as experience in multi-family housing and commercial lighting design. He provides the technical skill set to lead project development and coordinate the design team and consultants.

RELEVANT EXPERIENCE

City of Albuquerque On Call Design for Sunport; Albuquerque, NM

- Sunport Parking Garage Wayfinding
- National Weather Service Office Remodel

City of Albuquerque City-Wide On Call Design; Albuquerque, NM

- Marble Arno Pumphouse
- ABCWUA Vacuum Station 63
- Central Bridge Pedestrian Tunnel Improvements
- North Valley Senior Center Air-Wall Replacement
- Animal Shelter Feasibility Study
- 911 Memorial
- Palo Duro Senior Fitness Center Addition

Los Alamos County Larry Walkup Aquatic Center Leisure Lagoon; Los Alamos, NM

State of New Mexico On-Call; Albuquerque, NM

- YDDC Cottages Renovation
- YDDC Maintenance Building
- YDDC Site Improvements

Consultant Qualifications

Bridgers & Paxton

MEP ENGINEERING

Richard Reif, PE, LEED AP

Role: Principal Mechanical Engineer

Experience: 30 years

Education: Bachelor of Science, Mechanical Engineering, University of North Carolina

Registration: NM #14718

Rich is the President at Bridgers & Paxton and a mechanical engineer who specializes in designing building environments for government clients. He is responsible for the production of mechanical drawing packages, mechanical cost estimates, energy evaluations, budget proposals and mechanical control design.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- Old National Guard Armory Building Renovation
- Downtown@700-2nd Single Room Occupancy (SRO) Workforce Housing Project
- Albuquerque Police Department - Metropolitan Forensic Science Center
- APD Main Renovation, Gateway Center & Various Energy Projects
- APD NW Area Command Substation HVAC Systems Study

Oscar Urias, PE

Role: Electrical Engineer

Experience: 12 years

Education: Bachelor of Science, Electrical Engineering, University of Texas - El Paso

Oscar's experience spans energy efficiency, sustainable design, fire and life safety systems, utility systems, medium and low voltage electrical distribution systems, telecommunications infrastructure, and special power distribution systems for public and private projects.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- Bernalillo County Library, New International District Library
- ABQ Fire Department New Fire Station #9
- West Mesa Little League Rest Room Facilities
- ABQ BioPark Botanical Gardens Addition
- Cibola Loop Multigenerational Center Phase 1

Consultant Qualifications Cont.

Scott Rush, RCDD

Role: Sr. Technology Designer

Experience: 9 years

Education: Associate of Applied Science, Architectural/Engineering Drafting Technology, CNM
Registration: BICSI, Registered Communications Distribution Designer, #293135

Scott's system design experience includes: project management, telecommunications cabling infrastructure including campus outside plant cabling systems, security systems including intrusion detection, access control/site entry systems & CCTV, paging/intercom systems, audio/visual presentation & distance learning systems & wireless networking systems.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- Bernalillo County Library, New International District Library
- ABQ Ride Central & Unser Bus Transit Center Expansion
- Albuquerque Museum Education Center
- Southwest Public Safety Center
- Cibola Loop Multigenerational Center Phase 1
- North Domingo Baca Park New Splash Pad & Restroom
- Civic Plaza Renovation / Upgrades

High Mesa Consulting

CIVIL ENGINEERING

J. Graeme Means, PE, LEED AP

Role: Civil Engineer

Experience: 30 years

Registration: NM #13676

Graeme has 27 years of experience in study, planning, design and construction phase activities for new site construction, site expansions and site renovations of public and private facilities, hydrologic and hydraulic modeling, drainage channels, new subdivisions and other civil engineering projects.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- Cibola Loop Multi-Generational Center
- Brillante Early Learning Center
- Thomas Bell Community Center;** Albuquerque, NM
- Explora! Science Center;** Albuquerque, NM
- Albuquerque Museum;** Albuquerque, NM

Walla Engineering Ltd.

STRUCTURAL ENGINEERING

Mike Walla, PE

Role: Structural Engineer

Experience: 40 years

Registration: NM #11030

Mike provides responsive and creative engineering solutions for civic and municipal buildings.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- CABQ International Sunport Terminal Renovation
- Sunport and Double Eagle II On-Call Contract
- City-Wide On-Call Contract
- Wells Park Community Center Addition

Studio M

FF&E

Miki Roth Mahan, PRINCIPAL

Role: Interiors

Experience: 40 years

Miki contributes experience in both the public and the private sector. She brings a level of attention that takes a project to an even higher level of excellence and personality.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- Sunport TSA Administrative Offices
- Albuquerque Transportation Center

New Mexico National Guard; Albuquerque, NM

Sandia Resort & Casino Interiors Renovation; Bernalillo, NM

Armstrong Group

BUILDING ENVELOPE

David Armstrong, PE

Role: Building Envelope

Experience: 43 years

Registration: RRO #1298

David's extensive experience with Building Envelope asset evaluations and management includes interpretation and resolution of complex roofing and wall problems.

RELEVANT EXPERIENCE

City-Wide On-Call Projects; Albuquerque, NM

- Jicarilla Apache Community Wellness & Aquatic Center;** Dulce, NM
- Los Alamos Kiddie Pool;** Los Alamos, NM

Groundwork Studio

LANDSCAPE ARCHITECTURE

Louise Janney, MLA, PLA, ASLA

Role: Landscape Architect

Experience: 20 years

Education: Masters in Landscape Architecture: University of Colorado

Groundwork Studio, a division of FBT Architects, provides landscape architecture, planning and creative placemaking services to communities across the Southwest. Louise's design approach prioritizes collaboration with the client and design team to develop site solutions addressing the whole environment. Together FBT and Groundwork Studio create a strong partnership.

RELEVANT EXPERIENCE

UNM Foundation Center for Philanthropy;

Albuquerque, NM

Valencia County Hospital; Albuquerque, NM

Anderson Farm South Valley; Los Lunas, NM*

Belen School District; Valencia County, NM*

Wheat Ridge Streetscape and Common Area;

Wheat Ridge, CO*

US 395 Northbound Improvements; Reno, NV*

Carson Tahoe Regional Medical Center; Carson City, NV*

Pulte-Del Webb's Sierra Canyon Active Adult

Community; Reno NV*

Fleur De Lis Condominium Community;

Reno NV*

*Projects completed with previous employer

Balis & Co.

COST ESTIMATING

Jon Balis, PMP

Role: Program Manager

Experience: 43 years

Balis & Company is an independent consulting firm providing construction cost analysis to design professionals, facility owners and public agencies. Since 1982, Balis & Company has built a reputation for excellence in cost estimating, project scheduling and value engineering services.

RELEVANT EXPERIENCE

City of Albuquerque; Albuquerque, NM

- Sunport and Double Eagle II On-Call Contract
- Albuquerque Biopark Zoo Entry
- City Hall 1st, 4th and 6th Floor Renovations
- Loma Linda Community Center Renovation

SECTION



Respondent Experience



Respondent Experience [III.]

DEPTH AND BREADTH OF EXPERIENCE

Some of FBT Architects and FBT's landscape architectural division, Groundwork Studio's, experience:

MUNICIPAL AND GOVERNMENT EXPERIENCE:

- City of Albuquerque
- City of Albuquerque Aviation Department
- City of Farmington
- City of Las Cruces
- City of Tucumcari
- Los Alamos County
- Kirtland Air Force Base
- New Mexico National Guard
- State of New Mexico
- Sandia National Laboratories

ON-CALL CONTRACTS:

- City of Albuquerque
- City of Albuquerque Sunport & Double Eagle Airports
- Albuquerque Public Schools
- Bayfield Public Schools
- Bernalillo Public Schools
- City of Las Cruces
- Central Consolidated School District
- Cooperative Educational Services
- Doña Ana County
- Jemez Valley Public Schools
- Kirtland Airforce Base
- Los Alamos County
- Kirtland Air Force Base
- Moriarty Edgewood School District
- Moriarty Public Schools
- New Mexico National Guard
- NMDOT
- Rio Rancho Schools
- Sandia National Laboratories
- University of New Mexico
- University of New Mexico Hospitals

GROUNDWORK STUDIO CITY OF ALBUQUERQUE PROJECT EXPERIENCE:

- Wells Park Visioning and Expansion Design (with Parks and Recreation)
- Los Tomases Park (with Parks and Recreation)
- Loma Linda Community Center Garden Irrigation Design (with Parks and Recreation)
- Pueblo Alto/Mile Hi Drainage Outreach (with BHI and Council Services)
- Geneva's Arroyo Greenway (with Parks and Recreation)
- Louisiana Blvd. Safety Improvements (with BHI and Vision Zero)
- City of Albuquerque Nature Play Recommendations (with Parks and Recreation)
- Harvard Drive Streetscape Improvements (with BHI and Council Services)
- San Antonio Oxbow Bluffs (with Parks and Recreation/Open Space)
- Worker's Memorial Park Visioning (with Parks and Recreation and Council Services)
- West Old Town Philosophers Path (with BHI and Council Services)
- Albuquerque Youth Homeless Shelter Charrette (with Council Services)
- 10 Minute Walk to Park Study (with Parks and Recreation)



OWNER:

Albuquerque International Sunport, Nyika Allen, Former Director of Aviation

COMPLETION:

Various - In progress

RESPONSIBILITIES:

Programming / Architecture & Engineering Services / Interiors

PROJECT COST:

\$4,300,000 (total)

ON-CALL CONTRACT

Albuquerque International Sunport On-Call

Albuquerque, New Mexico

FBT has been an ongoing partner in Albuquerque International Sunport's upgrades and modifications to enhance the travel experience and respond to changing functional requirements and program needs. Improvements have been made in various areas, from new amenities to security upgrades. FBT's additions, renovation of tenant improvement projects include:

- New Pet Relief Room
- Mother's Nursing Room
- B Concourse Elevator Renovation
- Administrative Suite Renovation
- Detention/Holding Room
- Vendor Access Improvements
- Art Collection Room
- Security Exit System
- National Weather Service Tenant Improvements
- Parking Structure Wayfinding/Paint

Ted Grumblatt, Principal-in-Charge, has led these projects over the past five years.



RENOVATION

Albuquerque International Sunport Administrative Suite

Albuquerque, New Mexico

The Aviation Department's Administrative Suite at the Albuquerque Sunport needed a major overhaul to support the operational needs of a 21st Century workplace. The suite had not been renovated in 30 years and needed a redesign to align with current office uses and trends. It was also imperative to reflect the unique cultural and architectural heritage of the southwest and Sunport. FBT's renovation enhanced efficiency, flexibility, security and comfort. Contemporary furniture and finishes mix natural tones and textures with bright details and vintage aviation photography.

The layout maximizes collaborative spaces including an employee lounge/kitchen with bistro-style seating and a living room for casual meetings. Privacy and sound control are integrated throughout with features including sound masking, acoustical wood ceiling panels, frosted glass partitions, an enclosed phone booth, divider screens and more. The new design incorporates transparent modular wall systems as well as new upgraded material finishes. The executive conference room table features extended leaves to accommodate various meeting formats with USB and electrical data plug-ins.

OWNER:

City of Albuquerque, Nyika Allen, Former Aviation Director, 505.224.7805

COMPLETION:

December 2020

RESPONSIBILITIES:

Programming / Space Planning / Architecture & Engineering Services / Interiors / FF&E

SIZE:

15,000 sf

COST:

\$1,948,421 total

PROJECT TEAM:

Art Tatum, Design Lead; Ted Grumblatt, Project Manager; Drew Fisher, Project Architect; Studio M, Interiors



RENOVATION

Albuquerque International Sunport Concessions, Checkpoint and TSA Secure Side Renovations

Albuquerque, New Mexico

This renovation embraces the unique character of the Sunport and emphasizes the passenger journey with updates to key spaces including:

- **GREAT HALL:** This space will evolve in to an even more unique area to see loved ones off while enjoying unique regional foods, art, exhibits and performances.
- **SECURITY CHECKPOINT:** Our goal is to minimize stress and enhance the passenger experience. It is designed to the latest TSA guidelines, IATA standards and technology.
- **CONCESSION HALL:** The conversion of the existing TSA Checkpoint into a new Concession Hall creates a one-of-a kind journey that activates all five senses with local cuisine and cafes.
- **CONCOURSE AND HOLD ROOMS:** Hold Rooms, Concourse and Concessions respond to Health and Wellness innovations. We are designing for all guests whether they are business travelers, families or vacationers.

Ted Grumblatt, Principal-in-Charge, has led this project since 2020, gaining an intimate understanding of City standards.

OWNER:

City of Albuquerque, Richard McCurley, Director of Aviation, 505.244.7712

COMPLETION:

In progress, completion expected in December 2024

RESPONSIBILITIES:

Programming / Space Planning/ Architecture & Engineering Services / Interiors / FF&E

SIZE:

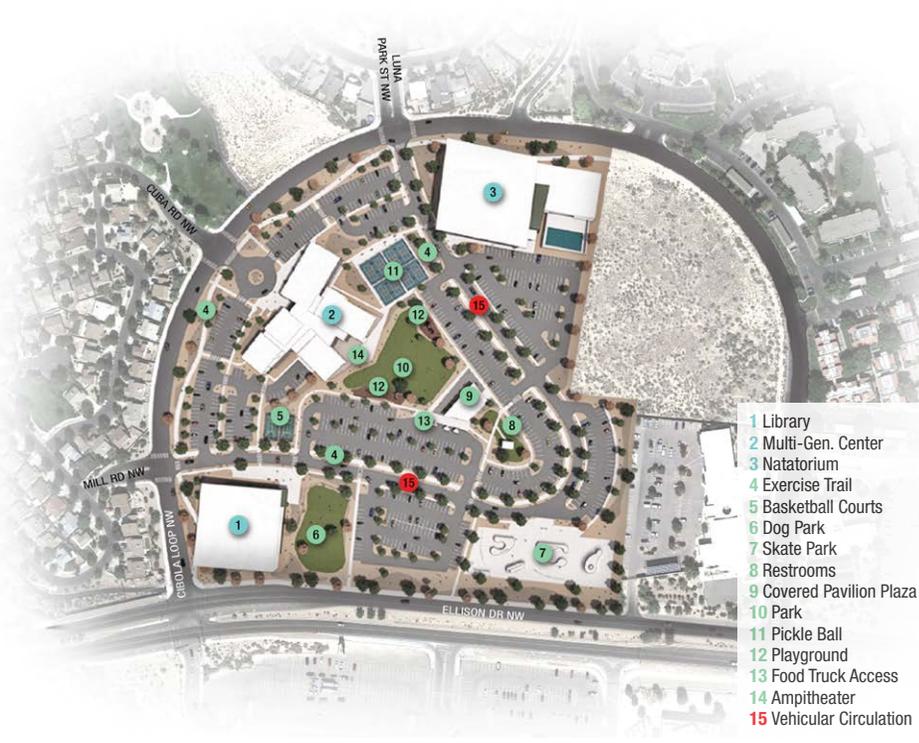
200,000 sf

COST:

\$87,000,000 (In progress)

PROJECT TEAM:

Art Tatum, Design Lead; Ted Grumblatt, Project Manager; Drew Fisher, Project Architect; Nick Morse, Production; Garret Schultz, Production; Walla Engineering, Structural Engineering



NEW CONSTRUCTION

COA Cibola Loop Master Plan & Multi-Generational Center

Albuquerque, New Mexico

The Cibola Loop Multi-Generational Center is a new community complex that will provide wellness amenities to people of all ages in the west side community of Albuquerque. With this area currently lacking any facilities that serve multi-generational or senior populations, this new center will provide amenities including a fitness room, community arts and crafts rooms, a gymnasium, a climbing gym, a large social hall, general classrooms, an outdoor amphitheater and miscellaneous building support spaces.

The new facility is located in a master planned city park that contains other City of Albuquerque services including an aquatics facility, library, skateboard park and outdoor park. The master plan is designed to respond to grading and drainage, traffic and utility infrastructure strategies for best practices approach. The building layouts and orientation is sited to respond to views to the Bosque, the mountains to the east and solar access, which helps to reduce building energy costs.

The project is currently under construction and once complete will be a lively destination for culture and recreation and will serve as a symbol of the city's investment in the community.

OWNER:

City of Albuquerque, Anna Sanchez, Director, Department of Senior Affairs, 505.764.6469

COMPLETION:

In progress (2020-present)

RESPONSIBILITIES:

Master Planning / Architecture / Landscape Design

SIZE:

50,000 sf

COST:

\$50,000,000 estimate

PROJECT TEAM:

Art Tatum, Design Lead; Ted Grumblatt, Principal-in-Charge; Antonio Vigil, Project Manager; Nicholas Morse, Project Coordinator

SECTION

Technical Approach

Technical Approach [IV.]

UNDERSTANDING OF SCOPE

On-call contracts are a partnership between us, the Department of Municipal Development (DMD) and the individual divisions and user-groups that benefit from these projects. From our ongoing relationship with the Albuquerque International Sunport, multiple On-Call contracts with the City and recently the Cibola Loop Master Plan and Multi-Generational Facility, FBT understands your goals and procedures and the challenges inherent in managing on-call projects. Our on-call team will address projects quickly and efficiently. Our project experience through the City's on-call service spans master planning and preliminary design, to renovations and ground-up facilities—each designed to work well environmentally, aesthetically and functionally.

EXCEPTIONAL ARCHITECTURE BEGINS WITH A DIALOG WITH ALL STAKEHOLDERS AND CONTINUES TO INSPIRE CONVERSATION AFTER IT IS BUILT.

FBT has been in business for over 52 years, with our core design team working together for over 20. All team members will maintain consistent, hands-on involvement from beginning to end, applying our real-world experience to both the design and construction phases. We minimize expensive surprises during construction by anticipating issues and conditions during design and developing appropriate contingencies for unforeseen conditions. We are committed to creative and thorough execution to guarantee successful project completion.

Our focus and mission is to discover a better way to create spaces, places and experiences that WOW our clients. We do this by forming genuine partnerships, providing great client service and delivering creative solutions. Each task order is unique, and therefore its design should be equally distinctive. Partnering with you, we will provide the City of Albuquerque with an organized and fun design process for creating unique solutions for your projects that serve the community. We will go beyond the standard level of service to deliver your **WOW!**

PERFORMANCE OF SERVICES

FBT will serve as the Architect of Record, bringing deep expertise in building design across a range of project types and strong leadership in project management. Ted Grumblatt will be the main point of contact for the design team and is also responsible for assembling the appropriate consulting team for the specific projects. FBT has consulting services under its own umbrella, including landscape architecture and design services by Groundwork Studio, structural engineering by Walla Engineering and FF&E by Studio M. Together FBT, Groundwork Studio, Walla Engineering and Studio M create a strong partnership along with mechanical, plumbing and electrical engineering consulting provided by Bridgers & Paxton and civil engineering provided by High Mesa. The project scope will determine which consulting team participates in the project task order.

Working with DMD will require careful coordination with scheduling and budget management. We use a scheduling program (Microsoft Project) to control progress and reporting to the stakeholders. Throughout the various project phases, including Conceptual Design and Construction Documents, we will update cost estimating and budget reviews concurrently with design milestones. We will update budget estimates and compare them against the department's (tenants) established budget.

Our estimate combines input from Balis and Company, our trusted estimating consultant, and data from recent projects. Balis offers regional and national expertise. We recognize the risks of scope creep and are proactive in managing it, while also addressing supply chain and inflation impacts on construction timing. We'll keep stakeholders informed and ensure open communication throughout the project.



TED WILL BE YOUR MAIN POINT OF CONTACT. HE WILL ULTIMATELY BE RESPONSIBLE FOR THE PROJECT'S SUCCESS AND COORDINATING THE DESIGN TEAM AND CONSULTANTS.



UNM MCKINNON CENTER FOR MANAGEMENT



2021 AIA NM ELEVATE HONOR AWARD
2019 AIA DESIGN EXCELLENCE
2019 NAIOP EAGLE AWARD

SPECIALIZED PROBLEM SOLVING

Project phases typically include Programming/Planning, Schematic Design, Design Development, Bidding and Construction Administration services. The scope of each task order determines the level of formal review or phasing required. Cost estimating and budget reviews correspond with each phase with support from our estimating consultant, Balis & Co. FBT will work carefully with the DMD’s project manager to schedule any necessary phasing based on the magnitude of scope.

On-call contracts inherently cover a broad range of potential projects, each with a unique scope of work. Whether we are called to work on systems and security improvements, program review, landscape and irrigation improvements, renovation, addition or a ground-up new facility, we draw on our tried-and-true process and collaborative approach.

Our problem solving techniques include:

- **BUILDING CONSENSUS:** We ensure that everyone is on the same page in prioritizing the scope from the beginning.
- **BID PACKAGE ALTERNATES:** We develop alternatives that can be incorporated based on bidding results, Owner preferences, and budget allowances.
- **ADEQUATE DOLLAR CONTINGENCY:** We approach our projects with a goal to remain within contingency amounts. This discipline and focus ensures cost savings, allowing the Owner to incorporate wish list items.
- **TIME CONTINGENCIES:** Contingencies are built into the project schedule to accommodate unanticipated events.
- **PRIORITIZE LONG-TERM PLANNING:** Our Life Cycle Cost Analysis approach for selecting building materials and systems provides optimal long-term value.



WORKING TOGETHER

PROJECT DELIVERY PROCESS

We will begin your project with a work plan identifying critical milestones and work sessions with detailed activities during each project phase including required Owner review periods. We share the work plan with the entire team so that your Design Committee and our consultants understand their expectations and involvement. Early schedule coordination limits surprises and keeps the team on track to meet your schedule goals.

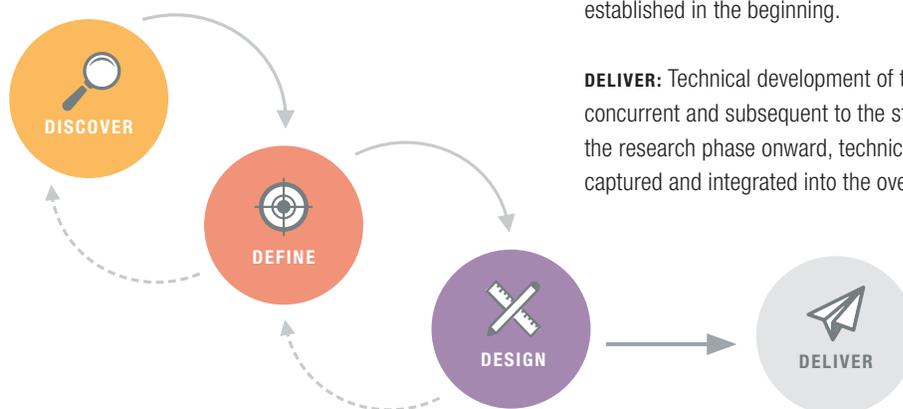
DESIGN IS AN ITERATIVE PROCESS WITH MOMENTS OF TESTING AND EVALUATION THROUGHOUT TO CONFIRM DESIGN AGAINST THE VISION (GOALS AND PROGRAM).

DISCOVER: We take a deep dive into opportunities and constraints that shape the solution including program, community, codes and regulations, site and climate, sustainability, building technologies and materials as well as construction industry practices.

DEFINE: We define the project constraints and get the entire team on the same page from the start. Early buy-in helps the decision-making process run smoothly.

DESIGN: Our team uses design workshops to build momentum and collaborate with key stakeholders. These workshops are fast, focused and organized. We engage everyone when vetting the options and make sure that we are moving forward according to the goals and drivers established in the beginning.

DELIVER: Technical development of the project is concurrent and subsequent to the steps above. From the research phase onward, technical requirements are captured and integrated into the overall design.





FEASIBILITY STUDY, PROGRAMMING & CONCEPT DESIGN

FBT's Ted Grumblatt is the main point of contact and coordinates the design team. FBT and our consultant team will work closely with your stakeholders to:

- Establish each task order's project goals (present and future needs).
- Define the existing building systems condition or site boundaries if it's a ground-up project.
- Prepare and conduct work sessions with the team.
- Conduct a topographical and utility survey
- Utilize a geotechnical investigation
- Establish present and future space needs with the associated areas required
- Describe the relationship of spaces to one another
- Define the character and quality of spaces
- Document material and aesthetic standards
- Identify any impacts to operations and coordination with other contracts or agencies
- Identify security issues and energy efficiency goals
- Outline the project budget and schedule
- Evaluate budget with projected revenues through financial impact study
- Hold interactive community meetings/events with opportunities for input and comments
- Integrate community feedback through the design committee recommendations

WE PROVIDE RESULTS. Through the conceptual design and feasibility study, our team will provide the City with a financial impact study determining probable operation cost vs. projected revenue (if applicable), final report, presentation, conceptual design and associated cost estimates.



SCHEMATIC DESIGN AND DESIGN DEVELOPMENT

Following programming and approval of budget and scope, we develop initial task order concepts in Schematic Design. Team work sessions include the City of Albuquerque staff and design consultants. Design concepts may include renderings to illustrate the design intent. The programming budget is updated based on the approved design option. Formal approval is required before advancing the project.

The design team develops the approved Schematic Design and conducts ongoing work sessions. We further define the design and present options to the airport team. It is especially important for the facilities team to be involved at this stage. We update the task order budget before moving into Construction Documents.

LIFE CYCLE COST ANALYSIS: We carefully tailor the scope to align with your project goals and budget. We help you understand the impact potential building materials and systems have through a life cycle cost analysis. This helps you make informed decisions about cost-efficient materials and systems that offer long-term benefits.



CONSTRUCTION DOCUMENTS

We take great pride in creating thorough, accurate and easily readable construction drawings and specifications. Clarity in construction drawings and specifications is essential to eliminate potential problems during construction. We work alongside the project team, City of Albuquerque and contractor to collaborate on cost-effective solutions.

BUILDING INFORMATION MODELING: All projects are documented using the latest version of Revit (BIM software). With BIM, project teams can digitally share files to plan, design, build and manage your projects. BIM data guides decisions that impact cost, schedule and sustainability, resulting in a high quality facility.



BIDDING

We will assist the City of Albuquerque in various ways during the bidding phase by:

- Administering the boilerplate requirements, including contracts, advertisements, bid forms, etc. from the City
- Reviewing bidding requirements to ensure the process and results conform to the City of Albuquerque’s procurement policies
- Distributing contract documents or addenda to contractors, subcontractors and suppliers
- Issuing timely written addenda in response to questions from contractors
- Conducting the bid opening, tabulate bids, assist in the preparation of the contracts for construction and issue a Notice to Proceed to the contractor
- Confirming background of contractor for compliance with City policy regarding insurance coverage, bond requirements, providing a bidder’s list, etc.



CONSTRUCTION ADMINISTRATION

Your interests are protected during construction by closely administering the construction contract and monitoring the construction process. Our project management team will work alongside the general contractor and remain engaged until construction is complete, confirming and validating the design intent and installation of materials that the contract documents prescribe. The team will provide updates to the City of Albuquerque to ensure their situational awareness of the project progress and budget and issue any required resolutions as necessary. FBT will attend weekly progress meetings, conduct periodic site inspections and project close-out at a minimum during this administration phase.

QUALITY ASSURANCE PROCESS

Quality control is achieved through sustained vigilance in all phases of work. It requires a high level of awareness and attention to detail as your project moves from the early design concept and construction document phases to a successful, occupied building.

INTERNAL QUALITY REVIEW PROCESS: Internal quality assurance reviews are scheduled and completed prior to the completion of the documents for bidding. The QA/QC reviews begin with an established checklist of commonly missed items collected from lessons-learned and debrief sessions from past projects. Around three weeks before a submittal package, an independent member of the FBT team (someone not involved in the project) will perform a QA/QC review. The fresh set of eyes helps us to identify major deficiencies.

ADHERENCE TO CITY/STATE STANDARDS: FBT’s project managers ensure your facility standards are fully represented within the contract documents. At the outset of a project, we familiarize ourselves with current standards and distribute that knowledge to our team. We meet with our consultants to discuss any issues with the integration of facility standards throughout design, engineering and documentation. Periodic meetings with stakeholder personnel offer opportunities to review and discuss the interpretation and use of facility standards, ensuring final documents meet institutional directives.

COMPLETELY COORDINATED DOCUMENTS: Producing a 100 percent complete and well-coordinated set of construction documents requires skill, experience and tenacity. FBT has an outstanding track record for document quality. Our project architects are highly skilled problem solvers and well-organized team leaders. Ted Grumblatt has primary responsibility for overseeing the execution of construction documents, ensuring complete and full coordination is accomplished on schedule.



EVERY PROJECT IS AS UNIQUE AS ITS SOLUTION. AN IDEAL OUTCOME REQUIRES COMMITMENT, CREATIVITY AND A MULTI-DISCIPLINARY APPROACH.

SUSTAINABILITY & ENERGY EFFICIENCY

FBT is committed to designing healthy, high-performance buildings that positively affect the people, environment and communities they serve. We focus on how projects impact the environment and structures surrounding them and strive to understand – and minimize – the demands our projects place upon power, resources and people. This is done by creating facilities that are durable, resource-efficient, site and community enhancing and providing a healthy and enjoyable experience for the people within them.

Our breadth of technical expertise allows you to choose the level of energy efficiency most appropriate for your project – from simple no-cost solutions to complex high-tech approaches. FBT’s multidisciplinary staff includes experts in all aspects of sustainability such as energy efficiency, alternative fuel sources, indoor air quality, storm water management and land-use planning. We design buildings that:

- Optimize resources while positively impacting the bottom line
- Eliminate waste
- Ensure clean air quality
- Contribute to the environmental well-being of users
- Respect limited capital resources

We work with you to determine which sustainable design strategies are most appropriate for your institution and align best with your values. By driving realistic sustainable design goals and strategies from the outset combined with vigilant monitoring and consistent follow through, FBT serves as the City’s sustainable design champion.

We know what is required to achieve high level performance and how to do it cost effectively, utilizing the same practices for your project. Through our collaborative process we will establish the priorities for the project from the beginning and assure these priorities are carried through from design through construction and post-occupancy. This enables us to consistently design buildings that use fewer resources, cost less to operate and give more to their occupants than the average building. We use an integrated design process for design decisions that include the Owner, Architect, Contractor and Engineers. We will benchmark the design against LEED, ASHRAE Standards and NM Energy Efficient Green Building Standards for State Buildings.

TECHNOLOGY & INNOVATION

Whether communicating early design concepts or preparing final perspective renderings, FBT offers the highest level of skill and capability. From the earliest conceptual designs, our team will be thinking, designing and presenting ideas and options in three dimensions. These tools help everyone gain a clearer understanding of the proposed design concepts. As the design progresses we create photo-realistic perspective renderings, fly-through animations and virtual reality models.

We utilize a variety of modeling and rendering software – Revit, Rhino, Sketchup, Adobe Creative Suite, Lumion – to create visuals with the right feel for your project.

We implement the latest virtual and augmented reality technology. This allows users to experience immersive environments and configuration of key rooms during design development. Full-scale mockup models are another method to consider for your projects’ decision making.



BUILDING INFORMATION MODELING

All projects are documented using the latest version of Revit (BIM software). With BIM project teams are better able to share, plan, design, build and manage your projects and guide the decisions that will have the greatest impact on project cost, schedule and sustainability, resulting in a high quality facility faster and with lower initial and operational costs for the life of the building.

BIM WILL:

- Allow us to build a **VIRTUAL REALITY 3D WALKTHROUGH**
- Test the operational efficiency of different design scenarios
- Allow for full coordination of building systems during design process
- Identify system conflicts
- Help us deliver high quality construction documents

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SECTION



Cost Control



Cost Control [V.]

CONTROLLING DESIGN PROCESS COSTS

FBT enforces strict cost control from project inception.

During fee negotiations, we evaluate all team and consultant costs against the project scope, budget and the New Mexico Architect's rate schedule. Fees are also assessed based on estimated hours for each phase.

Project managers track progress and profitability through monthly reports using QuickBooks to log hours internally. To reduce reimbursable costs, we limit consumables and travel, relying on electronic communication for most submittals and reports. While key presentations are held in person, virtual meetings are used effectively for remote coordination.

CONTROLLING CONSTRUCTION COST

Smart design aligns with a realistic budget, a clear program and an efficient process. Our goal is to preserve essential scope items by offering cost-effective design options from the start.

Throughout all phases, we evaluate systems and materials for value and efficiency. Our team leads early value analyses and collaborate with consultants and cost estimators to align design decisions with real-time construction costs. Key strategies include:

- **COLLABORATION:** We work closely with consultants and our independent estimator Balis & Co. to ensure accurate, comprehensive cost data.
- **CONTINUITY:** A consistent team manages your project from start to finish, maintaining alignment with vision, budget and schedule. We verify materials and systems suggesting alternatives as appropriate to best support operations, passenger experience and budget constraints.
- **COST EVALUATIONS:** Cost assessments begin during programming using renovation unit costs and continue throughout design.

- **ESTIMATES:** Formal estimates are prepared at 30%, 90% and 100% of Schematic Design. These are live documents updated with design changes.
- **LIFE CYCLE COST ANALYSIS:** The Life Cycle Cost Analysis helps you understand the impact of potential building materials and systems. We evaluate materials and systems for long-term value and maintainability.
- **CONSTRUCTION ADMINISTRATION:** To minimize change orders, we host a pre-construction meeting, conduct site walks and rigorously review submittals to ensure compliance with design intent.

THE MOST COST-EFFECTIVE DECISIONS HAPPEN DURING THE DESIGN PHASE, MAKING IT ESSENTIAL TO ALIGN EXPECTATIONS AROUND QUALITY, DESIGN VISION, AND BUDGET FROM THE START.

COST ESTIMATING TECHNIQUES

Our team brings extensive renovation experience with city entities and maintains a database of costs from recently bid projects—an approach that has consistently yielded bids within 10% of estimates. In a volatile market, we leverage every available resource, including professional estimators and tools like RSMeans, to ensure accuracy and reliability.

For complex projects, FBT uses Balis & Co to assist with cost data throughout a project. As professional estimators, the Balis team understands current market trends utilizing their database of recently completed projects. Balis' team will be critical in reconciling cost data during the design.

PAST RECORD OF PERFORMANCE

We establish cost and schedule control from day one. By identifying key user groups or design committees early, we set clear meeting agendas and establish critical milestones—starting with the Owner's move-in or substantial completion date. Once finalized, we publish the project schedule and, barring external disruptions, FBT remains committed to it. Ted Grumblatt, Principal-in-Charge, closely monitors progress and works with the City's project manager to make timely adjustments.

The following represents our ability to meet owner schedules and budgets:

Project Name	Completion Date	Bid Date	# of Bids	Final Cost Estimate	Bid Award Amount
Cibola Loop Multi-Generational Center	January 2026	September 2024	1	\$15,550,586	\$14,011,926
Sandia Vista Primary Care Clinic	August 2026	April 2025	5	\$14,000,000	\$12,000,000
Gallup-McKinley Academy	August 2026	June 2025	1	\$17,280,126	\$17,280,126
Sarracino Middle	August 2025	October 2023	1	\$28,156,000	\$26,125,000*

* After several school projects were bid around the state, market trends were headed towards \$650/sf, which is where our estimate was placed for this project. The bid value at \$600/sf allowed the Owner to include all of the project alternates that were identified anticipating budget over-runs.

SECTION



Certifications



City of Albuquerque Capital Implementation Program

Agreement and Insurance Certification

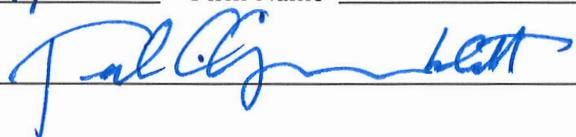
We have reviewed the standard agreement for Engineering or Architectural or Landscape Architectural Services that are required for the project listed below, and hereby certify that we will, if selected for the project, enter into this standard agreement for this project and meet all insurance requirements listed therein.

This Certification is intended for the use of the City of Albuquerque only, in conjunction with the award of the Engineering or Architectural or Landscape Architectural Services Agreement for Project:

Project Name City of Albuquerque City Wide On-Call Architectural Services

Project Number 0137.02

Date 6/24/2025 Firm Name FBT Architects

Signature 

Title Principal

STATE OF NEW MEXICO)

) ss

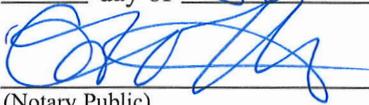
COUNTY OF BERNALILLO)

The above Certification was subscribed before me, the undersigned authority, by:

Ted Grumblatt

who swore upon oath that this Certification was signed of free act and deed, on this

24 day of June, 20 25


(Notary Public)

My commision expires: 5/5/27

STATE OF NEW MEXICO
NOTARY PUBLIC
CYNDI FIRTH
Commission # 1018066
My Comm. Exp. May 5, 2027

Cyndi Firth

STATE OF NEW MEXICO

TAXATION AND REVENUE DEPARTMENT

RESIDENT BUSINESS CERTIFICATE

Issued to: FANNING/BARD/TATUM ARCHITECTS AIA,
LTD

DBA: FBT ARCHITECTS
6501 AMERICAS PKWY NE STE 300
ALBUQUERQUE, NM 87110-8190

Expires: **22-Feb-2027**

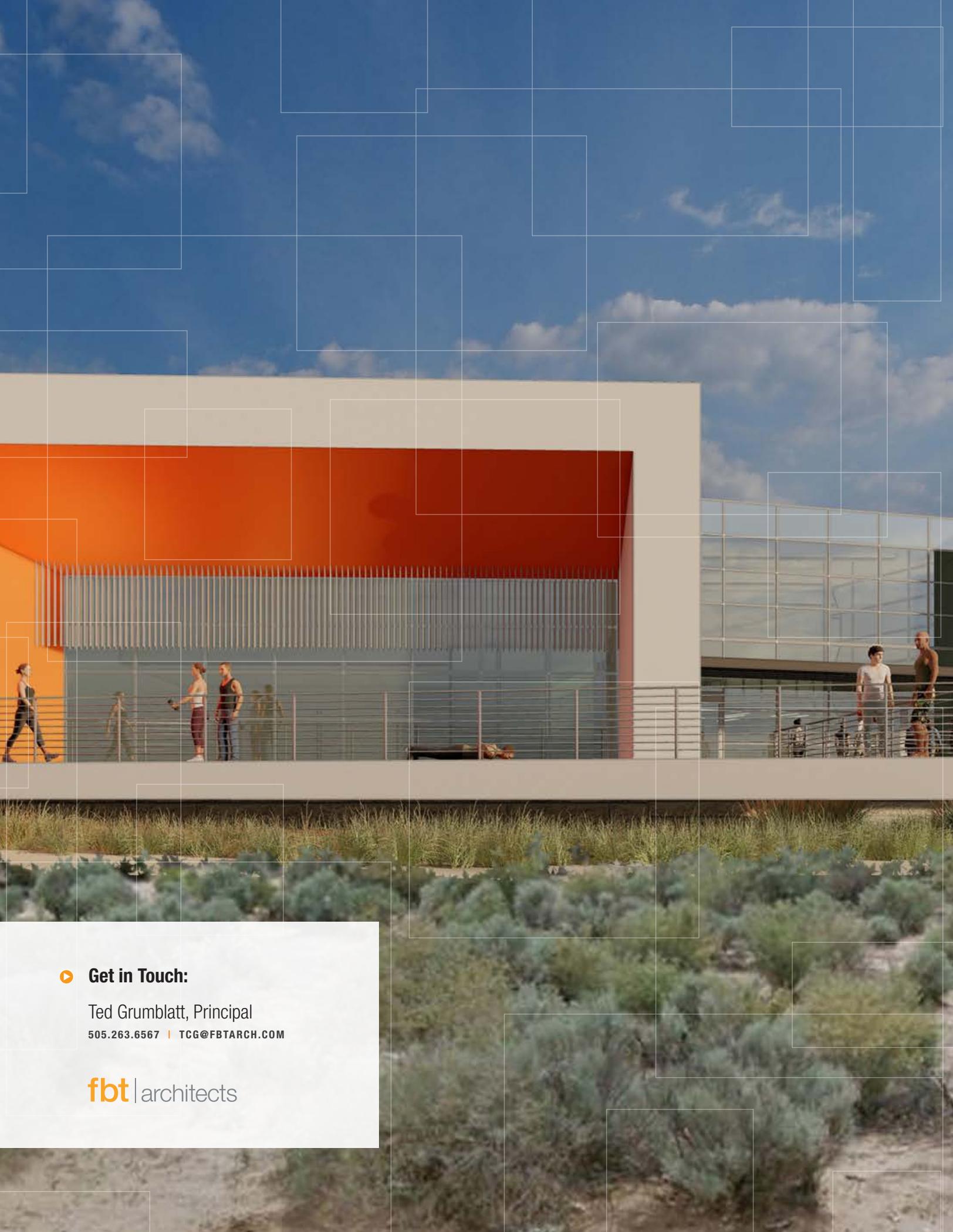
Certificate Number:

L1452734064



Stephanie Schardin Clarke
Cabinet Secretary

THIS CERTIFICATE IS NOT TRANSFERABLE



► **Get in Touch:**

Ted Grumblatt, Principal

505.263.6567 | TCG@FBTARCH.COM

fbt | architects



ALBUQUERQUE

CITY WIDE ON-CALL ARCHITECTURAL SERVICES

PROJECT NO. 0137.02



City of Albuquerque Department of Municipal Development
c/o Christella Armijo, Administrator, Selection Advisory Committee
carmijo@cabq.gov

July 2, 2025

RE: City Wide On-Call Architectural Services Project No: 0137.02

Dear Members of the Selection Advisory Committee:

“The best way to predict the future is to design it.” —Buckminster Fuller

Designing and maintaining the systems that shape our city—its buildings, its infrastructure, and the daily experiences of its people—is critical work. The Department of Municipal Development carries out that work with quiet consistency and lasting impact. This proposal reflects our shared values and our firm-wide commitment to a simple, powerful idea: Designing for Community.

For SMPC, this means designing for the people who make Albuquerque work—our public servants, families, students, and seniors—and for the neighborhoods they call home. It means understanding the civic systems that keep the city running, and honoring the public investments that make it stronger. We believe thoughtful architecture can support equity, improve daily life, and help build a more connected, resilient Albuquerque.

The City-Wide On-Call Architectural Services contract plays a meaningful role in that effort. It requires responsiveness, versatility, and deep knowledge of City standards and processes—all of which our team brings through decades of collaboration with DMD. The work calls for calm leadership, clear communication, and a disciplined approach to execution—qualities that define our project delivery.

Our capabilities and approach are shaped by:

- Coordinated, efficient management across disciplines to ensure practical, cost-effective solutions
- The capacity to manage multiple projects concurrently without sacrificing quality or focus
- Strong alignment with CABQ project managers, contractors, and consultants
- Reliable project management and contract administration that keeps projects moving and stakeholders informed

This work is about more than completing tasks—it’s about helping the City serve its people. SMPC’s long-standing presence in Albuquerque, combined with our commitment to sustainable, community-centered design, makes us a trusted partner for on-call work. We’re proud to support the systems, spaces, and services that directly benefit the people of this city.

Thank you for considering our team. We’re grateful for the opportunity to continue Designing for Community, and to support the future of Albuquerque through another term of on-call service.

Respectfully,

A handwritten signature in black ink, appearing to read "Dale Lusk".

Dale Lusk, AIA, Principal, SMPC Architects



ONE ALBUQUE ROQUE

DESIGNING FOR COMMUNITY

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GENERAL INFORMATION

1. Provide name & address of respondent and when firm was established

NAME: **SMPC Architects**

DUNS: 064914336

ADDRESS: 219 Central Ave NW, Suite 800, Albuquerque, NM 87102

TELEPHONE: 505-255-8668

EMAIL: d.lusk@smpcarchitects.com

WEB: www.smpcarchitects.com

ESTABLISHED: 1944 INCORPORATION: 1980

2. Provide number of employees, technical discipline, registration number

NUMBER OF EMPLOYEES: 24

TECHNICAL DISCIPLINE & REGISTRATION NUMBERS:

5 Principals (Registered Architects)

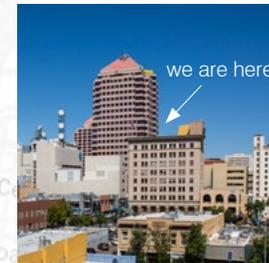
- Dale Lusk, AIA, Registered Architect, NM #5719
- Erik Mease, AIA, Registered Architect, NM #5561
- David Edwards, AIA, Registered Architect, NM #5677
- Alex Nellos, AIA, Senior Associate, Registered Architect, NM #6425
- Kihei Mayer, AIA, Senior Associate, Registered Architect, NM #6583

7 Registered Architects & Licensed Design Professionals (including Principals above)

- Sarah Pulling, IIDA, Senior Associate, Licensed Interior Designer, NM #ID338
- Peggy Favour, IIDA, AIA, Licensed Interior Designer, NM #ID276; Registered Architect, NM #5819
- Patricia Hancock, AIA, LEED AP BD+C, Registered Architect, NM #2095
- Chrystal Taliman, IIDA, Senior Associate, Licensed Interior Designer, NM #369
- Greg Gerwin, RA, Senior Associate, Registered Architect, NM #2313
- Mark Harberts, AIA, Registered Architect, NM #1771
- Stefan Johnson, AIA, Registered Architect, NM #6801

9 Intern Architects/Designers

3 Administrative Support Staff



SMPC is located in the historic First National Bank Building at 219 Central Ave, Downtown Albuquerque. Our office centrally located in Albuquerque, a short walk to City Hall, the Planning Department, Building & Safety Department.

3. Indicate where the services are to be performed

Project administration and coordination will be conducted from SMPC's office located a couple blocks from Civic Plaza. Consulting engineers, designers and estimators on our proposed team are all based in Albuquerque. All have experience working on projects for the City of Albuquerque.

SMPC uses **Microsoft Teams** to coordinate project activities via the internet. Microsoft Teams is a secure web-based collaboration hub that enables project team members to share content, collaborate on documents, and communicate through instant messages, video and voice teleconferencing. We use a variety of web-based platforms, including Teams and Zoom. SMPC has on-going experience with the national laboratories, whose strict security requirements have elevated our approach to implementing secure data, record storage, and communications protocols.

II PROJECT TEAM MEMBERS

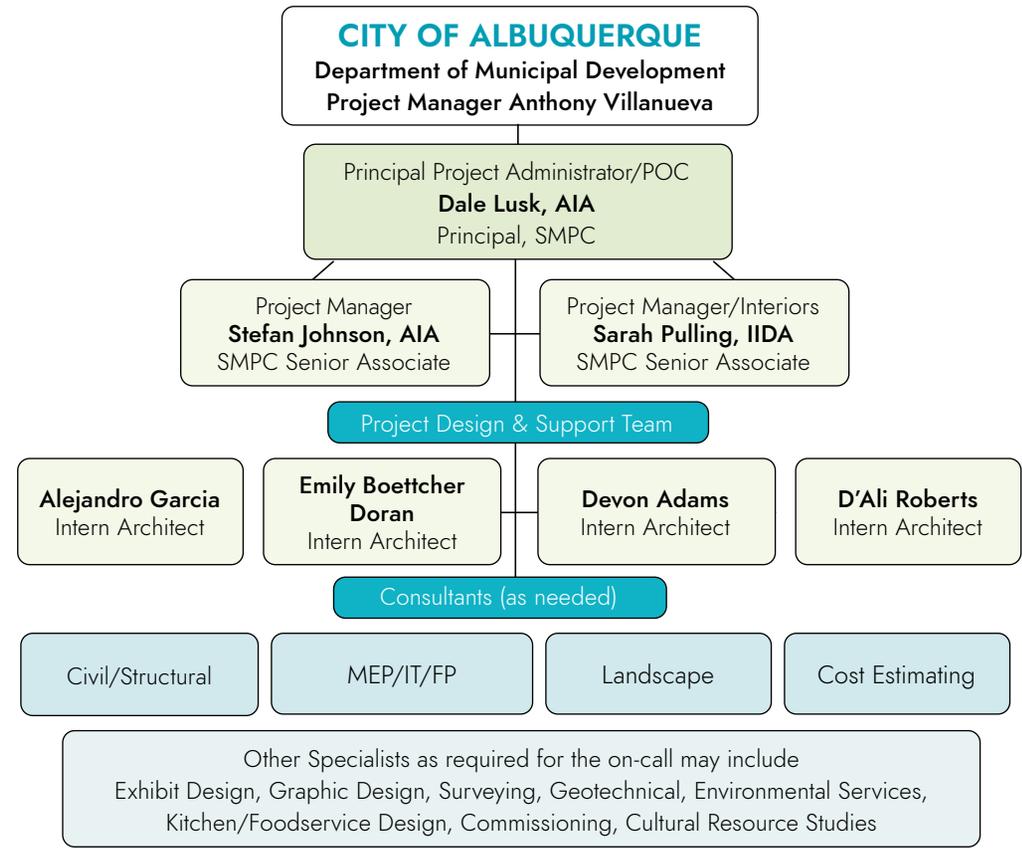
1. Provide organization plan for management of the project

For the City-Wide On-Call contract, SMPC proposes a streamlined and responsive leadership structure designed to support the full range of project types and volumes anticipated under this contract. The team will be led by Dale Lusk, AIA, who will serve as Principal Project Manager and Contract Administrator. Dale is the primary point of contact for the Department of Municipal Development (DMD) and is authorized to negotiate contractually on behalf of SMPC. He will oversee task order initiation, proposal development, and overall contract administration, ensuring projects are delivered on time, within budget, and in alignment with City expectations.

Supporting Dale are Stefan Johnson, AIA, Architecture Project Manager, and Sarah Pulling, IIDA, Interior Design Project Manager. Together, this leadership team provides built-in flexibility to assign project managers based on the scope and specialty of each task order—whether architecture-focused, interior-driven, or a combination of both. This model ensures continuity, balanced workloads, and the ability to manage multiple task orders concurrently.

Included on the org chart are Project Design & Support Team members Alejandro Garcia, Emily Boettcher Doran, Devon Adams and D’Ali Roberts. This team will provide project documentation and support coordination of consultant disciplines, as needed.

This multi-manager approach enhances responsiveness, increases bandwidth, and reduces the risk of project delays or disruptions. Throughout each project, SMPC project managers will coordinate the efforts of all design team consultants, track schedule and budget, and verify that contractor work meets contract documents and City quality standards.



2. Identify consultants to be used on the project

SMPC will subcontract engineering and specialty design consultants as needed to meet the specific requirements of each task order. Consultants will be selected based on technical expertise, availability, and past success delivering similar projects for the City of Albuquerque and its departments.

Our consultant team may include civil, structural, mechanical, electrical, plumbing, and fire protection engineers, as well as specialists in IT, security systems, and landscape architecture. When appropriate, we will also engage an independent cost estimator to support budgeting and cost control efforts.

SMPC has established strong working relationships with a number of highly qualified firms, many of whom have direct experience with City agencies such as the Department of Municipal Development, Aviation Department, Transit Department, Cultural Services, Solid Waste, Parks & Recreation, Senior Affairs, and the Police Department. The consultants listed on the right represent a sampling of trusted partners we may propose to support task orders under this contract.

Civil Survey/Traffic

- Bohannon Huston Inc.
- High Mesa Engineering
- Wooten Engineering

Structural

- Heatly Engineering
- Luchini Trujillo Consulting Engineers
- Chavez Grieves

MEP/IT/Security/Fire Protection

- QAEngineering
- Bridgers & Paxton
- EEA Engineering

Landscape Architect

- Pland Collaborative
- Sites Southwest

Sustainability & Energy Modeling

- Verdacity

Cost Estimating

- Balis & Company

Foodservice

- DesignTec Food Facilities Inc.

PROJECT TEAM MEMBERS

3. Provide qualifications of project team members, registration and membership in professional organizations.

Our management team has expertise in resolving complicated building renovation challenges using innovative and creative design solutions

SMPC has substantial experience working on challenging projects with multiple goals and limited funds. We seek pragmatic solutions that are innovative, functional, and aesthetically appealing. Our ongoing experience with CABQ On-Call A/E services contracts give us a solid understanding of City processes and requirements.



Principal Project Administrator/POC Dale Lusk, AIA **Principal**

EDUCATION: Master of Architecture, UNM; Bachelor of Science in Interior Design, Southwest University of Visual Arts
REGISTRATION: Architect, NM #5719

Dale has been with SMPC since 2007, he has over 17 years of professional experience. Dale has supported numerous projects for the City of Albuquerque, including On-Call and CABQ Aviation Department projects. Dale is the primary point of contact for this On-Call contract. He will maintain monitor progress for each project assigned under the contract, adding personnel when needed.

RELEVANT EXPERIENCE:

- CABQ A/E BioPark On-Call, 2024-2029
- CABQ A/E On-Call, 2021-2026
- CABQ Sunport Terminal Improvement Projects, 2014-2017
- Bernalillo County Public Safety Training Academy, 2021-2024
- NBC Universal Studios, ABQ Soundstage Adaptive Re-Use, 2019



Project Manager, Architecture Stefan Johnson, AIA **Senior Associate**

EDUCATION: Master of Architecture (with distinction): UNM; BAA: UNM

Since joining SMPC in 2018, Stefan Johnson has led projects with a focus on clear communication, technical coordination, and disciplined project management. As Project Manager for the CABQ On-Call, he will interface with DMD Project Managers and coordinate the design team through all phases—design, construction, and 11-month warranty inspection.

Stefan is known for aligning teams, managing schedules, and maintaining cost control. His regular site presence supports timely decision-making and helps address field conditions before they escalate.

RELEVANT EXPERIENCE:

- State of NM Administrative Office of the Courts, Magistrate Court Prototypes (Belen, Lovington, Ruidoso)
- Santa Fe Community College Campus Wide Roof Assessments and Repair/Masterplan



Project Manager, Interior Designer Sarah Pulling, IIDA, LEED AP **Senior Associate**

EDUCATION: Bachelor of Science in Interior Design, Texas Christian University
REGISTRATION: Interior Designer: NM# ID 338; NCIDQ #29323; GBCI Certificate #10508025 - LEED AP ID+C.

Sarah Pulling joined SMPC in 2008. She is a skilled interior designer and project manager with relevant experience supporting projects at the Sunport, as well as project management for on-call contracts. Sarah was the primary point of contact for the 5 year on-call services contract at Sandia National Labs.

RELEVANT EXPERIENCE:

- CABQ A/E On-Call, 2021-2026
- Sandia National Laboratories Facilities Express (FE) On-Call, 2017-2022
- CABQ Sunport Terminal Improvement Projects (Restroom Renovations; Police Suite Remodel; Fitness Center; Family Assistance Center)
- CNM Tenant Improvement Projects, Main, Westside, and Montoya Campuses, Albuquerque, NM

PROJECT TEAM MEMBERS

Our team members work well together to deliver outside-the-box solutions for projects with challenging parameters and restrictions

SMPC's appointed project manager will be supported by a dedicated team who will coordinate drawings, interact with consultants, conduct research and prepare documentation. Additional support for production, analysis and design will be added when needed. We are presenting a flexible team with depth and experience in a variety of project types and capabilities. Our diverse pool of team members and experience broadens our spectrum of design thinking, finding solutions that are innovative, inclusive, and equitable.



Project Design & Support
Alejandro Garcia Intern Architect

EDUCATION: Bachelor of Arts in Architecture – Magna Cum Laude. University of New Mexico, Albuquerque

Alejandro Garcia is the first in his family to graduate from a four-year university. With this opportunity, Alejandro has ambitiously pursued multiple student activities such as AIAS, AIAS: Installations, and UNM SA+P ambassadors. He brings his enthusiasm and creative energy to projects he's been working on at SMPC.

Alejandro's project experience including support for work orders under the City of Albuquerque On-Call, projects for a UNM On-Call, and the Bernalillo County On-Call.

RELEVANT EXPERIENCE:

- CABQ A/E On-Call, 2021-2026
- APS Duranes Early Childhood Center, 2023-current
- SNL FE On-Call, 2017-2022



Project Design & Support
Devon Adams Associate

EDUCATION: Master of Architecture, UNM; UNM BFA, Architecture **REGISTRATION:** Registered Architect, NM #1771

Devon Adams joined SMPC in 2022 after completing his Masters of Architecture at UNM. He has been working in the industry for the past 5 years. He is currently pursuing a major personal goal to obtain licensure.

Devon brings exciting technical capabilities in building design and visualizations, enhancing SMPC's capabilities in creating immersive renderings that we use to better understand the visitor experience in the buildings we design, using virtual walk-thru's and animations set in a contextual environment. .

RELEVANT EXPERIENCE:

- Bernalillo County On-Call A/E Services, Albuquerque, NM
- Los Altos Lofts, Albuquerque, NM



Project Design & Support
Emily Boettcher Doran Intern Architect

EDUCATION: University of Colorado Boulder, B.A. in Psychology and Art History; University of New Mexico, MArch

Emily brings ten years of project management experience in the construction industry, paired with a design approach rooted in creative problem-solving and clear communication. She is especially interested in sustainable, resilient urbanism and supports projects that balance environmental and social goals.

As Project Designer, Emily will be involved throughout all phases of delivery, working closely with the Principal team, Project Manager Stefan Johnson, CABQ staff, consultants, and stakeholders to achieve project goals.

RELEVANT EXPERIENCE:

- CABQ A/E On-Call, 2021-2026
- East Mountain High School Campus Expansion, Sandia Park, NM
- French Funerals, Tenant Improvements, Albuquerque, NM



Project Design & Support
D'Ali Roberts Intern Architect

EDUCATION: Master of Architecture (with distinction): UNM; BAA: UNM

D'Ali joined SMPC in 2022. A recent masters graduate from the School of Architecture and Planning at the University of New Mexico, D'Ali applies design thinking to their creative processes. They are blessed with a mean determination to improve the built, social and environmental condition. D'Ali seeks sustainable solutions through collaborative and communicative strategies. Outside of their professional life, D'Ali also is an avid photographer and active in the Arts community in New Mexico..

RELEVANT EXPERIENCE:

- New Mexico Media Academy/CNM Film
- CABQ A/E On-Call, 2021-2026
- Skylink at the Rail Trail, Feasibility Studies
- UNM On-Call A/E Services

PROJECT TEAM MEMBERS

4. Provide unique knowledge of key team members relevant to this project

SMPC has led delivery of cost-conscious solutions for On-Call A/E services contracts, resulting in successful outcomes on dozens of projects for public clients. We've earned a reputation for being supportive, consistent, practical and efficient.



Unique Knowledge: Managing On-Call Contracts

On-call services contracts present unique project administration demands requiring coordinated project management efforts and collaboration between the client, design team, general contractors and users. **In the past ten years, SMPC has held contracts with 20 agencies in the public and private sector to provide architectural services as-needed.** Our experience on these contracts have involved facility and **condition assessments, feasibility studies, master planning and programming, office re-configurations, adaptive re-use, repair and alterations, code compliance upgrades, sustainability enhancements, new construction and building expansions.** Understanding the importance of scheduling and project administration for on-call contracts is critical. The on-call team meets regularly to review task order status and adherence to each project's workplan.

CABQ City Wide A/E On-Call SMPC has been providing A/E services under a city-wide on-call contract that was issued in 2020. Task orders issued under this contract have included facilities assessments and analysis at City properties, small renovation projects, project commissioning and review services.

CABQ BioPark On-Call A/E Services SMPC is an A/E services contract holder at the Zoo, Aquarium and Botanic Garden. We are currently assisting the City's Project Manager with an effort to remove an 80-year old shrimp boat that is featured in an aquarium exhibit.

Albuquerque Public Schools (APS) A/E On-Call SMPC has held two successive A/E on-call services contracts at APS, the largest school district in the State. The work has included site master plans, a district-wide rollout of security enhancements, facility assessments and ADA improvements.

CABQ Aviation On-Call SMPC has provided on-call contracted design services for the Aviation Department for projects at the Sunport and Double Eagle II over the past 20 years. We have designed and managed construction of infrastructure and building systems improvements as well as larger projects, such as an airfield heavy equipment maintenance facility at Double Eagle II. Other work has included Facility Assessments, Masterplanning Studies, and code compliance analysis.

Bernalillo County A/E On-Call In 2021 SMPC was awarded an on-call contract for Bernalillo County. Task orders carried out under this contract have included design of a new fire station, now under construction, feasibility studies and conditions assessments at facilities county-wide.

Sandia National Labs (SNL) Facilities Express In 2023, SMPC completed a 4-year contract with SNL to provide design and engineering services on an as-needed basis. The contract was extended twice and the work included architecture and interior design with an emphasis in systems furniture. We completed over 200 projects in 72 different buildings across the secure SNL campus since 2017.

UNM A/E On-Call Services, Multiple Categories SMPC currently holds an on-call contract for A/E design services at UNM. SMPC responds to bidding opportunities with a proposal which includes a project approach, schedule and fee proposal. Projects have included ADA upgrades, interiors and furniture systems upgrades, maintenance and repair projects, preparation of feasibility studies and assessments.

Santa Fe Community College Campus Wide Re-Roof Masterplan & Building Assessment SMPC developed a campus-wide Roof Master Plan for SFCC, including assessments, a Facilities Conditions Index, and on-call and phased repair strategies using cost-effective, warrantable acrylic coating systems.

National Park Service SMPC has provided "as-needed" contracted design services for the National Park Service for projects in New Mexico, Arizona and Texas. Task orders included new construction projects, such as the Visitor Center at Chaco Cultural National Monument, and HVAC upgrades at facilities in Arizona and Texas.

RESPONDENT EXPERIENCE

1. Describe previous projects of a similar nature, including client contact (with phone numbers), year services provided, construction cost, if applicable, and narrative description of how they relate to this project.



CLIENT CONTACT: Stacy Herrera, Project Manager, CABQ DMD
(505) 768-2768 stacyherrera@cabq.gov [for CABQ On-Call 7224.00]

YEAR SERVICES PROVIDED: 2020-2026

CONSTRUCTION COST: Multiple task orders ranging from <\$50K to \$200K

PROJECT RELEVANCE: HOW DOES THIS EXAMPLE RELATE TO THE CITY WIDE ON-CALL:

- On-Call Contract administration and project management for multiple projects of varying scale and scope
- Building system replacements, facilities assessments, needs analysis, programming, project cost estimating
- Similar Project Team Leadership

SMPC On-Call Experience with the City of Albuquerque

CABQ City-Wide On-Call Architectural Services (7224.002) (2020-2026)

SMPC has an On-Call contract with the City of Albuquerque to provide professional design services to projects managed by the Department of Municipal Development. The contract is a City of Albuquerque City Wide On-Call Architectural Services Agreement appropriated to the City's Capital Implementation Program for Project No: 7224.002. Projects include as-built building documentation for APD Main and Plaza del Sol, portable building relocation from Los Alto Park to Ventana Ranch Park, structural assessments, mechanical systems investigations, and tenant improvements.

Significant current CABQ Projects include:

Santa Barbara Martineztown Multigenerational Center (7/2022-6/2024)

Following a site fit study, SMPC provided design for the CABQ Santa Barbara Martineztown Multigenerational Center sited on the east site of the Santa Barbara Martineztown Park along Edith Boulevard. The facility is a single story 5000 sf community center with a high bay space dimensioned to serve as a pickleball court with a folding partition for dividing the space into two large multipurpose rooms. The center also includes a lobby, pantry, and two classrooms. High bay windows face the west giving views and connection to the park landscape and neighborhood.

SureStay Hotel Conversion - Los Altos Lofts (Tenant Improvement) (8/2022-2024)

Following a feasibility study evaluating the potential of the City converting the 40,000 sf two-story SureStay Hotel property at Albuquerque's Hotel Avenue NE into affordable housing, SMPC developed construction documents for construction phasing of tenant improvements to provide more than 90 efficiency and one-bedroom apartment units. Repairs and upgrades are realized to the site, exterior, and interior. Dwelling unit design was based on the amended CABQ Integrated Development Ordinance (IDO) drafted in 2022 allowing special provisions for conversions from non-residential to multi-family developments.

Albuquerque Police Department Main 2nd Floor Renovation (10/2022-2024)

Following a program study, SMPC provided re-design of the 23,000 sf APD Main second floor to provide more effective police functionality. The project includes a separate temporary detention area for adults and juveniles, break and conference rooms, and workspace for approximately two hundred APD staff in enclosed and open office workstations.

CABQ City-Wide On-Call Architectural Services at the BioPark (7303.99) (2023-current)

SMPC has an On-Call contract with the City of Albuquerque to provide professional design services to projects managed by the Department of Municipal Development. The contract is a City of Albuquerque City Wide On-Call Architectural Services Agreement appropriated to the City's Capital Implementation Program for Project No: 7303.991 with a 5-year term to 1/2029 for the Albuquerque Biological Park. SMPC has just started to engage in small projects for the BioPark Aquarium.



CNM Montoya Campus Tenant Improvement Project Academic Student Support Services

Albuquerque, NM

SMPC provided architectural and interior design services, along with structural, mechanical, and electrical engineering, for the 7,384 SF renovation of CNM's former bookstore into a modern Student Services Center. The project consolidated advisement, registration, and support functions into a centralized "one-stop shop" to improve accessibility, efficiency, and the student experience.

The scope involved reconfiguring the floor plan to create a welcoming lobby, informal work areas, enclosed advising offices, and flexible open office zones. Enhancements included updated lighting, signage, and circulation to support intuitive wayfinding and better space utilization.

The renovation followed CNM's Design Guidelines and new Academic Student Support Services standards, and included selective demolition, MEP system modifications, new partitions, and finish upgrades. SMPC coordinated both new and reused furnishings to support CNM's cost-effective and sustainable goals.

With a modest \$1.3 million construction budget, the project required creative, efficient design solutions—making it relevant to the scope and expectations of the City-Wide On-Call Architectural Services contract. Construction cost was \$1.4M due to added items and services including existing concealed condition repairs requested by Owner.

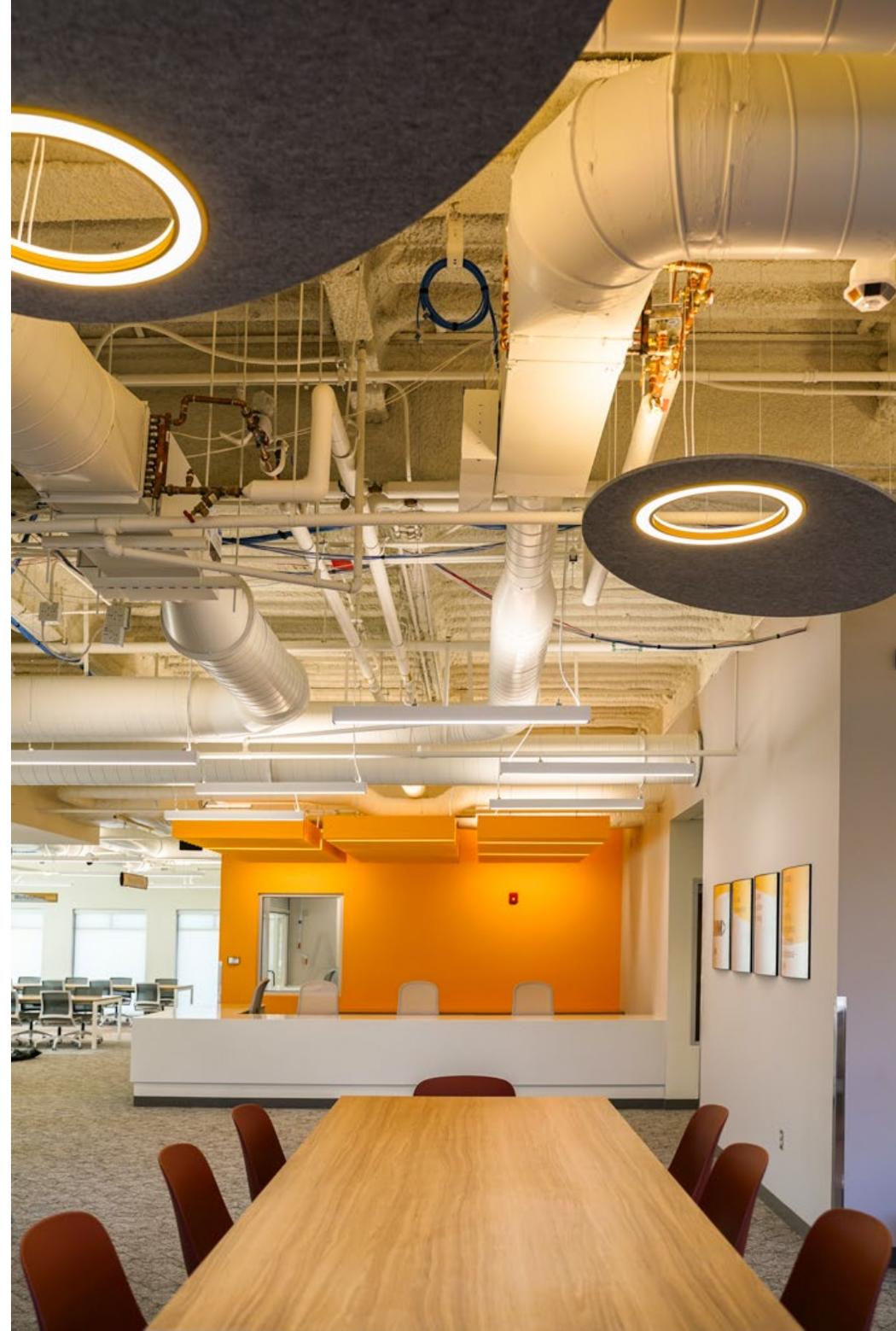
CLIENT CONTACT:

Maria Shaver Holloway, CNM Project Manager (505) 224-4583 mshaverhollowa@cnm.edu

YEAR SERVICES PROVIDED: 2023-2025 CONSTRUCTION COST: \$1.4M

PROJECT RELEVANCE: HOW DOES THIS EXAMPLE RELATE TO THE CITY WIDE ON-CALL:

- Relevant scope of work, building systems upgrades, interior finish upgrades/replacements, interior architecture renovation
- Interior Design was supported by proposed CABQ Project Manager Sarah Pulling





Facility Express On-Call A/E Design Services Sandia National Laboratories

Beginning in 2017, SMPC worked as an A/E partner for an On-Call Contract with the Facilities Express Division at Sandia National Laboratories for projects located on the secure campus at Kirtland Air Force Base. The contract was renewed six times

Our team provided professional design and engineering services for the Facilities Express (FE) group including architectural services with an emphasis in systems furniture. Engineering services included mechanical, electrical, structural, and civil, and the coordination of telecom and low-voltage electrical modifications.

We completed over 200 projects in 72 different buildings across the secure SNL campus. The scope of each task order typically included limited scale, with a quick-turnaround delivery model in order to re-purpose spaces for customers within 4-12 months, depending on the amount of work required and level of complexity. These agile projects were designed and executed quickly in order to address changing program needs, staffing increases, and corporate restructuring.

Construction costs on most projects were usually less than \$50K, but larger projects extended beyond \$200K in project costs. The work included office modifications, laboratory modifications, system furniture changes and installations, executive and management suite modifications, access control installations, exterior landscape and hardscape modifications, mechanical, utilities, plumbing, structural, electrical additions or changes, and architectural additions or changes.

CLIENT CONTACT:

Ryan Gomez, Project Manager
Facilities Express Group
Sandia National Laboratories
(505) 284-5857 rdgome@sandia.gov

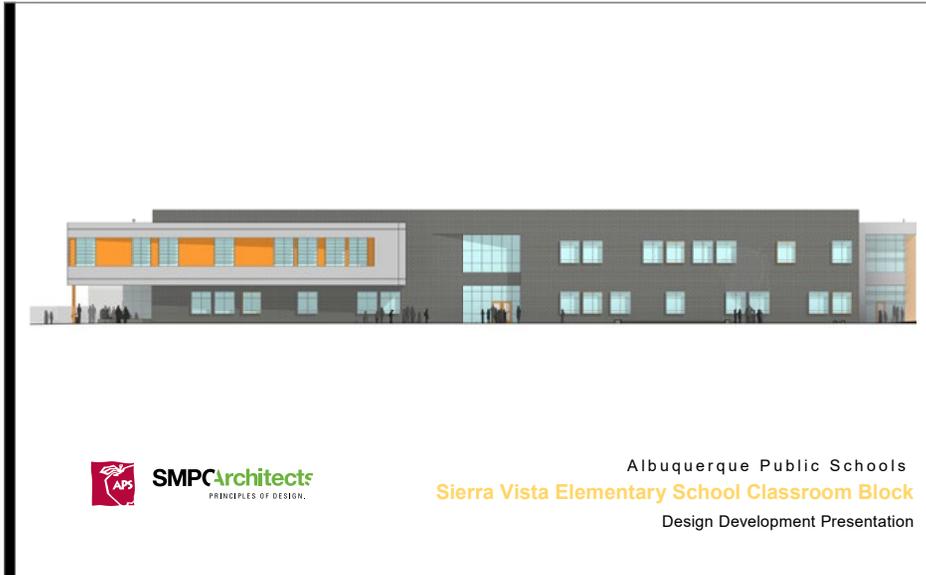
YEAR SERVICES PROVIDED:

2017-2023 Renewed six times

CONSTRUCTION COST: Multiple task orders ranging from <\$50K to \$200K

PROJECT RELEVANCE: HOW DOES THIS EXAMPLE RELATE TO THE CITY WIDE ON-CALL:

- On Call Contract administration and task order project management for building systems replacements, coordination and preparation of facilities assessments, needs analysis, programming, and cost analysis
- Project Manager Sarah Pulling



Albuquerque Public Schools
Sierra Vista Elementary School Classroom Block
 Design Development Presentation

Deliverables - design documentation



Building visualizations showing optional concepts

District Wide On-Call Architectural Services Albuquerque Public School District

SMPC has held two consecutive 4-year on-call contracts for Albuquerque Public Schools (APS). Task orders under these two contracts have included site master plans and feasibility studies, security and building systems upgrades. These efforts have ranged considerably in scope and complexity. For each task order, SMPC developed a clear concise work plan that provides phasing strategies for the work to meet APS Standards.

Small renovation projects have included code assessments and renovations, roofing assessments and replacements, restroom renovations, admin, cafeteria and classroom renovations and additions at elementary, middle and high school campuses. APS assigned project managers interface with SMPC project managers on each project, coordinating between various facilities and users on behalf of the District.

SMPC’s project team for the APS on call is the same as those proposed for the CABQ on-call at the BioPark. Additionally, SMPC is subcontracting with a slate of different engineering and design consultants as necessary, based on qualifications, availability, and fee.

CLIENT CONTACT: Karen Alarid, Executive Director, Facilities Design & Construction, Albuquerque Public Schools (505) 848-8810 ext. 67302 alarid_k@aps.edu

YEAR SERVICES PROVIDED: 2017-2024 (Two consecutive four-year contracts)

CONSTRUCTION COST: Various projects, various costs

PROJECT RELEVANCE: HOW DOES THIS EXAMPLE RELATE TO THE CITY WIDE ON-CALL:

- Contract Administration and Task Order Project Management for Renovations, ADA & Security Upgrades, Building Systems Replacements
- Coordination and Preparation of Facilities Assessments, Needs Analysis, Programming, and Design Documents with Cost Analysis



UNM Student Resource Center Commons - Interior Renovation



UNM Information Technology Building - Interior Renovation

CLIENT CONTACT: Rosie Dudley, AICP, University Planner, UNM PDC, (415) 235-4014, rdudley1@unm.edu

YEAR SERVICES PROVIDED: 2018-2022; 2022-ongoing

CONSTRUCTION COST: Multiple task orders of varying size, cost and complexity

PROJECT RELEVANCE: HOW DOES THIS EXAMPLE RELATE TO THE CITY WIDE ON-CALL:

- On-Call A/E Services, renovation, upgrades, assessments, studies, etc.
- Multiple task orders of varying size, cost and complexity
- Similar approach to project team coordination - multiple PMs, multiple consultants selected on the basis of capacity, capability and fee

McKinley Academy Site Evaluation Study







GALLUP-McKINLEY COUNTY SCHOOLS
EMPOWERING OUR FUTURE



GALLUP



SMPCArchitects
February 17, 2023

UNM Gallup Campus - Applied Technology Programming Study

UNM Gallup Campus - Applied Technology Programming Study

UNM Gallup - Gurley Hall Renovation - Conceptual Sketch

University of New Mexico On-Call A/E Services University of New Mexico, Albuquerque & Gallup

SMPC has held two consecutive contracts to provide on-call A/E services at the University of New Mexico. The UNM on-call contract has a one-year term with options to renew up to four years. The scope of work for projects under the on-call have included repair and renovation projects, planning and feasibility studies, conditions assessments, coordination of building systems upgrades (HVAC, lighting, access control), security upgrades and ADA/accessibility assessments, renovations and upgrades.

For the UNM on-call, requests for quotations for each project (or task order) are issued by UNM's Planning, Design and Construction Department (PDC) to a pool of contract holders (A/E firms). Firms respond with a fee proposal and typically outline a project approach and anticipated schedule for each project. SMPC's project manager assembles a project team, with appropriate consultant support as needed, confers cost estimates from each sub-consultant, and upon award, negotiates subcontracting agreements with the team members.

SMPC has been awarded nine projects under UNM's On-Call, including projects at the main campus in Albuquerque, and the Gallup branch campus; we have assisted project managers throughout each phase of project delivery, prepared deliverables, reviews and approvals, and supported progress through the construction process, including construction administration and warranty inspection.

III RESPONDENT EXPERIENCE

2. Provide examples of the Project Manager's City experience within the past five (5) years that demonstrate the Project Manager's knowledge of City procedures.

For the City-Wide On-Call contract, SMPC proposes a leadership structure centered on responsiveness and continuity. The team will be led by Principal Project Manager and Contract Administrator Dale Lusk, who will serve as the primary point of contact for the Department of Municipal Development (DMD). He is supported by Stefan Johnson, Architecture Project Manager, and Sarah Pulling, Interior Design Project Manager. This structure offers built-in flexibility to assign the right leadership based on project type and scope, while maintaining sufficient bandwidth to support the City's evolving needs.

SMPC recently completed a City-Wide A/E Services On-Call contract (Project 7224.00), building a strong foundation of familiarity with City processes. Our team has developed a clear understanding of DMD expectations, the role of the architect during construction, and the requirements outlined in the City's Standard Specifications for Public Works Construction and permitting procedures.

With three project managers to support the on-call, we are equipped to respond to more project requests, enabling our team to handle multiple task orders concurrently, and provide improved responsiveness, with reduced risk of disruptions to projects.



Dale Lusk, AIA, brings extensive recent experience with CABQ Capital Improvement Projects and has developed strong working relationships with City staff. He managed the design and construction of the Santa Barbara/Martineztown Multigenerational Center and led efforts on housing conversions, APD Headquarters renovations, and various feasibility and design studies at the Albuquerque BioPark. As Principal Project Manager, Dale ensures consistency and accountability across all work orders.

Stefan Johnson, AIA, has a hands-on, solutions-oriented approach to managing both new and renovated facilities. He brings technical proficiency and meticulous coordination skills to every phase of project delivery. His work on the Santa Fe Community College On-Call projects demanded clear documentation, cost awareness, and strong collaboration with contractors and campus maintenance and operations staff.

Sarah Pulling, IIDA, is a licensed interior designer with deep experience in renovations of civic and administrative spaces. Sarah led interior upgrades at APD Headquarters under a previous On-Call contract with DMD and will manage interiors-focused work orders for the new contract—covering finishes, furnishings, and space planning solutions that align with City standards and operational needs.

3. For design-build projects, describe previous design-build projects, including client contacts (with phone numbers) and construction cost. N/A

4. Names and contact information for three references The following people have worked with SMPC's Project Managers in a similar capacity to what we are proposing - as SMPC's project manager or client interface on public projects of varying scale and complexity.

Stacy Herrera
City of Albuquerque
Project Manager
APD Renovation, SBMT
(505) 768-2768
stacyherrera@cabq.gov

Jennie Davis
CNM-Physical Plant Department
Project Manager
CNM Automotive Technology
(505) 224-4578
jutrata1@cnm.edu

Patrick Murphy
Bernalillo County Project Architect
Public Safety Training Academy
(505) 803-0964
pmurphy@bernco.gov

Shiree McKenzie
Bernalillo County Project Manager
Facilities Design + Construction
BernCo Fire Station #36
(505) 377-0880
smckenzie@bernco.gov

Andrea Mueller
Santa Fe Community College
Project Manager, Assistant Director &
Campus Planner
(505) 428-1873
andrea.mueller1@sfcc.edu

IV TECHNICAL APPROACH

1. SMPC's understanding of the project scope

SMPC understands the critical role of the Department of Municipal Development in the administration of capital projects within our City, supporting the functions and maintenance of these essential assets and facilities. The Department of Municipal Development (DMD) assures capital projects will be completed efficiently and in a timely manner with high quality standards. **Tasks may include studies and analysis, site planning, project scoping, project estimating, pre-design, design phase services, construction phase services, permitting, and landscape design.**

Our project management team has supported numerous on-call contracts. In our experience, some task order assignments in an on-call have very little architectural scope, and may have extensive civil, structural, or building systems analysis or design work. Whatever the scope, we manage the project, coordinate with the CABQ DMD and CIP project management, engage the required consultants, and move the project forward.

Task orders will have unique program attributes and each will be treated as a separate project. Each initiative will be assessed, a specific and appropriate design process with set schedule and budget parameters will be devised, relative cost of each will be balanced with the City's priorities. Based on years of providing on-call design services for the City of Albuquerque (and many other public entities), we have identified the following keys to success:

Commitment to each task order assigned is a necessity. An SMPC project manager will be assigned to each project - they will ensure our project architects and consultants will maintain focus to meet milestones through each phase of services provided through completion.

Leadership to bring a project together requires a collaborative effort - SMPC and our engineering consultants will work effectively with the DMD project manager and users/staff toward that end.

Responsive SMPC will work with the DMD project manager to fully comprehend the issues and goals of each project. SMPC documents all meetings, discussions, etc., transmitting pertinent information, concisely and in written form to each member of the project team, including the users, special interest groups and the City.

Speed SMPC will tailor services for each project based on the DMD priority. Project delivery methods are chosen to best satisfy all project management issues, then required tasks are prioritized and set in motion. The resulting streamlined process retains all coordination and review/approval opportunities to assure continuous quality.

Discipline It is the design team's scope of work to prepare clear, concise documents for bidding and construction and to maintain the tenacity to oversee the work through to completion. SMPC is diligent in monitoring the execution of the work plan and adjusting the pace to meet the schedule.

Flexibility Since no project ever goes exactly as anticipated, SMPC routinely adjusts the work plan and labor resources to accommodate unforeseen issues throughout the design process.

Whatever the scope, we manage the project, coordinate with CABQ DMD staff, engage the required consultants, and work diligently to move the project forward.



*Albuquerque International Support Tenant Improvement Projects
2021 - SMPC Architects*

We anticipate this on-call contract will include building upgrades to improve functionality, address deferred maintenance issues, and enhance visitor, staff, and occupant safety for properties City-wide

IV TECHNICAL APPROACH

2. Here's how we plan to perform the services required by the project scope

Proactive Project Management SMPC project leadership will focus on keeping teams aligned, schedules on track, and disruptions to a minimum. We understand that unforeseen conditions—such as structural deficiencies, utility conflicts, or permitting delays—are common in on-call work. Our team is equipped to respond quickly and pragmatically, maintaining momentum and ensuring that project goals stay in focus.

Detailed Work Planning and Scheduling Each task order will begin with a collaboratively developed work plan, created in coordination with CABQ DMD Project Management staff. This plan will outline project phases, milestone dates, critical path items, and key deliverables. Using our project management software, all team members will have real-time access to schedule updates, submittal deadlines, and assigned responsibilities—ensuring accountability and transparency across the board.

Integrated Design and Coordination Our integrated design process includes regular coordination meetings—at least biweekly, and more frequently near key milestones. SMPC and our consultants use a cloud-based BIM platform and Bluebeam Studio for real-time collaboration. This ensures that all models remain current, interdisciplinary conflicts are caught early, and documentation is aligned—minimizing the risk of change orders or construction delays.

Cost Awareness and Control SMPC works closely with Balis & Co., our long-standing cost estimating partner, to keep budgets in check throughout design. At key milestones, we will deliver detailed cost estimates and provide clear, actionable options to meet budget goals. Design decisions are made with cost impact in mind, helping the City of Albuquerque make informed choices without sacrificing value.

Commitment to Quality Control Quality assurance is built into our process. SMPC conducts multi-disciplinary reviews at major milestones, engaging all consultants to verify coordination, cost alignment, and documentation clarity. Our goal is to produce well-coordinated construction documents that are easy to interpret, reduce the risk of miscommunication, and help minimize costly changes during construction.

Quality Assurance & Control

We use a 10-point criteria plan that addresses: Management Control Program, Personnel Training and Qualification, Quality Improvement, Documents and Records, Work Processes, Design, Procurement, Observation and Construction Services Management Assessment, and Independent Assessment

A quality plan is developed with the owner by the project manager, and attached to the work order opening paperwork for approval by a firm Principal. For specific projects, a project quality control manager will provide a statement concerning:

- What is to be accomplished
- Budget for QC actions/checks
- When specific QC actions/check will occur
- Follow up audits at each stage of completion
- Who is responsible for QC actions/checks



Opportunities for Innovation Through Sustainable Design and Energy Efficiency

Sustainable design is approached as a responsibility—one that considers energy use, material impact, and the broader relationship between people and place. In on-call work, where scope and budget vary widely, innovation often lies in making the most of what exists: enhancing systems, improving building performance, and applying practical solutions that reduce long-term impact.

SMPC has long embraced climate-responsive design tailored to the Southwest. Our experience with passive strategies, efficient systems, and material optimization informs each project, whether it involves adaptive reuse, new construction, or historic preservation. Early collaboration with stakeholders and consultants allows us to identify the right strategies from the outset and adjust as priorities evolve.

Sustainability is also embedded in our firm culture. Senior staff pass on decades of regional expertise while younger designers bring emerging research and tools—creating a dynamic exchange that keeps our work grounded and forward-thinking. This cycle is foundational to the design process of the firm. Belief in young designers and the potential of the future led SMPC to create the Endowment for Sustainable Studies at the School of Architecture and Planning at the University of New Mexico. Our continued involvement with developing and mentoring each next generation of designers contributes to a well-spring of local talent with diverse skills.

With roots in Albuquerque and strong relationships across city departments, we understand how to deliver sustainable, efficient, and community-aligned design—no matter the project scale.

IV TECHNICAL APPROACH

3. Specialized problem solving required in any phase of the project

Life safety concerns will play a large role in any project, to maintain a safe environment for building occupants and visitors. SMPC provides specialists in building code and fire protection issues, including the Life Safety Code, International Building Code, Uniform Federal Accessibility Standards, the Americans with Disabilities Act, and the International Fire Code. SMPC anticipates additional regulatory requirements and mandates to address the State of NM Department of Health and CDC recommendations for safety and security.

Managing and storing records SMPC maintains a detailed process for managing records, including backup and archive conventions that are consistently applied for all projects. Details of these procedures are documented on SMPC's secure Intranet. Archives are created at established milestones of project delivery. All pertinent data is backed up daily - including email correspondence, drawing files, specifications, meeting minutes and project photos, visualizations and presentations. SMPC maintains a live archive that is available on its secure internal network. Active projects are backed up daily to a secure file server located off-site. Network access and email systems are encrypted and access codes are changed quarterly.

Teamwork makes the dream work: SMPC's ability to deliver a project on time and within budget is the result of a collaborative process that would not be possible without coordination and cooperation between the client, the design team and the general contractor. Active communication protocols ensure owner and user input, design team coordination, and contractor fairness. Additionally, the integration of Building Information Modeling (BIM) software supports increased accuracy of cost estimating and document clarity to minimize miscues in the field. Keys to fostering successful teamwork:

- Decision-making is crucial to success
- Flexibility is essential especially for renovations
- Communication is vital
- Commitment to project success is key
- Proactive scheduling minimizes delays

Addressing project difficulties: SMPC project managers are problem solvers. Every project has unique issues that can become problems. We are adept at finding solutions that make for successful outcomes and satisfied clients.

- During the programming phase we identify the project goals, facts, needs and design concept alternatives and make sure that the right people are in the room to establish the project scope. We don't move forward in the process until we have client approval of scope, budget and schedule.
- During the design phases we continually keep the design team and client on track, moving forward with approvals at each phase.
- Clarity of the construction documents (drawings and specifications) is the best protection against difficulties during the construction phase. Our use of 3D modeling software (Revit) ensures the best coordination of drawings and specifications.
- Our project managers are on the project from start to finish. This provides continuity and assurance that someone is always aware of the project progress and history throughout.



Collaborative by nature and committed to successful outcomes, we work alongside the City to turn vision into lasting, functional design for Albuquerque's communities

In coordination with the DMD Project Manager and the General Contractor, we will carefully plan project activities to minimize disruptions and avoid interference with safety, security, and the continuous operation of affected areas.

To further support project success, we will assist with public awareness efforts by providing clear, effective graphic materials—including signage, project visualizations, and temporary wayfinding. These tools help communicate the City's efforts and ensure the safety of visitors, occupants, and staff throughout construction.



1. Comparisons of bid award to final cost estimate for projects designed in the past 2 years

The cost differential for each example reflects SMPC’s intention to design within a client’s budget accounting for some unknown conditions and minor changes during construction.

Project Name	Month/ Year of Bid	Year Completed	Number of Bids	Final Cost Estimate	Bid Award Amount	Explanation
CNM Montoya Campus Tenant Improvements	3/2024	2025	3	\$2,096,185	\$1,562,926	Owner initiated changes to scope
CABQ Multigenerational Center	5/2023	2024	CMAR	\$4,751,396	\$4,994,697	Site utility discrepancies with existing information, owner directed additions to exterior work around the site Electrical and IT additions, and graffiti protection.
UNM Student Resource Center Renovations	8/2023	2025	3	\$1,065,427	\$699,711	Owner chose not to move forward with proposed alternates
American Ag Roswell	3/2023	2025	3	\$5,598,607	\$5,692,272	SMPC identified cost saving measures resulting in a \$104,349 credit

2. Describe cost control and cost estimating techniques to be used for this project

Cost Control of Design Services

Project cost is influenced by the efficiency of the design and construction schedule. SMPC is committed to a multigenerational approach to our design services to instill professional experience and training of our internal workforce. Our group of intern architects provide value to our projects by working closely with SMPC experienced licensed professionals. This approach provides multiple benefits to SMPC and the Owner with design services from younger staff that are closely monitored providing services at a rate commensurate with their experience. SMPC tracks project process weekly and uses software programs to assist actual staffing costs of a project comparing current hours to projected time needed to complete a project.

Cost Control of Construction Services

Our team leadership has a wide variety of project experience and SMPC will work closely with the CABQ project management to determine how to control costs.

Budget and scope need to be confirmed and reconciled during the Programming and Schematic Design phases. Depending on the scale and nature of the project, SMPC will provide design options calibrated to different budgetary levels. This process assists in determining the best value solution to proceed into design development.

It is also important to consider the best project delivery approach early on depending on the scale of the project. Experience has informed SMPC that pre-construction services from a General Contractor on large scale projects has provided added value. When the GC offers guidance on constructability, market trends, material availability, and construction cost management during design, there is a seamless transition into construction with expectations being met. The pre-construction effort from the contractor helps to reconcile the established construction budget at each design phase by evaluating construction methods and availability of materials to inform project design decisions. The Construction Management at Risk project delivery offers opportunities for early work packages to be identified in design to mitigate the impact of long lead and critical path items.

Cost Estimating Techniques

As a project begins, cost and schedule are key drivers of project management. The Rough Order of Magnitude (ROM) is a means to confirm and guide the Owner’s project budget at a preliminary planning phase. The SMPC team utilizes a combination of resources to determine ROM.

- Examine recently awarded projects bid of similar scale and type to develop a probable cost per square foot range based on an early understanding of the project program.
- Verify current construction cost trends with the SMPC team cost estimator.
- Utilize RS Means tables to quickly calculate costs of potential systems and assemblies as a check.
- Engage the SMPC team cost estimator to itemize cost as program requirements are confirmed giving more definition to project size and building systems.

Strategies for managing challenges of fluctuating cost involve evaluating the factors affecting the wavering bottom line of construction cost and project budget.

- When estimating current construction costs, address prevailing market conditions, local labor and material resources, and understand the implications of the Owner-preferred project delivery method.
- Calculate a percentage-based contingency line-item to address market fluctuations and possible unknowns. As design develops and construction timeframe is close, the contingency percentage of the phased cost estimates can be reduced.
- Calculate a ratio to estimate hard costs to soft costs to confirm a project cost estimate.
- To confirm soft costs, estimate service, legal, and design fees, FF&E, LEED (or other standardized system) fees and relocation expenses.
- Calculate cost escalation using a multiplier for delayed project construction and potential phasing.
- Calculate a cost factor to address projected SPH growth that will impact future space needs.
- Provide a construction cost estimate at each phase of the planning and design process.



FORMS & CERTIFICATIONS

Agreement and Insurance Certification

We have reviewed the standard agreement for Engineering or Architectural or Landscape Architectural Services that are required for the project listed below, and hereby certify that we will, if selected for the project, enter into this standard agreement for this project and meet all insurance requirements listed therein.

This Certification is intended for the use of the City of Albuquerque only, in conjunction with the award of the Engineering or Architectural or Landscape Architectural Services Agreement for Project:

Project Name City Wide On-Call Architectural Services

Project Number Project No: 0137.02

Date July 2, 2025 Firm Name SMPC Architects

Signature 

Title Principal

STATE OF NEW MEXICO)

) ss

COUNTY OF BERNALILLO)

The above Certification was subscribed before me, the undersigned authority, by:

Giusseppee Mavroleon

who swore upon oath that this Certification was signed of free act and deed, on this

2 day of July, 20 25


(Notary Public)

My commision expires: 20 August 2025



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: Professional Liability Insurers, Inc.
CONTACT NAME: Eloise Hughes
PHONE: 505-822-8114
INSURER(S) AFFORDING COVERAGE: INSURER A: Valley Forge Insurance Company, INSURER B: The Continental Insurance Company, etc.

COVERAGES CERTIFICATE NUMBER: 408237816 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

Table with columns: INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liability, Workers Compensation, and Professional Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project: RFP No: 0137.02
City Wide On-Call Architectural Services

CERTIFICATE HOLDER CANCELLATION

City of Albuquerque
Christella Armijo, Administrator Selection
Advisory Committee Dept of Municipal Development
One Civic Plaza NW Room 7057
Albuquerque NM 87102
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

Pay Equity Reporting Form



City of Albuquerque
www.cabq.gov



Bernalillo County
www.bernco.gov



Water Authority
www.abcwua.org

Company Details

Company Name	SMPC Architects	Mailing Address	219 Central Ave NW Suite 800 Albuquerque, NM 87102
Phone	(505)232-6314	NM Employees?	yes
Email Address	g.mavroleon@smpcarchitects.com		

Job Category	No. Females	No. Males	Gap (Abs. %)
1.1 Exec/Senior Level Officials/Mgrs	0	3	N/A
1.2 First/Mid Level Officials/Mgrs	0	0	N/A
2 Professionals	9	13	12.20%
3 Technicians	0	0	N/A
4 Sales Workers	0	0	N/A
5 Office and Admin. Support	2	0	N/A
6 Craft Workers (Skilled)	0	0	N/A
7 Operatives (Semi-Skilled)	0	0	N/A
8 Laborers (Unskilled)	0	0	N/A
9 Service Workers	0	0	N/A
Overall Total	11	16	12.20%

Total # of Females (all categories)	11	Total # of Males (all categories)	16
Total # Female Only Job Categories	1	Total # Male Only Job Categories	1
Total # Part Time Females	5	Total # Part Time Males	5
Female % Workforce	40.74%	Male % of Workforce	59.26%
Total # Employees	27	Total # Non-Binary Employees	0

Must be signed by a representative of the company. Signature certifies that all employees working in New Mexico are included, the data is for one year ending when the form is signed, and any challenges to your information may require you to get third party verification at your own expense.

G. Mavroleon Accounting Administrator  May 13, 2025

Name and Title Signature Date Submitted

Following your submission, the system will calculate and certify your Overall Total Pay Gap. A copy of the Pay Equity Reporting Form will be emailed to you for inclusion with your bid or proposal. If the Overall Total Pay Gap on your form is 0%, you are eligible for a 5% preference. Please keep in mind that a completed Pay Equity Reporting Form must be submitted with all bids and proposals, regardless of the Overall Total Pay Gap. Please contact the contact person identified in the applicable Agency's solicitation documents with any questions about the Pay Equity Reporting Form.

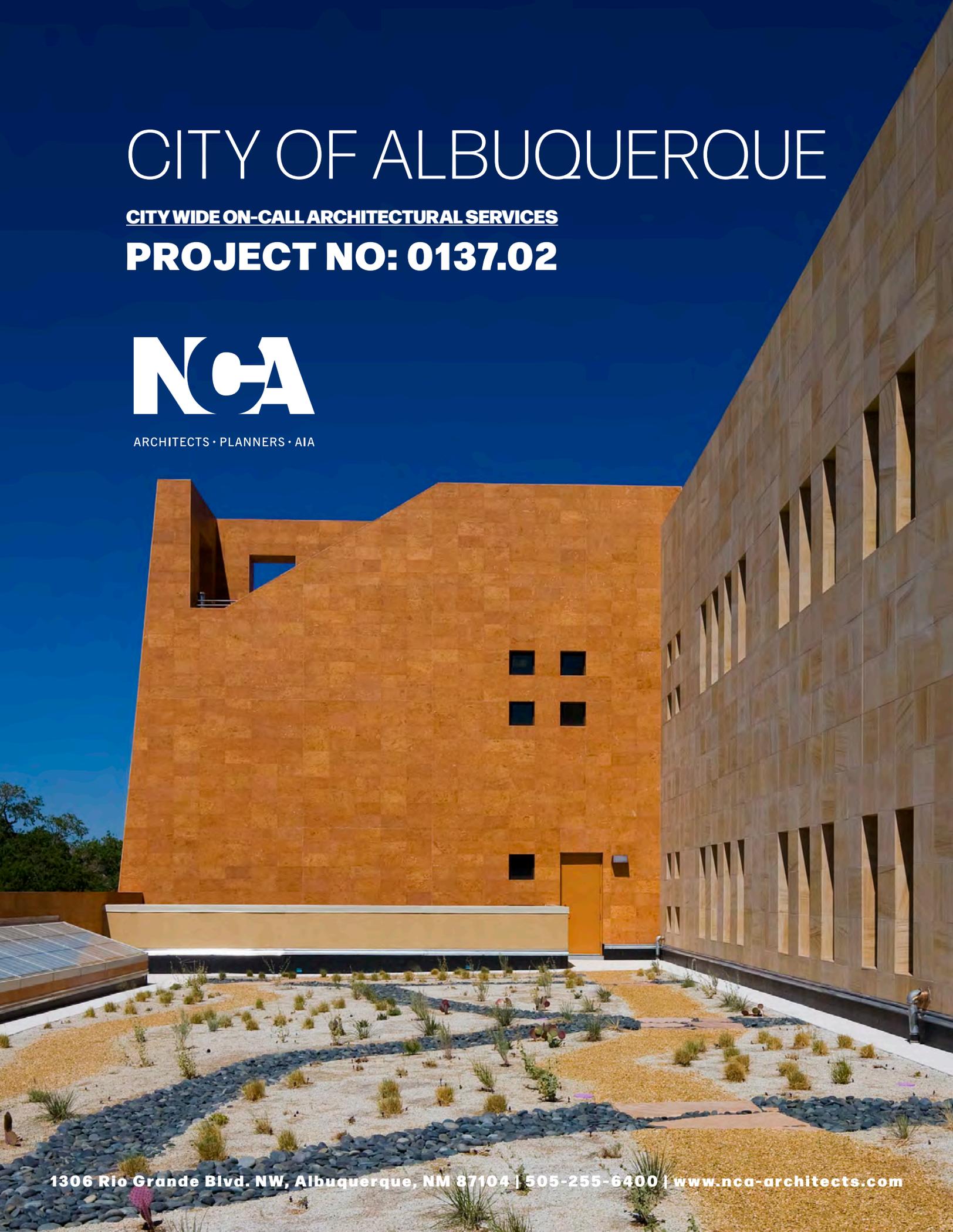
CITY OF ALBUQUERQUE

CITY WIDE ON-CALL ARCHITECTURAL SERVICES

PROJECT NO: 0137.02



ARCHITECTS • PLANNERS • AIA



July 2nd, 2025

Department of Municipal Development/Selection Advisory Committee
One Civic Plaza, 7th Floor, Room 7057
Albuquerque, NM 87102



Re: Notice of Request for Proposal for
City Wide On-Call Architectural Services
Project No: 0137.02

Dear Selection Committee Members,

On behalf of our team, we are delighted to present our statement of qualifications to provide Architectural Services for the City of Albuquerque City Wide On-Call. Given the critical impact these projects will have on The City of Albuquerque, its future growth, and its capacity at large, we have assembled a team of professionals familiar and experienced with **Albuquerque Standards & Regulations**, ABQ Metro region expertise, and passion to partake in the process of a prosperous and progressive City of Albuquerque.

Meet our team. We have crafted our Albuquerque-based team to leverage expertise in City of Albuquerque familiarity and design capabilities coupled with deep roots in the city. **NCA Architects** is an integrated design firm; we will be the prime, local consultant, project manager and Architect of Record. Design for New Mexico has been a key focus of our practice for more than 47 years. NCA proposes a team who will remain committed to every project from kickoff to occupancy. The team we will dedicate and commit to the successful completion of these projects will include myself Robert Calvani, NCA principal-in-charge and project manager, Thomas C. Wilber. Believing in the importance of place and local knowledge, the team is rounded out by a trusted group of New Mexico consultants. **PLAND Collaborative**, will lead landscape architect efforts; **Chavez-Grieves** will provide structural engineering services; **Miller Engineering**, will serve as civil engineers, **Arsed Engineering Group** will provide mechanical and plumbing services, **AC Engineering Enterprises** will provide electrical engineering services; and **Balis & Company** will be our cost estimator.

We believe our team is the right fit for this project because

- **We will design for The City of Albuquerque Standards & Regulations** | With local expertise within city entities and over 47 years of working throughout Albuquerque, NCA brings the **design expertise** to the team. NCA knows that these projects are the foundation to the future growth of Albuquerque. Additionally, NCA is proud to take-part in community events happening in great facilities/spaces provided by on-calls such as this one and is committed to extend our efforts to make our city more safe, innovative and inclusive.
- **Maximize the use of the budget** | Ninety-Five (95) percent of NCA's work is public. We understand that every dollar is precious. We will create a comprehensive work plan at the outset of the project to maximize the value of every hour spent and funds allocated to the specific project. Together with the project designated city entity, we will pay careful attention to the planning phases and the direct relationship to cost estimates. Balis & Company's deep relationship with NCA and the local marketplace will **ensure accurate cost estimates** are created. We will deliver your project **on time, on budget and on value!**
- **Experts on ON-CALL Contracts** | NCA has contracted with cities, counties, universities, public school districts and state entities on on-call projects. We understand that projects can vary in complexity, size and scope. We are immediately prepared to provide architectural services.
- **We will provide The City of Albuquerque with the CAPACITY, AVAILABILITY, ACCESSIBILITY** | NCA offers a full range of architectural services including master planning, programming, schematic design, construction documents, construction supervision and administration, and post-occupancy evaluations.

We have built a reputation for our innovative design and strong commitment to meet clients' schedule, budget and programmatic requirements.

Our team looks forward to a lively dialogue about this exciting opportunity should we be invited as a finalist. Please contact me, Robert Calvani, Principal-In Charge at 505.280.3901 or via email at rcalvani@nca-architects.com directly with any questions or communication regarding this RFP.

We appreciate your consideration of our proposal.

Sincerely,

Robert M. Calvani, FAIA, NCARB, Principal-In-Charge

1306 Rio Grande Blvd. NW, Albuquerque, NM 87104

(p) 505-255-6400, (c) 505-280-3901

rcalvani@nca-architects.com



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NCA Architects has organized this proposal in accordance to Instructions to Respondents.

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ARCHITECTS • PLANNERS • AIA

1306 Rio Grande Blvd. NW
Albuquerque, NM 87104
505-255-6400
www.nca-architects.com



General Information

City of Albuquerque
City Wide On-Call Architectural Services
Project No: 0137.02



ARCHITECTS • PLANNERS • AIA

NCA Architects LLC.

1306 Rio Grande Blvd. NW
 Albuquerque, NM 87104
 P: 505.255.6400
 F: 505.268.6954

Founded In 1976
Incorporated 1979

PRIMARY POINT OF CONTACT

Robert Calvani, Principal-In-Charge
Registered Architect: NM #1053
 rcalvani@nca-architects.com
 P: 505.255.6400
 C: 505.280.3901

+47 Years in Business

15 Avg. Employees 2022-2025

Architects, Project Managers, Project Designers,
 CAD Technicians, Administrative Support

Quality
 design
 &
 Excellent
 client service



Founded in 1976, NCA Architects, LLC is dedicated to providing quality architecture and responsive personalized service to clients regardless of project size or location. Our commitment to straight-forward, innovative design solutions has gained us recognition as one of the Southwest's leading architectural, planning, and design firms.

Specializing in educational facilities (k-12 and higher education), judicial buildings, detention and correction facilities, cultural institutions, hospitality design, and commercial buildings; we believe that architectural design should enhance our daily lives and add beauty and dignity to our communities and buildings.

ALL SERVICES WILL BE PERFORMED IN ALBUQUERQUE, NM

Responsiveness and availability are the foundation of a successful team. Nothing is more frustrating than trying to address a simple building issue and not being able to coordinate with your stand-by team. NCA will dedicate specific team members to this contract to provide a consistent and available resource for all project needs.



ARCHITECTS • PLANNERS • AIA

1306 Rio Grande Blvd. NW
Albuquerque, NM 87104
505-255-6400
www.nca-architects.com



(11)
Project Team Members

Project Team Members

City of Albuquerque
City Wide On-Call Architectural Services
Project No: 0137.02

ORGANIZATIONAL CHART

Over our 40-year history, NCA has consistently demonstrated that we have the capacity and capability to provide excellent design professional service for City of Albuquerque clients.

Source: <https://www.visitalbuquerque.org>



ROBERT M. CALVANI, FAIA
Principal-in-charge

THOMAS C. WILBER, RA
Project Manager

DAVE PURITZ
Assistant Project Manager

KEY TEAM MEMBERS

JOHN SEDILLO, RA
Document Production

MOLLY C. BUTKUS
Design Support

TINA SANCHEZ, RA
Document Production

LORENZO A. RUIZ
Document Production

SUPPORT STAFF

PLAND COLLABORATIVE
Landscape Architecture

MILLER ENGINEERING
Electrical Engineering

CHAVEZ-GRIEVES CON. ENG.
Structural Engineering

ARSED ENGINEERING GR.
Mechanical Engineering

AC ENGINEERING ENT.
Electrical Engineering

BALIS & COMPANY
Cost Estimating

CONSULTANTS

CONSULTANT TEAM MEMBERS



Jeff Stuart, PLA, ASLA

Registered Landscape Architect | NM LA-2023-0017

Jeff brings design solutions to clients that are creative and relevant to the surroundings and communities, without sacrificing pragmatism. He has a broad and varied experience throughout his career, most recently focusing on designing public outdoor spaces such as parks, streetscapes, and plazas at a variety of scales throughout southeast New Mexico. He has a strong understanding of small communities in the region and enjoys bringing their vision to life in the spaces he designs.

LANDSCAPE ARCHITECTURE

PLAND Collaborative



Vertyn Miller, PE

Registered Professional Engineer | NM 14507

Mr. Miller has over 26 years of experience in the civil engineering and water resource engineering field. His experience includes both project management and comprehensive planning and design. Mr. Miller has designed and administered civil engineering projects of all scopes.

CIVIL ENGINEERING

Miller Engineering



George Bradley, PE

Registered Professional Engineer | NM #11786

Mr. Bradley has over 20 years of experience as a structural engineer. He has been involved in all aspects of project management, including budgeting and development of project fees and schedules, schematic design through construction administration.

STRUCTURAL ENGINEERING

Chavez Grieves Engineering



Patrick Sedillo, PE

Registered Professional Engineer | NM 6378

A Registered Mechanical Engineer / Project Manager with 40 years of consulting Engineering experience. Systems designed include HVAC and Plumbing design, energy conservation and management, facility management support, and mechanical facility analysis.

MECHANICAL ENGINEERING/PLUMBING

ArSed Engineering Group



Fred "Bud" Telck, PE

Registered Professional Engineer | NM 6297

Mr. Telck's experience includes the design of power distribution, renovation, and/or rehabilitation, lighting, and special systems such as UPS, fire and intrusion alarm systems. Mr. Telck designs the most cost-effective and economical electrical systems feasible, keeping in mind future expected growth.

ELECTRICAL ENGINEERING

AC Engineering Enterprises



Jon Balis

Mr. Balis has over 43 years experience as an estimator. NCA has worked with Balis for over 20 years. Our experience with Balis & Company has been that his estimates are very close to actual construction costs or slightly higher. We appreciate his approach which consistently contributes to meeting budget restrictions.

COST ESTIMATING

Balis & Company

KEY TEAM MEMBERS

ROBERT M. CALVANI FAIA, NCARB

NCA ARCHITECTS, PRINCIPAL-IN-CHARGE



About Bob

With more than 40 years in the architectural field, Mr. Calvani's experience includes civic facilities, educational and university projects, learning and community centers, and high profile, culturally relevant facilities. He has provided services to a vast array of clients, which include federal, state, and local governments, as well as private institutions.

As Principal-in-Charge, he will be responsible for administration of the contract, as well as development of the project, client liaison and decision-making. Mr. Calvani oversees complete project direction and works closely with the Project Manager in the development of the design.

Relevant Experience Albuquerque Public Schools On-Call, Bernalillo County On-Call, US Postal Services On-Call, Grant County On-Call, New Mexico State Parks On-Call, New Mexico State University On-Call

Education M.Arch | University of California, B.Arch | University of New Mexico

Registration & Licensing Architect | NM #1053, AZ, CO, NV, TX | NM Licensed Interior Designer | NCARB Certified #25131

THOMAS C. WILBER

NCA ARCHITECTS, PROJECT MANAGER



About Tom

Mr. Wilber has over 35 years of experience focused on the design and execution of complex projects. His experience ranges from renovation to multi-million dollar facilities. Most recently, Mr. Wilber has been managing projects at Curry County and Grant County. His ability to coordinate with clients, contractors, and sub-contractors in a direct and responsible manner has won Mr. Wilber great respect in the industry as a person who gets things done and maintains the best interests of the client throughout the project.

Bringing exceptional design and management talent to the team, Mr. Wilber will be responsible for overseeing the programming and design. He will also be responsible for reviewing schematic design, design development, working drawings, and specifications. Mr. Wilber has extensive knowledge with public facilities and has a clear understanding of the standards and requirements.

Relevant Experience Albuquerque Public Schools On-Call, Grant county On-Call, Bernalillo County On-Call

Education M.Arch | University of New Mexico, B.Arch | University of New Mexico

Registration & Licensing Architect | NM #2719

DAVE PURITZ

NCA ARCHITECTS, ASSISTANT PROJECT MANAGER



About Dave

Mr. Puritz has over 32 years of experience in the design of user-focused buildings, educational facilities, and hospital projects. Dave's detail-oriented project approach has consistently resulted in high marks from our clientele for problem solving and customer service. As Assistant Project Manager, he will work closely with the project manager, owner, consultants, and relevant agencies during each step of the project. Additional duties include developing material and elevation studies, and investigating code issues, as well as working with the Project Manager to ensure the project stays on schedule and within budget.

Relevant Experience US Postal Services On-Call, Grant County On-Call, New Mexico State Parks On-Call

Education M.Arch | University of New Mexico, Bachelor of Science in Architecture | University of Texas

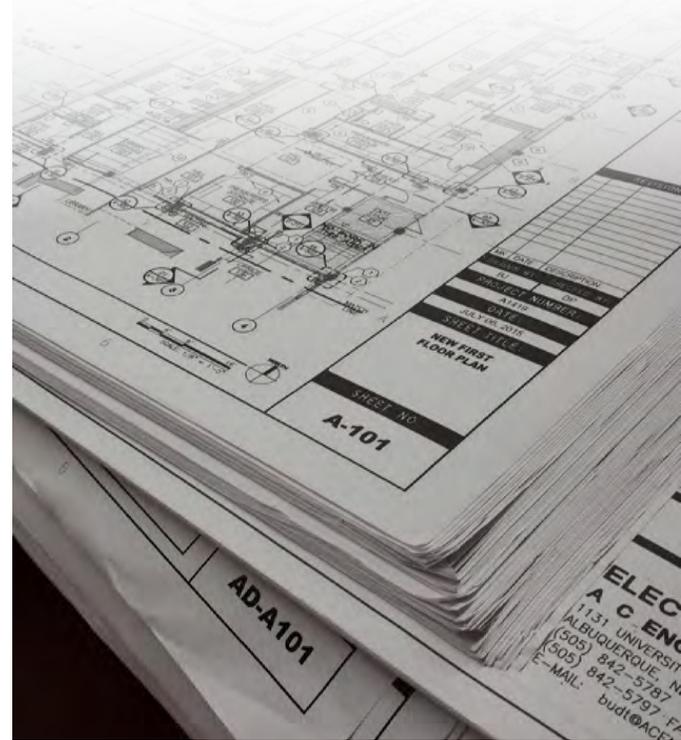
UNIQUE KNOWLEDGE OF KEY TEAM MEMBERS

Working with City of Albuquerque Regulatory Agencies

Our key team members have a good working relationship with the City of Albuquerque Regulatory Agencies. We frequently interact with them through design meetings and the permitting processes. These open dialogues contribute greatly to project success.

- City of Albuquerque Planning Department - We will meet with the city code reviewers at Design Development and 75% Construction Document phases for face-to-face code interpretations. Often their direction and input in early project stages can prove invaluable to the design process and the ultimate success of the project.
- Fire Marshal - Sometimes existing sites and buildings no longer conform to new fire codes. Meeting with the fire marshal to assess them early in the design process and examining the impact of the new facility will help ensure project success.
- Zoning - Meetings with the zoning department will be important. A site's proximity to residential zones will impose design criteria, as these zones can be the most restrictive to build next to with strict building setbacks and height limitations.

NCA is also familiar with the adoption of the 2021 New Mexico Building Codes. It is important to note that several changes in the code have impacted design criteria for new and existing buildings.



ABQ BioPark Bugarium

On-Call Project Management

NCA's on-call project management approach is thorough and functional, built to suit the goals and needs of our client. We listen closely to the needs of your specific project and interpret solutions into a comprehensive program and design. Early and consistent communication with all team members, consultants, city representatives, and users means that the project can progress in a collaborative manner leaving little room for misinterpretation or confusion.

The NCA team consists of highly qualified members who will work with the City on every phase of the project. At the project start we will create a detailed work plan. It will:

- Identify roles and responsibilities
- Develop a schedule of anticipated events
- Establish clear lines of communications between all team members
- Serve as a guide through the project from inception to completion

NCA is committed to helping the City of Albuquerque achieve the highest quality projects on their City-Wide On-Call Contract.



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Respondent Experience



Respondent Experience

City of Albuquerque
City Wide On-Call Architectural Services
Project No: 0137.02



ABQ BIOPARK BUGARIUM

Albuquerque, NM

NCA Architects provided A&E Services

Construction Cost

\$1,449,315

Relevance: Client, City of Albuquerque

Owner

City of Albuquerque

Owner Representative

Catherine Hubbard
(505) 848-7181

Year Completed

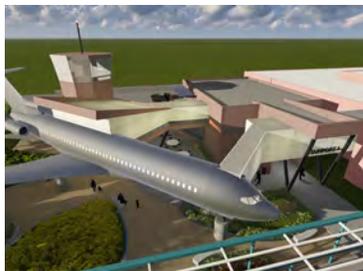
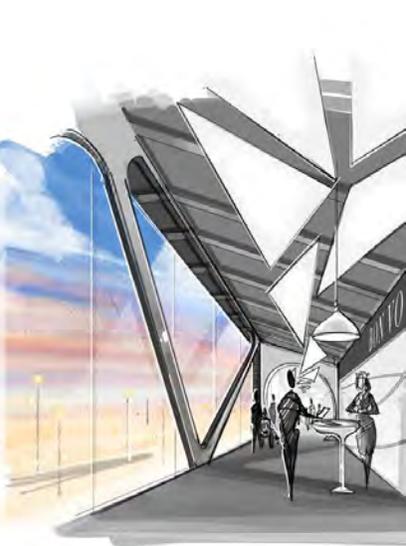
2015

NCA Project Manager

Thomas C. Wilber

NCA provided Architectural and Engineering services to The City of Albuquerque for the programming and design of a new 3,500 sf Bugarium located in the Rio Grande Botanic Gardens. The design includes both indoor and outdoor facilities and displays of not only the southwest, but international insects. The impetus of the project is "teaching and providing an entertaining environment that illustrates the unseen complexities and success of insects" as stated in the Botanic Gardens Mission.

It has been our shared Goal to provide educational and organizational skills to our architectural approach where we can combine art and science. Our design lures visitors and engages them using texture, smell, sight and sound. This is a living, sensory environment encouraging our visitors to engage in an interaction that tells the story of insects.



“SUNPORT 1” ABQ Sunport Experiential Museum

Albuquerque, NM

NCA Architects provided Schematic Design Services

Estimated Construction Cost

\$5,100,000

Relevance: Client, City of Albuquerque

Owner

City of Albuquerque, Department of Municipal Development

Owner Representative

Nyika Allen,
Previous ABQ Int. Sunport Director

Year Completed

2019

NCA Project Manager

Robert M. Calvani

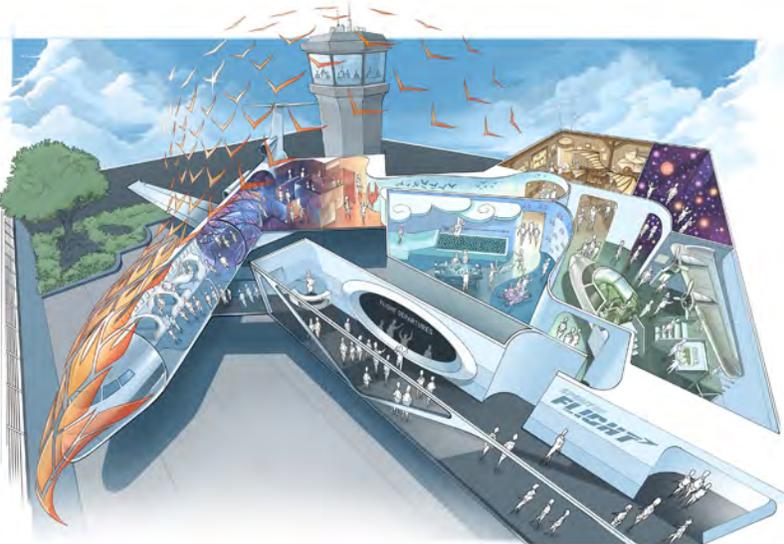
Serve multiple audiences – the 727 Experience should be created with broad appeal to multiple audiences—including families, kids, adults, tourists, event participants.

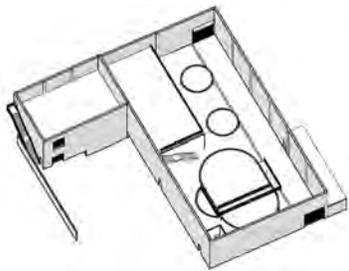
Create a destination – The new 727 Experience should be something that people talk about and make a point of seeing.

Provide a one-of-a-kind experience – This shouldn't be a static, typical aviation museum. This should be lively, artistic and unexpected.

Extend/enhance current tour model - The Sunport offers a robust behind-the-scenes tour for groups (primarily kids, not exclusively). The 727 Experience should extend and compliment this experience.

Provide new opportunities, new features – The 727 Experience should be able to host paid events and other functions in a signature location.





SHARC FACILITY, BIOPARK AQUARIUM

Albuquerque, NM

NCA Architects provided A&E Services

Construction Cost

\$16,460,000

Relevance: Client, City of Albuquerque

Owner

City of Albuquerque

Owner Representative

Marisa Ortiz, City Project Manager
(505) 249-5765

Year Completed

Currently under Construction, Contracted in 2022

NCA Project Manager

Dave Puritz



NCA Architects recently completed construction documents for the ABQ BioPark Science Health and Aquatic Research Center Facility. We worked with the proposed team on this project which consists of Torre Design Consortium, TJP Engineering as well as all of our MEP consultants. The preliminary schematic design package included preliminary cost estimates, consultant narratives on MEP systems, preliminary floor plans, exterior elevations and a generic 3-D perspective of a potential building.

The SHARC facility will be directly incorporated into the aquarium site and will serve as an animal health care and treatment facility for aquatic animals.

Our A/E team came together to rigorously workout and plan for all specialty systems, requirements and standards. With the schematic design package provided, the BioPark had a good foundation to acquire funding. This project is now currently under construction with an anticipated completion date of May 2026.



- 2021 AIA Merit
- LEED Gold Certified
- NMA80 Eagle Award
- 2019 NM Excellence in Construction



SMNHC Sandia Mountain Natural History Center

Cedar Crest, NM
 NCA Architects provided A&E Services

Construction Cost \$5,300,000

Relevance: Serves City of Albuquerque Residents & APS

Joint Ownership

NM Museum of Natural History & Science | Albuquerque Public Schools

Owner Representative

David Ritchie, Retired
 APS Facilities Project Manager (505) 848-8810

Year Completed

2019

NCA Project Manager

Thomas C. Wilber



The SMNHC is jointly run by the Albuquerque Public Schools and the New Mexico Museum of Natural History and Science. The facility serves approximately 17,000 people per year and offers a variety of programs for school groups and the Albuquerque region general public. The educators, trained in ecology based degrees, teach the students about the ecosystem by leading hikes and developing hands-on nature programs.

This unique facility is designed to operate 100% "Off the Grid". The entire facility was conceptualized to be a component of nature and integrates the buildings into the natural landscape.

This type of facility is a great representation of how we make Albuquerque more safe, innovative and inclusive.

Sample of Additional Recent Civic Work

CITY OF CLOVIS - HILLCREST PARK SENIOR CENTER

Clovis, NM - 16,000SF - \$8M - Completed March 2024

NCA has provided design and construction documents for the Hillcrest Park Senior Center located in Clovis, New Mexico. The Facility is master planned to incorporate more senior activity space in the future. The current facility is composed of a full service kitchen for the facility and food delivery services. A large dining/ multi purpose room that is dividable is the largest space, a large entry lobby with seating areas divides the food service from the administration suite. The entire facility is 16,180 SF, with site work including outdoor dining and activity space.

NCA Architects worked closely with City of Clovis staff to acquire the funding to make this project a reality for the City of Clovis.



CITY OF JAL, COMMUNITY CLINIC

Jal, NM - 12,000SF - \$5.5M - Completed May 2023

The Jal Community Clinic is a 12,000 sf facility located in Jal, NM.

It is comprised of a medical clinic, dental suite, pharmacy with drive-up, community room, and leased therapy spaces. It is located adjacent to the existing clinic and features PV covered parking. Leased spaces include physical therapy, counseling offices and other medical specialties.



CITY OF MORIARTY, FIRE STATION

Moriarty, NM - 13,000SF - \$5.4M - Completed November 2023

This project involved A&E services for the new construction of a 13,212 sq ft fire station for the City of Moriarty. The new building includes offices, a conference room, fire equipment storage, a kitchen, laundry, living/dining areas, bunk rooms, an exercise room, and four engine bays.



Project Manager's City Experience

Project manager Tom Wilber and assistant project manager Dave Puritz have provided professional architectural services to The City of Albuquerque in various projects over the last five years. Ranging from Schematic Design Services to Construction Administration we have experience working with the City of Albuquerque on all types of projects.

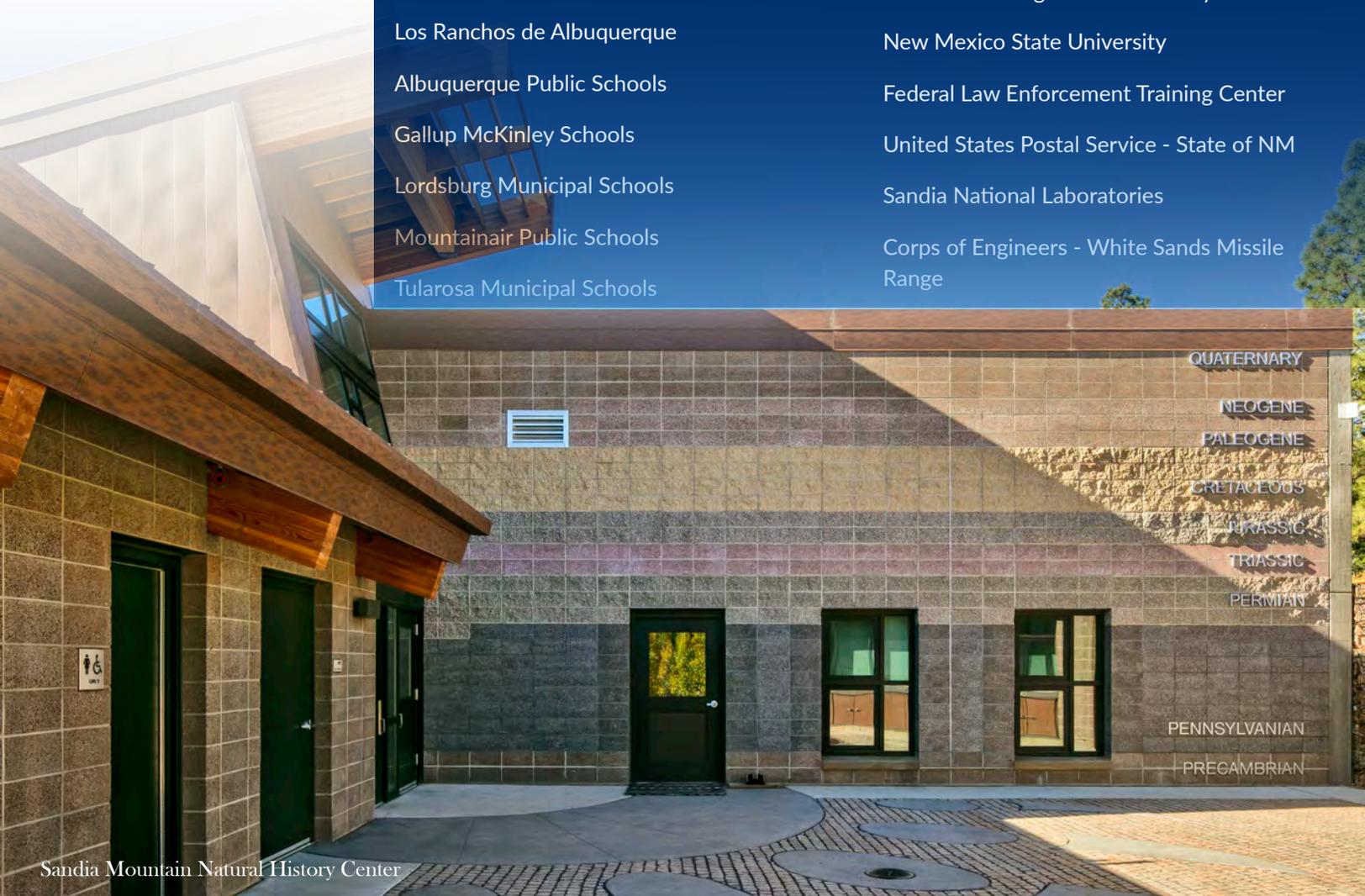
Most Recently Dave Puritz is working with the ABQ BioPark on the SHARC BioPark Aquarium Facility. NCA was hired to provide the City with a schematic package on this, at the time, potential project. NCA teamed with specialty consultants, MEP consultants, City representatives, BioPark representatives and cost estimators to ensure the City had complete deliverables to get this project approved, funded and constructed.

When The City of Albuquerque was ready to move on into Design Development, NCA was ready and available to bring the team back together and develop the project within the required budget and schedule. To ensure the success of this project the City decided to adopt a CMAR procurement method. This helped to accelerate the process and ensure we were on schedule and in budget. We worked closely with the contractor, ABQ BioPark and all consultants all the way through the completion of construction documents in order to make this project a success. The SHARC Facility is scheduled for completion May 2026.

ON-CALL / OPEN END EXPERIENCE

NCA Offers Our Clients A Full Range Of Architectural Services Including Master Planning, Programming, Schematic Design, Construction Documents, Construction Supervision And Administration, And Post-Occupancy Evaluations.

- State of New Mexico
- Sate of New Mexico State Parks Division
- Bernalillo County
- Cibola County
- Curry County
- Grant County
- McKinley County
- Lea County
- Santa Fe County
- Otero County
- Los Ranchos de Albuquerque
- Albuquerque Public Schools
- Gallup McKinley Schools
- Lordsburg Municipal Schools
- Mountainair Public Schools
- Tularosa Municipal Schools
- Animas Public Schools
- Carlsbad Municipal Schools
- Cobre Consolidated Schools
- Deming Public Schools
- Hobbs Municipal Schools
- Loving Municipal Schools
- NM School for the Visually Handicapped
- University of New Mexico
- Central New Mexico Community College
- New Mexico Highlands University
- New Mexico State University
- Federal Law Enforcement Training Center
- United States Postal Service - State of NM
- Sandia National Laboratories
- Corps of Engineers - White Sands Missile Range



Sandia Mountain Natural History Center



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Technical Approach
(M)

Technical Approach

City of Albuquerque
City Wide On-Call Architectural Services
Project No: 0137.02

On-Call Expertise

NCA is accustomed to providing On-Call Architectural services. Within the past several years, we have been awarded numerous multi-year, open-end contracts. Through our current experience and previous on-call experience, NCA understands that the goal of such contracts is to take up projects quickly and to provide all the necessary A/E services in an effective and efficient manner, saving the client time and money.

SCOPE OF WORK

With an on-call/open-end contract for A/E services we expect the scope of work to be varied and inclusive.

A typical scope of work may include new facilities as well as existing building renovation, new and existing site design/improvement, renovation, historic renovation, feasibility studies, master planning, landscaping, utilities, infrastructure, special systems i.e. IT, mechanical (HVAC), plumbing, electrical, roofing, window replacement, offices, administration, housing, and a wide variety of municipal buildings including maintenance facilities, administrative facilities, and a variety of other auxiliary needs.

Projects may vary from small to large, from simple to complex and we are prepared to assist no matter the size of the project. We will provide the same attention and quality service regardless of the project size and will act as a resource every step of the way.

We assure you that NCA and our consultants have a magnitude of experience and we are well versed in working with clients, such as the City of Albuquerque, on an on-call contract such as this. Through our collaborative design process we commit to providing you the best project within your fiscal and time constraints.

CONSULTING

Consulting services may include, but not be limited to, architecture, civil, structural, mechanical, plumbing, electrical, IT, landscape, cost estimating, environmental, sustainability, energy, geotechnical, survey consulting, and roofing.

OWNER PARTICIPATION

So many times a project starts with the Owners conceptual ideas and thoughts. We assist in formulating these ideas (scoping), projecting costs for budgeting purposes, helping prioritize needs and providing support, both verbal and documented. We will help present and move the project forward as it may be presented to community members and elected officials. We will help build a consensus amongst the varied constituents, we are a Team!



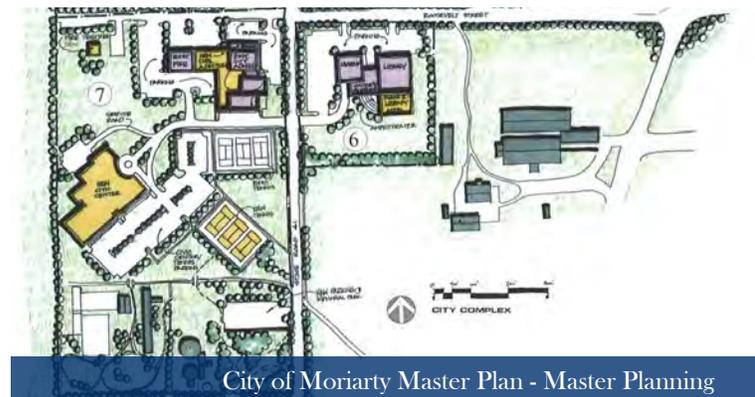
City of Clovis Hillcrest Park Senior Center - New Construction



City of Socorro Event Center - Renovation



Jal City Hall - Historic Preservation



City of Moriarty Master Plan - Master Planning

OUR Approach to a CLEAR PROJECT PLAN





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Cost Control

City of Albuquerque
City Wide On-Call Architectural Services
Project No: 0137.02

Cost Control
(V)

COST CONTROL OF THE DESIGN PROCESS

NCA works with what we call an “80/20 rule.” This means 80% of the important questions/decisions are made in the first 20% of the project. This makes the programming and schematic design phases most crucial to the design and success of this project.

It is at this initial stage of a project where most of the important decisions are made and the project is set. This is why our collaborative design process and on-site charettes work so well.

Working closely with the Owner we can reach constructible solutions on budget and on schedule. This is not only good for the Owner, it is important for us to not fall behind in our design and end up looking at subsequent phases to make up for time, diluting the design process. It also provides us with invaluable input from the Owner and their buy-in. The Project Manager will be responsible for overall cost control and to make sure the disciplines do not exceed their allocated budgets. This will be the basis of all subsequent phases of design and costing.

COST CONTROL OF THE CONSTRUCTION PROCESS

Controlling the building’s cost is critical and requires a cost model derived from the budget. It involves the systematic analysis of the building cost in terms of various building elements such as the structural system, roof, external envelope, finishes and mechanical, electrical and IT systems. NCA will maintain and continually update an independent database to stay abreast of current market conditions.

This in-house data base includes information on recent similar size and types of projects which keeps us relative to the market and current economic conditions. Means is another source of costing that has proven useful, as it relates to the local market conditions. Other steps we take to ensure our successful cost management program include:

- Estimating software
- Material supplier conferences
- General and subcontractor interactions
- Labor union relationships
- Risk analysis

Early conceptual budgets are based on cost benchmarks derived from our team’s extensive experience in this project type. Once the project scope is determined, our cost estimating efforts will shift to assessing quantities and actual costs that are market driven and relevant. The Project Management team works with key discipline leaders, our outside professional estimator, consultants and the client project manager to build an overall cost model based on building components and systems.



PROJECT MANAGEMENT SOFTWARE

NCA recognizes that the City of Albuquerque might utilize a specific project management software. This project delivery method allows the City to streamline the schedule and cost requirements that often prove problematic for smaller projects. It also allows the architect to interface with the City’s on-call contractors to deliver real-time cost estimates based on the fixed unit prices they provide. This method ensures a competitive bid environment without the lengthy process of a standard design-bid-build project.

If awarded the city-wide on-call contract NCA is prepared to produce software licensing. Our proposed team is also available to participate in a software training seminars. Utilizing such systems we will generate project estimates for the City. We will be preparing cost estimates in-house.

COST CONTROL

Early conceptual budgets are based on cost benchmarks derived from our team’s extensive experience with community centers and recreational facilities. Once the project scope is determined, our cost estimating efforts will shift to assessing quantities and actual costs that are market driven and relevant. Cost management begins at completion of the program verification phase. John Layman will work with key discipline leaders, consultants, and the client project manager to build an overall cost model based on building components and systems.

Our cost estimator, Balis & Company, will work with NCA in developing estimated construction cost models at different phases of these projects. A cost estimate will be prepared for each level of the design for the design committee. The estimate will allow the design and management activities, required to complete programming through final documents, to adhere to the budget requirements. Construction costs will be developed at each design benchmark and will be based on the current record drawings, contract documents, site visits, and parametric. The cost estimates will also be meshed with operating costs, construction quality and maintainability – sometimes called “life cycle costing” or “value engineering”.

COST COMPARISONS

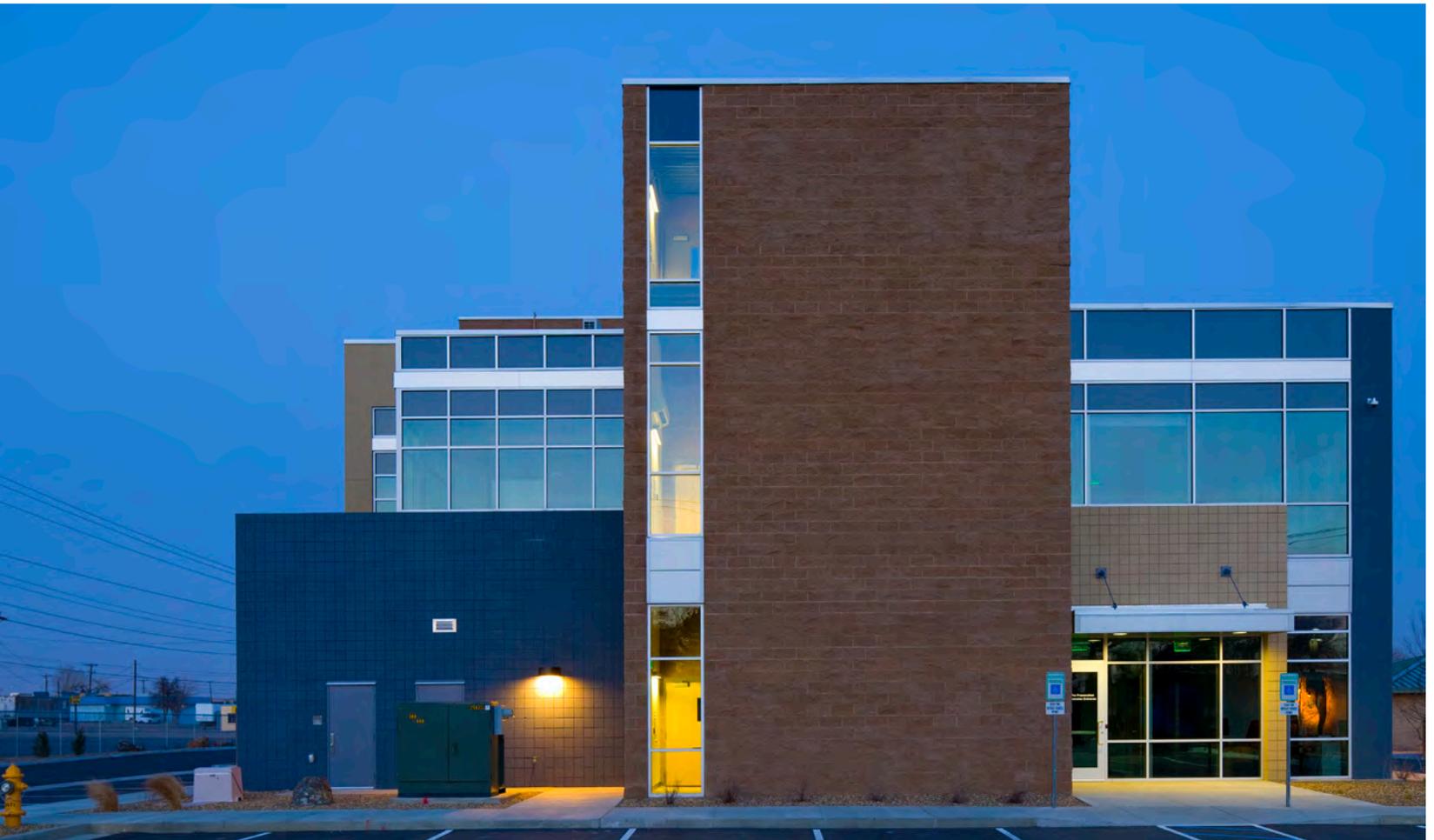
Project Name	Bid Date	No. of Bids	Cost Estimate	Award Amount
Santa Fe Recovery Center Men’s Treatment Program	June 2024	CMAR	\$5,100,000	\$5,047,607
City of Clovis Hillcrest Park Senior Center	October 2022	4	\$6,800,000	\$7,096,503
City of Jal Community Clinic	December 2020	5	\$5,126,000	\$5,024,000
City of Socorro Event Center	August 2019	11	\$1,500,000	\$1,794,200
City of Farmington Police Renovation	January 2025	4	\$3,100,000	\$3,203,000
City of Moriarty Fire Station	July 2022	3	\$5,500,000	\$5,425,500
Touro School of Dentistry - Albuquerque	February	CMAR	\$23,000,000	\$26,172,000





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Certifications

City of Albuquerque
City Wide On-Call Architectural Services
Project No: 0137.02

City of Albuquerque Capital Implementation Program

Agreement and Insurance Certification

We have reviewed the standard agreement for Engineering or Architectural or Landscape Architectural Services that are required for the project listed below, and hereby certify that we will, if selected for the project, enter into this standard agreement for this project and meet all insurance requirements listed therein.

This Certification is intended for the use of the City of Albuquerque only, in conjunction with the award of the Engineering or Architectural or Landscape Architectural Services Agreement for Project:

Project Name City of Albuquerque Notice of Requests for Proposals for City Wide On-Call Architectural Services

Project Number Project No: 0137.02

Date 7/2/2025 Firm Name NCA Architects LLC

Signature 

Title Principal-In-Charge

STATE OF NEW MEXICO)

) ss

COUNTY OF BERNALILLO)

The above Certification was subscribed before me, the undersigned authority, by:

who swore upon oath that this Certification was signed of free act and deed, on this

_____ day of _____, 20_____

(Notary Public)

My commission expires: _____

A COPY OF OUR GENERAL AND PROFESSIONAL LIABILITY INSURANCE COVERAGE IS ATTACHED IN LIEU OF THE NOTARY STAMP.

Pay Equity Reporting Form



City of Albuquerque
www.cabq.gov



Bernalillo County
www.bernicogov



Water Authority
www.abcmwa.org

Company Details

Company Name	NCA Architects, LLC	Mailing Address	1306 Rio Grande Blvd NW, Suite A Albuquerque, NM 87104
Phone	505-991-4650	NM Employees?	yes
Email Address	cthomas@nca-architects.com		

Job Category	No. Females	No. Males	Gap (Abs. %)
1.1 Exec/Senior Level Officials/Mgrs	0	1	N/A
1.2 First/Mid Level Officials/Mgrs	1	0	N/A
2 Professionals	2	5	1.31%
3 Technicians	1	2	2.61%
4 Sales Workers	0	0	N/A
5 Office and Admin. Support	1	0	N/A
6 Craft Workers (Skilled)	0	0	N/A
7 Operatives (Semi-Skilled)	0	0	N/A
8 Laborers (Unskilled)	0	0	N/A
9 Service Workers	0	0	N/A
Overall Total	5	8	1.70%

Total # of Females (all categories)	5	Total # of Males (all categories)	8
Total # Female Only Job Categories	2	Total # Male Only Job Categories	1
Total # Part Time Females	1	Total # Part Time Males	1
Female % Workforce	38.46%	Male % of Workforce	61.54%
Total # Employees	13	Total # Non-Binary Employees	0

Must be signed by a representative of the company. Signature certifies that all employees working in New Mexico are included, the data is for one year ending when the form is signed, and any challenges to your information may require you to get third party verification at your own expense.

Christine Thomas/Acct Manager Christine A. Thomas Jun 25, 2025
 Name and Title Signature Date Submitted

Following your submission, the system will calculate and certify your Overall Total Pay Gap. A copy of the Pay Equity Reporting Form will be emailed to you for inclusion with your bid or proposal. If the Overall Total Pay Gap on your form is 0%, you are eligible for a 5% preference. Please keep in mind that a completed Pay Equity Reporting Form must be submitted with all bids and proposals, regardless of the Overall Total Pay Gap. Please contact the contact person identified in the applicable Agency's solicitation documents with any questions about the Pay Equity Reporting Form.



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