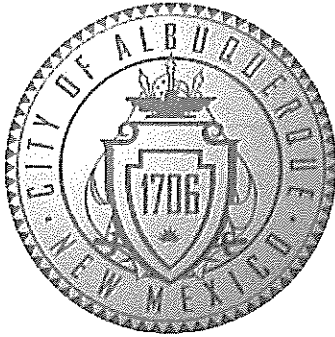


EC-22-176



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

DATE: October 21, 2022

TO: Isaac Benton, President, City Council
FROM: Timothy M. Keller, Mayor *TK*
SUBJECT: Mayor's Recommendation of Architectural Consultants for Brillante Explora Early Learning Center

The Selection Advisory Committee corresponded via email on October 20, 2022 to consider the following project.

Project: Project No: 7011.95; Brillante Explora Early Learning Center

Agency: Department of Municipal Development

Project Description: Architectural design services for Phase 2 of Explora's Cradle through Career STEAM Learning Campus expansion project: Brillante Early Learning Center. This plan calls for a new stand-alone building approximately 20,000 square feet with 10-15 early childhood classrooms, offices and teacher work spaces, a kitchen, an art studio, a welcome plaza with space for hands-on exhibits, outdoor recreation areas, and additional parking spaces. This childcare and early education center must meet all licensing requirements and must reflect Explora's unique approach to science, technology, engineering, art, and math learning for children. The Center will include green space which will ultimately connect west to future development, Phase 3. Make sure to describe how you plan to achieve the outcomes including the performance metrics and targets against which your services should be evaluated. Additionally, we are interested in how you will include opportunities for innovation.

Per the SAC Committee meeting, the Committee made the following recommendation:

Baker A+D	261
RMKM Architecture	267
Studio SW	260

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:

RMKM Architecture

267

Mayor's Recommendation of RMKM Architecture for Project No: 7011.95; Brillante Explora Early Learning Center.

This recommendation is being forwarded for Council consideration and action.

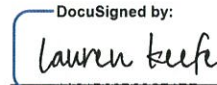
Approved:



Lawrence Rael
Chief Administrative Officer

Date

Approved as to Legal Form:

DocuSigned by:


10/24/2022 | 11:29 AM MDT

Lauren Keefe
City Attorney

Date

Recommended:

DocuSigned by:



10/24/2022 | 8:48 AM PDT

Patrick Montoya, Director
Department of Municipal Development

Date

MIM

Attachments:

Cover Analysis
Composite SAC Evaluation Form
Minutes of the SAC Meeting

DS

Dk

Cover Analysis:

1. What is it?

This is for Phase 2 of Explora's Cradle through Career STEAM Learning Campus expansion project, Brillante Early Learning Center.

2. What will this piece of legislation do?

This piece of legislation allows the City to move forward with the architectural design and development of Phase 2 of Explora's Cradle through Career STEAM Learning Campus. This project will add about 20,000 sf to the Explora campus with an outdoor recreation center and additional parking spaces. The project aims to 1) improve educational outcomes; 2) drive economic development; and 3) improve family and community prosperity. Brillante will be the state's only full-time, museum-based STEAM early learning center.

3. Why is this project needed?

This project satisfies a demand in the State by continuing to build New Mexico's workforce by providing creative, caring environments in which young children can thrive while their parents are finishing their degrees and certificate programs at partner higher-education institutions. New Mexico currently ranks 50th in the nation for education and overall child well-being (KIDS COUNT 2019). The number one reason New Mexico's young adults don't finish their degrees and certificate programs is lack of childcare. Explora's new campus will build long-term solutions that start early and keep children on STEAM pathways to drive economic and educational outcomes. The achievement gap between kids in poverty and their more economically-advantaged peers is evident as early as the child's first 18 months (Hart & Risley, 1995). Brillante will provide for high quality early childhood education for low-income families.

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

Design fees are projected to cost approximately \$1.2 million and the 2022 capital outlay allocation of \$1,375,000 will fund it. The remaining balance will be applied to the construction of the project. There are no federal funds associated with this project to date.

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

An early learning center with a mix of tuition and CYFD-stipend payments can produce positive revenue. Explora is currently working with local expert, Kelly O'Donnell, on budget projections for Brillante. Early calculations indicate a modest net profit, which provides a "cushion" for growing the program.

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

If the project is not approved, Brillante Early Learning Center and its associated childcare options will be delayed, as will our ability to partner with CNM to provide lab school services for their pre-service early childhood educators.

7. Is this service already provided by another entity?

No, this service is not provided by another entity. Brillante will be the state's only full-time, museum-based STEAM early learning center. (There is not a design service currently in place for this project.)

Composite Selection Advisory Committee Evaluation Form

Project No: 7011.95; Brillante Explora Early Learning Center

DATE: 10/21/22

Evaluation Criteria	Maximum Points	Firm Name	Firm Name	Firm Name
		Baker A+D	RMKM Architecture	Studio SW
I. General Information 1. Provide Name and Address of Respondent and, if firm, when firm was established. 2. Provide number of employees, technical discipline and registration. 3. Indicate where the services are to be performed.	25	25	25	25
II. Project Team Members 1. Provide organization plan for management of the project. 2. Identify all consultants to be used on the project. 3. Provide qualifications of project team members shown in organization plan, including registration and membership in professional organizations. 4. Provide any unique knowledge of key team members relevant to the project.	150	120	120	120
III. Respondent Experience 1. Describe previous projects of a similar nature, including client contact (with phone numbers), year services provided, construction cost (if applicable), and a narrative description of how they relate to this project. 2. Provide examples of the Project Manager's City experience within the past five (5) years that serve to demonstrate the the Project Manager's knowledge of City procedures.	125	108	115	110
IV. Technical Approach 1. Describe respondent's understanding of the project scope. 2. Describe how respondent plans to perform the services required by the project scope. 3. Describe specialized problem solving required in any phase of the project.	125	111	113	109
V. Cost Control 1. Describe cost control and cost estimating techniques to be used for this project. 2. Provide comparisons of bid award amount to final cost estimate for projects designed by the respondent during the past two (2) years. The consultant may provide justification for any discrepancies that may exist with this information.	50	46	45	43
VI. Quality and Content of Proposal 1. Evaluator's rating of overall quality of proposal.	25	22	22	22
Total Possible Points	500	500	500	500
Total Points (Before Point Deductions)		432	440	429
Minus High and Low Scores Total		173	173	169
Total Points (Minus High and Low Scores)		259	267	260
Minus Point Deductions (If Applicable)		0	0	0
Sub-Total (All Applicable Deductions Applied)		259	267	260
Plus Tie Breaker Points (If Applicable)		2	0	0
SAC TOTAL SCORES		261	267	260
Plus Interview Scores		0	0	0
FINAL SCORES		261	267	260

Minutes of the Meeting
of the
Selection Advisory Committee
October 20, 2022

via Email

**Architectural Consultants for
Brillante Explora Early Learning Center**

Project No: 7011.95

Present:

Stacy Herrera, PM, Department of Municipal Development
Mark Eshelman, RA, Transit Department
Jerry Francis, RA, Department of Municipal Development
Kristen Leigh, Explora
Elsa Mendendez, Cultural Services

Staff:

Myrna Marquez, Administrator, Selection Advisory Committee

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

Project Description:

Architectural design services for Phase 2 of Explora's Cradle through Career STEAM Learning Campus expansion project: Brillante Early Learning Center. This plan calls for a new stand-alone building approximately 20,000 square feet with 10-15 early childhood classrooms, offices and teacher work spaces, a kitchen, an art studio, a welcome plaza with space for hands-on exhibits, outdoor recreation areas, and additional parking spaces. This childcare and early education center must meet all licensing requirements and must reflect Explora's unique approach to science, technology, engineering, art, and math learning for children. The Center will include green space which will ultimately connect west to future development, Phase 3. Make sure to describe how you plan to achieve the outcomes including the performance metrics and targets against which your services should be evaluated. Additionally, we are interested in how you will include opportunities for innovation.

Approximate Construction Cost \$ 12,000,000.00

The Administrator contacted the SAC Committee and RFP respondents on October 14, 2022 and advised them that this meeting would take place via email on October 20, 2022. She reminded the SAC Committee to have their scores and comments emailed to her by 9:00am on October 20, 2022.

The Administrator collected the Committee members' scores and she deleted the high score and low score and then totaled the proposal scores. A three-way tie resulted so the Administrator added one point to the firm having the highest score dropped but this did not break the three-way tie and actually yielded another tie. Again the Administrator added one point to a firm but this time to the respondent having their lowest score dropped. Once again, this step resulted in a tie. At this point the Administrator factored in the Point Deduction and finally all ties were broken. 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 email meeting were as follows:

Baker A+D	261
Cherry/See/Reames	259
DWL Architects	252
IDS+A	257
RMKM Architecture	267
SMPC Architects	244
SSA	246
Studio SW	260

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

Baker A+D	261
RMKM Architecture	267
Studio SW	260

There being no further business before the Committee, the Administrator adjourned the email meeting by emailing everyone at 1:41pm on 10/20/22.

Myrna Márquez

Myrna Marquez, Administrator
Selection Advisory Committee

cc: City Clerk

RMKM Architecture, P.C.

Request for Proposals for Architectural Consultants for the

Brillante Explora Early Learning Center

The City of Albuquerque | Project No: 7011.95 | 1 September 2022



1 September 2022

City of Albuquerque
Capital Implementation Program (CIP)
7th Floor - Room 7057
Albuquerque/Bernalillo County Government Center
One Civic Plaza
Albuquerque, NM 87102

Re: **Architectural Consultants for Brillante Explora Early Learning Center**
Project No: 7011.95

Dear Selection Committee Members:

As a society, we have a responsibility to provide our youngest citizens with access to education, to resources and environments that allow them to build key skills and nurture healthy development. The Explora Brillante Early Learning Center affords our community an incredible opportunity to support the fundamental education of future generations of New Mexicans, as well as future early childhood development professionals, by creating a unique space where both may learn together.

Loris Malaguzzi wrote "No way. The hundred is there." as a metaphor for the hundred ways children learn through exploration, play, discovery, invention, dreaming, and marveling at the world around them. At RMKM Architecture, we share a similar philosophy in our design approach. We believe that the best designs are found in the hearts and minds of our clients, and that there is no singular "right" way to explore those concepts. We use a flexible and intuitive process, encouraging client participation and community involvement to explore and test design concepts until we arrive at the best-fit solution.

RMKM is known for its highly collaborative design process, guiding stakeholders to envision 21st century interpretations and aesthetics and advancing perceptive programmatic and design concepts, cutting edge technology, environmental sustainability, and appropriate materials – always remaining cognizant of cultural influences and community interests. With our assembled team of qualified professional subconsultants, we offer a history of designing highly relevant facilities including educational facilities, museums, public and academic libraries, and community centers.

The hundred *is* there. We would be honored to collaborate with Explora and the City of Albuquerque to explore the hundred ways a child can learn; to create a one-of-a-kind local resource for observation and research, recognition and reflection; to design a place of interconnectedness that values and celebrates the diversity of our community.

It is with great pleasure and enthusiasm that we submit our qualifications, and it is our hope that your evaluations and recommendations will favor RMKM Architecture, P.C. Thank you for your consideration. We look forward to hearing from you soon.

Sincerely,



Mark Rohde, FAIA
Principal Architect
RMKM Architecture, P.C.



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TAB I. GENERAL INFORMATION



RMKM Architecture, P.C. was founded in 1995 on a shared passion for design excellence and a fundamental commitment to provide clients the highest quality professional service. We have always fulfilled our **promise of direct principal involvement**, and we have consistently offered a comprehensive and responsible process structured to meet client objectives, optimize value, and maximize design opportunities. Our principals and staff are equipped with a wealth of professional experience. Our expertise is richly complementary, diverse, and is highlighted by a portfolio of award-winning projects for numerous public clients and institutions.

With our staff of highly qualified and dedicated architectural professionals, we are proud of our high employee retention ratio. Professional innovation is a fundamental objective of our firm; our proactive approach to continuous improvement assures we remain in the forefront of professional architectural methods, systems, and technologies. This improves our efficiency, communication, and design and documentation quality. The essence of RMKM's organization is our studio environment, openness to ideas, teamwork, and hands-on principal involvement. RMKM principals don't have enclosed offices; they work in open workstations identical to and alongside staff.

Our design approach is client-interactive—client involvement is encouraged—and our principals believe emphatically that this special collaboration enhances project quality. The design process is aggressively analytical and structured to maximize our client's design opportunities. It considers a variety of concepts that enable the ultimate design solution to evolve as the best and most innovative response to the owner's established project goals and needs.

EMPLOYEE PROFILE

Principal Architects:

Mark D. Rohde, FAIA	Architect NM No. 1465
Don H. May FAIA, NCARB, IALEP	Architect NM No. 2733
David Williams, AIA	Architect NM No. 3224
Dan Caruso, AIA, LEED AP	Architect NM No. 5777

Senior Architects:

Robert Mallory, AIA	Architect NM No. 151
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Project Managers: Intern Architects: Administrative Staff:

Antoni Baca, AAIA	RaeAnna Spiger	Susie Smrt
James Kamps	Eugene Chung	Katie Lindsay
	Joey Terrazas	
	Ali Emami	

WHERE THE SERVICES ARE TO BE PERFORMED

Prime Professional Services

100% of the Prime Professional Services will be performed from RMKM's Albuquerque, NM STUDIO 1100 "stand-alone" office.

Consulting Services

Approximately 98% of all associated professional consulting A/E services will be provided within the state. Our Acoustical Design consultant is located in Plano, Texas, and was selected for their expertise and past experience working with our team.

date of incorporation:

1 June 1995
NM Professional Corporation

location:

Simms Tower . Studio 1100
400 Gold Avenue SW
Albuquerque NM 87102

contact:

505.243.5454
505.243.5858 (fax)
studio@rmkmarch.com
www.rmkmarch.com

number of employees:

13

corporate officers:

Mark D. Rohde, FAIA, President
Don H. May FAIA, NCARB, IALEP, Vice President
David Williams, AIA, Secretary
Dan Caruso, AIA, LEED AP, NCARB, Treasurer

RMKM was chosen as the 2015 AIA New Mexico Firm of the Year. This award recognizes the continuing collaboration among individuals in the firm who have produced distinguished architecture over a period of twenty-seven years, and have made significant contributions to the American Institute of Architects, the profession and the community, and have transcended local boundaries in making these contributions.

TAB II. PROJECT TEAM MEMBERS

Farmington Nature Center



City of Albuquerque

Stacy Herrera, Project Manager
Department of Municipal Development

Explora
Department of Arts & Culture



RMKM Architecture - Architect of Record

Mark Rohde, FAIA
Design Principal

Antoni Baca, AAIA
Assistant Project Manager /
Designer

Dan Caruso, AIA, NCARB,
LEED AP
Principal Project Manager

RaeAnne Spiger
RMKM Intern Architect

MEPT Engineering

Bridgers & Paxton
Ilir Mesiti, PE
Oscar Urias, PE
Steve Otero, RCDD

Building Envelope

NM Building Envelope
Architects
Joseph Hughes, RA

Structural Engineering

RME ABQ
James Kreis, PE

Civil Engineering

High Mesa
J. Graeme Means, PE

Cost Estimating

Balis & Company
Jon Balis, PMP

Landscape Architecture

MRWM
Gregory Miller, FASLA

Acoustics

Russ Berger Design Group
Richard Schrag

All of our core consultants have years of experience working with the City of Albuquerque, as well as highly relevant experience on education and early learning projects across the state.

MEPT Engineering: Bridgers & Paxton Consulting Engineers (B&P) is a full-service mechanical, electrical, plumbing and technology consulting engineering firm with national design experience as well as an extensive list of successful City of Albuquerque projects and pre-k/early learning projects. RMKM has utilized B&P extensively for the past 27 years. Their staff offer capabilities in a wide range of technical fields, and specialize in the assessment, analysis, engineering and design of energy-conserving technologies. **B&P has recently worked on over 25 early childhood education centers, including the RRPS Shining Stars Preschool and the NM School for the Blind & Visually Impaired Early Childhood Program Facility.**

Civil Engineering: High Mesa Consulting Group (HMCg) has established an unblemished record of civil engineering and surveying excellence throughout its 45 year history in Albuquerque. HMCg collectively offers its clients broadly diverse civil engineering services that include utility infrastructure, grading, drainage and paving, and surveying services that include boundary, topographic, and above ground and subsurface surveying. **The HMCg project list spans numerous successful City of Albuquerque projects, including the Central and Unser Library, and more recently Albuquerque's International District Library. HMCg also collaborated with RMKM on the APS Lowell West project.**

Structural Engineering: RME ABQ, LLC (RME) specializes in innovative structural engineering solutions that place a high value on developing and maintaining long-term client relationships. The RME team strives to stay abreast with latest industry developments and trends, including new construction materials and methods, engineering design software, building code changes and information technology advances. **RME provided structural engineering for The Albuquerque Museum, Albuquerque's Central and Unser Library and International District Libraries, as well as the APS Lowell West and Albuquerque Sign Language Academy.**

Acoustical Design: Russ Berger Design Group (RBDG) provides design and engineering strategies related to noise control and room acoustics. Proper acoustical design is an essential in teaching spaces and associated public areas. RBDG is known for innovative and practical solutions to sound control issues. **RBDG is currently collaborating with RMKM on the design of a new creative media teaching center at NMSU.**

Landscape Architecture: MRWM Landscape Architects creates spaces that capture the imagination and stimulate the senses, include people of all ages, abilities, and interests, and provide opportunities for users to connect with nature. Founded in 1973, MRWM Landscape Architects is the largest landscape architecture firm in New Mexico, specializing in sustainable, drought tolerant landscape environments. **MRWM has extensive experience in planning, design and construction on City of Albuquerque projects, including projects in the Albuquerque Museum District.**

Cost Estimating: Balis & Company is the leading cost control consulting firm in New Mexico providing construction cost analysis to architects, engineers, facility owners, and public agencies. Balis offers cost control planning from initial programming through bid analysis phases and additional services such as project scheduling, life cycle costing, and value engineering. Balis maintains a comprehensive data base of current market costs and works closely with the construction community to keep current with trends and influences that affect cost. **Balis has provided highly accurate cost estimates on numerous City of Albuquerque projects.**

Building Envelope: NM Building Envelope Architects (NMBEA) is a New Mexico-owned company that utilizes highly specialized knowledge and expertise to design sustainable, high-quality, and durable modern building envelopes (i.e., roofing, wall cladding, windows and doors, and above and below grade waterproofing).



MARK ROHDE, FAIA
RMKM Design Principal

Architect License New Mexico No. 1465; Harvard University, M. Architecture; University of New Mexico, B. Arts, Architecture; Fellow of the American Institute of Architects

Mark is a founding principal of RMKM Architecture, P.C., and has specialized in the design and planning of award-winning, high-profile public architecture for more than 35 years. Mark offers clients an engaging and highly collaborative design process and is recognized for his ability to bring clarity and exciting vision to diverse and complex projects. The Explora Brillante project will benefit from Mark's vast knowledge of the site and the building's specific infrastructure; Mark led the design of the original master plan as well as Phase 1 (2000) and Phase 2 (2014). His design approach is based on listening, open communication, comprehensive "hands-on" involvement at all project phases, energy and enthusiasm, and an uncompromising commitment to excellence. Mark is also an education building type specialist bringing extensive teaching environment expertise.

International District Public Library, Albuquerque, NM • Albuquerque • Central and Unser Public Library, Albuquerque, NM • Albuquerque Museum Phase 1 & 2, Albuquerque, NM • NMSU University Studio Art and Museum Building, Las Cruces, NM • Bosque School, Albuquerque, NM • La Cueva APS High School Intensive Support Program • Lowell West APS Transitional Services Education Complex • UNM Taos College Pathways to Careers Learning Center, Taos, NM



DAN CARUSO, AIA, NCARB, LEED AP
RMKM Managing Principal / Project Manager

Architect License New Mexico No. 5777; University of New Mexico, M. Architecture; University of New Mexico, B. Arts, Architecture

Dan is an RMKM Principal and has been a valued member of the RMKM team for more than 23 years. He brings diverse design and construction administration experience on multiple large scale public projects. The combination of Dan's complex building experience, coupled with his strong design and communication skills, will make him a valuable team participant on this project. He has extensive experience coordinating and managing project information, requirements, and teams as well as designing cutting edge, high-tech, complex facilities.

APS Kit Carson Elementary School Additions, Albuquerque, NM • Albuquerque Sign Language Academy, Albuquerque, NM • Albuquerque Museum Phase 1 & 2, Albuquerque, NM • Zuni Pueblo Head Start, Zuni, NM • Boys & Girls Club of Hobbs, Hobbs, NM • NMSU University Art Museum, Las Cruces, NM • UNM Taos College Pathways to Careers Center, Taos, NM • UNM CRTC Education Center, Albuquerque, NM



UNM Taos College Pathways to Careers Center



ANTONI BACA, AAIA
RMKM Assistant Project Manager / Designer

Cornell University, M. Architecture, University of New Mexico, B. Arts, Architecture

Antoni applies a rigorous approach to design and detail into every project. As a 16th generation New Mexican, Antoni has sought to maintain an active role in his community whether it is serving on a local school board or advocating for marginalized communities. He believes that the built environment is reflection of our society and great design is one that is thoughtful, sustainable, optimistic, and inherently collaborative. Antoni not only brings forth a passionate and rigorous design sensibility, but he uses his vast knowledge of the tools to test, iterate, and ultimately produce those ideas. Whether it be developing concepts for schematic design, or working with the builder to execute the design intent, he loves the architectural process of turning exciting and relevant ideas into reality.

International District Public Library, Albuquerque, NM • UNM Taos College Pathways to Careers Center, Taos, NM • State of New Mexico Willie Ortiz Office Building Renovation, Santa Fe, NM • State of New Mexico Gary Carruthers Office Building Renovation, Santa Fe, NM



International District Public Library

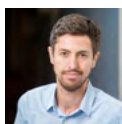


ILIR MESITI, PE, CGD, LEED AP
B&P Principal Mechanical Engineer

Professional Engineer NM No. 20505; University of New Mexico, B. Science, Mechanical Engineering; LEED Accredited Professional

Ilir is a Principal Mechanical Engineer for Bridgers & Paxton. He brings more than 18 years of experience in engineering and project management utilizing skills acquired from a background in engineering design and construction experience. He is committed to the project from beginning to end with an emphasis on collaboration and resolution of challenges encountered during design and construction. He is responsible for all technical aspects of design, management, staffing and internal scheduling at Bridgers & Paxton. He provides quality control, reviews of completeness and develops fees on projects. He oversees engineering and is the interface between B&P and the client.

International District Public Library, Albuquerque, NM • Central and Unser Public Library, Albuquerque, NM • BioPark Rio Grande Botanic Garden Insectarium/Bugarium Building, Albuquerque, NM • BioPark Asia and Australia Exhibits, Albuquerque, NM • NMSU University Art Museum, Las Cruces, NM • UNM Taos College Pathways to Careers Center, Taos, NM • James Monroe Middle School, Albuquerque, NM



OSCAR URIAS, PE
B&P Electrical Engineer

Professional Engineer NM No. 25342; University of New Mexico, M. Science, Electrical Engineering, University of Texas – El Paso, B. Science, Electrical Engineering

Oscar is an electrical engineer with a significant depth of professional experience designing community, educational and local government facilities. His experience includes: energy efficient lighting, fire protection and alarm systems, utility systems, supply systems, medium and low voltage electrical distribution systems, lighting system design, energy management and control systems (EMCS), telecommunications infrastructure, telephone and voicemail systems, LEED/sustainable design, security systems, wireless networking systems, special power distribution systems,

emergency and high reliability power systems, variable frequency drives (VFD), uninterruptible power supply (UPS) and lighting protection/grounding systems.

BioPark Asia and Australia Exhibits, Albuquerque, NM • New Vlodem Contemporary Museum, Santa Fe, NM • APS, Eubank Elementary School New Janet Kahn School of Integrated Arts Building Phase I, Albuquerque, NM • New Mexico Tech, Charles & Jessie Headen Geology Building & Mineral Museum, Socorro, NM • NMSU University Art Museum, Las Cruces, NM



STEVE P. OTERO, RCDD, DCE, DCTP, DCIE, DCES, DCIS
B&P Regional Technology Director

Registered Communications Distribution Designer RCDD# 237189; NM Joint Apprenticeship School for Telecommunications

Steve is the firm's Regional Technology Director and a Senior Technology Systems Designer for B&P. He has over 14 years of experience in telecommunication design and 37 years in telecom installation. Steve is responsible for project planning, design, scope management, and adherence to industry standards. He has completed design and installation projects for various infrastructure systems, utilizing fiber optics, coax, UTP and wireless installations for both new construction and retrofitting new technology into existing buildings and infrastructure. His system design experience includes: telecommunications cabling infrastructure including campus outside plant cabling systems, security systems including intrusion detection, access control, surveillance systems, paging systems, audio/visual presentation and distance learning systems and wireless networking systems.

International District Public Library, Albuquerque, NM • Civic Plaza Renovation / Technology Upgrades, Albuquerque, NM • NMSU University Art Museum, Las Cruces, NM • NM Department of Game & Fish, Albuquerque Area Office/ Education Complex, Albuquerque, NM • UNM Taos College Pathways to Careers Center, Taos, NM • UNM Farris Engineering Center Renovation, Albuquerque, NM • Eastern New Mexico University - Ruidoso (ENMUR), Retail Building Renovation for New Classrooms, Ruidoso, NM



J. GRAEME MEANS, PE, LEED AP BD+C
HMCG Principal Civil Engineer

Professional Engineer NM No. 13676; Lafayette College, B. Science, Civil Engineering; LEED Accredited Professional

Graeme has been RMKM's "go to civil engineer" for the past 20 years. As a principal at HMCG Graeme specializes on challenging projects where new construction often interfaces with existing facilities and complex site and utility conditions. Most of Graeme's projects involve new and existing medical, educational, corporate, and cultural campus settings. Graeme is known for his innovative and cost-effective solutions to difficult design problems.

Albuquerque Central and Unser Public Library, Albuquerque, NM • International District Public Library, Albuquerque, NM • Albuquerque Museum Phase 1 & 2, Albuquerque, NM • UNM Farris Engineering, UNM Sandoval Medical Campus, UNM Cancer Center, APS La Cueva Intensive Support Program Educational Complex



JAMES KREIS, PE
RME ABQ Principal Structural Engineer

Professional Engineer NM No. 8928; University of Notre Dame, M. Civil Engineering; University of Notre Dame, B. Civil Engineering

Jim offers over thirty five years of experience in structural engineering, including supervision of engineering design, construction documents, and coordination with architectural and engineering disciplines on government, industrial, commercial, museum, educational, and residential projects. His expertise includes steel, reinforced concrete, pre-cast concrete, masonry, timber, and glue-laminated wood. Jim has worked extensively with RMKM and has supported numerous notable RMKM projects for the City of Albuquerque. Jim is known in the professional community for his "hands on" approach to big and small projects alike and his thorough attention to every detail.

Albuquerque Museum Phase 1 & 2, Albuquerque, NM • Albuquerque Central and Unser Public Library, Albuquerque, NM • International District Public Library, Albuquerque, NM



GREGORY MILLER, PLA, FASLA
MRWM Principal Landscape Architect

Registered Landscape Architect NM No. LA17;
Texas A&M University, B. Landscape Architecture

Greg has over 25 years of experience and has worked extensively with the City of Albuquerque. He has gained a thorough understanding of the quality expected by the City and applicability of standards to a wide variety of public projects. Greg also worked on earlier schematic design studies to renovate the sculpture garden at the Albuquerque Museum.

Plaza del Sol Landscape Renovation • Cherry Hills Library • Candelaria Nature Preserve • McKinley Bike Center • BioPark Irrigation Master Plan • Juan Tabo Hills Park • Rail Yards Plaza • Rail Trail Masterplan • Phil Chacon Substation • Community Safety Building • Barelas Park Renovation • USS Albuquerque Monument



JOSEPH E. HUGHES, RA
NMBEA, Building Envelope Architect

Licensed Architect NM 4995; University of New Mexico, M. Architecture/B. Architecture

Joseph is the founding principal of NMBEA. He is a Building Envelope Technologist and Forensic Architect with over 20 years of experience in the industry. Joseph works with

architects, contractors and owners to investigate, assess, design and construct quality roofing and building enclosure systems that are sustainable and responsive to local climate, moisture load, and vapor pressure conditions.

International District Library • CNM Roof Moisture Survey • NMSU Pan American Center Roof Investigation and Re-roof Design • Dine College Ned Hatathli Cultural Center Exterior Envelope Repair Retrofit • Lea County Judicial Complex • CoHousing ABQ



RICHARD SCHRAG
Russ Berger Design Group Acoustics

Iowa State University, M. Science Engineering Mechanics

Richard is responsible for architectural acoustics including sound isolation, mechanical noise and vibration control, interior room acoustics, and the design of infrastructure for technical systems. He focuses on the unique design and treatment of educational/learning environments for students of all ages.

NMSU DACC Creative Media Technology; Las Cruces, NM • Dallas City News Studios, Dallas, TX • Sony Music Studios, New York, NY • Univision NewsPort and Headquarters, Miami, FL



JON BALIS, PMP
Balis & Company Principal Estimator

University of New Mexico, MBA Finance and Cost Accounting; Goddard College, B. Arts

Architecture

Jon has been Principal in Charge of cost control for more than \$8 billion of public construction since 2013. Jon brings over 40 years of experience in the construction industry, 35 of which he has served as an independent cost consultant for design teams in the Southwest. Jon's expertise has led to Balis & Company becoming the premier construction cost consulting firm in New Mexico.

International District Public Library • Central and Unser Public Library • Albuquerque Museum Education Center • BioPark Insectarium • Albuquerque Museum Phase 1 & 2 • NMSU University Studio Art and Museum Building • Bosque School • APS La Cueva High School Intensive Support Program • APS Lowell West Transitional Services Education Complex • UNM Taos College Pathways to Careers Learning Center



APS Adobe Acres

UNIQUE KNOWLEDGE



We are **educational building specialists** and bring a wealth of knowledge about effective teaching and learning environments to this project. We have learned first hand the importance of flexible design that can adapt to changing requirements and changing users. We know the importance of effective acoustics, functional HVAC, high performance lighting, daylighting and artificial lighting, and highly durable and easy to maintain materials.



Our team's portfolio includes best practices in design, sustainability, and social responsibility, such as materials passing seamlessly from interior to exterior, emphasizing connections to the outdoors; connections to nature and biophilic design; selection of materials to minimize environmental footprint; and inclusive, collaborative community meetings to understand and **support community health and wellbeing**.



We know how to **design responsively for a diverse group of stakeholders**. We recognize that there can be many opinions during project planning. Design solutions aren't always simple and we've learned the art of "nuance" and thoughtful compromise in solving complicated problems. Our recent experience with the International District Library is testimony to our ability to listen and our process that effectively translates needs and dreams into a real building. Dean Smith, Director of the City of Albuquerque and Bernalillo County Libraries has said **"we don't give up until we get the client(s) what they want."**



We know the City of Albuquerque is a complex client that involves users/user representatives, administrative and technical staff, and City leadership. We understand how critical **effective communication** is and how important it is to keep the City's Project Manager at the head of the communication chain.

TAB III. RESPONDENT EXPERIENCE



INTERNATIONAL DISTRICT LIBRARY

Albuquerque, New Mexico

Client Contact	Construction Cost	
Stacy Herrera, Project Manager	\$15,700,000	
505.768.2768		
Dean Smith, Library Director	Team	
505.768.5170	Mark Rohde	RME ABQ
	Antoni Baca	High Mesa
Years Services Provided	Bridgers & Paxton	
2018 - 2022		

On July 9, 2022, Mayor Tim Keller and a highly appreciative community joyously celebrated the opening of the long awaited International District Library. The building's design reflects a thoughtful and intense input gathering process that heard the needs and dreams of a hugely diverse and under served community. We made it our relentless goal to make sure the community received what they wanted and toward that goal we did not falter. The result is a public library that says "you are welcome here." It says "Come in, learn, connect, enjoy, and get inspired". It says "this community is an incredible, thriving, creative, diverse, and loving community that values education, learning, information, culture, diversity, connections, and reading". This library doesn't just provide space for resources, it provides space for people, and it celebrates and honors this community. It welcomes and uplifts everyone that enters.

The new 25,000 square foot facility accommodates general collections and a huge variety of reading, computer, and study spaces arranged under a series of dramatic light monitors that play double duty as rooftop PV panels that will significantly reduce the building's carbon footprint. An exciting children's library, a young adults room, a special reading room, flexible program classrooms, and a large community room surround the great space in a clear and understandable approach to intuitive wayfinding.

Similar to what will be required for the Brillante Early Learning Center, the flexible program classrooms at the International District Library are large, open rooms designed to accommodate a broad variety of activities with ample floor and counter space. Materials in these rooms were selected for ease of maintenance to support multi-functionality.





ALBUQUERQUE CENTRAL AND UNSER LIBRARY

Albuquerque, New Mexico

Client Contact

Dean Smith, Library Director
505.768.5170

Construction Cost

\$10,993,941

Team

Mark Rohde	High Mesa
Bridgers & Paxton	RME ABQ

Years Services Provided

2010 - 2015



More than 3,000 children, parents, grandparents, and political dignitaries celebrated the library's opening as an urban and community destination and prized resource. It was the community's involvement through public workshops and design charrettes that inspired the clear architectural response to community needs and resulted in the busy, light-filled library that has changed the paradigm for Albuquerque libraries.

The building's high-bay volume establishes a dominant architectural element, organizes program spaces, and facilitates wayfinding, staff visibility and future change. Conventional library functions are enhanced by the library system's best computer technology center, a memorial reading room, teen pod, children's area, fireplace lounge, and outdoor reading and events plaza. Access flooring accommodates HVAC, power, and technology and provides access to systems and long-term flexibility. An iconic light tower and color changing (LED) "LIBRARY" sign promote "place maker" status and the building's location on the historic Route 66.

The first new Albuquerque library in 18 years took its place as the west-side's "living room," a facility that was immediately adopted by a formerly underserved community as a place of pride and a valuable resource.



ALBUQUERQUE SIGN LANGUAGE ACADEMY

Albuquerque, New Mexico

Client Contact

Rafe Martinez, CEO
505.507.3870

Construction Cost

Estimated MACC \$28,000,000

Team

Years Services Provided

2020 - Present

Mark Rohde

Dan Caruso

Antoni Baca

RME ABQ

The new 62,000 square foot K-12 public charter school establishes an exciting new education model for disabled and non-disabled children alike, providing a better (and first-of-its-kind) educational option that allows families to remain together and thrive in a dual-language-rich, hands-on, and inclusive learning environment.

Clustered around a dynamic and interactive library and interior courtyard space, student support, and physical and sensory therapy spaces on the fully-accessible ground level are one kindergarten, nine flexible teaching labs, and seven life-skills classrooms. Instructional spaces designed to be flexible and interchangeable support a pedagogy where student success does not always depend on traditional grade boundaries. Teachers, therapists, medical professionals, and social worker spaces are designed to thoroughly integrate with all students in a non-institutional, "student-first" environment. The school's gymnasium and central student commons establish a campus focal point where raised stages accommodate daily instructional, theatrical, music/ performance, and community events. Large windows and a pivoting overhead glass door provide seamless access from the commons to a generous outdoor gathering patio and a circular amphitheater.

The new facility also features classroom labs for community language and workforce training for adults beyond high school age who can benefit from specialized instruction available at no cost. Additionally, **the facility accommodates teaching and testing space for a variety of local and national partnerships to conduct first-hand research on innovative educational best practices.** ALSA also employs many teachers' assistants and therapists for hands-on training from local higher education institutions.

Voluminous light-filled interiors, non-institutional circulation spaces, outdoor classroom patios, and accessible courtyards are design features that reinforce the school's mission and humanize the architecture, while adhering to both standard and special school PSFA standards.



APS LOWELL WEST COMPLEX

Albuquerque, New Mexico

Client Contact

Denise Hammer, Construction
Manager, 505.842.3707

Construction Cost

\$11,725,741

Team

Mark Rohde	High Mesa
Bridgers & Paxton	RME ABQ

Years Services Provided

2016 - 2020

Albuquerque Public Schools Lowell West Complex is an inviting, highly functional and flexible facility that serves a diverse user group and a broad assortment of activities. The new integrated facility accommodates several APS programs including Preschool (Pre-K), Transition Services, APS Community Clothing Bank, Title 1 Homeless Program, District Parent-Teacher Association (PTA) and Community Academic Initiative Resource (CAIR), a non-APS partner.

The building establishes a progressive framework for special needs students from preschool to post high school by promoting collaborative and interdisciplinary educational and training opportunities across the different departments. Students gain experience with hands-on training that empowers their capacity to be self-sufficient through entrepreneurial and work-force partnerships with local business. A Multi-Purpose room, Coffee Shop, Life Skills and training classrooms and several strategically located huddle spaces are the cornerstone of collaborative training, increased efficiency and enhanced teamwork that support the educational and working environments. The facility also addresses previously underserved departmental needs, such as new administrative offices for all departments, and a Warehouse for APS Clothing Bank and Title I the departments new main supply distribution center to servicing the entire district. A separate portion of the building **is dedicated to serve younger children as part of the Title I and CAIR departments, equipped with classrooms and a lunch room. Two secured and landscaped outdoor playgrounds can be used year-round to support curricular activities and summer programs.**



APS ADOBE ACRES KINDERGARTEN

Albuquerque, New Mexico

Client Contact

Roldan Pasión
505.848.8871

Construction Cost

\$3,179,691

Team

Mark Rohde
Bridgers & Paxton

Years Services Provided

2013 - 2015

An expansion of seven new kindergarten classrooms, an art and music room, and associated support facilities replaced outdated portable buildings and transformed Adobe Acres Elementary School into a quad-like, child-friendly, and secure campus. The new two-wing, "V"-shaped addition defines a wonderful new open space that artfully accommodates a variety of outdoor uses, drought tolerant landscaping, and a colorful playground. The two wings meet in roof overhangs only and create an outdoor space that acts as a dynamic and inviting main entrance. The classroom buildings feature generous glazing on the interior sides of the wings that visually expands floor space and provides each classroom with controlled daylight and playground views. Sloped metal roofs, brick masonry, and aluminum and glass storefronts are cost effective design elements that tie the new design to the existing while providing APS sustainability and long-term low maintenance. An art and music classroom used by all grades is also included in the expansion. This room, specifically designed to be a celebrated campus focal point accents the expansion with its voluminous space, angled outer wall, and special standing seam metal cladding. A fully glazed wall provides seamless access to a sunken amphitheater and covered outdoor stage.





Our team worked closely with the City of Albuquerque on the International District Library Project (below and center, bottom) to meet both basic goals and desired goals for sustainability, diversity, and positive community interaction.



Project Manager's City Experience

Since 1995, RMKM's leadership team, including Principals Mark Rohde, Dan Caruso, Don May, and Dave Williams, has contracted with the City of Albuquerque for professional Architectural/Engineering services on numerous Capital Implementation Program projects. Through these projects, we have acquired expert knowledge of City processes and procedures, including DRB*, DRC, ePlan and the recently implemented IDO processes. RMKM's open studio environment - our principals work at open workstations identical to and alongside staff - allows our principals to share their decades of knowledge with the rest of the team, facilitating expert project management informed by the collective experience.

RMKM's proposed Project Manager, Dan Caruso, has supported City of Albuquerque projects for the firm for over 23 years, including work on both Phase 1 and Phase 2 of the Albuquerque Museum Renovation and expansion. In addition, Dan is hailed by the University of New Mexico's Planning Design and Construction department as one of the best project managers in the city. Similarly, Assistant Project Manager, Antoni Baca, is experienced with all City procedures, having recently shepherded the International District Library through the final stages of design and construction. For this project, RMKM developed a 'liaison' concept to include representatives from the diverse population (there are reportedly 27 languages spoken in the International District) and developed a 'graphic rich - minimal text' format to facilitate input. This approach was lauded by many stakeholders and participants alike as engaging and hugely successful. Antoni worked closely with the City Project Manager, the end-users, and the contractor, striving to create an environment that performs at the highest level by all standards for all parties involved.

"I have worked with RMKM Architects since 2011 starting with the Central & Unser Library and currently with the design of the International District Library. RMKM Architects have proven to have exceptional design capacity, integrity and creativity in creating artistic and functional structures. [Their] ability to create functional spaces largely rests on their skills to listen to expressed needs, work through functional requirements and interpret those into the three dimensional building structure. [They] led an intensive input process with the International District Library to gather the visions and needs of the community. With that foundation, they have created a library that will exceed the vision of the community as well as the functional requirements of a 21st century public library."

Dean Smith, City of Albuquerque/Bernalillo County Library Director

*RMKM understands the DRB process is being replaced with the new Development Review Services (DRS) process. We have attended a presentation on this upcoming adjustment and look forward to working with the City through this new process.

RMKM PROJECTS WITH THE CITY OF ALBUQUERQUE

International District Library
Central and Unser Library
The Albuquerque Museum – Phase 2
Alteration/Renovation
APD 6th Area Command
APD Old Main Headquarters
The Albuquerque Museum - Phase 1
Expansion
Numerous APD and AFD projects
including:
APD Shawn McWethy Westside
Command Center
APD John Carillo Northeast Command
Center
AFD Fire Stations 5&21
CASA – COA Senior Affairs Kitchen
Replacement Facility

RMKM PROJECTS RECENTLY PERMITTED THROUGH THE CITY

International District Library– ePlan City
Permit and DRB process
NM Mutual Headquarters – ePlan City
Permit and DRB process
(Sector Development Plan and Special
Use Zoning)
Bosque High School Science – ePlan
Bosque Schoolhouse – City Permit, EPC
and DRB processes
Southwest Capital Bank Headquarters

International District Library Multipurpose Room



TAB IV. TECHNICAL APPROACH



The Zuni Head Start design blends indoor and outdoor teaching space, while respecting and emphasizing the culturally significant aspects of the site and Native American users and broader community.

OPPORTUNITIES FOR INNOVATION

Empowering Small/Minority/Disadvantaged Groups & Encouraging Involvement

As Albuquerque residents, we are proud of the incredible diversity within our city and its creation of a vibrant community full of unique perspectives and experiences. Developing equity in such a diverse society is no easy task; we must reach past language and cultural barriers, invite historically small, minority, or disadvantaged groups into conversations, and promote cultural inclusivity and sensitivity with public spaces that are welcoming and accessible to all. Through our work on the International District Library, in what is perhaps the most diverse district in the City, we have developed a inclusive process that gives a voice to all user groups, empowering them to shape this community resource to fit their unique needs. Community input, collected through a 'liaison' concept which included representatives from across the district, shaped the design of the library. Residents asked for more than a repository of books, resulting in the design

PLAN TO PERFORM

DEVELOP THE PROGRAM OF REQUIREMENTS

To define requirements (from blue sky to detail), we will engage in a highly rigorous programming process, gathering input from as many users as possible, including Explora staff and City Administration, and representatives of the diverse community this institution will serve. With this process, we will strive to exceed your expectations. Our ability to listen to every voice will shine in our process and achieve widespread staff and user buy-in and shared ownership. We propose modeling our approach after the highly successful International District Library.

Clear and effective programming establishes a critical roadmap for the project, and this is a signature of the RMKM service. The Program will include the following key components:

- Confirm budget and scope
- Confirm goals, facts, concepts, needs, and STATE THE PROBLEM
- Analysis of site, surrounding context, and community of users
- Building space program (space list, required relationships, and space criteria)
- Site program and analysis (vehicle and pedestrian access, landscape areas, outdoor gathering and event spaces, etc.)
- Future spaces to be considered
- Test concepts and suggest improvements/modifications as required
- Scope/budget reconciliation (critical step before design begins)
- Presentations (as required) to city administration and the community

UNDERSTANDING

The Brillante Early Learning Center will be a new addition to the Explora campus serving a dual purpose: providing full-time, museum-based STEAM learning experiences for infants, toddlers, and young children, and providing a lab school for early childhood development professionals to observe and document young learners. We are familiar with this educational model, as our ASLA project experience also incorporates aspects of lab school partners for the deaf, hard of hearing, and special education community.

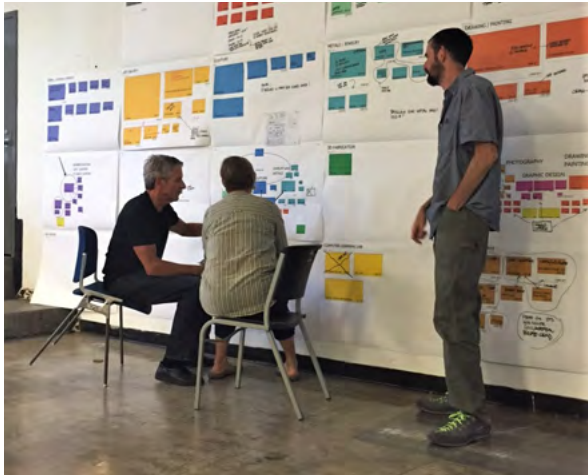
Brillante will be inspired by the Reggio Emilia method, which offers an optimistic view of the potential for new educational institutions and capitalizes on the responsibility we have as a society to our youngest citizens.

Reggio Emilia classrooms encourage children to notice and appreciate colors, textures, and design, inviting curiosity through design features such as the inclusion of windows and openings between rooms. They emphasize the interconnectedness of interior and exterior spaces, providing an abundance of natural light and access to courtyards and gardens. Following the Reggio Emilia method, the Brillante Early Learning Center design should maximize the built environment's potential to serve as a "third teacher" that encourages children to acquire core skills through exploration, curiosity, and the "hundred languages" they use to understand the world around them. The Learning Center design must also be flexible, a physical teaching tool in which teachers and early childhood development professionals may adapt the space to respond to observed learning behaviors.

of a community space housing literacy programs, meeting spaces, and flexible rooms for a variety of activities including dance and art programs.

Responsible Cost Estimating/Allocation

If estimates during design phases indicate that the project is "under budget" our team will facilitate a process to determine which of the following strategies(s) best applies 1) Use surplus budget to enhance project contingency (design or construction); 2) Re-evaluate program scope (site and building) to determine if any added spaces or site features should be considered (particularly when components are dramatically cost-effective when added now); or 3) Re-evaluate quality of materials, systems, and details to determine where possible enhancements might effectively benefit the project (particularly when these enhancements provide the City measurable added value and are difficult to add in the future).



design options maximize client participation



“I am impressed with RMKM’s sensitivity to resource management and their outstanding communication practices. Not only can RMKM master plan projects which are functionally complicated and technically challenging but through sustained attention to the architecture are able to deliver on the promised project vision.”

Amy K. Coburn, University Architect / Director, The University of New Mexico

DESIGN PHASES

Our design process will be as focused and interactive as programming. We will explore multiple concepts that carefully address all program requirements with you, with **flexibility and adaptability to change as hallmark principles**. The selected design will reflect your (and the community’s) goals and needs in an exciting and innovative way, maximizing design opportunities toward a “SIGNATURE DESIGN” that will shout out, “come, learn, and have fun!!”

The RMKM **Schematic Design process** will build on the comprehensive understanding of site, program, and specialized facility needs defined by the program. As the City knows, RMKM is not a “one concept, take it or leave it” firm. We embrace pluralist views and often study options in search of the optimal (and most cost-effective) balance between functional resolution and aesthetic inspiration. We offer a wide range of design tools, from 3D visualization (“new school”) to handmade sketches and models created in our studio (“old school”).

As a team (with project stakeholders), we will conduct roundtable reviews to acknowledge and debate various perspectives toward the best design. Leaving our egos behind, we will explore a design that is uniquely “YOUR DESIGN.” Our studio (a short 5-minute walk from City offices) encourages our clients to participate in frequent open dialogue and “over-the-shoulder” design reviews.

The RMKM **Design Development phase** will refine plans, elevations and sections and develop all building systems (Structural, HVAC, Power, Technology). Interface and review with City Facilities/IT and Explora Maintenance/Security staff will be very important at this phase, ensuring that design decisions are consistent with City standards and maintenance procedures. This phase is highly consultant intensive as we will be coordinating the architectural and engineering disciplines into a cohesive whole. Our entire team will utilize REVIT Building Information Modeling software, assuring that conflicts and “clashes” between disciplines are detected and resolved in the studio before construction. We will propose and discuss materials and finishes during this phase, with careful attention to ease of maintenance and durability.

The RMKM **Construction Documents phase** establishes the contract package of drawings and specifications essential to construction. Keys to this phase include constructability, completeness, and coordination. The City of Albuquerque will benefit from the quality of our construction documents that continually receive the highest marks from our community’s most prestigious contractors. Our record of “no to low change orders” on many projects is the best evidence of that claim.

Note: all design phases will include updating code compliance (including risk assessment) and budget estimates to verify “PROJECT ON TARGET.”

QUALITY CONTROL

Twenty-seven years of professional practice have taught us that quality can’t simply depend on a process but must start with an office-wide culture that begins in the studio and ends with the product we produce. As important as design excellence is to our firm, we instill this “philosophy of care” and “thinking ahead” with each of our staff. In addition, our approach includes the following established processes:

- We utilize a “red flag checklist” created uniquely for each design phase; its use has proven to be a valuable and effective template for reviewing the completeness and accuracy of documents.
- Revit software enables the design team to create a “real-time” interdisciplinary 3D model that exposes conflicts so they can be corrected during design. Frequent design team building information modeling (BIM) coordination meetings have proven to greatly enhance the quality control process.
- Bob Mallory AIA, arguably the region’s most technically experienced quality architect, will provide QC at all project phases as he did so effectively on both Albuquerque Museum phases, the Central & Unser Library, and the International District Library. Bob will verify overall document accuracy and consistency between specifications and drawings.
- Design Principal Mark Rohde will provide “hands-on” continual review at each phase. In addition, Managing Principal Dan Caruso will provide a “second pair of eyes” for an independent review throughout each phase of the design process.

“...the other result was a set of first-rate documents. I was told by the Asst. City Attorney who reviews the drawings and specs for all capital projects that this was probably the tightest, most thorough set of documents he had seen for a City building.”

James Moore, Former Director, The Albuquerque Museum



RMKM design team members also oversee construction administration. Above, the RMKM team attends a site visit for the Albuquerque Museum Phase 2, in which the museum remained operational during construction activities.

CONSTRUCTION ADMINISTRATION

The City knows how meticulous our approach to Construction Administration is. As your advocate, we will confirm that the project will be built in general conformance with the Construction Documents that will define the project you paid for. In this heightened age of material and labor shortages, construction quality is unfortunately increasingly at risk. As a result, our role during construction is more important than ever. Our strong representation of your interests will be a fundamental component of our professional service.

We believe the project's best interest is served when construction administration services are performed seamlessly by the project manager and the design team that produced the project. The construction administration phase benefits significantly from team continuity and comprehensive project history. Each of our City of Albuquerque projects have been delivered this way. Our Managing Principal, Dan Caruso and Project Manager Antoni Baca, will be dedicated to the entire project, including the construction

administration phase. Key components of our approach to effective construction administration include:

- A **Construction Administration teaming session** with the City, design team, contractor, and key subcontractors before construction begins. This hugely valuable meeting familiarizes the whole team with one another, establishes a non-adversarial environment, creates a common purpose, and gets the project “off on the right foot.”
- Strict submittal reviews to determine the work provided by the general contractor and their subcontractors are in alignment with the intent of the the contract documents. This crucial juncture requires our review prior to construction, and is our opportunity to verify that submittals are complete and in accordance with the contract documents. We take our role in strictly administering this process very seriously so that you are protected!
- **Clear communication** and understanding of City procedures. RMKM has completed 16 successful City projects.
- **Responsiveness.** We understand that “time is money,” and we will give immediate attention to resolving issues that may arise during construction. Our record of responsiveness to RFI's establishes RMKM as a favorite architect of general contractors.
- Our **Construction Administration philosophy** includes proactive thinking and looking ahead to predict challenges the contractor might have. No one understands the documents better than we do and no one is better equipped to visualize “what's next.”

SPECIALIZED PROBLEM SOLVING



MANAGING DIVERSE INPUT

RMKM specializes in (and enjoys) helping organize diverse stakeholder input and inclusive public opinion toward consensus. We know how to effectively give this project's unique group of stakeholders and interested parties, and the community, a VOICE that will translate to SHARED OWNERSHIP in the results. The process we developed for the International District Library proved extremely effective in gathering highly diverse input and can be used as a model for gathering consensus on this project.



BUILDING ENVELOPE

Joseph Hughes of New Mexico Building Envelope Consultant excels in review and recommendations for building envelope design including all thermal and waterproofing issues related to all foundation, roofing, and wall assemblies.



LANDMARK PLACEMAKER ARCHITECTURE

Our history speaks for itself. If RMKM is selected we will provide SIGNATURE, award-winning architecture that establishes a benchmark in exciting, innovative, and sustainable education design.



MEPT (MECHANICAL ELECTRICAL, PLUMBING, TECHNOLOGY) DESIGN

Bridgers & Paxton is known for providing the highest quality MEP, technology and energy engineering services for local education projects and have worked with over fifty K-12 client organizations spanning the entire state of New Mexico



BIOPHILIC DESIGN

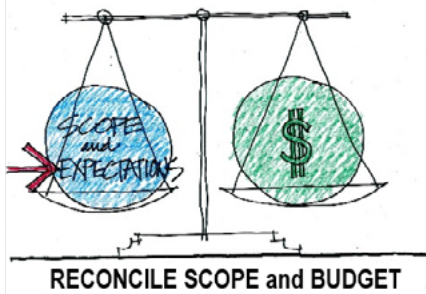
MRWM has tirelessly advocated for green infrastructure that utilizes low impact materials and native plants to transform the local landscape. Their keen ability to understand the essential needs of a project and how it connects to the larger view will enhance the interconnectedness of interior and exterior classroom design.



ACOUSTICAL DESIGN

Russ Berger Design Group (RBDG) will appropriately develop the teaching, administrative, and public spaces design to the highest standards of optimal acoustical environment including room geometry and effective noise control between spaces. In addition, RBDG will provide input and design related to the most cost-effective selection of audio and video equipment.

TAB V. COST CONTROL



TEAM ALIGNMENT WORKSHOP - Budget Confirmation

50% PROGRAMMING - Budget and Scope Reconciliation

100% PROGRAMMING - Budget and Scope Reconciliation (Critical Confirmation)

SCHEMATIC DESIGN - 100% Estimate

DESIGN DEVELOPMENT - 50% and 100% Estimates

CONSTRUCTION DOCUMENTS - 50% and 98% Estimates

RMKM has developed an in-house database of relevant construction costs, estimate vs. bid data, and progressive value-enhanced design methodologies.

Our innovating cost estimating processes includes a three-part system of checks and balances from three costing databases:

1. Architect's Estimate - performed by RMKM
2. Estimates by each A/E Design Team Discipline
3. Consulting Cost Estimating Specialist

We evaluate these three independent costing data sources for validation and/or discrepancy and formulate corrective actions accordingly.

COST CONTROL OF THE DESIGN PROCESS

At RMKM, our experienced project managers rigorously manage each of our projects. The firm's financial stability is totally dependent on how well we manage our project resources and expenses. We use the following process to verify all RMKM projects will be financially successful:

- Determine the A/E team's detailed project scope of work
- Collaborate with the Owner to establish a mutually agreed upon project schedule
- Estimate the required manpower for each project phase based on the agreed upon schedule and project scope
- Determine the A/E fee necessary to successfully complete the project
- Develop the A/E Project Workplan (RMKM Excel Standard Form)
- Negotiate a fair and reasonable fee with the Owner
- A Project Management report including detailed costs and time is developed and is updated as required
- The Project Management report is compared to the RMKM Workplan and Schedule to determine if the project is on track and to take any corrective actions.

COST CONTROL OF THE CONSTRUCTION COST

Balis and Company will be responsible for developing probable construction cost estimates during design phases. The architectural and engineering team will develop the Brillante Early Learning Center design using Revit BIM software. The use of Revit software enables the design team to efficiently and quickly generate material quantities. At the midpoint and conclusion of each design phase, estimate quantities derived from the BIM model will be compared to the quantity surveys prepared using manual techniques. Variances between the model quantities and manual quantities are refined, resulting in a cost estimate that has a high degree of fidelity. Validated quantities update the cost estimate and provide the design team current cost information relative to the development of the design providing the design team and the City "real-time cost control."

If estimates during design phases indicate that the project is "over budget," our team will facilitate a Value Engineering Process to determine the most cost-effective corrective strategy. The following steps are fundamentals in our process:

- The City, Explora staff, the Department of Arts and Culture, DMD, the entire Design Team, and our cost estimator will be asked to create a list of potential ideas. No idea is "too small", and ALL IDEAS will be considered! RMKM will develop a master list of cost savings ideas from the TEAM's input.
- The entire team will collaborate to determine the most effective combination of ideas to best maintain scope and quality while getting the project "back on budget". It is critical that the OWNER and USER are given a voice in this process.

COST ESTIMATING TECHNIQUES/ PROCESS: PROACTIVE COST CONTROL CRITICAL STEPS!

- Confirm construction and soft cost budget at project onset.
- Prepare program-based estimate at 50% and 100% programming to verify budget matches program.
- Reconcile budget and program before moving to schematic design.
- Develop cost plan as the first step in schematic design: using cost data for recently completed projects that assigns budgets to each consultant discipline - demand consultant accountability!
- Highlight specific discipline costs in subsequent cost estimates so that budget variances (when/if they occur) can be clearly understood and effectively managed (the entire team sees exactly where the project exceeds or is under the budget).
- Clients' "hands-on" participation, control and priority management is integral to our process.

COMPARISON OF BID AWARD VS. FINAL COST ESTIMATES

Project	Month/Year Bid	No. of Bids	Final Cost Estimate	Bid Award Amount
Sandoval County Sheriff's Office and EOC	March 2022	5	\$9,872,648	\$9,971,000
UNM Taos Pathways to Careers Center	February 2021	1	\$5,441,202	\$4,873,742
International District Library	April 2020	2	\$14,568,755.20	\$15,498,941.00
Dine' College Math & Science Building	November 2020	4	\$6,561,413	\$6,421,750

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 Architectural Consultants for Brillante Explora Early Learning Center

Project Number 7011.95

Date September 1, 2022 Firm Name RMKM Architecture, P.C.

Signature 

Title Principal

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: _____

**Please see insurance certificate on the following page, included as alternative to notary signature per RFP*



RMKMARC-01

WMILBRANDT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/14/2022

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. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Professional Liability Insurers, Inc. 6101 Moon Street NE Suite 1000 Albuquerque, NM 87111	CONTACT Eloise Hughes NAME PHONE (A/C, No, Ext): (505) 822-8114 FAX (A/C, No): (505) 822-0341 E-MAIL ADDRESS: ehughes@cressinsurance.com														
INSURED RMKM Architecture P.C. 400 Gold Ave SW Ste 1100 Albuquerque, NM 87102	<table><tr><td>INSURER(S) AFFORDING COVERAGE</td><td>NAIC #</td></tr><tr><td>INSURER A : Travelers P&C of America</td><td>25674</td></tr><tr><td>INSURER B : New Mexico Assurance Co</td><td>13673</td></tr><tr><td>INSURER C : Travelers Casualty And Surety Company Of America</td><td>31194</td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Travelers P&C of America	25674	INSURER B : New Mexico Assurance Co	13673	INSURER C : Travelers Casualty And Surety Company Of America	31194	INSURER D :		INSURER E :		INSURER F :	
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COVERAGES		CERTIFICATE NUMBER:		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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		6800J75396A	5/8/2022	5/8/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		BA7R702988	5/8/2022	5/8/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CUP7B347277	5/8/2022	5/8/2023	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	91162.107	5/8/2022	5/8/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liab		105302304	6/18/2022	6/18/2023	Each Claim 2,000,000
C	Professional Liab		105302304	6/18/2022	6/18/2023	Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project: 6370.93, Albuquerque Museum Education Center.

CERTIFICATE HOLDER

City of Albuquerque PO Box 1293 Albuquerque, NM 87103	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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STATE OF NEW MEXICO

TAXATION AND REVENUE DEPARTMENT

RESIDENT BUSINESS CERTIFICATE

Issued to: **RMKM ARCHITECTURE, P.C.**

DBA: **RMKM ARCHITECTURE, P.C.**
400 GOLD AVE SW STE 1100
ALBUQUERQUE, NM 87102-3265

Expires: **23-Feb-2024**

Certificate Number:

L0167989680



Stephanie Schardin Clarke
Cabinet Secretary

THIS CERTIFICATE IS NOT TRANSFERABLE

Pay Equity Reporting Form



City of Albuquerque
www.cabq.gov



Bernalillo County
www.bermco.gov



Water Authority
www.abcwua.org

Company Details

Company Name	RMKM Architecture PC	Mailing Address	400 Gold Ave. SW, Studio 1100, Albuquerque, NM 87102
Phone	5056816819		
Email Address	studio@rmkmarch.com	NM Employees?	yes

Job Category	No. Females	No. Males	Gap (Abs. %)
1.1 Exec/Senior Level Officials/Mgrs	0	4	N/A
1.2 First/Mid Level Officials/Mgrs	0	0	N/A
2 Professionals	0	5	N/A
3 Technicians	1	1	20.83%
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	3	10	20.83%

Total # of Females (all categories)	3	Total # of Males (all categories)	10
Total # Female Only Job Categories	1	Total # Male Only Job Categories	2
Total # Part Time Females	0	Total # Part Time Males	1
Female % Workforce	23.08%	Male % of Workforce	76.92%
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.

Dan Caruso, Principal *Dan Caruso* Aug 2, 2022
 Name and Title Signature Date Submitted

All Pay Equity Reporting Forms are reviewed by the Gender Pay Equity Initiative within two business days of submission. A copy of the reviewed form will be emailed to you for inclusion with your bid or proposal. If the Overall Total Pay Gap on your form is 0%, the Gender Pay Equity Initiative will certify your Pay Equity Reporting Form. A Certified Pay Equity Reporting Form may allow you to obtain a 5% preference. Please keep in mind that a Pay Equity Reporting Form - whether certified or uncertified - must be submitted with all bids and proposals. Please contact the Gender Pay Equity Initiative with any questions: oei@cabq.gov or (505) 768-3512.

☐ Certified - Overall Gap is 0% ☒ Uncertified - Overall Gap is more than 0%
 Gender Pay Equity Representative Company ID: 710

RMKM Architecture, P.C.

SIMMS TOWER . STUDIO 1100
400 Gold Avenue . SW
Albuquerque . NM . USA 87102-3265

tel 505.243.5454
fax 505.243.5858

www.rmkmarch.com